



# FACT SHEET

## Environmental Restoration Program

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Site Name: Ithaca Falls Overlook  
DEC Site #: E755018  
Site Address: 125 Lake Street  
Ithaca, NY 14850

June 2012

### Investigation to Begin at Municipal Brownfield Site

City of Ithaca ("municipality") will soon begin a detailed environmental study at Ithaca Falls Overlook ("site") located at 125 Lake Street, Ithaca, Tompkins 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."

**Environmental Restoration Program:** New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

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 ERP, visit:  
<http://www.dec.ny.gov/chemical/8444.html>

#### Investigation Work Plan

An investigation work plan, called a "Remedial Investigation Work Plan," was submitted to the New York State Department of Environmental Conservation (NYSDEC or Department) under New York's Environmental Restoration Program. The investigation will be performed by the City of Ithaca. The investigation will assess conditions on-site and, if appropriate, off-site.

#### Highlights of the 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; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

#### Next Steps

Based on the findings of the investigation, NYSDEC will determine whether cleanup or additional cleanup of site contamination is needed. If cleanup is necessary, the municipality will develop potential alternatives to clean up the site. When the municipality completes the site investigation and the analysis of alternatives, it will submit the results in a report called a "Remedial Investigation/Alternatives Analysis Report" for NYSDEC review.

NYSDEC will then develop a draft cleanup plan for the site, called a "Proposed Remedial Action Plan." This plan describes the remedy preferred by NYSDEC, or 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 and at a public meeting.

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

### **Background**

**Location:** The Ithaca Falls Overlook site is located at 125 Lake Street in the City of Ithaca, Tompkins County.

**Site Features:** The site includes an "island" area that is located between the Fall Creek gorge and a raceway, which was part of the former Ithaca Gun Company's water power canal. The site also includes a narrow north-south trending land corridor providing access from Lake Street to the island area (western accessway). The total site acreage is approximately 0.95 acres.

**Current Zoning/Use(s):** The site is currently inactive, and is zoned for commercial/industrial use. The surrounding parcels are currently used for a combination of public, residential, and commercial uses. The nearest residential area is across Lake Street to the south.

**Historical Use(s):** The site comprises the western and northern outlying portions of the former Ithaca Gun Company's property. The Ithaca Gun Company manufactured firearms at this property from 1885 until 1986. Prior to 1885, the factory was used to manufacture agricultural equipment. In 2002, buildings existing on the island area were removed and portions of soil on the site were excavated for offsite disposal. In some excavation areas, where necessary, clean topsoil/backfill material was added, and native vegetation was re-established. In addition, temporary erosion control measures were performed on the western slope of the island area.

**Site Geology and Hydrogeology:** The predominantly shale bedrock underlying the site is at or near the surface. Therefore, soil, where it exists, may range from only a few inches to a few feet thick. Greater thickness of soil may exist in portions of the western accessway. Depth to groundwater within the bedrock is likely greater than 20 feet below ground surface. Groundwater flow direction is generally to the west-northwest.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=E755018>

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

Tompkins County Public Library  
101 East Green Street  
Ithaca, NY 14850  
phone: 607-272-4557

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 State Rt. 11  
Kirkwood, NY 13794  
607-775-2545  
gwprisco@gw.dec.state.ny.us

Site-Related Health Questions

Justin Deming  
New York State Department of Health  
Flanigan Square 547 River Street  
Troy, NY 12180  
800-458-1158, (select option 6)  
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**

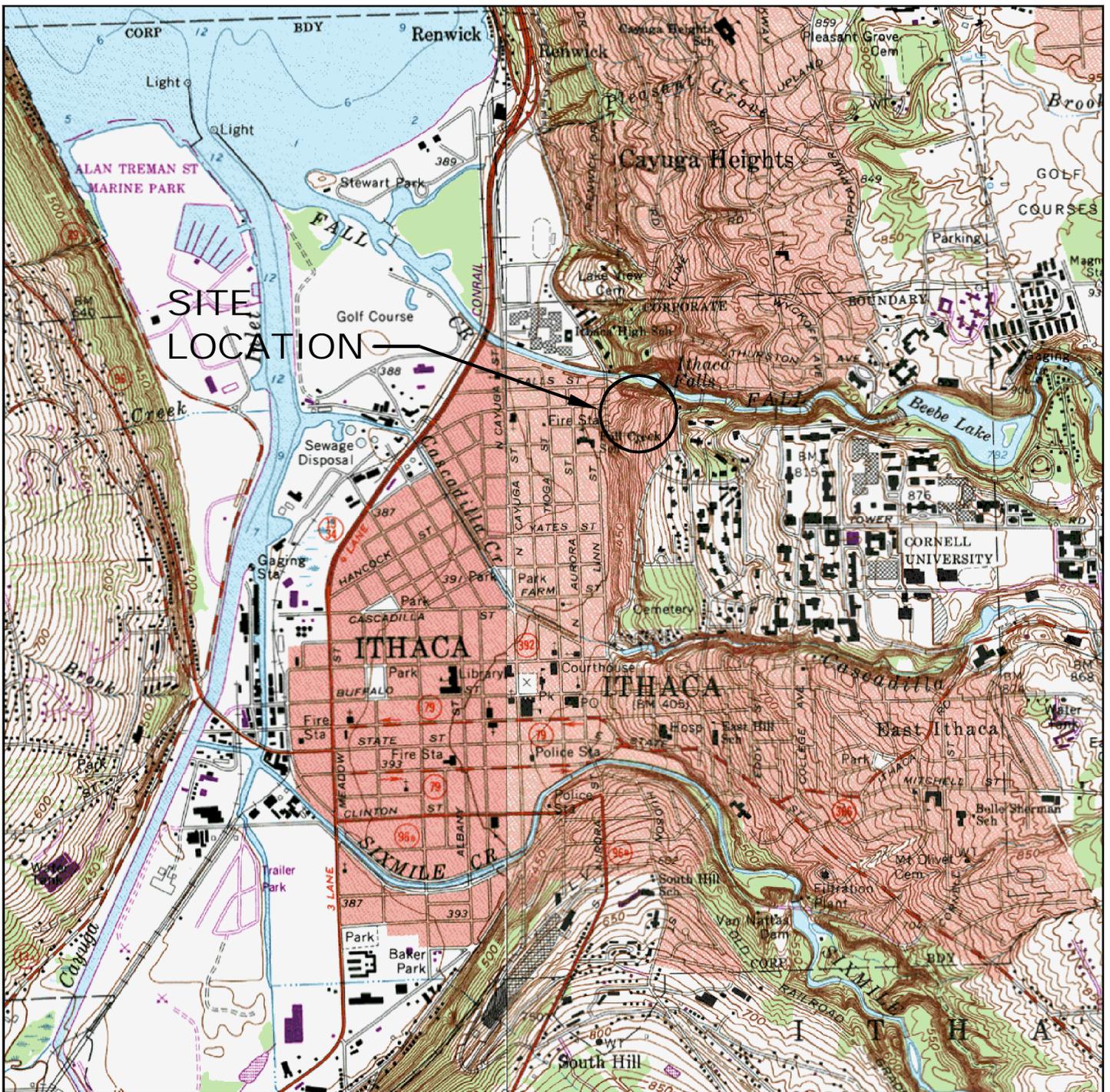
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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.

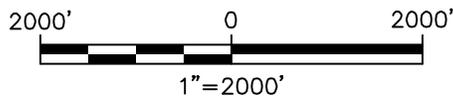
Note: Please disregard if you already have signed up and received this fact sheet electronically.



SOURCE: ITHACA EAST & ITHACA WEST, NEW YORK U.S.G.S. QUADRANGLE MAPS, DATE 1979.



QUADRANGLE LOCATION



ITHACA URBAN RENEWAL AGENCY  
 ITHACA FALLS OVERLOOK  
 ENVIRONMENTAL RESTORATION PROGRAM  
 SITE LOCATION PLAN

Figure Number

1

Project Number

1307.002.001

Date

OCTOBER, 2011

Scale

1" = 2000'

CITY OF ITHACA

TOMPKINS COUNTY, NEW YORK