



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Former Sperry Remington Property - North Portion
DEC Site #: C808022
Address: 777 South Main Street
Elmira, NY 14904

Have questions? See "Who to Contact" Below

Public Meeting Announced to Discuss Interim Remedial Measure for Elmira High School

The New York State Department of Environmental Conservation (NYSDEC), New York State Department of Health (NYSDOH) and Unisys Corporation will hold a public meeting on:

- Monday May 22, 2017 from 6:00 p.m. – 7:30 p.m. at the Holiday Inn Elmira-Riverview, 760 E. Water Street, Elmira

Details of a proposed expedited cleanup for a portion of the Former Sperry Remington Property - North Portion site #C808022 ("site") otherwise known as the Elmira High School, located at 777 South Main Street, Elmira, Chemung County will be presented. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The Interim Remedial Measure (IRM) identifies soil cleanup activities to be completed by Unisys prior to the Elmira City School District replacement of the parking lot and tennis courts on the north west side of the Elmira High School scheduled for this summer. Unisys is participating in the New York State Brownfields Cleanup Program (BCP) and is completing environmental investigation and cleanup at no cost to the State. Accomplishing this work now will avoid the future disruption, repair or replacement of the improved facilities.

The NYSDOH in partnership with the NYSDEC will provide technical oversight of the BCP in part to reduce the potential risk of exposure to environmental contaminants resulting from past industrial use at the site.

The Former Sperry Remington Property - North Portion site is one of three adjacent investigation and cleanup sites related to past industrial use by Remington Rand and others. The other two sites are Former Sperry Remington site #808043 and Former Scott Technologies site #808049.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C808022

Additional information regarding environmental management at Elmira High School can be found on their website at: http://www.elmiracityschools.com/ehsenvironment.cfm and planned capital improvements on the Elmira City School District website at:

http://www.elmiracityschools.com/index.cfm

## **Proposed Interim Remedial Measure Work Plan**

The proposed IRM work plan describes the proposed soil cleanup activities that include:

- Excavation of approximately 1.5 acres of contaminated fill material and soils down to 16 feet below ground surface in some areas and offsite disposal of approximately 5000 cubic yards of polychlorinated biphenyls (PCBs) impacted waste;
- Clean fill will be brought in and acceptable excavated soils will be re-used to complete the backfilling of the excavation at the site.
- Waste and backfill materials will be hauled in cleaned and covered trucks over main roads and not through residential neighborhoods. During days where materials may be transported from the site, no more than 12 trucks per day are anticipated.
- IRM work will begin in June and be completed prior to the start of school in September.
- Community Air and Dust monitoring will be continuous during excavation activities. Dust control measures (watering) will be taken to reduce dust on temporary dirt roadways and open excavations.
- Summer programs at Elmira High School will not be interrupted and access to the school will be through the South parking area.

### *Summary of the Investigation*

Since beginning site characterization in July 2014 at the Elmira High School, Unisys has collected more than 700 soil samples at various depths across the 34 acre site and analytical results have identified polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and metals as contaminants of concern in the subsurface soils at the site. PCBs are the primary contaminant of concern in the subsurface soils of the proposed IRM. The extent of PCB impacts above health based restricted residential soil cleanup standards have been delineated in the IRM area.

### **Next Steps**

NYSDEC will review the proposal, revise the plan as necessary, and approve the IRM work plan in consultation with NYSDOH. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, Unisys will implement the activities detailed in the work plan. Once the work is completed, Unisys will prepare a Construction Completion Report that documents the activities that were performed.

Simultaneously, Unisys will be conducting additional remedial investigation and delineation of contaminants of concern at other areas of the site. Additional short term response actions may be necessary to mitigate potential exposures and future below ground cleanup work is also anticipated.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

Location:

The Former Sperry Remington Property - North Portion BCP Site #C808022 is located at 777 South Main Street, straddling the commercial boundary between the City of Elmira and the Town of Southport, Chemung County, New York.

Site Features:

The approximately 34-acre property is currently owned by the Elmira City School District and is comprised of the active Elmira High School. On the school property are the school building and grounds, including parking lots, a multiple use athletic track and field, baseball/soccer fields, tennis courts, volleyball courts, a basketball court and a playground.

#### Current Zoning and Land Use:

The property is bounded by South Main Street to the west, the Southern Tier Commerce Center to the south, the Consolidated Rail Corp. property to the east, and vacant and commercial properties to the north. The site is currently zoned residential and the surrounding parcels are currently zoned residential, commercial, or industrial. The nearest residential areas are immediately to the north west of the site on Ogorman Street and on the west side of South Main Street, as well as to the east of the Consolidated Rail Corp. property.

#### Past Use of the Site:

The 34-acre property comprises the north portion of an original 83-acre parcel which was used for industrial manufacturing activities from 1887 until 1977. From 1887 to 1909, B.W. Payne & Sons produced high speed steam engines. Morrow Manufacturing made drill-chucks, machine parts, and a line of tools from 1909 to 1935. Remington Rand manufactured typewriters from 1936 until the facility closed in 1972. Westinghouse used the northern portion of the property mainly for warehousing from 1974 until 1977. Remington Rand deeded the property to the Southern Tier Economic Growth Agency in 1977. The Southside High School (currently Elmira High School) was then built on the northern portion of the property in 1979, while the southern portion remained in light industrial use.

#### Site Geology and Hydrogeology:

The site is situated within the Chemung River valley, about 1 mile southwest of the confluence with Newton Creek. Based on previous investigations at the site, overburden consists of several feet of fill consisting of fine to medium sand with silt and medium to fine gravel, and including some brick, concrete fragments, and wood debris. The first-encountered native soils appear to be post-glacial outwash, consisting of gray-brown fine sand and sub-rounded to rounded course to fine gravel. This unit has been observed to extend approximately 38 feet below ground surface (bgs) and is in turn underlain by a relatively impermeable clay unit consisting of relatively soft, gray-brown silt and clay. Depth to groundwater at the site ranges from 13.5 to 17 feet bgs, and groundwater flow direction is easterly flow direction toward Coldbrook Creek and the Chemung River.

**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, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

### FOR MORE INFORMATION

#### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Steel Memorial Library  
Attn: Connie Ogilvie  
101 East Church Street  
Elmira, NY 14901  
phone: 607-733-9175

NYSDEC Region 8 Headquarters  
Attn: Linda Vera  
6274 East Avon Lima Road  
Avon, NY 14414  
phone: 585-226-5324 call for appointment

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37556.html>

## Who to Contact

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

### Project Related Questions

Tim Schneider, P.E.  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5480  
timothy.schneider@dec.ny.gov

### Site-Related Health Questions

Dawn Hettrick, P.E.  
NYS Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower Room #1787  
Albany, NY 12237  
(518) 402-7860  
BEEI@health.ny.gov

**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.**

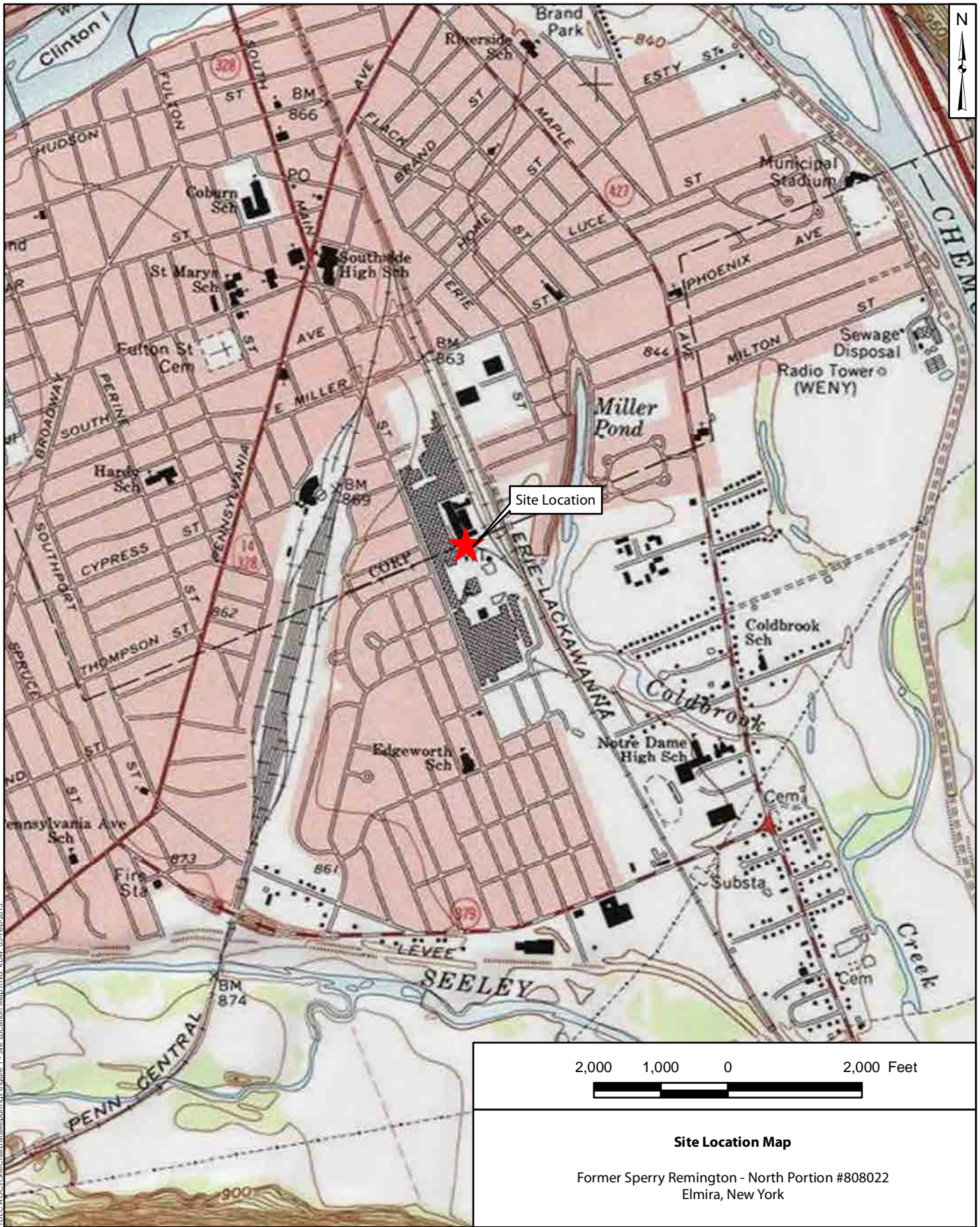
### **Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:  
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

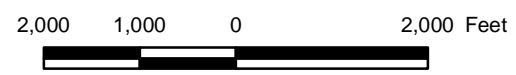


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



Site Location



**Site Location Map**

Former Sperry Remington - North Portion #808022  
Elmira, New York

**Notes:**

Topographic map accessed via ArcGIS Online and provided by National Geographic Society and i-cubed on 5 February 2015. Elmira, New York Quadrangle (1971, photorevised 1976) is shown.

**Geosyntec**  
consultants

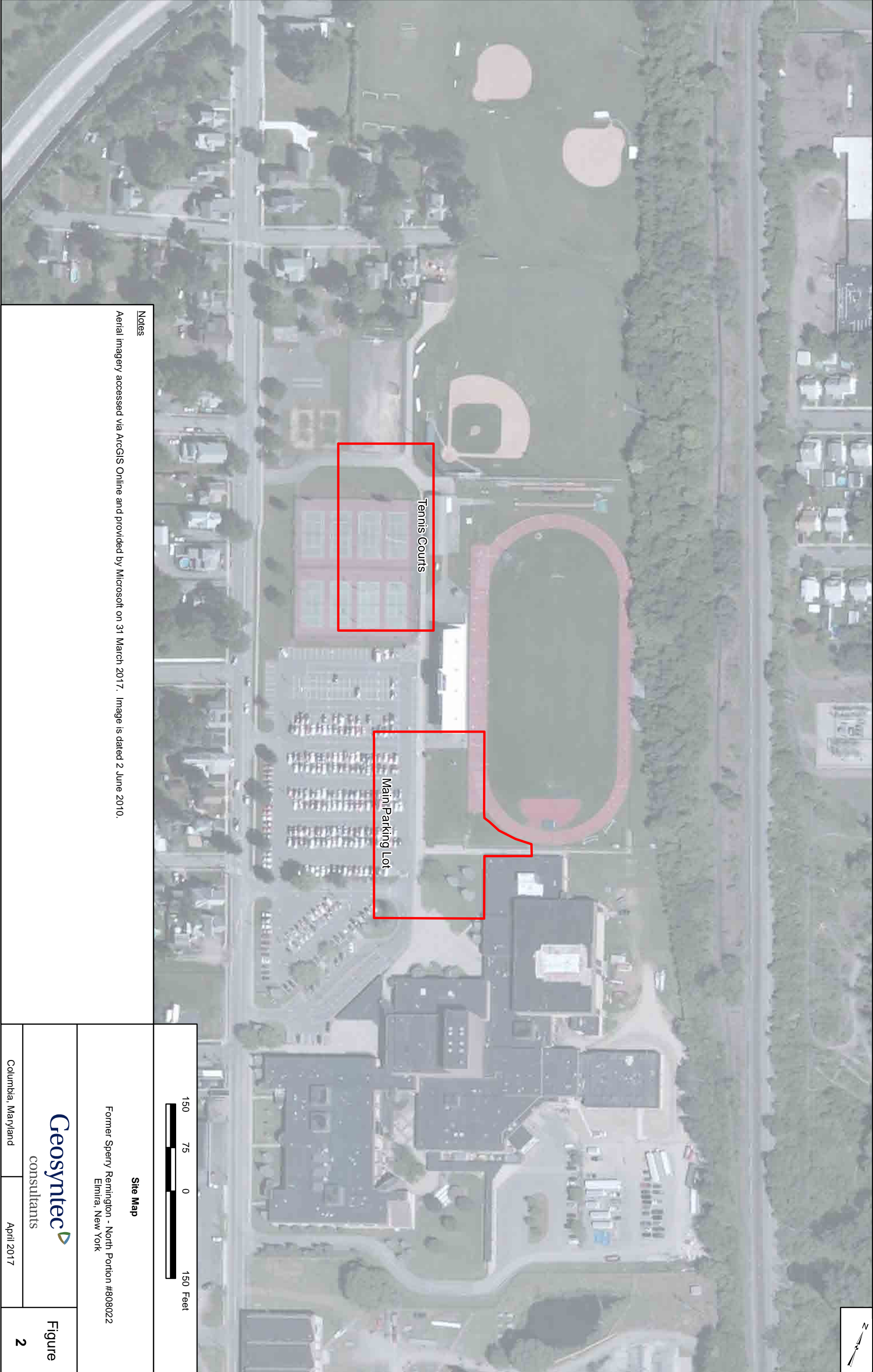
**Figure**

**1**

Columbia, Maryland

April 2017

F:\GIS\Elmira - M08022\Maps\NYDEC\AOC\N\_SiteCharData\atlasport\Figs\Figure 1 - Site Location Map.mxd; RDW, 05-Feb-2015.

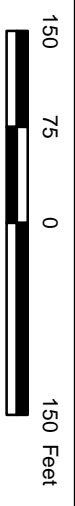


Tennis Courts

Main Parking Lot

Notes

Aerial Imagery accessed via ArcGIS Online and provided by Microsoft on 31 March 2017. Image is dated 2 June 2010.



**Site Map**

Former Sperry Remington - North Portion #808022  
Elmira, New York

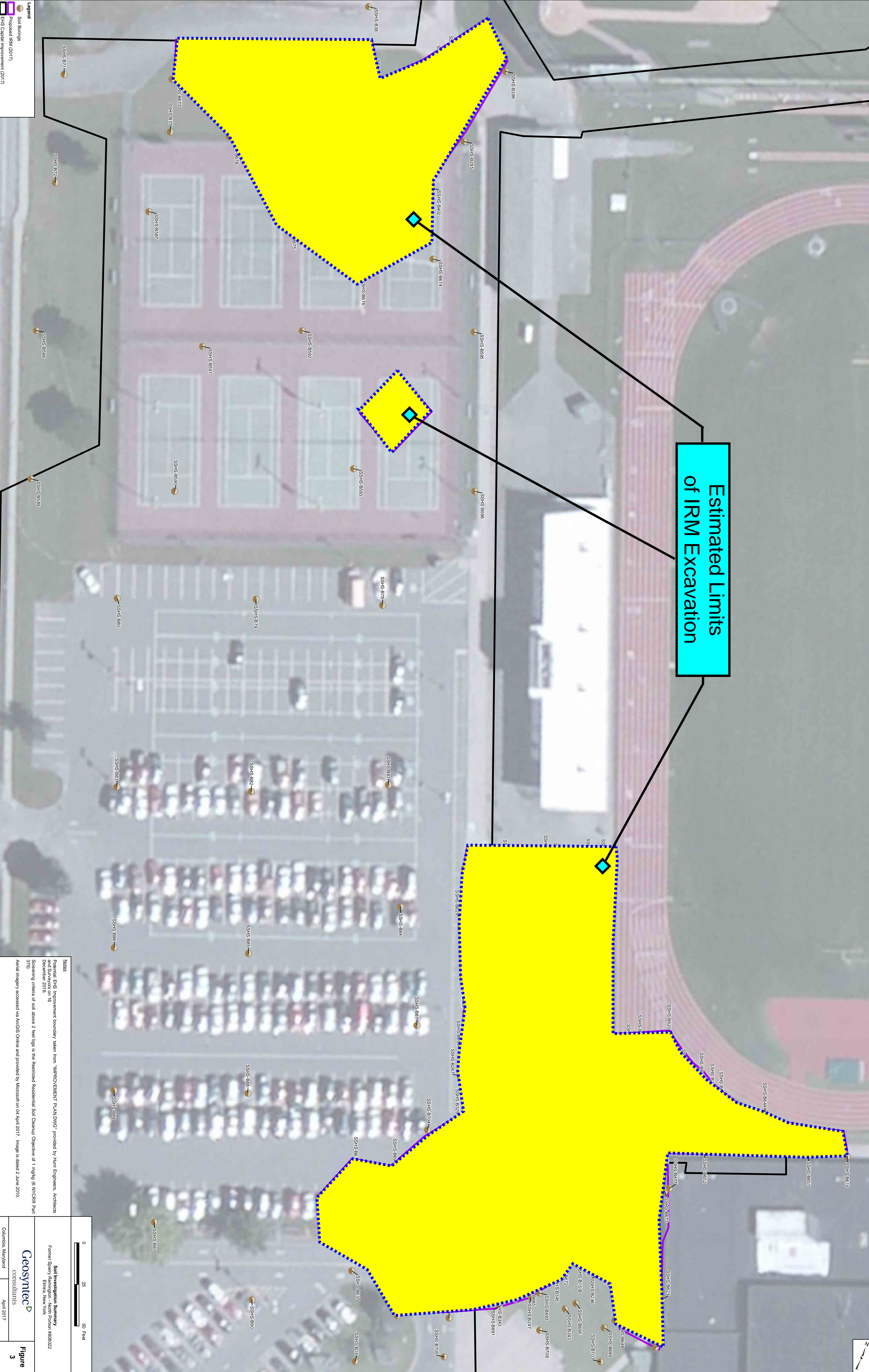


Columbia, Maryland April 2017

Figure

2

# Estimated Limits of IRM Excavation



**Legend**

- Soil Borings
- Proposed IRM (2017)
- EHS Capital Improvement (2017)

**Notes**

Potential EHS Improvement boundary taken from "IMPROVEMENT PLANDWG" provided by Hunt Engineers, Architects and Surveyors on 16 December 2016.

Screening criteria of soil above 2 feet bgs is the Restricted Residential Soil Cleanup Objective or 1 mg/kg (6 MWCR Part 575).

Aerial Imagery accessed via ArcGIS Online and provided by Microsoft on 04 April 2017. Image is dated 2 June 2010.

**Scale:** 0, 25, 50 Feet

**Soil Investigation Summary**  
 Former Sperry Fenwick, New York  
 Columbia, Maryland  
 April 2017

**Figure 3**