


B41001

***950 Danby Road, LLC
Site No. C755012
Ithaca, Tompkins County, NY***

CERTIFICATION OF MAILING

I certify that I mailed on December 7, 2007 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. H. S.", written over a horizontal line.

Signature

Date: December 11, 2007



FACT SHEET

Brownfield Cleanup Program

South Hill Business Campus
C755012
Town of Ithaca
Tompkins County, New York

December 2007

Draft Remedial Investigation Report and 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 South Hill Business Campus brownfield site located at 950 Danby Road in Town of Ithaca, Tompkins County, NY. See map for the location of the site. The proposed remedy is described in a "Draft Remedial Work Plan" that was submitted by South Hill Business Campus, LLC, under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by South Hill Business Campus, LLC 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 **December 10, 2007** through **January 24, 2008**. The Draft Remedial Work Plan, along with the Draft Remedial Investigation Report, are available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Karen Cahill
New York State Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, New York 13204
(315) 426-7551

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

Highlights of the Draft Remedial Work Plan

The Draft 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 Draft 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 S&W Redevelopment of North America, LLC 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 remediation goals for this site stated in the Draft Remedial Work Plan are to:

- Remove, contain, or treat, to the extent practicable, potential remaining on-site sources of contamination;
- Mitigate, to the extent practicable, potential future off-site migration of on-site groundwater contamination;
- Mitigate, to the extent practicable, potential on-site environmental or public health exposures to on-site contamination that may remain in groundwater and/or soil vapor.

The proposed remedy will address the following items.

- Remaining on-site sources of contamination, which include the two former 9,000 gallon underground storage tanks (USTs), will be removed along with contaminated soil surrounding them. This action will be taken to address this potential source of contamination that remains at the site in relation to past manufacturing operations.
- Groundwater will be treated to reduce contaminant levels and prevent off-site migration of on-site groundwater contamination. In-Situ Chemical Oxidation (ISCO) will be used to remediate the groundwater contaminants, including trichloroethene (TCE), dichloroethene (DCE), and vinyl chloride (VC). The treatment will involve the injection of potassium permanganate, a commonly used drinking water and waste water treatment agent, in a series of injection points. The injection point array, the amount of potassium permanganate injected, and the number of injections will be determined based on field and laboratory pilot tests, and presented in a remedial design document that will be reviewed and accepted by NYSDEC prior to implementation.
- Institutional controls will be implemented, which will restrict future use of the site to commercial use, and prohibit the use of site groundwater without proper treatment.
- Engineering controls will apply to an Interim Remedial Measure (IRM) that was completed in 2007. The IRM included installation of a sub-slab depressurization system (SSDS) to prevent soil vapor intrusion (SVI) in the southern portion of the building near the contaminant source, and an air exchange system to maintain positive indoor air pressure in the northern portion of the building outside the SSDS target area. The SSDS and positive pressure air system were installed and operate continuously to prevent potential exposure of building occupants to soil vapor contamination. Any new buildings within the BCP site boundary may also be fitted with SSDS's and/or positive pressure air exchange systems if required to prevent future SVI.

The above remediation elements, which include source removal, groundwater treatment, and IRM engineering controls, will be used together with institutional controls to meet the stated remedial action objectives for this site and support the intended end use. A detailed discussion of each element is described in the Draft Remedial Work Plan.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves these draft documents. NYSDOH must concur in the approval of the Final Remedial Investigation Report and Final Remedial Work Plan. The approved Remedial Investigation Report and Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, South Hill Business Campus, LLC may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take about four months.

NYSDEC has determined that the project is sufficiently complex that it requires that remedial design will follow as a separate phase of the BCP project. The reason for this includes the need for an engineered system to deliver ISCO chemicals into the correct area to treat groundwater, at the proper flow rate, and in the proper chemical dose.

NYSDEC will keep the public informed during the remediation of the South Hill Business Campus

Background

The BCP site occupies 42 acres on the west side of New York State Route 96B (Danby Road) in the Town of Ithaca, Tompkins County, New York. It is located approximately 850 feet above mean sea level on the west/northwest flank of South Hill. Site topography slopes steeply to the northwest towards the City of Ithaca, which is located approximately ½ mile north of the site. There is approximately 460 feet of topographic relief between the site and the City.

The property had been vacant land and/or used for agricultural purposes before the National Cash Register Company (NCR) purchased the property from Ithaca College in 1953. NCR manufactured adding machines and cash registers, and also had an active Printer Business Unit on site. NCR's manufacturing activities included metal plating and heat treating operations. The use of solvents was associated with these operations. Records indicate that nine (9) underground storage tanks (USTs) were on site for over 30 years during NCR's period of operation. All but two of the tanks were removed in 1986.

Currently the site is used as a commercial office park, and includes the original two-story former manufacturing building. A four-story office building of approximately 38,000 square feet, and a two-story office building of approximately 65,000 square feet, have been added to the original manufacturing building. South Hill Business Campus LLC will continue to develop a portion of the existing office building into a multi-tenant professional office complex. The remaining portion of the existing structure (former manufacturing space) will be developed for use by light manufacturing businesses, and some non-manufacturing business start-ups.

A Remedial Investigation (RI) was completed at the site in 2006 and 2007, and a Draft Remedial Investigation Report was prepared in December 2007.

Highlights of the Draft Remedial Investigation Report

The Draft RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required.

The Draft RI Report addresses subsurface soil, groundwater, and soil vapor in proximity to and downgradient of known and/or suspected contamination sources at the site. These areas specifically included the former heat treating, plating, and underground storage tank (UST) areas associated with former manufacturing operations that occurred in the southernmost portion of the existing site building. An area of fill southwest of the building was also investigated for the presence of fill material that might potentially be a source of contamination. The RI has indicated former manufacturing activities in the southern portion of the former manufacturing building resulted in groundwater and soil vapor contamination with respect to chlorinated organic solvents. Two former 9,000 gallon USTs that formerly contained used solvents are located at the southwest corner of the building are viewed as a potential former source. Groundwater and soil vapor contamination extends from the southwest corner of the

building towards the west/northwest, across the lower parking lot area and away from the building, in the direction of groundwater flow. The RI found no evidence of contamination sources associated with the fill area southwest of the building.

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:

NYSDEC Region 7 Office
615 Erie Boulevard West
Syracuse, NY 13204
Phone: (315) 426-7400
Hours: M-F 8:30 AM - 4:45 PM

Tompkins County Public Library
101 East Green Street
Ithaca, NY 14850
Phone: (607) 272-4557

Whom to Contact

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

Project Related Questions

Karen Cahill
New York State Department of Environmental
Conservation
615 Erie Blvd West
Syracuse, New York 13204
(315) 426-7551

Site-Related Health Questions

Susan Shearer
New York State Department of Health
Flanigan Square, Room 300
547 River Street
Troy, New York 12180-2216
(518) 402-7860 -or- (800) 458-1158 (x27860)

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.