



FACT SHEET

Brownfield Cleanup Program

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Site Name: Former Labelon Corp. Facility
DEC Site #: C835016
Address: 10 Chapin Street, Canandaigua, NY 14424

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Labelon Corp. Facility ("site") located at 10 Chapin Street in the City of Canandaigua, Ontario County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Canandaigua Crossroads, LLC. (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil, and soil vapor. The activities in the report have been designed to address the identified contamination and the threat posed.

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=C835016>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **August 4, 2017** through **September 18, 2017**. The draft Alternatives Analysis Report (AAR) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedy

The remedy proposed for the site includes:

- Removal of a 200 gallon underground gasoline storage tank located outside the southwest corner of the building.
- Excavation and off-site disposal of contaminated soil associated with the underground gasoline storage tank and an adjacent area contaminated with trichloroethene (TCE). Approximately 35 cubic

yards of contaminated soil are expected to be removed.

- In-situ enhanced bioremediation to: treat soil in a TCE 'hot spot' underneath the building; provide further treatment of the soil in the TCE excavation area outside the building; and provide treatment of the TCE contaminated groundwater plume on-site. The natural biological breakdown of contaminants will be enhanced by injecting bioremediation compounds into the subsurface. These compounds increase the population of naturally occurring micro-organisms that breakdown TCE.
- Liquid activated carbon™ and bioremediation compounds will also be injected along a portion of the western property boundary to provide a barrier to the off-site migration of contaminated groundwater to the west.
- A protective cover system consisting of buildings, pavement and landscaped areas that will be constructed and maintained to prevent people from contacting the contaminated soil below; and
- A soil vapor intrusion mitigation system that will be installed and operated in the on-site building to prevent people in the building from breathing contaminants in the indoor air.
- A Site Management Plan will be implemented to provide for the long-term management of contamination that remains after the remedy is implemented.

The proposed cleanup plan will protect public health and the environment. Air monitoring, odor control, and dust suppression will be performed during cleanup activities to protect area residents.

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An institutional control is a non-physical restriction on use of a site, such as an environmental easement, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The proposed cleanup plan includes both institutional and engineering controls. An institutional control, in the form of an environmental easement, will restrict the use of the property to restricted-residential, commercial, and industrial activities. Additionally, use of groundwater from the site will be prohibited.

Proposed engineering controls include:

- A protective cover system consisting of buildings, pavement and landscaped areas that will be constructed and maintained to prevent people from contacting the contaminated soil below; and
- A soil vapor intrusion mitigation system that will be installed and operated in the on-site building to prevent people in the building from breathing contaminants in the indoor air.

The cleanup will be paid for by the applicant and is estimated to cost approximately \$225,000.

Since the applicant is a Volunteer in the Brownfield Cleanup Program, they are not required to address off-site contamination. Contamination that has migrated off-site is being investigated and cleaned up by NYSDEC with money from State Superfund under NYSDEC Site number C835016A.

Summary of the Investigation

The primary chemical of concern at the site is trichloroethene (TCE). TCE is commonly used in industry to remove grease from parts. When released to the environment, TCE can remain in soils and move in the subsurface through groundwater and soil vapor.

There are two TCE 'hot spots' at the site. The first is located underneath southern section of the building. The second is located outside the southwest corner of the building. The soil contamination

in these hot spots has resulted in groundwater contamination to a depth of about 20 feet. TCE impacts in groundwater have migrated off-site to the west.

Gasoline, polycyclic aromatic hydrocarbons (PAHs) and metals are also compounds of concern. An underground gasoline tank is located outside the southwest corner of the building and immediately adjacent to one of the TCE hot spots. Leaks from the tank appear to have resulted in soil and groundwater impacts near the tank. PAHs are present in exposed surface soils at the north end of the site. Coal tar is a common source of PAHs. The metals are present in soils under limited portions of the building.

People are not coming into contact with the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Direct contact with contaminants in the soil is unlikely because the site is covered with buildings and pavement.

Volatile organic compounds, such as TCE, in the groundwater may move into the soil vapor (air between soil particles), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. In addition, sampling indicates soil vapor intrusion is a potential concern for off-site buildings.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft AAR and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Alternatives Analysis Report (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Location: The former Labelon site is located at 10 Chapin Street just west of Main Street in downtown Canandaigua. A residential neighborhood is immediately adjacent to the west.

Site Features: The 1.63 acre parcel consists of the former Labelon factory (a 4-story building of about 80,000 square feet) with dirt/gravel/asphalt parking areas and driveways, with a small area of unpaved 'green space' north of the building.

Current Zoning/Use: The site is currently vacant and is zoned for commercial/industrial use. Surrounding land uses include a residential neighborhood to the west, commercial properties to the east and south, and a railroad ROW, City Hall, and West Avenue to the north.

Past Use of the Site: Over 100 years of industrial use included a coal yard, a corset factory, and a bicycle factory. Most recently, Labelon, a manufacturer of transparency films and pressure sensitive labels, operated at the site from 1960 until the early 2000s.

Fifteen underground storage tanks were removed from the site in 1990. Investigations by the owner

in 2001 and 2009 revealed elevated levels of chlorinated solvents in groundwater at the site perimeter. Based on this information, Canandaigua Crossroads, LLC. applied to the Brownfield Cleanup Program in 2010.

Site Geology and Hydrogeology: Soils consist of sand and gravel to a depth of about 18 feet. Groundwater occurs 6-8 feet below the surface and flows in a southwest direction.

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.

Wood Library
134 North Main Street
Canandaigua, New York 14424
Attn: Jenny Goodemote, Executive Director
Phone: (585) 394-1381

NYSDEC Region 8 Office
6274 E. Avon-Lima Road
Avon, New York 14414
Phone: (585) 226-5324 (by appointment only)

Who to Contact

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

Project Related Questions

Frank Sowers, P.E - Project Manager
New York State Department of
Environmental Conservation
6274 East Avon-Lima Road
Avon, NY 14414
(585) 226-5357
frank.sowers@dec.ny.gov

Site-Related Health Questions

Julia Kenney – Public Health Specialist III
New York State Department of Health- BEEI
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@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.

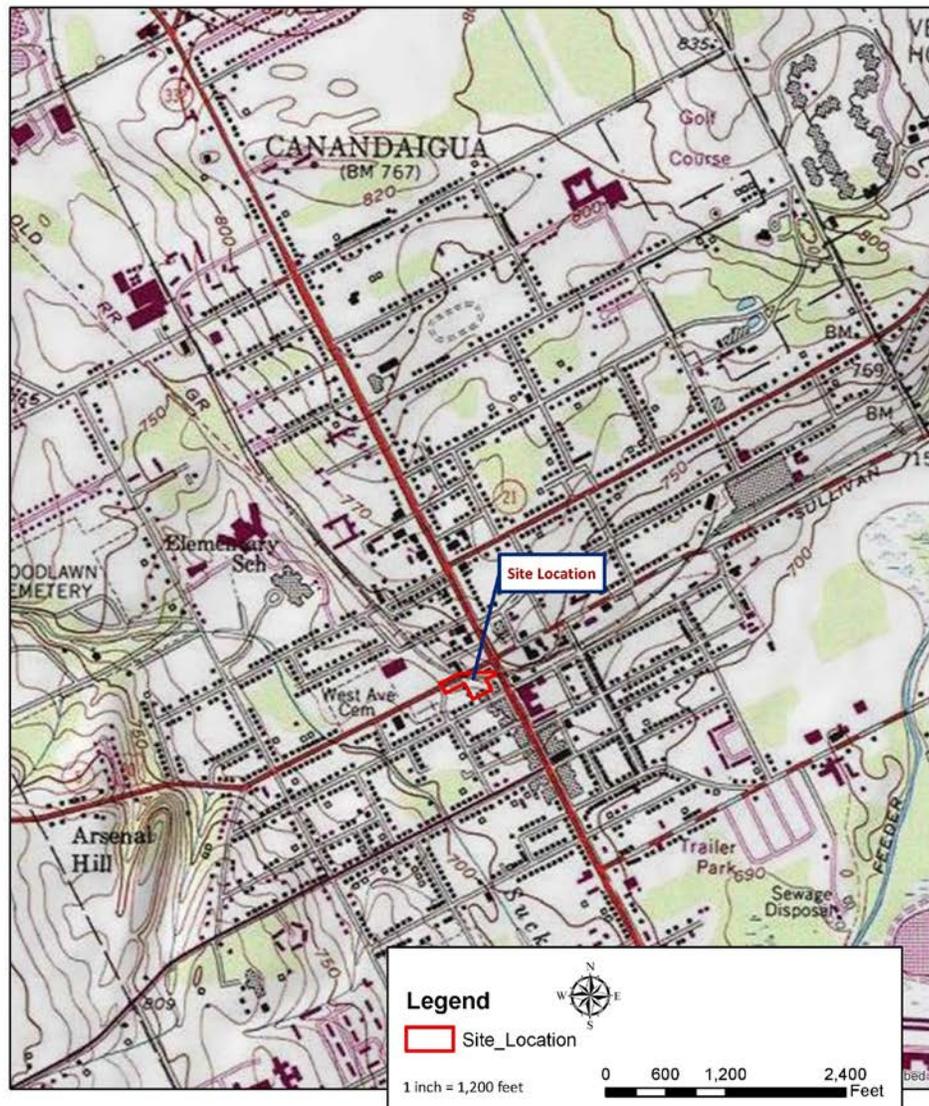


Figure 1a. Site Location
FORMER LABELON BCP SITE
Alternative Analysis Report
10 Chapin Street, Canandaigua, NY

DATE: DECEMBER 2014
PROJECT NO: 50279-02
DRAWN/CHECKED: CSB/GLA
DATA SOURCE:
USGS, ESRI ONLINE