Department of Environmental Conservation

February 2016

FACT SHEET

Brownfield Cleanup Program

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Site Name: Former Breneman Site
DEC Site #: C738046
Address: 8 East Utica Street, Oswego, NY 13126

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 Former Breneman Site ("site"), located at 8 East Utica Street, Oswego, NY 13126 in the City of Oswego, Oswego 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."

The cleanup activities will be performed and funded by Canalview Development, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C738046

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **March 1, 2016 through April 15, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy 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.

The proposed remedy consists of:

- Constructing a cover system across the site to prevent exposure to site contaminants.
- Injecting chemicals in an area of the site to breakdown petroleum contamination that is present in that area.

- Placing an environmental easement (EE) on the site. The EE will restrict future use of the site to commercial usage (unless further remediation is conducted), restrict the use of site groundwater without proper treatment, and require compliance with a Site Management Plan.
- Developing a Site Management Plan (SMP) which will provide for on-going maintenance and monitoring (including groundwater monitoring) of the site and the components of the remedy. The SMP will also include a plan for managing contamination if future intrusive activities (*e.g.*, excavation) are conducted at the site, and will require certification be submitted to the NYSDEC periodically, certifying the remedy is still in place and effective. The SMP will also require that any future buildings be evaluated to determine if soil vapor is intruding into the building and impacting indoor air quality. Alternatively, the building could be constructed with a system to prevent soil vapor intrusion prior to performing the evaluation.

The remedy relies on institutional and engineering controls. The cover system is an engineering control. The EE is an institutional control. An engineering control is a physical barrier or method employed to contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination. An institutional control is a non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of operation, maintenance, or monitoring activities at or pertaining to a remedial site.

Since the applicant is a Volunteer in the Brownfield Cleanup Program, the remedy is only required to address on-site contamination, though the remedial actions will reduce the potential for future off-site migration.

The remedy will protect public health and the environment by reducing the potential for exposure to site contaminants. It will also treat contamination which is affecting groundwater quality thereby reducing the potential for future off-site migration.

This remedy was chosen over an alternative which would have achieved unrestricted use, because of the following:

- the unrestricted use alternative would have required excavation and off-site disposal of a significant quantity of soil, and thus would have resulted in greater short-term impacts (noise, truck traffic, greenhouse gas emissions, etc.);
- excavation along the western portion of the site, which is a steep bank, would have been difficult. As a result, the proposed remedy is easier to implement than the unrestricted use alternative; and
- the unrestricted use alternative costs significantly more than the proposed remedy.

The document submitted is intended to provide the details necessary for construction of the remedy without further design.

Summary of the Investigation
An investigation was conducted at the site which identified contamination in soil and groundwater. Contaminants, including metals and polycyclic aromatic hydrocarbons (PAHs), were present in soil across the site, generally at concentrations slightly greater than unrestricted use soil cleanup objectives (SCOs), and in a few instances at concentrations greater than commercial use SCOs. Other contaminants were present at concentrations greater than commercial use SCOs across smaller portions of the site, including polychlorinated biphenyls (PCBs) and cyanide. An area of petroleum contamination is present in the subsurface along the western edge of the site. Petroleum-related compounds are also present in groundwater in this area at concentrations greater than groundwater standards.

Next Steps
NYSDEC will consider public comments received on the proposed remedy presented in the draft remedial work plan and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then 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 Former Breneman Site is located at 8 East Utica Street in an urban area of the city of Oswego. It covers approximately 2.1 acres and is situated on the southwest corner of the intersection of East Utica Street and East First Street, which is also State Route 481.

Site Features: The site is currently vacant. The eastern portion of the property, referred to as the upper portion, is grass-covered and is relatively flat. The western portion of the property is wooded and drops steeply to a property now owned by the City of Oswego and developed as a walkway along the east side of the Oswego Canal and River. Approximately one-third to one-half of the site is wooded.

The Oswego Canal is located approximately 100 feet west of the site. The Oswego Canal is approximately 110 feet wide and is bounded on the west by bulkheads and the Oswego River. The Oswego Canal is connected to the Oswego River through a series of locks, located upstream and downstream of the Former Breneman Site. The Oswego River flows north into Lake Ontario, which is located approximately 5000 feet north of the site.

Current Zoning and Land Use: The site is currently vacant and lies in the B3 Redevelopment zoning district, which allows for commercial uses and certain residential uses (condominiums, multi-family dwellings). The surrounding area consists primarily of residential properties, with some commercial properties along East First Street and East Utica Street.

Past Use of the Site: The site was used for manufacturing purposes from approximately 1834 until 1981. The Brownfield Cleanup Program (BCP) site was a portion of the former manufacturing facility, which extended to the west of the site, covering approximately four to five acres. The first manufacturing buildings built on the BCP site were reportedly built around 1872. From 1834 through approximately 1954 the facility was used to manufacture fabric. Owners and operators during this period included the Oswego Shade Cloth Company and Stewart Hartshorn Company, and possibly others. From approximately 1954 through 1982 the site was owned by Breneman of Wisconsin, Inc., which manufactured window shades at the site until about 1981. It was reported that industrial wastes were formerly disposed of on the property.

For a time the Breneman facility was divided by a canal which was referred to as the "hydraulic canal" and which was used for power generation. It was present on maps from 1890 through 1964, but anecdotal history of the site suggests the hydraulic canal was present prior to any industrial development in 1834. It has since been filled. It appears a portion of the hydraulic canal extended onto the western portion of the BCP site. It was reported that wastes were formerly disposed of in the hydraulic canal.

Several paints, dyes, oils, organic solvents and plasticizers were used in the manufacturing processes at the facility, including acetone, methyl ethyl ketone (MEK, also known as 2-butanone), naphtha, polyvinyl chloride resin, and dioctyl phthalate.

Chemical and petroleum storage tanks were formerly located on the BCP site and off the BCP site, including both aboveground storage tanks (ASTs) and underground storage tanks (USTs). At least two storage tanks were located outdoors on the BCP site, including an approximately 5,000 gallon acetone tank and an approximately 10,000 gallon MEK tank. There was also a 500 gallon UST used to store dioctyl phthalate, the location of which is unknown. During an inspection in 1991, the MEK tank was empty, and the acetone tank contained product, presumed to be acetone, and water suggesting the tank's integrity was compromised. During the 1991 inspection, an approximately 100 gallon tank containing heating oil was also identified within a building on the BCP site. A number of drums were identified within and outside of the buildings during this inspection; some drums were not labeled, and several contained liquid. Other tanks identified inside of the buildings include: four 20,000 gallon tanks, three 10,000 gallon tanks, six 5000 gallon tanks, and four 2000 gallon tanks. There are no known tanks remaining on the site.

A number of transformers were also present on the site, several of which contained polychlorinated biphenyls (PCBs). Between June 1989 and January 1990 transformers and other wastes were removed from the facility by the NYSDEC through its contractor, Environmental Products & Services, Inc (EPS). Initially, EPS was responding to a spill of approximately 35 gallons of transformer oil onto a concrete pad. The concrete pad was cleaned of oil; however, other transformers and wastes were identified at the facility by the NYSDEC and EPS at that time. Two other transformers were determined to have leaked. One of the leaking transformers was located on a roof and had contained PCB oil. The leak impacted roofing materials and soil, which were removed and properly disposed of off-site. The other leaking transformer impacted

soil. The soil was removed and properly disposed of off-site. All three leaking transformers were located on the BCP site. At least eight transformers which contained oil with PCBs at concentrations greater than 50 ppm were removed from the facility and properly disposed of off-site. All of those PCB transformers were located on the BCP site. Approximately eight more transformers which contained oil with less than 50 ppm PCBs were drained and flushed and the oil and flush liquid was properly disposed of off-site. In addition, four 55-gallon drums of lube/hydraulic oil, two 55-gallon drums of a powdered material and one 55-gallon drum of solidified paint were removed and disposed of off-site as non-hazardous waste.

In December 1990, several of the buildings associated with the facility were damaged by fire, including several that were on the BCP site. An asbestos survey conducted in 1991 identified several asbestos-containing building materials in the buildings. The buildings were subsequently demolished between 1996 and 1998. Some of the demolition debris was disposed of on-site. Two fuel oil USTs and one solvent AST were reportedly removed during building demolition activities.

Geology & Hydrogeology: Two geologic units were identified at the site: fill and glacial till. The fill varies in depth from a couple feet up to greater than 12 feet in the southern portion of the site. In the area of the former buildings the fill contained a high percentage of brick. In the southern portion of the site the fill contained debris, which was reportedly generated by road construction projects conducted by the City of Oswego. Debris encountered in that area included asphalt and stone material that appeared to be road curbs. The glacial till unit consisted of a very dense sandy silt and silty sand with some gravel. The till in this area is underlain by Oswego Sandstone bedrock.

Groundwater was reported to be present at depths ranging from approximately five feet (near the base of the steep slope) to 22 feet below grade (on the upper portion of the site). Groundwater flow is towards the west/southwest towards the Oswego River.

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.

Oswego Public Library
120 East 2nd Street
Oswego, NY 13126
Attn: Edward Elsner
315-341-5867

NYSDEC Region 7 Office
615 Erie Blvd West
Syracuse, NY 13204
Attn: Joshua Cook
315-426-7411
joshua.cook@dec.ny.gov
Call or email for an appointment

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

Project Related Questions
Joshua Cook, Project Manager
New York State Department of
Environmental Conservation
615 Erie Blvd West
Syracuse, NY 13204
315-426-7411
joshua.cook@dec.ny.gov

Site-Related Health Questions
Richard Jones, Project Manager
New York State Department of Health
217 South Salina Street
Syracuse, NY 13202
315-477-8148
richard.jones@health.ny.gov
beei@health.ny.gov

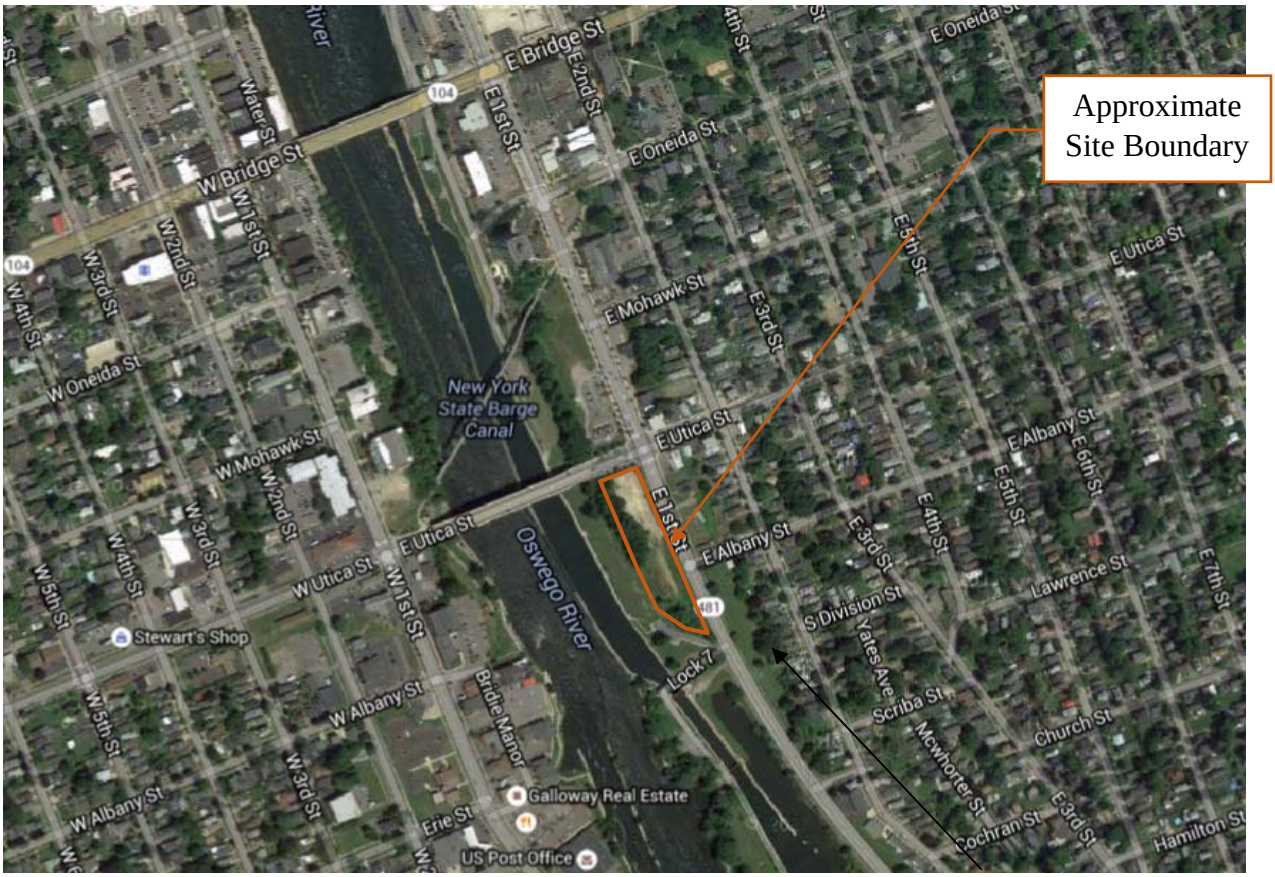
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.


Approximate
Site Boundary
E Bridge St
W Bridge St
Water St
E 1st St
E 2nd St
E Oneida St
W Oneida St
E 5th St
E Utica St
W Utica St
E Mohawk St
W Mohawk St
W 1st St
W 2nd St
W 3rd St
W 4th St
W 5th St
E 3rd St
E 4th St
E 6th St
E 7th St
E Albany St
W Albany St
S Division St
Yates Ave
Scriba St
Mewhorter St
Cochran St
Lawrence St
Church St
Hamilton St
Erie St
Bridle Manor
Lock 7
Oswego River
New York
State Barge
Canal
Stewart's Shop
Galloway Real Estate
US Post Office
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481