Proposed Amended Record of Decision
Former BICC Cables Site

City of Yonkers / Westchester County / Site No. C360051 April 2014

Prepared by the New York State Department of Environmental Conservation
Division of Environmental Remediation

SECTION 1: PURPOSE AND SUMMARY OF THE PROPOSED RECORD OF DECISION AMENDMENT

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), is proposing an amendment to the Record of Decision (ROD) for the above referenced site. This proposed amendment identifies the new information which has lead to this proposal to modify the remedy identified in the March 2005 ROD.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375 Environmental Remediation Programs. This document is a summary of the information that can be found in the site-related reports and documents in the document repository identified below.

On March 18, 2005 the Department signed a ROD for the BICC Cables Site Hazardous Waste Disposal Site to address polychlorinated biphenyls (PCBs), lead, and volatile organic compounds (VOCs) contamination present in site soil and adjacent Hudson River sediments. Specifically the March 2005 ROD selected: demolition of all site buildings, removal of PCB and VOC contaminated soil on-site, removal of debris piles on top of sediments and "hot spots" of contamination beneath the site buildings, restoration of the bulkhead, removal of Hudson River sediments contaminated by site-related PCBs and lead and restoration of the river environment, covering the site with appropriate vegetation or pavement/cover system, groundwater monitoring system, imposition of an environmental easement, and development and implementation of a site management plan.

On May 18, 2005 a Brownfield Cleanup Program (BCP) agreement was signed to implement the ROD remedial action under the BCP. Since then much of the remedy has been completed. Completing the site cover system will be one of the final elements of the field work. However, completion of the sediment removal has proved more complicated; despite several attempts using different sediment removal technologies the sediments in the river underneath the EPRI building have not been successfully remediated. For this reason the Department is undertaking a new evaluation of alternatives to address the contaminated sediment area under the EPRI building (the "EPRI Building Sediment").

In order to evaluate new alternatives to address the EPRI Building Sediment, a new operable unit has been created. This operable unit encompasses the EPRI Building Sediment contamination separately from the rest of the sediment remedy already implemented pursuant to the March 2005 ROD. This will result in the identification of two operable units (OUs) for the site. The original hazardous waste site which included the (on-site) area shown in Figure 2 and the areas of river bottom where sediments have been effectively remediated is designated as OU1 and is the subject of this proposed amendment to the March 2005 ROD.

The area of river bottom containing the EPRI Building Sediment has been designated OU2. This proposed ROD amendment will complete the redefinition of the OUs by eliminating the required cleanup by dredging of the sediment beneath the EPRI Building.

The second action requires that the Department propose a new remedial action plan for the newly created OU2. That evaluation is provided in a separate document the *Proposed Remedial Action Plan for OU2 – EPRI Building Sediment*.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on this proposed ROD Amendment. This is an opportunity for public participation in the remedy selection process. The information here is a summary of what can be found in greater detail in reports that have been placed in the Administrative Record for the site. The public is encouraged to review the reports and documents, which are available at the following repository:

Yonkers Public Library
Riverfront Library
1 Larkin Center
Yonkers, New York 10701
Phone: (607) 775-1966

Office Hours:
Monday - Thursday 9 AM – 8 PM
Friday 10 AM – 5 PM
Saturday 9 AM – 5 PM
Sunday 12 PM - 5 PM

A 30 day public comment period has been set from May 5, 2014 through June 4, 2014 to provide an opportunity for you to comment on these proposed changes. A public meeting will be held on May 20, 2014 at 6:30PM at the Yonkers Public Library (address above). Written comments may be sent to:

Sally Dewes, Project Manager
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
(518) 402-9768

Comments will be summarized and responses provided in a Responsiveness Summary. The Department may modify the proposed ROD Amendment based on new information or public comments. Therefore, the public is encouraged to review and comment on the proposed Amendment identified herein. Comments will be summarized and addressed in the responsiveness summary section of the final version of the ROD Amendment.

Receive Site Citizen Participation Information by Email
Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html.

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:

The BICC Cables site is located at 1 Point Street in Yonkers, Westchester County, in an urban industrial area adjacent to the Hudson River.

Site Features:

The site is approximately 14 acres in area, which at one point contained 360,000 sq. ft. of warehouse and office structures. The Electric Research Power Institute (EPRI) Building, a 29,700 sq. ft. building which is constructed on piles over the Hudson River, is the only remaining structure associated with the site. The rest of the site is open or paved/unpaved lots and is predominantly flat with commercial properties on all sides. The site is primarily described as main areas: the North Yard, the South Yard, the Parking Lot and the Sediment areas within the Hudson River.

Current Zoning and Land Use:

The site is currently inactive, and is zoned for industrial/commercial use. The surrounding parcels are currently used for a combination of commercial and industrial. The nearest residential area is approximately 100 feet to the east on Point Street and Ravine Avenue.

Past Use of the Site:

The facility, in operation since 1886, manufactured high voltage cables until 1996. The property was expanded (into the Hudson River) using fill material from 1940 to 1976. On-site disposal of waste material, improper handling practices of products and chemicals and spillage are responsible for the PCB and metals contamination present at the site.

Prior to 1898: The landmass beneath the majority of the site buildings was created through filling prior to 1898. Site occupants during that time included: S.S. Hepworth and Co. (c. 1886 to 1890) who manufactured sugar machinery and tools and India Rubber Gutta Percha Insulating Co. (1890 to 1915), a wire and cable manufacturer.

1915 to 1930: At the beginning of their occupancy, Habirshaw Wire Company manufactured paper insulated, lead-jacketed cables at the site. Materials for these cables included: paper insulation wound over a conductor, then oil impregnated, and covered by a lead sheath, bitumen and rubber. Later on Habirshaw expanded their cable and wire product line. They included rubber insulated and jacketed cables that required rubber mixing equipment and continuous vulcanizing steam lines and armored submarine cable that required the use of asphalt and jute to provide water resistance along with braided steel sheathing to protect the cable from mechanical damage.

1930 to 1984: Phelps Dodge acquired the facility in 1930 and continued to produce the Habirshaw Wire Company product line. By the 1960s, production began to focus on paper wrapped cables that included the use of highly refined rosins and later refined hydrocarbon oils as the dielectric fluids to replace the rosins. Rubber jacketed cable manufacturing was phased out at the site by the early 1960s. About that time, the

manufacturing of armored submarine cable was also discontinued.

Higher voltage cables and solid dielectric cable with insulation made of polyethylene (PE) and ethylene propylene rubber (EPR) for medium voltage distribution applications were developed and manufactured at the site beginning in the 1960s.

1984 to 1996: Cablec (later merged into BICC Cables Corp.) acquired the facility in 1984. The product line was narrowed further to focus on the growing electric distribution market for which paper, lead, PE and EPR were used. However, Cablec moved the solid dielectric cable manufacture of PE and EPR to other facilities. Some of the PE and EPR cables that were manufactured at other BICC factories were shipped to the site for finishing with application of a lead jacket to provide protection against mechanical abuse and moisture. The principal materials used for cable manufacture after 1984 at the site were paper, dielectric oil and lead with polyethylene or PVC applied as jackets over the lead. As a result of a decline in the market for paper insulated leadjacketed cable, BICC ceased manufacturing operations at the site in 1996.

In 1997, following the end of manufacturing operations, an environmental investigation began at the site in accordance with a Petroleum Spills Order (Administrative Order on Consent DC-0001-97-06). The investigation involved collecting environmental media samples and interior building material samples. Based upon the discovery of PCBs at concentrations above 50 parts per million (ppm) in site soil during the Petroleum Spills Investigation, this property was listed as a class "2" site on the *Registry of Inactive Hazardous Waste Disposal Sites* in 1999. BICC Cables Corporation, a responsible party, conducted a Remedial Investigation/ Feasibility Study (RI/FS) under Administrative Order on Consent. The site remediation is being addressed under the Brownfield Cleanup Program (BCP), based on an exemption that expired in July 2005 that allowed class "2" sites to enter the BCP. One Point Street, LLC, a Volunteer and present owner, entered into a Brownfield Cleanup Agreement in May 2005.

Operable Units:

The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigation, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

Operable Unit 1 (OU1) includes upland soils, groundwater, and contaminated sediment in the Hudson River, excluding the sediment beneath the EPRI building. Operable Unit 2 (OU2) includes only the sediment beneath the EPRI building.

Site Geology and Hydrogeology:

The North Yard was created through the placement of fill and operational debris. The landmass west of the railroad tracks (South Yard and below previously removed buildings) was created through the placement of fill. This fill material extends to the silt layer, located a maximum depth of 20 feet below grade. The BICC Parking Lot east of the railroad tracks located on Point Street was raised using clean sand fill. Groundwater is encountered at the site from a minimum of 2.3 feet below ground surface (bgs) to a maximum of 13.5 feet bgs. Artesian conditions were observed in one well. Tidal fluctuations in groundwater elevations in the site wells range from 0 to 2.3 feet. Groundwater flow from the site is southwesterly towards the Hudson River.

Operable Unit (OU) Number 2 is the subject of this document.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. The site is currently inactive, and is zoned for industrial/commercial use. In addition, an environmental easement will be placed on the site prior to completing the remediation that will limit the use and development of the property to restricted residential, commercial, or industrial uses only.

SECTION 5: ENFORCEMENT STATUS

Inactive Hazardous Waste Disposal Site Remediation Program

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

The PRPs for the site, documented to date, include:

Phelps Dodge Corporation

BICC Corporation

BICC Cables Corporation entered into an Administrative Order on Consent on March 17, 2000 (ref. Index No. D-3-0001-00-03) which obligated it to conduct an RI/FS.

Brownfield Cleanup Program

The site was accepted into the Brownfield Cleanup Program in May 2005. One Point Street, LLC entered into a Brownfield Cleanup Agreement for the remediation of the site, including off-site impacts.

SECTION 6: SITE CONTAMINATION

6.1: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site.

Nature and Extent of Contamination: Based on investigations conducted to date, soil, groundwater, sediment and interior building material samples were contaminated at the site. The two major contaminants are and were PCBs and lead. The upland portion of the site remediation is mostly complete. All the contaminated building materials have been removed. The majority of the soil contamination has been excavated and removed and what remains will be covered/capped as part of the final remedial efforts. Much of the sediment contamination has been removed and in those areas the river bottom has been

restored. Contamination does remain in the off-site portion of the site under the EPRI building. It is contaminated with PCBs as high as 553 parts per million (ppm). Current site contamination is discussed in more detail in the *BICC Cables OU2 Proposed Remedial Action Plan* dated April 2014.

6.2: Interim Remedial Measures (IRM)

An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Record of Decision. No IRMs were undertaken at this site.

6.3: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Exposure to residual on-site soils is not expected since the ROD requires capping of the site with clean soil and concrete as well as an environmental easement and soil management plan. The area is served by public water therefore exposure through the ingestion of contaminated groundwater is not expected. In addition, as part of the ROD, the on-site buildings have been demolished and any future buildings constructed on the site will be equipped with vapor intrusion mitigation (i.e., a sub-slab depressurization system). Therefore, inhalation will not be a potential exposure pathway in the future.

SECTION 7: SUMMARY OF ORIGINAL REMEDY AND PROPOSED AMENDMENT

7.1 Original Remedy

The major components of the March 2005 remedy are as follows:

- demolition of all site buildings;
- removal of PCB and VOC contaminated soil on-site;
- removal of debris piles on top of sediments and “hot spots” of contamination beneath the site buildings;
- restoration of the bulkhead;
- removal of contaminated Hudson River sediments and restoration of the river environment;
- covering the site with appropriate vegetation or pavement/cover system;
- groundwater monitoring system;
- imposition of an environmental easement; and
- development and implementation of a site management plan.

7.2 New Information

Since the Brownfield Cleanup Agreement was signed in 2005 the remedial action has been progressing satisfactorily and is mostly complete. However, completion of the sediment removal has proved more complicated; one area of the sediments in the river requiring action pursuant to the original ROD has not been successfully remediated. This area is underneath the EPRI building. See Figure 3. For this reason the Department is proposing a new remedy for the sediment area under the EPRI building based on an evaluation of alternative remedial actions necessitated by this new information, evaluated in a separate

document, the *Proposed Remedial Action Plan for OU2 – EPRI Building Sediment*. This proposed plan also describes the sediment removal actions to date.

7.3 Proposed Changes to the Original Remedy

This document is only proposing one minor change to the original remedy. The Department is proposing to amend the original ROD to eliminate the requirement to remove contaminated sediment under the EPRI building shown on Figure 3 and to divide the site into two operable units. This ROD amendment calls for the March 2005 ROD remedy for the site to be designated as Operable Unit 1 (OU1), to include all on-site land and the areas of river bottom where sediments have been effectively remediated, and Operable Unit 2 (OU2), is designated as the area of the river bottom underneath the EPRI building where contaminated sediments have not been effectively remediated.

SECTION 8: NEXT STEPS

As described above, there will be a public meeting and comment period on the proposed changes to the selected remedy. At the close of the comment period, the Department will evaluate the comments received and prepare a responsiveness summary which will be made available to the public. A notice describing the Department's final decision will be distributed electronically by way of the county email listserv for Westchester County (see information on the county listservs in Section 2 of this document).

If you have questions or need additional information you may contact the following:

Ms. Sally Dewes, P.E.
Project Manager
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
(518) 402-9768

Figure 1 - Site Location Map
Figure 2 - Site Map with Operable Units
Figure 3 - Sediment Remediation Areas
Attachment 1 - Record of Decision, BICC Cables (#360051), March 2005
Attachment 2 - BICC Cables OU2 Proposed Remedial Action Plan dated April 2014

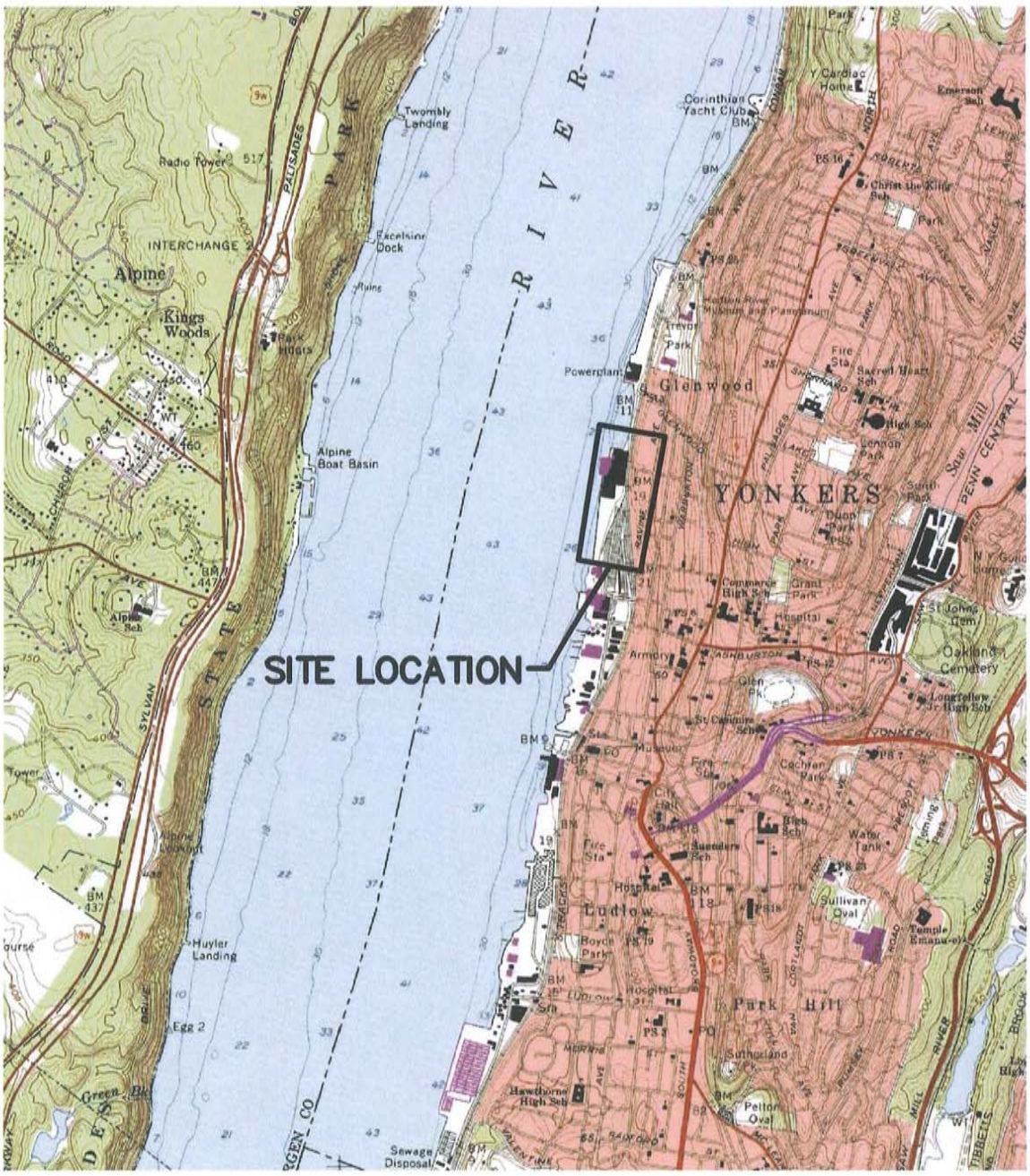

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Figure 1
Site Location Map
Former BICC Cables Site
Yonkers, New York

Reference:
USGS Quadrangle 7.5 minute
Yonkers, N.Y. - 1966 (Revised 1979)

Figure 2 - Operable Units
BICC Cables (Site #360051)

H2M MALCOLM PIRNIE

Sediment Remediation Areas

Data Source:
1) Infrastructure, H2M, May 2007 and July 2008
2) Shoreline, H2M, May 2007 and July 2008
3) Bathymetry, H2M, April 2007
4) Samplng Locations and Grid, H2M, May 2007 and July 2008

Figure 3

March 2010