



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Buell Automatics Facility
DEC Site #: C828114 Operable Unit 03 *
Address: 381 Buell Road
Gates, NY 14624

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Buell Automatics Facility site ("site") located at 381 Buell Road, Gates, Monroe County under New York State's Brownfield Cleanup Program. 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 cleanup activities will be performed by Buell Automatics, Inc. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Operable Unit 3 is a paved outdoor area between the western end of the Buell building and the western boundary of the property covering approximately 1,966 square feet. The area was formerly used as a loading dock. The cleanup plan for this area includes excavating soils that are contaminated with volatile organic compounds. The contaminated soils will be properly disposed of off-site and the excavation will be filled with clean material. Field work is expected to begin by the end of September and be completed within 2 months.

Community air monitoring will be performed during cleanup activities to verify that site related contaminants are not migrating off-site.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

*Operable Unit: An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: Buell Automatics, Inc. (Buell) is located at 381 Buell Rd approximately 450-ft north of the intersection of Brooks Ave and Buell Rd. in a suburban area of the Town of Gates, Monroe County. The site consists of approximately 1.67 acres.

Site Features: The main site features include a large building surrounded by parking areas and roadways. The original building was constructed in 1957. Additions were performed in 1981, 1983, and 2000 and the building is now approximately 25,000 square feet.

Current Zoning/Use(s): The site and surrounding properties are zoned General Industrial. The site is currently used for manufacturing. Adjacent properties include a manufacturing building, a commercial parking lot, and a hotel. The nearest residential area is approximately 0.25 miles to the northwest on Frederick Drive.

Historical Use(s): Buell manufactures automatic screw machines and machined parts and has occupied the site since the middle 1960s. Uses that appear to have led to site contamination include: degreasing operations with trichloroethene (TCE) and petroleum solvents; the former disposal of final parts rinsing liquids in a trench drain; and materials management/housekeeping within the building and in the vicinity of a former loading dock.

A 1989 environmental investigation performed by Buell indicated that soils outside of the south side of the building were contaminated with volatile organic compounds (VOCs). The area of contamination was near a trench that was used for the disposal of final parts rinsing liquids. Also in 1989, Buell reportedly excavated approximately 25 cubic yards of soil from the area of the trench drain.

In 1999, Buell performed another environmental investigation. Chlorinated VOCs, particularly TCE and vinyl chloride, were detected in the groundwater outside of the south side of the building in the vicinity of the former trench drain. TCE was used at the site to clean parts. The TCE degreaser was located near the southwest wall of the building and was just inside the building from where the contaminated groundwater was detected. The TCE degreaser was also located near the former trench drain.

Buell entered the Voluntary Cleanup Program in 2002 and then transferred into the Brownfield Cleanup Program in 2003.

Operable Units: The site is divided into four operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

Operable Unit 1 (OU1) represents the entire Buell Automatics site, including off-site impacts. OU 2 is the Former Trench Drain source area, OU3 consists of the Former Loading Dock source area, and OU4 is the Petroleum Impacts source area.

Site Geology and Hydrogeology: Site soils consist of a fine to medium silty sand extending to approximately 20 feet and are underlain by silty clay and glacial till. The groundwater flow is to the south-southwest and the depth to groundwater is approximately 3 to 5 feet.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C828114>

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 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>

FOR MORE INFORMATION

Where to Find Information

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

Gates Public Library
902 Elmgrove Rd
Gates, NY 14624
phone: 585-234-9190

Who to Contact

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

Project Related Questions

Frank Sowers
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
frank.sowers@dec.ny.gov

Site-Related Health Questions

Mark Sergott
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
1-518-402-7860
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 MAP BUELL AUTOMATICS

N.T.S.

2004 MONROE COUNTY ORTHOIMAGERY 30 CM RESOLUTION

