



# ***Facts About...***

## SNOW HILL LANE PHASE III PROPERTY (VOLUNTARY CLEANUP PROGRAM)

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### **Site Description:**

This approximately 10-acre parcel, located in Brooklyn, Anne Arundel County, Maryland, is situated at the easternmost edge of a property that lies at the end of Snow Hill Lane and Cedar Hill Lane. The site is bordered to the north by the Pennington Avenue landfill, to the east by a plateau that corresponds to the Drumco drum dump site, to the south by a petroleum tank farm, and the west by the Snow Hill Lane Phase II parcel. The site is heavily vegetated and does not contain any buildings or structures. The topography of the parcel slopes to the south-southeast, where surface drainage is captured by the easterly-flowing Cabin Branch, which discharges to Curtis Bay approximately 1000 feet to the east.

### **Site History:**

The history of the entire Snow Hill Lane property is well documented, although the history of the Phase III parcel cannot be isolated because it was not previously identified as a unit separate from the rest of the Snow Hill Lane property. The following site history is that of the entire Snow Hill Lane property unless specified otherwise.

In 1944, Title Guarantee and Trust Company purchased the entire Snow Hill Lane property. Curtis Bay-Shipley Realty Corporation acquired the property in 1945, but in 1969 that corporation was dissolved. In 1982, the co-trustees deeded the property to the DWC Holding Company. B&S Properties Inc. acquired the property at auction in 2000.

Prior to the 1950s, the Snow Hill Lane property was primarily used for agricultural purposes. From at least the 1950s to the 1970s, the property was owned by Mr. D. Chetkof and operated as an unpermitted dump. Access to the site has historically been unrestricted and evidence of nuisance dumping has been noted on the property. The Snow Hill Lane property came to the attention of the Department of Health and Mental Hygiene's Waste Management Administration (WMA) in February 1982. In 1991, the U.S. Environmental Protection Agency conducted a removal action on what is now the Phase I parcel, after which the Maryland Department of the Environment determined that the site did not warrant further investigation. The removal action did not address any issues on the Phase III property. Access to the entire Snow Hill Lane property continues to be unrestricted.

### **Environmental Investigations and Actions:**

A Phase I Environmental Site Assessment was conducted in 2003. The assessment identified a suspect unpermitted landfill on the northern portion of the site and numerous areas of surface dumping on the site and surrounding properties. A limited subsurface investigation was conducted in January 2004. An additional subsurface investigation was conducted in July 2004 and December 2004. A total of twenty-one test pits, twelve soil borings, three temporary and five permanent monitoring wells and ten soil gas sampling points were conducted as part of the subsurface investigations. Fill material comprised of construction debris and other miscellaneous debris was observed to encompass approximately four acres on the northern portion of the site at depths ranging from zero to 22.5 feet below ground surface. Laboratory



analysis of soil samples indicated levels of antimony, arsenic, lead and mercury above the Department's Residential Cleanup Standards. Laboratory analysis of groundwater samples detected levels of benzene and trichloroethene and a dissolved concentration of antimony above the Department's Cleanup Standards.

**Current Status:**

On February 23, 2004, Glen Abbey III, LLC, submitted an application seeking a No Further Requirements Determination as an inculpable person. The property was accepted into the Voluntary Cleanup Program (VCP) on February 5, 2005 pursuant to a response action plan (RAP). The RAP was submitted on June 13, 2005, and a public informational meeting was held on August 1, 2005. Comments on the proposed RAP were issued in a letter dated November 5, 2005. An on-site meeting was held on July 7, 2006 with representatives from the Maryland Department of the Environment's VCP and Solid Waste Programs to observe the northern portion of the site where the unpermitted debris landfill was located. After reviewing additional information on the landfill area, joint comments from the VCP and Solid Waste Programs were submitted in a letter dated August 6, 2007. The Department is currently awaiting the revised RAP.

**Contact:**

For additional information, please contact the Land Restoration Program at (410) 537-3493.

**Last Update:** August 5, 2008

