



FACT SHEET

Brownfield Cleanup Program

Buell Automatics Site
Site No. C828114
Town of Gates, Monroe County, NY

January 2008

Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for the Buell Automatics site located at 381 Buell Road in the Town of Gates, Monroe County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Buell Automatics, Inc. has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by Buell Automatics, Inc. to participate in the BCP. The application proposes that the site will be used for industrial purposes.

Highlights of the Remedial Investigation Report

The 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; and
- 4) recommend whether the Applicant believes that remediation is required.

"*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

The RI Report describes field investigations that were conducted between March 2002 and September 2006 to evaluate geologic and groundwater conditions and determine the nature and extent of on-site and off-site contamination. The investigations included sampling and chemical analysis of soils from more than 60 soil borings, groundwater from 19 monitoring wells, and soil vapor and indoor air from buildings at three adjacent properties. The report also describes an interim remedial measure performed during the RI to excavate and remove approximately 123 tons of concrete and contaminated soils that were present in a former trench drain area beneath a small section of the Buell Automatics manufacturing building.

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:
<http://www.dec.ny.gov/chemical/8450.html>

The report identifies and describes the nature and extent of contamination identified at the site and at adjacent properties. Three on-site areas were found to have soil and groundwater that has been impacted by chlorinated

solvents (such as trichloroethene or TCE) or petroleum solvents and lubricating oil. These three areas are identified in the RI Report as: 1) the former trench drain area, 2) the former loading dock area, and 3) the petroleum impacts area.

Groundwater impacts from site-related chlorinated solvents were found to extend off-site approximately 200 feet from the southwest corner of the site. Soil vapor containing TCE was found beneath one off-site building located to the west of the site.

The RI Report states that remedial measures are needed to address the on-site soil and groundwater impacts and the off-site groundwater and soil vapor impacts described above.

Significant Threat Determination

NYSDEC, in conjunction with the New York State Department of Health (NYSDOH), has determined that the Buell Automatics site poses a significant threat to human health and the environment.

NYSDEC made the determination that the site poses a significant threat because:

- In the former trench-drain area, soils contaminated with chlorinated solvents (such as TCE) are still present at elevated concentrations that contribute to ongoing releases to groundwater and soil vapor.
- In the former loading dock area, the investigation found elevated levels of chlorinated solvents in soils that contribute to ongoing releases to groundwater and soil vapor.
- Chlorinated solvent concentrations in on- and off-site groundwater exceed NYS groundwater standards.
- Sub-slab soil vapor sampling results indicate elevated levels of TCE beneath an off-site building.

Buell Automatics, Inc. has been working with NYSDEC to evaluate and address those conditions on a schedule and in a manner that is protective of human health and the environment. The Buell Automatics site will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:

1. the project is not meeting the objectives of the Brownfield Cleanup Agreement executed by Buell Automatics, Inc. and NYSDEC, or
2. Buell Automatics, Inc. or NYSDEC terminates the Brownfield Cleanup Agreement.

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI Report. The approved RI Report will be placed in the document repository. Buell Automatics, Inc. may then develop a Remedial Work Plan. This plan describes how the Applicant would address the contamination related to the brownfield site. The remedial work would be performed with oversight by NYSDEC and NYSDOH. When Buell Automatics, Inc. submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of the Buell Automatics site.

Background

The Buell Automatics site comprises 1.67 acres with a building footprint of approximately 13,000 square feet. Buell Automatics is located within an industrial and commercial area, and the site and all surrounding properties are zoned General Industrial. Manufacturing activities started at the site in the 1950s. Prior to the 1950s, the site was reportedly used for agriculture. Buell Automatics began operations at the site in 1966.

Buell Automatics, Inc. operates its facility and employs approximately 60 individuals to manufacture automatic screw machines and parts. As part of its operations, Buell Automatics uses degreasing solvents to clean machined parts. The types of degreasing solvents used include petroleum-based solvents and the chlorinated solvent TCE. Spilled solvents have leaked into soil and groundwater beneath parts of the site at levels that exceed New York State soil cleanup objectives and groundwater standards.

This RI was completed pursuant to a Brownfield Cleanup Agreement for the site that was executed by NYSDEC on December 22, 2003. A significant portion of the investigation tasks were completed between March 2002 and December 2003 under a preceding Voluntary Cleanup Agreement executed by NYSDEC on February 22, 2002.

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 RI Report and the application to participate in the BCP accepted by NYSDEC:

Gates Public Library
 1605 Buffalo Road
 Rochester, New York 14624
 Hours: Monday through Friday – 10:00 am to 9:00 pm
 Saturday – 10:00 am to 5:00 pm
 Sunday – closed
 Contact: Judy MacKnight, Reference Librarian
 (585) 247-6446

Whom to Contact

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

Project Related Questions

Frank Sowers, P.E.
 NYS Department of Environmental Conservation
 6274 East Avon-Lima Road
 Avon, New York 14414-9519
 (585) 226-5357

Site-Related Health Questions

Debby McNaughton, Project Manager
 New York State Department of Health
 Triangle Building
 335 East Main Street
 Rochester, New York 14604-2127
 (585) 423-8069

Joseph Albert
 Monroe County Department of Health
 111 Westfall Road – PO Box 92832
 Rochester, New York 14692
 (585) 753-5904

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.



SITE LOCATION MAP
BUELL AUTOMATICS

N.T.S.

2004 MONROE COUNTY ORTHOIMAGERY 30 CM RESOLUTION

Monroe County

