



CITY OF WATERTOWN, NEW YORK

ROOM 302, MUNICIPAL BUILDING
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
(315) 785-7730
FAX (315) 782-9014

MARY CORRIVEAU
CITY MANAGER

1. Application Identification

City of Watertown
245 Washington Street, Room 302
Watertown, NY 13601

2. DUNS Number

071600076

3. Funding Requested:

- a.) Grant Type: EPA Brownfield Cleanup
- b.) Federal Funds Requested: \$200,000.00; The City is not requesting a waiver for the site-specific proposal.
- c.) Contamination: Both (Hazardous Substances:\$120,000 and Petroleum:\$80,000)
- d.) Site-Specific

4. Location

Watertown, Jefferson County, New York

5. Property Name

Sewall's Island
Pearl Street
Watertown, New York 13601

6. Contacts

a.) Project Director
Ken Mix
Planning & Community Development Coordinator
City of Watertown
245 Washington Street
Watertown, NY 13601
Tel: (315) 785-7730
Fax: (315) 782-9014

b.) Chief Executive
Mary Corriveau, City Manager

City of Watertown
245 Washington Street, Room 302
Watertown, NY 13601

7. Date Submitted

October 15, 2010

8. Project Period

The cleanup phase of the Sewall's Island project is scheduled to begin on or about February 1, 2011 and is anticipated to be completed on or about January 31, 2013.

9. Population

City of Watertown 29,403 (U.S. Census Bureau)

**City of Watertown, New York
EPA Brownfield Cleanup Grant Proposal
Sewall's Island Site**

1. Applicant Eligibility

a. Eligible Entity

The City of Watertown is an incorporated general purpose unit of local government in New York State as defined in 40 CFR Part 31.3.

b. Site Ownership

The City of Watertown is the sole owner of Sewall's Island. The City took site ownership on April 27, 2007.

2. Letter from the State or Tribal Environmental Authority

An acknowledgment letter from Ms. Donna Weigel, Director of the Bureau of Program Management for the New York State Department of Environmental Conservation (NYSDEC) is attached.

3. Site Eligibility and Property Ownership Eligibility

a. Basic Site Information

3.a (a) Name of the Site: Sewall's Island

3.a (b) Address of the Site: 400 Pearl Street Watertown, New York 13601 (See Location Map, Figure 1)

3.a (c) Current owner of the Site: City of Watertown

3.a. (d) If not the current owner: NA

3.b Status and History of Contamination of the Site

3.b (a) Contamination: Predominant contamination is hazardous waste levels of RCRA metals and VOCs, Petroleum is also present

3.b (b) Operational History and current uses of the Site: The property consists of ten parcels covering approximately 25.46 acres and previously contained numerous buildings. All commercial buildings have been demolished and the majority of the construction demolition debris has been removed from the Site. Based on a review of environmental site assessments, City Street Directories, Sanborn Maps and interviews with past employees, the property's first developed use occurred in the early 1820s.

Pre-1853

The main Island property was owned by George Goulding from 1823 until approximately 1853, and operated as a foundry and machine shop until it was sold to Bagley & Sewall, founded 1853.

1853-1990

The property on the Island west of Pearl Street was used by Bagley & Sewall who produced engines, boilers, mowing machines, bench vices, rotary pumps, iron castings for sewing machines, and printing presses. The 1890 Sanborn Maps showed similar uses with the addition of Excelsior Carriage Company at the former Davis Sewing Machine Works and a portion of Remington Paper Company north of the Island off Water Street.

By 1949, Sanborn maps show Bagley & Sewall's expanded across most of the Island, with the southern part of the Island used for pulp, wood and paper piles and a coal company as a tenant on the northeast portion. Parcels south of the river were used for railroad tracks and parking, parcels north of the river were a coal and building supply company and a hydro power house for Bagley & Sewall's.

1990–Present

In 1990, the most recent Site owner, Black Clawson Company ceased production at the property. Black Clawson began an environmental assessment and demolition of the Site buildings followed by an investigation of the Island.

3.b (c) Environmental concerns, if known, at the Site: Based on the remedial investigation and research conducted at the site to date, three primary areas of contaminated soil and/or groundwater have been defined. These areas are described in the following subsections and are shown on the attached map (Figure 2).

PAOC 1 – This area is located on the Island southwest of the rail bed, essentially the entire tax parcel 4-12-103.001, which is slightly larger than 2 acres in size. This area was historically used as a landfill for the Bagley & Sewall operations. The majority of the landfill is composed of foundry sand. Drums containing hazardous waste have been identified and prepared for disposal. The presence of additional drums in this area is indicated by geophysical mapping and visual observations along the northern bank of the south fork of the river at this location.

PAOC 2 – This area of the Site is located along the north bank of the south branch of the river immediately east of Pearl Street. PAOC2 is the site of a variety of historic industrial uses and is impacted by and petroleum spills. VOC contamination in groundwater was found here. Non-aqueous phase liquids (NAPLs) are observed to be leaching directly into the Black River at this location. NYSDEC has assigned Spill # 9810485 to track the presence of contamination in this area. A second spill, NYSDEC #0403745 was recorded as a result of contamination found during reconstruction of the adjacent Pearl Street roadway in 2004. Grant funds will be used to remediate soil and groundwater contamination in this area of the Site.

PAOC 3 – This area of the Site is located off the island to the north. Substantially elevated levels of mercury were observed at a depth of 5 feet bgs, that exceeded applicable site cleanup objectives (SCOs). Remedial efforts have successfully removed all mercury-contaminated soils from this area of the site as evidenced by confirmatory sampling and testing.

Remedial Investigation

Remedial investigation activities at the Site were conducted between fall of 2007 and winter of 2010 and were completed concurrently with IRM efforts to the extent possible. All activities were completed with NYSDEC and NYSDOH approval and oversight. A summary of findings is provided below.

PAOC1: Investigations in the landfill area (PAOC1) identified fill materials up to 30 feet deep. Groundwater contamination at levels exceed applicable standards was not detected within PAOC1. Waste drums were uncovered during interim remedial measures (IRM) efforts in this

area containing gasoline, lube oil and mineral spirits. Analytical results on the drums recovered during this process indicated the presence of hazardous waste concentrations of chromium mercury and lead, TCE. PAOC1 is planned for complete remediation under this Grant.

PAOC2: Six VOCs were detected at MW-2S located within PAOC2. Other groundwater contaminants of concern were not identified above applicable standards within PAOC2. VOC contamination detected at MW-2S is a result of a historical oil and fluids spillage in this area. Evidence of this spill was also observed in the adjacent soil borings and test pits. Evidence of past spills can also be observed as a NAPL seep on the northern river bank at this location. VOC contamination and NAPL in soils and shallow groundwater in the vicinity of MW-2S is one of the subjects of remediation planned under the present grant application.

PAOC3: Remedial investigation at PAOC3 indicated the presence of mercury in surface and subsurface soils. Elevated mercury concentrations were detected in this area of the Site. PAOC3 was successfully remediated under the ERP in December 2009 as evidenced by confirmatory sampling.

Remedial Activities Conducted To Date: Remedial activities conducted on site to date have included the following:

- Excavation and disposal of 570.65 tons of mercury contaminated soil from PAOC3
- Excavation, staging and sampling of approximately 40 tons of petroleum and solvent contaminated soil (pending disposal) from PAOC1
- Generation of fourteen (14) drums, seven (7) of which contain hazardous waste (pending disposal)
- Generation of approximately 20 gallons of petroleum/groundwater mixture from Total Fluids Extraction (TFE) pilot test in PAOC2

Information obtained from the remedial investigation and IRM efforts indicates that PAOC1 and PAOC2 require additional remediation. Our projected cleanup plan is discussed in detail in Section 2 a. (ii) of the Ranking Criteria portion of this application.

3.b (d) How the Site became contaminated ...nature of contamination: Contamination is related to many years of industrial operations that occurred on Sewall's Island. Known operations include: iron, steel, copper, brass and aluminum casting; pulp grinding; machining; painting; sanding; and paper milling. These operations included the use of fuels such as coal, coke and fuel oil to fire foundry furnaces and facility boilers. According to an environmental report dated November 2001, the facility used a variety of chemicals including sodium hydroxide, solvents, resins, paints, fuels, transformer fluids, oils and cleaning materials.

3.c Sites ineligible for Funding. Affirm the Site is:

3.c (a) not listed or proposed for listing on the NPL: The Sewall's Island Site is not currently listed or proposed for listing on the National Priorities List.

3.c (b)... not subject to unilateral administrative orders: The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.

3.c (c)... not subject to the jurisdiction, custody, or control: The Site is not subject to the jurisdiction, custody, or control of the United States government.

3.d Sites requiring a Property-Specific Determination: The site is not subject to a planned or ongoing CERCLA removal action. A property-specific funding determination is not required.

3.e Environmental Assessment Required for cleanup proposals: Two Phase I Environmental Site Assessments have been completed on the subject site including:

- Phase I Environmental Site Assessment including subsurface sampling, GYMO, November, 2001
- Phase I Environmental Site Assessment, Lu Engineers, March, 2007

A Site Investigation & Remedial Report (GYMO, November 29, 2001) was also completed for the Black Clawson Company for four of the parcels located within the Site. Subsequent City of Watertown RI and IRM efforts (2007 through 2010) are documented in Section 3.b(c) above.

As mentioned in Section 3.b (b, c & d), the historical usage and disposal of hazardous materials and oil warranted additional removal of known source areas and evaluation of their impact on subsurface soils and groundwater. Based on the findings of these investigations it has been determined that remediation of PAOCs 1 and 2 is required. Details of the remediation plan are provided in Section 2.a (ii) of the Ranking Criteria portion of this Grant Application.

Property Ownership Eligibility

3.f Affirm that you are not potentially liable: The City of Watertown is not a potentially responsible party under CERCLA Section 107. The City acquired The Ste on April 27, 2007.

3.g Enforcement Actions. Identify known ongoing or anticipated environmental enforcement actions... There are no ongoing or planned environmental enforcement actions related to the Site. According to the NYSDEC there are currently no ongoing enforcement actions and the NYSDEC is not planning to initiate remedial actions at the Site.

3.h Information on Liability and Defense/Protections

3.h (i) Information on Property Acquisition: The property was obtained voluntarily by the City of Watertown through tax foreclosure. Prior to obtaining the property an Environmental Assessment was completed for the City as discussed in Section 3. h (iii). The Environmental Assessment documented baseline environmental conditions at the site.

3.h (ii) Timing of Hazardous Substance Disposal: Any disposal/release of hazardous waste and petroleum products at the site occurred before the City acquired the property, and the City has not caused or contributed to any release since their ownership. The City did not at any time arrange for the disposal of hazardous substances or petroleum at the site or transport hazardous substances or petroleum to the site.

3.h (iii) Pre-purchase Inquiry: Prior to acquiring the property in April 2007, the City performed a site assessment of the property, its prior ownership and operations, and environmental concerns. As indicated in Section 3.e, a Phase I Environmental Site Assessment

(pursuant to ASTM E1527) was completed for the City by Lu Engineers, a full service professional environmental consultant.

3.h (iv) Post-Acquisition Uses: Since the City took site ownership in April 2007; the property has remained vacant and unused.

3.h (v) Continuing Obligations. Describe in detail the specific appropriate care...reasonable steps to: The City of Watertown has exercised appropriate care since acquiring the site to stop and prevent future releases of hazardous substances and petroleum products and prevent or limit exposures by completing several environmental investigations and contaminant removal projects. Since taking ownership several phases of investigation and interim remedial measures have been completed to identify and alleviate environmental concerns relating to the property. These steps are defined in detail in Section 3.b(c). These activities have taken place with full disclosure to the NYSDEC. The City has worked closely with local groups/associations to assist with site security and identify potential future site uses.

Please confirm your commitment to...The City of Watertown will comply with all land use restrictions and institutional controls including any future NYSDEC environmental easements. The City's building permit-based environmental institutional control system will also be used to control activities at the site. The City will provide assistance to and cooperate with the environmental consultant and contractors performing the cleanup as well as regulatory agencies and provide access to the property. The City will also provide all legally required notices and comply with all information requests and administrative subpoenas that may be issued in connection with the property.

i Petroleum Sites According to our EPA and NYSDEC contacts for this application (Lya Theodorados and Laurie Rizzo, respectively) New York State does not issue Petroleum Eligibility Letters. Therefore, a letter is not included with this cleanup grant application.

4. Cleanup Authority and Oversight Structure

4.a Describe how you will oversee the cleanup...

The City has entered into the Environmental Restoration Program with the NYSDEC Division of Hazardous Waste Remediation and performed all site investigation, interim remedial actions, and remedy selection activities to date under NYSDEC and NYSDOH oversight. All remedial activities will continue to be performed under their oversight of the NYSDEC. The City has assigned a senior staff person to oversee and manage the environmental firm selected to perform the remediation work. Remedial services will be performed through a professional services agreement, and will be procured using an advertised, open competitive selection process in accordance with NYS General Municipal Law and 40 CFR Part 31.36. The selected firm and agreement amount will be subject to Watertown City Council authorization. In accordance with standard City procedures, the City project manager will coordinate the review and approval process for the remedial action with the Jefferson County and NYSDOH and the NYSDEC. Citizen participation activities and involvement will be based on a NYSDEC-approved Citizen Participation Plan. The City project manager will carefully coordinate site reuse plans with remedial work plan development and site remediation activities.

4.b Cleanup response activities often impact adjacent... Access to or impacts associated with adjacent properties are not anticipated as part of this proposed cleanup effort. The fact that the Site is located on an island in the center of the Black River precludes detectable levels of offsite migration of Site contaminants. The eastern (upstream) end of the island is shared with Brookfield Power, Incorporated. Downgradient impacts to the subject Site from the Brookfield property are not anticipated.

5. Cost Share

5.a Demonstrate how you will meet the required cost share Our matching share for the grant will be in the form of services provided by the City of Watertown's Department of Public Works. These services will include site clearing, grubbing, heavy equipment operation, concrete demolition of slabs and logistical support. The current cleanup cost estimate is \$200,000. As a result, the City requires approximately \$40,000 in additional funds (above and beyond the Grant) to complete the cleanup. The NYSDEC ERP grant program currently does not have additional funds to grant to municipalities, therefore no additional NYS funding is available to the City of Watertown for this project. Therefore, the EPA grant is needed in order for the City to proceed with this project. The City's overall project share will exceed the required 20% cost share requirements for the proposed cleanup grant.

5.b If you are requesting a hardship waiver... The City is not requesting a hardship waiver.

6. Community Notification The City provided notice to the community about its cleanup grant proposal in several ways. On September 30 previously advertised in the Watertown Times newspaper, the City Planning Department offered the public an opportunity to discuss the proposed cleanup project, cleanup grant proposal, and provided an opportunity for comments. Information regarding this cleanup application is also being made available on the City of Watertown's web page: www.watertown-ny.gov for public review and comment. Substantive comments have not been received. Several previous public meetings, published newspaper and television interviews, telephone conversations and direct discussions and correspondence with community group leaders have also taken place. These outreach efforts included a tour of the project site attended by various interest groups in April 2010. A copy of representative elements of this public discourse on the City's cleanup plans and proposal, and support letters from involved community-based organizations are attached to this proposal.

V.B. Ranking Criteria for Cleanup Grants:

Community Need:

a.(i) Health, Welfare, and Environment: Like many American cities Watertown's industrial center grew fastest around its major waterway. In this case it was the Black River which became home to a variety of industries. Today there are over 100 potential Brownfield sites in the City of Watertown, New York. While these facilities were a major part of Watertown's growth, many of them are now abandoned leaving behind environmental concerns that hinder redevelopment. These sites are concentrated along the Black River that runs through the center of the City.

The historical presence of factories and now Brownfields along the Black River has contributed to pollution in the River. Although the river is cleaner than what it once was, the surge of recreation, such as kayaking, over recent years has increased the risks to the health and welfare of those who use the water.

With a high concentration of Brownfields located along the Black River the environmental impacts have been significant. The City has worked with the New York State Department of State (NYSDOS) to establish a Brownfield Opportunity Area for the Black River Corridor and has received funding under the program to identify and prioritize sites along the river for redevelopment. While this funding works very well for planning, it does not assist with actual investigation and cleanup. There is also no NYSDEC funding currently available in the state's Environmental Restoration Program.

The Sewall's Island site has been identified in numerous planning studies (Local Waterfront Revitalization Plan, Black River Whitewater & Trail Feasibility Study, and the Economic & Market Condition Analysis) conducted by the City as the anchor for potential redevelopment in the area. This site has already received EPA and NYSDEC funding for environmental assessment and that work has been completed. As part of the NYSDEC funding the City also implemented interim remedial measures (IRMs) at two areas designated for cleanup. There are two remaining areas that require cleanup and there are no remaining funds to complete that task.

EPA funding is necessary to clean up the last of the remaining contamination on the island. This will have an immediate impact on potential exposure to residents and tourist who use the waterway for recreation as known oil seeps have been observed leaking from the bedrock in this proposed cleanup area. When this contamination is removed, it will pave the way for the site to be developed into a world class water recreation facility that will attract whitewater rafting and kayak enthusiasts from all over the northeast.

Sensitive Population in the Targeted Community

According to the U.S. Census Bureau 2006-2008 American Community Survey 29,403 people lived in the City of Watertown, of which the percentages of people under the age of 5 and over the age of 65 combine for a total of 18.2% of the population.

AGE DISTRIBUTION PERCENTAGES			
	City of Watertown	Jefferson County	New York State
Under 5 years	7.6%	6.9%	6.2%
18 years and over	74.7%	75.5%	77.1%
65 years and over	11.0%	11.3%	13.2%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

RACE DISTRIBUTION PERCENTAGES			
	City of Watertown	Jefferson County	New York State
White	87.6%	88.5%	66.7%
Black	6.2%	4.9%	15.6%
Hispanic	3.8%	4.6%	16.4%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

Disproportionate Environmental Impact Data

According to the New York State Department of Health's County Assessment Health Indicators for Jefferson County, the asthma hospitalization rate for children under the age of 18 was 18.9 (per 10,000) from 2004-2006. This value is lower than the New York State rate of 31.5 (per 10,000). The assessment also shows a relatively high incidence of cancer in Jefferson County

compared to New York State averages. Early stage cancer diagnosis for breast cancer is 66%, higher than the state and national average of 63%. Cervical and Colorectal cancer diagnoses averaged 65% and 53% respectively, both of which surpass the state and national averages.

During the calendar year 2007, the total mortality rate for Jefferson County was 733.8 per 100,000 population (860 actual deaths). Of the total number of deaths, lung cancer, cerebrovascular disease, and heart disease accounted for 317 deaths. According to the Jefferson County Community Health Assessment, "leading indicators of mortality in Jefferson County mirror those of the state and nation".

Using 2000 census data on the City of Watertown, New York it is shown that there is a higher concentration of minorities and women of child bearing age in the census tracts where the concentration of Brownfields are high. It is also seen that there are a larger number of women of child bearing age (16-49) dwelling in the tracts with a high concentration of Brownfields.

There are 3,627 women or 25.7% of women living in the census tracts with a high concentration of Brownfields as opposed to 2,998 women or 23.9% of women living in the census tracts with a lower concentration of Brownfields. It is expected that the number of women and minorities have grown in numbers since the demographics of the City have changed greatly in the past eight years with expansion of Fort Drum and an increase of 20% to the population in that time period.

b (i) Financial Need: The median household income for the City of Watertown is far below county, state, and federal values.

Median Household Income Comparison			
City of Watertown	Jefferson County	New York State	United States
\$37,129	\$43,444	\$55,401	\$52,175

Source: U.S. Census Bureau, 2006-2008 American Community Survey

The rate of families living below the poverty level supersedes the rate at the county, state, and national levels.

Families Below Poverty Level			
City of Watertown	Jefferson County	New York State	United States
21%	13.2%	10.5%	9.6%

Source: U.S. Census Bureau, 2006-2008 American Community Survey

The unemployment rate for the City of Watertown is below the Jefferson County rate, but on par with the New York State rate, all of which are significantly below the national level of 9.5%.

Unemployment Rate (2nd Quarter 2010)			
City of Watertown	Jefferson County	New York State	United States
8.1%	8.6%	8.1 %	9.5%

Source: Bureau of Labor Statistics

From the population in the census tracts where there is a higher concentration of Brownfields there are 3,523 people or 24.9% of that population that fall below the poverty level and in the tracts where there is a low concentration of Brownfields there are only 1,450 people or 11.5% of that population that falls below the poverty level.

Currently in the state of New York the only available funding to a municipality is an EPA Brownfields Cleanup Grant. The New York State DEC and DOS offer Brownfield programs, however, the only one that is offered for municipalities as a cleanup grant is the Environmental Restoration Program (ERP) through the NYSDEC. Currently, due to the economy state wide this program, which consisted of non-competitive grant funding for the assessment and the cleanup of Brownfields no longer has funds available. Therefore, the City's only funding resource for Brownfield cleanup is through the EPA's Brownfield Cleanup Program.

2. Project Description and Feasibility of Success

2.a Project Description

2.a (i) Describe the project you are proposing to be funded under the grant. The proposed cleanup project represents one the final step toward returning the Sewall's Island Site to a viable City commercial/recreational property. With an open NYSDEC spill file (Spill # 9810485) remaining for the Site (PAOC2), a significant restriction to development will exist until remediation occurs. The continued leaching of NAPL into the south branch of the Black River represents an unmitigated exposure pathway to human health and the environment. In its present condition, the likelihood that additional solvent drums and wastes could be unearthed on the Site during future site work within PAOC1 needs to be addressed to help to ensure successful development. The continued presence of volatile organic compounds in the subsurface also represents a long-term potential vapor intrusion issue for the Site.

Environmental investigations completed to date have generally delineated the horizontal and vertical extent of on-site contamination. NAPL-contaminated groundwater and soil is the primary issue requiring remediation at PAOC2. The proposed cleanup plan (discussed below) will include a source removal for NAPL-contaminated soil and groundwater via total fluids extraction followed by polishing of residual contaminated groundwater with a direct oxygen injection and/or use of aqueous renewable materials for destruction of dissolved phase organic contamination and enhancement of microbial degradation.

Additional areas of the Site suspected of containing buried wastes (PAOC1) will be addressed by excavation and disposal of contaminated materials. Contaminated and hazardous wastes previously staged will also be disposed under the proposed cleanup. The proposed cleanup plan and its implementation will be approved by the NYSDEC and local Health Departments. While this approach will likely include at least one year's worth of groundwater monitoring, the site can be returned to beneficial use in a relatively rapid time frame.

2.a (ii) Describe the proposed cleanup plan...and potential end use for the Site.

PAOC1: The southern extent of PAOC1 (see Figure 2) will be remediated by excavation and segregation of drummed wastes and other contaminated materials. These materials, many of which are visible protruding from the river bank in this area, will be evaluated with respect to hazardous constituents. Materials currently staged on site as a result of excavation and remedial activities will be properly disposed of along with wastes resulting from the planned excavations described herein.

PAOC2: The proposed cleanup plan will include decontamination via total fluids extraction (TFE) of NAPL- contaminated soil/fill to the top of existing bedrock (approximately 11 feet) at PAOC2. This approach will also remove water above and within fractured bedrock in the area of the Site affected by NAPL to facilitate removal of contaminated liquids, removing the source of NAPL contamination on the project site. After source removal has been completed, an oxygen injection system will be installed to treat petroleum contaminated groundwater. Our technical approach to implementing this plan is discussed below.

Work Plan Preparation: The first step in this process is to develop a cleanup work plan that will be submitted for approval to the NYSDEC and local Health Departments. This plan will include a community participation plan, a health and safety plan, a community air monitoring plan and all necessary quality control parameters. It will also establish soil and groundwater cleanup objectives for the project. The plan and its implementation have been discussed with the NYSDEC, local citizens groups and associations and the feedback has all been positive. We anticipate approval of this plan as part of a stipulation agreement with the NYSDEC.

PAOC1: It is anticipated that source removal will include all of the area identified on Figure 2 to the top of bedrock (average of approximately 25 feet). Approximately 300 tons of contaminated soil will be removed and hauled to an approved landfill for disposal. Soils from the excavation that are clean (estimated 5,000 tons) will be removed, staged on-site, and reused for backfilling part of the excavation. Drums and other containers will be evaluated individually with respect to contents and the need to over-pack for transportation and disposal. USDOT/UN-approved containers will be used for all materials requiring offsite disposal. It is anticipated that up to an additional 20 drums and other containers will be excavated for disposal from this area of the Site. Excavation will be completed by an environmental construction contractor and will be overseen/inspected by a professional engineering consultant.

The engineering consultant will provide continuous perimeter and work zone air monitoring during all soil removal activities using a MiniRAE 2000 PID to ensure that workers and the public are not exposed to elevated concentrations of volatile organic compounds (VOCs). To address potential fugitive dust, odors, and vapors, the contractor will have emergency controls (dust and vapor suppression equipment) available for use during excavation activities.

The horizontal and vertical limits of excavation have generally been established through previous remedial investigation. Field screening with the PID and observations made during excavation activities will be used to isolate actual contamination boundaries. Once it has been determined through field observations that all impacted soil has been removed, confirmation soil samples will be collected from excavation sidewalls and floors to confirm removal of all contaminated areas. The confirmation soil samples will be sent to an accredited laboratory for analysis.

The selected environmental construction contractor will be responsible for loading, transporting, and disposing of petroleum contaminated soils generated during the removal. The loaded dump trailers will be covered with a tarp prior to departing the Project Site and during precipitation events. Tarps will also be required if a loaded truck is to remain on-site overnight. It is currently estimated that at least two weeks will be required for soils removal.

PAOC2

NAPL tied up in soils and shallow groundwater as well as dissolved-phase VOC contaminants will be removed from PAOC2 by means of TFE methods. This will include the installation of a total of at least 10 extraction wells with screen intervals selected based on findings during installation. The wells will be terminated at the overburden/bedrock interface and used to extract liquids and vapor from the affected area. Up to 3 wells will be used at a given time during the 3-month extraction process. Wells will be connected to the TFE trailer with rigid, 2-inch vacuum hose connected to each well head by means of cam-lock fittings. Down-hole draw tubes will be used as necessary to facilitate liquid removal. The remedial process at PAOC2 will be monitored on a weekly basis with respect to total contaminants removed, radial vacuum influence, residual NAPL levels, the condition of the seep and other parameters to completely document the contaminant mass removal and effectiveness of the method. Liquids will be removed via vacuum tanker as needed and disposed of at an approved off site facility.

Once the NAPL is removed, confirmation samples will be collected via direct-push methods to document that soil cleanup objectives have been reached. We propose to then use a mobile oxygen injection unit as a post-source removal treatment for groundwater in the overburden and shallow bedrock. This alternative is a proven technology for treating petroleum and VOC compounds and will be effective at removing contaminants that may remain after soils removal.

The selected system will produce pure oxygen from compressed air for pulse injection into groundwater at controlled rates, resulting in high transfer efficiency to groundwater and dissolved oxygen saturation levels up to 40 mg/L. Because the resultant oxygen supply is greater than the total oxygen demand, this system creates optimal conditions for native bacteria to break down petroleum hydrocarbons. At present, we propose a total of 10 oxygen injection points in the source area, using the extraction wells used for TFE to provide access to the subsurface and the existing wells on site. It is also proposed that, as part of the implementation process oxygen injection is used in possible conjunction with green, alternative renewable microbial nutrients to augment the microbial degradation of residual contamination once TFE is completed. For estimating purposes, it is assumed that oxygen injection would take place over the course of one year.

2.b Budget for EPA Funding and Leveraging Other Resources

2.b (i) Use the table format below to identify specific tasks...projected outputs

Table 1 - Sewall's Island Site EPA Cleanup Grant Budget (Hazardous Waste / PAOC1)

Budget Categories	Task1 Work Plan	Task 2 Community Participation	Task 3 Site Work & Testing	Task 4 Remediation Report	Total
Personnel	\$2,000	\$2,000	\$3,000	\$2,000	\$9,000
Fringe Benefits	\$500	\$500	\$1,000	\$750	\$2,750
Travel	\$750	\$0	\$750	\$0	\$1,500
Equipment	\$0	\$750	\$4,000	\$0	\$4,750
Supplies	\$750	\$0	\$500	\$0	\$1,250

Contractual	\$5000	\$2,000	\$82,000	\$11,000	\$100,000
Other (Contingency)	\$0	\$750	\$0	\$0	\$750
EPA Grant	\$9,000	\$6,000	\$91,250	\$13,750	\$120,000
City Share	\$1,800	\$1,200	\$18,250	\$2,750	\$24,000
Total	\$10,800	\$7,200	\$109,500	\$16,500	\$144,000

Table 1 - Sewall's Island Site EPA Cleanup Grant Budget (Petroleum / PAOC2)

Budget Categories	Task1 Work Plan	Task 2 Community Participation	Task 3 Site Work & Testing	Task 4 Remediation Report	Total
Personnel	\$2,000	\$2,000	\$1,000	\$1,000	\$6,000
Fringe Benefits	\$500	\$500	\$500	\$250	\$1,750
Travel	\$250	\$0	\$750	\$0	\$1,000
Equipment	\$0	\$250	\$750	\$0	\$1,000
Supplies	\$250	\$0	\$250	\$0	\$500
Contractual	\$3,000	\$1,000	\$60,500	\$5,000	\$69,500
Other (Contingency)	\$0	\$250	\$0	\$0	\$250
EPA Grant	\$6,000	\$4,000	\$63,750	\$6,250	\$80,000
City Share	\$1,200	\$800	\$12,750	\$1,250	\$16,000
Total	\$7,200	\$4,800	\$76,500	\$7,500	\$96,000

*Funding sources are City of Watertown's Department of Environmental Services Fiscal Year 2011-2013 Cash Capital Allocation for this project which is has been established as \$40,000. All procurement will comply with procedures in 40CFR 31.36.

Project Description and Task Narrative:

Task 1: This task will include the preparation by an environmental consultant of a draft and final Remedial Work Plan. The Remedial Work Plan will include specifications for cleanup, an Environmental Management Plan, Community Air Monitoring Plan (CAMP), Quality Assurance Project Plan (QAPP) to ensuring the adequacy of the cleanup, including confirmation sampling, and a Health & Safety Plan (HASP). The Remedial Work Plan process will include submissions & presentations to agencies, and any revisions needed for approval. These plans will be required by the NYSDEC and will be subject to county and state health department approvals. In accordance with EPA cooperative agreement requirements an Analysis of Brownfield Cleanup Alternatives (ABCA) and a Cleanup Decision Memo will also be completed. The budgeted grant amount is for City staff programmatic costs for work plan development.

Task 2 This task includes updates to the Community Participation Plan (CPP) for the Site and associated activities such as neighborhood meetings, notices, presentations, and coordination of reuse planning with the remedial project. The CPP will include establishing a document repository and a project complaint response process. Budgeted funds are for City staff CPP program management and consultant CPP services. The City will also make project documents available at: www.watertown-ny.gov.

Task 3 It is anticipated that the City will contract for the required cleanup actions including: excavation, transportation and disposal of contaminated soils/contaminated materials and excavated confirmatory soil sampling, backfilling, and compaction. These remedial actions will be designed and inspected by a professional engineering consultant. This work will be completed through a professional services agreement. Active groundwater remediation will be implemented to address VOC constituents and NAPL that cannot be removed through excavation. It is anticipated that in-situ groundwater remediation will be accomplished using total fluids extraction with direct oxygen injection. Budgeted amounts are for City staff project management, consultant inspection services and professional remedial contractual services.

Task 4 This task includes City staff and consultant services for the preparation of draft and final remedial construction engineering reporting and groundwater monitoring program performance reporting required by the NYSDEC. The task will generate documentation of the cleanup, ongoing operations, maintenance and monitoring requirements including any engineering controls and use restrictions. The City's institutional control, the building permit flagging system, will be established for the parcel based on a final NYSDEC approved site management plan.

2.b (ii) Leveraging. If you determine that additional work...site cleaned up with this grant: The NYSDEC ERP grant program currently does not have additional funds to grant to municipalities, therefore no additional NYS funding is available to the City of Watertown for this project. We are very comfortable with our proposed budget estimates for this cleanup project as they are based on sound engineering and extensive experience with similar contaminated sites. The projected budget also includes a standard contingency which further minimizes the need to leverage additional resources. In the event that additional funding is necessary, the City will utilize resources from our Fiscal Year 2011-2013 Cash Capital Allocation for this project which is has been established as \$40,000.

2.c Programmatic Capability

2.c (i) Currently or has ever received an EPA Brownfield Grant

*** Identify the EPA Brownfield grant(s) you currently have or have received in the past...** The City of Watertown was awarded a Brownfield Pilot Project in October 1999. The grant is a community assessment grant that amounts to \$200,000 and was originally intended to be used on several possible Brownfield sites to have a Phase I and possibly a Phase II completed on the sites. Part of this grant was also designated as the matching funds for a NYSDEC Environmental Restoration Program (ERP) grant for Sewall's Island. Testing on the Sewall's Island site in August 2008 revealed buried drums with petroleum and hazardous substances increasing assessment costs and forced the City to use the entire amount (\$200,000) of the 1999 EPA grant for the completion of the Sewell's Island RI project.

When the City was awarded the assessment grant from the EPA in 1999 there was a shortage of staff and over the years the grant floated between the Engineering Department and the Planning Department at the City. Finally in the spring of 2008, the City was able to expand their Planning Department, allowing for the brownfield grants that the City held to finally be utilized on their intended projects. The grant reports and documents are complete to date. The City is current on

all reporting for their 1999 EPA assessment grant, has spent all funds, and has closed out the grant with final reports.

Without the EPA assessment grant the Sewall's Island project would not have been able to progress toward the current remediation phase costing NYS and the City of Watertown hundreds of thousands of dollars because the funding for the project would have not been available.

The City has also won a \$200,000 Brownfield Cleanup grant in 2010 for the Ogilvie site. This grant is in the process of being finalized with the EPA and no funds have yet been drawn down.

The City of Watertown works in close coordination with qualified environmental engineering firms on Brownfield projects. The City performed an RFQ process prior to the ERP grant with the NYSDEC and selected three qualified firms to use for various Brownfield projects in the City. Typically the engineering firm that is selected and the City work together to see the project through. Coordination, approvals, budgeting and related efforts from our planners, engineers, and landscape architects will be utilized during the development process of this project.

Funds Expenditure: Of the \$400,000 in grant funding for the above referenced grants, \$200,000 has not yet been drawn down. The remaining \$200,000 will be drawn down for the active grant by Fall 2011.

Compliance with grant requirements: The City has consistently tracked its EPA cooperative agreement actual work plan outputs, schedule, and reporting requirements against work plan estimates. The delivery of planned results in a timely manner is a priority for Watertown. City project managers and consultants provide performance data and status information to the City grants compliance coordinator. The grants compliance coordinator monitors financial, budget, environmental outputs and deliverables, and helps assemble output and outcome data for the City Project Director to evaluate. Variances from expected cooperative agreement work plan objectives have been investigated and reported to EPA Region 2 both informally and through required reporting. Site approval requests under community-wide assessment were submitted on a timely basis. Quarterly progress reporting, reporting measures and annual financial reports for the existing EPA assessment and cleanup grants are up to date and were made in a timely manner. Annual financial reporting has been performed as required by the City's Accounting Bureau. The City's quarterly reporting routinely linked progress toward achieving grant output goals, for example, numbers of site assessments completed, to actual performance. Watertown has frequently communicated progress and accomplishments to both its EPA Region 2 project manager and the Region 2 Brownfield Coordinator as well as through the EPA ACRES program.

The City's has consistently met its environmental assessment and cleanup work plan compliance and performance requirements.

Accomplishments: Watertown's performance demonstrates that it is achieving the results expected from its cooperative agreements with EPA and is a successful ambassador for EPA's brownfield program. The City also administers an impressive array of grants for community development projects. These grants have been provided by the NYS Department of State,

Dormitory Authority of the State of NY, and Empire State Development Corporation among others. The City is administering \$4.3 million in development grants at the present time.

Describe your staff experience... The City has successfully managed EPA and NYS site investigation and cleanup projects for the past four years. The City has over 40 years in cumulative grant administration experience...

Describe any adverse audit findings... Watertown has an established grant monitoring and audit process and has not received any adverse audit findings.

2.c (ii) Has not received an EPA Brownfields Grant... The section is not applicable.

3. Community Engagement and Partnerships

3.a Discuss your plan for involving the affected community... The City of Watertown plans to involve the community by seeking them out directly. We have provided news articles and notices and sent letters to the surrounding property owners, informing them about the project and inviting them to meetings that the City holds for public comments. The City will also invite organizations such as the Fort Drum Liaison Organization (FDRLO), the Development Authority of the North Country (DANC), and Jefferson County to meetings on the project. Meeting notices are also provided to the Watertown Daily Times as a standard measure for any public meeting. The number of meetings held for this project will be based on general public interest and project progress. The City will hold meetings until a satisfactory plan for the site is devised and the majority of people affected have made their voice heard. Thus far, the community response has been very positive toward the cleanup and commercial/recreational redevelopment of the site.

3.b Describe your efforts and/or plans to develop partnerships with your local/state/tribal... To ensure the success of the Sewall's Island cleanup, the City will continue to partner with the NYSDEC under the ERP. The NYSDEC is the lead agency overseeing the project. Once remediation is complete, the NYSDEC will give the site release of liability that will stay with the site even after the eventual sale of the property. The NYSDEC will involve any other relevant organizations such as the NYSDOH to help ensure that the cleanup is adequately protective of public health. The City will also keep all local health authorities informed on the project and invite them to all City public meetings.

3.c Provide a description of, and the role of, the key community-based organizations... The City of Watertown will work with the Fort Drum Regional Liaison Organization (FDRLO). This group's mission is "to foster effective communication, understanding and mutual support by serving as the primary point of coordination for resolution of those issues which transcend the specific interests of the military and civilian communities of the Fort Drum region". Their main area of concern has currently been focused on the housing shortage in the area due to the expansion of Fort Drum. This project will enhance the residential neighborhoods nearby and increase property values and local interest in maintaining high quality residential properties. Therefore, this organization's is greatly appreciated. By understanding the goals and visions of this organization, the City will be better equipped to realize our long-term plans for the Sewall's Island site.

The City will also be working with the Development Authority of the North Country (DANC). The mission of DANC is “to serve the common interests of Jefferson, Lewis, and St. Lawrence Counties by providing assistance and infrastructure, which will enhance the economic vitality of our region and promote the health and well being of its communities”. The recreational aspect of the proposed redevelopment of Sewall’s Island is of great interest to DANC and they are committed to the development of recreational and commercial opportunities in the region.

4. Project Benefits

4.a Welfare and/or Public Health

Like many early American cities the City of Watertown grew around its major resource, the Black River. The Black River has supplied both electrical and mechanical power to Watertown’s industries for generations. Now, as the City of Watertown begins to evolve anew, the Black River stands to play a central role once again. In this evolution the Black River will power not only the manufacturing industry, but also Watertown’s growing tourist industry.

Within the Black River lies the cornerstone property that is instrumental to implement our vision of a growing recreational destination. This property, Sewall’s Island, is the foundation for building a world-class recreational center for rafting, boating, hiking and other outdoor activities. The Island has been identified as the “anchor” to implement this vision for the City in numerous planning documents including “Black River Whitewater & Trail Feasibility Study”, “Economic & Market Condition Analysis for the Local Waterfront Revitalization Program” (May 2006), and “The City of Watertown Local Waterfront Revitalization Program (LWRP) for the Black River” (Draft February 2010).

Sewall’s Island was used for many years (1853 to 1990) to house industrial operations for Bagley and Sewall, and Black Clawson who manufactured large scale paper production machines, printing presses, engines, boilers and other equipment. The City of Watertown, under the NYSDEC Environmental Restoration Program (ERP) has completed a comprehensive Remedial Investigation/Feasibility Study (RI/FS) which identified the vertical and horizontal extent of several contaminated areas on the Site. One of these areas has been remediated to the satisfaction of the NYSDEC under their Interim Remedial Measures (IRM) program. Two areas remain, Area PAOC1 and PAOC 2, and the City has limited funding to complete this portion of the project.

PAOC1 represents an impediment to potential development due to the possible presence of buried drums along the riverbank on the south side of the island. Area PAOC 2 is a location to the immediate southeast of the demolished manufacturing facility where fuel oil and fuel related VOCs have been identified in on-site groundwater wells. During our investigation seeps of oily material have also been noted to be coming from the bedrock during rainy periods. These seeps have the potential to flow directly into the Black River. Both of the remaining cleanup areas also represent potential soil vapor intrusion concerns if not remediated.

In order to meet the objectives of our community vision of recreational use, this area needs to be cleaned up to meet NYSDEC soil and groundwater standards. As it currently exists, this area is also a potential exposure risk to recreational users of the river and fish and wildlife on and

surrounding the island. The City needs USEPA Brownfield Cleanup funding to finish the last step of the cleanup for this project. This will enable us to obtain the letter of completion from the NYSDEC thereby opening the door to recreational development.

4.b Economic Benefits and/or Greenspace

Explain how the grant will produce:

4.b (i) Economic Benefits, such as increased employment and expanded tax base...The cleanup grant will directly contribute to the implementation of our vision to make Sewall's Island a world-class water recreation facility. The grant will be used to undertake the last necessary step in a comprehensive cleanup program that has taken place on the island. While the Black River is not a secret to rafting and kayaking enthusiasts from all over the northeast, adding a dedicated recreational facility and community access to the river will significantly increase tourism. Increasing tourism will create a positive impact that will filter into all areas of our local economy including but not limited to lodging, retail and food stores, fishing, and restaurants. It will also greatly enhance the quality of life for our local citizens and soldiers and their families stationed at Ft. Drum.

It is difficult to estimate the number of jobs and future development that a dedicated recreational facility located on the island will generate. The Economic and Marketing Analysis completed for the LWRP shows that the major draw for the of the City's tourism market is clearly the amenities of the Black River with canoeing, rafting and kayaking being the principal activities sought by visitors. Cultivating these sports is a significant opportunity to bring more tourists to our area. We also believe that it will result in longer stays and a higher frequency of visits. This will certainly result in more jobs and development interest in the Black River Corridor. The study has shown the opportunity for economic growth in the following retail areas within the Black River Corridor: electronics stores; apparel; home furnishings; jewelry; cameras; and food (other than grocery) stores. We also believe that other depressed and abandoned properties nearby will see increased value and developer interest after the Sewall's Island project is complete.

4.b (ii) Other non-economic benefits associated with the Site to be reused for greenspace...

It is anticipated that the redevelopment of the Site will include both green/recreational space and commercial expansion. The green space element of the redevelopment is important for our resident's quality of life and in meeting the goals of our LWRP. Currently the City owns and operates a trail that runs along a former rail bed that traverses Sewall's Island. We will also create a public park on the island with necessary parking and access points to the Black River on both the north and south side of the island. This will give recreational water users the option of floating the strong whitewater of the south side or the more gentle waters ("flatwater") of the north. The proposed cleanup alternatives analysis also has identified an option for a remediation alternative component that would treat groundwater in-place minimizing waste and treatment by-products. Any soils removed from the site would be used as erosion cover materials at a local approved landfill thereby limiting the need to obtain cover materials elsewhere. Green renewable technologies are also being considered for use at PAOC2 to treat contaminated soil and groundwater.

4.c Environmental Benefits from Infrastructure Reuse/ Sustainable Reuse: All of the necessary infrastructure to make the dedicated recreation facility a success is currently in place. There is natural gas, water, sewer, telecommunications and electric all ready to be accessed from the former manufacturing facility. There are also adequate areas to add parking on the property that is essential for the City at the present time. The site is also easily accessible to public transportation. The City will require the identification of LEED practices in any requests for proposals for the sustainable redevelopment of the site. The City plans to use the LEED rating system, which considers the categories of "Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials & Resources, Indoor Air Quality, and Innovation in Design", as review guidelines when evaluating redevelopment proposals. This should help to encourage energy efficient construction, and green building concepts for any new construction.

4.d Describe your plan for tracking and measuring your progress towards achieving... Watertown's plans for tracking and measuring its output and outcome progress are based on its well established grants and project management system. The City Planning Office currently tracks EPA cooperative agreement actual work plan outputs against work plan estimates, and will continue to focus on delivering planned results in a timely manner. The City Planner and consultants provide performance data and status information to City Manager and Planning Board on a monthly basis. The City Planner monitors financial, budget, environmental outputs and deliverables, and helps assemble output and outcome data for the City Manager and Planning Board to evaluate.

The City is currently working on two Brownfield sites, Sewall's Island and the Sewall's Island Site. The City measures outcome data for these sites and other City projects on a City-wide basis. These data are tracked for all City projects and reported in the City's annual budget. The City is also tracking outside and private sector site investment, increases in assessed valuation, and annual property tax revenues, and project specific job retention and creation specifically for its Brownfield sites. Such outcomes for the Site will be reported to EPA during the project.

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*If Revision, select appropriate letter(s): * Other (Specify)
---	---	--

*3. Date Received:	4. Application Identifier: N/A
---------------------------	--

5a. Federal Entity Identifier:	*5b. Federal Award Identifier:
---------------------------------------	---------------------------------------

State Use Only:

6. Date Received by State:	7. State Application Identifier:
-----------------------------------	---

8. APPLICANT INFORMATION:

*** a. Legal Name: City of Watertown**

* b. Employer/Taxpayer Identification Number (EIN/TIN): 15-6000419	*c. Organizational DUNS: 071600076
--	--

d. Address:

***Street1:** 245 Washington Street Room 302
Street 2:
***City:** Watertown
County: Jefferson
***State:** New York
Province:
Country: United States
***Zip/ Postal Code:** 13601

e. Organizational Unit:

Department Name: City Manager;s Office	Division Name: Planning Office
--	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. **First Name:** Kenneth
Middle Name: A.
***Last Name:** Mix
Suffix:

Title: Planning and Community Development Coordinator

Organizational Affiliation:

City of Watertown

*Telephone Number: (315) 785-7730	Fax Number: (315) 782-9014
*Email: kmix@watertown-nv.gov	

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: **C. City or Township Government**

Type of Applicant 2: Select Applicant Type:
- Select One -

Type of Applicant 3: Select Applicant Type:
- Select One -

*Other (specify):

*10. Name of Federal Agency:
Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:
66.818

CFDA Title:
Brownfields Assessment and Cleanup Cooperative Agreements

*12. Funding Opportunity Number: **EPA-OSWER-OBLR-10-11**

*Title: **Proposal Guidelines for Brownfields Cleanup Grants**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Watertown, Jefferson County, New York State

*15. Descriptive Title of Applicant's Project:

Environmental Cleanup for the property located at Sewall's Island Pearl Street Watertown, New York

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant NY-23

*b. Program/Project: NY-23

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 2/1/2011

*b. End Date: 1/31/2013

18. Estimated Funding (\$):

*a. Federal	\$200,000.00	*d. Local	
*b. Applicant	\$40,000.00	*e. Other	
*c. State		*f. Program Income	
*d. Local		*g. TOTAL	\$240,000.00

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

**I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms.

*First Name: Mary

Middle Name: M.

*Last Name: Corriveau

Suffix:

*Title: City Manager

*Telephone Number: (315) 785-7730

Fax Number: (315) 782-9014

*Email: mcorriveau@watertown-ny.gov

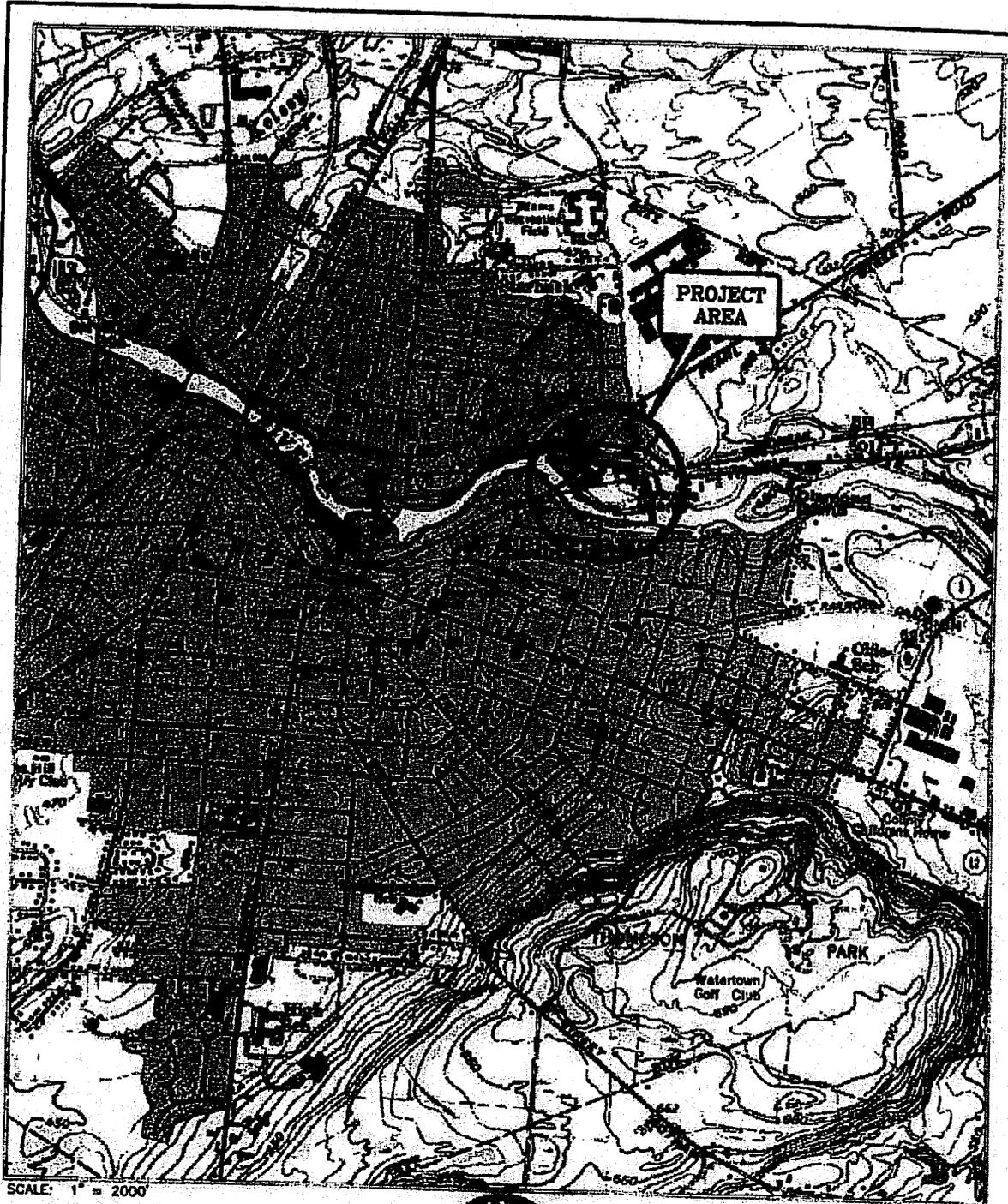
*Signature of Authorized Representative: *Mary Corriveau*

Date Signed: 10/15/10

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY							
Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds			New or Revised Budget		Total (g)
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)		
1. EPA Cleanup	66.818	\$ 200,000	\$ 40,000	\$	\$	\$ 240,000.00	
2.							
3.							
4.							
5. Totals		\$	\$	\$	\$	\$	

SECTION B - BUDGET CATEGORIES							
Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY						Total (5)
	(1)	(2)	(3)	(4)	(5)		
a. Personnel	15,000						
b. Fringe Benefits	4,500						
c. Travel	2,500						
d. Equipment	5,750						
e. Supplies	1,750						
f. Contractual	169,500						
g. Construction	0						
h. Other	1,000						
i. Total Direct Charges (sum of 6a-6h)	200,000						
j. Indirect Charges	0						
k. TOTALS (sum of 6i and 6j)	\$ 200,000.00	\$	\$	\$	\$	\$	
7. Program Income	\$ 200,000.00	\$ 40,000.00	\$	\$	\$	\$ 240,000.00	



SCALE: 1" = 2000'



LU ENGINEERS
Civil and Environmental

JOSEPH C. LU ENGINEERING AND LAND SURVEYING, P.C.
2230 HOWARD BOULEVARD NEW YORK, NEW YORK 14328
PHONE: 518.577.5400 FAX: 518.577.1288

FIGURE 1. SITE LOCATION MAP

SEWALL'S ISLAND PROJECT
CITY OF WATERTOWN
JEFFERSON COUNTY NEW YORK

DATE:	OCTOBER 2006
SCALE:	1:24,000
DRAWN BY:	DLS
MAP SOURCE:	WATERTOWN QUADRANGLE NEW YORK - JEFFERSON COUNTY 7.5 MINUTE SERIES (TOPOGRAPHIC) 1984 PROVISIONAL USE

S:\Projects\18-0200 Watertown\18-0200 Sewall's Island\Cadd\18062_LocMap.dwg, 7/26/2006 1:03:59 PM, dls, AC2006

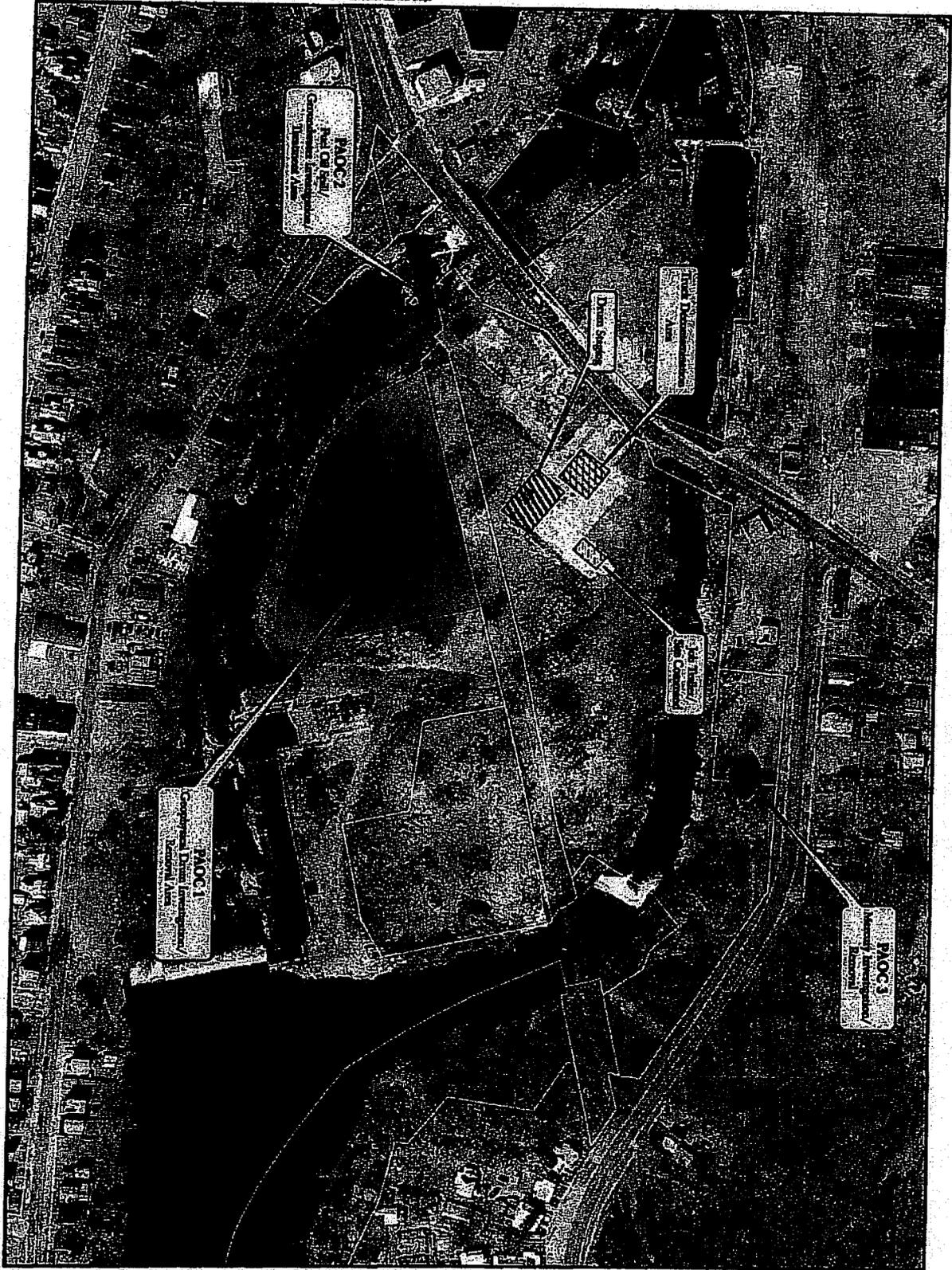


Figure 2
IRM Site Plan - Potential Areas of Concern (PAOC)
Remedial Investigation

City of Watertown
Sewall's Island
Watertown, New York

Lu Engineers



1 inch equals 150 feet



Attachment A
Sewall's Island Site EPA Cleanup Grant Budget

Hazardous Substances	Task 1- Cleanup Design and Work	Task 2-Community Participation	Task 3-Site Cleanup	Task 4-Reporting and Institutional Controls	Total
Personnel	\$2,000.00		\$3,000.00	\$2,000.00	\$9,000.00
Fringe	\$500.00	\$500.00	\$1,000.00	\$750.00	\$2,750.00
Travel	\$750.00	\$0.00	\$750.00	\$0.00	\$1,500.00
Equipment	\$0.00	\$750.00	\$4,000.00	\$0.00	\$4,750.00
Supplies	\$750.00	\$0.00	\$500.00	\$0.00	\$1,250.00
Contractual	\$5,000.00	\$2,000.00	\$82,000.00	\$11,000.00	\$100,000.00
Other (Contingency)	\$0.00	\$750.00	\$0.00	\$0.00	\$750.00
EPA Grant	\$9,000.00	\$6,000.00	\$91,250.00	\$13,750.00	\$120,000.00
City Share *	\$1,800.00	\$1,200.00	\$18,250.00	\$2,750.00	\$24,000.00
Total Project Cost	\$10,800.00	\$7,200.00	\$109,500.00	\$16,500.00	\$144,000.00

* Funding sources are City of Watertown's Department of Environmental Services Fiscal Year 2010-2011 Cash Capital Allocation, which has been established as \$1,462,000.00. All procurement will comply with procedures in 40CFR 31.36.

Petroleum	Task 1- Cleanup Design and Work	Task 2-Community Participation	Task 3-Site Cleanup	Task 4-Reporting and Institutional Controls	Total
Personnel	\$2,000.00		\$1,000.00	\$1,000.00	\$6,000.00
Fringe	\$500.00	\$500.00	\$500.00	\$250.00	\$1,750.00
Travel	\$250.00	\$0.00	\$750.00	\$0.00	\$1,000.00
Equipment	\$0.00	\$250.00	\$750.00	\$0.00	\$1,000.00
Supplies	\$250.00	\$0.00	\$250.00	\$0.00	\$500.00
Contractual	\$3,000.00	\$1,000.00	\$60,500.00	\$5,000.00	\$69,500.00
Other (Contingency)	\$0.00	\$250.00	\$0.00	\$0.00	\$250.00
EPA Grant	\$6,000.00	\$4,000.00	\$63,750.00	\$6,250.00	\$80,000.00
City Share *	\$1,200.00	\$800.00	\$12,750.00	\$1,250.00	\$16,000.00
Total Project Cost	\$7,200.00	\$4,800.00	\$76,500.00	\$7,500.00	\$96,000.00
Total Project Cost for Hazardous Substances and Petroleum					\$240,000

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK
COUNTY OF JEFFERSON

WATERTOWN DAILY TIMES

CITY OF WATERTOWN PLANNING DEP
245 WASHINGTON ST
WATERTOWN NY 13601-3334

REFERENCE: 13700
20199338 USEPA Brownfield Gra

Summer Justus of the City of Watertown, Jefferson County, being duly sworn, says that she is the Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in the said Newspaper.

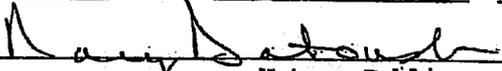
USEPA Brownfield Grant
Sewall's Island
Public Meeting
The City of Watertown will be holding a public meeting on Thursday, September 30, 2010, at 6:00 p.m. in the City Council Chambers, City Hall, at 245 Washington Street, to discuss a potential grant application to the U.S. Environmental Protection Agency for funds to continue the Brownfield clean-up on Sewall's Island.


Summer Justus, LEGAL REPRESENTATIVE

PUBLISHED ON: 09/29

AD SPACE: 15 LINE
FILED ON: 09/29/10

Sworn to before me this
30th day of September, 2010


Notary Public
NANCY DATOUSH
Notary Public in the State of New York
Qualified in Jefferson Co. No. 5006647
My Commission Expires Jan. 4, 2011



News Library - Search Results

Your search for "Sewall's Island AND section(*) AND date(last 365 days)" returned 7 article(s), listed below, out of 7 matching your terms.
If your search returned too many items, try a new search with narrower terms.
[Return to Search Page](#)

ARTICLE 1 OF 7

Published on June 29, 2010, Page B1, Watertown Daily Times

LIENS ON 141 PROPERTIES INCLUDED IN CITY TAX SALE

Tax sale certificates for several notable properties, including for the downtown Woolworth Building, a VanDuzee Street warehouse and four properties that make up Mercy Hospital on Stone Street, have been auctioned by the city.

The city is the default bidder on the Woolworth Building and 424 VanDuzee St., and ICA Renovations III LLC was the high bidder on Mercy Hospital's property.

Overall, 141 parcels whose owners are in arrears by \$374,864 were included in the auction
Complete Article, 415 words: Purchase article

ARTICLE 2 OF 7

Published on June 22, 2010, Page B1, Watertown Daily Times

CITY SEEKS HELP MARKETING SEWALL'S ISLAND

Let the economic development specialists market land ready for development.

That's the word city government gave the Watertown Local Development Corp. on Sewall's Island.

An environmental cleanup company will complete work on the property by the end of the year, including the removal of 500 tons of mercury-laden soil.

"The city would like the agency to take the lead in identifying any interested developers for the island,"
Complete Article, 414 words: Purchase article

ARTICLE 3 OF 7

Published on April 9, 2010, Page B1, Watertown Daily Times

CLEANUP OF SEWALL'S ISLAND CONTINUES

The piles of brick, twisted metal and scattered cement foundations are the only visible remnants of the sprawling industrial complex that once existed on Sewall's Island. The city's concern, however, is the contamination that lies underneath the soil.

Lu Engineers is scheduled to have Sewall's Island cleaned of hazardous waste by the end of the year. Engineers from the Penfield company, along with city staff, led Advantage Watertown members Thursday
Complete Article, 437 words: Purchase article

ARTICLE 4 OF 7

Published on February 14, 2010, Page B1, Watertown Daily Times

CITY FOCUSES ON REVITALIZING WATERFRONT

City Hall's focus of revitalizing the city's image from that of a former industrial-based community into one that focuses on quality-of-life issues is beginning to turn its sights from downtown to the Black River.

The city's Local Waterfront Revitalization Program draft plan released last week details the steps the city will have to take to transform the river's banks into a tourist destination filled with shops, recreation and housing.
Complete Article, 430 words: Purchase article

ARTICLE 5 OF 7

Published on January 6, 2010, Page B1, Watertown Daily Times

CITY RECEIVES SMELTING PLANT PROPOSAL

Heavy industry may be returning to Watertown's northeast side. A smelting and junk metal operation proposed to open at 301 Pearl St. would create at least 10 jobs, attorney Thomas M. Blair told the city Planning Board on Tuesday.

The company, CowiCo Alloy & Metal Recycling Inc., has asked the city for a special-use permit allowing it to operate at the former Black Clawson foundry now owned by Railstar Corp., Cape Vincent. While the business would be in a heavy

Complete Article, 619 words: Purchase article

ARTICLE 6 OF 7

Published on December 18, 2009, Page B3, Watertown Daily Times

CLEANUP TO BEGIN ON SEWALL'S ISLAND

Despite the recent onset of wintry weather, Lu Engineers plans to begin drilling test pits on long-abandoned sections of Sewall's Island thought to contain contaminated soil and other fetid substances.

"We're going to follow up our geophysical work with some test pits, and we should probably be done in two weeks," said Greg Andrus, a certified hazardous materials manager with the Penfield company.

Mr. Andrus said once the pits are

Complete Article, 436 words: Purchase article

ARTICLE 7 OF 7

Published on October 15, 2009, Page B1, Watertown Daily Times

CITY MULLING WHAT ROLE TO PLAY IN DEVELOPMENT OF PEARL STREET

A pair of large riverfront parcels in the city of Watertown is becoming available for new development. What role City Hall chooses to play in fostering that development is largely yet to be determined.

The 75,000-square-foot building at 301 Pearl St. has languished for almost a decade. Railstar Corp., Cape Vincent, is selling the building, along with the 14.8 acres it sits on.

"I'm sure there's all kinds of potential there," said

Complete Article, 560 words: Purchase article

Tour of Sewall's Island

April 8, 2010

8:30 a.m.

Attendance:

**Bill Bonisteel
Carolyn Fitzpatrick
Mary Corriveau
Jeffrey Graham
John B. Johnson, Jr.
John Bartow
Kevin Jordan
P. J. Banazek
Scott St. Joseph
Jason White
Kim Taylor
Don Rutherford
Teresa Macaluso
Reg Schweitzer
Ken Mix
Steve Campbell
Greg Andrus**

October 4, 2010

RESOLUTION

Page 1 of 1

Authorizing Submission of an Application for
Fiscal Year 2011 Brownfields Cleanup Grant,
Sewall's Island

Council Member BURNS, Roxanne M.	X	
Council Member BUTLER, Joseph M. Jr.	X	
Council Member MACALUSO, Teresa R.	X	
Council Member SMITH, Jeffrey M.	X	
Mayor GRAHAM, Jeffrey E.	X	
Total	5	0

	YEA	NAY
	X	
	X	
	X	
	X	
	X	
Total	5	0

Introduced by

Council Member Roxanne M. Burns

WHEREAS Federal funding is available through the Environmental Protection Agency to support cleanup of brownfield sites that are owned by eligible municipalities, and

WHEREAS the City of Watertown is eligible to apply for funding in the 2011 competition under a Brownfields Cleanup Grants Program, and

WHEREAS it has been determined that funding should be used to complete the remedial cleanup of Sewall's Island, and

WHEREAS a public meeting was held on September 30, 2010 for the public to review and make comments on the draft proposal of the Brownfields Cleanup Grant,

NOW THEREFORE BE IT RESOLVED that the City Manager, Mary M. Corriveau, is hereby authorized to sign and submit an application for Brownfields Cleanup Grant funding for consideration by the Environmental Protection Agency, and

BE IT FURTHER RESOLVED that the City Manager, Mary M. Corriveau, is authorized to sign all agreements, certifications and other documents required to complete the application, accept the grant and administer the program proposed in the grant application.

Seconded by Council Member Teresa R. Macaluso

RESOLUTION

By Council Member Roxanne M. Burns

Date October 4, 2010

SUBJECT:

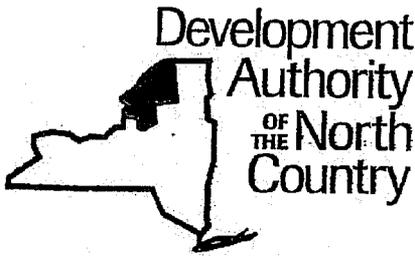
Authorizing Submission of an Application
for Fiscal Year 2011 Brownfields
Cleanup Grant, Sewall's Island

STATE OF NEW YORK
Jefferson County } ss:
CITY OF WATERTOWN }

I, DONNA M. DUTTON, City Clerk of the City of Watertown, hereby certify that the within Resolution was adopted at a meeting of the City Council of said City, held 10-4-10 and that the same is the whole of said Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Watertown, N.Y.

Donna M. Dutton City Clerk



Dulles State Office Building • 317 Washington Street, Suite 414 • Watertown, New York 13601 • Telephone (315) 785-2593 • Telefax (315) 785-2591 • TDD (800) 662-1220

Water and Wastewater Facilities
Warneck Pump Station
23557 NYS Route 37
Watertown, New York 13601

Telephone (315) 782-8661
Telefax (315) 786-2971
Emergency Telephone (315) 786-4000

Open Access Telecom Network
Dulles State Office Building
317 Washington Street, Suite 406
Watertown, New York 13601

Telephone (315) 785-2593
Telefax (315) 785-2591
Emergency Telephone (866) 669-3262

Solid Waste Management Facility
23400 NYS Route 177
Rodman, New York 13682

Telephone (315) 232-3236
Telefax (315) 232-3019

WWW.DANC.ORG

October 8, 2010

Mary Corriveau, City Manager
City of Watertown
245 Washington Street, Room 302
Watertown, New York 13601

Re: City of Watertown's 2011 EPA Brownfield Cleanup Grant Application

Dear Ms. Corriveau:

On behalf of the Development Authority of the North Country, I would like to offer my support for the City of Watertown's 2011 EPA Brownfield Cleanup grant application for the remediation of the Sewall's Island property in the City of Watertown, NY. I understand that City staff has indicated that the site will be redeveloped with recreational uses, water-dependent and water-enhanced uses, and potentially residential uses.

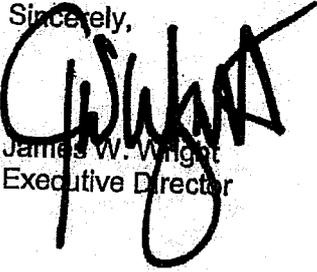
Tourism is big business in the North Country. Jefferson County and the entire North Country welcome visitors from around the world to enjoy the clean air and ideal summer temperatures, to ride the rapids of the Black River, and to hike, bike, and ride hundreds of miles of trails through forest, waterfront and countryside.

The Authority is proud to partner with the City of Watertown in this important redevelopment project. Redevelopment of Sewall's Island for recreation and water-oriented uses is a key component of the City's Local Waterfront Redevelopment Plan. Redevelopment of Sewall's Island for recreational use will link it with other waterfront trails and will improve access to the island and its waterfront. The addition of water-dependent and water-enhanced uses, including residential uses, will support recreational uses.

The City has made significant progress in cleaning up environmental contamination at Sewall's Island and has proven itself to be a responsible environmental steward. It is essential that the momentum of cleaning up and reclaiming Sewall's Island be sustained to bring needed employment opportunities and revenue sources to the City.

90 11

We fully support the City's efforts to reclaim Brownfield properties and their subsequent redevelopment into viable recreational and high-value water-dependent and water-enhanced uses. These types of initiatives are critical to community revitalization and strengthen the entire North Country by creating a vibrant waterfront with recreational opportunities for all.

Sincerely,

James W. Wright
Executive Director

cc: Lu Engineers

JWW/nam

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Program Management, 12th Floor
625 Broadway, Albany, New York 12233-7012
Phone: (518) 402-9764 • Fax: (518) 402-9722
Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

October 8, 2010

Ms. Mary Corriveau, City Manager
City of Watertown
245 Washington Street, Room 302
Watertown, NY 13601

Dear Ms. Corriveau:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received a request for a letter of support from the City of Watertown's consultant, Lu Engineers, who is preparing a United States Environmental Protection Agency (USEPA) brownfield cleanup grant application in the amount of \$200,000 on behalf of the City of Watertown.

If awarded, I understand that the City intends to use the funds to conduct cleanup activities at the Sewall's Island site, 400 Pearl Street property. The Department supports the application contingent upon the City implementing the Record of Decision that will be issued by the Department for this site currently being investigated under the State's Environmental Restoration Program under site number E623021.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose. I applaud the City's efforts to move this initiative forward.

Sincerely,

Donna Weigel

Donna Weigel
Director
Bureau of Program Management

cc: R. Torres, USEPA
G. Andrus, Lu Engineers

County of Jefferson
Office of the County Administrator

Historic Courthouse
195 Arsenal Street, 2nd Floor
Watertown, NY 13601-2567
Phone: (315) 785-3075 Fax: (315) 785-5070



October 7, 2010

Mary Corriveau, City Manager
City of Watertown
245 Washington Street, Room 302
Watertown, NY 13601

Dear Ms. Corriveau:

On behalf of Jefferson County, I would like to offer my support for the City of Watertown's 2011 EPA Brownfield Cleanup grant application for the remediation of the Sewall's Island property in the City of Watertown, NY. I understand that City staff has indicated that the site will be redeveloped with recreational uses, water-dependent and water-enhanced uses, and potentially residential uses.

Tourism is big business in the North Country. Jefferson County welcomes visitors from around the world to enjoy the clean air and ideal summer temperatures, to ride the rapids of the Black River, to boat and fish, and to hike, bike, and ride hundreds of miles of trails through forest, waterfront and countryside.

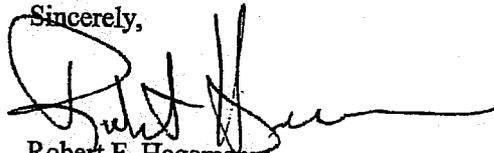
The County is proud to support the City of Watertown in this important redevelopment project. Redevelopment of Sewall's Island for recreation and water-oriented uses is a key component of the City's Local Waterfront Redevelopment Plan. Establishment of pedestrian/bicycle trails on Sewall's Island and using the former railroad bridges will link the island with other waterfront trails. Public access to the island and its waterfront will be improved. Recreational uses such as boating, fishing, hiking and bicycling will be enhanced and improved with the addition of limited on-site supporting commercial uses such as bicycle repair shops, bait and tackle shops, restaurants, and boat rental facilities. Opening up this valuable waterfront area offers a myriad of opportunities.

The City has made significant progress in cleaning up environmental contamination at Sewall's Island and has proven itself to be a responsible environmental steward. It is essential that the momentum of cleaning up and reclaiming Sewall's Island be sustained to bring needed employment opportunities and revenue sources to the City.

We fully support the City's efforts to reclaim Brownfield properties and their subsequent

redevelopment into viable recreational and high-value water-dependent and water-enhanced uses. These types of initiatives are critical to community revitalization and strengthen the City by creating a vibrant waterfront with recreational opportunities for all.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert F. Hageman", written in a cursive style.

Robert F. Hageman
County Administrator

Cc: Lu Engineers



Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800
Watertown, New York 13601

ph: 315.782.5865 / 800.553.4111
fx: 315.782.7915

www.jcida.net

October 7, 2010

Mary Corriveau, City Manager
City of Watertown
245 Washington Street, Room 302
Watertown, NY 13601

Dear Ms. Corriveau:

On behalf of the Jefferson County Industrial Development Agency and our sister agency, the Jefferson County Job Development Corporation, I would like to offer my support for the City of Watertown's 2011 EPA Brownfield Cleanup grant application for the remediation of the Sewall's Island property in the City of Watertown, NY. I understand that City staff has indicated that the site will be redeveloped with recreational uses, water-dependent and water-enhanced uses, and potentially residential uses.

Access to free or low-cost recreational activities greatly enhances the quality of life in our community. Sewall's Island offers a perfect opportunity for waterfront uses such as kayaking, canoeing, whitewater rafting as well as hiking, trail running, biking and picnicking. Other uses that have been proposed include a whitewater rafting school, businesses that support and cater to whitewater rafters and others, as well as an affordable motel or youth hostel and RV park. The *Black River Corridor Study (2001)* notes that Sewall's Island is the best place for these types of uses. We anticipate that the continued clean up and redevelopment of Sewall's Island will generate much-needed employment in the City of Watertown.

We are proud to partner with the City of Watertown in this important redevelopment project. Establishment of pedestrian/bicycle trails on Sewall's Island and using the former railroad bridges will link the island with other waterfront trails. Public access to the island and its waterfront will be improved. The potential addition of housing and water-enhanced and/or water-dependent businesses will also enhance employment opportunities. These activities are consistent with recommendations in the City's Local Waterfront Revitalization Plan.

The City has made significant progress in cleaning up environmental contamination at Sewall's Island and has proven itself to be a responsible environmental steward.

We fully support the City's efforts to reclaim this brownfield site and its subsequent redevelopment into a viable recreational and potential residential resource. These types of initiatives are critical to community revitalization and strengthen the City by creating a vibrant waterfront with recreational opportunities for all.

Sincerely,

Donald Alexander
Chief Executive Officer

Cc. Lu Engineers



FORT DRUM REGIONAL LIAISON ORGANIZATION

200 Washington Street, Suite 406

P. O. Box 775

Watertown, New York 13601

(315) 836-1531 Fax: (315) 836-1532

E-mail: office@fdrlo.org

October 12, 2010

Mary Corriveau, City Manager
City of Watertown
245 Washington Street, Room 302
Watertown, NY 13601

Dear Ms. Corriveau:

On behalf of the Fort Drum Regional Liaison Organization, I would like to offer our support for the City of Watertown's 2011 EPA Brownfield Cleanup grant application for the remediation of the Sewall's Island property in the City of Watertown, NY. I understand that City staff has indicated that the site will be redeveloped with recreational uses, water-dependent and water-enhanced uses, and potentially residential uses.

Access to free or low-cost recreational activities greatly enhances a soldier's stay in Fort Drum. Sewall's Island offers a perfect opportunity for waterfront uses such as kayaking, canoeing, whitewater rafting as well as hiking, trail running, biking and picnicking. The potential addition of housing at this site will also improve the tight housing situation for soldiers and their families while stationed at Fort Drum.

We are proud to partner with the City of Watertown in this important redevelopment project. Establishment of pedestrian/bicycle trails on Sewall's Island and using the former railroad bridges will link the island with other waterfront trails. Public access to the island and its waterfront will be improved. These activities are consistent with recommendations in the City's Local Waterfront Revitalization Plan.

The City has made significant progress in cleaning up environmental contamination at Sewall's Island and has proven itself to be a responsible environmental steward. Continued clean up and redevelopment of Sewall's Island will bring needed employment opportunities and revenue sources to the City.

We fully support the City's efforts to reclaim this brownfield site and its subsequent redevelopment into a viable recreational and potentially residential resource. These types of initiatives are critical to community revitalization and strengthen the City by creating a vibrant waterfront with recreational opportunities for all.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl McLaughlin".

Carl McLaughlin
Executive Director
Fort Drum Regional Liaison Organization

cc. Lu Engineers