



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan for Former Burn Pit Area IBM Gun Club

Site # C704044
1395 Robinson Hill Road
Town of Union
Broome County, New York

November 2005

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the Site’s remedial process.

Applicant: **IBM Corporation (“Applicant”)**
Site Name: **IBM Gun Club, Former Burn Pit Area (“Site”)**
Site Number: **C704044**
Site Address: **1395 Robinson Hill Road, Union, New York**
Site County: **Broome County**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate (clean up) and redevelop brownfields. A brownfield is any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants accepted into the BCP as they conduct brownfield site remedial activities. The BCP contains strict investigation and remediation (cleanup) requirements, ensuring that cleanups protect public health and the environment based on the intended use of the brownfield site. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use. For more information about the BCP, go online at: www.dec.state.ny.us/website/der/bcp

2. Citizen Participation Plan Overview

A Citizen Participation (CP) Plan provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation (cleanup) of a site under the BCP.

This CP Plan has been developed for the Site under the BCP. Appendix D contains a map locating the Site. NYSDEC is committed to informing and involving the public concerning the investigation and remediation (cleanup) of the Site. This CP Plan describes the public information and involvement program that will be carried out with assistance from the Applicant.

Appendix A of this CP Plan identifies NYSDEC project contact(s) to whom the public may address questions or request information about the Site’s remedial program. The locations of the Site’s document repositories also are identified in Appendix A. The document repositories provide convenient access to important project documents for public review and comment.

Appendix C contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the Site's investigation and remediation process. The brownfield site contact list includes, at a minimum:

- chief executive officer and zoning board of each county, city, town and village in which the Site is located;
- residents on and/or adjacent to the Site;
- the public water supplier which services the area in which the Site is located;
- any person who has requested in writing to NYSDEC or the Applicant to be placed on the Site contact list;
- the administrator of any school or day care facility located on and/or adjacent to the Site;
- document repositories and their contacts.

The brownfield site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project, including notifications of upcoming remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon written request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A.

Appendix B identifies the CP activities that have been and will be conducted during the Site's remedial program.

The CP activities are designed to achieve the following objectives:

- Help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of an Applicant's efforts, under State oversight, to investigate and, if appropriate, remediate (clean up) a brownfield site.
- Ensure open communication between the public and project staff throughout a brownfield site's remedial process.
- Create opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation (cleanup).

This CP Plan may be revised due to changes in major issues of public concern or in the nature and scope of remedial activities. Modifications may include additions to the site contact list,

updates to major issues of concern to the public, and changes in planned CP activities. The public is encouraged to discuss its ideas and suggestions about the citizen participation program with the project contact(s) listed in Appendix A.

3. Site Information

Site Description

The IBM Gun Club (Gun Club), Former Burn Pit Area (Site) consists of approximately 4 acres of an approximately 53.4 acre parcel located on the west side of Robinson Hill Road, about 1/2-mile south of the intersection with Struble Road in the Town of Union, Broome County, New York. Town of Union Tax Assessor's Office records list the Gun Club property as lot 20 of Section 126.18, Map 1, with a corresponding street address of 1395 Robinson Hill Road. As shown on the Locus Plan provided in Appendix D, the Site that is to be investigated currently consists of an open grassed area located in the southern area of the property.

The property use surrounding the Gun Club consists primarily of residential, recreational, or undeveloped woodlands. Residences proximate to the Gun Club include:

- Five residences to the southeast in the Glen Crest Estates Subdivision;
- Residences to the southwest on Skylane Terrace;
- Residences to the northeast and north along Robinson Hill Road and Struble Road; and
- Residences to the northwest on Debonair Drive.

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 1/2 mile away, are served by the local public water supply.

Site History

IBM purchased the Gun Club property in 1935. Since the 1940s, activities at the Gun Club property have included a trap and skeet shooting range, a rifle and shotgun target range, a dog hunting club, and a ham radio station club.

Between approximately 1951 and the mid-1950s, IBM disposed of certain chemicals from its Endicott manufacturing operations on an isolated approximately 4-acre area located in the southern portion of the Gun Club property. Consistent with chemical handling practices at the time, the chemicals were taken to this portion of the property and were burned in a pit. In the 1960s through 1976, small quantities of laboratory chemicals may also have been taken to this

portion of the property and disposed of via burning. If this latter practice occurred, it is likely that it was performed at a frequency of approximately once per year.

Beginning in late 1979 and into 1980, IBM voluntarily undertook a two-phased hydrogeologic investigation at the Gun Club property to identify and remove contamination to the extent practicable. Results indicated the presence of certain volatile organic compounds (VOCs) in soil and to a lesser degree in groundwater samples from two monitoring wells. The results of the soils analyses also indicated the presence of certain metals, including in particular chromium, at concentrations that may be at levels higher than routinely found in nature.

Environmental History

In 1980, following the above-referenced hydrogeologic investigation, IBM took voluntary action, which involved removing soil from the Site and having it transported to an off-site secure landfill. The area and depth of excavation were selected based on soil sampling results that indicated the presence of VOCs. IBM notified NYSDEC of this soil removal activity and NYSDEC conducted a follow-up site visit in 1986. NYSDEC has required no further remedial action be taken at the Site subsequent to that visit.

In August 2003, IBM sampled the five drinking water supply wells serving the residences in Glen Crest Estates. These wells are the nearest drinking water supplies to the Gun Club and the two existing monitoring wells on the Site. VOCs were not detected in samples collected from four of the water supply wells. Results of analysis of the sample from the fifth water supply well only indicated the presence of styrene at a concentration of 2.1 micrograms per liter ($\mu\text{g}/\text{l}$), which is below the applicable drinking water standard. Styrene is a material commonly found in plastic piping and was not a substance reportedly disposed at the former Burn Pit.

In February 2004, IBM sampled a then newly installed well at a recently constructed residence abutting the Gun Club property to the north on the west side of Robinson Hill Road. The sample was analyzed for VOCs and none were detected.

4. Remedial Process

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the Site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants.

The Applicant in its Application proposes that the Site will be used for commercial and/or industrial purposes.

To achieve this goal, the Applicant will conduct remedial activities at the Site with oversight

provided by NYSDEC. The Brownfield Cleanup Agreement provides the responsibilities of each party in conducting a remedial program at the Site.

The Applicant will conduct a remedial investigation (RI) of the Site, and it will be performed with NYSDEC oversight, and with the following goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assessment of the impact of the contamination on public health and/or the environment by the NYSDEC, and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicant will prepare an RI Report after it completes the RI. This report will summarize the results of the RI and will include the Applicant's recommendation of whether remediation (cleanup) is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. Before the RI Report is approved, a fact sheet that describes the RI Report will be sent to the Site's contact list.

NYSDEC determines whether the Site poses a significant threat to public health and/or the environment in accordance with ECL 27-1411.1(c). If NYSDEC determines that the Site is a "significant threat," a qualifying community group may apply for a Technical Assistance Grant (TAG) in accordance with ECL 27-1417(4). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

For more information about the TAG Program and the availability of TAGs, go online at: www.dec.state.ny.us/website/der

After NYSDEC approves the RI Report, the Applicant will be able to develop a Remedial Work Plan. The Remedial Work Plan describes how the Applicant would address the contamination related to the Site.

The public would have the opportunity to review and comment on the remediation (cleanup) proposal. The brownfield site contact list would be sent a fact sheet that describes the Remedial Work Plan and announces a 45-day public comment period. NYSDEC would factor this input into its decision to approve, reject or modify the Remedial Work Plan.

Approval of the Remedial Work Plan by NYSDEC would allow the Applicant to design and construct the alternative selected to remediate (clean up) the Site. The brownfield site contact list would receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a Remedial Action Report that certifies that remediation (cleanup) activities have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use for the site, in accordance with the technical requirements of the executed BCA and approved work plan(s). The site contact list would receive a fact sheet that announces the completion of remedial activities and the review of the Remedial Action Report.

NYSDEC would then issue the Applicant a Certificate of Completion. This Certificate states that remediation (cleanup) goals have been achieved or will be achieved, and relieves the Applicant from future remedial liability, subject to statutory conditions. If the Applicant used institutional controls or engineering controls to achieve remedial objectives, the brownfield site contact list would receive a fact sheet discussing such controls.

An institutional control is a non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of site management at or pertaining to a brownfield site. An example of an institutional control is an environmental easement.

An engineering control is a physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination. Examples include caps and vapor barriers.

Site management will be conducted by the Applicant as required with appropriate NYSDEC oversight.

Activities required to be conducted to inform and involve the public during the Site's remedial process are introduced in section 5. and identified in the chart in Appendix B.

5. Citizen Participation Activities

CP activities that have already occurred and are planned during the investigation and remediation of the Site under the BCP are included in Appendix B: Summary of Citizen Participation Activities. NYSDEC will ensure that these CP activities are conducted, with appropriate assistance from the Applicant.

All CP activities seek to provide the public with significant information about Site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Proposed Remedial Work Plan.

The CP Plan for the Site may be revised based on changes in the Site's remedial program or major issues of public concern.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed.

6. Major Issue of Public Concern

Currently there are no known major issues of public concern as they relate to the Site. Issues of public concern may be identified during the Site's remedial investigation process.

Appendix A – Project Contacts and Document Repositories

Project Contacts

For information about the Site’s remedial program, the public may contact the following NYSDEC project contacts:

Jonathan Greco
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
Phone: (518) 402-9774

Ms. Diane Carlton
Citizen Participation Specialist
NYSDEC Region - 7 Field Office
615 Erie Blvd. West
Syracuse, New York 13204-2400
Phone: (315) 426-7403

Mr. Nathan Walz
NYSDOH
Bureau of Environmental Exposure
Investigation,
Flanigan Square
547 River Street
Troy, NY 12180-2216

Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Village of Johnson City Library
107 Main Street
Johnson City, NY 13790
Attn: Ms. Sharon Dunscombe
Phone: (607) 797-4816
Hours:
Monday 9:00 am to 8:30 pm
Tuesday 9:00 am to 8:30 pm
Wednesday 9:00 am to 8:30 pm
Thursday 9:00 am to 5:00 pm
Friday 9:00 am to 5:00 pm
Saturday 10:00 am to 4:00 pm

NYSDEC Region 7 – Field Office
615 Erie Blvd. West
Syracuse, New York 13204-2400
Attn: Ms. Mary Jane Peachey
Phone: (315) 426-7403
Hours: M-F 8:00 am to 5:00 pm
(call for appointment)

Appendix B – Identification of Citizen Participation Activities

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
Application Process:		
<ul style="list-style-type: none"> · Prepare brownfield site contact list (BSCL) 	At time of preparation of application to participate in BCP	March 29, 2004
<ul style="list-style-type: none"> • Establish document repositories 		April 22, 2004
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period 	When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.	April 21, 2004
<ul style="list-style-type: none"> • Publish above ENB content in local newspaper 		April 22, 2004
<ul style="list-style-type: none"> • Mail above ENB content to BSCL 		April 21, 2004
After Execution of Brownfield Site Cleanup Agreement:		
<ul style="list-style-type: none"> • Prepare citizen participation (CP) plan 	Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution	September 12, 2005
After Remedial Investigation (RI) Work Plan Received:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.	October, 2005
After RI Completion:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL describing results of RI 	Before NYSDEC approves RI Report	To be determined (TBD)
After Remedial Work Plan (RWP) Received:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period • Public meeting by NYSDEC about proposed RWP (if requested by public) 	Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.	TBD
After Approval of RWP:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL summarizing upcoming remedial construction 	Before the start of remedial construction	TBD
After Remedial Action Completed:		

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
<ul style="list-style-type: none"> • Mail fact sheet to BSCL announcing that remedial construction has been completed • Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC) 	<p>At the time NYSDEC approves Final Engineering Report. These two fact sheets should be combined when possible if there is not a delay in issuance of COC</p>	<p>TBD</p> <p>TBD</p>

Appendix C – Brownfield Site Contact List

Broome County:

Ms. Barbara Fiala, County Executive
44 Hawley Street, 6th Floor
PO Box 1766
Binghamton, NY 13902-1766
Phone: 607-786-2995

Town of Union:

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

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

Village of Johnson City:

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

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

Local Water Department

Mr. Greg Champaign
Endicott Municipal Water
618 South Street
Endicott, NY 13760
Phone: (607) 757-2445

Adjacent Property Owners/Occupants

Mr. David Hover
1295 Robinson Hill Road
Endwell, NY 13760
Tax ID: 126.14-2-9, 1295 Robinson Hill Road

Mr. Robert Mastro
1031 Debonair Drive
Endwell, NY 13760
Tax ID: 126.14-2-18 and 126.18-1-4, 1031 Debonair Drive and 1028 Debonair Drive

Mr. John Mathews
320 North Jenson Road
Vestal, NY
Tax ID: 126.18-1-7, 1000 Biscayne Terrace

Binghamton Country Club
1401 Robinson Hill Road
Endwell, NY 13760
Tax ID: 142.06-2-3, 1465 Robinson Hill Road

Mr. and Mrs. Joseph M. and Lorin A. Missavage
1304 Robinson Hill Road
Endwell, NY 13760
Tax ID: 126.18-1-5, 1304 Robinson Hill Road

Mr. Gregory Feduke
1308 Robinson Hill Road
Endwell, NY 13760
Tax ID: 142.06-2-1, 1308 Robinson Hill Road

Mr. and Mrs. Lee P. and Christine C. Bearsch
1312 Robinson Hill Road
Endwell, NY 13760
Tax ID: 142.06-2-2, 1312 Robinson Hill Road

Mr. and Mrs. Young H. and Pauline B. Song
1316 Robinson Hill Road
Endwell, NY 13760
Tax ID: 142.06-2-5, 1316 Robinson Hill Road

Ms. Carole Peduto
1320 Robinson Hill Road

Endwell, NY 13760
Tax ID: 142.06-2-4, 1320 Robinson Hill Road

Interested Citizens or Citizen Groups:

Kathy Dickerson
32 Oak Street
Johnson City, NY 13790

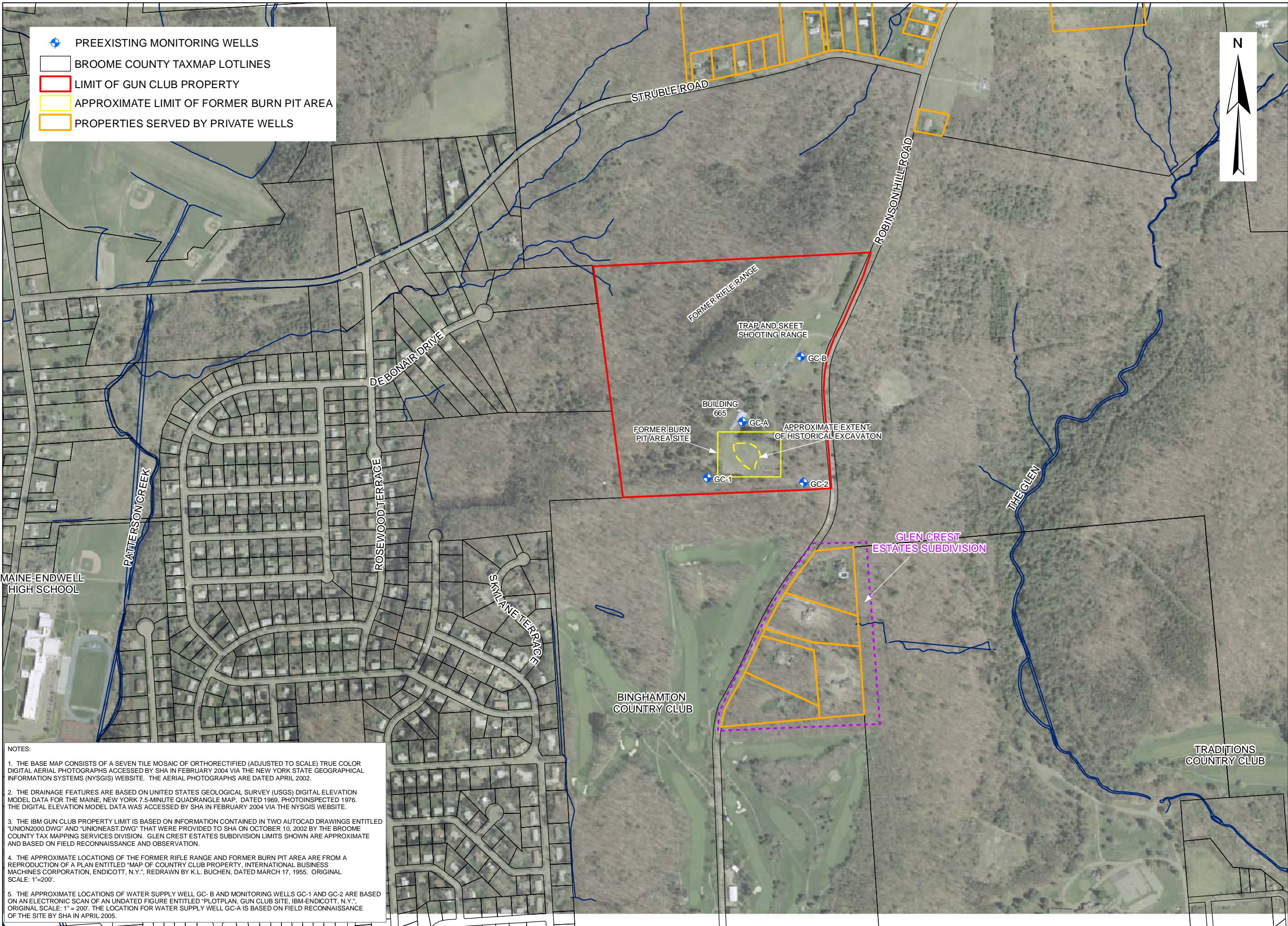
Citizens Acting to Resolve Endicott's Environment (CARE)
Ms. Bette Havel (Co-Founder)
19 Arthur Avenue
Endicott, NY 13760
(607) 786-0624

Citizens Acting to Resolve Endicott's Environment (CARE):
Ms. Bernadette Patrick (Co-Founder)
213 Frey Avenue
Endicott, NY 13760

Residents Action Group of Endicott (RAGE)
Mr. Alan Turnbull
117 Cleveland Avenue
Endicott, NY 13760
(607) 748-4072

Ms. Wanda Hudak
Western Broome County Stakeholders Group
945 Squires Avenue
Endicott, NY 13760

Appendix D – Site Location Map



SANBORN, HEAD & ASSOCIATES, INC.
CONSULTING ENGINEERS & SCIENTISTS

GRAPHICAL SCALE
 300 600 900
 Feet

DRAWN BY: EMB	NO.	DATE
DESIGNED BY: EMB		
CHECKED BY: JO		
REVIEWED BY: DCB		
PROJECT MGR: JO		

CITIZEN PARTICIPATION PLAN

FORMER BURN PIT AREA - IBM GUN CLUB

ENDICOTT, NEW YORK

LOCUS PLAN

PROJECT NUMBER:	2400.00
FIGURE NUMBER:	Appendix D

NOTES:

1. THE BASE MAP CONSISTS OF A SEVEN TILE MOSAIC OF ORTHORECTIFIED (ADJUSTED TO SCALE) TRUE COLOR DIGITAL AERIAL PHOTOGRAPHS ACCESSED BY SHA IN FEBRUARY 2004 VIA THE NEW YORK STATE GEOGRAPHICAL INFORMATION SYSTEMS (NYSGIS) WEBSITE. THE AERIAL PHOTOGRAPHS ARE DATED APRIL 2002.
2. THE DRAINAGE FEATURES ARE BASED ON UNITED STATES GEOLOGICAL SURVEY (USGS) DIGITAL ELEVATION MODEL DATA FOR THE MAINE, NEW YORK 7.5-MINUTE QUADRANGLE MAP, DATED 1969, PHOTOINSPECTED 1976. THE DIGITAL ELEVATION MODEL DATA WAS ACCESSED BY SHA IN FEBRUARY 2004 VIA THE NYSGIS WEBSITE.
3. THE IBM GUN CLUB PROPERTY LIMIT IS BASED ON INFORMATION CONTAINED IN TWO AUTOCAD DRAWINGS ENTITLED "UNION2000.DWG" AND "UNIONEAST.DWG" THAT WERE PROVIDED TO SHA ON OCTOBER 10, 2002 BY THE BROOME COUNTY TAX MAPPING SERVICES DIVISION. GLEN CREST ESTATES SUBDIVISION LIMITS SHOWN ARE APPROXIMATE AND BASED ON FIELD RECONNAISSANCE AND OBSERVATION.
4. THE APPROXIMATE LOCATIONS OF THE FORMER RIFLE RANGE AND FORMER BURN PIT AREA ARE FROM A REPRODUCTION OF A PLAN ENTITLED "MAP OF COUNTRY CLUB PROPERTY, INTERNATIONAL BUSINESS MACHINES CORPORATION, ENDICOTT, N.Y.", REDRAWN BY K.L. BUCHEN, DATED MARCH 17, 1955. ORIGINAL SCALE: 1"=200'.
5. THE APPROXIMATE LOCATIONS OF WATER SUPPLY WELL GC-B AND MONITORING WELLS GC-1 AND GC-2 ARE BASED ON AN ELECTRONIC SCAN OF AN UNDATED FIGURE ENTITLED "PLOTPLAN, GUN CLUB SITE, IBM-ENDICOTT, N.Y.", ORIGINAL SCALE: 1"=200'. THE LOCATION FOR WATER SUPPLY WELL GC-A IS BASED ON FIELD RECONNAISSANCE OF THE SITE BY SHA IN APRIL 2005.