

***P&S Boyd Ave Site, Solvay, NY
Brownfield Cleanup Program (BCP)
Site # C734102***

CERTIFICATION OF MAILING

I certify that I mailed on August 7, 2009 a copy of the attached Fact Sheet 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 420 East Genesee Street in the City of Syracuse, New York, which box is under the exclusive care and custody of the United States Post Office Department:

A handwritten signature in black ink, appearing to be "D. M. W.", written over a horizontal line.

Signature

Date: September 1, 2009



FACT SHEET

Brownfield Cleanup Program

P&S Boyd Ave Site
BCP Site # C734102
Village of Solvay, NY

July 2009

Draft Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Pass & Seymour (P&S) Boyd Ave site located at 50 Boyd Avenue, in the village of Solvay, Town of Geddes, Onondaga County, New York. See map for the location of the site. Pass & Seymour has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repository identified in this fact sheet. The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by Pass & Seymour under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Pass & Seymour to participate in the BCP. The application proposes that the site will be used for commercial purposes.

Public Comments About the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from **August 7, 2009** through **September 21, 2009**. The draft Remedial Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Tara Blum
New York State Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, NY 13204

Highlights of the Draft Remedial Work Plan

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

The Remedial Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
- 3) provide a detailed description of the remedy selected to address site contamination. The work will be performed by {insert name of applicant} with oversight by NYSDEC and the New York State Department of Health (NYSDOH).
"Remediation" means all necessary actions to address any known or suspected contamination associated with the site.

The Remedial Work Plan specifies that the site will be remediated to support future **commercial use**.

- The cleanup objective for **soil** will be to eliminate or reduce to the extent practicable exposure to soil that exceeds Commercial Soil Cleanup Objectives identified by 6 NYCRR Part 375-6.8(b). This will be accomplished by maintaining the existing asphalt and concrete that covers the majority of the site to preclude future contact with the soil.
- For **groundwater**, the cleanup objective is to eliminate or reduce to the extent practicable exposure to groundwater that exceeds Class GA groundwater quality standards per 6 NYCRR Part 703.5. This will be done by in-situ chemical oxidation (ISCO), using potassium permanganate to destroy contamination in the two groundwater areas of concern (AOCs). ISCO will be conducted in accordance with an NYSDEC/NYSDOH approved ISCO Design Document. A smaller isolated location of groundwater contamination will undergo monitored natural attenuation (MNA). Post-remediation groundwater monitoring will be conducted in the future to determine the effectiveness of the groundwater remediation approach.
- Potential exposure to **soil vapor** contamination in the existing site building had been addressed by the installation of a sub-slab depressurization system (SSDS) in 2008. Any future site buildings will undergo soil vapor investigations and/or have an SSDS installed.

Post-remediation activities at the site will be governed by a **Site Management Plan (SMP)** that will specify

- that the existing asphalt/concrete ground cover shall be inspected, maintained, and repaired as needed, as an engineering control to prevent exposure to soil;
- that post-remediation groundwater monitoring and reporting shall be conducted;
- that the existing SSDS will be maintained and operated as an engineering control to prevent exposure to soil vapor;
- that any new buildings constructed at the site will undergo soil vapor investigations and/or have SSDSs installed as engineering controls to prevent future exposure to soil vapor;
- that subsurface soil excavated in the future will be handled, characterized, and disposed in accordance with a soil management plan.

The SMP will describe the specific processes and procedures that will be followed to meet these requirements. The SMP will be incorporated in an Environmental Easement that identifies the above engineering controls as well as institutional controls that will be applied to the site:

- future site use will be restricted to commercial activities;
- the future use of groundwater at the site shall be prohibited unless it undergoes treatment acceptable to NYSDEC and NYSDOH.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, Pass & Seymour may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take about 90 days.

NYSDEC has determined that the groundwater remediation is sufficiently complex that it requires that

remedial design will follow as a separate phase of the BCP project. The reason for this includes calculating the appropriate dose of potassium permanganate solution and constructing an effective array of injection wells to apply the solution to the groundwater treatment zone. An ISCO Design Document will be prepared for NYSDEC review and approval prior to implementing the groundwater remedy.

NYSDEC will keep the public informed during the remediation of the Pass & Seymour site.

Background

The Boyd Ave BCP site consists of 18.07 acres, and is currently owned and occupied by P&S, which has its corporate office on a portion of the premises. A single office building, consisting of approximately 45,000 square feet, occupies the eastern portion of the site. The rest of the site is currently vacant, but was previously used for steel milling and porcelain equipment manufacturing. There is currently no manufacturing at the site, and all of the buildings involved in manufacturing operations have been demolished over the past 15 years. The concrete floor slab ranging from 6 to 15 inches thick, and adjoining asphalt approximately 6 inches thick, remains across the footprint of the former buildings.

A Remedial Investigation (RI) was completed under the BCP in stages to define the nature and extent of contamination, identify contaminant source areas (if present), produce data of sufficient quantity and quality to complete an exposure assessment and provide the basis for remedial action consistent with the site's contemplated use. Semivolatile organic compounds (SVOCs) were detected above Part 375 commercial Soil Cleanup Objectives (SCOs) for brownfield sites in four (4) of 53 soil samples analyzed. The detected SVOCs were polycyclic aromatic hydrocarbons (PAHs), at discrete locations at the northeast and southeast corners of the former manufacturing facility in soils below asphalt paving. Metals were detected above commercial SCOs in 11 of 53 soil samples analyzed. PCBs were detected marginally above commercial SCOs in only one of 53 samples analyzed. None of the 56 soil samples contained volatile organic compounds (VOCs) above commercial SCOs.

The compounds tetrachloroethene (PCE); trichloroethene (TCE); and cis-1,2-dichloroethene (DCE) are the principal groundwater contaminants at this site, and the only VOCs detected above Class GA groundwater quality standards. A dissolved phase groundwater plume comprised mostly of TCE with relatively lower concentrations of DCE exists in the central portion of the site, just west of the existing office building and encompassing the eastern portion of the former manufacturing building. Contamination is evident in both the overburden and bedrock in this area, which is considered one of two groundwater areas of concern (AOCs) for the site. A second groundwater AOC exists in the northern portion of the eastern parking lot area, in overburden. A pair of monitoring wells approximately 900 feet west of the AOCs is the only other location at which VOCs were detected above standards.

TCE was also detected soil vapor samples outside the existing building, and below the building slab. A sub-slab depressurization system (SSDS) was installed in the P&S site building in 2008 to mitigate potential soil vapor intrusion. This was done as an IRM in accordance with an NYSDEC-approved SSDS IRM Work Plan (SWRNA, 2007) and SSDS Design Document (SWRNA, 2008), and consistent with NYSDOH *Guidance for Evaluating Indoor Air Intrusion in New York State* (October 2006). The SSDS will continue to operate at the site as an engineering control (EC) against soil vapor intrusion, which will be specified as a requirement in a Site Management Plan (SMP), which will be subject to NYSDEC/NYSDOH review and approval.

An IRM was conducted in 2008 to removed light non-aqueous phase liquid (LNAPL) and associated soil contamination from a monitoring well in the southwest portion of the site. This was the only location at the site in which LNAPL was identified. Approximately 269 tons of soil was removed from the area around MW-5 (which as also removed), and confirmatory soil samples from the excavation indicated commercial SCOs were met.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Solvay Public Library
615 Woods Road
Solvay, NY 13209
Phone: (315) 468-2441
Hours: M-W 10-9; Th-Sat 10-5; Sun 1-5

New York State Department of Environmental
Conservation
615 Erie Boulevard West
Syracuse, New York 13204-2400
(315) 426-7452
Hours: M-F 9-4

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

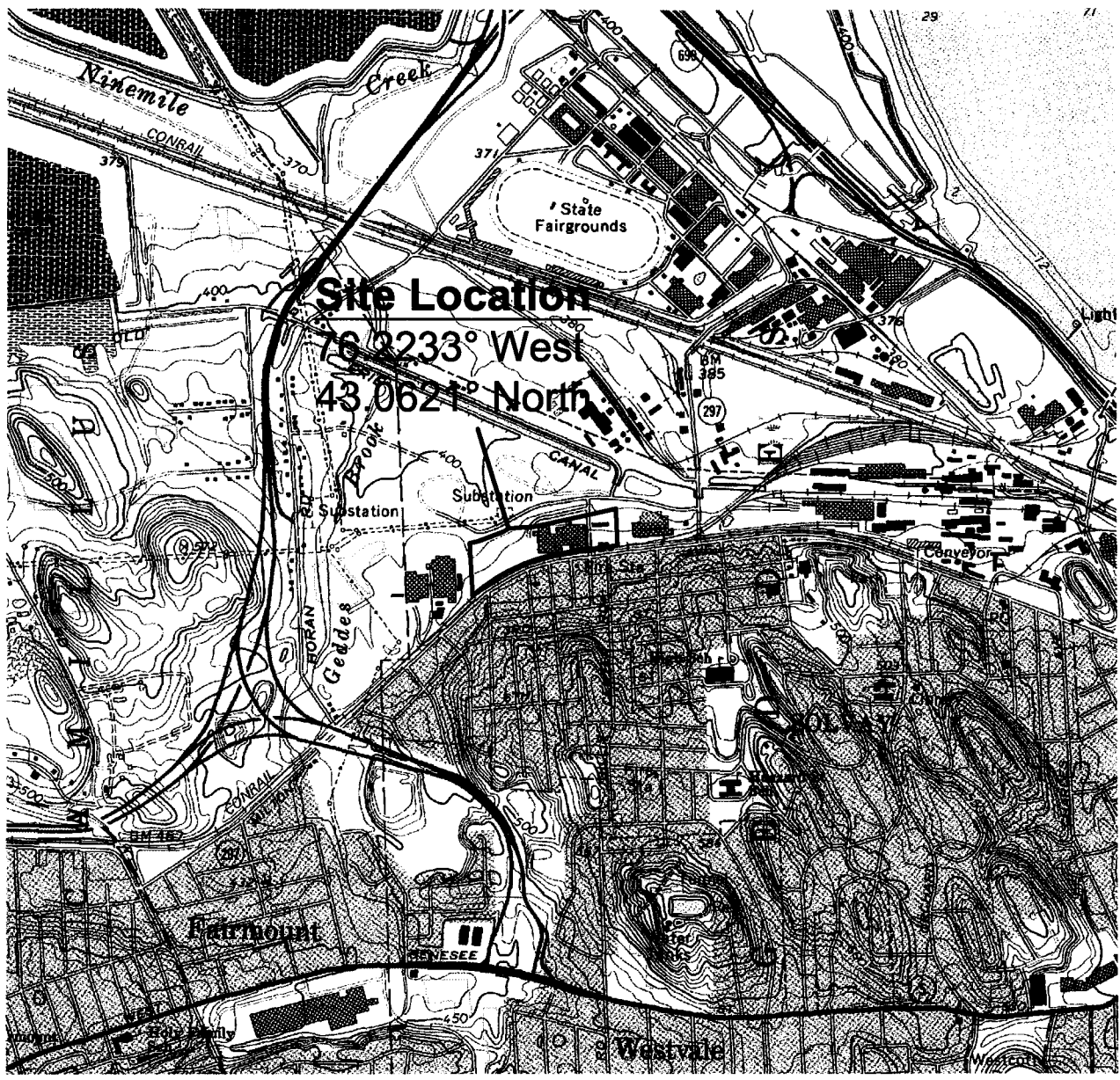
Tara M. Blum, P.E.
New York State Department of Environmental
Conservation
615 Erie Boulevard West
Syracuse, New York 13204-2400
(315) 426-7452

Health Related Questions

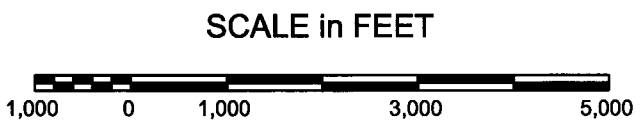
Melissa Menetti
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180
(800) 458-1158

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

X-REF: NAMES?
05/Jan/07/jk
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QUADRANGLE LOCATION



SCALE in FEET

Contour Interval: 10 Feet

Map Taken From: USGS 7.5 Minute Series
Topographic Quadrangle: Syracuse West
(1973, Photorevised 1978)
(www.nysgis.state.ny.us/quads/usgsdrq.htm)



S&W Redevelopment
of North America, LLC.
Syracuse, New York
DATE:7/2009 Project No.: N5005

P&S Boyd Ave Site
50 Boyd Avenue, Solway, New York
Brownfield Remedial Work Plan

Figure 1-1
Site Location Map