



FACT SHEET

Voluntary Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Pennsylvania Lines LLC, Elmira 5th St Yard
DEC Site #: V00446
Address: Clemens Center Parkway
Elmira, NY 14901

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Voluntary Cleanup Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy in the draft Remedial Investigation / Remedial Analysis Report (RI/RAR) being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Pennsylvania Lines LLC, Elmira 5th St Yard ("site") located at East Fifth Street and Clemens Center Parkway in the City of Elmira, Chemung County. Please see the map for the site location.

The proposed **Excavation of Soils and Protective Cover Systems with Institutional and Engineering Controls** remedy was developed by Norfolk Southern Corp. ("volunteer") after performing a detailed investigation of the site under New York's Voluntary Cleanup Program (VCP).

This proposed remedy will require the implementation of Institutional Controls and Engineering Controls (ICs/ECs) in the form of a Deed Restriction and Site Management Plan to maintain a soil cover meeting restricted industrial soil cleanup objectives, groundwater use restrictions and enable vapor intrusion evaluation as redevelopment of the site occurs.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **August 26, 2016** through **October 10, 2016**. The draft RI/RAR containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed **Excavation of Soils and Protective Cover Systems with Institutional and Engineering Controls** remedy consists of:

A remedial design program to provide additional details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program.

Excavation and off-site disposal of arsenic, mercury and PCB impacted soils in addition to the installation of protective cover systems during the redevelopment of the property. Cover systems will include hard surfaces such as concrete, asphalt, and buildings in addition to a soil cover in undeveloped areas meeting quality standards for the contemplated restricted industrial use of the site.

Low level and diminishing concentrations of volatile organic compound (VOC) tetrachloroethene (PCE) in site groundwater will be monitored and potential impacts related to soil vapor intrusion will be evaluated when occupied building are redeveloped at the site.

Institutional Controls (ICs) in the form of a Deed Restriction will prohibit the use of groundwater and restrict future use of the site to industrial.

Engineering Controls (ECs) in the form of protective cover systems will be implemented as part of the remedy. A locked perimeter fence is an existing engineer control that will be maintained to prevent unauthorized access to the site until the remedy can be fully implemented.

A Site Management Plan (SMP) will be required to identify all ICs / ECs and provide provisions for the management of all ground intrusive activities that may encounter residually contaminated soils in addition to maintaining protective fencing, cover or mitigation systems. The SMP will also identify and provide provisions to monitor onsite groundwater quality and evaluate the potential for soil vapor intrusion which may result in the installation of mitigation systems in new occupied buildings and will require periodic reporting to the NYSDEC and certification that the remedy remains effective, and protective of public health and the environment for the intended use of the property.

The NYSDEC and New York State Department of Health (NYSDOH) agree that the successful implementation this remedy is protective of human health and the environment.

Summary of the Investigation

More than 300 soil samples were analyzed and 17 groundwater monitoring wells were sampled a minimum of 2 times at this 13 acre site. Elevated levels of arsenic, mercury and PCB in site soils were found on-site and will require excavation and disposal. A small area of arsenic impacted soil was found on an adjacent commercial property to the east of the site will require excavation and disposal. Groundwater is slightly above groundwater standards for PCE, groundwater is not being used for drinking at the site. The source of the contamination was not determined, however the low level and diminishing concentration of PCE in groundwater is expected to continue and remain within the boundaries of the site. Because the site was vacant during the investigation, exposure to contaminated vapors that may be caused by groundwater contamination was not evaluated however it will be evaluated when new occupied buildings are constructed.

Based on the findings of the investigation, NYSDEC, in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health and the environment.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RI/RAR and ultimately issue a final Decision Document. The NYSDOH must also concur with the final remedy. The final RI/RAR (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) will 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 remedial design and cleanup of the site.

Background

Location: The Pennsylvania Lines LLC, Elmira 5th St. Yard Site is located at 152 East Fifth Street, in an urban portion of Chemung County, New York and occupies Tax Parcels 89.15-4-1.11.

Site Features: The majority of the 13-acre site is vacant and secured with a locked fence. All above ground buildings and structures have been razed and underground storage tanks have been removed. An operating Norfolk Southern rail line runs along the western property line outside the fenced area.

Current Zoning and Land Use: The site is located on the southwest quadrant of the Clemens Center Parkway and Fifth Street intersection and is zoned light industrial. Adjoining properties are similarly zoned with one minor section zoned Central Business District. The nearest multi-family residential areas are approximately 400' to the east and 500' to the west of the site. The area is serviced by a public water supply.

Past Use of the Site: The site is currently inactive and vacant but up until the early 1970s it was used for railroad storage and maintenance. The site once included a roundhouse, repair/machine/paint shops, warehouses, a coal storage area and a passenger depot. Prior to entering the Voluntary Cleanup Program (VCP) in 2002, preliminary investigations in 1996-97 discovered the presence of underground storage tanks (USTs), buried drums, solid wastes including railroad ties, scrap metal, tires, electrical components and switches. A 2001 cleanup effort at the site included excavation and removal for appropriate disposal of: two USTs with 63 gallons of heating oil and 330 tons of petroleum-impacted soil; two intact drums containing liquids exceeding hazardous waste threshold for lead; and a large quantity of scrap metal.

Site Geology and Hydrogeology:

The City of Elmira is built on a valley fill aquifer, which yields 50 to 500 gallons per minute. The aquifer typically consists of 10 feet to 60 feet of saturated sand and gravel. Groundwater is generally unconfined and regional groundwater flow in the Elmira area is generally to the southeast. Based on water levels measured in 1997 and 2005, the depth to groundwater on the Site ranges from approximately 16 to 29 feet below ground surface (bgs). Water levels in on-site monitoring wells indicate that shallow groundwater flow direction is generally to the east-southeast with a saturated thickness of approximately 40 feet.

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit: <http://www.dec.ny.gov/chemical/8442.html>

FOR MORE INFORMATION

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&prognos=V00446>

Where to Find Information

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

Steele Memorial Library
101 East Church Street
Elmira, NY 14901
phone: 607-733-9173

NYSDEC Region 8 Headquarters
6274 East Avon-Lima Road
Avon, NY 14414
phone: 585 226-5480

Who to Contact

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

Project Related Questions

Timothy A. Schneider, Project Manager
NYS Department of Environmental
Conservation
6274 East Avon-Lima Road
Avon, NY 14414
(585) 226-5480
timothy.schneider@dec.ny.gov

Site-Related Health Questions

Ms. Julia Kenney, Project Manager
NYS Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower, Room 1787
(518) 402-7860
bee@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.

***ATTENTION* All Future Fact Sheets will be sent by Email**

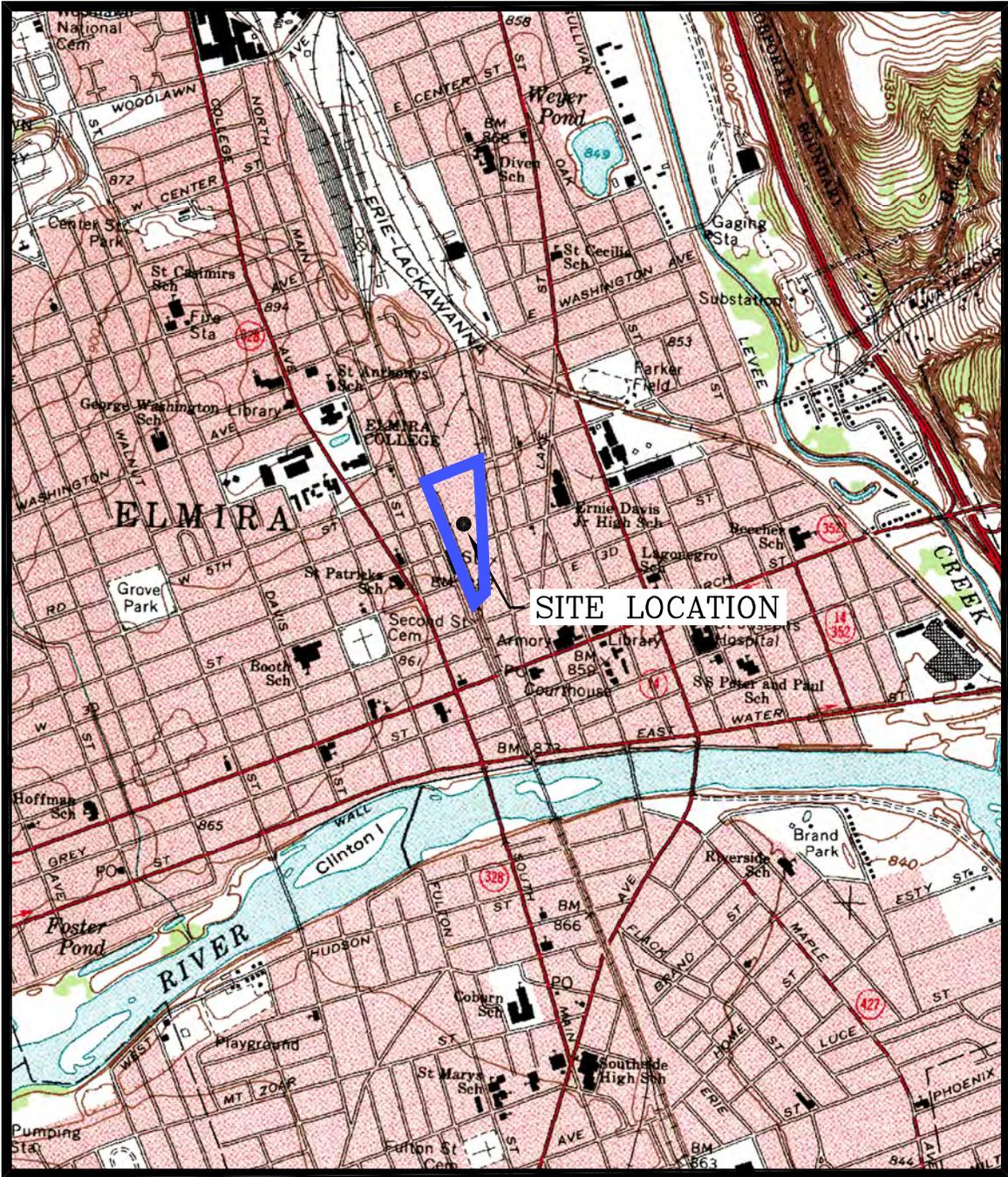
Please see the cover sheet of this mailing for more information

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.

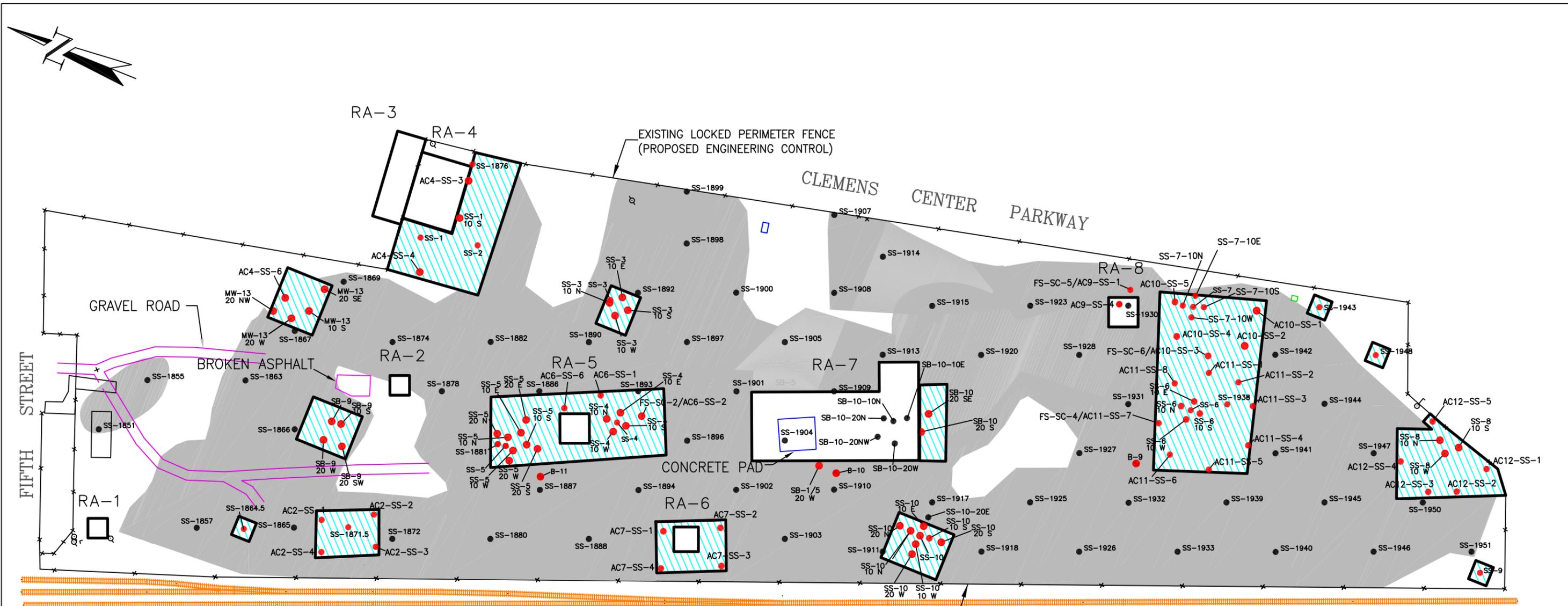
NORFOLK SOUTHERN FIFTH STREET YARD
ELMIRA, NEW YORK



SCALE 1"=2000'

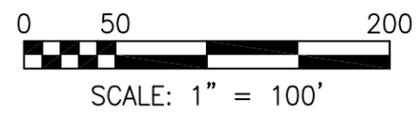
U.S.G.S. 7.5 MINUTE QUADRANGLE
ELMIRA, NEW YORK

LOCATION MAP



- LEGEND**
- ARSENIC SOIL SAMPLE EXCEEDING 16 MG/KG
 - BENZO(A)PYRENE SOIL SAMPLE EXCEEDING 1.1 MG/KG
 - RA-REMEDIAL AREAS
 - ▨ COVER SYSTEM FOR ARSENIC CONCENTRATIONS EXCEEDING 16 MG/KG
 - ▩ COVER SYSTEM FOR BENZO(A)PYRENE CONCENTRATIONS EXCEEDING 1.1 MG/KG

NOTE: SAMPLES SS-1876 AND SS-1881 EXCEED THE STANDARD FOR ARSENIC AND BENZO(A)PYRENE



AREAS REQUIRING COVER SYSTEM

FIFTH STREET YARD
 REMEDIAL INVESTIGATION/REMEDIAL
 ALTERNATIVE REPORT
 ELMIRA, NEW YORK