



FACT SHEET

Brownfield Cleanup Program

*Receive site fact sheets by *email*. See **For More Information** to learn how.

Site Name: Allegany Bitumens Belmont Asphalt Plant

December 2012

DEC Site #: C902019

Site Address: 5392 State Route 19 N; Belmont, NY

Allegany Bitumens Update: DEC Certifies Cleanup Requirements Achieved at Brownfield Site



Before remediation: Allegany Bitumens site pre-remediation



After remediation: Allegany Bitumens site after remediation

Allegany Bitumens By the Numbers:

Brownfield Numbers:

- 5.4** acres – size of site
- 135** tons – concrete removed from the site
- 2,910** tons – contaminated soil removed from the site
- 47,500** gallons – contaminated groundwater treated

New York State Department of Environmental Conservation (DEC) has determined the cleanup requirements to address contamination related to the Allegany Bitumens Belmont Asphalt Plant (“site”) located at 5392 State Route 19 N, Belmont, Allegany County under New York State's Brownfield Cleanup Program have been or will be met. Please see **Site Location** for the map.

The cleanup activities were performed by Blades Holding Co. Inc. with oversight provided by DEC. DEC has issued a Certificate of Completion regarding the site. A copy of the Notice of the Certificate of Completion is available at the locations identified below under **Where to Find Information**.

Institutional and Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. 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.

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

- Ground Water Use Restriction



Before remediation: Allegany Bitumens site pre-demolition



After remediation: Allegany Bitumens site after

- Soil Management Plan
- Land Use Restriction
- Groundwater Monitoring Plan

The following engineering control may be necessary at the site if future buildings are constructed:

- Vapor Mitigation

Next Steps

DEC issued the Certificate of Completion to the applicant based on review and approval of a Final Engineering Report. The Final Engineering Report includes:

1. A description of the cleanup activities completed;
2. Certification that cleanup requirements have been or will be achieved for the site;
3. A description of any institutional/engineering controls to be used; and
4. A certification that a site management plan for any engineering controls used at the site has been approved by DEC.

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 agreement with DEC.

Background

Location

The former Allegany Bitumens, Inc. and A.L. Blades and Sons, Inc. Belmont Asphalt Plant Site is located in an rural area at 5392 State Route 19 in the Town of Amity, Allegany County. The southern limits of the site are at the intersection of Friendship Hill Road (aka Tuckers Corner

Allegany Bitumens Site Timeline:

1960
Site constructed

Until 2005
Site used to manufacture asphalt

2009
December: Phase I Environmental Site Assessment (ESA) conducted by Stantec

2010
January: Phase II ESA field work conducted
October 12: Brownfield Cleanup Agreement signed by DEC

2011 – 2012
Remedial actions taken



Before remediation: Allegheny Bitumens site pre-demolition



After remediation: Allegheny Bitumens site after

Road) and Route 19. The Village of Belmont is located approximately one-half mile southeast of the property.

Site Features

The main site features included a soil berm along the north and easterly property line and a raw materials gravel stockpile along the westerly edge and towards the center of the property. Tucker's Creek is located along the eastern property line. Areas in the northeast corner of the property and along the slope to Tucker's Creek are heavily wooded.

Current Zoning

The 5.4 acre site is not zoned and is currently inactive. The surrounding parcels are currently used for agricultural fields and farms. The nearest residential areas are 0.25 miles, and closest public water supply wells are approximately 1600 ft east of the northeast corner of the site.

Historical Use

Until 2005 the site was used to manufacture asphalt. Prior uses that appear to have led to site contamination include an on-site laboratory, where trichloroethylene (TCE) was used as a solvent per a DOT test specification for asphalt. The plant was constructed circa 1960. Prior to that, the property was undeveloped.

A Phase I ESA was conducted in December 2009 in connection with real estate due diligence activities which documented TCE usage in, and storage at, the laboratory building, and was considered to be a "recognized environmental condition". Further investigation was recommended to evaluate the potential that a historic TCE release occurred.

A Phase II ESA conducted in December 2009 confirmed the presence of TCE and related chlorinated volatile organic compounds (CVOCs) above DEC's soil cleanup objectives (SCOs) for protection of groundwater and NYS groundwater standards in the vicinity of the former laboratory building.

Site Geology and Hydrogeology

The site is underlain by varying thicknesses of fill overlying a few to several feet of yellowish brown silts, fine grained sands and gravels. Below this are alternating layers of gray to brownish gray clayey silt, fine grained sand and silty clay.



Before remediation: Allegheny Bitumens site pre-demolition



After remediation: Allegheny Bitumens site after

Approximately one third of the site contained an aggregate stockpile (crushed stone and gravel products in varying grain size) overlying native soils. This material was excess raw materials from a NYS DOT approved source which was stored on site but was never used in the production of asphalt.

The shallow groundwater at the site and just north was found to occur within 0-15 feet below ground surface. The shallow groundwater flow is generally north to northeast in the northern portion of the site and east southeast in the southern portion of the site.

Additional Websites

Additional site details, including environmental and health assessment summaries, are available on DEC's website at: <http://www.dec.ny.gov/chemical/73976.html> and <http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progn=C902019>

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

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. DEC 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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Where to Find Information

Project documents are available at the following location to help the public stay informed. For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>.

Belmont Library & Historical

Society Free Library
Attn: Ms Carrie Jeffords
2 Willets Avenue
Belmont, NY 14813

Hours: Tues & Fri 1-7pm; Thurs 9am-1pm; Sat 1-5pm

Who to Contact

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

Project Related Questions:

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Site-Related Health Questions:

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Site-Development Questions:

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Site Location

