



**Department of  
Environmental  
Conservation**

# **Brownfield Summit Case Study**

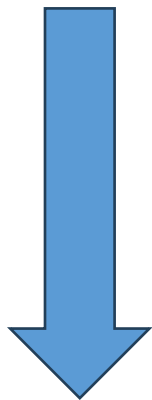
**Site No. C633084**

**Former Globe Woolen Mills, Utica (C), Oneida County**

**April 2024  
Kelly Hale**

# Overall Project Timeline

2017



2018

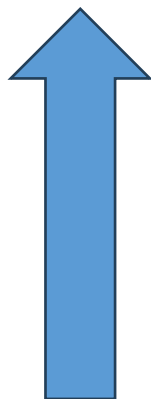
June:  
Submit Brownfield  
Cleanup Program  
(BCP) application

July:  
Revised BCP  
application received  
and approved

October:  
BCP Agreement  
Signed

March:  
Revised Final  
Remedial  
Investigation WP

2019



May:  
Remedial Actions  
began

March:  
Decision Document  
Executed

March:  
Significant Threat  
Determination  
Accepted

November:  
RI Report and  
Alternatives Analysis  
Report

2020

November:  
Site Management  
Plan and Final  
Engineering Report

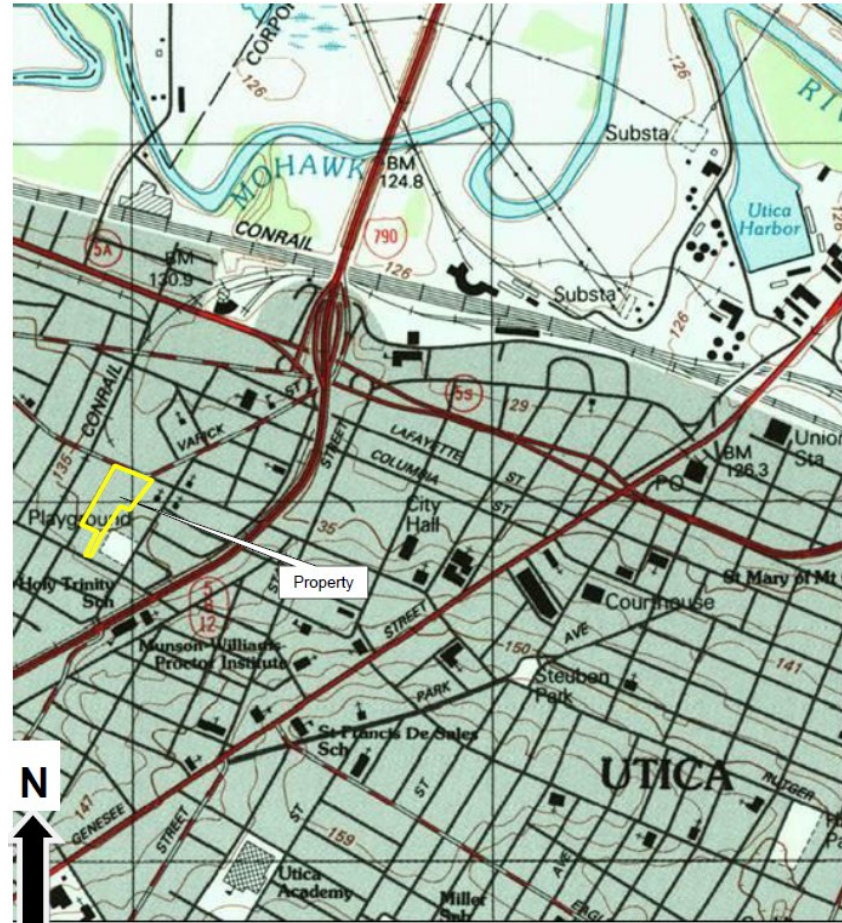
December:  
Certificate of  
Completion



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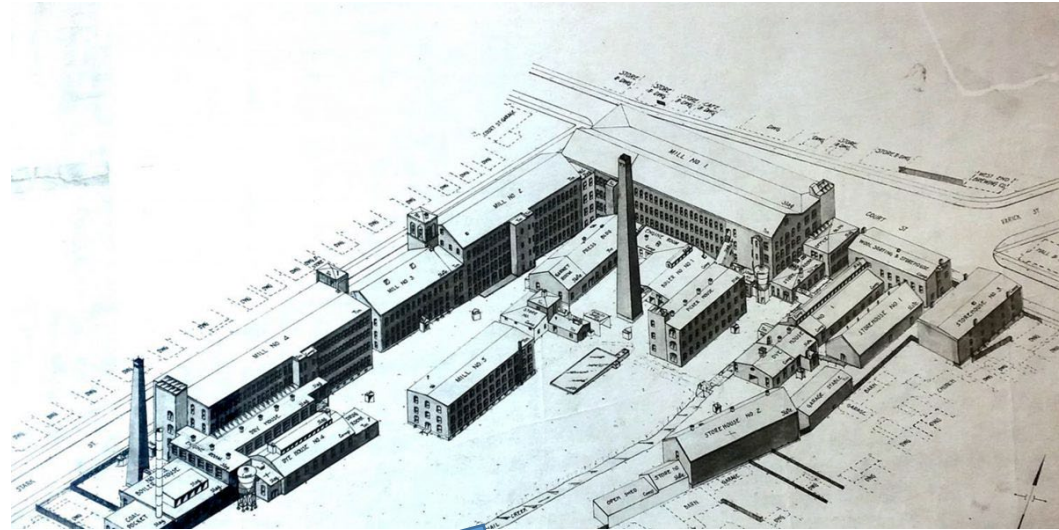
# Site Location & Description

- “Brewery District,” Utica, Oneida County
- Mixed-use neighborhood
- Multiple onsite buildings from former wool mill use
- Nail Creek, former settling pond
- Former UST



# Site History

- 1872 – 1953: Globe Woolen Company operated wool mill complex
- 1953 – 2018: Venture group, converted buildings for offices, college classrooms, and storage areas.
- 2018 – Future: Redevelop for mixed use, commercial space and apartments



Nail  
Creek

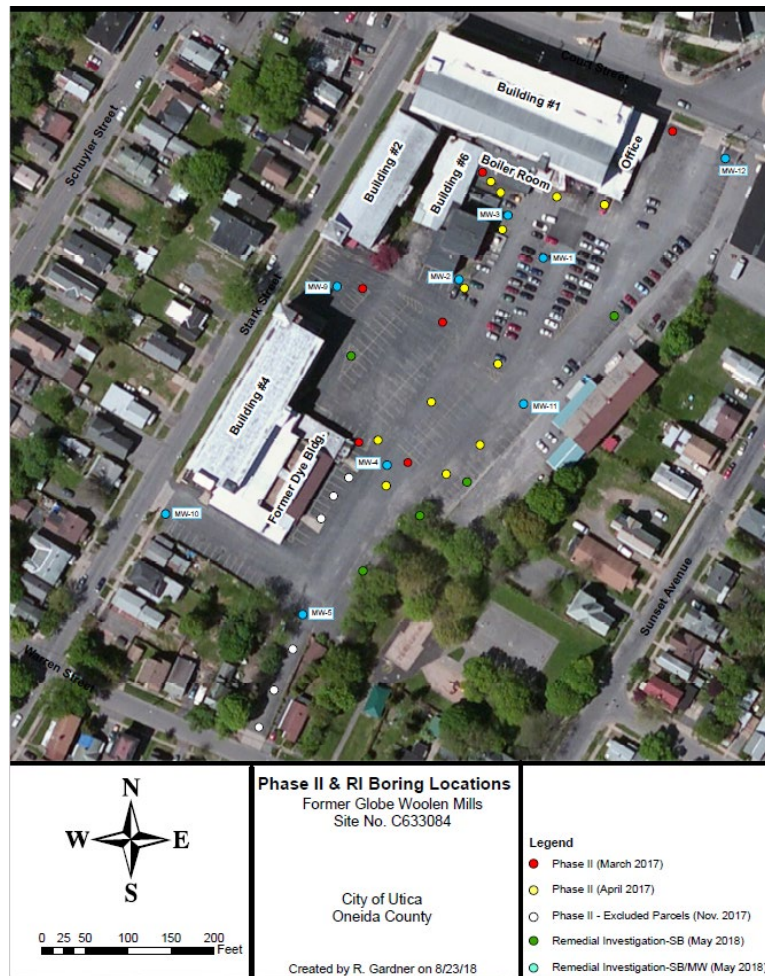


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# Nature and Extent of Contamination

Phase II (March & April 2017)  
 Remedial Investigation (May 2018)  
 Suppl. Investigation (Oct. 2018)

- 26 subsurface soil samples
- 17 surface soil samples
- 23 groundwater samples
- 5 subslab vapor samples
- 7 indoor air samples
- 1 outdoor air sample



# Nature and Extent of Contamination

- LNAPL identified in MW-3, located near former UST.
- Numerous SVOCS (mainly PAHs) detected in most soil samples primarily at depths 0-1 fbg across the site.
- Metals in vicinity of former settling pond.
- Phase II detected benzene (63 ug/l) in GW at TW-5. RI detected low levels VOCs and SVOCS, all below GW standards.
- TCE concentrations in SSSV and indoor air require mitigation in Bldg 1 and Office Bldg and monitoring in Bldg 6.



# Alternatives Analysis

- Alternative #1 – Track 4 Restricted Residential Remedy – Impacted soil removal with site-wide cover system and soil vapor mitigation and investigation under Buildings 1 and 6 and the Office Building.
- Alternative #2 – Track 2 Residential Remedy – Impacted soil removal to residential SCOs and soil vapor mitigation and investigation under Buildings 1 and 6 and the Office Building.
- Alternative #3 – Track 1 Unrestricted Use – Impacted soil removal to unrestricted use SCOs.



# Significant Threat Determination

- Concern over TCE concentrations in subslab and indoor air.
- Suppl. Investigation – *identify possible chlorinated source under bldg.*
- Onsite and offsite samples (*source of VOCs is not migrating offsite*)
- Applicant's proposed remedy includes installation of subslab depressurization systems in Buildings 1 and 6, and the Office Building.

SIGNIFICANT THREAT DETERMINATION WORKSHEET			
<input type="checkbox"/> State Superfund Program 6 NYCRR 375-2.7		<input checked="" type="checkbox"/> Brownfield Cleanup Program ECL 27-1411.1(c)	
Site Name: <u>Former Globe Woolen Mills</u>		Site ID No. <u>C633084</u>	
City/Town: <u>Utica(C)</u>		County: <u>Oneida</u>	
1. Has all available and relevant evidence regarding the Site been reviewed and the factors in 375-2.7(a)(3) considered?	<input checked="" type="checkbox"/> Yes (go to 2)	<input type="checkbox"/> No (stop)	<input type="checkbox"/> Unsure (stop)
2. Does Site contamination result in significant adverse impacts (375-2.7(a)(1)) to:			
a. species that are endangered, threatened, or of concern?	<input type="checkbox"/> Yes (go to b)	<input checked="" type="checkbox"/> No (go to b)	<input type="checkbox"/> Unsure (go to b)
b. protected streams, tidal/freshwater wetlands, or significant fish and wildlife habitat?	<input type="checkbox"/> Yes (go to c)	<input checked="" type="checkbox"/> No (go to c)	<input type="checkbox"/> Unsure (go to c)
c. flora or fauna from bioaccumulation or leads to a recommendation to limit consumption?	<input type="checkbox"/> Yes (go to d)	<input checked="" type="checkbox"/> No (go to d)	<input type="checkbox"/> Unsure (go to d)
d. fish, shellfish, crustacea, or wildlife from concentrations that cause adverse/chronic effects?	<input type="checkbox"/> Yes (go to e)	<input checked="" type="checkbox"/> No (go to e)	<input type="checkbox"/> Unsure (go to e)
e. the environment due to a fire, spill, explosion, or reaction that generates toxic gases, vapors, fumes, mists or dusts?	<input type="checkbox"/> Yes (go to f)	<input checked="" type="checkbox"/> No (go to f)	<input type="checkbox"/> Unsure (go to f)
f. areas where individuals or water supplies may be present and NYSDOH has determined there to be a significantly increased risk to public health (including from soil vapor)?	<input type="checkbox"/> Yes (go to 3)	<input checked="" type="checkbox"/> No (go to 3)	<input type="checkbox"/> Unsure (go to 3)
3. Does Site contamination result in significant environmental damage (375-2.7(a)(2))?	<input type="checkbox"/> Yes (go to 4)	<input checked="" type="checkbox"/> No (go to 4)	<input type="checkbox"/> Unsure (stop)
4. If any box in items 2 or 3 have been checked "Yes," the site presents a significant threat to public health or the environment; check here.	<input type="checkbox"/> Significant threat to: <input type="checkbox"/> Public Health <input type="checkbox"/> Environment		
5. If no boxes in items 2 or 3 have been checked "Yes," the site does not present a significant threat to public health or the environment; check here.	<input checked="" type="checkbox"/> Not a Significant Threat		
Rachel Gardner/Assistant Engineer Project Manager Name/Title (Print)	<i>Rachel Gardner</i> Project Manager Name (Signature)	<u>11/24/18</u> Date	
Peter Taylor/RHWRE Bureau Director/RHWRE Name/Title (Print)	<i>Peter Taylor</i> Bureau Director/RHWRE Name (Signature)	<u>11/24/18</u> Date	



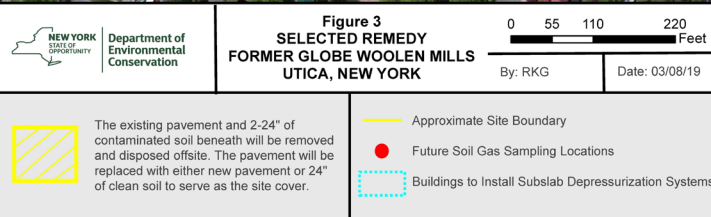
# Remedy

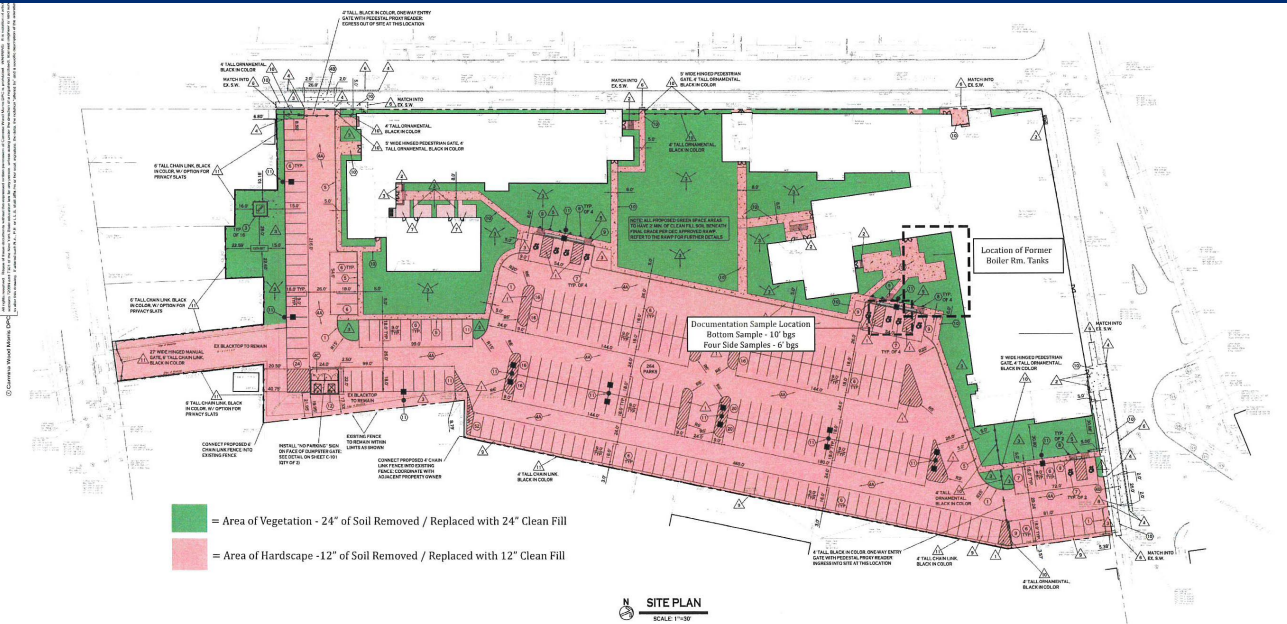
- Excavation of soils surrounding former UST-1.
- Excavation and offsite disposal of top 6” of soil across majority of site to allow for installation of new pavement, excavate to 2 feet in areas designated for greenspace.
- Installation of asphalt pavement to serve as site cover or 24” of clean soil to meet restricted residential SCOs.
- Installation of subslab depressurization systems in Buildings 1, 2, 4, and 6 and the Office Building.
- Institutional controls with a site management plan.



# Remedial Actions

- Soil excavated: 7,490.35 tons
- Old pavement removed
- Boiler room demolition
- AST removal
- NAPL pumped: 509 gallons
- SSDS installed





**EXCAVATION NOTE:** AT LOWEST ELEVATION OF ALL EXCAVATION AREAS A DEMARCATION FABRIC WAS PLACED ACROSS THE ENTIRETY PRIOR TO PLACEMENT OF NEW CLEAN FILL OR HARDSCAPE

**FORMER TANK SAMPLE LOCATIONS**  
SCALE N.T.S.

**SITE LEGEND**

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED BIENNALE / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FEATURE
- PROPOSED LIGHT POLE W/ DOUBLE FEATURE
- PROPOSED WALL MOUNTED FEATURE

NOTE: BOUNDARY AND PROPOSING INFORMATION PROVIDED FOR GENERAL INFORMATION ONLY. ASSAULTS NO RESPONSIBILITY FOR ACCURACY.



# Thank You

**Kelly Hale, I.G.**

(she/her/hers)

Assistant Geologist

Environmental Remediation

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Environmental Conservation**

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