



**FACT SHEET** Environmental Restoration Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Matt Brewer Oil Site  
DEC Site #: E808032  
Address: 915 East Market Street  
Elmira, NY 14902

Have questions?  
See  
"Who to Contact"  
Below

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

**Public Meeting, Wednesday, 3/16/2016 at 7:00 PM  
in the Hazlett Administration Building, 5<sup>th</sup> Floor Legislative Chambers  
203 Lake Street, Elmira, NY 14901**  
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 Former Matt Brewer Oil Site ("site") located at 915 East Market Street, Elmira, Chemung 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."

**How to Comment**

NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **February 10, 2016** through **March 25, 2016**. 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 proposed remedy for the site includes:

- A remedial design program to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program; and
- Green remediation principles and techniques to be implemented to the extent feasible in the design, implementation, and site management of the remedy; and
- Excavation to a depth of 16 feet below ground surface with off-site disposal of approximately 3000 cubic yards of sub-surface soils to address the volatile organic compound sources exceeding the soil cleanup objectives at the site; and
- The deployment of Enhanced Bioremediation compounds in the source area excavation to

- address residual soil and groundwater contaminant impacts; and
- Excavation and disposal of two underground storage tanks along with underground piping; and
- Excavation and disposal of 4 drywells; and
- Excavation and management of the top two foot of surface soils to address semi-volatile organic compounds (related to petroleum use) and metals (chrome, copper, lead) contamination which exceed soil cleanup objectives for the site; or
- A site-wide cover system to consist of either of the structures such as buildings, pavement, sidewalks comprising the site development or a two-foot soil cover; and
- Institutional controls in the form of an environmental easement will restrict future use of the site to restricted residential uses, prohibit use of groundwater, and require compliance with a site management plan and require periodic certifications of compliance with the site remedy; and
- Engineering controls, in the form of a Site Management Plan, approved by the NYSDEC that will manage future excavations in areas that may encounter contamination, monitor groundwater plume attenuation, monitor and evaluate soil vapor intrusion in any occupied existing or future buildings impacted by the site, collect samples or data to document compliance with the site remedy.
- Further Remedial & Site Management actions, inspections/evaluations at an off-site residence to further reduce VOC concentrations in indoor air to below background levels.

### *Summary of the Investigation*

The following general activities were conducted during the Remedial Investigation (RI):

- Research of historical information,
- Geophysical survey to determine the lateral extent of wastes,
- Test pits, soil borings, and monitoring well installations,
- Sampling of waste, surface and subsurface soils, groundwater, and soil vapor, indoor and outdoor air,
- Sampling of drywell source material,
- Ecological and Human Health Exposure Assessments.

Based upon data collected during the RI, the primary constituents of concern (COCs) at the site include chlorinated volatile organic compounds (VOCs) in soil, groundwater, and soil vapor in addition to semi-volatile organic compounds and metals in surface and shallow subsurface soil related to the former storage and distribution of solvent and petroleum chemicals at the site.

Off-site Migration of Contaminants - Based upon data collected during the RI, off-site soil vapor and groundwater are impacted with site related chlorinated VOCs. As a result of soil vapor intrusion investigations and exposure assessments, interim measures to reduce the potential for exposure were implemented at an off-site residence based on the levels of VOCs in the soil vapor and indoor air samples collected at the structure. Groundwater impacted with site related COCs is not being used for drinking or other uses, therefore the risk of exposure is low and no interim measures to reduce the potential for exposure were deemed necessary.

The remedial investigation has defined the nature and extent of contamination associated with the Former Matt Brewer Oil Site and the NYSDEC has determined the need for remediation of contaminant impacts.

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 Chemung County.

### **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.

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

### **Background**

**Location:** The Former Matt Brewer Oil site is located at 915 East Market, in the City of Elmira, an urban area of Chemung County, New York and occupies Tax Parcels 89.16-7-21 and 89.16-7-22.

**Site Features:** The 1.1-acre former petroleum bulk storage facility site is vacant, all above ground buildings and structures have been demolished, 33 petroleum aboveground storage tanks (ASTs) have been removed or closed in place and 2 underground storage tanks (USTs) remain at the site. Concrete floors, a partial basement and asphalt cover the majority of site and drywells currently facilitate surface drainage.

**Current Zoning and Land Use:** The property is bounded by East Market Street to the south, Ring Place (unimproved city street) to the north, residential properties to the west and a former elevated rail road siding to the east. The site is currently zoned RC (residential) 1 to 4 Family use and the surrounding parcels are currently zoned residential, commercial, or industrial. The nearest residential areas are immediately to the west of the site along East Market and Judson Street. The area is serviced by a public drinking water supply.

**Past Use of the Site:** The site was used prior to the 1950’s for lumber / coal storage and distribution. In the early 1950’s there is evidence to suggest the property was used as a dump prior to being purchased by Matt Brewer in 1954. Matt Brewer operated the site for bulk storage of lubricants, petroleum and solvents until the 1990s. 33 petroleum bulk storage tanks were registered with DEC and documented removed or closed in place. No chemical bulk storage tanks were registered however, testimony and environmental evidence document that dry cleaning solvent PCE and other solvent TCE were distributed from this facility.

**Site Geology and Hydrogeology:** The Site is located in the Appalachian Uplands Physiographic Province where local topographic features result from glacial and fluvial processes with a complex erosional history and deposited accumulations of till. Overburden soils at the site are greater than 45 feet thick according to data collected during the field investigations. Bedrock was not encountered. The aquifer under this site is considered a primary aquifer that are capable of producing well yields greater than 1,000 gallons per minute. Groundwater is encountered at 12 to 19 ft. below ground surface (bgs) and flows in a southerly to a southwesterly direction toward the Chemung River. Shallow groundwater flow direction and gradients appear to be affected by the varying silt layers encountered beneath the site. The site is primarily covered with low permeable concrete or asphalt and surface runoff is collected in drywell structures and infiltrates into the subsurface soils.

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=E808032>

**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>

## FOR MORE INFORMATION

### Where to Find Information

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

Steele Memorial Public Library  
Attn: Reference Section  
101 East Church Street  
Elmira, NY 14901  
phone: (607) 733-9176

### Who to Contact

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

#### Project Related Questions

Tim Schneider, Project Manager  
Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5480  
timothy.schneider@dec.ny.gov

#### Site-Related Health Questions

Mark Sergott, Project Manager  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower Room #1787  
Albany, NY 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.**

**\*ATTENTION\* All Future Fact Sheets will be sent by Email**

Please see the cover sheet of this mailing for more information

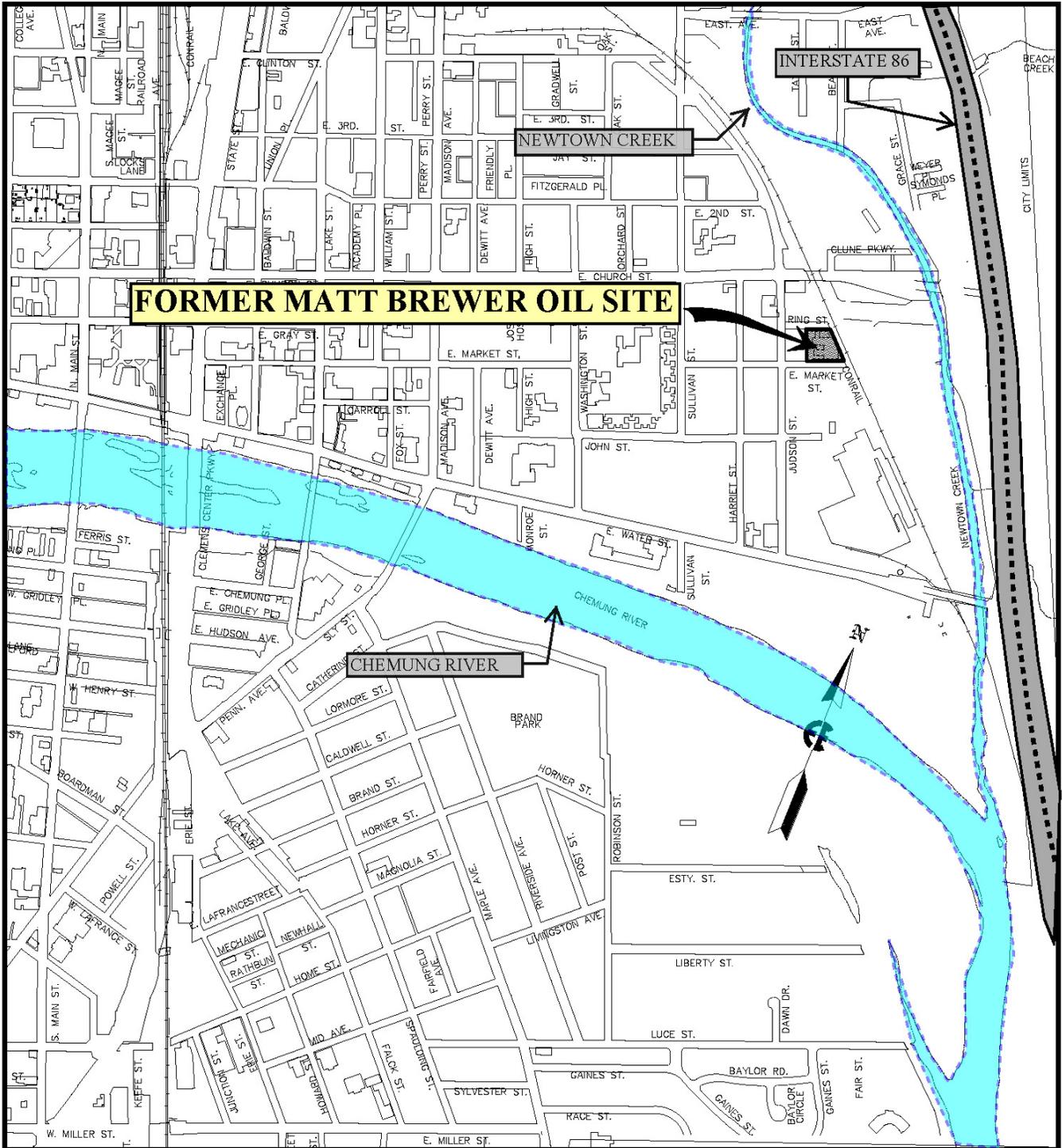


NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<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.



**FORMER BREWER OIL CO.  
SITE INVESTIGATION/REMEDIAL  
ALTERNATIVE REPORT**

**CITY OF ELMIRA  
CHEMUNG COUNTY, NEW YORK  
NOVEMBER, 2013**

**FIGURE 1-1  
LOCATION MAP  
MATT BREWER OIL COMPANY SITE**  
SCALE: 1" = 1,000'



**FAGAN ENGINEERS**  
Environmental Consultants

FILE: Fig 1-1.dwg

JOB # 2004.052