



# FACT SHEET

## Brownfield Cleanup Program

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**Site Name:** Goulds Pumps Cobalt Site  
**DEC Site #:** C850012  
**Address:** 240 Fall Street  
Seneca Falls, NY 13148

Have questions?  
See  
"Who to Contact"  
Below

### NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Goulds Pumps Cobalt Site ("site") located at 240 Fall Street, Seneca Falls, Seneca County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by ITT Corporation, Goulds Pumps, Incorporated, and Goulds Pumps Administration Inc. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

#### Completion of Project

Green remediation methods and technology/techniques were used at the site to the extent feasible.

A site cover system is required to allow for industrial use of the site. The cover system consists of structures such as buildings, asphalt pavement, and sidewalks or one foot of soil/fill material that meets NYSDEC regulations. One foot of soil/fill material was installed in two (2) areas to meet the one foot cover system requirement. One additional area of the site was paved with asphalt to meet the cover system requirement.

An institutional control in the form of an environmental easement has been placed on the site. The environmental easement details the use restrictions for the site. The site can be used for industrial purposes only and the groundwater at the site can only be used if approval is obtained from the NYSDEC and NYSDOH.

A Site Management Plan has been approved for the site. The Site Management Plan provides details on the use and groundwater restrictions for the site. The Site Management Plan also includes a Monitoring Plan for groundwater and an Excavation Work Plan that details how soil/fill material excavated at the site will be managed in the future. The Site Management Plan also presents details on the evaluation of soil vapor intrusion for any current and/or future buildings at the site. The Site Management Plan provides details on inspection frequency as well as the frequency that certifications and inspections reports are to be submitted to the NYSDEC.

## **Final Engineering Report Approved**

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. 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.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls has been placed on the site:

- Soil Management Plan
- Monitoring Plan
- Groundwater Use Restriction
- Institutional Control/Engineering Control Plan
- Land Use Restriction
- Environmental Easement

The following engineering controls has been placed on the site:

- Cover System

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

Location:

The site is located within the Town of Seneca Falls, Seneca County in rural area adjacent to the Village of Seneca Falls. It is bounded to the north by New York State Electric & Gas substation, meadows, and woodlands; to the east by the Goulds Pumps Facility site (Brownfield Cleanup Program ID No. C850013) followed by private residences and the Ferrara Lumber Company; to the south by residential/commercial structures followed by the Seneca River (also known as the Cayuga and Seneca Canal); and to the west by the former ITT Goulds Pumps landfill (Inactive Hazardous Waste Disposal Site No. 850002) followed by residential properties. The Goulds Pumps Cobalt site is an 11.4 acre parcel.

Site Features:

The main features of the site are Building 900 known as the Project Cobalt building, the hazardous waste storage area (also known as the Northwest Storage Area), a parking lot, and the chip storage building. The Project Cobalt building is continuously occupied during normal working hours.

Current Zoning and Land Use:

The site is an active pump manufacturing facility and is zoned for industrial use. Residential and commercial properties are located directly adjacent to the site to the south.

Past Use of the Site:

Goulds Pumps began operation in the mid-19th century as a manufacturer of industrial, agricultural, and consumer pumps. The site was historically an open area with a parking lot and several small storage buildings located in the southeast corner of the site. The area was primarily used for the storage of parts and equipment. Prior to the 1980s a set of elevated rail spurs and a receiving area were located in this area for the delivery of foundry sand.

The rail spur and receiving area were removed in the 1980s and the area was re-graded. The site was acquired by ITT Corporation in 1997.

A property-wide Phase I Environmental Site Assessment was conducted in 1999. The Phase I identified 25 areas of potential concern (APC) at the manufacturing facility. A Phase II property-wide groundwater survey was completed in 2006-2007 to assess the groundwater conditions at the site.

**Site Geology and Hydrogeology:**

The site is underlain with fill material followed by glaciolacustrine silt and clay deposits with intermittent thin sand layers. The fill material consists of a mixture of sand, gravel, slag, brick, and foundry sand. The fill thickness varies across the site from 1 to 10 feet. The glaciolacustrine deposits extend to approximately 62 feet below grade. The upper portion of the deposit consists of clay and silt with coarse sand or fine gravel, extend to approximately 44 feet below grade. A very dense dry basal till unit is approximately 62 feet below grade and extends to the top of bedrock. Top of bedrock at the site ranges from 82 to 84 feet below ground surface. The depth to groundwater varies across the site. Groundwater levels in the glaciolacustrine silt/clay range from 4 feet to 16 feet below ground surface. Groundwater flow direction is south towards the Cayuga Seneca Canal. Hydraulic conductivity tests indicate low permeability due to the glacial till, silt, or silty sand.

The original Brownfield Cleanup Agreement was executed October 14, 2004 for the Northwest Storage Area (NWSA) and assigned Brownfield Cleanup Program Site No. C850012 (2.17 acres).

**Brownfield Cleanup Agreement Amendment #1:**

Amendment #1 re-defined the site as the whole facility, including the NWSA, (minus the landfill). The site was known as the Goulds Pumps Administration, Inc. Site (40.40 acres). The amended BCP agreement was approved February 23, 2010.

**Brownfield Cleanup Agreement Amendment #2:**

Amendment #2 re-defined the site 6.2 acres of the former Goulds Pump Administration, Inc. site, including the NWSA, as well as 5.2 additional acres located directly south of the former Goulds Pump Administration Inc. site boundary. The Goulds Pumps Cobalt site retained the original Brownfield Cleanup Site No. C850012 (total site acreage 11.4).

The remaining portion of the Goulds Pump Administration site will be addressed under the Brownfield Cleanup Program Site No. C850013 and is known as Goulds Pumps Facility site (34.204 acres).

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=C850012>

**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.

Seneca Falls Public Library  
Attn: Michael Caraher  
47 Cayuga Street  
Seneca Falls, NY 13148  
Phone: 315-568-8265  
(myndersl@rochester.rr.com)

NYSDEC Region 8 Office  
6274 East Avon-Lima Road  
Avon, New York 14414  
Phone: 585-226-5354  
Please call for an appointment.

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

Project Related Questions

Charlotte Theobald  
Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, New York 14414  
585-226-5354  
charlotte.theobald@dec.ny.gov

Site-Related Health Questions

Christopher Doroski  
New York State Department of Health  
Bureau Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, New York 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.**

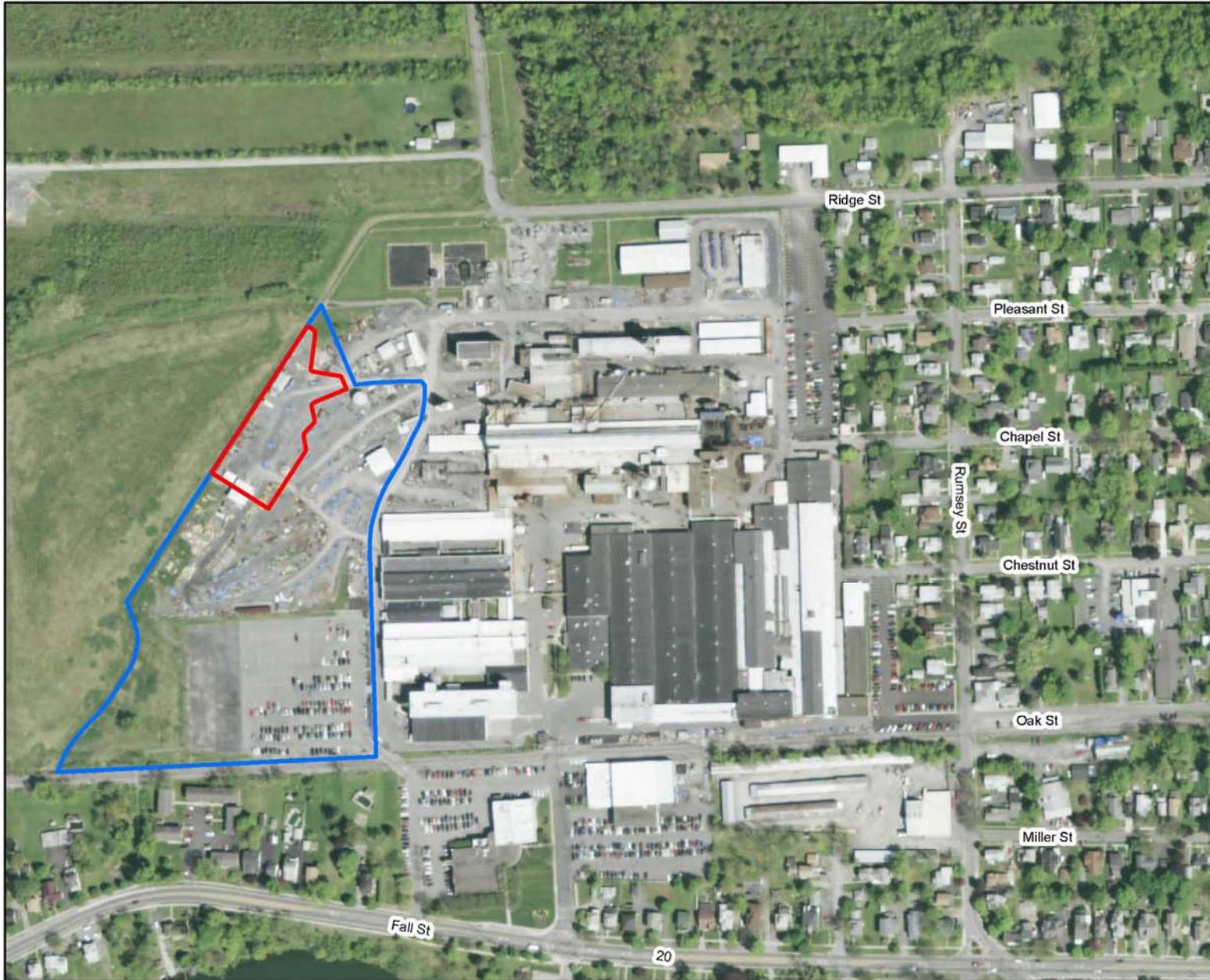
**Receive Site Fact Sheets by Email**

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.



### Site Location

Cobalt  
BCP Boundary



**Legend**

- Goulds Pumps Cobalt Site Boundary
- NWSA Boundary

GOULDS PUMPS COBALT SITE  
240 FALL STREET  
SENECA FALLS, NEW YORK  
SITE NO.C850012

Map Created 8/19/2014

