



FACT SHEET

Brownfield Cleanup Program

Seneca Market 1, LLC
Site No. C849004
Watkins Glen, NY

April 2006

Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at 20 North Franklin Street in the Village of Watkins Glen, Schuyler County under New York's Brownfield Cleanup Program (BCP) administered by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH). See map for the location of the site. Seneca Market 1, LLC will soon begin remedial activities to address contamination at the site with oversight provided by the NYSDEC.

NYSDEC previously accepted an application submitted by Seneca Market 1, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) Remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) Account for the intended or reasonably anticipated future use of the site.

"Remedial activities" and *"remediation"* refer to all necessary actions to address any known or suspected contamination associated with the site.

Specific elements of the upcoming remedial activities at the Site include:

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 and business.

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.state.ny.us/website/der/bcp

- On-site excavation and off-site disposal of the three remaining chlorinated volatile organic compound "hot spot" areas adjacent to and beneath the former dry cleaning building. The volatile organic compounds are associated with dry cleaning operations. Excavation will proceed to a depth of approximately 6 feet below grade. If significant contamination remains below 6 feet, the feasibility of additional excavation will be discussed with the NYSDEC. Additional excavation may continue depending on the groundwater depth and presence of nearby structures. If elevated concentrations remain in the saturated zone, hydrogen release compound (HRC[®]) will be applied to the saturated soils to expedite the natural

attenuation process. Groundwater encountered during excavation work will be treated on-site and disposed per a NYSDEC temporary discharge authorization.

- Implementation of a Soil/Fill Management Plan to address handling of other areas of contaminated soil/fill that may be encountered during redevelopment and/or post redevelopment construction activities. The Soil/Fill Management Plan will include requirements for soil reuse and/or backfilling.
- Construction of a vapor barrier and active sub-slab depressurization system beneath all newly created on-site structures to mitigate intrusion of vapors from residual VOCs in soil and groundwater.
- Placement of cover, in the form of asphalt parking, drives, curbing, building foundations and landscaping, to mitigate direct contact with surface soils on the redeveloped property.

Next Steps

Seneca Market 1, LLC is expected to begin remedial activities at the Seneca Market 1 site on or about May 1, 2006. These activities are anticipated to take about six months. NYSDEC will oversee the remedial activities. Within 90 days of completing remedial activities, Seneca Market 1, LLC must submit to NYSDEC a Remedial Action Report (RAR). The RAR will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the site, it will approve the Remedial Action Report. NYSDEC then will issue a Certificate of Completion to Seneca Market I, LLC. Upon issuance of a Certificate of Completion, Seneca Market 1, LLC:

- 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 remedial activities and for redevelopment of the site.

Seneca Market I, LLC would be eligible to redevelop the site after it receives the Certificate of Completion from NYSDEC.

A fact sheet will be sent to the site contact list that describes the content of the Remedial Action Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Site Description

Seneca Market I, LLC owns approximately 2.28 acres within the block bounded by Franklin, First, Decatur Streets, and the Finger Lakes Railway right-of-way in the Village of Watkins Glen, Schuyler County, New York. A site location map is attached.

Seneca Market I, LLC owns the 0.20-acre and 0.13-acre parcels referred to as the inactive hazardous

waste site. These parcels, together with the 1.76-acre and 0.19-acre parcels within this same block, comprise those areas included in the BCP. The 0.2-acre parcel contains the former Glen Vintage Auto Museum (presently unoccupied). The 0.13-acre parcel contains a structure deemed the “former dry cleaning building.” This is a two-story brick building that includes two unoccupied single-story brick sheds to the east. The former dry cleaning building is presently occupied by a real estate firm. The western portion of the 1.76-acre parcel contains a large block building that was formerly used as a bus garage and is currently leased to Seneca Hardwoods, a manufacturer of custom flooring. A building foundation, reputedly a remnant of a former Welch’s Grape facility, also remains on the 1.76-acre parcel.

The approximately 0.29-acre parcel located along North Franklin Street, which contains the Seneca Market Building and a multipurpose shopping and office building, is not part of the BCP. The 0.21-acre property south of First Street will be leased by Seneca Market I, LLC for use as ancillary parking but is not part of the BCP.

Seneca Market I, LLC plans to redevelop the approximately 2.57-acre site as a hotel complex. With the exception of the Seneca Market building, all buildings and foundations within this entire site will be demolished to facilitate redevelopment efforts. Areas within the site that are not incorporated into the hotel or related structures will be covered by asphalt parking areas, driveway and landscaping.

The Site is located in an urban setting and is surrounded by a mixture of residential and commercial properties. The commercial properties include retail, medical, service, recreational, and professional uses.

Site History

The parcels have a history of use that dates back to the 1860s. The Seneca Market Building has formerly been used as a foundry; a flour and grist mill; and most recently retail shops on the first floor and professional office space on the second and third floors. A marble works building was formerly present just south of Seneca Market until it was destroyed in 1970. The former Auto Museum was previously used for miscellaneous storage, in particular auto parts. The dry cleaning building has mainly been used for retail businesses, a machine shop, and for dry cleaning operations.

Environmental History

A 1991 Environmental Assessment of the site revealed that groundwater under the Site (i.e., 20 Franklin Street at the corner of North Franklin and First) was contaminated with chlorinated organic compounds. Therefore, the NYSDEC added the site to its official list of inactive hazardous waste sites as a Class 2 site. A classification of 2 means the site poses a significant threat to public health and/or the environment and action is required. The inactive hazardous waste site encompasses the 0.13-acre parcel, including the former dry cleaner building, and a portion of an adjacent 0.49-acre parcel. A Remedial Investigation/Feasibility Study (RI/FS) performed and completed in 1993 by URS Consultants under a Standby Contract with the NYSDEC delineated the extent of soil and groundwater contamination as a result of former dry cleaning operations on-site from 1976 to 1988 and on surrounding parcels.

URS subsequently designed remediation systems to treat soil and groundwater, as required by the Record of Decision (ROD) signed in 1994. The remediation system included a soil vapor extraction (SVE) system to treat the shallow soil and a groundwater treatment system to extract and treat groundwater adjacent to the former dry cleaner. The subsequent remediation was performed from 1996 to 2001. Treatment systems at the site have been discontinued as the ROD called for the SVE System to operate until soil cleanup objectives were achieved, and for the Groundwater Extraction System to operate for five years or until asymptotic contaminant concentrations were detected in monitoring wells. Low levels of chlorinated solvents still exist in soil and groundwater across the site and higher levels beneath existing

buildings proximate to the source area.

In 1998/1999, URS performed additional soil investigations and cleanup technology feasibility studies to evaluate the deeper soil contamination. It was concluded that chlorinated organic compounds remained on-site in a small area directly adjacent to and outside the former dry cleaning building, as well as beneath the dry cleaners at depths greater than 16 feet. A chemical oxidation pilot study conducted from March through May 2000 significantly reduced the mass of chlorinated contaminants in Site soils. Despite the reduction, localized areas with residual contamination still remain concentrated at the depth of 4 to 6 feet within the subsurface clay below the building. In March 2004, an active venting system was installed within the former dry cleaner building to control the potential indoor migration of vapors from the residual contamination. As well, deed restrictions were placed on the property to prevent usage of groundwater and contact with residual soil contamination.

At the direction of NYSDEC and NYSDOH, URS collected air samples within the Seneca Market Building and beneath the concrete floor slab in 2005. The air samples collected beneath the concrete slab contained elevated levels of tetrachloroethene (PCE). As a result, NYSDEC contracted URS to design and install an active sub-slab depressurization system in the Seneca Market Building to reduce or eliminate exposures associated with soil vapor intrusion. The sub-slab depressurization system was installed by Geologic NY, Inc. in October 2005. URS performed post-mitigation testing and confirmed that the system was operating as intended. The sub-slab depressurization system is currently operating and being maintained by Seneca Harbor Wine Center.

The BCP application was submitted to the NYSDEC on June 9, 2005. Seneca Market I, LLC received notification on June 20, 2005 that the BCP application was determined to be complete. Seneca Market I, LLC was accepted into the BCP and executed a Brownfield Cleanup Agreement (BCA) as a Volunteer on November 7, 2005.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Watkins Glen Public Library
610 South Decatur Street
Watkins Glen, New York 14891
Phone: (607) 535-2346
Hours:
Mon., Wed., & Fri.: 12 PM - 5 PM & 7 PM – 9 PM
Tues. & Thur.: 10 AM – 5 PM & 7 PM – 9 PM
Sat.: 11 AM – 3 PM
Sun.: 2 PM – 4 PM

Who to Contact

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

Project Related Questions

Ms. Charlotte B. Theobald
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Health Related Questions

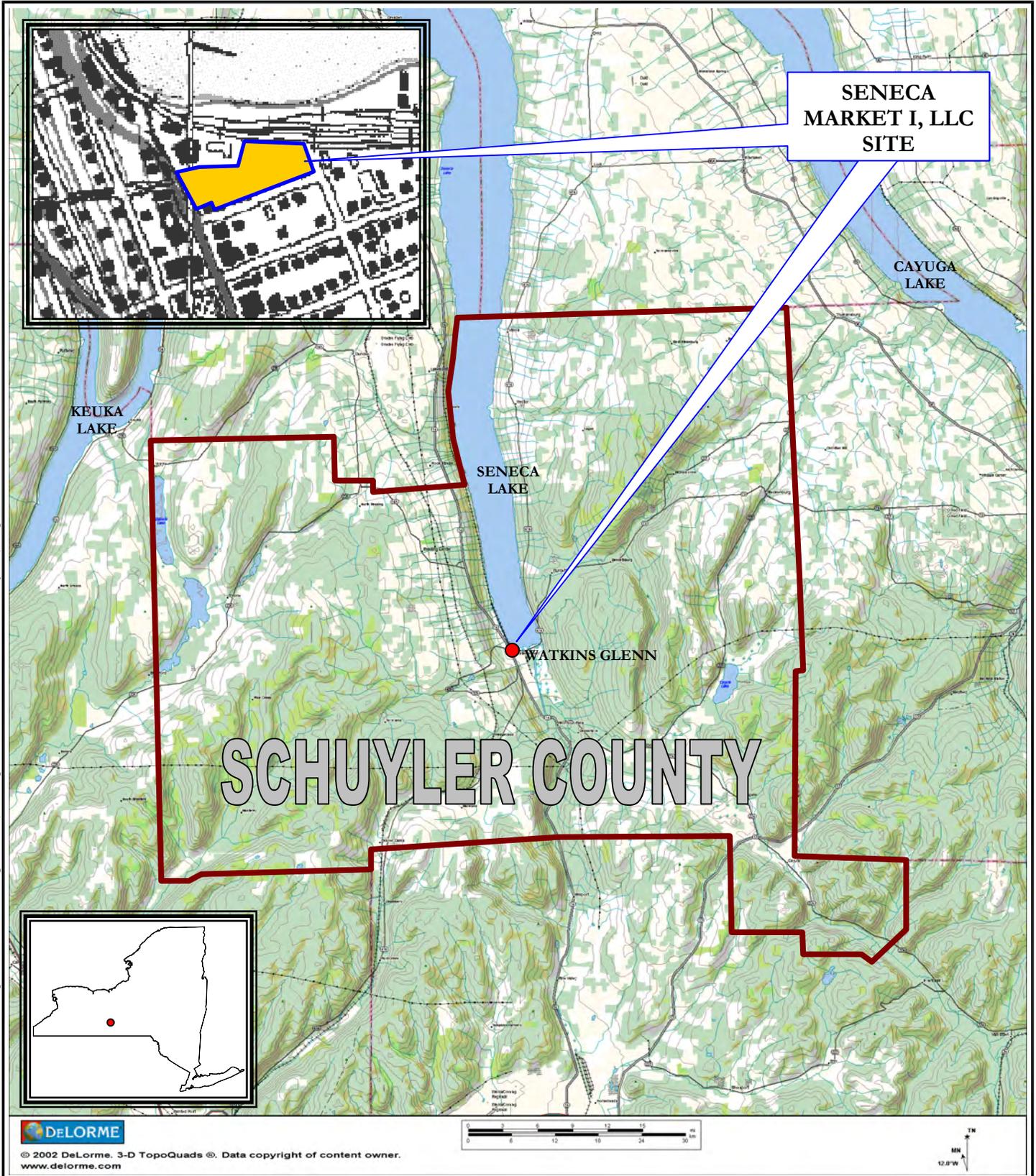
Ms. Maureen Schuck
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Press Related Inquiries

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If you know someone who would like to be added to the project mailing 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.

FIGURE 1



FILEPATH:\cad\benchmark\krog\seneca harbor hotel - watkins glenn\remedial design work plan\figure 1\ site location and vicinity map.dwg



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SITE LOCATION AND VICINITY MAP

BCP - REMEDIAL DESIGN WORK PLAN

SENECA MARKET I, LLC SITE
VILLAGE OF WATKINS GLEN, NEW YORK

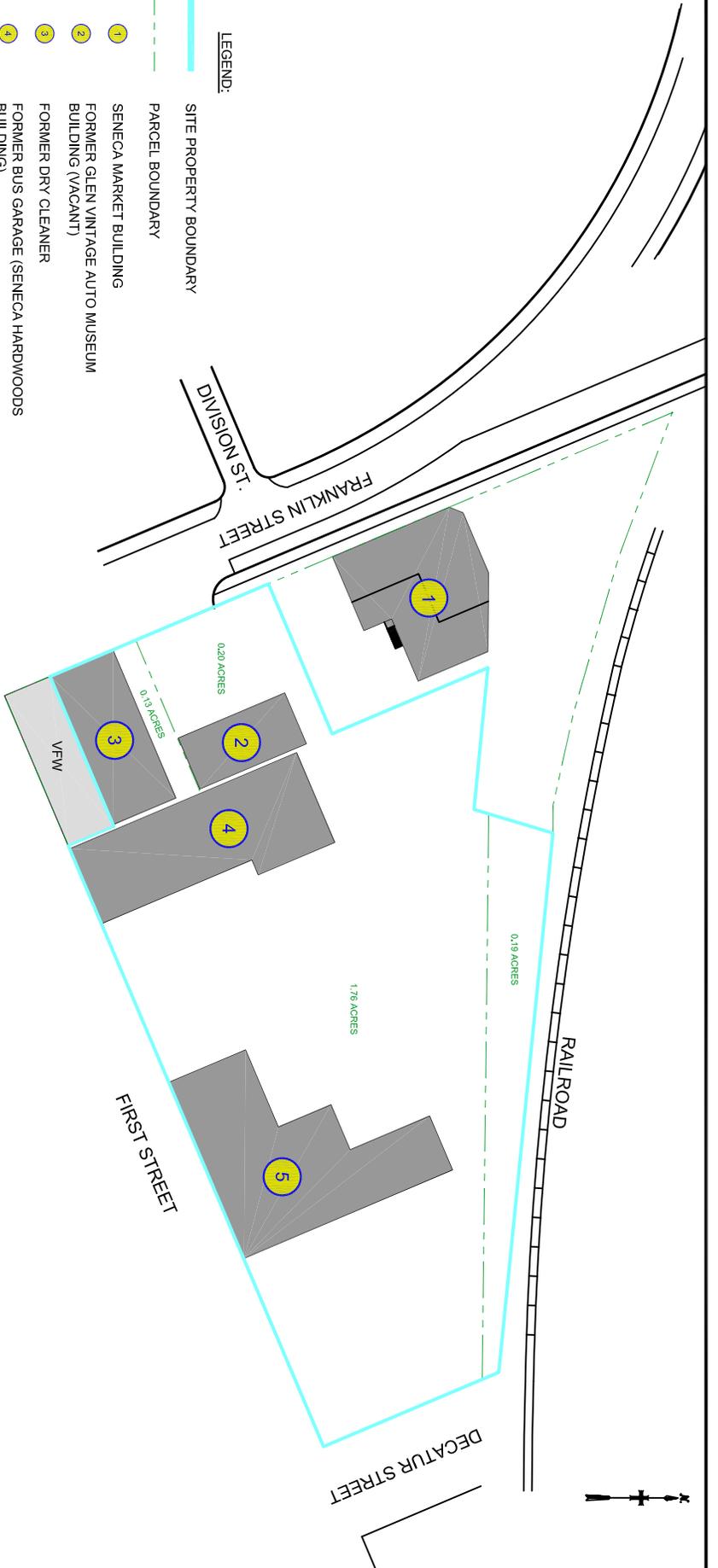
PREPARED FOR
SENECA MARKET I, LLC

PROJECT NO.: 0092-002-100

DATE: DECEMBER 2005

DRAFTED BY: BCH

- LEGEND:**
-  SITE PROPERTY BOUNDARY
 -  PARCEL BOUNDARY
 -  1 SENECA MARKET BUILDING
 -  2 FORMER GLEN VINTAGE AUTO MUSEUM BUILDING (VACANT)
 -  3 FORMER DRY CLEANER
 -  4 FORMER BUS GARAGE (SENECA HARDWOODS BUILDING)
 -  5 REPUTED FORMER WELCH'S GRAPE FACILITY FOUNDATION



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PROJECT NO.: 0092-002-100

DATE: APRIL 2006

DRAFTED BY: THF

SITE PLAN

BROWNFIELD CLEANUP PROGRAM - COMMUNITY FACT SHEET
SENECA MARKET I, LLC SITE
VILLAGE OF WATKINS GLEN, NEW YORK

PREPARED FOR
SENECA MARKET I, LLC & SENECA MARKET II, LLC