



<b>FACT SHEET</b>	<b>Brownfield Cleanup Program</b>
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**Site Name:** Ash Road Properties (portion of Lowe's Home Ctr.)  
**DEC Site #:** C704032  
**Address:** 221 Sycamore Road  
 Vestal, NY 13850

Have questions?  
See  
"Who to Contact"  
Below

### **Brownfield Cleanup Site – Remedial Investigation Report Review**

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Ash Road Properties (portion of Lowe's Home Ctr.) site located at 221 Sycamore Road, Vestal, Broome 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."

#### **Remedial Investigation Report**

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by West Covina Royale, L.P. ("applicant"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

#### **Highlights of the Remedial Investigation Report**

Work performed for the remedial investigation included the following: soil probing, monitoring well installation, soil sampling, groundwater sampling, water level survey, utilities survey, contaminated soil excavation, restoration of pavement cover system, an assessment of potential human exposure, data evaluation, and reporting.

As a result of these activities, it appears that the source of contamination in the soil has been properly identified and mostly removed. Remaining contaminant concentrations in the soil at the site meet soil cleanup objectives that are suitable for a property intended to be developed for commercial uses. Although groundwater contamination concentrations remain above New York State standards for clean groundwater; sampling results indicate an apparent improvement in the groundwater contaminant concentrations following the removal of the contaminated soil.

#### **Next Steps**

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant will perform a "Remedial Alternatives Analysis" to evaluate whether or not additional remediation is warranted. The applicant then may then develop a cleanup plan, called a "Remedial Work Plan."

The Remedial Work Plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. 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 throughout the investigation and cleanup of the site.

## **Background**

**Location:** The Ash Road site is located in a suburban area in the Village of Vestal, Broome County. The site is located northeast of the Ash Road and Sycamore Street intersection and in the southern portion of the Lowe's Home Center parking lot area.

**Site Features:** The 1.54 acre site is a portion of a 14.47 acre parcel developed with a 130,000 square foot Lowes' Home Center. The site consists mostly of a paved parking lot with some vegetated parking lot island areas.

**Current Zoning and Land Use:** The site is zoned for commercial use, matching the current and contemplated use for the site. The surrounding parcels are currently used for a combination of commercial and residential. The commercial properties are mostly large retail stores. The nearest residential area is a mobile home park located approximately 300 feet to the east.

**Past Use of the Site:** The Town Square Body Shop and Hall Plumbing occupied the site prior to redevelopment. Limited information is known about these businesses except for their location in the southern portion of the Lowe's parking lot along Ash Road. During the construction of the Lowe's parking lot, these buildings were razed and the soils around and under these buildings may have been graded to create the parking lot.

The Town Square Body Shop and Hall Plumbing may have used various cleaning products in the past for degreasing that included chlorinated solvents. At some point in past operations, a release of chlorinated solvents occurred that contaminated soil and groundwater.

Prior to identifying this site as eligible for the BCP, the NYSDEC completed a Site Characterization (SC) in 2009 to locate the source of the contamination. The SC intended to ascertain whether hazardous wastes were disposed of at the site, and if so, whether the wastes pose a significant threat to the public health or environment. The groundwater plume and other information indicate that a release occurred within the boundaries of the site. The intent of the remedial investigation performed by the BCP applicant is to determine the full nature and extent of contamination.

**Site Geology and Hydrogeology:** Overburden at the site consists of silty sand with some fine to coarse gravel to a depth of approximately 20 feet below ground surface (bgs). Depth to groundwater measured in monitoring wells ranged from approximately 2 to 10 feet bgs. Through redevelopment, a natural water channel that existed along the northern edge of the site was replaced by a deep culvert which conveys water under the parking lot from east to west. Although the regional groundwater flow direction is generally to the north, the direction of groundwater flow and contaminant migration at the site has a northwest component. The groundwater flow at the site may be influenced by the culvert and other utility trenches beneath the Lowe's parking lot area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C704032>

**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: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

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

Vestal Public Library  
320 Vestal Parkway East  
Vestal, NY 13850  
phone: (607) 754-4243

NYSDEC Region 7 - Kirkwood Sub-office  
Attn: Division of Environmental Remediation  
1679 NY Route 11  
Kirkwood, NY 13795  
phone: (607) 775-2545 extension 116

### Who to Contact

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

#### Project Related Questions

Gary Priscott  
Department of Environmental Conservation  
Division of Environmental Remediation  
1679 NY Route 11  
Kirkwood, NY 13795  
607-775-2545  
gwprisco@gw.dec.state.ny.us

#### Site-Related Health Questions

Melissa Doroski  
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.state.ny.us

**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.**

### Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. 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.

# Site Location Map

