



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Gateway Lofts
Supportive Apartments
31 Water Street
Jamestown, NY 14701

SITE No. C907046
NYSDEC REGION 9

September 2020

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

James Pendergast Library

509 Cherry Street
Jamestown, NY 14701
(716)484-7135

Who to Contact

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

Project-Related Questions

Damianos T. Skaros, Project Manager
NYSDEC
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Buffalo, New York 14203
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Project-Related Health Questions

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BEEI@Health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Gateway Lofts Supportive Apartments site ("site") located at 31 Water Street, Jamestown, Chautauqua County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for off-site migration of contaminants in the groundwater.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Investigation and Alternatives Analysis Report Action Work Plan (RI/AAR)" for 45 days, from **September 16 through October 30, 2020**.

- Access the Draft RI/AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C907046/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments on the draft Draft RI/AAR to the NYSDEC project manager listed under

Draft Remedial Work Plan: The proposed Restricted Residential remedy consists of:

- Excavation of the top two feet and/or to the depth of new development hardscape of impacted soil from the open areas external to the building and dispose material off-site at an approved landfill. Backfilling of the area with two feet of clean fill or hardscape.
- Collection of additional subsurface soil samples throughout the project boundaries in order to further delineate the presence of other sources of contamination or underground storage tanks (USTs).
- Installation of a sub-slab depressurization system within the building footprint, in order to mitigate vapors potentially entering the building.
- Excavation and removal of all USTs found within the site boundaries;
- Excavation and off-site disposal of an area of PCB contamination identified on the property, along the northeast perimeter of the site's building, where former transformers were located.

- Installation of an in situ (in place) groundwater treatment system along the northeast portion of the property to intercept contaminants from migrating offsite.
- Mitigate hazardous materials in building sections which will be demolished and/or renovated as part of the future development plans.
- Remove and properly dispose of any sediment found within the building's trenches and drains.
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Development and implementation of a Site Management Plan (SMP) and Environmental Easement to ensure proper use of the site remains.

The proposed remedy was developed by Southern Tier Environments for Living, Inc ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description: The site consists of 12 parcels encompassing a total of 6.11-acres, bordered by Water Street to the east and the Chadakoin River to the north and western portion of the site. The site is located in a traditionally industrial portion of the city with some residential and manufacturing/office buildings. The site is currently occupied by various operations/businesses including: a soup kitchen, archery, roller park, small business offices, consignment shop, and storage. Historically, the site was utilized for various industrial and manufacturing purposes, including furniture manufacturing, electroplating, rubber and cement tubing

manufacture, etc. Past operations at the site are documented to have utilized hazardous waste material compounds in their operations.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C907046) at:

<https://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are metals, polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs), and volatile organic compounds (VOCs), which are present site-wide in soil and groundwater.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:
<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

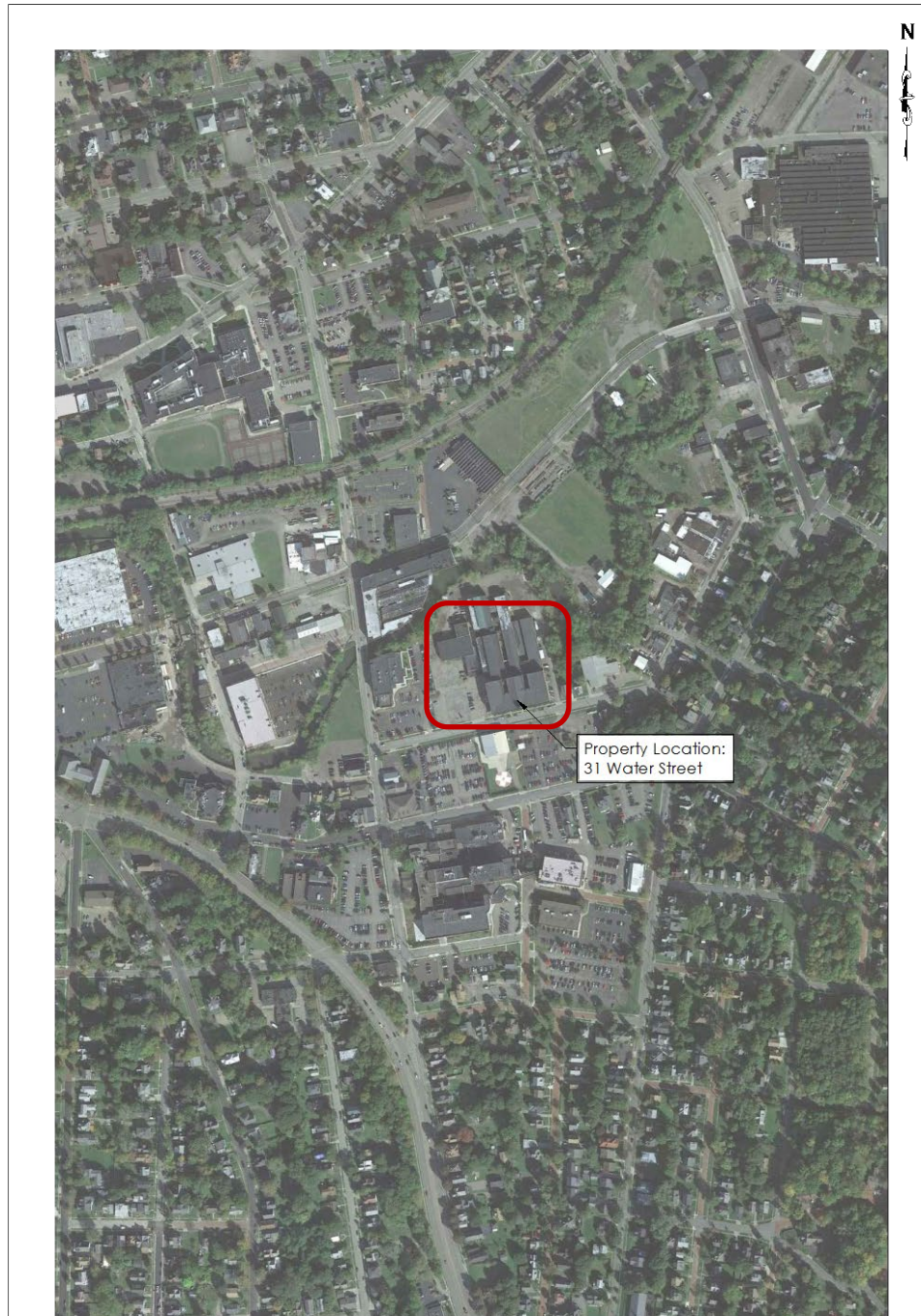
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



This report includes information from the following map sheet(s).



Figure 1 - Property Location Map

Gateway Lofts Apartments - 31 Water St.

3/11/2019

Jamesstown, NY

STEL, Inc.