

New York State Department of Environmental Conservation

Division of Environmental Remediation

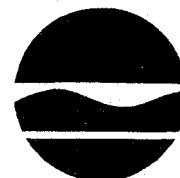
Bureau of Technical Support, 11th Floor

625 Broadway, Albany, New York 12233-7020

Phone: (518) 402-9553 • FAX: (518) 402-9577

Website: www.dec.state.ny.us

file



Erin M. Crotty
Commissioner

MEMORANDUM

TO: Jonathan Greco, NYSDEC - DER Remedial Bureau B
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
James Burke, Regional Hazardous Waste Remediation Engineer, Region 7
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat
Anne Hohenstein, NYSOSC

FROM: Kelly Bologna, NYSDEC - DER Bureau of Technical Support

ago cr/AB

SUBJECT: Brownfield Cleanup Program Application
IBM Gun Club Shooting Range, C704043
IBM Gun Club Burn Pit, C704044

DATE: APR 20 2004

The attached Brownfield Cleanup Program Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Brownfield Cleanup Program procedures. If you require additional copies or the complete series of the related application's attachments, please contact me at 518-402-9553.

The Time and Activity Code for the subject site is:

N460 (On-Site); N461 (Off-Site) - IBM Gun Club Shooting Range, C704043
N476 (On-Site); N477 (Off-Site) - IBM Gun Club Burn Pit, C704044

Attachment(s)

Distribution

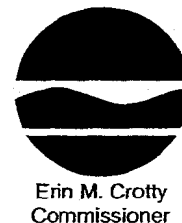
Copy (with all attachments) to:

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
James Burke, NYSDEC Region 7
Anne Hohenstein, NYSOSC

Copy (without attachments) to:

Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat
Jonathan Greco, NYSDEC - DER Remedial Bureau B

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Website: www.dec.state.ny.us



April 13, 2004

Mr. Thomas D. Morris
IBM Corporation
Route 100, Building 2
Somers, New York 10589

Re: Brownfield Cleanup Application
IBM Gun Club Shooting Range
BCP #: C704043
IBM Gun Club Burn Pit
BCP #: C704044

Dear Mr. Morris:

The New York State Department of Environmental Conservation (DEC) is in receipt of your two applications for the above referenced sites for participation in the Brownfield Cleanup Program pursuant to ECL Section 27-1400 et seq. As you know, the BCP is a cooperative approach between the DEC and lenders, developers, and current and prospective owners. The program fosters private-sector remediation of brownfields and reduces development pressures on "greenfields." We are pleased to advise you that your application has been determined to be complete.

Pursuant to ECL Section 27-1407(5), a thirty-day public comment period is to be commenced upon the Department's determination that an application is complete. The party seeking to participate in the BCP is required under the BCP to notify in writing the chief executive officer and zoning board of each county, city, town and village in which the proposed brownfield site is located, as well as residents of the site, the public water supplier which services the area, any person who has requested to be placed on the brownfield site contact list, and the administrator of any school or day care facility located adjacent to or near the site. Further, the Department will publish a similar notice in the Environmental Notice Bulletin.

In order to facilitate the notifications, the Department has prepared the enclosed Public Notice for you to utilize and the instructions for placing and mailing the notifications as well as the document repository location and contents. As the applicant you are responsible for making available a copy of the application and copies of all other related attached documents such as any assessment and investigation reports and/or investigation or remedial workplans. Also, you must use this Department-approved Public Notice form and cannot provide any other or additional information when fulfilling your obligation to provide notice of the application and comment period. The enclosed form should be provided to a local newspaper servicing the area including the brownfield site for publication no later than April 21. Additionally, all of the above-mentioned mailings should be completed no later than April 20.

To the extent that the mailings and publications are not completed in accordance with these time frames, the Department will extend the comment period for a period sufficient to comply with the required thirty-day notice requirement running from the latest of the mailings or publication.

A certificate of mailing, on the enclosed form, is required to be submitted within three days of the mailing. Further, the proof of publication provided by the newspaper must be submitted within three days of your receipt of such document. These documents should be submitted to the Department's project manager at:

New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7016
ATTN: Jonathan Greco

The Department will make every effort to determine your eligibility and status under the BCP by May 21, 2004. We look forward to working cooperatively with you to address the environmental conditions at the brownfield site and to return this property back to productive use.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly A. Bologna".

Kelly A. Bologna
Chief
Site Control Section

Enclosure

cc: w/enc. Gary Litwin, NYSDOH
Jonathan Greco
Anthony Quartararo

Instructions to Applicant Regarding Placing and Mailing of Notification Regarding Completeness Determination

- 1) The enclosed notice must be provided, without modification, by the applicant to a local newspaper of general circulation servicing the area including the brownfield site for publication no later than the date specified in the cover letter. The notice must be located prominently in the community bulletin section or similar local section of the newspaper. The notice must be published in English and in any other language spoken by significant numbers of people within the community.
- 2) The enclosed notice must be mailed, without modification, by the applicant to the brownfield site contact list as identified in the applicant's application. The mailing must be performed by the date specified in the cover letter. No other materials can be mailed with this notice.
- 3) The applicant must complete and submit to the Department the attached certificate of mailing within the time frame specified in the cover letter.
- 4) The applicant must forward to the Department proof of publication by the newspaper of the newspaper notice within the time frame specified in the cover letter.
- 5) The applicant must make available a copy of the application and all other related documents (i.e., Phase Assessment Reports, Remedial Investigation Work Plans and Reports and Remedial Design Work Plans.) at the document repository specified in the public notice.

Instructions to Newspapers Regarding Printing the Public Notice

The enclosed notice announces the receipt of an application by the New York State Department of Environmental Conservation to the Department's Brownfield Cleanup Program. Pursuant to ECL Section 27-1407(5), the notice must be located prominently in the community bulletin section or similar local section of the newspaper. The notice must be published in English and in any other language spoken by significant numbers of people within the community.

Instructions to Individuals Receiving the Public Notice

The enclosed notice announces the receipt of an application by the New York State Department of Environmental Conservation to the Department's Brownfield Cleanup Program (BCP). Pursuant to ECL Section 27-1407(5), upon the Department's determination that a BCP application is complete, the applicant must send notice of the application to individuals on a site contact list. Please read the enclosed notice for further information and instructions.

Brownfield Cleanup Program

Site Name IBM Gun Club Shooting Range and IBM Gun Club Burn Pit Area

City of Union, Broome County

State of New York

NOTICE

Pursuant to ECL 27-1407 and 1417

The New York State Department of Environmental Conservation (Department) administers the Brownfield Cleanup Program pursuant to ECL 27-1400 et seq. The Brownfield Cleanup Program is designed to encourage the remediation of contaminated properties known as brownfields for reuse and redevelopment. The IBM Corporation has submitted an application to participate in the Brownfield Cleanup Program. The application was determined to be complete by the Department on April 9, 2004. The properties as described in the application are located at Robinson Hill Road, in the Town of Union. The application proposes that the applicant will conduct investigation and/or remedial activities at the site. The application proposes that the site will be used for commercial purposes.

The Department will receive public comments concerning the application for thirty days from April 21, 2004 through May 21, 2004. A copy of the application is available by contacting the Department's representative at the address listed below or in the document repository for this site located at the Village of Johnson City Library, 107 Main Street, Johnson City, New York 13790.

The referenced documents are draft and have not been reviewed by the Department staff prior to their release for public comment. The Department, in conjunction with the New York State Department of Health will review these documents during the public comment period.

All citizens are encouraged to offer comments in writing to:

New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7016
ATTN: Jonathan Greco, Project Manager
Phone #: (518) 402-9774

IBM Gun Club Shooting Range
BCP #: C704043

IBM Gun Club Burn Pit
BCP #: C704044

CERTIFICATION OF MAILING

I certify that I mailed on _____ a copy of the attached
_____ by first class mail upon the person(s) on the attached
mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper,
in the Post Office box at _____ in the
City of _____, New York, which box is under the
exclusive care and custody of the United States Post Office Department:

Signature

Date

BROWNFIELD CLEANUP PROGRAM

CHECKLIST FOR APPLICATION COMPLETENESS REVIEW

APPLICANT: IBM CorporationSITE NAME: IBM Gun Club Shooting RangeSection: Applicant Information

- The form is completely filled out

☒ Y ☐ N

Question number left blank: _____

Section: Current Owner/Operator Information

- The form is completely filled out

☒ Y ☐ N

Question number left blank: _____

Section: Site Information

- The form is completely filled out

☒ Y ☐ N

Question number left blank: _____

- The application includes a County tax map with identifier numbers, a USGS 7.5 minutes quad map, and a metes and bounds description of the site (if required).

☒ Y ☐ N

Section: Applicant Eligibility Information

- The form is completely filled out

☒ Y ☐ N

Question number left blank: _____

Section: Site Eligibility Information

- The form is completely filled out

☒ Y ☐ N

Question number left blank: _____

Section: Project Description

- The application includes the purpose and scope for the project
- The application includes an estimated project schedule

☒ Y ☐ N

☒ Y ☐ N

Section: Site's Environmental History

- A Phase I report is included
- A list of previous owners and operators is attached

☐ Y ☒ N

☒ Y ☐ N

Section: Contact List Information

- A complete contact list, including the location of a document repository, is attached

☒ Y ☐ N

Section: Contaminant Information

- The applicant has indicated known or suspected contaminants

☒ Y ☐ N

Section: Land Use Factors

- The form is completely filled out

☒ Y ☐ N

Question number left blank: _____

- Written answers to questions 13-15 are attached.

☒ Y ☐ N

Question number not attached: _____

Statement of Certification

- The statement of certification is signed (one copy with original signature) and dated. The application must be signed by the applicant, not a representative (consultant, attorney, etc.)

☒ Y ☐ N

Additional Comments:

although the statement of cert.
is signed by an applicant other
than an individual, the title
and entity are not filled
in.

Completed By:

Debra Moloughney



C704093

Route 100
Somers, NY 10589

March 29, 2004

Ms. Kelly Bologna
Section Chief, Site Control Section
NYSDEC
625 Broadway
Albany, NY 12233-7020

RECEIVED

MAR 31 2004

**BUREAU OF
TECHNICAL SUPPORT**

Re: Brownfield Cleanup Program Applications

Dear Ms. Bologna:

Enclosed please find two Brownfield Cleanup Program (BCP) applications for the following projects:

- 1) IBM Gun Club Burn Pit Area
- 2) IBM Gun Club Shooting Range

A pre-application site walk was held for both projects on November 12, 2003 with representatives of NYSDEC.

Please contact Kevin Whalen at 607-543-0337, if you have any questions concerning the IBM Gun Club Burn Pit application, or me, at 914-766-2739, if you have any questions concerning the IBM Gun Club Shooting Range application.

Thank you and I look forward to working with NYSDEC on these projects.

Sincerely yours,

Thomas D. Morris
Program Manager

TDM/cr

cc: Jonathan Greco (NYSDEC, Albany)
Tom Suozzo (NYSDEC, Region 7, Kirkwood Office, 1679 NY Route 11,
Kirkwood, NY 13795)



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION

ECL ARTICLE 27 / TITLE 14

015 10/9/03

Applicant Information			
NAME		IBM CORPORATION	
ADDRESS		RT. 100, BLDG 2	
CITY/TOWN		SOMERS, NY 10589	
PHONE 607-543-0337	FAX 607-754-5877	E-MAIL whalen@us.ibm.com	
NAME OF APPLICANT'S REPRESENTATIVE		KEVIN WHALEN	
ADDRESS		2209 NORTH STREET	
CITY/TOWN		ENDICOTT, NY 13760	
PHONE 607-543-0337	FAX 607-754-5877	E-MAIL whalen@us.ibm.com	
THE APPLICANT MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:			
<input checked="" type="checkbox"/> PARTICIPANT An applicant who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.		<input type="checkbox"/> VOLUNTEER An applicant other than a participant, including an applicant whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the applicant certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.	
Applicant Relationship to Property (check one): <input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other _____			
Current Owner/Operator Information			
OWNER'S NAME (if different from applicant)		SAME AS ABOVE	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
OPERATOR'S NAME (if different from applicant)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	

Site Information			
SITE NAME		IBM GUN CLUB BURN PIT AREA	
SITE ADDRESS		ROBINSON HILL RD UNION, NY 13760	
COUNTY	BROOME	SITE SIZE (ACRES)	APPROX 4 ACRES
LATITUDE	42 07' 52"	LONGITUDE	76 00' 15"
<p>PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.</p>			
1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE. (See Attachment 1 - Tax Map, USGS map)			
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) _____		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3. IS THE SITE PART OF A DESIGNATED EN-Zone PURSUANT TO TL § 21(b)(6). IF YES, IDENTIFY AREA (NAME) _____		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Applicant Eligibility Information (Please refer to ECL § 27-1407)			
1. ARE ANY ENFORCEMENT ACTIONS PENDING AGAINST THE APPLICANT REGARDING THIS SITE?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
2. IS THE APPLICANT SUBJECT TO AN OUTSTANDING CLAIM BY THE SPILL FUND FOR THIS SITE?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3. HAS THE APPLICANT VIOLATED ANY PROVISION OF ECL ARTICLE 27?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
4. HAS THE APPLICANT BEEN PREVIOUSLY DENIED ENTRY TO THE BCP?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
5. HAS THE APPLICANT COMMITTED A NEGLIGENT OR INTENTIONALLY TORTIOUS ACT REGARDING HAZARDOUS WASTE OR PETROLEUM?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6. HAS THE APPLICANT BEEN CONVICTED OF A CRIMINAL OFFENSE THAT INVOLVES A VIOLENT FELONY, FRAUD, BRIBERY, PERJURY, THEFT, OR OFFENSE AGAINST PUBLIC ADMINISTRATION?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
7. HAS THE APPLICANT KNOWINGLY FALSIFIED STATEMENTS OR CONCEALED MATERIAL FACTS IN A MATTER RELATED TO THE DEPARTMENT?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
8. HAS THE APPLICANT, BASED ON THE PROVISIONS OF ECL ARTICLE 27-1407 (OR A SIMILAR PROVISION OF FEDERAL OR STATE LAW), COMMITTED AN ACT OR FAILED TO ACT, AND SUCH ACT OR FAILURE TO ACT COULD BE THE BASIS FOR DENIAL OF A BCP APPLICATION?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Site Eligibility Information (Please refer to ECL § 27-1405)			
1. DOES THE SITE MEET THE DEFINITION OF A BROWNFIELD SITE (REAL PROPERTY, THE REDEVELOPMENT OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS WASTE, PETROLEUM, POLLUTANT, OR CONTAMINANT)?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2. IS THE SITE LISTED ON THE NATIONAL PRIORITIES LIST?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, PLEASE PROVIDE: SITE # _____ CLASS # _____		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
4. IS THE SITE SUBJECT TO A PERMIT UNDER ECL ARTICLE 27, TITLE 9, OTHER THAN AN INTERIM STATUS FACILITY?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
5. IS THE SITE SUBJECT TO A CLEANUP ORDER UNDER NAVIGATION LAW ARTICLE 12 OR ECL ARTICLE 17 TITLE 10?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6. IS THE SITE SUBJECT TO A STATE OR FEDERAL ENFORCEMENT ACTION RELATED TO HAZARDOUS WASTE OR PETROLEUM?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Project Description			
PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING COMPONENTS:			
<ul style="list-style-type: none"> • PURPOSE AND SCOPE OF THE PROJECT (See ATTACHMENT 2) • ESTIMATED PROJECT SCHEDULE (See ATTACHMENT 2) 			

Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. **ENVIRONMENTAL DATA** (see ATTACHMENT 3)

A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.

IF A FINAL INVESTIGATION REPORT IS INCLUDED, INDICATE WHETHER IT MEETS THE REQUIREMENTS OF ECL ARTICLE 27-1415(2):

☐ YES ☐ NO

2. **OWNERS** (see ATTACHMENT 3)

A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").

3. **OPERATORS** (see ATTACHMENT 3)

A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

Contact List Information

PLEASE ATTACH, AT A MINIMUM, THE NAMES AND ADDRESSES OF THE FOLLOWING: (see ATTACHMENT 4)

1. THE CHIEF EXECUTIVE OFFICER AND ZONING BOARD CHAIRPERSON OF EACH COUNTY, CITY, TOWN AND VILLAGE IN WHICH THE SITE IS LOCATED.
2. RESIDENTS, OWNERS, AND OCCUPANTS OF THE SITE AND PROPERTIES ADJACENT TO THE SITE.
3. LOCAL NEWS MEDIA FROM WHICH THE COMMUNITY TYPICALLY OBTAINS INFORMATION.
4. THE PUBLIC WATER SUPPLIER WHICH SERVICES THE AREA IN WHICH THE SITE IS LOCATED.
5. ANY PERSON WHO HAS REQUESTED TO BE PLACED ON THE SITE CONTACT LIST.
6. THE ADMINISTRATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE SITE.
7. THE LOCATION OF A DOCUMENT REPOSITORY FOR THE PROJECT (E.G., LOCAL LIBRARY)

Contaminant Information

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents		X			
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Other - Property is zoned "Planned Urban Development"

Future Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Other - Not known at this time

Please check the appropriate boxes and provide an explanation as an attachment if appropriate.

Yes No Unknown

- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Do current historical and/or recent development patterns support the proposed use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is the proposed use consistent with applicable zoning laws/maps? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

3. Is the proposed use consistent with applicable brownfield opportunity area designations? (See GML 970-r)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any federal or State land use designations relating to this site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Do the population growth patterns and projections support the proposed use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is the site accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species proximate to the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Are there floodplains proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are there any institutional controls currently applicable to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. (see ATTACHMENT 5)			
14. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas. (see ATTACHMENT 5)			
15. Describe on attachment the geography and geology of the site. (see ATTACHMENT 5)			
(Note: the 16 th criteria relates to comments from the public, which would not be received at the time of application)			

Statement of Certification	
(By applicant who is an individual) I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. Date: _____ Signature: _____ Print Name: _____	
(By an applicant other than an individual) I certify that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Date: <u>3/29/04</u> Signature: <u>[Signature]</u> Print Name: <u>Edan Dionne</u>	

SUBMITTAL INFORMATION:

Four (4) complete copies, one with original signatures, are required.

- Three (3) of the copies, one with original signatures, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

FOR DEPARTMENT USE ONLY

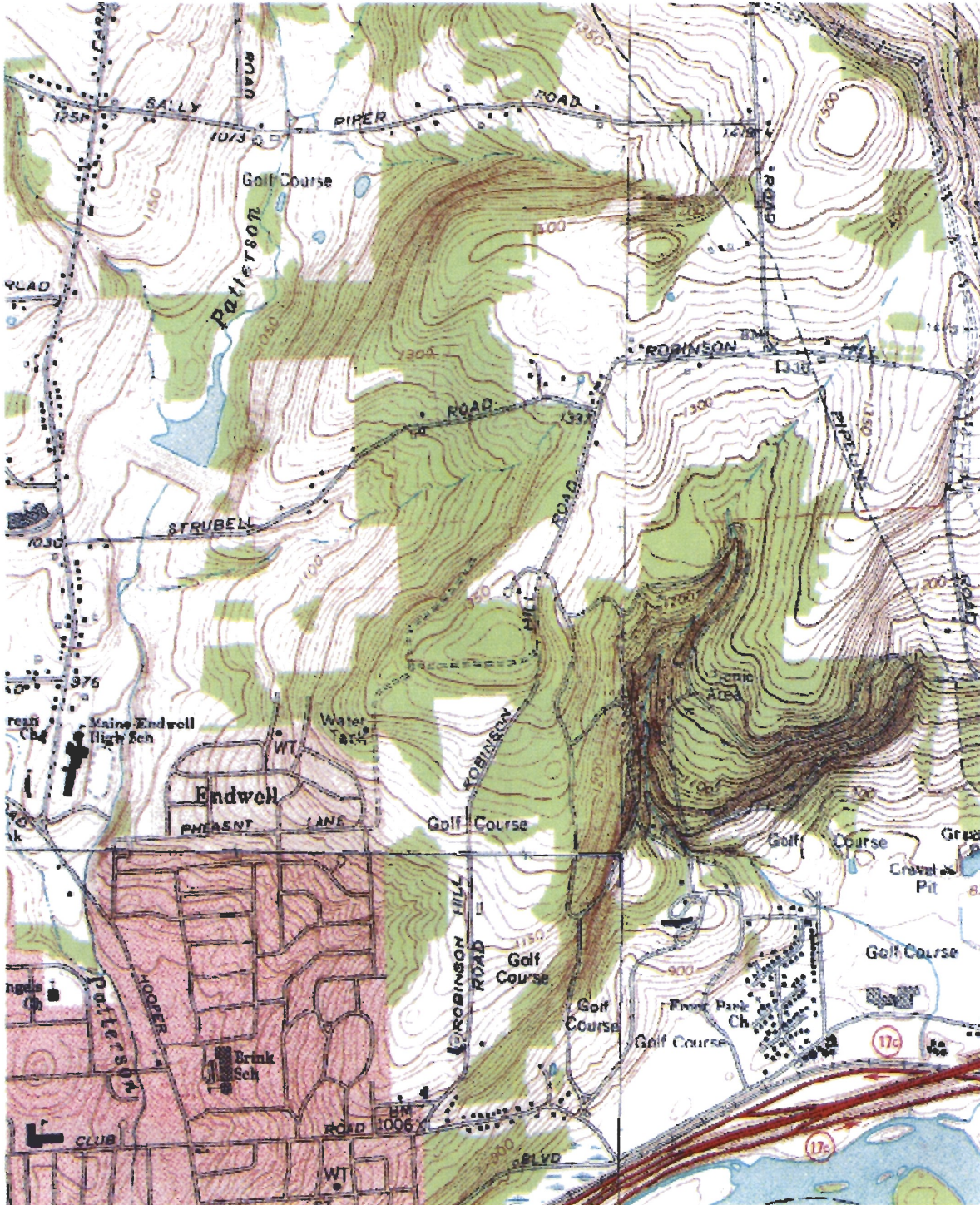
BCP SITE NO: _____ BCP SITE T&A CODE: _____ PROJECT MANAGER: _____

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 1

USGS MAP

SOURCE: ENDICOTT, MAINE, CASTLE CREEK & BINGHAMTON WEST USGS 7.5'
QUADRANGLE





BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 2

PURPOSE AND SCOPE OF THE PROJECT

By way of background, the IBM Gun Club property has been the site of a trap and skeet shooting range, a rifle and shotgun target range, a dog hunting club, a ham radio station club, as well as other uses since the 1940s. A small technical building on the site presently houses an electronic testing building utilized and operated by the IBM Printing Systems Division. The entire property covers approximately 60 acres but the portion of the property believed to be associated with the former Burn Pit area is approximately 4 acres.

In addition to its use as a gun club, during the early to the mid-1950s, IBM disposed of chemicals from its Endicott manufacturing operations on an isolated area of 4 acres on this property. Consistent with chemical handling practices of the time, the chemicals were taken to this area and were burned in a pit. In the 1960s and up until 1976, it appears that small quantities of lab chemicals may also have been taken to the Gun Club property for disposal via burning. This appears to have occurred approximately once per year. In all instances, IBM's activities took place on its own property, and were lawful and consistent with the chemical handling practices of the day.

As society's understanding of the potential impact of chemicals on the environment improved, IBM voluntarily undertook studies and actions at its properties, including the Gun Club property, to identify and remove contamination to the extent feasible. These were not mandated by laws at the time, but reflected IBM's decision to voluntarily undertake these actions. In 1979 an investigation was conducted voluntarily by IBM which included the drilling of two monitoring wells and taking numerous soil samples at the Gun Club. The results of this investigation showed the presence of VOCs, in both soil and groundwater. The following year, 30,000 cubic yards of soil were excavated, of which 10,000 cubic yards were removed from the chemical burn pit area at the Gun Club by a contractor fully authorized to conduct such activities. The 10,000 cubic yards were trucked to a secure landfill. This soil removal was reported to the New York State Department of Environmental Conservation (NYSDEC) and the activities described above were in compliance with all laws.

NYSDEC conducted a follow-up site visit in 1986 and was satisfied with the condition of the site.

The goal of the project covered under this application is to investigate for the presence of VOCs in the groundwater associated with the former Burn Pit activities, and remediate the groundwater, if necessary. The investigation will include soil sampling from representative locations on the Gun Club property to confirm the results of previous activity.

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 2 (cont'd)

ANTICIPATED PROJECT SCHEDULE (preliminary and approximate)

1. Application submittal to NYSDEC - April 1, 2004
2. Investigation Work Plan submittal to NYSDEC – within 60 days of the execution of the BCP agreement between NYSDEC and IBM
3. Investigation Work Plan (Final) - 30 days after NYSDEC final comments
4. Investigation - completion of investigation 9 months after Work Plan approval
5. Remedy Selection (if necessary) - completion of remedy selection 4 months after approval of final Investigation Report
6. Construction - construction, if necessary, will be extremely weather dependent and the schedule cannot be predicted at this time. A schedule will be prepared at the completion of remedy selection.
7. Release and O&M - subsequent to construction completion, if necessary.

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 3

SITE ENVIRONMENTAL HISTORY

1. Environmental Data

An Environmental Site Assessment has not been performed for this property.

2. Owners - a list of previous owners with names, last known addresses and telephone numbers

IBM purchased this property in 1935 from Mr. And Mrs. Israel T. Deyo. IBM has no current information regarding these individuals.

3. Operators - a list of previous operators with names, last known addresses and telephone number

Please see the response to #2, above.

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 4

CONTACT LIST INFORMATION

1. The Chief Executive Officer and Zoning Board Chairperson of each County, City, Town and Village in which the site is located.

Broome County

Jeffrey P. Kraham, County Executive
Broome County Office Building
44 Hawley Street, 6th Floor
PO Box 1766
Binghamton, NY 13902-1766
Phone: 607-778-2109

Town of Union

John Cheevers, Supervisor
3111 E. Main St., Endwell, NY 13760
Phone: 607- 786-2995

Paul Nelson, Director, Community Development, Planning/Zoning
3111 E. Main St., Endwell, NY 13760
Phone: 607- 786-2995

Village of Johnson City

Harry Lewis, Mayor
243 Main St., Johnson City, NY 13790
Phone: 607-798-7861

Daria Golazeski, Village Planner
243 Main St., Johnson City, NY 13790
Phone: 607-797-9098

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 4 (cont'd)

CONTACT INFORMATION LIST (cont'd)

2. Residents, owners, and occupants of the site and properties adjacent to the site

IBM is the owner of the gun club and there are no residents on the property. There is a small electronic testing building (owned and operated by IBM) on the property with approximately 5 employees.

Residents in the vicinity of the property include:

1304 Robinson Hill Road
Joseph M and Lorin A. Missavage
607-729-6445, 607-729-1227

1308 Robinson Hill Road
Gregory Feduke
607-797-4650

1312 Robinson Hill Road
Lee P and Christine C. Bearsch
607-798-0857

1316 Robinson Hill Road
Young H and Pauline B Sohn
607-798-8778

1320 Robinson Hill Road
Carole Peduto
607-770-4545

3. Local news media from which the community typically obtains information.

WBGH
News Channel 34
203 Ingraham Hill Rd.
Binghamton, NY 13903

Binghamton Press & Sun Bulletin
4421 Vestal Parkway East
Vestal, NY 13850

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 4 (cont'd)

CONTACT INFORMATION LIST (cont'd)

4. The public water supplier which services the area in which the site is located.

The site and immediate surrounding area is not served by a public water supply but rather by private wells. Properties west and south west of the site, and about ½ mile away, are served by the Johnson City Water Department.

5. Any person who has requested to be placed on the site contact list.

None.

6. The administrator of any school or daycare facility located on or near the site.

The closest school is the Maine-Endwell High School, located approximately 1 mile from the site. Contact information:

Bonnie Haubner, Principal
712 Farm to Market Rd.
Endwell, NY 13760
Phone: (607) 754-1400

7. The location of a document repository for the project (e.g., local library)

Possibility for a document repository would be:

Village of Johnson City Library
107 Main Street
Johnson City, NY 13790

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION

GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 5

LAND USE FACTORS

13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.

The closest residences to the gun club are approximately 1000' - 1500' S and SE. To the east of the gun club is the Heritage Country Club. This consists of a 9 hole and an 18 hole golf course as well an area known as "The Glen". The Glen is a steeply cut streambed with surrounding forested lands.

Directly south of the site is the Binghamton Country Club golf course.

West of the site, about $\frac{3}{4}$ of a mile away is Hooper Rd. and the Maine-Endwell High School.

North west and north of the site, about $\frac{1}{2}$ mile away, is Struble Rd

14. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas.

The homes listed on Attachment 4, question #2, are the closest residences (a total of 5 properties) to the site that rely on private wells for drinking water. During 2003 IBM voluntarily sampled the drinking water wells of these five properties. Sampling results showed no detections of VOCs in the wells (note: at one property, styrene was detected at a concentration of 2.1 ppb. The Federal and New York State allowable contaminant level for styrene in drinking water is 100 ppb. Styrene is a material commonly found in plastic piping, and the amount of styrene found in the water sample of this property may well originate from plastic components or piping in the water system of this property).

In February 2004, IBM sampled a newly installed well at a residence near the intersection of Robinson Hill Rd. and Struble Rd. Sampling results showed no detections of VOCs in the well.

It is believed that other residences in the vicinity are served by Village of Endicott supply wells that are several miles from the site. This will be confirmed during the site investigation.

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
GUN CLUB BURN PIT AREA - ATTACHMENTS

ATTACHMENT 5 (cont'd)

15. Describe on attachment the geography and geology of the site.

According to the USGS 7.5 - Minute Quadrangle map for the area, the site lies approximately 1,350 feet above mean sea level. At the gun club, the main part of the site to be investigated is a fenced in, open field which is relatively flat.

The surface soils, as mapped by the Broome County Soil Survey, consist primarily of Volusia channery silt loam and Lordstown channery silt loam.

According to a report published in 2002 by Walter B. Satterthwaite Associates, Inc., the gun club area is underlain by undifferentiated shales and siltstones of the West Falls Group.