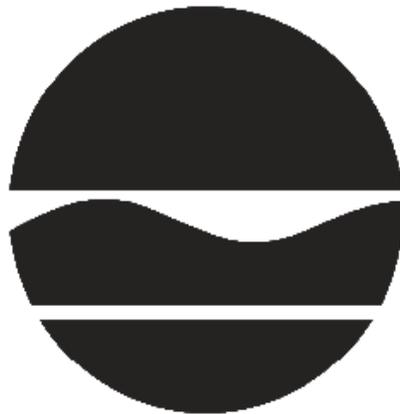


# RECORD OF DECISION

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308 Harrison Street (Formerly Fulton Mall)  
Environmental Restoration Project  
Fulton, Oswego County  
Site No. E738039  
March 2015



Prepared by  
Division of Environmental Remediation  
New York State Department of Environmental Conservation

# **DECLARATION STATEMENT - RECORD OF DECISION**

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308 Harrison Street (Formerly Fulton Mall)  
Environmental Restoration Project  
Fulton, Oswego County  
Site No. E738039  
March 2015

## **Statement of Purpose and Basis**

This document presents the remedy for the 308 Harrison Street (Formerly Fulton Mall) site, an environmental restoration site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 308 Harrison Street (Formerly Fulton Mall) site and the public's input to the proposed remedy presented by the Department. A listing of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

## **Description of Selected Remedy**

The elements of the selected remedy as follows:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing wastes, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. A site cover will be required to allow for commercial use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

3. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- requires compliance with the Department approved Site Management Plan.

4. A Site Management Plan is required, which includes the following:

an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 3 above.

Engineering Controls: The soil cover discussed in Paragraph 2 above

This plan includes, but may not be limited to:

an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

a provision for further investigation to refine the nature and extent of contamination within the footprint of the building if and when it is demolished

descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;

provisions for the management and inspection of the identified engineering controls;

maintaining site access controls and Department notification; and

the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

### **New York State Department of Health Acceptance**

The New York State Department of Health (NYSDOH) concurs that the remedy for this site is protective of human health.

**Declaration**

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

March 19, 2015

Date



Robert W. Schick, P.E., Director  
Division of Environmental Remediation

# RECORD OF DECISION

308 Harrison Street (Formerly Fulton Mall)  
Fulton, Oswego County  
Site No. E738039  
March 2015

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## **SECTION 1: SUMMARY AND PURPOSE**

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum. The remedy is intended to attain the remedial action objectives identified for this site for the protection of public health and the environment. This Record of Decision (ROD) identifies the selected remedy, summarizes the other alternatives considered, and discusses the reasons for selecting the remedy.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Brownfields are abandoned, idled, or under-used properties where redevelopment is complicated by real or perceived environmental contamination. They typically are former industrial or commercial properties where operations may have resulted in environmental contamination. Brownfields often pose not only environmental, but legal and financial burdens on communities. Under the Environmental Restoration Program, the state provides grants to municipalities to reimburse up to 90 percent of eligible costs for site investigation and remediation activities. Once remediated, the property can then be reused.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

## **SECTION 2: CITIZEN PARTICIPATION**

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

A public meeting was also conducted. At the meeting, the findings of the remedial investigation (RI) and the alternatives analyses (AA) were presented along with a summary of the proposed remedy. After the presentation, a question-and-answer period was held, during which verbal or

written comments were accepted on the proposed remedy.

Comments on the remedy received during the comment period are summarized and addressed in the responsiveness summary section of the ROD.

### **Receive Site Citizen Participation Information By Email**

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

### **SECTION 3: SITE DESCRIPTION AND HISTORY**

#### Location:

The site is located at 308 Harrison Street in the City of Fulton, Oswego County, New York.

#### Site Features:

The site is 2.12 acres in size. Currently, the site is vacant with a one story sheet-metal storage building. A broken-up asphalt and gravel parking lot surrounds the building with the remaining property consisting of an overgrown grassy-thicket field with emerging tree saplings. The Oswego River lies approximately 300 feet north-west of the site.

#### Current Zoning/ Uses:

The site is currently inactive and its most recent use was for equipment storage by the City of Fulton. The site is located in a commercial-use zoned area, a residential neighborhood is located approximately five hundred feet south-east of the site.

#### Past Use of the Site:

The site was used for manufacturing operations from 1907 through 1955. Historic newspapers indicated that the site had been used as an illegal municipal solid waste dumping site for at least one year, circa 1916. The site was used as a moving and storage facility from 1960 to the mid-1970s. More recently it was the site of Fulton Mall, which was demolished in the fall of 2003.

#### Geology/Hydro-Geology:

The top two and one-half feet of soil that appears to be imported fill consists of sandy-silty soils. Underlying this surface layer is urban fill material including brick rubble, coal-ash, stone, sand,

broken up asphalt pavement, and some refuse including glass bottles, old metal cans/containers and waste lumber to a depth of approximately five to six feet below grade. The urban fill layer is underlain by a layer of brownish sand with silty-clays ranging from 7 to 13 feet below grade. Groundwater is encountered at approximately 3 feet below grade, with a flow direction to the north/north-west.

A site location map is attached as Figure 1.

#### **SECTION 4: LAND USE AND PHYSICAL SETTING**

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the RI to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is included in the Tables for the media being evaluated in Exhibit A.

#### **SECTION 5: ENFORCEMENT STATUS**

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

No PRPs have been documented to date.

Since no viable PRPs have been identified, there are currently no ongoing enforcement actions. However, legal action may be initiated at a future date by the state to recover state response costs should PRPs be identified. City of Fulton will assist the state in its efforts by providing all information to the state which identifies PRPs. City of Fulton will also not enter into any agreement regarding response costs without the approval of the Department.

#### **SECTION 6: SITE CONTAMINATION**

##### **6.1: Summary of the Remedial Investigation**

A Remedial Investigation (RI) has been conducted. The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. The field activities and findings of the investigation are described in the RI Report.

The following general activities are conducted during an 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,
- Sampling of surface water and sediment,
- Ecological and Human Health Exposure Assessments.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- sub-slab vapor

**6.1.1: Standards, Criteria, and Guidance (SCGs)**

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. The tables found in Exhibit A list the applicable SCGs in the footnotes. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

**6.1.2: RI Results**

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized in Exhibit A. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

- |         |                      |
|---------|----------------------|
| ACETONE | BARIUM               |
| ARSENIC | CHROMIUM             |
| LEAD    | COPPER               |
| MERCURY | BENZO(A)ANTHRACENE   |
| NICKEL  | BENZO(B)FLUORANTHENE |
| ZINC    |                      |

As illustrated in Exhibit A, the contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil

## **6.2: Interim Remedial Measures**

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Record of Decision.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

### **Removal of an Underground Storage Tank**

The remedial measures included the removal of a 1,000 gallon underground storage (UST) tank from the north-central portion of the site. In May 2008 the UST was cleaned, removed and transported off-site for disposal. Field observations did not identify any visual, odors or field-instrument impacts to the surrounding soils; as a result no soils were staged.

Laboratory results of the post-excavation samples from the soils surrounding the UST indicated that there are no impacts from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) or PCBs above unrestricted use soil cleanup objectives (SCOs). Metals, specifically copper, lead, mercury and zinc were observed at concentrations above unrestricted SCOs, but below restricted-residential and commercial use SCOs. The excavation was backfilled with clean off-site material that achieves the lower of commercial use or protection of groundwater soil cleanup objectives, as set forth in 6NYCRR Part 375-6.7(d).

## **6.3: Summary of Environmental Assessment**

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water.

Based upon the resources and pathways identified and the toxicity of the contaminants of ecological concern at this site, a Fish and Wildlife Resources Impact Analysis (FWRIA) was deemed not necessary for OU 01.

Results of the Investigation to date, by media are summarized in the following:

## Soil:

Soil samples for laboratory analysis were obtained from a depth of approximately six inches to 7.4 feet below grade surface (bgs) for soil borings; 3.5 to 6.5 feet bgs for test-pits and between 3.5 to 7.0 feet bgs for the post excavation samples of the underground storage tank removal effort. Surface soil samples (0 to 2 inches) were not obtained because the site surface consists largely of broken-up pavement with gravel fill surrounding the existing on-story structure. The remaining portions of the site consist of either gravel-stones transitioning into high grass thickets and woody vegetation.

Laboratory analysis of the on-site sub-surface soils identified one volatile organic compound (VOC), acetone, above the unrestricted use Soil Cleanup Objective (SCO) of 0.05 parts per million (ppm) at two locations: SB-09 at a depth of approximately 4.9 to 5.9 feet bgs with a concentration of 0.11 ppm, and at SB-15 at a depth of approximately 1.8 to 2.2 feet bgs with a concentration of 0.09 ppm. However, acetone analysis results are below restricted-residential and commercial use soil cleanup objectives.

Laboratory analysis of the on-site sub-surface soils identified the metal, arsenic, above unrestricted use SCO of 13 ppm at two locations: SB-04 at a depth of approximately 0.9 to 1.9 feet bgs with a concentration of 15.3 ppm, and SB-15 at a depth of approximately 1.8 to 2.2 feet bgs with a concentration of 38.1 ppm. Arsenic is above the commercial use SCO of 16 ppm at one location: SB-15 at a depth of approximately 1.8 to 2.2 feet bgs with a concentration of 38.1 ppm.

For the contaminants acetone and arsenic, observed concentration values that exceed unrestricted use SCOs were obtained either from beneath a paved black-top area or from depths below the top one-foot of existing cover at the site.

Laboratory analysis of the sub-surface soils identified the metals: barium, chromium, copper, lead, mercury, nickel, and zinc above unrestricted use SCOs however these metals concentrations are all below restricted-residential, and commercial use soil cleanup objectives.

Site related soil contaminants is not expected to extend off-site based on the available data.

## Groundwater:

The results of the on-site groundwater sampling and analysis indicate that the principal groundwater contaminants are semi-volatile organics (SVOCs): benzo(a)anthracene and benzo(b)fluoranthene. Concentrations of benzo(a)anthracene were detected in excess of the guidance value of 0.002 parts per billion (ppb) in two of the 5 sampling wells (up to 0.4 ppb) and benzo(b)fluoranthene concentrations were detected in excess of the guidance value of 0.002 ppb in one of the 5 sampling wells (up to 0.2 ppb).

These localized, minor groundwater impacts are likely associated with the nature of the urban fill material in the direct vicinity of the well (MW-4). The area of impacted groundwater is very limited in size and impacted groundwater is not leaving the site.

Soil Vapor and Sub-slab Vapor:

Low levels of VOCs were detected in on-site soil vapor samples and from the one sub-slab vapor sample collected beneath the on-site building.

#### **6.4: Summary of Human Exposure Pathways**

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

People could contact contaminants in the soil by walking on the site, digging, or otherwise disturbing the soil. People are not drinking the contaminated groundwater because the area is served by a public water supply not affected by this contamination.

#### **6.5: Summary of the Remediation Objectives**

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

#### **Groundwater**

##### **RAOs for Public Health Protection**

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

##### **RAOs for Environmental Protection**

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.

#### **Soil**

##### **RAOs for Public Health Protection**

- Prevent ingestion/direct contact with contaminated soil.

##### **RAOs for Environmental Protection**

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

### **SECTION 7: SUMMARY OF THE SELECTED REMEDY**

To be selected the remedy must be protective of human health and the environment, be cost-effective, comply with other statutory requirements, and utilize permanent solutions, alternative technologies or resource recovery technologies to the maximum extent practicable. The remedy must also attain the remedial action objectives identified for the site, which are presented in Section

6.5. Potential remedial alternatives for the Site were identified, screened and evaluated in the alternatives analysis (AA) report.

A summary of the remedial alternatives that were considered for this site is presented in Exhibit B. Cost information is presented in the form of present worth, which represents the amount of money invested in the current year that would be sufficient to cover all present and future costs associated with the alternative. This enables the costs of remedial alternatives to be compared on a common basis. As a convention, a time frame of 30 years is used to evaluate present worth costs for alternatives with an indefinite duration. This does not imply that operation, maintenance, or monitoring would cease after 30 years if remediation goals are not achieved. A summary of the Remedial Alternatives Costs is included as Exhibit C.

The basis for the Department's remedy is set forth at Exhibit D.

The selected remedy is referred to as the Cover System remedy.

The estimated present worth cost to implement the remedy is \$222,000. The cost to construct the remedy is estimated to be \$222,000 and the estimated average annual cost is \$3,500.

The elements of the selected remedy as follows:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing wastes, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. A site cover will be required to allow for commercial use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil

of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

3. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- requires compliance with the Department approved Site Management Plan.

4. A Site Management Plan is required, which includes the following:

an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 3 above.

Engineering Controls: The soil cover discussed in Paragraph 2 above

This plan includes, but may not be limited to:

an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

a provision for further investigation to refine the nature and extent of contamination within the footprint of the building if and when it is demolished

descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;

provisions for the management and inspection of the identified engineering controls;

maintaining site access controls and Department notification; and

the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

## Exhibit A

### Nature and Extent of Contamination

This section describes the findings of the Remedial Investigation for all environmental media that were evaluated. As described in Section 6.1, samples were collected from various environmental media to characterize the nature and extent of contamination.

For each medium for which contamination was identified, a table summarizes the findings of the investigation. The tables present the range of contamination found at the site in the media and compares the data with the applicable SCGs for the site. The contaminants are arranged into volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and inorganics (metals). For comparison purposes, the SCGs are provided for each medium that allows for unrestricted use. For soil, if applicable, the Restricted Use SCGs identified in Section 4 and Section 6.1.1 are also presented.

### Groundwater

Groundwater samples were collected from overburden monitoring wells. The samples were collected to assess groundwater conditions on-site. The results indicate that contamination in groundwater (from 3-10 feet bgs) at the site exceeds the SCGs for semi-volatile organic compounds and metals (inorganics).

**Table 1 - Groundwater**

| Detected Constituents   | Concentration Range Detected (ppb) <sup>a</sup> | SCG <sup>b</sup> (ppb) | Frequency Exceeding SCG |
|-------------------------|---|------------------------|-------------------------|
| <b>VOCs</b>             |   |                        |                         |
| None detected above SCG | Not Applicable                                  |                        |                         |
| <b>SVOCs</b>            |   |                        |                         |
| Benzo(a)anthracene      | 0.2 to 0.4                                      | 0.002                  | 2/5                     |
| Benzo(b)fluoranthene    | 0.2   | 0.002                  | 1/5                     |
| <b>Inorganics</b>       |   |                        |                         |
| Iron                    | 1380 to 25600                                   | 300                    | 5/5                     |
| Manganese               | 293 to 1400                                     | 300                    | 4/5                     |
| Sodium                  | 31200 to 217000                                 | 20000                  | 5/5                     |
| <b>Pesticides/PCBs</b>  |   |                        |                         |
| None detected above SCG | Not Applicable                                  |                        |                         |

a - ppb: parts per billion, which is equivalent to micrograms per liter, ug/L, in water.

b- SCG: Standard Criteria or Guidance - Ambient Water Quality Standards and Guidance Values (TOGs 1.1.1), 6 NYCRR Part 703, Surface water and Groundwater Quality Standards, and Part 5 of the New York State Sanitary Code (10 NYCRR Part 5).

The primary groundwater contaminants are benzo(a)anthracene and benzo(b)fluoranthene associated with operation of the former underground storage tank as well as urban-fill material.

The elevated concentrations of the listed inorganic compounds: iron, manganese and sodium, were observed in all of the monitoring wells across the site and are considered naturally occurring and representative of site

background conditions. In addition during field sampling procedures, it was noted high turbidity values in the groundwater were recorded which in turn have a tendency to exhibit skewed elevated inorganic/metal laboratory results. Therefore taking both of these conditions into consideration, the metal compounds found in groundwater are not considered site specific contaminants of concern.

Based on the findings of the RI, the presence of benzo(a)anthracene and benzo(b)fluoranthene, has resulted in the contamination of groundwater. The site contaminants that are considered to be the primary contaminants of concern for groundwater which will be addressed by the remedy selection process are benzo(a)anthracene and benzo(b)fluoranthene.

### Soil

Shallow and subsurface soil samples were collected at the site during the RI. Shallow soil samples were collected from a depth of 0-24 inches. The results indicate that soils at these depths exceed the unrestricted SCG for a single volatile organic compound, acetone, and some metals at limited locations across the site. Subsurface soil samples were collected from a depth of 2 - 20 feet to assess soil contamination impacts to groundwater and for confirmation in relation to the IRM. The results indicate that soils at the site exceed the unrestricted SCG for a single volatile organic compound, acetone, and several metals. Restricted use SCGs were only exceeded in one sample for arsenic.

**Table 2 - Soil**

| Detected Constituents                | Concentration Range Detected (ppm) <sup>a</sup> | Unrestricted SCG <sup>b</sup> (ppm) | Frequency Exceeding Unrestricted SCG | Restricted Use SCG <sup>c</sup> (ppm) | Frequency Exceeding Restricted SCG |
|--------------------------------------|---|-------------------------------------|--------------------------------------|---------------------------------------|------------------------------------|
| <b>VOCs</b>                          |   |                                     |                                      |                                       |                                    |
| Acetone                              | 0.015 to 0.110                                  | 0.05                                | 2/27                                 | 500                                   | 0/27                               |
| <b>SVOCs</b>                         |   |                                     |                                      |                                       |                                    |
| None detected above Unrestricted SCG | Not Applicable                                  |                                     |                                      |                                       |                                    |
| <b>Inorganics</b>                    |   |                                     |                                      |                                       |                                    |
| Arsenic                              | 2.5 to 38.1                                     | 13                                  | 2/27                                 | 16                                    | 1/27                               |
| Barium                               | 40.5 to 381                                     | 350                                 | 2/27                                 | 400                                   | 0/27                               |
| Chromium                             | 3.0 to 79.3                                     | 30                                  | 2/27                                 | 1500                                  | 0/27                               |
| Copper                               | 2.2 to 189                                      | 50                                  | 5/27                                 | 270                                   | 0/27                               |
| Lead                                 | 2.9 to 651                                      | 63                                  | 8/27                                 | 1000                                  | 0/27                               |
| Mercury                              | 0.024 to 0.747                                  | 0.18                                | 6/27                                 | 2.8                                   | 0/27                               |
| Nickel                               | 3.6 to 56.7                                     | 30                                  | 1/27                                 | 310                                   | 0/27                               |
| Selenium                             | 0.082 to 7.0                                    | 3.9                                 | 1/27                                 | 1500                                  | 0/27                               |
| Zinc                                 | 11.4 to 1450                                    | 109                                 | 5/27                                 | 10000                                 | 0/27                               |

| Detected Constituents                | Concentration Range Detected (ppm) <sup>a</sup> | Unrestricted SCG <sup>b</sup> (ppm) | Frequency Exceeding Unrestricted SCG | Restricted Use SCG <sup>c</sup> (ppm) | Frequency Exceeding Restricted SCG |
|--------------------------------------|---|-------------------------------------|--------------------------------------|---------------------------------------|------------------------------------|
| <b>Pesticides/PCBs</b>               |   |                                     |                                      |                                       |                                    |
| None detected above unrestricted SCG | Not Applicable                                  |                                     |                                      |                                       |                                    |

a - ppm: parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;

b - SCG: Part 375-6.8(a), Unrestricted Soil Cleanup Objectives.

c - SCG: Part 375-6.8(b), Restricted Use Soil Cleanup Objectives for the Protection of Public Health for Commercial Use, unless otherwise noted.

The primary soil contaminants are acetone and metals including arsenic, barium, chromium, copper, lead, mercury, nickel, selenium and zinc. These contaminants are likely associated with residues from coal & wood ash fill deposits and the historical illegal municipal dumping at the site. Please refer to Figure 3-1 as reference. Based on the findings of the Remedial Investigation, the past disposal of municipal waste has resulted in the contamination of soil. The site contaminants identified in soil which are considered to be the primary contaminants of concern, to be addressed by the remedy selection process are, acetone, arsenic, barium, chromium, copper, lead, mercury, nickel, selenium and zinc.

### **Soil Vapor/Sub-Slab Vapor**

The evaluation of the potential for soil vapor intrusion resulting from the presence of site related soil or groundwater contamination was evaluated by the sampling of soil vapor and sub-slab soil vapor under the structure.

Soil vapor samples were collected from across the property including beneath the sub-slab of the structure located at the site. (Figure 3-3).

Low levels of VOCs were detected in on-site soil vapor samples and from the one sub-slab vapor sample beneath the on-site building. The results, in conjunction with the results obtained in soil and groundwater, did not indicate a need for further investigation or remedial actions for these environmental media.

**Exhibit B**

**Description of Remedial Alternatives**

The following alternatives were considered based on the remedial action objectives (see Section 6.5) to address the contaminated media identified at the site as described in Exhibit A.

**Alternative 1: No Further Action**

The No Further Action Alternative recognizes the remediation of the site completed by the IRM(s) described in Section 6.2. This alternative leaves the site in its present condition and does not provide any additional protection of the environment.

*Present Worth:* ..... \$0  
*Capital Cost:* ..... \$0  
*Annual Costs:* ..... \$0

**Alternative 2: Restoration to Pre-Disposal or Unrestricted Conditions**

This alternative achieves all of the SCGs discussed in Section 6.1.1 and Exhibit A and soil meets the unrestricted soil cleanup objectives listed in Part 375-6.8(a). This alternative includes the removal of the existing building along with the removal of soil from the northern portion of the site with an excavation area of approximately 31,500 square feet to an average depth of 5 feet. This equates to approximately 5,833 cubic yards (8,750 tons) of contaminated soil that would be transported to an off-site permitted disposal facility. The excavation would be backfilled with approved clean material and finished to grade with gravel, topsoil and grass seed. It is assumed that dewatering to remove groundwater from the excavation pit would be required. The estimated time to complete this alternative is three months, which includes confirmatory soil sampling and preparation of the final engineering report.

*Capital Cost:* ..... \$808,000

**Alternative 3: Soil Cover with Site Management**

This alternative includes construction of a cover system over areas of the site where soil in the top foot contains contaminants of concern at concentrations greater than the SCOs for the protection of public health for commercial use. The cover system will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil exceeds the applicable soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d). Approximately 94,500 square feet (2.2 acres) would be covered. It is estimated that the installation of the cover system can be completed within two weeks.

Since contamination will remain at the site, an institutional control will be placed on the site. The institutional control, in the form of an environmental easement, will: require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional controls in accordance with Part 375-1.8 (h)(3);

allow the use and development of the site for commercial and industrial uses as defined by Part 375-1.8(g); restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and require compliance with the Department approved Site Management Plan.

The Site Management Plan will identify and implement the required institutional controls, as well as any necessary monitoring of the remedy. It will include, but not necessarily be limited to the following: an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination; descriptions of the provisions of the environmental easement including any land use, and/or groundwater and/or surface water use restrictions; maintaining site access controls and Department notification; and the steps necessary for the periodic reviews and certification of the institutional controls.

*Present Worth:* ..... \$275,000.  
*Capital Cost:* ..... \$222,000.  
*Annual Costs:* ..... \$3,500.

**Exhibit C**

**Remedial Alternative Costs**

| <b>Remedial Alternative</b>                                   | <b>Capital Cost (\$)</b> | <b>Annual Costs (\$)</b> | <b>Total Present Worth (\$)</b> |
|---|--------------------------|--------------------------|---------------------------------|
| <b>No Further Action</b>                                      | 0                        | 0                        | 0                               |
| <b>Restoration to Pre-Disposal or Unrestricted Conditions</b> | 0                        | 0                        | 808,000                         |
| <b>Soil Cover with Site Management</b>                        | 222,000                  | 3,500                    | 275,000                         |

## Exhibit D

### **SUMMARY OF THE SELECTED REMEDY**

The Department has selected Alternative 3, Soil Cover with Site Management, as the remedy for this site. Alternative 3 would achieve the remediation goals for the site by preventing human exposure via the site cover and institutional controls and facilitating natural attenuation of contaminants in groundwater by reducing precipitation recharge. The elements of this remedy are described in Section 7. The selected remedy is depicted in Figure 5-3.

### **Basis for Selection**

The selected remedy is based on the results of the RI and the evaluation of alternatives. The criteria to which potential remedial alternatives are compared are defined in 6 NYCRR Part 375. A detailed discussion of the evaluation criteria and comparative analysis is included in the AA report.

The first two evaluation criteria are termed "threshold criteria" and must be satisfied in order for an alternative to be considered for selection.

1. Protection of Human Health and the Environment. This criterion is an overall evaluation of each alternative's ability to protect public health and the environment.

The selected remedy Alternative 3 would satisfy this criterion by preventing exposure to contaminated soils to humans via the site cover. Future redevelopment or construction activities that could create the potential for exposure would be addressed by the institutional and engineering controls provided under Alternative. Alternative 3 would address the groundwater contamination by reducing precipitation recharge into the impacted areas; thus reducing the potential for mobilization of contaminants and allowing for natural attenuation to occur. Alternative 1 (No Further Action) does not provide any additional protection to public health and the environment and will not be evaluated further. Alternative 2, by removing all soil contaminated above the unrestricted soil cleanup objective, meets the threshold criteria.

2. Compliance with New York State Standards, Criteria, and Guidance (SCGs). Compliance with SCGs addresses whether a remedy will meet environmental laws, regulations, and other standards and criteria. In addition, this criterion includes the consideration of guidance which the Department has determined to be applicable on a case-specific basis.

Alternative 3 complies with SCGs. It addresses source areas of contamination and complies with the restricted use soil cleanup objectives via the cover system. Alternative 3 facilitates restoration of groundwater quality by reducing precipitation recharge. Alternatives 2 also complies with SCGs via removal.

Because Alternatives 2 and 3 satisfy the threshold criteria, the remaining criteria are particularly important in selecting a final remedy for the site.

The next six "primary balancing criteria" are used to compare the positive and negative aspects of each of the remedial strategies.

3. Long-term Effectiveness and Permanence. This criterion evaluates the long-term effectiveness of the remedial alternatives after implementation. If wastes or treated residuals remain on-site after the selected remedy has been implemented, the following items are evaluated: 1) the magnitude of the remaining risks, 2) the adequacy of the engineering and/or institutional controls intended to limit the risk, and 3) the reliability of these controls.

Long-term effectiveness is best accomplished by Alternative 2 via removal of contaminated soils which precludes the need for engineering controls and corresponding use restrictions.

Alternative 3 long-term effectiveness is good since the cover system would effectively prevent exposures and the environmental easement and site management plan will ensure that it is maintained and site activities, including redevelopment, are protective.;

4. Reduction of Toxicity, Mobility or Volume. Preference is given to alternatives that permanently and significantly reduce the toxicity, mobility or volume of the wastes at the site.

Alternative 2 reduces the toxicity, mobility and volume of contaminated soil/waste at the site via excavation and disposal off-site.

Alternative 3 reduces the mobility of contaminants in soil/waste via the site cover.

5. Short-term Impacts and Effectiveness. The potential short-term adverse impacts of the remedial action upon the community, the workers, and the environment during the construction and/or implementation are evaluated. The length of time needed to achieve the remedial objectives is also estimated and compared against the other alternatives.

Alternative 2 has slightly more potential short-term impacts on the community [dust, noise, traffic impacts] due to excavation and truck transport of the waste for disposal off-site and import and placement of clean backfill which would generate more truck traffic and requires more earth-work than import and placement of cover material under Alternative 3. These short-term impacts can/could be controlled with standard construction techniques and practices. The time to implement Alternative 2 is also slightly longer than the time to implement Alternative 3.

6. Implementability. The technical and administrative feasibility of implementing each alternative are evaluated. Technical feasibility includes the difficulties associated with the construction of the remedy and the ability to monitor its effectiveness. For administrative feasibility, the availability of the necessary personnel and materials is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, institutional controls, and so forth.

Alternatives 2 and 3, are both readily implementable. Alternative 2, however, would entail considerably more effort in support of a large scale excavation/backfilling program (e.g., excavation shoring, additional trucking, etc.)

7. Cost-Effectiveness. Capital costs and annual operation, maintenance, and monitoring costs are estimated for each alternative and compared on a present worth basis. Although cost-effectiveness is the last balancing criterion evaluated, where two or more alternatives have met the requirements of the other criteria, it can be used as the basis for the final decision.

The costs of the alternatives vary significantly. Due to the large volumes of waste and soil to be excavated, transported and disposed, Alternative 2 is significantly more expensive than Alternative 3. Alternative 3 can be accomplished at much lower cost and still return the site to productive use.

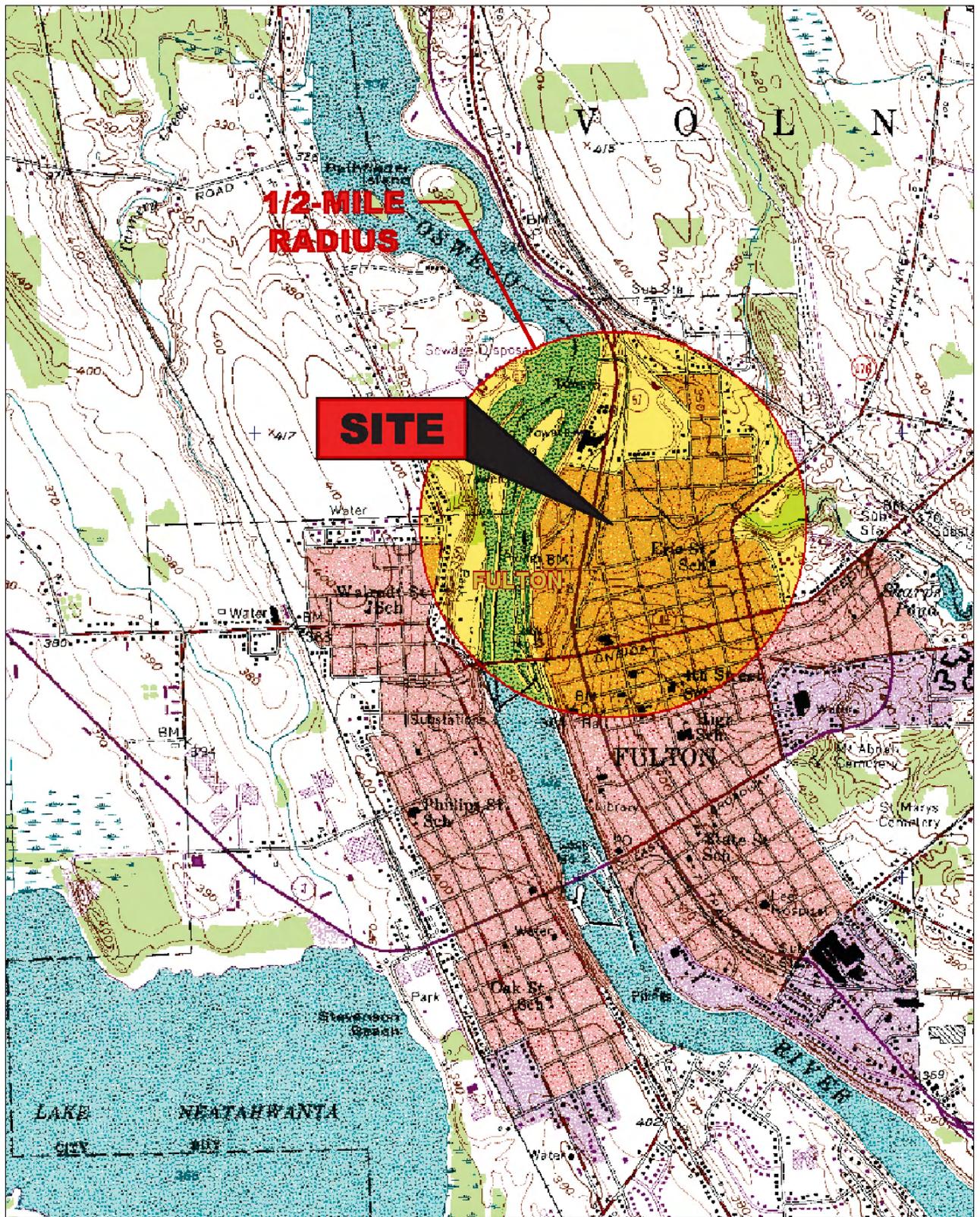
8. Land Use. When cleanup to pre-disposal conditions is determined to be infeasible, the Department may consider the current, intended, and reasonable anticipated future land use of the site and its surroundings in the selection of the soil remedy.

Either Alternative 2 or 3 would allow for the reasonably anticipated future land use of the site which is for commercial use.

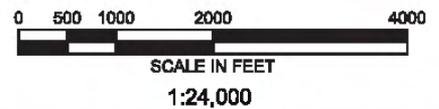
The final criterion, Community Acceptance, is considered a "modifying criterion" and is taken into account after evaluating those above. It is evaluated after public comments on the Proposed Remedial Action Plan have been received.

9. Community Acceptance. Concerns of the community regarding the investigation, the evaluation of alternatives, and the PRAP are evaluated. A responsiveness summary will be prepared that describes public comments received and the manner in which the Department will address the concerns raised. If the selected remedy differs significantly from the proposed remedy, notices to the public will be issued describing the differences and reasons for the changes.

Alternative 3 has been selected because, as described above, it satisfies the threshold criteria and provides the best balance of the balancing criterion.



1999 DeLorme Yarmouth, ME 04096 Source Data: USGS Datum: WGS84



**AECOM**

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WWW.AECOM.COM

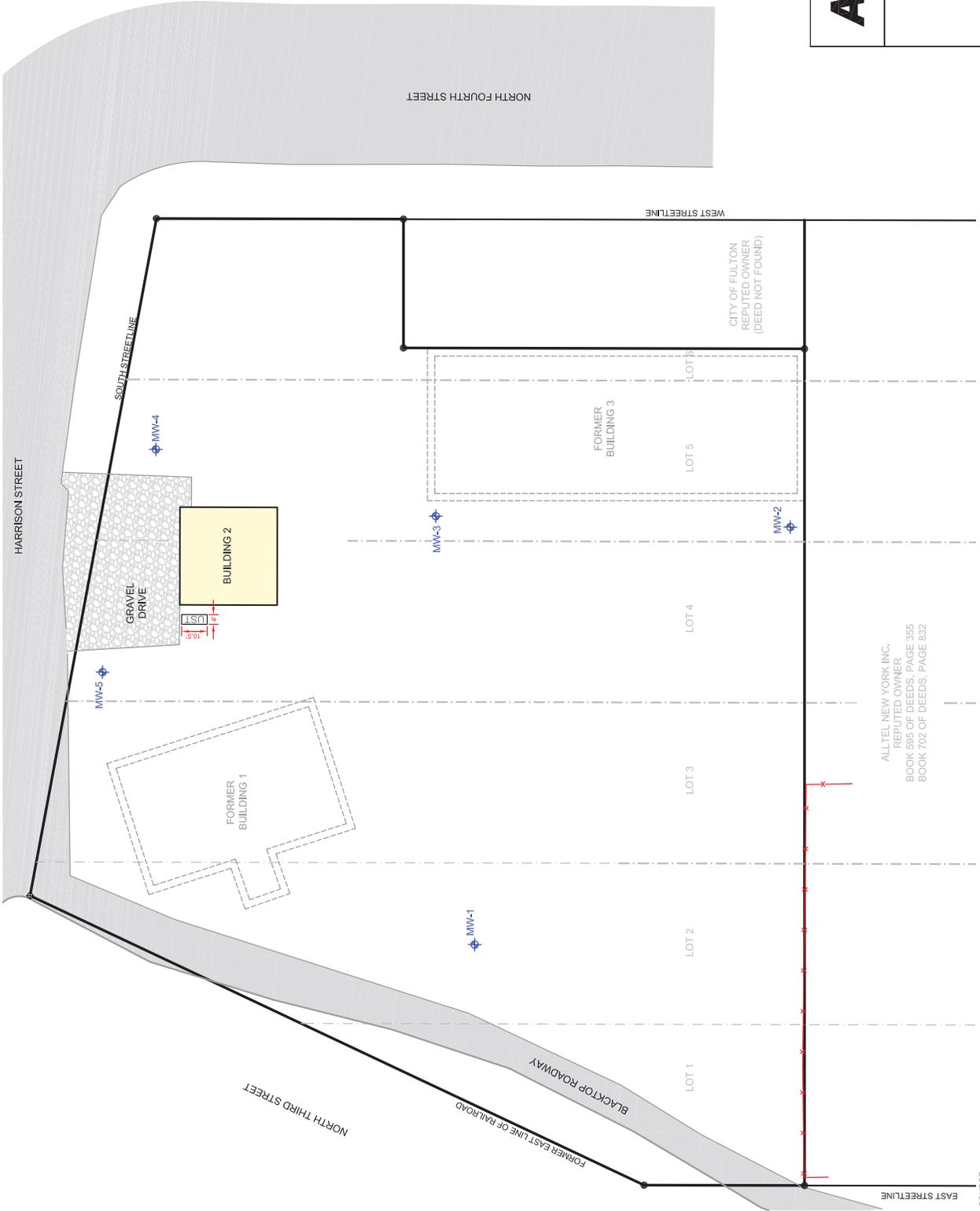
**SITE LOCATION MAP**

ERP SITE ID # E7-38-039  
308 HARRISON STREET  
FULTON, NEW YORK

FIGURE NUMBER:

1

|           |             |            |                 |                 |
|-----------|-------------|------------|-----------------|-----------------|
| DRAWN BY: | CHECKED BY: | DATE:      | PROJECT NUMBER: | DRAWING NUMBER: |
| LLM       | CR          | 07/12/2010 | 10683-008       | 1 of 1          |



**LEGEND:**

- MW-1 MONITORING WELL LOCATION
- APPROXIMATE UNDERGROUND STORAGE TANK LOCATION
- PROPERTY BOUNDARY \*
- PARCEL
- FENCE
- APPROXIMATE LOCATION OF FORMER BUILDING
- LOCATION OF CURRENT SITE BUILDING

\*Please note: Same as Site Boundary Lines



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**FIGURE 2  
SITE PLAN**

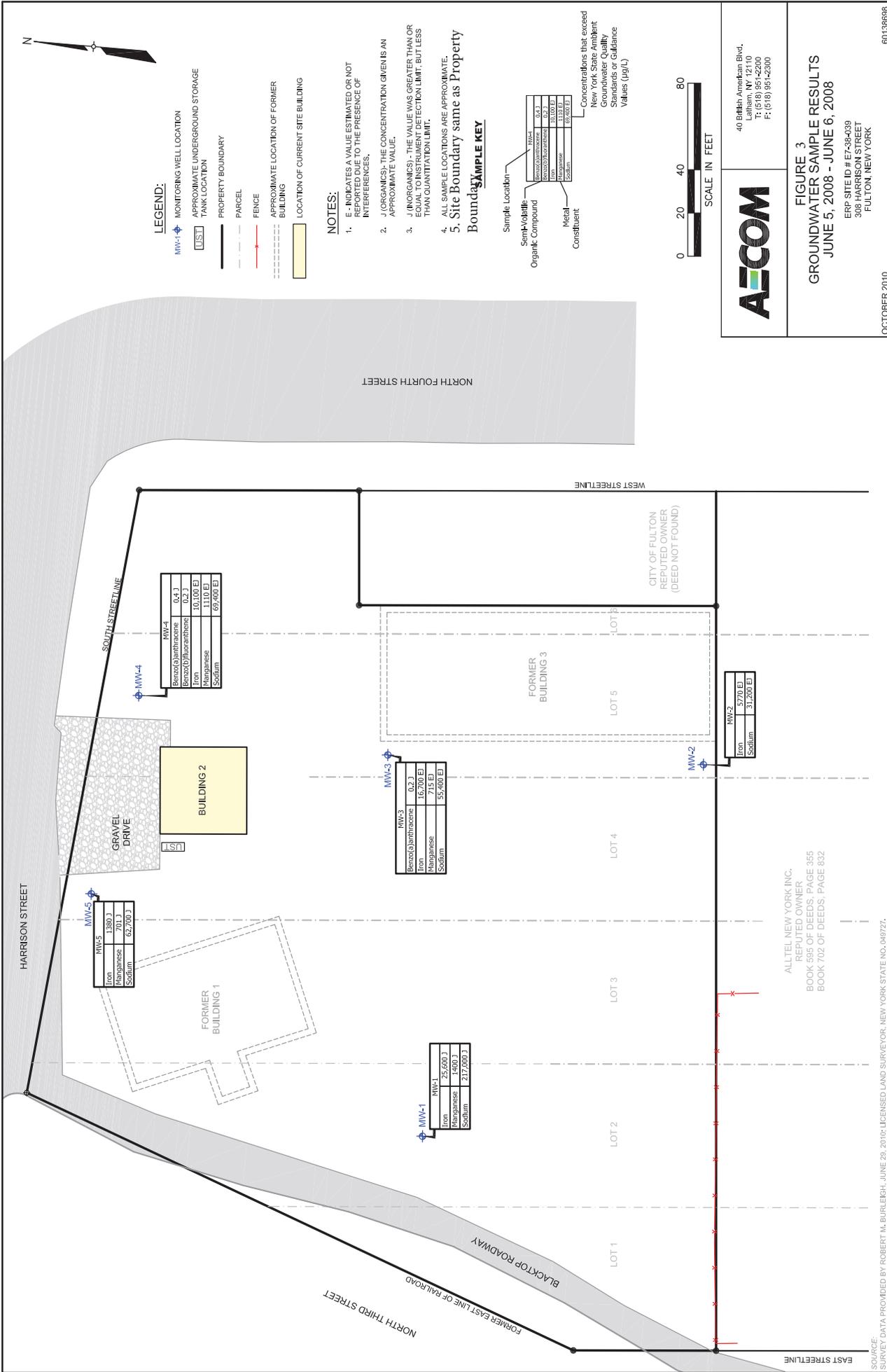
ERP SITE ID # EZ-28-039  
308 HARRISON STREET  
FULTON, NEW YORK

SEPTEMBER 2010

60136698

ALLTEL NEW YORK INC.  
REPUTED OWNER.  
BOOK 595 OF DEEDS, PAGE 355  
BOOK 702 OF DEEDS, PAGE 832

SOURCE: SURVEY DATA PROVIDED BY ROBERT M. BURLEIGH - JUNE 29, 2010 - LICENSED LAND SURVEYOR, NEW YORK STATE NO. 048727.



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Latham, NY 12110  
Tel: (518) 782-2000  
Fax: (518) 954-2300

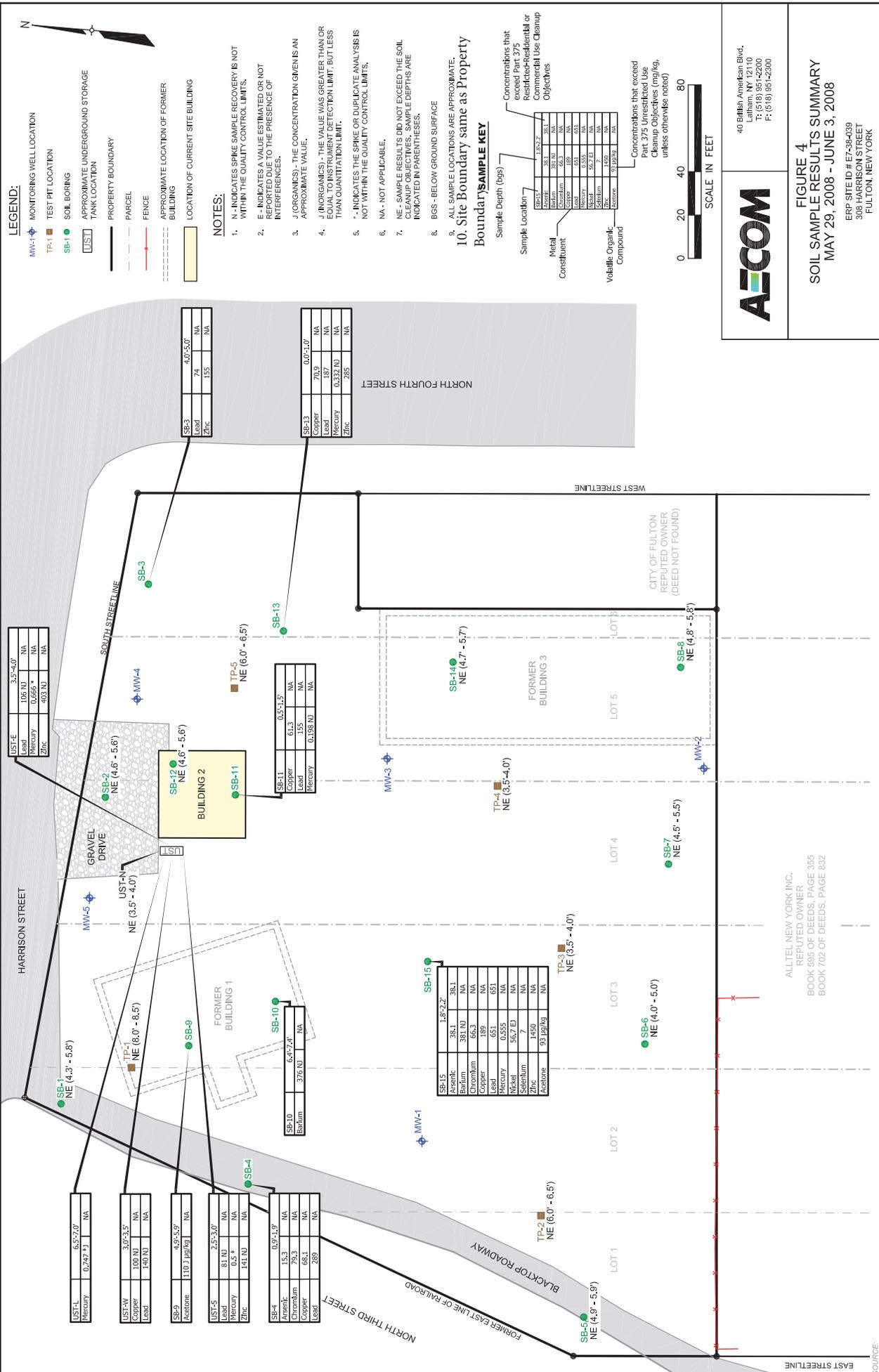
**FIGURE 3**  
**GROUNDWATER SAMPLE RESULTS**  
**JUNE 5, 2008 - JUNE 6, 2008**

ERP SITE ID # E7-28-A39  
308 HARRISON STREET  
FULTON, NEW YORK

OCTOBER 2010

60136698

SOURCE: SURVEY DATA PROVIDED BY ROBERT M. BURLEIGH - JUNE 29, 2010 - LICENSED LAND SURVEYOR, NEW YORK STATE NO. 048727.



**LEGEND:**

- MW-1: MONITORING WELL LOCATION
- TP-1: TEST PIT LOCATION
- SB-1: SOIL BORING
- UST: APPROXIMATE UNDERGROUND STORAGE TANK LOCATION
- : PROPERTY BOUNDARY
- - - - -: PARCEL
- - - - -: FENCE
- - - - -: APPROXIMATE LOCATION OF FORMER BUILDING
- ▭: LOCATION OF CURRENT SITE BUILDING

**NOTES:**

- N - INDICATES SAMPLE RECOVERY IS NOT WITHIN THE QUALITY CONTROL LIMITS.
- E - INDICATES A VALUE ESTIMATED OR NOT REPORTED DUE TO THE PRESENCE OF INTERFERENCES.
- J (ORGANICS) - THE CONCENTRATION GIVEN IS AN APPROXIMATE VALUE.
- J (INORGANICS) - THE VALUE WAS GREATER THAN OR EQUAL TO INSTRUMENT DETECTION LIMIT, BUT LESS THAN QUANTITATION LIMIT.
- \* - INDICATES THE SPIKE OR DUPLICATE ANALYSIS IS NOT WITHIN THE QUALITY CONTROL LIMITS.
- NA - NOT APPLICABLE.
- NE - SAMPLE RESULTS DID NOT EXCEED THE SOIL CLEANUP OBJECTIVES. SAMPLE DEPTHS ARE INDICATED IN PARENTHESES.
- BGS - BELOW GROUND SURFACE
- ALL SAMPLE LOCATIONS ARE APPROXIMATE.

**10. Site Boundary same as Property Boundary/SAMPLE KEY**

| Sample Location | Sample Depth (ft) | Metal Constituent | Concentrations that exceed Part 375 Residential-Commercial Use Cleanup Objectives |
|-----------------|-------------------|-------------------|---|
| SB-1            | 3.5'              | Lead              | 106 NU  |
| SB-1            | 3.5'              | Mercury           | 0.0565 *  |
| SB-1            | 3.5'              | Zinc              | 403 NU  |
| SB-2            | 4.6'              | Lead              | 74  |
| SB-2            | 4.6'              | Zinc              | 155   |
| SB-3            | 4.0'              | Lead              | 74  |
| SB-3            | 4.0'              | Zinc              | 155   |
| SB-4            | 0.9'              | Arsenic           | 15.3  |
| SB-4            | 0.9'              | Chromium          | 79.3  |
| SB-4            | 0.9'              | Copper            | 68.1  |
| SB-4            | 0.9'              | Lead              | 289   |
| SB-5            | 2.5'              | Lead              | 81 NU   |
| SB-5            | 2.5'              | Mercury           | 0.21  |
| SB-5            | 2.5'              | Zinc              | 141 NU  |
| SB-6            | 4.0'              | Lead              | 100 NU  |
| SB-6            | 4.0'              | Mercury           | 0.247 *   |
| SB-6            | 4.0'              | Zinc              | 140 NU  |
| SB-7            | 4.5'              | Lead              | 189   |
| SB-7            | 4.5'              | Mercury           | 0.555   |
| SB-7            | 4.5'              | Stibium           | 36.7 ED   |
| SB-7            | 4.5'              | Zinc              | 1450  |
| SB-7            | 4.5'              | Acetone           | 93 MU/AG  |
| SB-8            | 4.8'              | Lead              | 74  |
| SB-8            | 4.8'              | Zinc              | 155   |
| SB-9            | 4.8'              | Acetone           | 110.1 MU/AG   |
| SB-9            | 4.8'              | Mercury           | 0.247 *   |
| SB-9            | 4.8'              | Zinc              | 140 NU  |
| SB-10           | 6.4'              | Barium            | 376 NU  |
| SB-10           | 6.4'              | Lead              | 647.74  |
| SB-10           | 6.4'              | Zinc              | NA  |
| SB-11           | 0.5'              | Copper            | 61.3  |
| SB-11           | 0.5'              | Mercury           | 0.188 NU  |
| SB-11           | 0.5'              | Zinc              | NA  |
| SB-12           | 4.6'              | Lead              | 74  |
| SB-12           | 4.6'              | Zinc              | 155   |
| SB-13           | 0.0'              | Copper            | 70.9  |
| SB-13           | 0.0'              | Lead              | 187   |
| SB-13           | 0.0'              | Mercury           | 0.332 NU  |
| SB-13           | 0.0'              | Zinc              | 285   |
| SB-14           | 4.7'              | Lead              | 74  |
| SB-14           | 4.7'              | Zinc              | 155   |
| SB-15           | 1.8'              | Arsenic           | 38.1  |
| SB-15           | 1.8'              | Barium            | 38.1 NU   |
| SB-15           | 1.8'              | Chromium          | 66.3  |
| SB-15           | 1.8'              | Copper            | 189   |
| SB-15           | 1.8'              | Lead              | 651   |
| SB-15           | 1.8'              | Mercury           | 0.555   |
| SB-15           | 1.8'              | Stibium           | 36.7 ED   |
| SB-15           | 1.8'              | Zinc              | 1450  |
| SB-15           | 1.8'              | Acetone           | 93 MU/AG  |

Concentrations that exceed Part 375 Residential-Commercial Use Cleanup Objectives (mg/kg, unless otherwise noted)



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**FIGURE 4**  
**SOIL SAMPLE RESULTS SUMMARY**  
 MAY 29, 2008 - JUNE 3, 2008  
 EPP SITE ID # E7-28-039  
 308 HARRISON STREET  
 FULTON, NEW YORK

SOURCE: SURVEY DATA PROVIDED BY ROBERT M. BURLEIGH - JUNE 29, 2010 - LICENSED LAND SURVEYOR, NEW YORK STATE NO. 048727.

ALLTEL NEW YORK INC.  
 REPUTED OWNER  
 BOOK 595 OF DEEDS, PAGE 355  
 BOOK 702 OF DEEDS, PAGE 832

CITY OF FULTON  
 REPUTED OWNER  
 (DEED NOT FOUND)



**LEGEND:**

- MW-1 MONITORING WELL LOCATION
- SV-1 SOIL VAPOR SAMPLE LOCATION
- SV-7 SUB-SLAB SOIL VAPOR SAMPLE LOCATION
- UST APPROXIMATE UNDERGROUND STORAGE TANK LOCATION
- PROPERTY BOUNDARY
- PARCEL
- FENCE
- APPROXIMATE LOCATION OF FORMER BUILDING
- LOCATION OF CURRENT SITE BUILDING

**NOTES:**

1. D - COMPOUND IDENTIFIED IN AN ANALYSIS AT THE SECONDARY DILUTION FACTOR.
2. ND - INDICATES THAT NO COMPOUNDS WERE PRESENT AT DETECTABLE LEVELS.
3. ALL SAMPLE LOCATIONS ARE APPROXIMATE.
4. Site Boundary is same as Property Boundary

**SAMPLE KEY**

| Sample Location | Volatile Organic Compound | Detected Compounds (µg/m <sup>3</sup> ) |
|-----------------|---------------------------|---|
| SV-3            | Acetone                   | 31                                      |
|                 | Chloroform                | 1.6                                     |
|                 | 1,1-Dichloroethane        | 1.9                                     |
|                 | 1,1,1-Trichloroethane     | 2.2                                     |
|                 | o-Xylene                  | 2.3                                     |
|                 | p-Xylene                  | 3.8                                     |
|                 | Toluene                   | 2.2                                     |



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**FIGURE 5**  
**SOIL VAPOR SAMPLE RESULTS**  
JUNE 17, 2008

ERP SITE ID # E7-98-039  
308 HARRISON STREET  
FULTON, NEW YORK

OCTOBER 2010

SOURCE: SURVEY DATA PROVIDED BY ROBERT M. BURLEIGH - JUNE 29, 2010; LICENSED LAND SURVEYOR, NEW YORK STATE NO. 048727.





LEGEND:

- PROPERTY BOUNDARY (APPROXIMATE) and SITE BOUNDARY ARE THE SAME
- AREA REQUIRING REMEDIAL ACTION TO ACHIEVE COMMERCIAL USE SCOs (APPROXIMATE)

NOT TO SCALE



- NOTES:
1. PROPERTY BOUNDARY IS APPROXIMATE.
  2. AERIAL PHOTOGRAPHS ARE HIGH RESOLUTION ORTHOIMAGERY (2011 ONE FOOT 4 BAND CENTRAL ZONE INDEX) TAKEN FROM THE NYS GIS CLEARINGHOUSE WEBSITE (<http://gis.ny.gov/>)
  3. AERIAL PHOTOGRAPH IDENTIFICATIONS ARE:  
c\_08641210\_12\_09600\_4bd\_2011



City of Fulton  
Remedial Alternatives Analysis

Commercial Use Remediation Area

Job Number | 86-15106  
Revision | A  
Date | 06.14.13

Figure 6

# **APPENDIX A**

## **Responsiveness Summary**

# RESPONSIVENESS SUMMARY

**308 Harrison Street (Formerly Fulton Mall)  
Environmental Restoration Project  
City of Fulton, Oswego County, New York  
Site No. E738039**

The Proposed Remedial Action Plan (PRAP) for the 308 Harrison Street site was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on January 30, 2015. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater at the 308 Harrison Street site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on February 25, 2015, which included a presentation of the remedial investigation alternative analysis (RI/AA) for the 308 Harrison Street site as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on March 15, 2015.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the Department's responses:

**There were no questions or comments during the Public Meeting.**

**There were no written comments received during the Public Comment Period.**

# **APPENDIX B**

## **Administrative Record**

# **Administrative Record**

**308 Harrison Street (Formerly Fulton Mall)  
Environmental Restoration Project  
City of Fulton, Oswego County, New York  
Site No. E738039**

1. *Proposed Remedial Action Plan for the 308 Harrison Street (Formerly Fulton Mall) site*, dated February 2015, prepared by the New York State Department of Environmental Conservation (the Department).
2. The State Assistance Contract, Contract No. C303232, dated July 17, 2006 between the City of Fulton and the Department.
3. “Interim Remedial Measures Work Plan”, dated March 2008, prepared by ENSR/AECOM.
4. “Remedial Investigation Work Plan”, dated March 2008, prepared by ENSR/AECOM.
5. “Remedial Investigation Action and Interim Measures Report”, dated October 2010, prepared by AECOM.
6. “Remedial Alternatives Analysis Report”, dated April 2013, prepared by GHD Consulting Engineers, LLC.