

Elmira City School District



Hillary J. Austin
Superintendent of Schools
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June 8, 2017

Benjamin Conlon, Esq.
New York State Department of Environmental Conservation
Office of General Counsel, 14th Floor
625 Broadway
Albany, New York 12233-1500

Re: Former Sperry Remington Property – North Portion
Elmira High School, 777 South Main Street, Elmira, NY 14904
Brownfield Cleanup Program: Site No: C808022

Dear Mr. Conlon:

This is to confirm that the Elmira City School District (ECSD) has authorized Unisys Corporation to undertake excavation work and related remediation activities at the Elmira High School as described in the Interim Remedial Measures Work Plan. We understand that this work will proceed in accordance with the Brownfield Cleanup Program overseen by the New York State Department of Environmental Conservation (NYSDEC). The forthcoming work falls within the scope of the site access agreement executed by ECSD and Unisys.

The District will have limited operations on the site this summer. No student activities will be occurring, and only a limited number of the full-year staff will be working on site. All individuals accessing the building will do so through the south parking lot and entrance, thereby avoiding all remedial and capital work being performed to the north of the building. Public access, such as new enrollments, will be accommodated through the south entrance. No staff or visitor will have access to the work areas.

This is also to confirm that ECSD understands that, once Unisys's work under the Brownfield Cleanup Program is complete, some residual constituents of concern will remain at the property. As a result, a site management plan and environmental easement will be required. Attached is a resolution that the Board of Education adopted at its June 7, 2017, regular meeting acknowledging the site management plan and environmental easement.

Sincerely,

Hillary J. Austin
Superintendent of Schools

cc: Conrad R. Wolan, Esq.

ELMIRA CITY SCHOOL DISTRICT

June 7, 2016

TO: Board of Education

FROM: Hillary Austin, Superintendent 

SUBJECT: Unisys Work at Elmira High School

Pertinent Information

Before the District owned what is now known as Elmira High School, prior industrial uses on that site impacted subsurface environmental conditions. Unisys Corporation is the corporate successor to certain prior industrial users. The District and Unisys executed a site access agreement whereby Unisys is authorized to undertake investigative and, as needed, remediation activities with respect to environmental conditions associated with the former industrial uses at the site.

Unisys entered into the State's Brownfield Cleanup Program overseen by the New York State Department of Environmental Conservation (NYSDEC), which program is currently guiding Unisys's work at the high school property. During the summer of 2017, Unisys will undertake certain interim remedial activities which will include the excavation and removal of certain soils.

Once work under the Brownfield Cleanup Program is complete, some residual constituents of concern will remain, but at levels consistent with the planned future uses of the property. As a result, the District will be required to execute and record an environmental easement in favor of NYSDEC, requiring compliance with a site management plan (SMP) to be approved by NYSDEC. The SMP, which will be prepared by Unisys, will include certain engineering and/or institutional controls that will regulate certain future activities (e.g., future excavation work) at the property after a Certificate of Completion is issued under the Brownfield Cleanup Program.

Evaluation/Analysis

The actions being taken by Unisys are beneficial to the District and, upon completion of the Brownfield Cleanup Program, will leave the District with specific guidance for future operations at the High School site.

Recommended Resolutions

RESOLVED, that in accordance with Brownfield Cleanup Program requirements, the District will execute and cause to have recorded an environmental easement substantially in the form attached hereto upon the Elmira High School property and will require that activities on the Elmira High School property comply with all applicable SMP requirements (including applicable engineering and/or institutional controls) and requirements of any interim site management plans approved by NYSDEC; and it is further resolved that the Superintendent is directed and authorized to take all actions necessary to arrange for, execute, and cause to have recorded the environmental easement described herein.