Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday, 3/7/2018 at 6:00 PM
City Hall, 25 Court Street, 3rd Floor Conference Room, Cortland, New York 13045

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Noss Industrial Park site (“site”) located at Noss Park Drive, Cortland, Cortland 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 City of Cortland owns the site and performed the investigation with the oversight provided by NYSDEC. The estimated cost to implement the proposed remedy is $161,000.

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


How to Comment
NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from February 9, 2018 through March 26, 2018. 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.
**Proposed Remedial Action Plan**
The remedy proposed for the site includes:

Excavation of soil, groundwater monitoring and treatment (if deemed necessary), and implementation of controls to prevent exposure to remaining contamination. The specific remedial elements are as follows:

Excavation of soil on-site will be conducted in the central-western portion of the site. Clean backfill will be brought in to replace the excavated soil and establish the design grades at the site.

Groundwater will be monitored to assess the natural breakdown of contaminants to attain groundwater standards. If breakdown is not occurring, further remedies will be evaluated to enhance the natural breakdown of contaminants. Use of groundwater from the site will be restricted without proper treatment.

Use of the site will be limited to "commercial use" through an environmental easement, which will also require compliance with a Site Management Plan.

The potential for soil vapor intrusion will be evaluated for any new buildings proposed on-site, and if necessary, systems will be installed in the buildings to prevent infiltration of contaminated soil vapor.

**Summary of the Investigation**
The investigation of the site identified metals and semi-volatile organic compounds (SVOCs) in surface soil in western areas of the site. Sampling at the perimeter of the site determined the site related contamination does not leave the site.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “Analysis of Alternatives” submitted under New York’s Environmental Restoration Program by the City of Cortland.

**Next Steps**
NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. Remediation will proceed when the municipality identifies funding.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site. See page 4 of this document to learn how to sign up for email updates on this remedy from NYSDEC.
Background
Location: The Noss Industrial Park site is a 5 acre parcel located at Noss Park Drive and Main Street, Cortland, Cortland County.

Site Features: The property is currently an unimproved parcel, but was formerly the location of industrial activity. The site is densely wooded and is at the terminus of Noss Park Drive, on the east side of Main Street. The former Rosen Brothers property creates the eastern boundary of the site and is a designated EPANational Priorities List site (DEC Site Code #7-12-004). The northern boundary of the site consists of a small strip of City-owned property followed by a rail line. Other land uses in the neighborhood include a mix of residential, commercial, and industrial lands.

Current Zoning/Use(s): The site is currently inactive, and is zoned for industrial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and residential.

Historical Use(s): A Phase I Environmental Risk Report, published in August 1998 for the subject property, indicates the site was occupied by the former Wickwire Brothers Inc. wire factory from about 1866 to 1970. The site was formerly covered by the Nail Mill, Netting Mill, Glass Cloth Weave Mill and several storage buildings while the company was in existence. When buildings were demolished, a considerable amount of rubble was reportedly bulldozed into basements and was used to fill excavations, depressions, and large trenches. Some concrete floor slabs, foundation walls, and footings at or below ground level were reportedly not removed. The Phase I report also indicates that past use of the property as a wire and woven wire manufacturing site. In addition, chemical pickling of wire involved the use of strong acids. The property has been served by public sewers since approximately 1900. The City of Cortland retained ownership of the site on November 1, 1979.

Site Geology and Hydrogeology: Groundwater at the site is encountered at approximately 10-17 feet below ground surface. Groundwater flows in a north to northeasterly direction. The principal surface water body at the site is Perplexity Creek, a class C water body which runs along the northern boundary flowing west to east. An unnamed tributary to Perplexity Creek runs along the eastern site boundary. Two City wells are located approximately two miles upgradient of the site.

**Environmental Restoration Program**: New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

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 ERP, visit:  [http://www.dec.ny.gov/chemical/8444.html](http://www.dec.ny.gov/chemical/8444.html)
FOR MORE INFORMATION

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

NYSDEC Region 7 Headquarters
Attn: Stephanie Fitzgerald
615 Erie Blvd West
Syracuse, NY 13204
phone: 315-426-7525
(stephanie.fitzgerald@dec.ny.gov)

Cortland Free Library
Attn: Periodicals Room
32 Church Street
Cortland, NY 13405
phone: 607-753-1042

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

Project Related Questions
Stephanie Fitzgerald
Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
315-426-7525
stephanie.fitzgerald@dec.ny.gov

Site-Related Health Questions
Richard Jones
New York State Department of Health
217 South Salina Street
Syracuse, NY 13202
(315) 477-8148
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.
Figure 1

Project Location and Topographic Map
Noss Park Brownfield Site - RI/RAA Report
City of Cortland, Cortland County, New York

Source: USGS Cortland Quadrangle

Legend:
- Property
- 0 - Boundary 2,000 Feet