



PROPOSED PLAN OF REMEDIAL ACTION

Hamilton Park/Pyles Lane Site
Operable Units 46 and 47
(OU-46 and OU-47)
New Castle, Delaware
DNREC Project No. DE-1284



August 2023

Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Remediation Section
391 Lukens Drive
New Castle, Delaware 19720

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Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Qazi Salahuddin, Environmental Program Administrator
Remediation Section

8/29/2023

Date



What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at a Site. A legal notice is published in the newspaper advertising the Proposed Plan for a 20-day comment period. DNREC considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What are Operable Unit 46 (OU-46) and Operable Unit 47 (OU-47) of the Hamilton Park/Pyles Lane Site?

The Hamilton Park/Pyles Lane Site (“Site”) is a residential neighborhood located off of New Castle Avenue (Route 9) in New Castle, Delaware. The individual properties are owned by private parties. The location of the Site is depicted on Figure 1.

The Site has been divided into multiple operable units (OUs). OU-46 and OU-47 refer to the soils beneath the properties located at 27 ½ South Street and 30 South Street, respectively (Figure 2). The properties can also be identified as tax parcels 10-005.20-112, and 10-005.20-121, and are 0.08 acres and 0.18 acres in size, respectively.

This Proposed Plan of Remedial Action applies only to the OU-46 and OU-47 properties. Previous and subsequent operable units include the soils beneath the other properties of the neighborhood.

What happened at the Hamilton Park/Pyles Lane Site?

DNREC initially investigated the surface soil at the Site in 2002. The soil samples collected during the initial environmental investigation did reveal elevated concentrations of metals in the soil on some properties in the neighborhood above unrestricted (residential) use standards. A review of historical records, along with soil boring logs documented during multiple investigations, indicated that the source of elevated metals concentrations in soil across the Hamilton Park neighborhood is most likely fill placed when the homes were built and also remnants from foundry operations.

What is the environmental problem at OU-46 and OU-47 of the Hamilton Park/Pyles Lane Site?

According to the most recent investigation, a Supplemental Remedial Investigation conducted in April 2022, these properties were some identified as having concentrations of metals in the surface soil above background concentrations across portions of the OU-46 and OU-47 properties. (Figure 2). Repeated exposure to these contaminants of concern could potentially pose an unacceptable increased health risk to residents.

What does the owner want to do at OU-46 and OU-47 of the Hamilton Park/Pyles Lane Site?

The OU-46 and OU-47 properties are located within the Hamilton Park neighborhood and are zoned for residential use. DNREC is not aware of any changes of use of the properties at this time.

What clean-up actions are needed at OU-46 and OU-47 of the Hamilton Park/Pyles Lane Site?

DNREC proposes the following remedial actions for OU-46 and OU-47 of the Site, which need to be completed before a Certification of Completion of Remedy (COCR) can be issued:

1. A Remedial Action Work Plan must be submitted to DNREC for approval within 30 days of the issuance of the Final Plan of Remedial Action.
2. Soil within the top two (2) feet identified as having concentrations of metals and/or PAHs that could potentially pose an unacceptable risk to residents who are exposed to it, and not covered with a building or impervious surface, e.g., concrete, asphalt, must be removed and replaced with DNREC-approval material that meets residential use requirements. This will be performed pursuant to the schedule indicated in the DNREC-approved Remedial Action Work Plan.
3. A Remedial Action Completion Report must be submitted to DNREC within ninety (90) days of the completion of the remedial actions required in the Final Plan of Remedial Action.

How can I find additional information or comment on the Proposed Plan?

The complete file on the Site, including the Remedial Investigation Supplemental Report, are available online at:

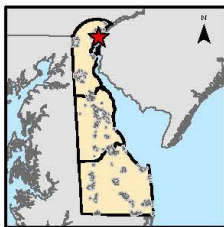
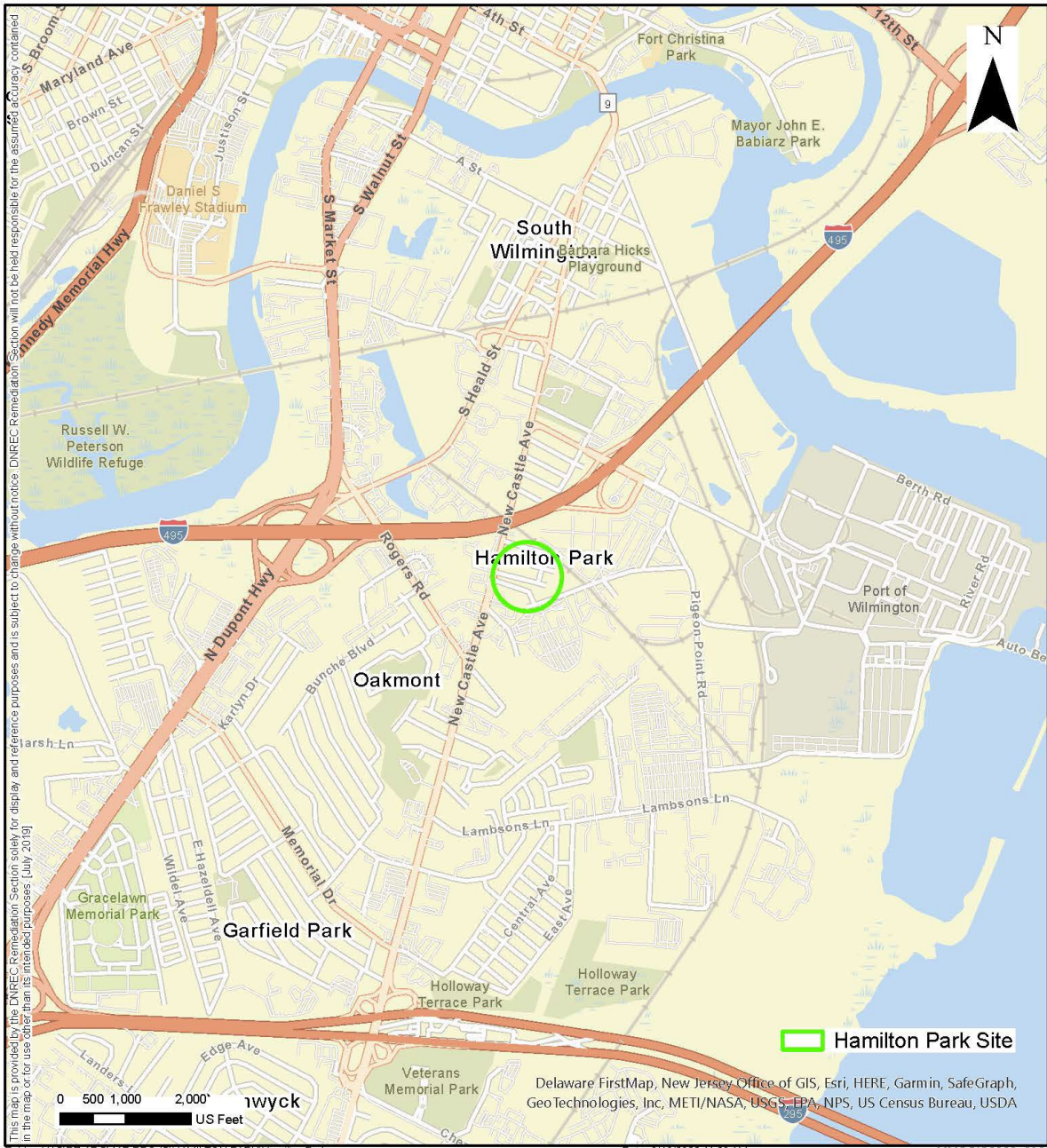
<https://den.dnrec.delaware.gov/>

The 20-day public comment period begins on September 3, 2023 and ends at close of business (4:30 pm) on September 25, 2023. Please send written comments to the DNREC Project Officer, Lindsay Hall, via email to RS_Public_Comments@delaware.gov; or written letter to 391 Lukens Drive, New Castle, DE 19720

Figure 1: Site Location Map

Figure 2: OU-46 and OU-47 of the Hamilton Park/Pyles Lane Site

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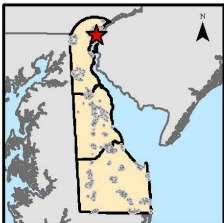
Sources: Site Location [DNREC]



1:24,000 1 inch equals 2,000 feet

FIGURE 1
DE-1284
HAMILTON PARK/PYLES LANE
SITE
SITE LOCATION MAP
NEW CASTLE COUNTY, DELAWARE

Figure 1



Sources: 2023 Aerial Imagery (New Castle County GIS); OU Boundaries (DNREC)

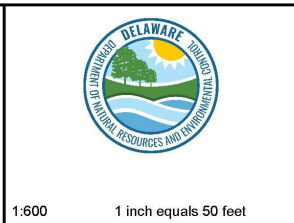


FIGURE 2
DE-1284
HAMILTON PARK/PYLES LANE
SITE
OPERABLE UNITS 46 AND 47
NEW CASTLE COUNTY, DELAWARE

Figure 2

Glossary of Terms Used in this Proposed Plan

Certification of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
Hazardous Substance Cleanup Act (HSCA)	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires cleanup with oversight of the Department.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Risk	Likelihood or probability of injury, disease, or death.
Remediation Section	Section of DNREC, which oversees investigation and cleanup of sites that were contaminated as a result of past use