







# FACT SHEET

## ITHACA GUN DEMOLITION PROJECT

October 2008



-  **Proposed Property Line**
-  **Existing Property Line**
-  **Conveyed to City of Ithaca for Community Walkway and Island Park Site**
-  **Stack Option Site**

### General Project Description

The New York State Department of Environmental Conservation (NYSDEC) is issuing this Fact Sheet to inform the public of upcoming activities associated with demolition of the Ithaca Gun facility located at 121-125 Lake Street in Ithaca, New York. This work includes the demolition of existing buildings that are severely deteriorated and represent a public health threat.

The demolition work is the first phase of a remediation/redevelopment project. Future phases include a focused environmental investigation of the areas under the buildings and further investigation and remediation of the island area of the site. (See map.) After the site has been cleaned up to a level that is protective of public health and the environment, it will be redeveloped. The planned development includes a 33-unit townhouse complex, a public walkway and an overlook of the Fall Creek gorge. The project is being financed with approximately \$3 million in public funds and \$11 million in private funds.

The Ithaca Gun site occupies 2.1 acres on the east side of the City. On-site structures include one main building and several other outbuildings. The combined footprint of the buildings to be demolished is approximately 40,000 sq. ft. The facility was formerly used for the manufacture of Ithaca shotguns, and residual lead contamination has been identified in some of the buildings and in soils adjacent to the buildings. In addition, asbestos-containing materials have been identified in a number of the buildings.

Given the future use of the site, the NYSDEC and the New York State Department of Health (NYSDOH) have agreed upon a soil cleanup objective of 400 parts per million (ppm) for lead, which is the most prevalent contaminant on the site. This cleanup criterion also applies to any demolition debris that is allowed to remain. It is protective of public health and the environment, and was used by the United States Environmental Protection Agency (USEPA) during its 2002-2003 emergency removal action at the site. It is consistent with the cleanup criterion applied at other national and statewide remediation projects regardless of the regulatory program or regulating agency overseeing the work. Further, it is a cleanup level that the USEPA has established for the protection of public health in play areas of bare residential soil. According to site development plans, the majority of the developed property will be covered with buildings or asphalt. Any remaining portions will be covered with at least two feet of clean soil.

### Planned Demolition Activities:

- 1) The required permits will be obtained from the City of Ithaca.
- 2) Electrical transformers will be removed for proper off-site disposal.
- 3) Asbestos-containing materials will be removed for proper off-site disposal. Air monitoring will be conducted during abatement. Abatement activities will be performed in accordance with New York State Department of Labor regulations.
- 4) The installation of storm water measures will be completed prior to any demolition. All storm water runoff will be diverted to a holding basin, and will then be discharged to the sanitary sewer system or removed for off-site disposal. No water will be discharged to Fall Creek.
- 5) Prior to demolition, all areas within the buildings will be screened and representative areas tested in accordance with a NYSDEC- and NYSDOH-approved protocol. If additional contaminated material is encountered during the demolition process, work will be temporarily halted or redirected to other areas, and the NYSDEC will be contacted.
- 6) There are several areas near the main building where lead concentrations are known to be present above the 400 ppm cleanup objective. Accordingly, soil will be excavated from these areas and disposed off site prior to building demolition.
- 7) During demolition, mitigative measures will be implemented to minimize the generation of dust. These measures will include wetting the active areas being demolished. An air monitoring plan has been developed with input from the Ithaca Gun Community Advisory Group. This plan includes procedures to monitor the air quality at the site during demolition, and provides action levels that would require additional mitigative measures if exceeded. At a minimum, four on-site monitoring stations will be in operation.
- 8) Demolition will include all structures, including foundations, slabs on grade and any structures found under the slabs. Above-ground materials to be demolished include building components, systems, furnishings and equipment. Depending upon the investigation results, the slabs located on the island may remain in place.
- 9) Demolition materials will be characterized and properly disposed of in accordance with applicable state, federal and local laws.
- 10) Some of the masonry material from the demolition work will be crushed and reused on site. In order for material to be reused on site, it must be tested in accordance with a NYSDEC- and NYSDOH-approved protocol. The following materials will **not** be reused on site: wood, glass, roofing materials, asbestos-containing materials, sumps, drains, stained concrete and metal. Any material left on site will meet the established cleanup objectives, including 400 ppm for lead.
- 11) Prior to leaving the site, all vehicles and equipment will be inspected and, if necessary, cleaned to remove dirt and debris.
- 12) An updated schedule and progress report will be submitted weekly to the City for distribution to interested parties.

### Schedule of Demolition Activities

**Due to the close proximity of the site to residential areas, all demolition activities will occur between the hours of 8:00 AM and 5:00 PM.**

1. Asbestos abatement activities are underway and are expected to be completed by the end of October 2008.
2. The storm water management system will be installed in mid-October 2008.
3. Soil removal is scheduled to begin in late October 2008.
4. Building demolition will begin after asbestos abatement and is expected to be completed by the end of 2008.

### Community Involvement

A Community Advisory Group has been established to advise the NYSDEC, the NYSDOH and the developer on the issues and concerns that are important to the community. This group spent many hours meeting and reviewing numerous technical documents. The group's comments and input have been beneficial in assisting the NYSDEC and the NYSDOH in understanding the community's concerns, and have been greatly appreciated.

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Additional information can be found on the NYSDEC's website at <http://www.dec.ny.gov/chemical/45036.html>.