



# FACT SHEET

## Brownfield Cleanup Program

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Macedon Films Site  
C859025  
Village of Macedon, NY

February 2012

### 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 Macedon Films (“site”) located at 112 Main Street in the Village of Macedon, Wayne County. See map for site location.

#### Public Comment Period February 15, 2012 – March 30, 2012

NYSDEC encourages you to provide comments during the 45-day comment period described in this fact sheet.

#### The Proposed Remedy

The remedy proposed for the site consists of implementing Institutional Controls with an Environmental Easement. The environmental easement will provide for long term enforcement of existing deed restrictions limiting land use to industrial uses only, and prohibiting the use of groundwater from beneath the site as a source of drinking water. Pactiv Corporation (“applicant”) developed the proposed remedy after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to human health and the environment. The activities discussed below have been designed to address the low concentrations of residual contamination identified at the site.

**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:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

The proposed remedy is described in a draft cleanup plan called a “Remedial Work Plan” and in an accompanying draft Decision Document prepared by NYSDEC. The documents are available for review at the locations identified below under “Where to Find Information”. The draft Remedial Work Plan and the draft Decision Document are also available on the NYSDEC web site at [www.dec.ny.gov/chemical/37556.html](http://www.dec.ny.gov/chemical/37556.html).

### **How to Comment**

NYSDEC is accepting written comments about the proposed remedy for 45 days, from **February 15, 2012** through **March 30, 2012**.

Submit written comments to:

Mr. Jason Pelton, NYSDEC project manager  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
12th Floor, 625 Broadway  
Albany, NY 12233-7017  
E-mail: [jmpelton@gw.dec.state.ny.us](mailto:jmpelton@gw.dec.state.ny.us)

### **Summary of the Proposed Remedy**

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

Cleanup levels for both soil and groundwater were identified for the Macedon Films site. The soil cleanup levels determined to be appropriate for the site are identified in Title 6 of the New York Codes, Rules and Regulations (NYCRR), Subpart 375-6.8. This section of the New York State regulations identifies soil cleanup objectives for unrestricted use and restricted uses including residential, restricted-residential, commercial, and industrial. The industrial soil cleanup objectives were identified for this site. The groundwater cleanup levels determined to be appropriate for the site are identified in the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1. This document presents both guidance and regulatory values that are used by the NYSDEC. The TOGS class GA standards and guidance values were determined to be appropriate for this site. Class GA values are health based criteria used for the protection of groundwater used as a drinking water source.

Contaminants of concern remaining in the soil include the following contaminants that were detected at concentrations above the unrestricted use soil cleanup objectives: benzene; toluene; ethylbenzene; xylenes; 1,2,4-trimethylbenzene; 1,3,5-trimethylbenzene (all constituents of gasoline); phenol, lead, silver, and mercury. However, none of these compounds were detected at concentrations exceeding the industrial use soil cleanup objective.

Remedial Investigation results showed that no compounds were detected above their TOGS criteria in groundwater samples collected from site wells during the most recent sampling event.

As described above, the site cleanup levels (industrial soil cleanup objectives and TOGS groundwater standards) have been met at the site. However, since some contaminants will

remain in soil at concentrations above the unrestricted use cleanup levels, the selected remedy, Institutional Controls/Environmental Easement, will be implemented to insure continued protection of public health. The selected remedy includes the following components:  
Environmental Easement – An environmental easement will:

- Insure that existing deed restrictions on land use and groundwater use included in the current deed are maintained by the property owner and any future property owners.
- Reference the Site Management Plan (SMP) which includes an excavation plan describing removal, management and handling of soil encountered during excavation activities at the site which exceeds the residential use soil cleanup objectives; and
- Set forth the requirements for the periodic certification that the institutional controls for the site will:
  - Remain in place;
  - Are in the NYSDEC-approved form; and
  - Nothing has occurred that would impair the ability of the controls to protect public health and the environment

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. At this site, actions will include developing, recording, and monitoring an environmental easement.

NYSDEC will keep the public informed during implementation of the remedy.

### **Background**

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for industrial purposes.

Pactiv’s former Macedon facility occupies 6.95 acres of the westernmost part of a 23.6-acre industrial complex. The site is situated within a Village of Macedon Industrial District. The zoning ordinance describes acceptable land uses as “any use of a light industrial nature which involves only the processing, assembly, compounding, or packaging of previously prepared or refined materials”. In the 1920s, the site was developed for vegetable canning operations. Other identified uses included lumberyards and a creamery previously located on the site.

Polyethylene flexible packaging products were manufactured at the site since the 1950s. Polyethylene resin pellets were processed and extruded to form a film that was subsequently converted into packaging products such as produce bags. Manufacturing operations ceased at the site in July 2004.

Previous investigations have indicated the presence of volatile organic compounds, semivolatile organic compounds, and metals in soil and groundwater samples collected at various site locations. However, the data indicated that neither the soil nor the groundwater at the site had been significantly impacted by releases or past operations at the site, and various remedial measures have been completed to address any identified sources of contamination.

Past spills/releases have been addressed by various remedial actions. During the 1970s, the use of diesel fuel above-ground storage tanks and gasoline underground storage tanks resulted in impacted soils in the area northeast of Building 11. In 1978, contaminated soils were excavated to approximately 10 feet below ground surface near these tanks. In 1988, an additional 266 tons of impacted soil were excavated and disposed of off-site during removal of seven underground storage tanks (five cosolvent tanks, one methyl alcohol tank, and one hazardous waste storage tank).

In 1982 approximately 5,000 gallons of lacolene were released to the subsurface and the NYS Barge Canal. The product released to the canal was recovered immediately. A multi-phase remediation system was implemented to recover the product released in the subsurface. Based on subsequent investigation results, recovery and remedial actions were effective in addressing contamination from this release.

In the 1980s, approximately 500 gallons of fuel oil from an above-ground storage tank were released by leaking underground piping. Fuel oil was removed from underground lines, and soil surrounding the lines and the former tank and containment area was excavated. Fuel oil was also recovered by the multi-phase extraction system. Based on subsequent investigation results, remedial actions were effective in addressing fuel oil contamination.

One surface soil sample collected in the “courtyard area” during the Supplemental Remedial Investigation contained cadmium in excess of its NYSDEC Part 375 industrial reuse soil cleanup objective. In November 2010, the NYSDEC requested that this sample location and adjacent soils be excavated and removed. This excavation was undertaken in January 2011. However, cadmium was detected at a concentration exceeding the industrial soil cleanup objective (60 mg/kg) in one confirmation soil sample collected following the excavation. In June 2011, additional shallow soil sampling was performed in the courtyard area to further delineate cadmium contamination identified in that sample. Additional sampling performed included 15 surface soil samples (from 0 to 6 inches deep) and 3 shallow subsurface samples (6 to 12 inches deep). Cadmium was detected at concentrations exceeding restricted use industrial soil cleanup objective (60 mg/kg) in 11 of 15 surface soil samples.

Based on these sampling results, an interim remedial measure was implemented to remove additional shallow cadmium contaminated soil from the courtyard area. On July 11, 2011, approximately 4 cubic yards of soil were excavated to a depth of approximately 6 inches over an area of approximately 220 square feet. Confirmation soil sampling documents that the IRM effectively removed cadmium contaminated soil to below the industrial soil cleanup objective in the courtyard area.

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft Remedial Work Plan, Alternatives Analysis Report, and the Proposed Decision Document.

Macedon Public Library  
30 Main Street  
Macedon, NY 14502  
(315) 986-5932  
Hrs: M-Th 10-8, F 10-5, Sat 10-3, Sun 1-4

NYSDEC Region 8 Office  
6274 E Avon-Lima Road  
Avon, N.Y. 14414  
(585) 226-5324  
(Contact Linda Vera)

### Who to Contact

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

#### Project Related Questions

Mr. Jason Pelton  
NYSDEC Project Manager  
Division of Environmental Remediation  
12th Floor, 625 Broadway  
Albany, NY 12233-7017  
(518) 402-9818 -or- (888) 459-8667  
E-mail: [jmpelton@gw.dec.state.ny.us](mailto:jmpelton@gw.dec.state.ny.us)

#### Site-Related Health Questions

Ms. Melissa Doroski  
NYSDOH Project Manager  
Flanigan Square  
547 River Street  
Troy, New York 12180-2216  
(800) 458-1158, Option 6  
Email: [bee@health.state.ny.us](mailto:bee@health.state.ny.us)

**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: [www.dec.ny.gov/chemical/61092.html](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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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





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Legend

Site Boundary



PACTIV - MACEDON FILMS SITE  
MACEDON, NEW YORK  
SITE LOCATION MAP

FIGURE