

**FORMER DIAMOND CLEANERS
CHEMUNG COUNTY
ELMIRA, NEW YORK**

**SITE MANAGEMENT PLAN
ADDENDUM NO. 1**

**NYSDEC Site No. 808030
Work Assignment No. D007619-03**

Prepared for:

New York State Department of Environmental Conservation
Division of Environmental Remediation
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Effective Date:

June 29, 2021

Revisions to final approved Site Management Plan:

Revision No.	Submitted Date	Summary of Revision	DEC Approval Date
0	12/30/14	Original Submittal	02/19/16
1	08/25/17	Revision No. 1	08/25/17
2	05/06/22	Addendum No. 1	

**ADDENDUM NO. 1 TO SITE MANAGEMENT PLAN
FORMER DIAMOND CLEANERS
NYSDEC SITE NO. 808030
CHEMUNG COUNTY
ELMIRA, NEW YORK**

1.0 CERTIFICATION STATEMENT

I, Nathan T. Kranes, certify that I am currently a Qualified Environmental Professional as in defined in 6 NYCRR Part 375 and that this Site Management Plan Addendum was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Nathan T. Kranes, P.G.
NYS Professional Geologist
License No. 001068

5/4/2022
Date



Signature



2.0 SITE MANAGEMENT SUMMARY

The following provides a brief summary of the controls implemented for the Site, as well as the inspections, monitoring, maintenance and reporting activities required by the Site Management Plan (SMP). Changes to the Site controls implemented since NYSDEC approval of the original SMP or subsequent SMP Revisions are shaded in green:

Site Identification: Site No. 808030, Former Diamond Cleaners, Elmira, NY

Institutional Controls:	1. Compliance with the Environmental Notice and all elements of the SMP by the Grantor and the Grantor's successors and assigns.
	2. All ECs must be maintained as specified in the SMP.
	3. All ECs must be inspected and certified at a frequency and in a manner defined in the SMP.
	4. Groundwater and other environmental or public health monitoring must be performed as defined in the SMP.
	5. Data and information pertinent to the site management must be reported at the frequency and in a manner as defined in the SMP.
	6. On- and offsite environmental monitoring devices, including but not limited to groundwater monitoring wells, will be protected and replaced as necessary to ensure the devices function in the manner specified in the SMP.
	7. The use of groundwater under the property is prohibited without necessary water quality treatment as determined by the NYS Department of Health (NYSDOH) and/or the NYSDEC rendering it safe for intended purposes.
	8. All future activities on the property that will encounter remaining contaminated groundwater are prohibited unless they are conducted in accordance with the SMP; because the remedy results in contamination remaining at the Site that does not allow for unrestricted use, the SM includes a monitoring plan to assess the performance and effectiveness of the remedy.
	9. The potential for vapor intrusion must be evaluated for any building developed on the Site, and any potential impacts that are identified must be mitigated.
	10. The property may be used for commercial and industrial uses provided that the long-term ECs and ICs included in the SMP are employed.

Institutional Controls - Continued:	11. The property may not be used for less restrictive use, such as unrestricted residential, without additional remediation and amendment of the Environmental Notice by the Commissioner of the NYSDEC.
	12. Upon request, the owner of the Property shall provide information to the NYSDEC to assist the NYSDEC in providing a periodic certification, prepared, and submitted by a professional engineer of environmental professional. The periodic report certifies that, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.
	13. The NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or in an alternate period of time that the NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.
Engineering Controls:	1. Site cover consisting of a minimum of nine feet of clean backfill and either a topsoil with vegetation, gravel, or asphalt pavement surface.
Inspections:	Frequency
1. Site-Wide Inspection	Annually (or after severe weather conditions that may affect ECs or monitoring devices)
Monitoring:	
1. Groundwater Monitoring Wells	Every 2 years
Maintenance:	
1. Maintenance of monitoring wells	As needed
Reporting:	
1. Site Inspection Report	Following Each Inspection Event
2. Periodic Review Report	Every Three Years



3.0 SMP REVISIONS

This Addendum has been prepared in accordance with the provisions in Section 3.2 of the January 2015 Site Management Plan (SMP) for the Former Diamond Cleaners Site. The SMP revisions specified herein were proposed in writing to the NYSDEC’s project manager in the 2017 – 2020 Periodic Review Report and accepted on October 26, 2021. The approved SMP revisions are presented below. New and/or modified tables, figures, and/or appendices, as applicable, are attached to this Addendum. This Addendum is hereby made a part of the August 2017 SMP for the Former Diamond Cleaners Site and is effective as of May 6, 2022. The August 2017 SMP and any previously issued addenda remain in full force and effect, except as modified by this Addendum.

1. Notifications Table

A notifications table was not included in the 2017 SMP, however notifications are required by the property owner in accordance with DER-10 as discussed in Section 2.4.1 and 2.5.2. The DEC Project Manager and primary site contact is presented in Table 1 below, as well as additional parties involved with the Site:

Table 1: Notifications

Name	Contact Information
Brianna Scharf, E.I.T. NYSDEC Project Manager	518-402-5987, Brianna.Scharf@dec.ny.gov
Sarah Saucier, NYSDEC Remedial Bureau E Chief	518-402-9675, Sarah.Saucier@dec.ny.gov
Johnathan Robinson, NYSDOH Project Manager	518-402-7881, Johnathan.Robinson@health.ny.gov
Kelly Lewandowski, NYSDEC Site Control	(518) 402-9543, Kelly.Lewandowski@dec.ny.gov

Note: Notifications are subject to change and will be updated as necessary.

2. Groundwater Monitoring Well Reduction

The monitoring well network is to be reduced from 21 monitoring wells to 12. This change is specifically applicable to Sections 3.2.1 – Monitoring System Design, 2.3 – Institutional Controls, Figure 3.1, Table 3.1, and each occurrence where sampling frequency or listing of wells IDs are described in the SMP. The changes to Section 3.2.1 are as follows:

3.2.1 Monitoring System Design

The network of 21 MWs has been installed to monitor conditions at the Site. Twelve of these are

included for routine groundwater monitoring. These include monitoring wells MW-002, MW-003, MW-004, MW-006, MW-008, MW-009, MW-010, MW-013, MW-016, MW-017, MW-022, and MW-023. Details pertaining to the network of wells include the following:

- The MW well locations in the sampling network are shown on Figure 3.1
- Monitoring well details are presented in Table 3.1, and available MW construction details for wells included in the groundwater monitoring network are provided in Appendix D.
- Shallow groundwater monitoring wells are screened from approximately 12 to 22 feet bgs (Table 3.1)
- • Deep groundwater monitoring wells are screened from approximately 24 to 29 feet bgs (Table 3.1)
- Boring logs and well completion logs for monitoring wells are included in Appendix D.

Based on findings from the May 2014 groundwater and soil vapor sampling program conducted at the Site, and in accordance with the telephone discussion between MACTEC and NYSDEC on September 3, 2014, monitoring wells GW-013, GW-014, MW-011, and MW-015, which had been included in previous sampling events, will be excluded from future sampling events on low to non-detectable concentrations of Site contaminants historically reported (MACTEC, 2014). The remaining 12 monitoring wells of the 21 monitoring wells shown on Table 3.1 will be sampled every two years as directed by NYSDEC subsequent to its review of the May 2015 groundwater sampling results.

Table 2 below presents the revised sampling requirements and schedule:

Table 2			
Monitoring/Inspection Schedule			
Monitoring Program	Frequency*	Matrix	Analysis
Groundwater	Biannually	Groundwater (MW-002, MW-003, MW-004, MW-006, MW-008, MW-009, MW-010, MW-013, MW-016, MW-017, MW-022, and MW-023)	VOCs (Full List) via 8260
<u>Note:</u> * The frequency of events will be conducted as specified until otherwise approved by NYSDEC			

2. FIGURES

The revised **Figure 3.1** presenting the monitoring well network (25 monitoring wells) and the revised routine groundwater monitoring wells (12 monitoring wells).



END OF ADDENDUM



**Department of
Environmental
Conservation**