



FACT SHEET Brownfield Cleanup Program

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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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Ash Road Properties (portion of Lowe's Home Ctr.) site ("site") located at 221 Sycamore Road, Vestal, Broome County under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by West Covina Royale, L.P. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Highlights of the Site Cleanup

In-situ enhanced biodegradation, a process that involves injecting a bioremediation reagent into the subsurface to promote the growth of naturally occurring microbes, has been employed to treat contaminants in groundwater. The biologic breakdown of contaminants is enhanced by this process. A total of 850 pounds of the reagent was injected in a grid pattern at 95 locations on the site to a depth of approximately 12 feet below ground surface.

Ongoing use restrictions and monitoring of the site are described in the Final Engineering Report and summarized below.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
2) Certifies that cleanup requirements have been achieved for the site.
3) Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Land Use Restriction
- Groundwater Use Restriction
- Soil Management Plan
- Monitoring Plan

No engineering controls have been put in place on the site.

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

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

**Site Features:** The 1.557 acre site is a portion of a 14.47 acre parcel developed with a 130,000 square foot Lowes' Home Center. The site does not have any structures and consists mostly of asphalt pavement areas 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 trailer park located adjacent to the site, 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, groundwater, and soil vapor.

Prior to identifying this site as eligible for the Brownfield Cleanup Program (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 additional investigation and remediation should be conducted within an environmental remediation program. 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 8 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 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 Office  
1679 Route 11  
Kirkwood, NY 13795  
phone: (607) 775-2545  
*please call for appointment*

## 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  
615 Erie Blvd W  
Syracuse, NY 13204  
607-775-2545  
gary.priscott@dec.ny.gov

### Site-Related Health Questions

Julia Kenney  
New York State Department of Health  
Empire State Plaza Corning Tower Room 1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

**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.

