



# FACT SHEET

## Brownfield Cleanup Program

Ash Road Properties  
221 Sycamore Road  
Town of Vestal, NY  
BCP Site No. C704032

August 2010

### Draft Investigation/Interim Remedial Measure Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Ash Road Properties site (“site”) located at 221 Sycamore Road in the Town of Vestal, Broome County. See map for site location. The draft investigation work plan, called a “Remedial Investigation/Interim Remedial Measure Work Plan,” was submitted to NYSDEC by West Covina, LP (“applicant”) under New York’s Brownfield Cleanup Program.

#### How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from August 23, 2010 through September 22, 2010. The draft investigation work plan is available for review at the locations identified below under “Where to Find Information”.

Submit written comments to:

Gary Priscott  
New York State Department of Environmental Conservation  
Region 7 – Kirkwood Sub office  
1679 NY Route 11  
Kirkwood, New York 13795-1602  
gwprisco@gw.dec.state.ny.us

**Brownfield Cleanup Program:** New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses.

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 BCP, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

#### Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment;
- 4) provide information to support the development of a proposed remedy to address the contamination.

## **Highlights of the Proposed Interim Remedial Measure**

The Interim Remedial Measure (IRM) includes the following activities:

- 1) excavation and off-site disposal of previously identified contaminated soil;
- 2) soil sampling to confirm that cleanup goals and objectives have been achieved;
- 3) backfilling the excavation area with imported clean fill materials.

The investigation and IRM cleanup activities will be performed by the applicant with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

## **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the investigation and IRM cleanup activities will be completed in 2011.

When the investigation and IRM are completed, the applicant will prepare and submit a report that summarizes the results and recommends whether additional cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

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

## **Background**

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial purposes.

The Ash Road Properties site is a portion of the Lowe’s Home Center property located at 221 Sycamore Road in the Town of Vestal. The Lowe’s Home Center occupies a 14.47-acre parcel. The approximately 1.54 acre Ash Road Properties site encompasses the southern portion of the Lowe’s parking lot area.

The site was occupied by an automotive repair business and a plumbing contractor’s office and warehouse prior to redevelopment. The buildings were demolished in 1996 to allow for the construction of the Lowe’s parking lot. The automotive repair and plumbing businesses may have used various cleaning products for degreasing that included chlorinated solvents. An environmental site assessment undertaken by previous property owners identified chlorinated and petroleum contaminants in the groundwater at levels above State water quality standards.

The NYSDEC completed a Site Characterization in 2009 to locate the source of the contamination. The Site Characterization identified an area of solvent contaminated soil located in the western portion of the site. The area of contaminated soil appears to be a potential continuing source of contamination impacting groundwater quality migrating to the northwest. The Site Characterization recommendations included remedial investigation and an interim remedial measure at the site.

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

Vestal Public Library  
320 Vestal Parkway East  
Vestal, New York 13850  
(607) 754-4244

For hours, call or visit:  
[www.vestapubliclibrary.org](http://www.vestapubliclibrary.org)

New York State Department of Environmental  
Conservation  
Region 7 – Kirkwood Sub office  
1679 NY Route 11  
Kirkwood, New York 13795-1602  
(607) 775-2545, Ext. 116  
*By Appointment Only*

### Who to Contact

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

#### Project-Related Questions

Gary Priscott  
New York State Department of  
Environmental Conservation  
Region 7 – Kirkwood Sub office  
1679 NY Route 11  
Kirkwood, New York 13795-1602  
(607) 775-2545, Ext. 116  
gwprisco@gw.dec.state.ny.us

#### Site-Related Health Questions

Melissa Menetti  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
547 River Street  
Troy, New York 12180-2216  
(800) 458-1158, Ext. 27860  
beei@health.state.ny.us

**If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.**

# Site Location Map

