



**New York State Department of Environmental Conservation**

## **Brownfield Cleanup Program**

### **Citizen Participation Plan for South Hill Business Campus, LLC**

Site # C755012  
950 Danby Road  
Town of Ithaca  
Tompkins County, New York

February 2006

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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: **South Hill Business Campus, LLC (“Applicant”)**

Site Name: **950 Danby Road (“site”)**

Site Number: **C755012**

Site Address: **950 Danby Road, Ithaca, New York**

Site County: **Tompkins 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](http://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 planning 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 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 for purposes of posting and/or dissemination at the facility;
- 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 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 citizen participation 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 & Site History*

The subject site is located at 950 Danby Road in the Town of Ithaca, Tompkins County, New York. The site consists of two (2) real estate parcels totaling approximately 42-acres, and is owned by the limited liability company South Hill Business Campus, LLC. The site is presently occupied by a split level two- and four-story office and manufacturing building consisting of approximately 280,000 square feet. The area surrounding the site is primarily commercial and residential (north), residential (south), commercial/institutional (east), and vacant wooded land (west).

Most recently, the site was occupied by Axiohm IPB, Incorporated (1994-2003), which used the facilities for its corporate headquarters, as well as for the engineering, marketing, light manufacturing, and servicing of transaction printers. Prior to Axiohm, AT&T Global Information Solutions occupied the facility (1992-1994). During this period, AT&T manufactured and assembled impact and thermal printers. Prior to AT&T, the site was occupied by The National Cash Register Company (NCR), who 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.

#### *Environmental History*

In December 1993 and November 1998, two (2) separate Phase I Environmental Site Assessments (ESA) were completed by Dames & Moore, Inc. (D&M) and Environmental Products and Services, Inc. (EPS), respectively. The 1993 Phase I Report (D&M) discussed the general historical use of the site, and noted that petroleum products and solvents such as Trichloroethylene (TCE) were used at the site in connection with building maintenance and manufacturing processes. TCE is often used in manufacturing as a cleaner or degreaser. Additionally, areas were identified that were used for UST bulk storage, waste disposal, and drum storage. The 1998 Phase I Report (EPS) concurred with findings of the D&M report and recommended a soil boring program in proximity to the areas of concern.

In February 2003 EPS conducted a Phase II ESA, and in January 2004 Environmental Resources Management (ERM) conducted a Source Investigation. These investigations included the installation of soil borings and monitoring wells in suspected source areas of the site. In addition to soil borings and monitoring wells, test pits were excavated in the former disposal area. These investigations revealed the presence of chlorinated solvents (i.e. trichloroethene) in soils and groundwater in a former heat treating/plating area, as well as petroleum and solvents in a former

bulk underground storage tank (UST) area.

#### **4. Remedial Process**

South Hill Business Campus, LLC intends to enter into a Brownfield Cleanup Agreement in which South Hill Business Campus, LLC will conduct a Remedial Investigation and complete the selected Remedial Action. The Remedial Investigation will further define the extent of contamination in order to implement an appropriate remedial strategy. The Remedial Investigation will include the installment of additional monitoring wells, the completion of a limited soil and groundwater sampling program, indoor air sampling, and the completion of a soil vapor survey. In addition, South Hill Business Campus, LLC will complete a Qualitative Exposure Assessment and a Fish and Wildlife Resources Evaluation. A Remedial Action will be completed to remove sources of contamination and limit human and environmental exposure to site contaminants. Once the remedial action is completed, a Remedial Action Report will be submitted for review. Once approved, NYSDEC will issue a Certificate of Completion (COC).

South Hill Business Campus, LLC proposes that the site will be used for commercial office and light manufacturing.

To achieve this goal, the South Hill Business Campus, LLC 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 following outlines, in more detail, the steps of the process that will be undertaken by South Hill Business Campus, LLC under the BCP. As stated, the Applicant will conduct a remedial investigation (RI) of the site. 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) Assess the impact of the contamination on public health and/or the environment; 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. If NYSDEC determines that the site is a "significant threat," a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to a 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](http://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 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 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. 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, 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 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 those which are planned during the investigation and remediation of the site under the BCP are included in Appendix B: Identification 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. 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**

This section of the CP Plan identifies major issues of public concern as they relate to the site. Additional major issues of public concern may be identified during the site's remedial process.

Based on current information, there are no major issues of public concern.



## **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:

Karen Cahill  
New York State Department of Environmental  
Conservation  
Region 7  
615 Erie Boulevard West  
Syracuse, NY 13204-2400  
(315) 426-7432  
kacahill@gw.dec.state.ny.us

Henriette M. Hamel  
New York State Department of Health  
217 South Salina Street  
Syracuse, NY 13202  
(315) 477-8154  
hnh01@health.state.ny.us

### **Document Repositories**

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

Tompkins County Public Library  
101 East Green Street  
Ithaca, NY 14850  
Phone: (607) 272-4557  
Mon-Thurs 10:00am-8:15pm  
Fri-Sat 10:00am-5:00pm  
Sun 1:00pm – 5:00pm

NYSDEC Region 7 Office  
615 Erie Boulevard West  
Syracuse, NY 13204  
Phone: (315) 426-7400  
(call for appointment)  
Mon-Fri 8:30am-4:45pm

### **Available Documents to Date:**

- 1) Brownfield Cleanup Agreement (BCA) for Investigation and Remediation signed by NYSDEC and South Hill Business Campus, LLC (October 2005)
- 2) Citizen Participation Plan (November 2005)
- 3) Remedial Investigation Work Plan (January 2005)

\*When the report of the Remedial Investigation and Remediation are complete, they will be made available in the repository.

## Appendix B – Identification of Citizen Participation Activities

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
<b>Application Process:</b>		
· Prepare brownfield site contact list (BSCL)	At time of preparation of application to participate in BCP	3/2005
• Establish document repositories		3/2005
• 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.	3/23/05
• Publish above ENB content in local newspaper		3/16/05
• Mail above ENB content to BSCL		3/14/05
<b>After Execution of Brownfield Site Cleanup Agreement:</b>		
• 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	{insert date of CP Plan final approval}
<b>After Remedial Investigation (RI) Work Plan Received:</b>		
• 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.	3/22/05
<b>After RI Completion:</b>		
• Mail fact sheet to BSCL describing results of RI	Before NYSDEC approves RI Report	{insert date mailed}
<b>After Remedial Work Plan (RWP) Received:</b>		
• Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period	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.	{insert date mailed}
• Public meeting by NYSDEC about proposed RWP (if requested by public)		{insert date of public meeting}
<b>After Approval of RWP:</b>		
• Mail fact sheet to BSCL summarizing upcoming remedial construction	Before the start of remedial construction	{insert date mailed}
<b>After Remedial Action Completed:</b>		
• Mail fact sheet to BSCL announcing that remedial construction has been completed	At the time NYSDEC approves Final Engineering Report. These two fact sheets	{insert date mailed}

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
<ul style="list-style-type: none"> <li>• Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC)</li> </ul>	should be combined when possible if there is not a delay in issuance of COC	{insert date mailed}

## **Appendix C – Brownfield Site Contact List**

### **POTENTIALLY EFFECTED/INTERESTED PUBLIC**

The following contact list has been developed to help keep the community informed about and involved in the BCP process for the 950 Danby Road site. The list includes adjacent property owners; local, regional and state officials; local media; civic, business and environmental organizations and others. The contact list will be reviewed periodically and updated as appropriate.

#### **City, Town, and County Officials**

Honorable Carolyn K. Peterson  
Mayor  
City of Ithaca  
108 East Green Street  
Ithaca, NY 14850

Tim Joseph  
Chairman  
Tompkins County Legislature  
320 North Tioga Street  
Ithaca, NY 14850

Barbara S. Lifton  
NYS Assemblywoman  
125<sup>th</sup> Assembly District  
106 East Court Street  
Ithaca, NY 14850

Stephen Whicher  
Tompkins County Administrator  
125 East Court Street  
Ithaca, NY 14850  
(607) 274-5551

Edward C. Marx  
Commissioner of Planning  
Tompkins County  
121 East Court Street  
Ithaca, NY 14850  
(607) 274-5560

Tompkins County Heath Dept.  
401 Harris B. Dates Drive  
Ithaca, NY 14850  
(607) 274-6688

Clarence Reed, Chairman  
City of Ithaca Planning Board  
City Hall  
108 East Green Street  
Ithaca, NY 14850

H. Matthys Van Cort  
Planning Director  
City of Ithaca  
City Hall, 3<sup>rd</sup> Floor  
108 East Green Street  
Ithaca, NY 14850

Cathy Valentino  
Town of Ithaca Supervisor  
215 North Tioga Street  
Ithaca, NY 14850  
(607) 273-1721

Andrew Frost  
Director of Building & Zoning  
Town of Ithaca  
215 North Tioga Street  
Ithaca, NY 14850  
(607) 273-1783

Jonathan Kanter  
Director of Planning  
Town of Ithaca  
215 North Tioga Street  
Ithaca, NY 14850  
(607) 273-1736

Lawrence Fabroni  
Assistant Superintendent of Public Works  
Water & Sewer Division  
City of Ithaca  
510 First Street  
Ithaca, NY 14850

**Adjacent Properties (including tax parcels across Danby Road)**

39.-1-33.1  
Address: Stone Quarry Road  
Owner: Richard H. Mandl, Jr.  
229 Stone Quarry Road  
Ithaca, NY 14850

39.-1-33.2  
Address: 253 Stone Quarry Road  
Owner: Ithaca College  
Danby Road  
Job Hall  
Ithaca, NY 14850

39.-1-1.32  
Address: Danby Road  
Owner: Ithaca College  
Danby Road  
Job Hall  
Ithaca, NY 14850

40.-3-10  
Address: 225 Stone Quarry Road  
Owner: John L. and Margaret W. Bracewell  
225 Stone Quarry Road  
Ithaca, NY 14850

40.-3-3

Address: 810 Danby Road  
Owner: Tompkins County IDA  
Morse Industrial Corporation  
Emerson Power Transmission Corp.  
620 South Aurora Street  
Ithaca, NY 14850

40.-3-9.1

Address: 930 Danby Road  
Owner: ICS Development Partners  
930 Danby Road  
Ithaca, NY 14850

40.-3-9.3

Address: 930 Danby Road  
Owner: ICS Development Partners  
930 Danby Road  
Ithaca, NY 14850

### **Local News Media**

Ithaca Times  
109 North Cayuga Street  
Ithaca, NY 14850  
(607) 277-7000

Ithaca Journal  
123-127 West State Street  
Ithaca, NY 14850  
(607) 272-2321

The Ithacan  
267 Roy H. Park Hall  
Ithaca College  
Ithaca, NY 14850  
(607) 274-3208

Cornell Daily Sun  
139 West State Street  
Ithaca, NY 14850  
(607) 273-3606

WHCU 870  
1751 Hanshaw Road  
Ithaca, NY 14850  
(607) 257-6400

WTKO 1470  
1751 Hanshaw Road  
Ithaca, NY 14850  
(607) 257-6400

WICB 91.7  
118 Park Hall, Ithaca College  
Ithaca, NY 14850  
(607) 274-1040

WQNY 103.7  
1751 Hanshaw Road  
Ithaca, NY 14850  
(607) 257-6400

WVBR 93.5  
957 Mitchell Street, Suite B  
Ithaca, NY 14850  
(607) 273-4000

WVIC 105.9  
118 Roy H. Park Hall, Ithaca College  
Ithaca, NY 14850  
(607) 274-1059

WYXL 97.3  
1751 Hanshaw Road  
Ithaca, NY 14850  
(607) 257-6400

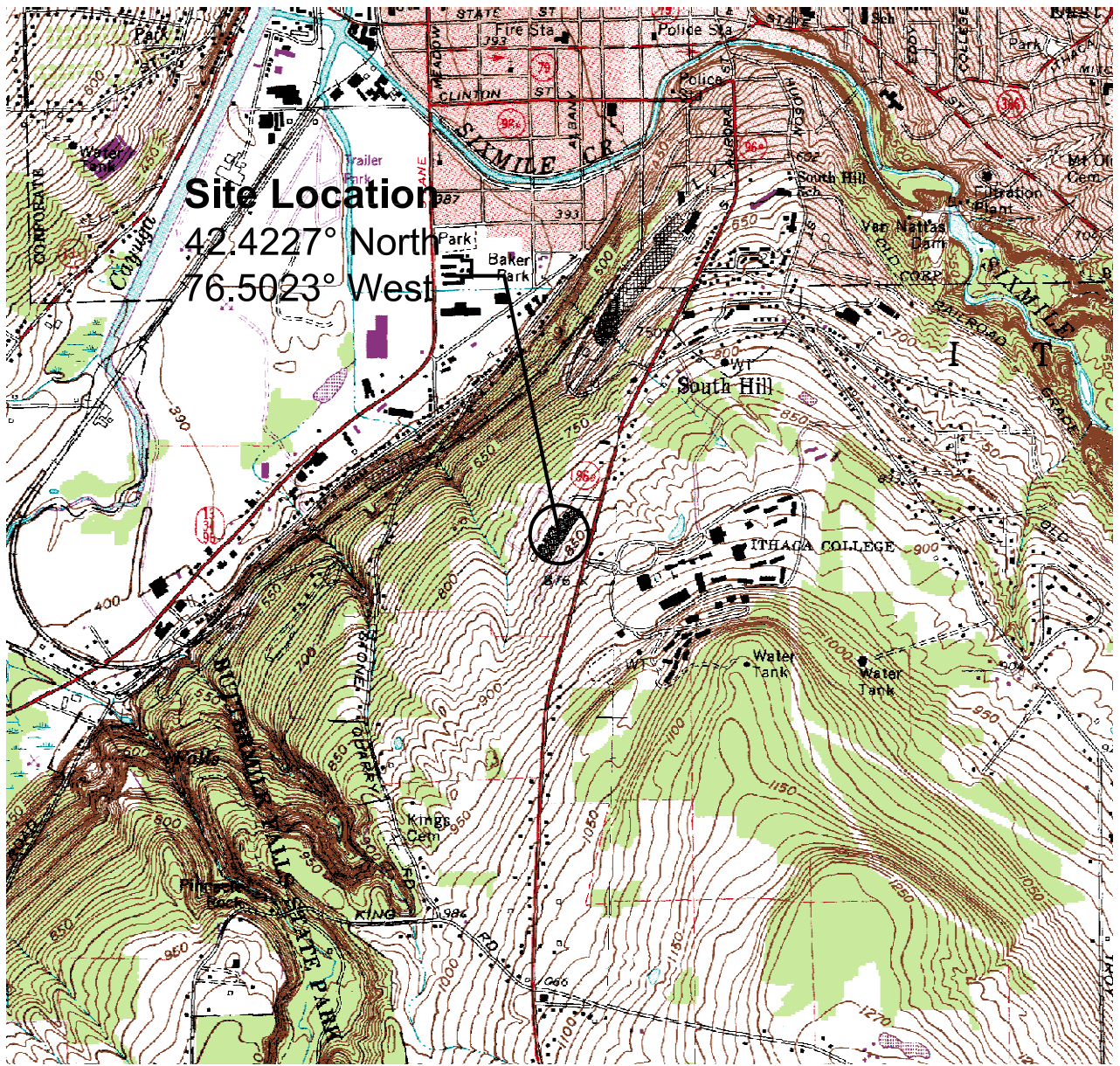


WETM - Elmira (Channel 18)  
101 East Water Street  
P.O. Box 1207  
Elmira, NY 14901  
(607) 733-5518

WENY - Elmira (Channel 36)  
474 Old Ithaca Road  
Horseheads, NY 14845  
(607) 739-3636

**Other Interested Parties**

Peggy R. Williams  
President  
Ithaca College - 300 Job Hall  
Ithaca, NY 14850



SCALE: 1" = 2,000'



Contour Interval: 10 Feet



Map Taken From: USGS 7.5 Minute Series  
 Topographic Quadrangles  
 Ithaca West (1969, Photorevised 1978) &  
 Ithaca East (1969, 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:10/2004 JOB No.:B4001

Axiom Property  
 950 Danby Road  
 Ithaca, New York

Appendix – D: Site Location Map  
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