



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Globe Woolen Mills
811-827 Court Street
Utica, NY 13502

December 2018

SITE No. C633084
NYSDEC REGION 6

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Utica Public Library
303 Genesee Street
Utica, NY 13502
(315) 735-2279

Who to Contact:

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

Project-Related Questions

Rachel Gardner, Project Manager
NYSDEC
317 Washington Street
Watertown, NY 13601
(315) 785-2513
rachel.gardner@dec.ny.gov

Project-Related Health Questions

Greg Rys
NYSDOH
5665 NYS Route 5
Herkimer, NY 13350
(315) 619-3194
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Globe Woolen Mills site ("site") located at 811-827 Court Street, Utica, 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 to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) have determined that additional information is needed to determine whether the site poses a significant threat to public health or the environment, specifically the potential for off-site migration of contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **December 26, 2018** through **February 9, 2019**. The proposed plan is available for public review at the location(s) identified at the left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of approximately 30 cubic yards of contaminated soil, from the location of the former underground storage tank (UST);
- Excavation and off-site disposal of the top 6" of soil across the majority of the site to allow the installation of new pavement and to approximately 2 feet below surface grade in areas designated for future green space;
- Installation of a site cover consisting of new asphalt pavement or 24" of soil to allow for restricted residential use;
- Installation of sub-slab depressurization systems in Building 1, the Office Building, and Building 6;
- Additional soil vapor intrusion sampling of Buildings 2 and 4 and installation of mitigation system(s), as necessary, based on the results;
- Collecting and analyzing soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

- Implementation of a Site Management Plan (SMP) to address any long term maintenance of the remedial systems and any institutional controls;
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Lofts at Globe Mill, L.P. (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

Site Description: The site is 4.874-acres and is located at the southeast corner of the intersection of Stark and Court Streets. It is surrounded primarily by single-family residences excluding to the north, where it is primarily commercial businesses and Matt’s Brewery on Court Street. It is currently developed by six various-story buildings with full and partial basements that remain from the site’s historic operation as a wool mill complex. Since the wool mill’s closure in 1953, the site has been utilized principally as office space, a training center, and a warehouse.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C633084) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are solvent and petroleum-related volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs) in both soil and groundwater in the vicinity of the former UST, and metals which are present site-wide in soil and groundwater. A thin layer of free floating petroleum has been identified in one groundwater monitoring well located near the former Boiler Room.

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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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:

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.

BROWNFIELD CLEANUP PROGRAM



Department of
Environmental
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Figure 1
SITE LOCATION
FORMER GLOBE WOOLEN MILLS
UTICA, NEW YORK

0 75 150 300
Feet