

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

## CERTIFICATION OF MAILING

I certify that I mailed on September 8, 2010 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. M.", written over a horizontal line.

Signature

Date: September 8, 2010



# FACT SHEET

## Brownfield Cleanup Program

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

September 2010

### Remedial Action Completed to Address Brownfield Site Contamination; Final Engineering Report (FER) Under Review

Remedial action has been completed to address contamination related to the Pass & Seymour (P&S) Boyd Ave. site located at 50 Boyd Avenue, in the Village of Solvay, Onondaga County, New York under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. P&S has completed the remedial action and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report (FER), which is under review. The FER states that remediation requirements will be achieved regarding site contamination to protect public health and the environment for the proposed site use. The FER is available at the document repository identified in this fact sheet.

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.

#### Highlights of the FER

An FER has several goals:

- 1) describe the remedial activities completed;
- 2) certify that remediation requirements have been achieved or will be achieved;
- 3) define the boundaries of the site;
- 4) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- 5) certify that a Site Management Plan (SMP) for any engineering controls used at the site has been approved by NYSDEC.

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with a site.

**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](http://www.dec.state.ny.us/website/der/bcp)

The remedial action completed at the site included the following elements:

- **Groundwater remediation.** A chemical oxidant (potassium permanganate) was injected into sixteen (16) injection wells on site to remediate groundwater contaminated with dissolved trichloroethene (TCE) along with smaller amounts of other volatile and semivolatile organic compounds. The remediation process is known as In-Situ Chemical Oxidation (ISCO). A total of 144,755 gallons of potassium permanganate solution were injected between April 7 and July 15, 2010 to destroy site groundwater contamination by ISCO reactions.

- **Soil cover.** Areas of soil contamination were covered with clean granular backfill and/or topsoil in July-August 2010 to preclude exposure to areas of the site where soil contamination exists. In addition, existing soil cover consisting of asphalt pavement or concrete was repaired in areas of the site where soil contamination is present. The soil cover system will be periodically inspected and maintained as an Engineering Control.
- **Soil vapor.** A sub-slab depressurization (SSD) system was installed in the existing site office building in September 2008 to preclude soil vapor intrusion, and thereby preclude human exposure to contaminated soil vapor. The SSD system will be periodically inspected and maintained as an Engineering Control, and future buildings constructed at the site will have either a soil vapor survey done or will have an SSD system installed.
- **Site Management Plan (SMP).** An SMP was submitted to NYSDEC for approval that includes monitoring and maintenance programs for the site engineering controls. The SMP also requires that groundwater at the site be monitored to determine the effectiveness of the ISCO groundwater remediation program. The SMP also describes Institutional Controls that apply to the future use of the site, including deed restrictions for commercial use and prohibits use of site groundwater.

### Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the FER. NYSDEC will place the approved FER in the site document repository. NYSDEC then will issue a Certificate of Completion to Pass & Seymour (P&S). With its receipt of a Certificate of Completion, P&S would:

- X have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- X be eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement (BCA) with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to P&S if institutional or engineering controls are necessary for the site.

### Background

The P&S 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 conducted at the site in accordance with the BCA from 2005 – 2008, and the RI Report concluded that the remediation of the brownfield site was required to address groundwater contamination with respect to VOCs, soil vapor contamination with respect to VOCs, and soil contamination with respect to SVOCs and metals.

### FOR MORE INFORMATION

#### Document Repository

Project documents are available at the following locations to help the public stay informed. 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) 426-7551  
Hours: M-F 8:30-4:45  
Please call for an appointment.

### **Who to Contact**

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

#### Project Related Questions

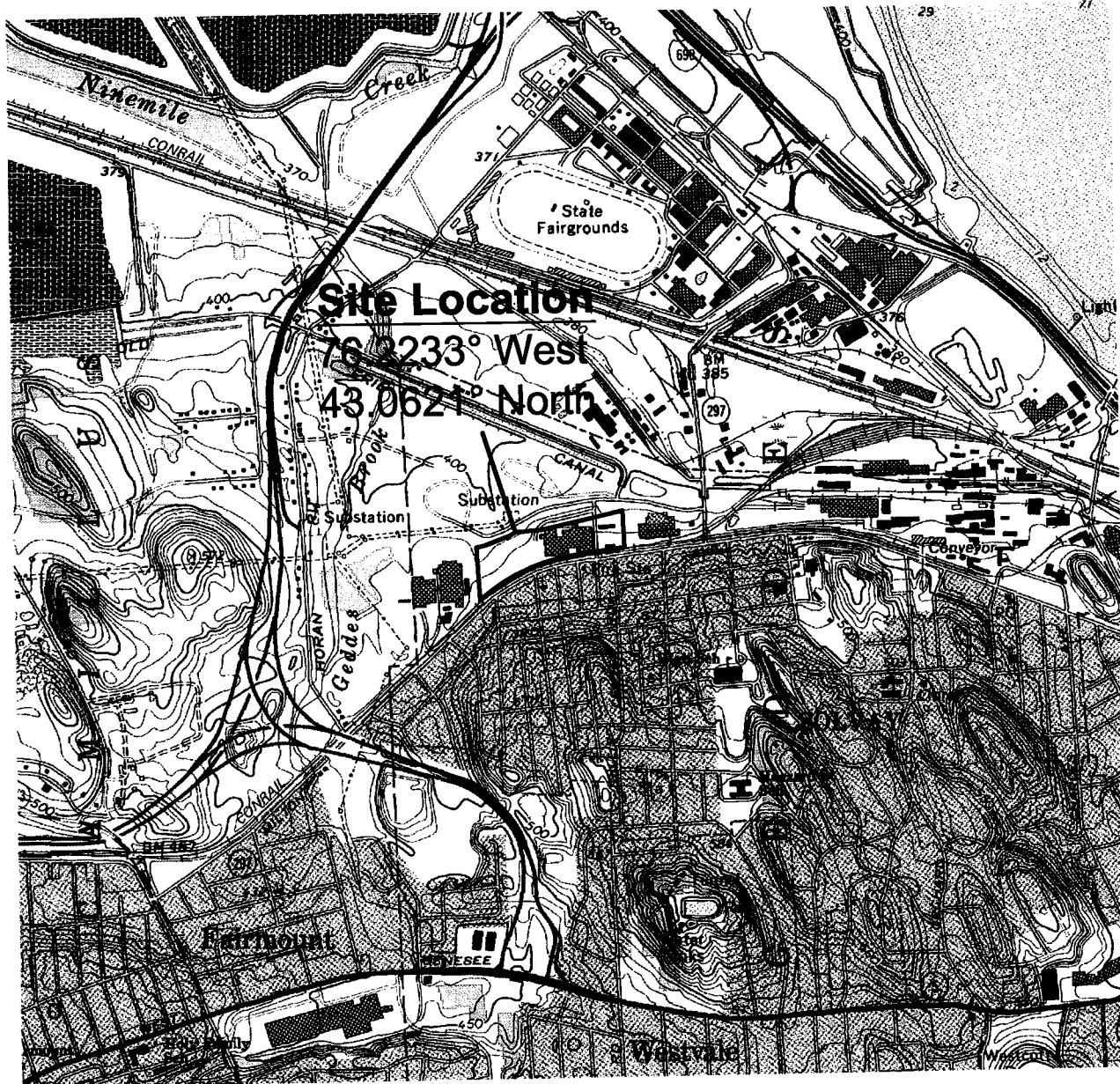
Tara M. Blum, P.E.  
New York State Department of Environmental  
Conservation  
615 Erie Boulevard West  
Syracuse, New York 13204-2400  
(315) 426-7452

#### Site-Related Health Questions

Melissa Menetti  
New York State Department of Health  
Flanigan Square  
547 River Street  
Troy, New York 12180  
(800) 458-1158 ext. 27860

If you know someone who would like to be added to the project mailing list, please 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: NAMEST?  
08/len/yr/jrk  
J:\PROJECTS\N-boat\N5000\N5005 Remedial Investigation\N5005 Remedial Investigation\N5005-Pos & Seymour-Remedial Investigation\N5005-Pos & Seymour-Remedial Investigation\Figures\P&S Fig 1.dwg



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/usgsdrg.htm](http://www.nysgis.state.ny.us/quads/usgsdrg.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, Solvay, New York

Figure 1  
Site Location Map

### **Local Officials**

Joanne M. Mahoney  
Onondaga County Executive  
14th Floor John H. Mulroy Civic Center  
421 Montgomery Street  
Syracuse, NY 13202

Chris Ryan  
Planning Board Chairperson  
Town of Geddes  
1000 Woods Road  
Solvay, NY 13209

Hon. Kathy Marinelli  
Mayor  
Village of Solvay  
1100 Woods Road  
Solvay, NY 13209

E. Robert Czaplicki  
Supervisor  
Town of Geddes  
1000 Woods Road  
Solvay, NY 13209

### **Adjacent Properties and Current Owners (including tax parcel numbers)**

#### *Adjacent Properties*

#### **2370 Milton Avenue (001.-03-03.0)**

John A. Yencock  
2320 Milton Avenue  
Syracuse, NY 13209

#### **2320 Milton Avenue (001.-03-02.0)**

147 Croly Apartments, Inc.  
China Town  
2320 Milton Avenue  
Syracuse, NY 13209

#### **201 Matthews Avenue (001.-03-05.0)**

Niagara Mohawk Power Corporation  
Real Estate Tax Department  
300 Erie Boulevard West  
Syracuse, NY 13202

#### **Boyd Avenue (001.-01-03.0)**

Niagara Mohawk Power Corporation

Real Estate Tax Department  
300 Erie Boulevard West  
Syracuse, NY 13202

**3000 Milton Avenue (001.-01-06.0)**

Frazer & Jones  
3000 Milton Avenue  
Syracuse, NY 13209

**303 Belle Isle Road (001.-01-01.0)**

Allied Signal, Inc.  
101 Columbia Road  
P.O. Box 1057  
Morristown, NJ 07962

**336 Mathews Avenue (001.-01-02.0)**

Village of Solway  
Village Hall  
1100 Woods Road  
Syracuse, NY 13209

*Adjacent Properties Across the Railroad Tracks*

**2909 Milton Avenue (003.-03-07.1)**

Richard Balduzzi  
Edward Gienza  
7089 Van Buren Road  
Syracuse, NY 13209

**2851 Milton Avenue (004.-01-01.0)**

Jodie DeSocio  
2851 Milton Avenue  
Syracuse, NY 13209

**2841 Milton Avenue (004.-01-02.0)**

Judy Tearney  
4496 Wilderness Way  
Syracuse, NY 13219

**2833 Milton Avenue (004.-01-03.0)**

Donald J. Insel  
2833 Milton Avenue  
Syracuse, NY 13209

**2825 Milton Avenue (004.-01-04.0)**

Christopher H. Marks  
Liane K. Marks  
2825 Milton Avenue  
Syracuse, NY 13209

**2817 Milton Avenue (004.-01-05.0)**  
Richard Duffy  
Bernadine Duffy  
2817 Milton Avenue  
Syracuse, NY 13209

**2809 Milton Avenue (004.-01-06.0)**  
Lawrence A. Komuda  
Sherry L. Komuda  
6798 Winchell Road  
Warners, NY 13164

**101 Lionel Avenue (004.-01-07.0)**  
Solvay Christian Assembly of God  
101 Lionel Avenue  
Syracuse, NY 13209

**2725 Milton Avenue (004.-02-01.0)**  
Jessica & Etal Keller  
2725 Milton Avenue  
Syracuse, NY 13209

**2719 Milton Avenue (004.-02-02.0)**  
Adelaide I. Silvia  
2719 Milton Avenue  
Syracuse, NY 13209

**2711 Milton Avenue (004.-02-03.0)**  
William E. Hartman  
Linda L. Hartman  
407 Center Street  
Syracuse, NY 13209

**2701 Milton Avenue (004.-02-04.0)**  
Bernice A. Pallone  
2701 Milton Avenue  
Syracuse, NY 13209

**2625 Milton Avenue**  
Horacia N. Jacob  
Nelida F. Jacob



6 Devon Place  
Camillus, NY 13031

**2623 Milton Avenue (004.-03-02.0)**  
Mangano Concetta Living Trust  
C/o Concetta Mangano Living Trust  
13 Woodworth Drive  
Central Square, NY 13036

**2609 Milton Avenue (004.-03-03.0)**  
Dolores Bianchi Living Trust  
2301 Milton Avenue  
Syracuse, NY 13209

**2601 Milton Avenue (004.-03-04.0)**  
SCI Funeral Services  
C/o SCI Management LP  
Property Tax Dept. 8<sup>th</sup> Floor  
P.O. Box 130548  
Houston, TX 77219

**2555 Milton Avenue (004.-04-04.0)**  
Village of Solvay (Police/Fire)  
Village Hall  
1100 Woods Road  
Syracuse, NY 13209

**2513 Milton Avenue (004.-04-02.0)**  
Michael A. Cimini  
Sherrie A. Mancini  
102 Boyd Avenue  
Solvay, NY 13209

**2501 Milton Avenue (004.-04-03.0)**  
Mary J. LaTessa  
Diane Renna  
400 Salisbury Road  
Syracuse, NY 13219

**2417 Milton Avenue (004.-05-01.0)**  
Anthony Bianchi  
C/o Dolores Bianchi Living Trust  
2301 Milton Avenue  
Syracuse, NY 13209

**2409 Milton Avenue (004.-05-02.0)**

Michael T. Jerome  
Jane Jerome  
788 Fairway Circle  
Baldwinsville, NY 13027

**2401 Milton Avenue (004.-05-03.0)**  
Anthony Bianchi  
P.O. Box 103  
Syracuse, NY 13209

**2359 Milton Avenue (004.-06-22.0)**  
Michael Jerome  
Frank Jerome  
C/o Frank Jerome, Sr.  
2409 Milton Avenue  
Syracuse, NY 13209

**2355 Milton Avenue (004.-06-01.0)**  
Manuel R. Martinez  
Michael A. Martinez  
C/o Manuel M. Martinez  
15 Heritage Circle  
Solvay, NY 13209

**2347 Milton Avenue (004.-06.02.0)**  
Manuel R. Martinez  
Michael A. Martinez  
C/o Manuel M. Martinez  
15 Heritage Circle  
Solvay, NY 13209

Finger Lakes Railway Corporation  
P.O. Box 1099  
Geneva, NY 14456

**Local News Media**

*Newspaper*

The Post-Standard  
Clinton Square  
P.O. Box 4915  
Syracuse, NY 13221-4915  
(315) 470-0011

### *Television*

WSTM - TV Channel 3  
1030 James Street  
Syracuse, NY 13203  
(315) 477-9400

WTVH - Channel 5  
980 James Street  
Syracuse, NY 13203  
(315) 425-5555

WIXT - News Channel 9  
5904 Bridge Street  
East Syracuse, NY 13057-2941  
(315) 469-9999

WSYT - Fox 68  
1000 James Street  
Syracuse, NY 13203-2704  
(315) 472-6800

WNYS - WB 43  
1000 James Street  
Syracuse, NY 13203-2704  
(315) 472-6800

### *Radio - AM*

WOLF (1490)  
401 W. Kirkpatrick Street  
Syracuse, NY 13204  
(315) 472-0222

WTLA (1200)  
7536 Murray Drive  
Cicero, NY 13039  
(315) 472-9111

WHEN (620)  
Bridgewater Place  
500 Plum Street, Suite 100  
Syracuse, New York 13204  
(315) 472-9797

### *Radio - FM*

WWLF-WOLF (100.3)  
401 W. Kirkpatrick Street  
Syracuse, NY 13204  
(315) 363-9653

WBBS-B (104.7)  
Bridgewater Place  
500 Plum Street, Suite 100  
Syracuse, New York 13204  
(315) 448-1047

WPHR (106.9)  
Bridgewater Place  
500 Plum Street, Suite 100  
Syracuse, New York 13204  
(315) 472-9797

WWHT (107.9)  
Bridgewater Place  
500 Plum Street, Suite 100  
Syracuse, New York 13204  
(315) 421-1079

WKRL (100.9)  
7536 Murray Drive  
Cicero, NY 13039  
(315) 472-9111

WTKW (99)  
7636 Murray Drive  
Cicero, NY 13039  
(315) 472-9111

WAER (88)  
215 University Place  
Syracuse, NY 13244  
(315) 443-4021

WZUN (102.1)  
235 Walton St.  
Syracuse, NY 13202  
(315) 472-9111

WNTQ (93.1)  
1064 James Street

Syracuse, NY 13203  
(315) 472-0200

WAQX (95.7)  
1064 James Street  
Syracuse, NY 13203  
(315) 472-0200

WJPZ (89.1)  
P. O. Box 239  
Syracuse, NY 13210  
(315) 443-4689

**Other Interested Parties**

Onondaga County Water Authority (OCWA)  
200 Northern Concourse  
P.O. Box 9  
Syracuse, NY 13211-0009  
(315) 455-7061