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September 16, 2008

Kelly A. Lewandowski, P.E.  
Chief Site Control Section  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

Re: Brownfield Cleanup Program (BCP) Application  
Garlock Sealing Technologies – Site No. 3  
Palmyra, NY

Dear Ms. Lewandowski:

Please accept the enclosed application for entry into NYSDEC Brownfield Cleanup Program (BCP). The proposed site is a portion of Garlock Sealing Technologies existing facility and will be known as Site No. 3.

Site No. 3 is currently part of BCP Site C859027, also known as the Gylon site. Garlock Sealing Technologies applied for and was accepted into the Program in September 2006. A thorough Remedial Investigation (RI) was performed on the site and the details of this investigation are highlighted in the Remedial Investigation Report (S&W Redevelopment of North America, LLC, May 2008) and Addenda 1 through 4, which are included in PDF form as Appendix E of this application.

Garlock Sealing Technologies has proposed, and is implementing an aggressive site redevelopment plan. This plan involves remediating the property, demolishing former manufacturing buildings and adding green space, and constructing new facilities without disrupting operations and production. In order for Garlock Sealing Technologies to maintain its ambitious schedule, they must address environmental issues in a way that is protective of human health and the environment and compliments their redevelopment plan. After reviewing the overall site redevelopment plan and meeting with NYSDEC Project Manager David Pratt, it was recommended that the most effective way to address the AOCs and off-site impacts to Red Creek is to separate from the Gylon site that portion known as Site No. 3 and make it subject to a separate Brownfield Cleanup Agreement. Upon acceptance of this new site into the BCP, the plan will be to

execute a Brownfield Cleanup Agreement for Site No. 3, and simultaneously amend the Gylon Site boundary to account for the separation. This will allow Garlock Sealing Technologies to complete remediation of the Gylon site more quickly, while implementing a comprehensive remedial plan on Site No. 3.

Thank you for your consideration and we look forward to your review and comment on this application.

Very truly yours,

S&W REDEVELOPMENT OF NORTH AMERICA, LLC



Donald S. Sorbello  
Project Manager

Cc: David Pratt, NYSDEC Region 8, 6274 East Avon-Lima Road, Avon, NY 14414  
Chris Rockwell, Garlock Sealing Technologies, 1666 Division Street, Palmyra, NY 14522

**Brownfield Cleanup Program (BCP)  
Application**

*for*

**Garlock Sealing Technologies  
Site No. 3  
1666 Division Street  
Palmyra, New York 14522**

Prepared By:

S&W Redevelopment of North America, LLC  
430 East Genesee Street, Suite 401  
Syracuse, New York 13202

For:

Garlock Sealing Technologies, LLC  
1666 Division Street  
Palmyra, NY 14522

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**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



**BROWNFIELD CLEANUP PROGRAM (BCP)**

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY  
BCP SITE #: \_\_\_\_\_

07/07

**Section I. Requestor Information**

NAME Garlock Sealing Technologies

ADDRESS 1666 Division Street

CITY/TOWN Palmyra

ZIP CODE 14522

PHONE (315) 597-4811

FAX (315) 597-3071

E-MAIL brownfield@garlock.com

NAME OF REQUESTOR'S REPRESENTATIVE Christopher Rockwell, CHMM

ADDRESS Same as above

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF REQUESTOR'S CONSULTANT S & W Redevelopment of North America, LLC

ADDRESS 430 East Genesee Street, Suite 401

CITY/TOWN Syracuse

ZIP CODE 13202

PHONE (315) 422-4949

FAX (315) 422-2124

E-MAIL dstoner@swredev.com

NAME OF REQUESTOR'S ATTORNEY

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

Requestor Relationship to Property (check one):

Previous Owner     Current Owner     Potential /Future Purchaser     Other \_\_\_\_\_

If requestor is not the site owner, requestor will have access to the property throughout the BCP project.

Yes     No

(Note: proof of site access must be submitted for non-owners)

**Section II. Property Information Summary Sheet**

PROPERTY NAME: Garlock Sealing Technologies Site No. 3

ADDRESS/LOCATION 1666 Division Street CITY/TOWN Palmyra ZIP CODE 14522

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Village of Palmyra

COUNTY Wayne SITE SIZE (ACRES) 22 acres

LATITUDE (degrees/minutes/seconds) 43 ° 4 ' 7 " LONGITUDE (degrees/minutes/seconds) 77 ° 13 ' 21 "

HORIZONTAL COLLECTION METHOD:  SURVEY  GPS  MAP HORIZONTAL REFERENCE DATUM: WG584

FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
1666 Division Street	64111-0	5			22

- Do the property boundaries correspond to tax map metes and bounds?  Yes  No  
If no, please attach a metes and bounds description of the property.
- Is the required property map attached to the application? (application will not be processed without map)  Yes  No
- Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)?  Yes  No

For more information go to: [http://www.nylovesbiz.com/BrownField\\_Redevelopment/default.asp](http://www.nylovesbiz.com/BrownField_Redevelopment/default.asp).

If yes, identify area (name) \_\_\_\_\_

50%  100% of the site is in the En-zone (check one)

PROPERTY DESCRIPTION NARRATIVE:

See Sections 1-3 of attached information

List of Existing Easements (type here or attach information)

<u>Easement Holder</u>	<u>Description</u>
------------------------	--------------------

See Attached

List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
-------------	-----------------------	--------------------

Any permits for subject site are listed on Table 1 of Section 3 Environmental Site History

Initials of each Requestor: \_\_\_\_\_



**Section III. Current Site Owner/Operator Information**

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

**Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)**

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site?  Yes  No
2. Is the requestor subject to an existing order relating to contamination at the site?  Yes  No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?  Yes  No
4. Has the requestor been determined to have violated any provision of ECL Article 27?  Yes  No
5. Has the requestor previously been denied entry to the BCP?  Yes  No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants?  Yes  No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?  Yes  No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department?  Yes  No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?  Yes  No

**Section V. Property Eligibility Information (Please refer to ECL § 27-1405)**

1. Is the property listed on the National Priorities List?  Yes  No
2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?  Yes  No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  Yes  No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?  Yes  No  
If yes, please provide: Order # \_\_\_\_\_
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  Yes  No  
If yes, please provide explanation as an attachment.

**Section VI. Project Description**

What stage is the project starting at?  investigation  remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

## Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

### 1. Environmental Reports

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2):  Yes  No

### 2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents		1,400 ppb			410 ug/m <sup>3</sup>
Other VOCs		3,000 ppb			
SVOCs					
Metals					
Pesticides					
PCBs				2.3	
Other*					

\*Please describe: \_\_\_\_\_

### 3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents					
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: \_\_\_\_\_

### 4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Above Ground Pipeline or Tank            | <input type="checkbox"/> Lagoons or Ponds                       | <input checked="" type="checkbox"/> Underground Pipeline or Tank | <input checked="" type="checkbox"/> Surface Spill or Discharge |
| <input checked="" type="checkbox"/> Routine Industrial Operations | <input checked="" type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field               | <input type="checkbox"/> Drums or Storage Containers           |
| <input type="checkbox"/> Adjacent Property                        | <input type="checkbox"/> Seepage Pit or Dry Well                | <input type="checkbox"/> Foundry Sand                            | <input type="checkbox"/> Electroplating                        |
| <input type="checkbox"/> Coal Gas Manufacture                     | <input type="checkbox"/> Industrial Accident                    | <input type="checkbox"/> Unknown                                 |  |

Other: \_\_\_\_\_

### 5. INDICATE PAST LAND USES:

- |   |   |   |                                      |   |                                     |
|---|---|---|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard   | <input type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline               | <input type="checkbox"/> Service Station          | <input type="checkbox"/> Landfill           | <input type="checkbox"/> Tannery     | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown    |

Other: \_\_\_\_\_

### 6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

### 7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").



**Section VIII. Contact List Information**

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board/dept. chair of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

**Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))**

Current Use:  Residential  Commercial  Industrial  Vacant  Recreational (check all that apply)

Intended Use:  Unrestricted  Residential  Commercial  Industrial (check all that apply)

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

Yes No

1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)

2. Is the proposed use consistent with applicable zoning laws/maps?

3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?

4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).

5. Are there any federal or state land use designations relating to this site?

6. Do the population growth patterns and projections support the proposed use?

7. Is the property accessible to existing infrastructure?

8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?

9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?

10. Are there floodplains within ½ mile?

11. Are there any institutional controls currently applicable to the property?

12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.

13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas.

14. Describe on attachment the geography and geology of the site.

## Statement of Certification and Signatures

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am Environmental Health & Safety Manager of Garlock Sealing Technologies; that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 9/16/03 Signature:  Print Name: Christopher Rockwell

### SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.ny.gov/about/776.html>

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### FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

**RECEIVED**

SEP 19 2008

**BUREAU OF  
TECHNICAL SUPPORT**

# Introduction

This section of the Brownfield Cleanup Application provides background, environmental and supplemental information pertaining to Garlock's desire to enter Site No. 3 into the Brownfield Cleanup Program (BCP). These sections contain details on the overall facility's history, site contact information, applicant and eligibility information, description of the proposed site redevelopment, detailed information on known contamination, as well as land use and other natural resources data.

Site No. 3 is currently part of BCP Site C859027, also known as the Gylon site. Garlock Sealing Technologies applied for and was accepted into the Program in September 2006. A thorough Remedial Investigation (RI) was performed on the site between September 2006 and August 2008. The details of this investigation are highlighted in the Remedial Investigation Report (S&W Redevelopment of North America, LLC, May 2008) and Addenda 1 through 4, which are included as Appendix E of this application. The results of the RI indicate that groundwater is impacted by volatile organic compounds (VOCs) including chlorinated VOCs (TCE, DCE, and vinyl chloride) in five (5) AOCs, and PCBs in sediments in an adjacent creek (Red Creek). Four (4) groundwater AOCs are located on what is proposed to be Site No. 3. The highest concentration of PCBs in Red Creek sediments was detected in proximity to a remediated historic PCB spill on Site No. 3.

Garlock Sealing Technologies has proposed, and is implementing an aggressive site redevelopment plan. This plan involves remediating the property, demolishing former manufacturing buildings and adding green space, and constructing new facilities without disrupting operations and production. In order for Garlock Sealing Technologies to maintain its ambitious schedule, they must address environmental issues in a way that is protective of human health and the environment and compliments their redevelopment plan. Upon reviewing the overall site redevelopment plan, it became clear that the most effective way to address the AOCs and off-site impacts to Red Creek is to separate from the Gylon site that portion known as Site No. 3 and make it subject to a separate Brownfield Cleanup Agreement. The plan will be to execute a Brownfield Cleanup Agreement for Site No. 3, and simultaneously amend the Gylon Site boundary to account for the separation. This will allow Garlock Sealing Technologies to complete remediation of the Gylon site more quickly, while implementing a comprehensive remedial plan on Site No. 3.

One of the goals of the Brownfield Cleanup Program is to allow the clean up impacted properties that may not otherwise be remediated and redeveloped. The economic viability of Garlock Sealing Technologies' redevelopment, and their decision to continue its Palmyra operations was largely related to the benefits provided under this Program. Restructuring the BCP site as proposed will allow Garlock to achieve their employment and redevelopment goals which otherwise may not be met.

The following text explains Garlock's history with the site in more detail and provides supplementary information required as part of the BCP application.

# 1

## Project Description and Schedule

The Garlock Sealing Technologies LLC, Site (Garlock), is located at 1666 Division Street in the Town of Palmyra, in Wayne County, New York. The overall property extends to the north along Amtrak railroad tracks, behind private residences along Division Street; to the south adjacent to the Wayne Coal & Lumber Yard and Mud Creek; and to the east adjacent to undeveloped land owned by Amtrak just to the east of New York State Route 21. The Wayne County Assessor's Office lists the entire Garlock property (Parcel ID 64111-0-839937) as consisting of 142 acres. This application relates to the Garlock Brownfield Site No. 3, identified in Appendix B and consisting of approximately 22-acres.

A significant portion of the Site boundary corresponds to tax map metes and bounds (See Appendix C). Garlock is in the process of having a metes and bounds survey completed (including for the areas that do not correspond to the tax map boundaries). Garlock will forward the metes and bounds information to NYSDEC as soon as it is complete. As discussed with NYSDEC, Garlock does not anticipate that this information would delay application processing. As requested by NYSDEC, we have also attached a full size copy of the USGS 7.5 minute quadrangle map showing the Site location (Appendix A).

### Project Background

Garlock currently uses Site No. 3 for the manufacturing of gasketing, oil seals, compression packing, hydraulic components, mechanical seals and expansion joints. Garlock has been the owner and operator of the Site and had continuous industrial operations at the Site for about 100 years. Garlock was founded in 1887, incorporated in 1905, and construction of this facility began in 1907. For over a century the business has experienced a great deal of success in the manufacturing industry and has provided the Palmyra region with a reliable and strong anchor industry that currently employs 600 people and has in the past employed as many as 1,500 workers.

Over time however, Garlock's manufacturing operations have begun to decline resulting primarily from market challenges to a number of the company's core products. Some of these challenges include:

- Offshore competition - offshore competitors gaining ground;
- Price and availability of competing products;
- Recent mergers and acquisitions of customers and competitors;
- Customers moving offshore;
- Energy costs;
- Labor and benefit costs;

- Other indirect costs;
- Large, aging, complex operations at the Palmyra Campus which had been built for another era;
- Multiple businesses on one site; and
- Design assumed abundant inexpensive energy.

These issues have forced the company to rethink a number of factors with respect to the continued viability of operations in the Palmyra area.

Garlock and EnPro management determined that major changes are needed immediately to ensure long-term future success of the company. However, incremental changes to existing operations in Palmyra will not be enough to effectively carrying operations forward into the future and all options are being considered. Major changes were considered, including building a new plant elsewhere. Alternative site locations were reviewed and it was determined that redevelopment of the Palmyra site made sense if done with the benefits of the BCP.

The changes to existing business operations that are required to keep the Garlock Palmyra campus viable are discussed below. These business considerations coupled with Garlock's commitment to maintain a site that meets applicable regulatory requirements and environmental standards, are the basis for this application and the current BCA.

### **The Palmyra Brownfields Project Concept**

In 2004, Garlock began identifying and developing alternatives regarding the re-development of its existing business campus. Through this process it was determined that the focus of the company must be on one or just a few businesses. As a result, the elimination of unneeded buildings, equipment and infrastructure and the decentralization and relocation of component manufacturing processes were determined to be key factors for future success in Palmyra and are at the heart of the redevelopment plan. The resulting size of the proposed redevelopment plan is approximately 40 acres. Garlock's current vision for the overall Site is highlighted in Figure 1-2. As indicated in the attached schematic, the proposed conceptual site rates a much less dense, streamlined, and more efficient Garlock property when compared to existing site conditions. The plan calls for construction of new buildings for the manufacturing of key product lines. Elimination of unneeded buildings, will allow for housing of cross functional support teams, and rearrangement of core work products into focused factories. The end point vision of the plan is to organize each major product area into autonomous value streams and to upgrade required processes with appropriate technology. This will allow Garlock to operate more efficiently, better compete in the future while keeping jobs, maintaining a strong tax base in the Palmyra area and improving the environment.

A major component of the plan for the reinvestment in the Palmyra region is the Conceptual Palmyra Brownfields Plan. The Conceptual Plan is focused on addressing the Site's environmental concerns in a way which will allow Garlock to retrofit its existing business campus. The intent of this BCP application is to address all of the PMP Site's environmental areas of concern (AOC's) as a part of the proposed Brownfield

redevelopment project. The Site's environmental condition is summarized in Section 3 below.

# Conceptual Palmyra Brownfields Site Plan 2009

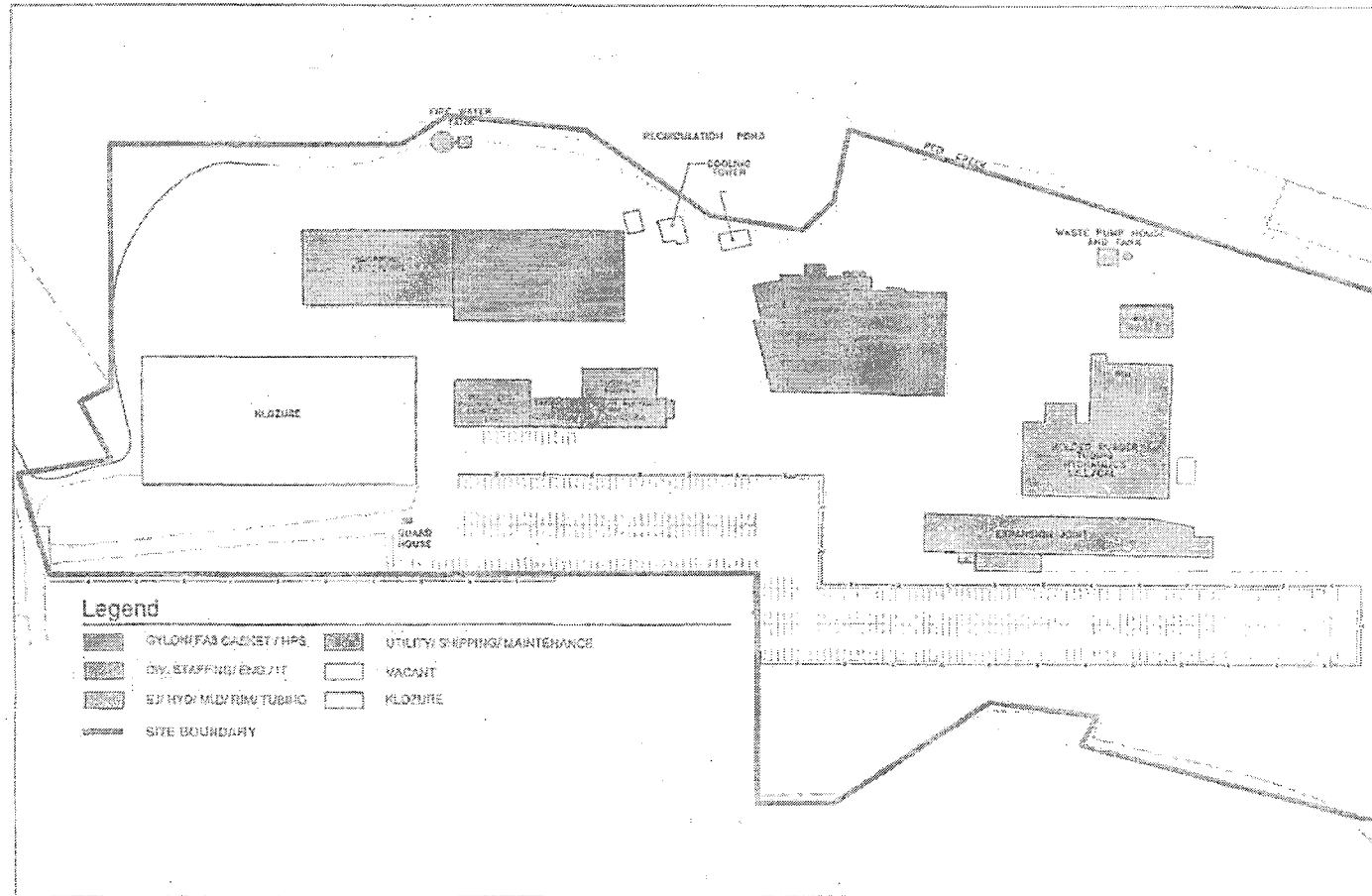
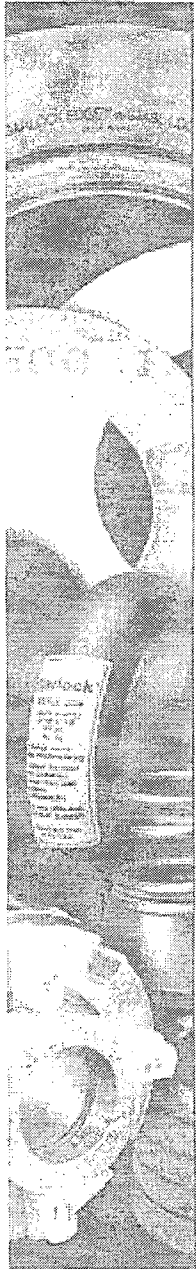


Figure 1-2



L-7

# 2

## Applicant and Site Eligibility

Based on the guidance and criteria identified in Section 2.1 *Eligibility*, of the New York State Department of Environmental Conservation's, Draft Brownfield Cleanup Program Guide, the Garlock property is fully eligible to enter the BCP and qualified to receive the full benefits of the program. According to Section 2.1, an eligible property is "any real property where the redevelopment or reuse of the property may be complicated by the presence or potential presence of a hazardous waste, petroleum or other contaminant." In light of the environmental issues identified in the May 2008 Remedial Investigation Report (RIR) and Addenda 1-4 of the RIR attached to this BCP application, and the fact that the site was previously accepted into the program, Site No. 3 qualifies as an eligible brownfield property. A summary of pertinent facts demonstrating the eligibility of Garlock and the site for acceptance into the BCP follow:

### Applicant Eligibility

- The applicant is not subject to a State/federal enforcement action; and
- The applicant is not subject to an outstanding claim by the Spill Fund at the project site.

### Site Eligibility

- There are no state/federal enforcement actions against the Site and there are outstanding claims by the Spill Fund at the project Site;
- The Site is not listed in the Registry of Inactive Hazardous Waste Disposal Sites as Class 1 or 2;
- The Site is not on the United States Environmental Protection Agency (USEPA) National Priorities List (NPL);
- The Site is not a hazardous waste treatment, storage, or disposal facility (TSDF) permitted under ECL § §27-0901;
- The Site is not subject to an order or stipulation for cleanup pursuant to:
  - Article 12 of the Navigation Law, or
  - Title 10 of Article 17 - Control of Petroleum Bulk Storage;
- The Site is not currently subject to a NYSDEC or USEPA enforcement action regarding solid waste, hazardous waste or petroleum.



# Site's Environmental History

## 3

An environmental summary focusing on, the Site's proposed BCP plan area, is presented below. Additional, detailed information on the environmental condition of the Site is set forth in the attached Remedial Investigation Report (RI).

The Garlock facility is comprised of several buildings that house the office, manufacturing, and storage operations. Additional facility structures include a garage, a solvent bulk storage tank area, a cooling tower, a transformer station, and a sewage treatment plant. Based on a June 2000 site drain assessment drawing created for Garlock Sealing Technologies by Emcon, most site storm, sanitary, and building floor drains are connected to the facility sewage treatment plant. Treated water discharges to Red Creek under a State Pollution Discharge Elimination System (SPDES) permit. In addition, there are several other storm water permitted out-falls to Red Creek.

### 3.1 Site History

#### Aerial Photograph Review

Aerial photographs from 1938, 1954, 1963, and 1974 were reviewed at the Wayne County Soil Conservation office, but the photographs were taken at an altitude too high to show any site details. However, a low altitude oblique view of the site circa 1970's obtained from Garlock, and a 2002 aerial photograph obtained from the New York State Geographical Information System Data Sharing Cooperative internet website (<http://www.nysgis.state.ny.us/gateway/mg/interactive-main.html>) showed many noteworthy site features.

Most of the site in the 1970's was the same as it is today, with the following exceptions: the landfill in the eastern portion of the Brownfield Site No. 3 was active, two lagoons (plating lagoons) are visible to the west of the 250,000 fire water tank, and an off site facility containing at least four ASTs is located on the west side of Division Street, directly across (upgradient) from the Site. The 2002 photo shows two access roads to the site one from Division Street to the west and one from Railroad Avenue to the east. Red Creek can be seen running through the middle of the Site, with a dam present at the approximate midway point of the facility. North of Red Creek, railroad tracks can be seen running northwest southeast. Undeveloped land is shown extending to the east of the Site, while residential structures are shown west of the Site, along both sides of Division Street. The Wayne Coal & Lumber Yard facility buildings and Mud Creek are shown along the southern border of the Site. The New York State Barge Canal can also be seen approximately 200 feet south of the Site.

#### Sanborn Map Review

Available historical Sanborn Facility Maps from 1912, 1925, 1938, and 1947 were reviewed. The following is a summary of the significant features noted on the maps:

1912. ap shows that the Garlock Packaging Company is present on the Site. The facility consists of two main plant buildings (Plant 2 [Rubber Mill], and Plant 3 [Factory Building built in 1909 as labeled on the 1925 map]), a planned warehouse

and a 12-foot deep concrete tank pit containing two tanks located north of Plant 3. The facility contained a coal-fired heating system at this time. Just south of the Site, West Shore Railroad ran in an east-west direction, with a spur connecting the Garlock facility to the tracks just east of the Site. The Bennette & Mason Produce Warehouse and a freight depot building are situated on the north side of the tracks, while a tool building and a passenger depot are located on the south side of the tracks.

1925. The following features were added to the Site since 1912: two storage sheds and another tank pit on the west side of the facility; a new shipping office (built in 1912) (previously labeled as planned warehouse on the 1912 map) and adjoining shipping/manufacturing building (built in 1914); a warehouse; another factory building (built in 1917); additions to Plant 2 (pipe shop, boiler house, and generator room); and a 100,000 water tank and an adjacent unknown building. Two new businesses, the C. A. Sessions & Sons Coal yard and L. C. Forman & Sons Pickle Factory, are shown on the south side of the West Shore Railroad. Also, the Bennette and Mason Produce Warehouse have changed names to the Crawford & Faas Produce Warehouse.

1938. The following features were added to the site since 1925: new buildings north of the 1917 factory building built over one of the former tank pits; a factory building added to the east side of the warehouse on the 1925 map; another manufacturing building (Tubing Department) to the east of Plant 2. In addition, the Crawford & Faas Produce Warehouse had been removed and the Wayne Coal and Lumber Corporation is now located in place of the passenger depot.
1947. The following features were added to the site since 1938: another factory building on the west side of Plant 3; a Finished Stock building; another building south of the storage sheds; another factory building east of the Tubing Department; and the remaining tank pit was enlarged to four tanks.

### **Historic United States Geographical Survey (USGS) Topographic Maps**

Two available historical topographic maps from 1952 and 1998 were obtained from the USGS website (<http://www.nysgis.state.ny.us/>) for review. The Site is located on the Palmyra United States Geological Survey 7.5 minute Quadrangle.

1952. Approximately 14 separate buildings are present on the Site (belonging to Garlock) with undeveloped land immediate surrounding the Site. Red Creek is shown flowing through the Site, with Mud Creek just south of the Site and New York State Barge Canal is shown approximately 200 feet to the south. Railroad tracks are shown both north of Red Creek and along the southern border of the Site, just north of Mud Creek. An access road is present on the west side of the Site that connects the facility with Limerick Road (now Division Street). Residential structures are shown east and west of the Site.
1998. The facility buildings have been modified and now 9 separate buildings are present on the Site. Five industrial buildings (belonging to the Wayne Coal & Lumber Yard facility) are now present along the southern border. The railroad tracks previously south of the Site have been removed, but a railroad track spur beginning in the central portion connects the Garlock facility to the northern railroad tracks approximately 300 feet east. A new access road is present on the east side that connects the facility with Railroad Ave. Limerick Road was renamed Division Street. Additional residential structures are now present east and west of the Site.

### **3.2 Public Records Review**

An environmental record search was conducted in 2005 of pertinent agency records potentially relevant to the Site. The search focused on records pertaining to properties within a 1-mile radius of the Site. Table 1 lists the agency records searched. A copy of the environmental record search report is included in the attached ESA.

It should be noted that discrepancies in the attached data base report that conflict with Garlock records, are identified in the text that follows. It is possible that other discrepancies may be identified in the future, given the numerous agency sources contributing to the data base report.

### 3.2.1 Federal Records

#### **Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Sites**

CERCLA provides a system for prioritizing existing areas of known contamination for remediation. The U.S. Environmental Protection Agency (USEPA) ranks the CERCLA Information System (CERCLIS) sites according to risk based on the Hazard Ranking System Score. Higher risk sites are placed on the National Priority List (NPL) and are then considered Superfund Sites. The CERCLIS database and NPL listings were reviewed for the Site including Superfund Consent Decrees and Records of Decision (ROD).

There are no CERCLIS sites within ½ mile of the Site. Besides Garlock, there are no CERCLIS/No Further Remedial Action Planned (NFRAP) sites within ¼ mile of the subject property. There are no NPL, Proposed NPL, Delisted NPL, Super-fund Consent Decrees and ROD sites within 1 mile of the subject property.

#### **Resource Conservation and Recovery Act (RCRA) Sites**

The RCRA Hazardous Waste Notifiers List is an inventory of transporters, burner/blenders, and large, small, and very small quantity generators of hazardous wastes. Large quantity generators (LQGs) produce more than 1,000 kilograms (2,205 pounds) of hazardous waste per month. Small quantity generators (SQGs) produce 100 kilograms (220 pounds) to 1,000 kilograms per month, and very small quantity generators produce less than 100 kilograms of hazardous waste per month. The Resource Conservation and Recovery Act (RCRA) Hazardous Waste Notifiers List; Treatment, Storage, and Disposal (TSD) Sites List; and the RCRA Corrective Action List (CORRACTS) were also reviewed.

Except for Garlock, no other CORRACTS or Resource Conservation and Recovery Information System (RCRIS) LQG sites were identified within one mile of the Site and no large-quantity generators were identified with ¼ mile of the Site.

However, one SQG was identified within ¼ mile south of the Site. New York State Department of Transportation (NYSDOT) Bin # 4437180 is located less than 0.125 miles south of the site at an elevation of 430 feet above mean sea level. The EDR report did not identify any violations at this facility. Based on the quantities of waste generated at this facility and the presumed direction of groundwater flow (higher to lower elevations), this facility is not expected to present any environmental risks to the Site.

#### **Emergency Response Notification System (ERNS)**

Spill reports received by the USEPA regarding hazardous materials incidents are maintained in an on-line database called ERNS. When a reportable quantity of a hazardous substance is released, the National Response Center must be notified within 24 hours, and these reports are also included in ERNS. Eight incidents of a reportable quantity of a hazardous substance being released at the Site by Garlock were identified in the database. Based on discussions with Garlock personnel, these spill incidents were properly reported and addressed.

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### 3. Site's Environmental History

#### **Mines Master Index File Sites**

The Mines Master Index Files were reviewed. No mines were located within ¼ mile of the subject property.

#### **Facility Index System**

The Facility Index Systems (FINDS) database contains both facility information and "pointers" to other sources that contain more detail. The following FINDS databases were reviewed: the Permit Compliance System (PCS); the Aerometric Information Retrieval System (AIRS); DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases); Federal Underground Injection Control (FURS); Criminal Docket System (C-DOCKET); Federal Facilities Information System (FFIS); State Environmental Laws and Statutes (STATES); and PCB Activity Data Systems (PADS). Garlock is listed on one or more of these databases.

#### **Toxic Chemical Release Inventory System**

The Toxic Release Inventory System (TRIS) identifies facilities that release toxic chemicals to the air, water, and land in reportable quantities under (SARA) Title III Section 313. Garlock is listed on this database. Based on discussions with Garlock personnel, the facility is in compliance with TRI reporting requirements.

#### **Formerly Used Defense Sites**

The Formerly Used Defense Sites (FUDS) database identifies properties where the USACE is actively working or will enforce necessary cleanup actions. No FUDS were located within 1 mile of the Site.

#### **Uranium Mill Tailings Sites**

The Uranium Mill Tailings Sites (UMTRA) database identifies properties that are targeted for cleanup. No UMTRAs were located within ½ mile of the Site.

#### **Open Dump Inventory**

The Open Dump Inventory (ODI) database identifies facilities that do not comply with one or more of the Part 257 or Part 258 Subtitle D criteria. No ODIs were located within ½ mile of the Site.

### 3.2.2 State and Local Records

#### **Inactive Hazardous Waste Disposal Sites**

The State hazardous waste site records are New York State's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. No hazardous waste sites were identified within 1 mile of the Site.

#### **Solid Waste Facilities/Landfill Sites**

State and county databases were reviewed for landfills located within ½ mile of the Site. No landfills were identified within ½ mile of the Site.

#### **Leaking Storage Tank Incident Reports (LTANKS)**

The LTANKS database contains an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. The causes of the incidents are tank test failures, tank failures, or tank overfills.

Garlock is listed on this database at least four times. On September 22, 1975, a pipeline ruptured in a storage tank that released approximately 1,000 gallons of an unknown material into Red Creek. On November 28, 1986, an anonymous caller contends that two 500-gallon underground storage tanks (USTs) leaked Kerosene Solvosol over Thanksgiving. On December 24, 1986, five gallons of toluene were spilled when a storage tank was overfilled. On March 27, 1992, approximately 100 gallons of gasoline leaked out of a storage tank, half of which was lost down a storm drain that empties into Red Creek. The remarks from New York State Department of Environmental Conservation (NYSDEC) representatives contained in the 2005 Data base Report (Appendix A) indicate that the foregoing incidents have been properly addressed. It also should be noted that based on discussions with Garlock representatives, USTs have either been closed in place or removed, and none are currently in use.

In addition, two LTANK sites were identified within ½ mile of the Site. One leak was identified at the Towpath Apartments, Building D, and located approximately 0.3 miles south-southwest of the Site at 200 Canal Street. In 1993, a gasoline odor was noticed in the apartment building's basement and 650 parts per million was recorded. The other leak was identified at the John S Blazey Business property located approximately 0.4 miles south-southeast of the Site at 111 Holmes Street. In 2003, approximately 1 gallon of gasoline was spilled on land due to tank failure.

#### **Above-Ground Storage Tanks (ASTs) and USTs**

NYSDEC also maintains lists of registered ASTs and USTs. These lists were searched for registered USTs and ASTs within 1A mile of the Site.

Garlock is listed on the Chemical Bulk Storage (CBS) Database for both above-ground and underground storage tanks. Though four underground storage tanks previously containing toluene are listed for the Site (two 10,000-gallon and two 550-gallon steel/carbon steel tanks), the CBS database information confirms that all of these tanks were closed February 1991. Four above-ground storage tanks records were also listed for the Site and they

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### 3. Site's Environmental History

include: 1200-gallon plastic tank that contains sulfuric acid; a 500-gallon steel/carbon steel tank that contains toluene; a 3,000-gallon steel/carbon steel tank that contains methyl ethyl ketone; and a 275-gallon steel/carbon steel tank containing 1,1,1-trichloroethane. Based on discussions with Garlock representatives, ASTs on the site are properly managed and maintained. Further discussions confirm that the 3,000 gallon AST is incorrectly listed as containing methyl ethyl ketone and that the only 3,000 gallon AST located on site contains mineral spirits.

Garlock is listed on the Petroleum Bulk Storage (PBS) Database as an active facility (total capacity of PBS tanks is greater than 1,100 gallons) for both above-ground and underground storage tanks. With respect to USTs, the only record found was for a tank closure/removal of a 2500-gallon fiberglass reinforced plastic tank that contained used oil on December 1, 1998 indicating that this tank was removed and is no longer in use. However, eleven records were found listed under ASTs and they include: 1,000-gallon steel/carbon steel tank containing leaded gasoline; 500-gallon steel/carbon steel tank containing kerosene; 550-gallon and 300-gallon steel/carbon steel tanks containing unleaded gasoline; 300-gallon steel/carbon steel tanks containing leaded gasoline; 15,000-gallon steel/carbon steel tank containing NOS 1,2, or 4 fuel oil; two 1,480-gallon and two 275-gallon steel/carbon steel tanks containing used oil; and 275-gallon steel/carbon steel tank containing diesel. As indicated earlier, discussions with Garlock representatives indicate that ASTs on the site are properly managed and maintained. Further discussions also confirm that there is no 1,000 gallon AST located on-site that contains leaded gasoline; and that the two listed 1,480 gallon used oil tanks were properly closed and removed from the site in the past three years.

In addition to the tanks listed at the Site, one UST facility was identified within 0.25 miles of the Site. A 1,000-gallon fiberglass coated steel tank containing diesel fuel is located at the NYNEX facility approximately 0.25 miles south of the Site at 320 Canal Street. Based on its distance from the subject property and the presumed direction of groundwater flow (northeast), a spill at this facility is not likely to present an environmental risk to the Site.

#### **Voluntary Cleanup Agreements**

The voluntary remedial program uses private funds to remediate contaminated sites to levels allowing for the sites productive use. No VCP sites were identified within ½ mile of the Site.

#### **Hazardous Substance Waste Disposal Site Inventory**

The list includes any known or suspected hazardous substance waste disposal sites and sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites. No sites were identified within ½ mile of the Site.

#### **Spills Information Database**

The New York State Department of Environmental Conservation (NYSDEC) also maintains a database of data collected on spills reported to NYSDEC. Garlock is listed on this database. The most recent spill involved an equipment failure that caused approximately 1 gallon of hydraulic oil to the ground June 2003. Based on discussions with

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### 3. Site's Environmental History

Garlock representatives, this spill was properly addressed.

In addition, one spill was identified within 0.125 miles of the Site. A gasoline spill was identified at a former gas station (suspected to be Jeffery Fuels) approximately 33 feet from the Site at 1685 Division Street on March 22, 2001. This facility, which no longer exists, was directly across Division Street and believed to be upgradient of the site. Any spills or illegal dumping from this former facility may impact the Garlock site and will be assessed during the implementation of the BCP investigation.

#### **Delisted Registry Sites**

This database includes any sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites. No sites were identified within 1 mile of the Site.

#### **Air Emissions Database**

This database identifies facilities that are required to report air emissions on an annual basis. Garlock is listed on this database. Based on discussions with Garlock representatives, there are no known outstanding air permit issues associated with site operations.

#### **State Pollutant Discharge Elimination System**

This database identifies facilities that are required to control point source discharges to groundwater and surface waters. Though Garlock is not listed on this database as indicated earlier, the discharge of treated water to Red Creek and general storm water out falls are regulated under SPDES permits. Based on discussions with Garlock representatives, there are no known outstanding SPDES permit exceedances associated with site operations.

#### **Former Manufactured Gas (Coal Gas) Sites**

One Coal Gas site, (Palmyra Gas Light Company, later known as Empire Gas and Electric then New York State Electric and Gas), was located 0.25 to 0.5 miles southeast of the Site on the northwest side of Railroad Ave, northwest of the old Erie Canal. Based on its distance from the subject property and the presumed direction of groundwater flow (northeast), activities at the former Coal Gas site is not likely to present an environmental risk to the Site.



3. Site's Environmental History

Table 1 List of Agency Sources

NPL	National Priorities List	USEPA	1.0 mile	12/14/04
Proposed NPL	Proposed National Priorities List	USEPA	1.0 mile	12/14/04
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Information System	USEPA	0.5 mile	12/14/04
CERCLIS-NFRAP	CERCLIS-No Further Remediation Action Planned	USEPA	0.25 mile	12/14/04
CORRACTS	Corrective Action Report	USEPA	1.0 mile	12/15/04
RCRIS-TSD	Resource Conservation and Recovery Act Information System	USEPA/NTIS	0.5 mile	11/23/04
RCRIS Large & Small Quantity Generators	Resource Conservation and Recovery Act Information System	USEPA/NTIS	0.25 mile	7/11/03
ERNS	Emergency Response Notification System		Target Property	12/31/03
CONSENT	Superfund Consent Decrees		1.0 mile	3/05/04
ROD	Records of Decision		1.0 mile	9/9/04
Delisted NPL	National Priority List Deletions		1.0 mile	12/14/04
MINES	Mines Master Index File		0.25 mile	9/13/04
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report		Target Property	9/09/04
HMIRS	Hazardous Materials Information Reporting System		Target Property	9/08/04
MLTS	Material Licensing Tracking System		Target Property	11/30/04
NPL Liens	Federal Superfund Liens		Target Property	10/15/91
PADS	PCB Activity Database System Indian Reservations		Target Property	9/30/04
INDIAN RESERV	Indian Reservations		1.0 mile	10/1/03
FUDS	Formerly Used Defense Sites		1.0 mile	12/31/03
UMTRA	Uranium Mill Tailings Sites		0.5 mile	4/22/04
ODI	Open Dump Inventory		0.5 mile	6/30/85
DOD	Department of Defense Sites		1.0 mile	10/01/03
RAATS	RCRA Administrative Action Tracking System		Target Property	4/17/95
TRIS	Toxic Chemical Release Inventory System		1.0 mile	12/31/02
TSCA	Toxic Substance Control Act		Target Property	12/31/02
SSTS	Section 7 Tracking System		Target Property	12/31/03
FTTS	FIFRMTSCA Tracking System		Target Property	9/13/04
SHWS	Inactive Hazardous Disposal Sites in New York State		1.0 mile	4/01/03

3. Site's Environmental History

Table 1 List of Agency Sources

SWF/LF	Solid Waste & Landfill Facilities	NYSDEC	0.5 mile	1/31/05
LTANKS	Spill Information Database	NYSDEC	0.5 mile	2/10/05
UST	Petroleum Bulk Storage Database	NYSDEC	0.25 mile	1/01/02
CBS UST	Chemical Bulk Storage Database	NYSDEC	0.25 mile	1/01/02
MOSF UST	Major Oil Storage Facilities Database	NYSDEC	0.5 mile	1/01/02
VCP	Voluntary Cleanup Agreements	NYSDEC	0.5 mile	12/17/04
SWTIRE	Registered Waste Tire Storage & Facility List	NYSDEC	0.5 mile	4/01/04
SWRCY	Registered Recycling Facility List	NYSDEC	0.5 mile	11/15/04
HSWDS	Hazardous Substance Waste Disposal Site Inventory	NYSDEC	0.5 mile	9/01/02
AST	Petroleum Bulk Storage Database	NYSDEC	Target Property	1/01/02
CBS AST	Chemical Bulk Storage Database	NYSDEC	0.25 mile	1/01/02
MOSF AST	Major Oil Storage Facilities List	NYSDEC	0.5 mile	1/01/02
NY SPILLS	Spills Information Database	NYSDEC	0.125 mile	2/10/05
DEL SHWS	Delisted Registry Sites	NYSDEC	1.0 mile	4/01/04
DRY CLEANERS	Registered Drycleaners	NYSDEC	0.25 mile	6/15/04
AIRS	Air Emissions Data	NYSDEC	Target Property	12/31/02
SPDES	State Pollutant Discharge Elimination System	NYSDEC	Target Property	9/23/04

- |          |  |        |  |
|----------|--|--------|--|
| AST      | = Aboveground Storage Tank                                 | NY     | = New York                                     |
| AIRS     | = Air Emissions Data                                       | NYSDEC | = NY State Dept. Of Environ. Conservation      |
| CBS      | = Chemical Bulk Storage                                    | ODI    | = Open Dump Inventory                          |
| CERCLIS  | = CERCLA Information System                                | PADS   | = PCB Activity Database System                 |
| CORRACTS | = Resource Conservation and Recovery Act Corrective Action | RAATS  | = RCRA Admin. Action Tracking System           |
| DEL      | = Delisted   | RCRA   | = Resource Conservation and Recovery Act       |
| DOD      | = Department of Defense                                    | RCRIS  | = RCRA Inventory System                        |
| ERNS     | = Emergency Response Notification System                   | ROD    | = Record of Decision                           |
| FIFRA    | = Formerly Used Defense Sites                              | SHWS   | = State Hazardous Waste Site                   |
| FINDS    | = Facility Index System                                    | SPDES  | = State Pollutant Discharge Elimination System |
| FTTS     | = FIFRA and TSCA Tracking System                           | SSTS   | = Section 7 Tracking System                    |
| FUDS     | = Formerly Used Defense Sites                              | SWF    | = Solid Waste Facility                         |
| HMIRS    | = Hazardous Materials Information Reporting System         | SWRCY  | = Registered Recycling Facility List           |
| HSWDS    | = Hazardous Substance Waste Disposal Site                  | SWTIRE | = Registered waste Tire Storage & Facility     |
| LF       | = Landfill Facility  | TRIS   | = Toxic Chemical Release Inventory System      |
| LTANKS   | = Leaking Tanks  | TSCA   | = Toxic Substance Control Act                  |
| MINES    | = MINES Master Index File                                  | TSD    | = Treatment, storage, and disposal             |
| MLTS     | = Material Licensing Tracking System                       | UMTRA  | = Uranium Mill Tailings Sites                  |
| MOSF     | = Major Oil Storage Facilities                             | USDOT  | = United States Department of Transportation   |
| NPL      | = National Priority List                                   | USEPA  | = US Environmental Protection Agency           |
| NTIS     | = National Technical Information Service                   | USTA   | = Underground Storage Tank                     |
|          |  | VCP    | = Voluntary Cleanup                            |

### 3.3 Areas of Concern (AOC)

The adjacent Gylon site was accepted into the BCP in November 2006 (C859027). A Remedial Investigation was performed, which included the area now identified as Site No. 3. The remedial investigation identified solvents, metals, and PCBs in soil and groundwater. Four (4) groundwater areas of concern (AOC) were identified on Site No. 3. Chlorinated solvents were identified in four (4) wells as well as PCB impacts to the Red Creek. In order to most effectively address these AOCs, while continuing progress with Garlock's Palmyra Brownfield Plan, we are making application for Site No. 3 to be entered into the BCP as a stand alone site. Since an investigation was performed on the site as part of the Gylon RI, we are requesting entry into the BCP at the point of Remedial Design.





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Year EDR Research Associate

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14  
17  
16  
14  
Dec 1925  
PALMYRA  
N.Y.

RAILROAD AV.

Garagus Creek

Iron Bridge

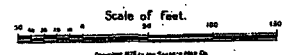
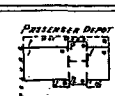
KENT

THE GARLOCK CO.  
MFRS OF STEAM PUMPS  
FREDERICK BUILDING  
C. H. SEBBIENS & SON  
COAL YARD

FREIGHT DEPOT

CRAWFORD & FARR  
PRODUCE BLDG.

N.Y.C. LINES (WEST SHORE N.Y.)



H O B E L P O S T E R E

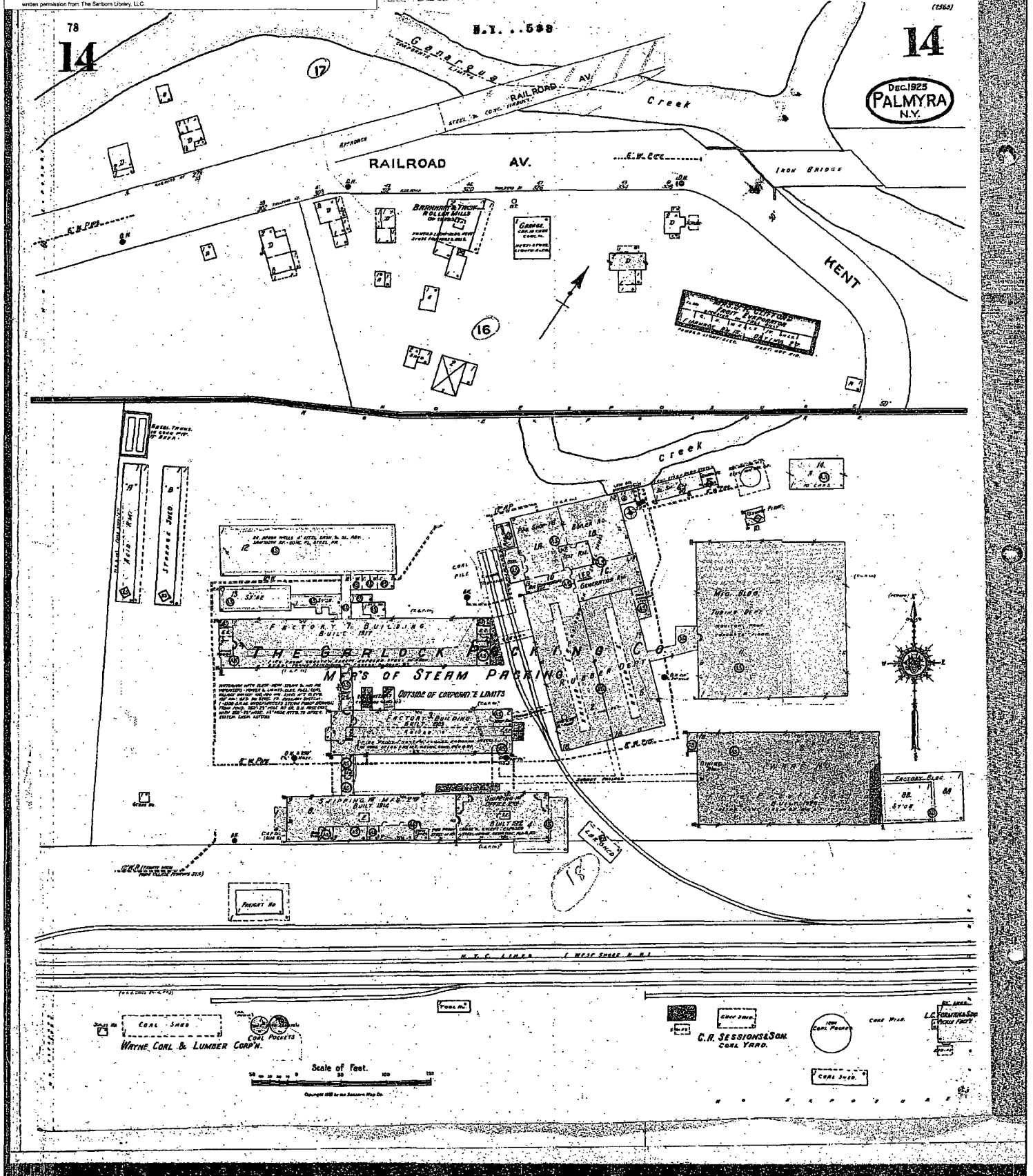


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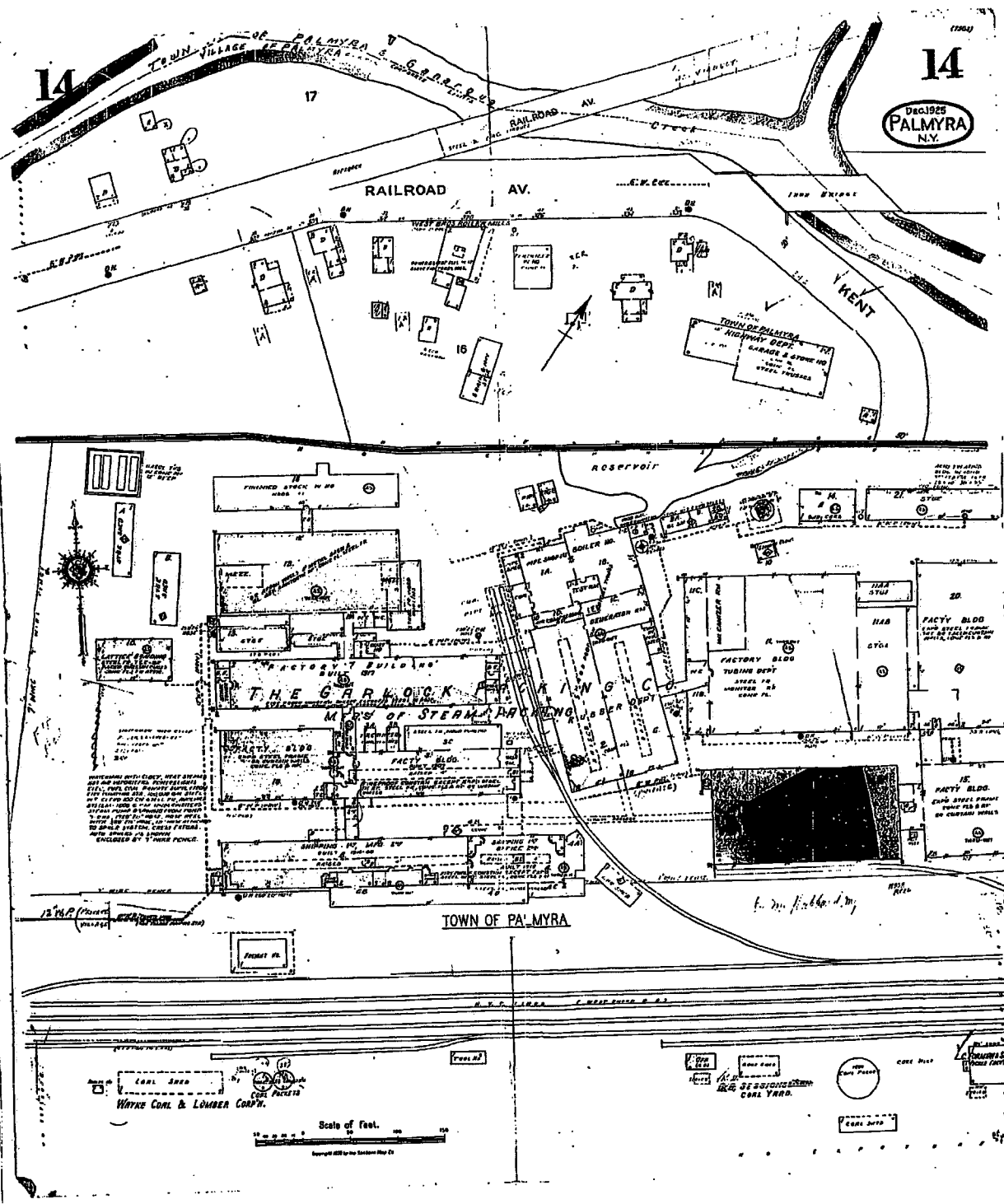


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14

17

14

Dec. 1925  
PALMYRA  
N.Y.

RAILROAD AV.

VENT

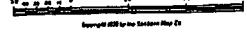
RESERVOIR

THE GARLOCK  
MILLS OF STEAM

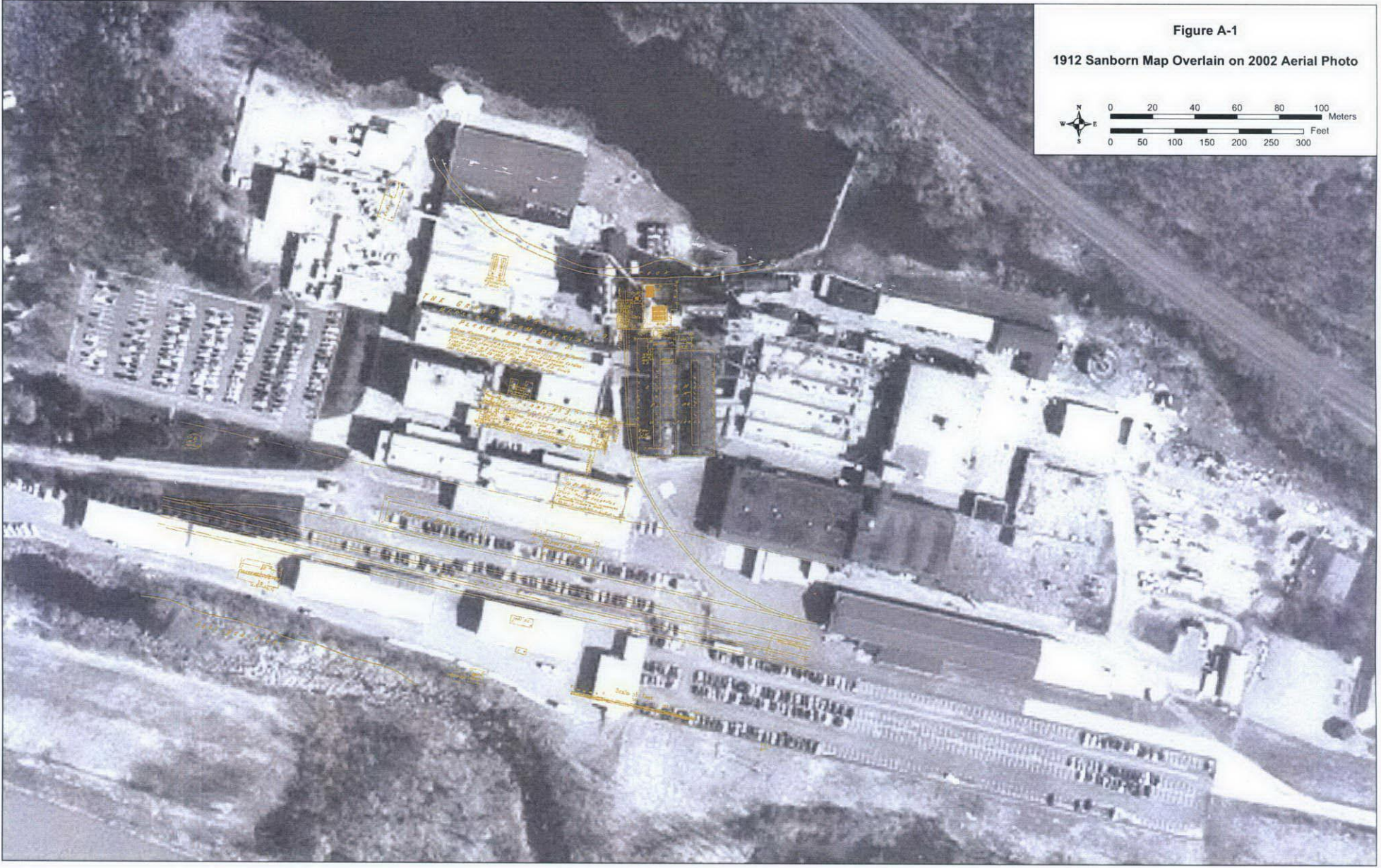
TOWN OF PALMYRA

WYMAN CONL & LUMBER CORP.

Scale of feet.



Scale 3000  
Scale 3000  
Scale 3000







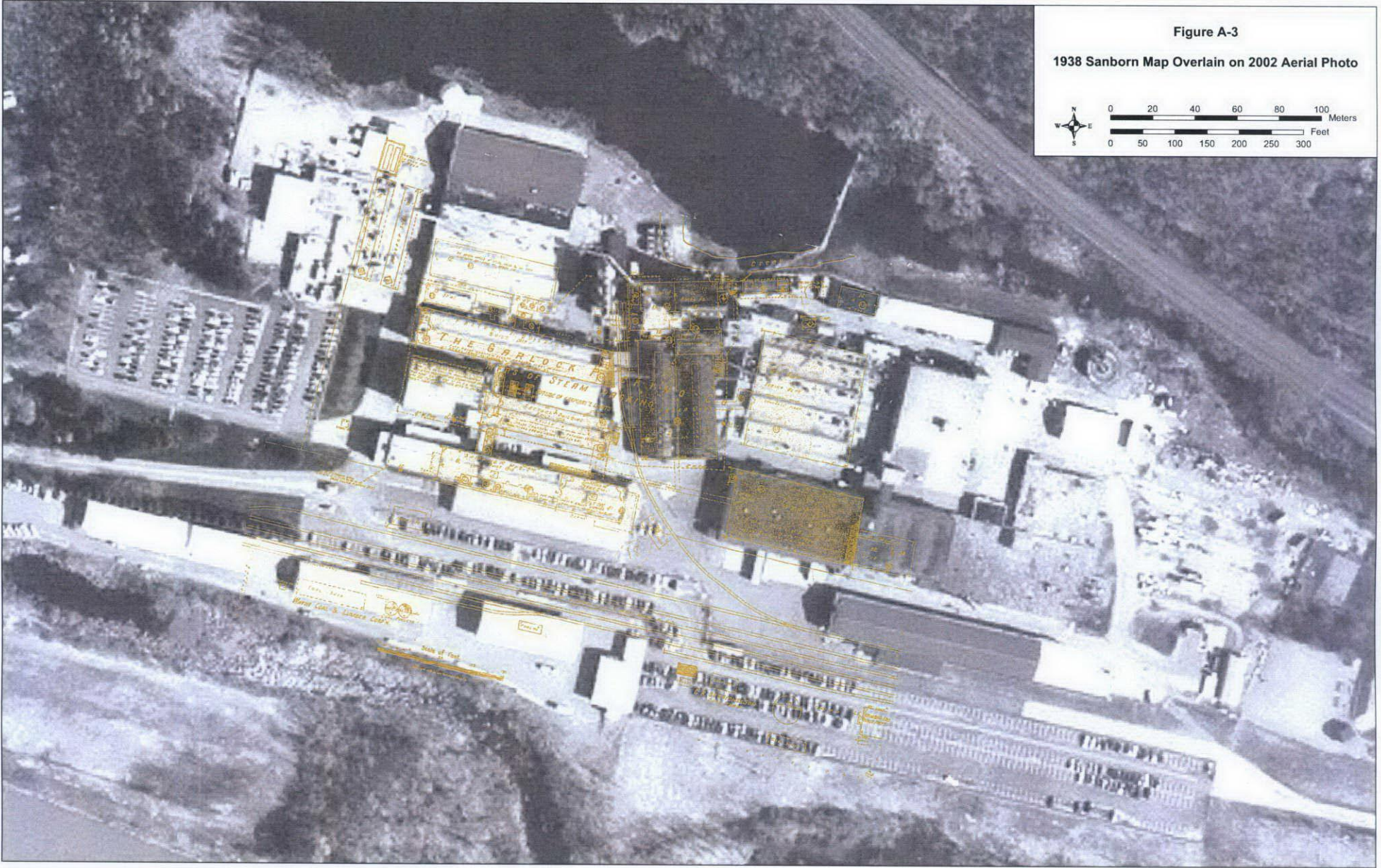
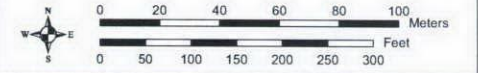


Figure A-3

1938 Sanborn Map Overlay on 2002 Aerial Photo



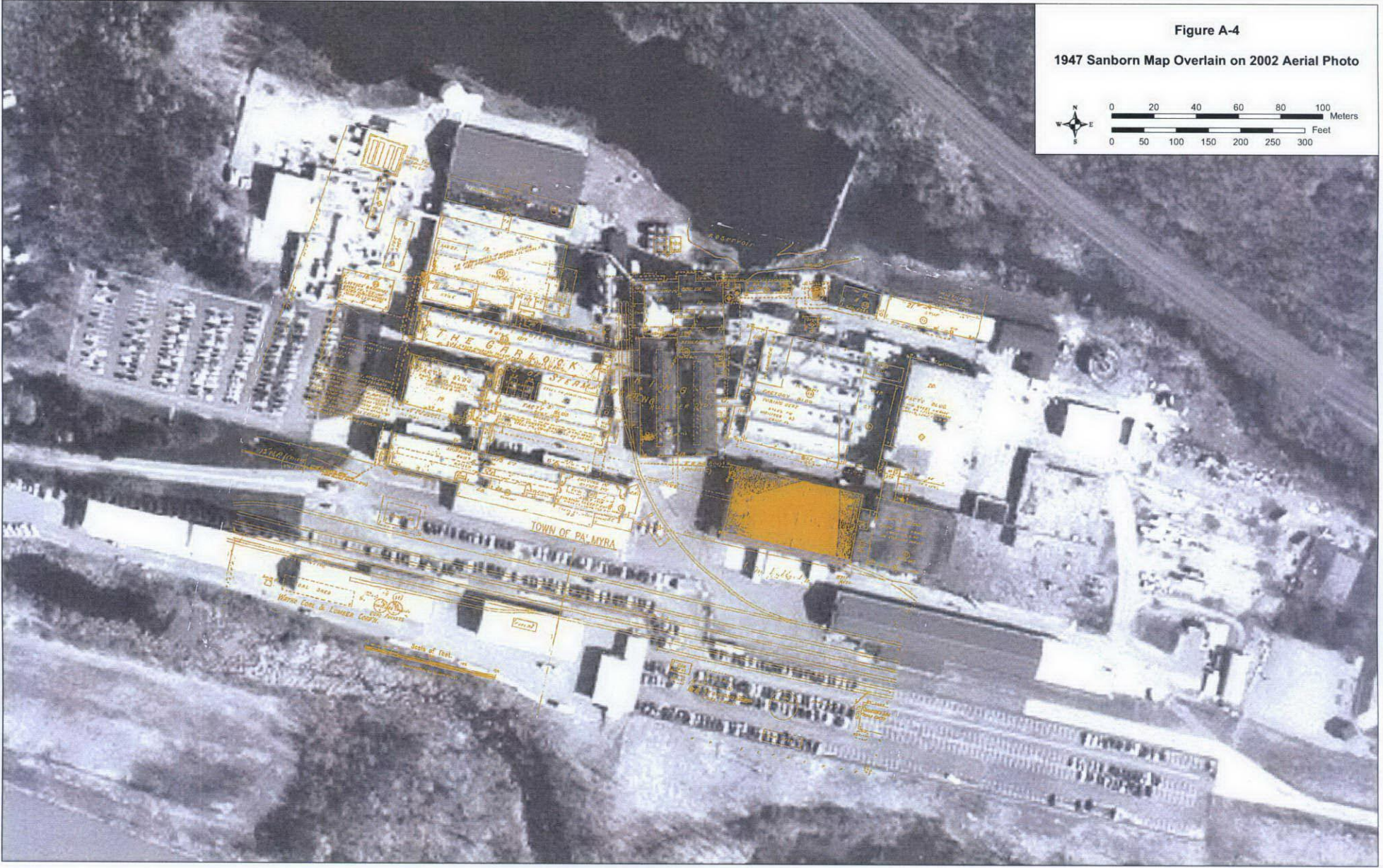
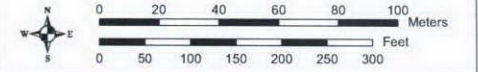


Figure A-4

1947 Sanborn Map Overlain on 2002 Aerial Photo



# 4

## Contact List Information

### 4.1 Chief Executive Officers and Zoning Board Chairpersons

The contact information for the Chief Executive Officers and Zoning Board Chairpersons of Wayne County and the Town and Village of Palmyra are listed below. Zoning issues in Wayne County are controlled by the Planning Board, therefore the Director of the board is listed.

Wayne County Administrator

James Marquette  
26 Church Street  
Lyons, NY 14489  
(315) 946-5480

Wayne County Supervisor Chairperson:

James Hoffman  
Wayne County Courthouse  
26 Church Street  
Lyons, NY 14489  
(315) 946-5400

Wayne County Planning Board Director:

Sharon Lilla  
9 Pearl St.  
Lyons, NY 14489  
(315) 946-5919

Palmyra Town Supervisor:

David C. Lyon  
1180 Canandaigua Rd.  
Palmyra, NY 14522  
(315) 597-9640

Palmyra Town Zoning Board  
Chairperson:

Gary Wildey  
1180 Canandaigua Rd.  
Palmyra, NY 14522  
(315) 597-4399

Palmyra Village Mayor:

Vicky Daly  
144 East Main St.  
Palmyra, NY 14522  
(315) 597-4849 or  
(315) 597-4568

Palmyra Village Zoning Board  
Chairperson:

Steve Hays  
144 East Main St.  
Palmyra, NY 14522  
(315) 597-4793

#### 4. Contact List Information

#### 4.2 Residents, Owners, and Occupants of the Site and Adjacent to the Site

The following table lists property owners, New York State property classification codes and designated land uses, and addresses of parcels adjacent to the Garlock Site.

6411-00-889031	1815 Walker Rd.	David C. Root	240	Residential
6411-00-837126	1889 Walker Rd.	Ralph T. Brongo	240	Residential
6411-00-864081	1835 Walker Rd.	Albert W. Exton	210	Residential
6411-00-803182	1899 Walker Rd.	Michael Porretta	240	Residential
6411-00-785235	1971 Walker Rd.	Robert Tougher	240	Residential
6411-00-946948	Walker Rd.	Gail Holubinka	322	Vacant rural (under 10 acres)
6411-00-974004	Walker Rd.	Gail Holubinka	314	Vacant rural (under 10 acres)
6411-00-00931	1711 Walker Rd.	Gail Holubinka	210	Residential
6411-00-031903	1691 Walker Rd.	Peter Angell	210	Residential
6411-00-052890	1673 Walker Rd.	David Steurys	210	Residential
6411-00-821867		Santelli Lumber-James Santelli II	444	Lumberyard
64112-00-754347	2053 Walker Rd.	William Miller, Jr.	240	Residential
64112-00-670468	2121 Walker Rd.	Kenneth Wales	240	Residential
64112-00-527421	Maple Ave.	Thomas Morrison	330	Vacant land located in commercial areas
64111-07-704820	Along Canal	New York State Thruway Authority	313	Vacant waterfront residential
64111-07-735783	101 Division	Village of Palmyra	330	Vacant land located in commercial areas
64111-07-746782	100 Division St.	Patrick McPike	210	Residential (being converted to restaurant)
64111-08-875806	Division St.	John Blazey, Inc.	105	Agricultural vacant land (productive)
64111-08-915792	Canal Inland	Dora Walton	321	Vacant land-abandoned agricultural (non-productive)
65111-05-035777	312 Kent St	George Diakogiannis	240	Residential
65111-05-047783	200 Monteroy Rd	David M Gray	240	Residential
65111-05-058792	334 Kent St	Raymond Snyder	240	Residential
65111-05-063799	338 Kent St	Diane Moran	240	Residential
65111-05-099784	150 Kent St	William Campbell	240	Residential
65111-05-100761	122 E Charlotte Ave	Richard McCarthy	240	Residential
65111-05-076754	151 Hyde Pkwy	Pal-Mac Central		
65111-05-057762	1180 Canadaigua Rd	Town of Palmyra		
65111-05-136762	1771 State Route 21	Leonard VanHaneghan		
65111-05-102809	26 Church St	County of Wayne		
65111-05-100748	3 Advantage Court	Secretary of HUD		
65111-05-100737	104 Kent St	Kathy Zagata	240	Residential
65111-05-079744	115 Kent St	James O'Conner	240	Residential
65111-05-080728	119 Kent St	Matthew Scribner	240	Residential
65111-05-100729	102 Kent St	Steven Yaeger	240	Residential
65111-05-138709	100 Kent St	David Scribner	240	Residential

#### 4. Contact List Information

#### 4.3 Local News Media

The local news media from which the community typically obtains information is listed in the table below. The media listed includes newspapers, television stations and radio stations.

Media Source	Name	Contact Information
Newspapers	Newark-Courier Gazette	613 S. Main St Newark N.Y. 14513 (315) 331-1000
	Times of Wayne County	P.O. Box 608 Macedon, NY 14502 (315) 986-4300 E-mail: waynetimes@aol.com
	Daily Record Newspaper	11 Centre Park Rochester, NY 14614 (585) 232-6920
Television Stations	13 WHAM-TV	4225 West Henrietta Road Rochester, NY 14623 (585) 334-8700
	WHEC TV-10	191 East Avenue Rochester, NY 14604 (585) 549-5067 email: news1@10NBC.com
	Channel 8 WROC	201 Humboldt Street Rochester, NY Email: sales@wroctv.com
Radio Stations	1180AM WHAM	207 Midtown Plaza Rochester, NY 14604 (585) 454-3942 Sales Manager: Scott Gordon email: scottgordon@wham1180.com
	WARM 101.3 FM	1700 HSBC Plaza Rochester, NY 14604 Advertising Contact: A1 Casazza (585) 399-5799 Joann Quadd: (585) 399-5706
	WVOR Mix 100.5	207 Midtown Plaza Rochester, NY 14604 Sales Manager: Jeff Rubens (585) 279-5332

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#### **4. Contact List Information**

##### **4.4 Public Water Supply**

The Wayne County Water and Sewer Authority supplies water to residents of Wayne County and the Town of Palmyra. The Village of Palmyra receives its water supply from the Village of Palmyra Water Department. It was determined the Garlock Facility is the only property across the New York State Barge Canal that is supplied by the Village of Palmyra Water Department along with approximately 10 customers on Kent Street. Maps of water distribution were unavailable for Wayne County Water. Listed below is the contact information for both the Wayne County Water and Sewer Authority and the Village of Palmyra Water Department:

Wayne County Water and Sewer Authority  
3377 Daansen Road  
Walworth, NY 14568  
(315) 986-1929

Village of Palmyra Water Department  
144 East Main St.  
Palmyra, NY 14522  
(315) 597-5050

##### **4.5 Any Person who requested to be placed on the Site Contact List**

There are no known individuals who have requested to be placed on the Site contact list.

##### **4.6 Administrator of any School or Day Care Facility**

There are no schools or day care facilities in the immediate vicinity of the Gar-lock property. The nearest schools are located over .5 miles from the Site, within the limits of the Village of Palmyra. Contact information for administrators of these facilities is listed below.

Palmyra Elementary School  
120 Canandaigua Street, Palmyra, NY, 14522  
Principal: Kevin Austin  
Phone: (315) 597-3475

Palmyra-Macedon Middle School  
163 Hyde Parkway, Palmyra, NY 14522  
Principal: Darcy Smith  
Phone: (315) 597-3450

Palmyra-Macedon High School  
151 Hyde Parkway, Palmyra, NY 14522  
Principal: Barbara Persia  
Phone: (315) 597-3420

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#### **4. Contact List Information**

##### **4.7 Location of Document Repository**

The Palmyra Kings Daughters Library, located in the Village of Palmyra, will serve as the repository for public documents related to the proposed project. The library is within ½ mile from

the Site, and is familiar and accessible to residents and other stakeholders. The next nearest library to the Site is the Macedon Public Library located in the Town of Macedon, which is approximately 4.5 miles from the Site. Contact information and hours of the Palmyra Kings Daughters Library are listed below.

Palmyra Kings Daughter Library

127 Cuyler St.

Palmyra, NY 14522

Library Director: Patricia Bayne

Hours of operation: Monday, Tuesday, and Wednesday 12-8, Thursday 10-5, Friday 12-5, and Saturday 10-2



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# 5

## Contaminant Information

### Remedial Investigation

A Remedial Investigation (RI) was completed at the site in accordance with a NYSDEC approved RI Work Plan. The RI included the collection of surface and subsurface soil, industrial fill material (i.e. gaskets and seals), groundwater, soil vapor, surface water, sediment, fish tissue, and indoor air samples.

A total of 111 soil borings and 15 test pits were completed to investigate a number of potentially contaminated areas on the Gylon site. From these borings and test pits, 63 subsurface soil samples and 21 surface soil samples were collected. Surface soil samples from one isolated area northeast of but near a site manufacturing building were found to have elevated concentrations of zinc. The test pits were installed in a filled area known to contain discarded gaskets and seals. Soil sample results indicate that soil contamination at the Gylon site is relatively minor and limited to an isolated area of soil.

A passive soil gas survey completed in the eastern fill area identified two areas of relatively elevated chlorinated volatile organic compounds (VOCs). These results were used to locate six (6) of the 47 groundwater monitoring wells installed and sampled to characterize site groundwater quality. Based on multiple rounds of groundwater sample results, groundwater contamination is the primary environmental concern at the Gylon site. Groundwater impacts are generally limited to shallow groundwater in five (5) isolated Areas of Concern (AOCs). The primary contaminants of concern are chlorinated VOCs, including trichloroethene (TCE) and its degradation products cis-1,2-dichloroethene (DCE) and vinyl chloride (VC), and toluene in three of the five AOCs. Analytical results indicate that natural degradation of TCE is likely occurring within AOC groundwater via the process of reductive dechlorination. The RI concludes that offsite migration of groundwater contamination is not likely to occur, except as it discharges to Red Creek. Chlorinated VOCs were detected in several Red Creek sediment samples. It is likely that groundwater contaminated with chlorinated VOCs contributed at least a portion of the sediment contamination.

Polychlorinated biphenyls (PCBs) were detected in 15 of 46 Red Creek sediment samples and one (1) of 16 Mud Creek sediment samples. PCBs are chemicals that were once commonly used in transformers for insulating purposes, and in some fluorescent light ballasts. The highest concentration of PCBs in Red Creek sediments was found in an impoundment near a transformer station. Soil data indicate that no onsite source of PCBs is present. However, it is possible that PCB impacted sediments represent residual contamination from a historic PCB spill at the site's power plant that was previously cleaned up.

Contaminants of concern were not detected in the 22 surface water samples collected from Red Creek and Mud Creek. Thirty-one (31) fish samples were taken from Red Creek in order to evaluate the potential impact of PCB contaminated sediments on human health and the environment. PCBs were detected in one (1) gamefish sample, indicating low risk to human health associated with consumption of fish from Red Creek. Despite the detection of PCBs in five (5) forage fish samples, the median PCB concentration in forage fish is below the NYSDEC

threshold level, so the ecological risk presented by PCB contaminated sediment is considered low. Nevertheless, the detection of PCBs in fish tissue suggests that ecological receptors have been impacted by PCBs in sediments.

One indoor air sample was taken from each of eleven (11) site buildings that will be deconstructed by Garlock as part of their facility modernization. Indoor air quality was found to be within OSHA limits in each of the buildings where samples were taken. Two (2) indoor air samples and two (2) sub-slab soil vapor samples taken from a building that will be remodeled indicate that indoor air concentrations of contaminants of concern are within OSHA limits. However, one (1) sub-slab soil vapor sample contained DCE and TCE at concentrations above NYSDOH guidance.

# 6

## Land Use Factors

### 6.1 Current *Historical/Recent* Development Patterns

The Town and Village of Palmyra Comprehensive Plan indicates that residential and commercial development was historically concentrated south of the Site, in the Village of Palmyra and with some exceptions generally not near the manufacturing facility. Agriculture and farm residences generally comprise land outside of the Village. Government and community service facilities such as the County Fairgrounds, Village and Town Halls, Mormon Temple, and several churches and cemeteries, are either within or proximate to the Village proper. The Erie Canal, which passes through the Village and southern portion of the Town, has contributed significantly to development within the community. (Draft Palmyra Comprehensive Plan Summary, 2004).

Currently, development in the form commercial and retail uses continue to occupy the Village's downtown business district and are located proximate to the Site. New residential development is occurring at an increasing pace outside of the Village boundaries. It is of interest to note, that a developer recently acquired a former landing strip adjacent to the Site with plans to subdivide the property for residential development.

### 6.2 Consistency with Applicable Zoning Laws/Maps

The Site is consistent with current applicable zoning laws. The Town and Village zoning regulations specify the location, type and density of development allowed within the community. The Town and Village Boards have the authority to enact and amend zoning regulations, by local law or ordinance, following a public hearing. The Site is located in an industrial district, which allows farming, public utilities, manufacturing, highway commercial, and specially permitted uses such as junkyards, animal sales, and storage. The Site is proximate to highway commercial, industrial, general commercial and residential zoning districts and is fully consistent with existing land development regulations for this area.

### 6.3 Brownfield Opportunity Area Designations

The proposed Site is not located within a brownfield opportunity area designation. Additionally, the Site does not fall within the designated boundaries an Environmental Zone or En-Zone.

### 6.4 Consistency with Local Plans and Regulations

Local plans and regulations primarily consist of the Town of Palmyra Charter and Code, which describes permitted uses and setbacks, and the Town and Village Comprehensive Plan. The Town/Village has not adopted a Local Waterfront Revitalization Plan. The Charter and Code was adopted in 1967 and last updated in 1972. The Comprehensive Plan was recently updated in 2004. With regard to business and industrial development, a primary goal is to maintain industrial zoning in areas currently used for industrial uses. Activities proposed for the Site are consistent with foregoing local plans and regulations.

### 6.5 Environmental Justice

Federal and state environmental justice guidance states that federal and state agencies shall identify and address, as appropriate, disproportionately high and adverse human

health or environmental effects of its programs, policies and activities on minority populations and low-income populations. If the project is expected to present significant environmental justice issues, measures must be taken to develop enhanced public outreach activities, and to appropriately mitigate adverse human health or environmental effects of the project. A preliminary analysis was conducted for the block groups that comprise the proposed Site. Census 2000 data for percent persons living below poverty level, and percent non-white population was reviewed for the block groups, Census Tract 206.00, Town of Palmyra, and Wayne County. A review of data indicates that the demographic characteristics of the population in the area are generally consistent and no significantly disadvantaged low income population exists in the vicinity of the site. No environmental justice issues or impacts are anticipated in connection with the proposed BCP activities at the Site.

### **6.6 Federal or State Land Use Designations**

The Site does not have any known federal or state land use designations.

### **6.7 Population Growth Patterns and Projections**

Like most Upstate New York jurisdictions, a review of population estimates for the Village of Palmyra and Wayne County indicate that these areas have not experienced significant growth or change in population since 2000 (US Census 2000). This limited population growth trend is expected to continue into the future.

### **6.8 Accessibility to Existing Infrastructure**

The Site is serviced with and has access to existing infrastructure and utilities within the Town of Palmyra.

### **6.9 Cultural Resources**

Figure 6-1 shows known cultural resources in the Town of Palmyra and surrounding areas. As seen on the figure, there are no known cultural resources on or adjacent to the Site. There are four sites listed on the NYS Register of Historic Places within one mile of the Garlock property. Of these, two are historic districts in the Village of Palmyra: the Market Street Historic District and the East Main Street Commercial Historic District. Also in the Village, the remaining two sites are the Zion Episcopal Church on Main Street (Map ID #96NR01089); and a Cobblestone Farmhouse on Canandaigua Road (Map ID# 95NR00913). The proposed BCP activities at the Site are not expected to have any adverse impact on the foregoing historic or cultural resources.

### **6.10 Proximity of Natural Resources**

As shown on Figure 6-2, natural resources that have been identified in proximity to the Site include NYSDEC designated wetlands. In addition a waterway (Red Creek) also traverses the property. No wildlife refuges or critical habitats have been identified in the project area. Any impacts to wetlands and associated upland area or other natural resources as a result of site activities will require coordination the appropriate state (NYSDEC) and federal agencies (US Army Corps of Engineers).

### 6.11 Floodplains

As seen in Figure 6-2, the Site is within a designated floodplain. The Site is a flood zone that is classified AE under FEMA flood zone designation. FEMA zone AE is the flood insurance rate zone that corresponds to the 1-percent annual chance floodplains. This designation is not anticipated to adversely impact proposed BCP activities at the Site.

### 6.12 Institutional Controls

The Garlock property is completely secured and controlled within a fenced perimeter. These restrictions minimize the Site's potential exposure for illegal dumping and for human exposure to any on-site contamination. No other known institutional controls are in place at the Site.

### 6.13 Land Use

The Town and Village of Palmyra Comprehensive Plan contains a current land use map for the Town of Palmyra, in which the Site is located. As shown on Figure 6-3, the Site is one of the few parcels in the Town designated for manufacturing use. Uses in the vicinity of the Site include single-family residential to the north, east, and west of the parcel; a parcel used for storage/distribution at the northwest tip of the Garlock property; and numerous vacant parcels to the south. These parcels to the south are described as rocky areas and woods and brush or non-commercial tree species not associated with forest lands (NYS Division of Equalization and Assessment). The Site is located north of the Village of Palmyra, which is comprised of residential, commercial, retail and government uses. A large parcel east of the Site is currently designated for utilities/transportation use. This property was once an airport landing strip; and is currently proposed for subdivision development consisting of single-family residential units. Based on the environmental data that is currently available the proposed BCP activities at the site and continued manufacturing use at the site are compatible with current land uses. Should the results of the site investigation indicate any impacts on current land use near or adjacent to the site, appropriate recommendations will be integrated into the remedial design and site remediation programs.

### 6.14 Groundwater

Potential vulnerability of groundwater to contamination that may migrate from the Site would occur in circumstances where groundwater could come in direct contact with humans such as in wells (private, public or industrial), excavations (such as during utility work) or groundwater discharge to surface water bodies. Limited information is available regarding on-site and off-site groundwater conditions. Potential on-site shallow groundwater is expected to flow to the south-southeast. Based on the 2005 EDR report, there are four wells located within one mile of the Site. Two wells are located in an expected up gradient direction of the Site (both USGS wells). The other two are located to the east of the Site (USGS and Maple Creek Mobile Home Park), in a potential down gradient direction from the Site. However, those wells appear to be on the north side of Red Creek. Because Red Creek and topography may hydraulically separate shallow groundwater from migrating from the Site to those wells. It is not anticipated that historic or future Site activities had or will have any adverse impacts on these wells. There is one

well identified to the southwest within a half-mile of the Site (Amsterdam Racquetball Corp). That well is identified in the EDR report as a public well but Mud Creek and the NYS Barge Canal may hydraulically separate shallow groundwater from migrating from the Site to those wells making it unlikely that any adverse impacts on that public well exist. Other occupied areas and residential houses are located in the expected down gradient direct (to the southeast) across Route 21. However, groundwater from the Site may discharge to surface water bodies including Red Creek, Mud Creek and the NYS Barge Canal, which reduces the likelihood of any adverse groundwater impacts on these residential areas.

### 6.15 Geography and Geology

#### Topography

Wayne County lies entirely within the Erie-Ontario Lowland Physiographic province and consists of relatively low, flat areas to the south of Lake Ontario and Lake Erie. The county lies in the center of a region that contains about 10,000 individual drumlins (glacial features) (USDA SCS 1978). Drumlins are a long, low elevation, cigar-shaped hills composed of glacial till (an unsorted mixture of clay, sand, gravel, and boulders) deposited directly by glaciers (Geology of New York, 1991). The heights of these drumlins range from about 60 to 250 feet above the base, with the average drumlin about 160 feet high and 3,500 feet long (Wayne County Soil Survey, 1978). Elevations within Wayne County range from a high of 681 feet above mean sea level (AMSL) at Brantling Hill in the central part of the county to about 250 feet AMSL on the shore of Lake Ontario. In general, the northern third of the county is relatively flat, while the southern two-thirds of the county is dominated by drumlin fields (USDA SCS 1978).

The Site lies within the Palmyra Topographic Quadrangle at an elevation of approximately 437 feet above mean sea level (USGS 1952). The topography in the vicinity of the Site generally slopes towards Red Creek. Although there is very little topographic relief on and immediately surrounding the Site, drumlins are abundant throughout the Palmyra area.

#### Geology

The bedrock underlying Wayne County is typically sedimentary in nature and consists primarily of limestone, shale, and sandstone, as well as one section of dolomite. These units are essentially flat and dip approximately 1 foot per 100 feet to the southwest. The rocks are the oldest in the north and become progressively younger to the south, with the Camillus Shale being the youngest along the New York State Barge Canal. Most of the bedrock exposures in the county occur in stream valleys, quarries, and deep road cuts (USDA SCS 1978).

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## 6. Land Use Factors

The Wayne County bedrock is covered almost entirely by glacial deposits that were the result of the Wisconsin stage of glaciers that covered the land approximately 14,000 years ago. While the glaciation left the northern areas of Wayne County relatively flat, drumlin fields are common throughout the southern areas of the county. Other glacial features present in the county include kames (a long, low steep-sided mound consisting of sand and gravel layers), eskers (a long, narrow ridge), terraces (a relatively flat surface built on the side of a slope), and outwash plains (a broad, flat sheet of sediments).

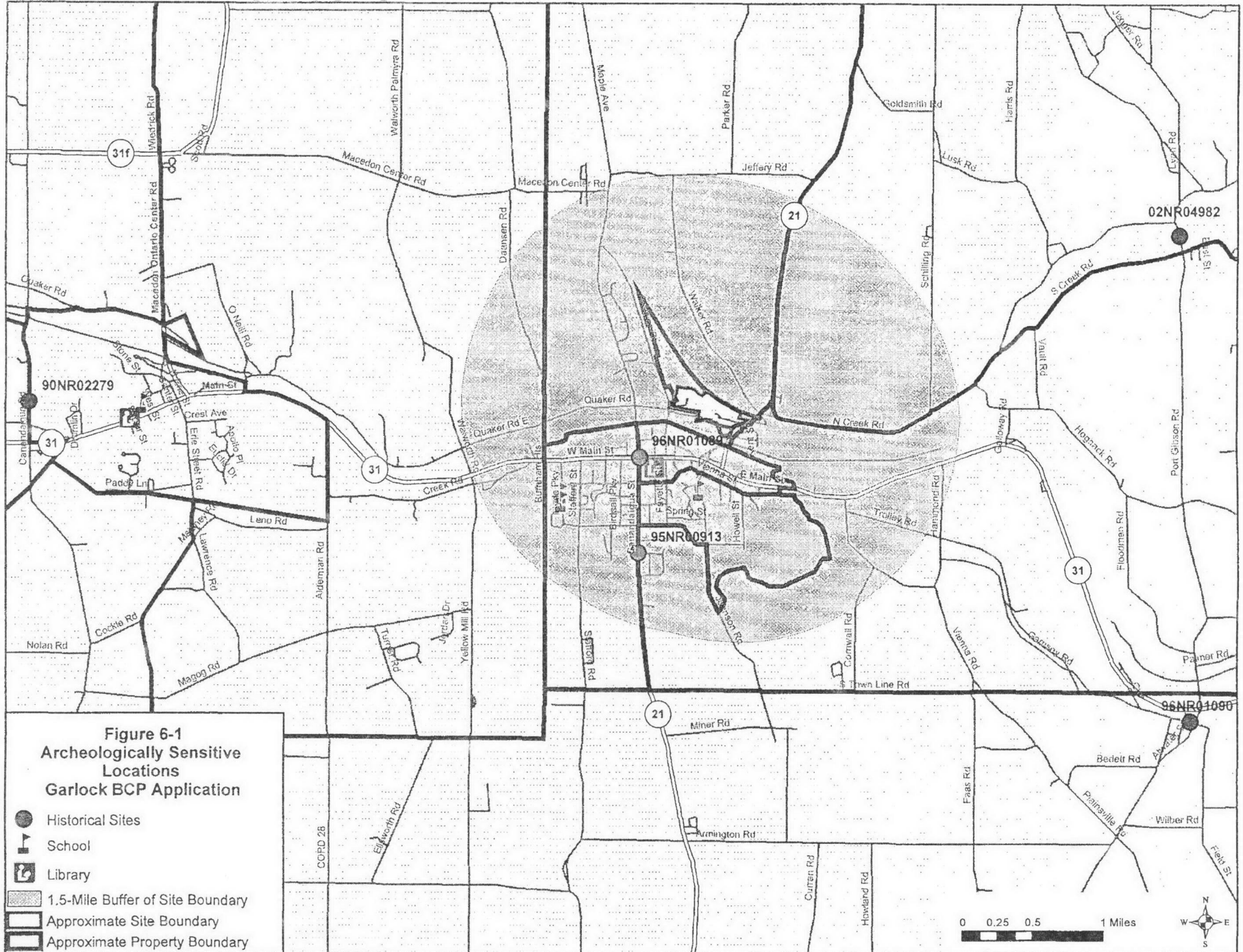
Based on test borings and test pits conducted by Van Der Horst Geotechnical Engineering, P.C. in 1995, soil conditions are variable across the Site. In general, loose to firm till and granular soils occupy the upper 8 to 10 feet in the subsurface, with compact silty clay or clayey silt soils are typically found below 10 feet. This clay and silt soils were found to take on characteristics of highly weathered shale at depths greater the 15 feet BGS. Fill material consisting of rubber gaskets, black ash/cinders, and refuse were also found in some of the test boring locations around the Site (Van Der Horst, 1995).

The Wayne County soil survey lists four general soil types that have been classified on or near the Site: Palmyra gravelly loam series (PcA and PcB); Teel silt loam (Te); Wayland silt loam (Wd); and Lockport and Brockport silty clay loams (LoA). The Palmyra Gravelly Loam Series comprises the majority of the Site soils and consist of well drained to excessively drained sand and gravel found on 0-8% slopes. The Teel Silt Loam and Wayland Silt Loam series are moderately to poorly drained, silty alluvial soils that are found adjacent to Red Creek or in low areas around the Site. The Lockport and Brockport silty clay loams are nearly level, poorly drained soils that overlie shale bedrock 20 to 40 inches (USDA SCS 1978).

### Hydrology

The Site is mapped as an area in which deep, well drained to excessively drained, medium textured soils formed in glacial outwash deposits composed primarily of sand and gravel (Wayne County Soil Survey, 1978). Depth to groundwater at the Site ranges from 5 to 15 feet below ground surface (BGS) (Van Der Horst, 1995). The groundwater flow direction is not well characterized but is believed to flow to the northeast towards Red Creek.











Three major surface water features (Red Creek, Mud Creek, and the New York State Barge Canal) are located the vicinity of the Site (USGS 1998). Red Creek, which flows from the northwest to the southeast through the middle of the Site, is used by Garlock for cooling water and permitted, treated wastewater discharge. Mud Creek is located along the southern border, while the New York State Barge Canal is located approximately 200 feet south of the Site.





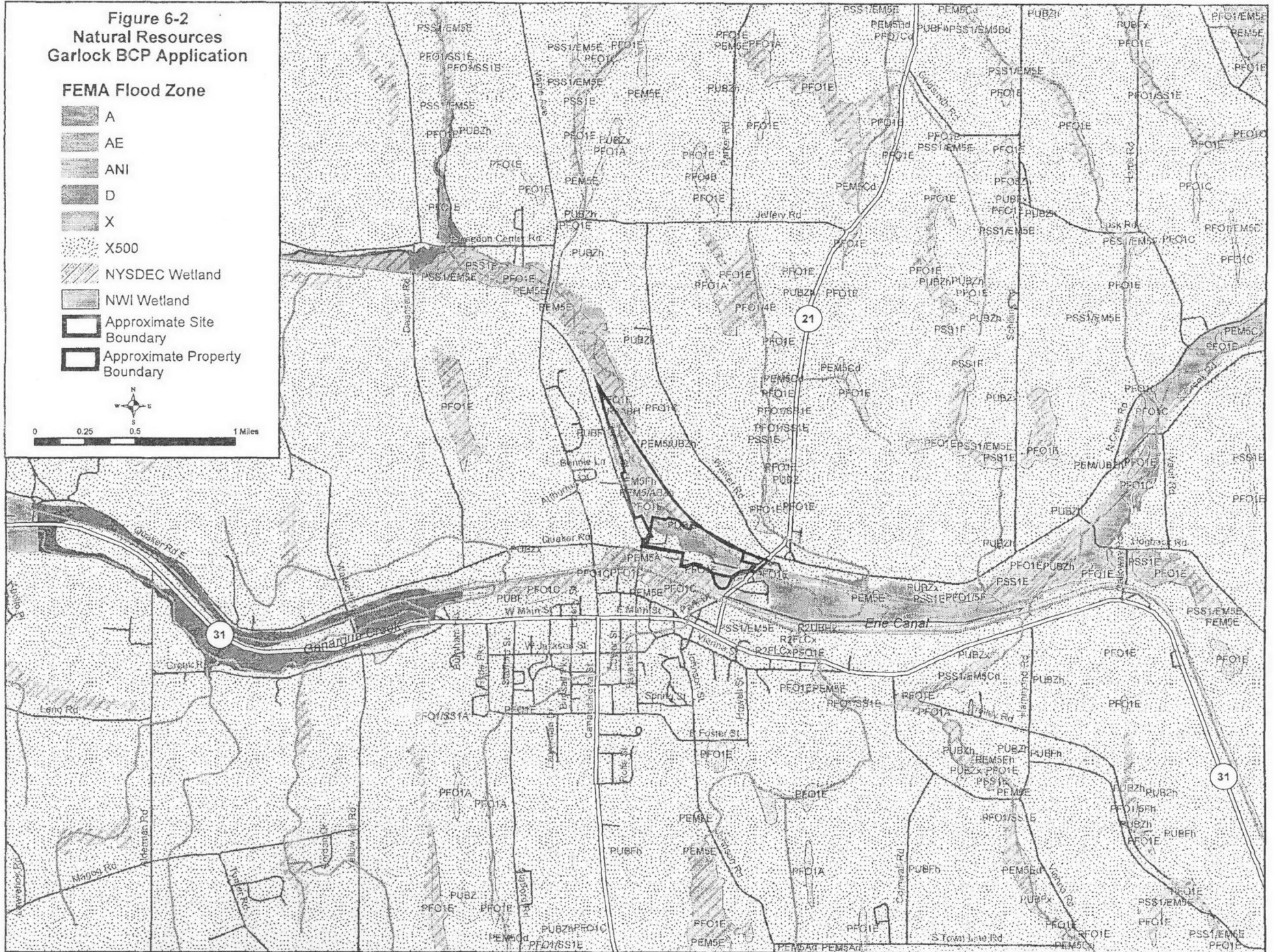
**Figure 6-2**  
**Natural Resources**  
**Garlock BCP Application**

**FEMA Flood Zone**

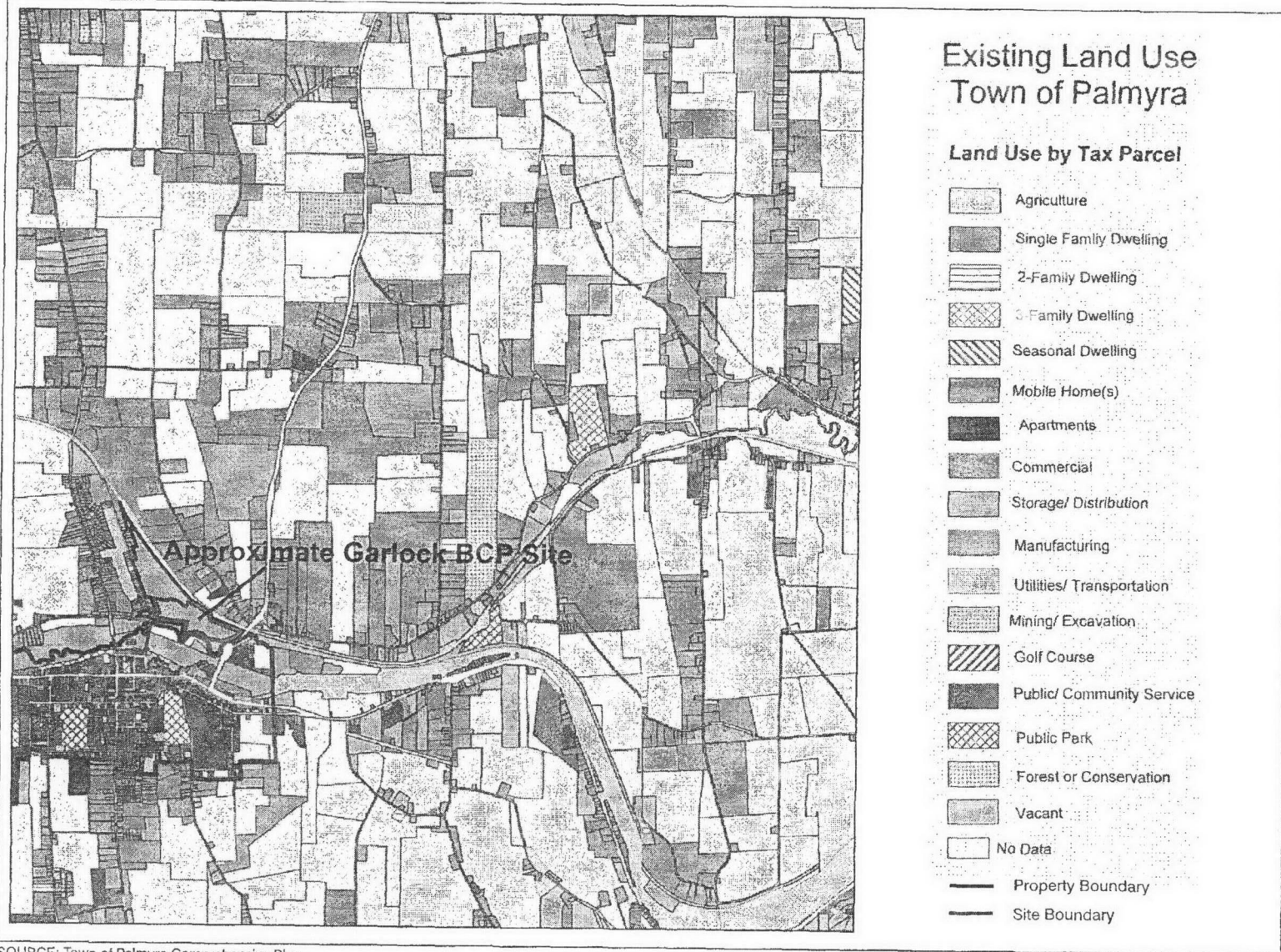
-  A
-  AE
-  ANI
-  D
-  X
-  X500
-  NYSDEC Wetland
-  NWI Wetland
-  Approximate Site Boundary
-  Approximate Property Boundary



0 0.25 0.5 1 Miles



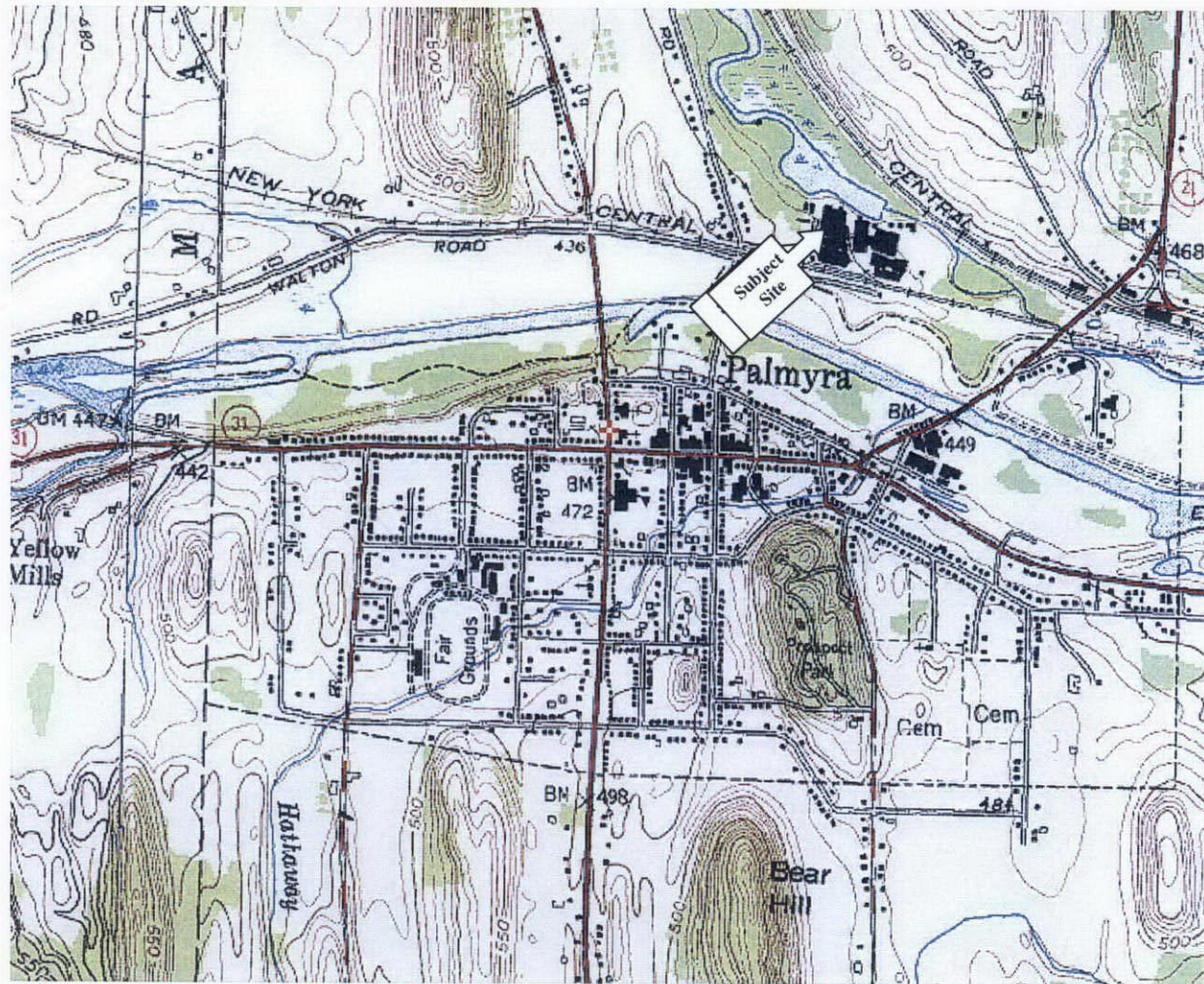
6-9



SOURCE: Town of Palmyra Comprehensive Plan

Figure 6-3 Existing Land Use, Garlock BCP Application

**APPENDIX A – SITE LOCATION MAP**  
**(USGS TOPO)**



North

**Appendix A - USGS Topographic Map**

September 2008

TWM

Job # N6008

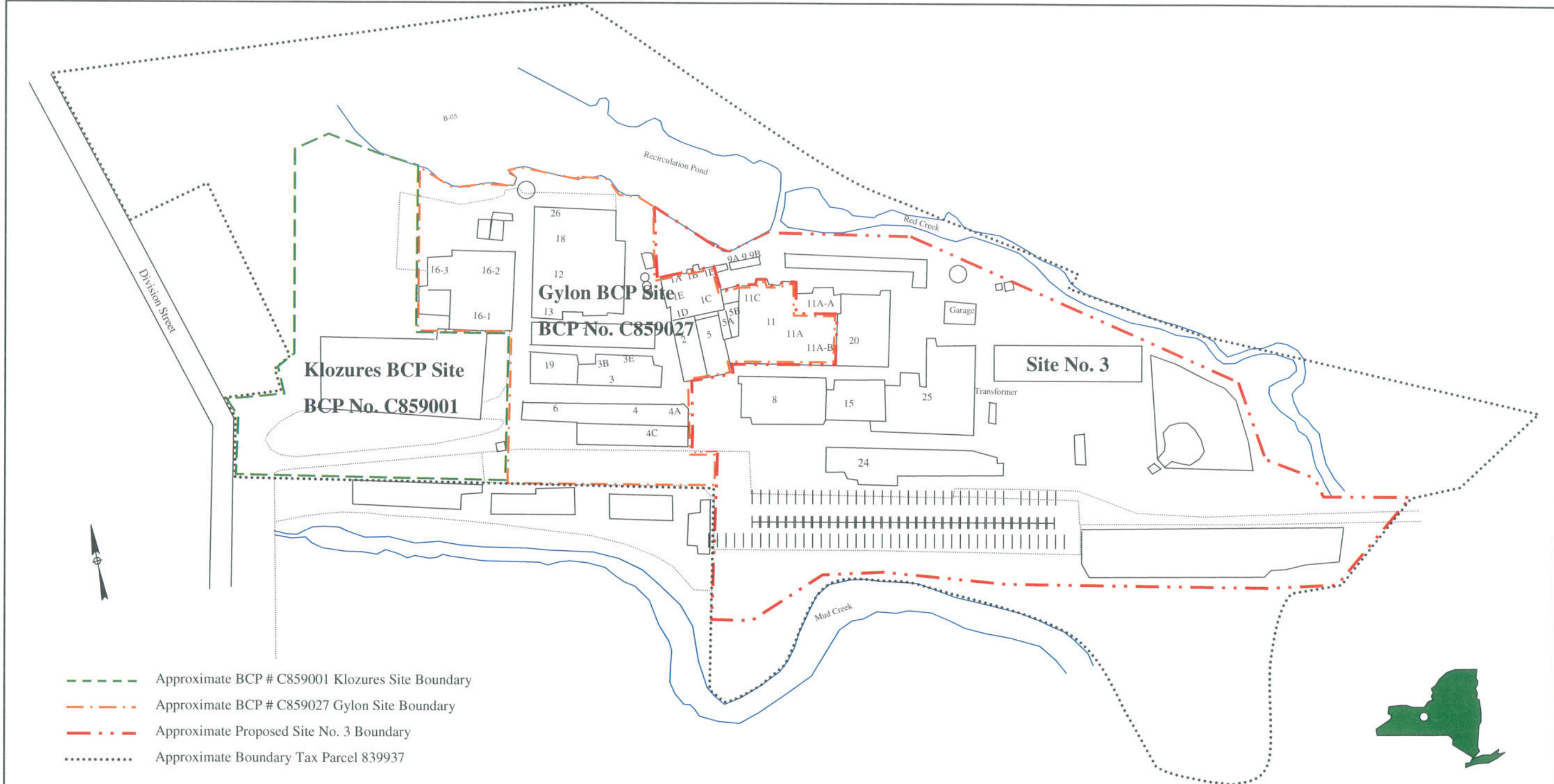
Not to Scale

Site No. 3

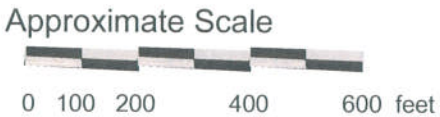
Garlock Sealing Technologies, LLC  
Palmyra, New York

**S&W Redevelopment**  
of North America, LLC

## **APPENDIX B – SITE BOUNDARIES**



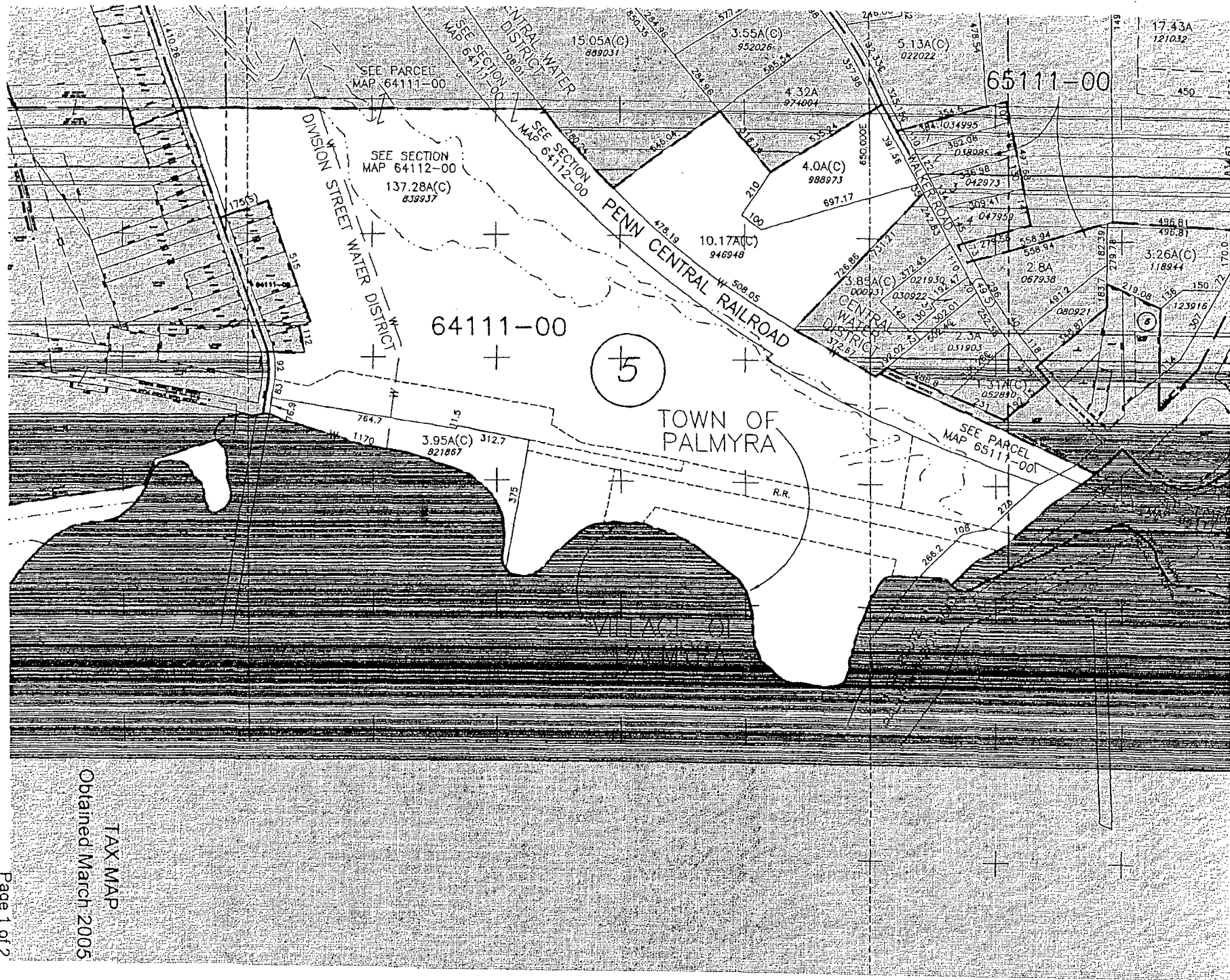
- Approximate BCP # C859001 Klozures Site Boundary
- Approximate BCP # C859027 Gylon Site Boundary
- Approximate Proposed Site No. 3 Boundary
- Approximate Boundary Tax Parcel 839937



<h2 style="margin: 0;">S&amp;W Redevelopment</h2> <p style="margin: 0;">of North America, LLC</p> <p style="margin: 0;">Syracuse, New York</p>		<p style="margin: 0;">GARLOCK SEALING TECHNOLOGIES</p> <p style="margin: 0;">SITE NO. 3 BCP APPLICATION</p> <p style="margin: 0;">1666 DIVISION STREET SITE</p> <p style="margin: 0;">PALMYRA, NY</p>
DATE Sept. 2008	Project No. N6008	<p style="margin: 0;"><b>Appendix B</b></p> <p style="margin: 0;"><b>SITE NO. 3 BOUNDARY</b></p>

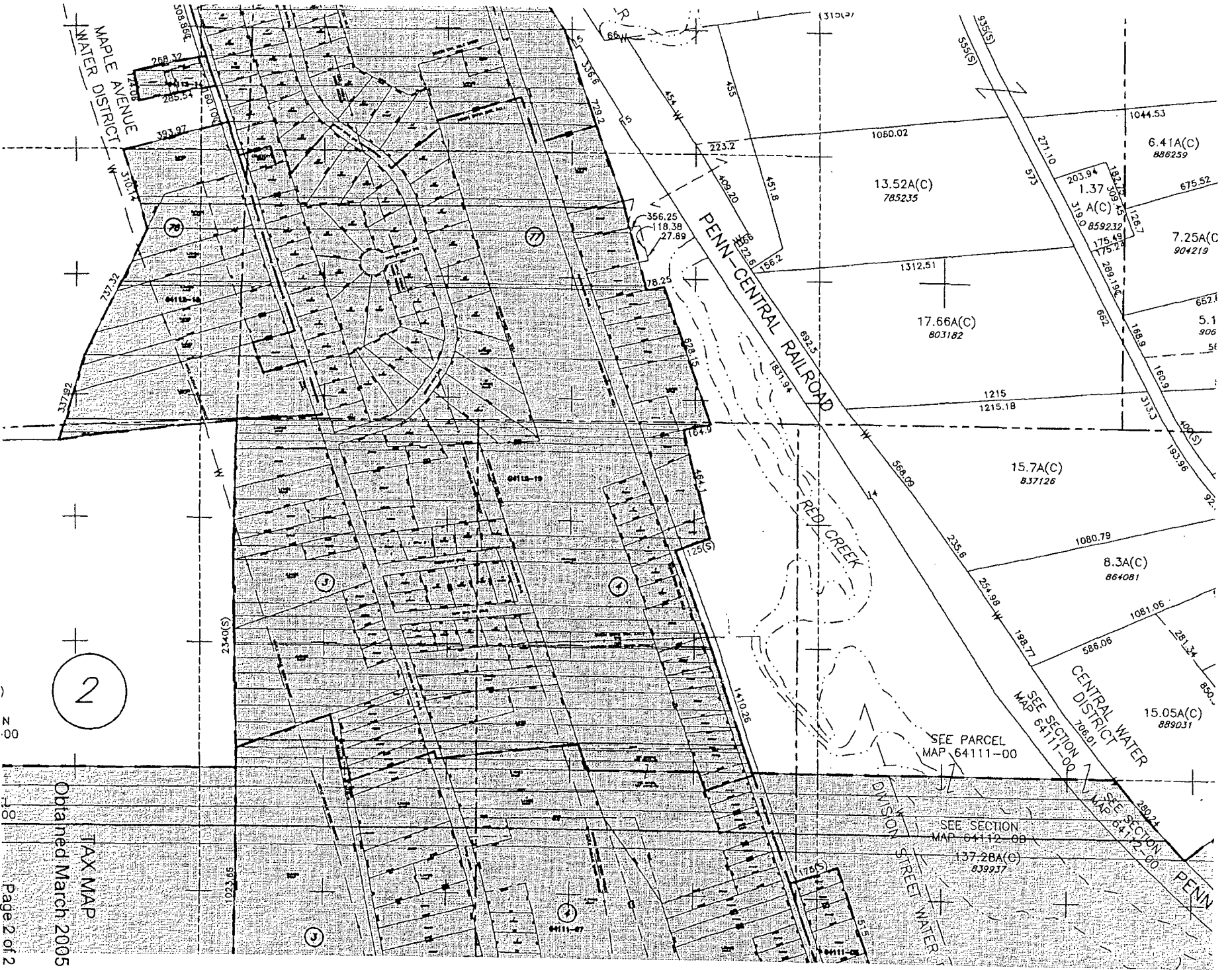
Figure Based on February 17, 2006 Conestoga-Rovers Associates Site Investigation Work Plan Drawing.

## **APPENDIX C – TAX MAPS**



TAX MAP  
Obtained March 2005





2

00

00

Obtained March 2005

TAX MAP

Page 2 of 2

SEE PARCEL  
MAP 64111-00

SEE SECTION  
MAP 64112-00

137-28A(C)  
839937

SEE SECTION  
MAP 64111-00

CENTRAL WATER  
DIVISION STREET

SEE SECTION  
MAP 64122-00

15.05A(C)  
889031

8.3A(C)  
864081

15.7A(C)  
837126

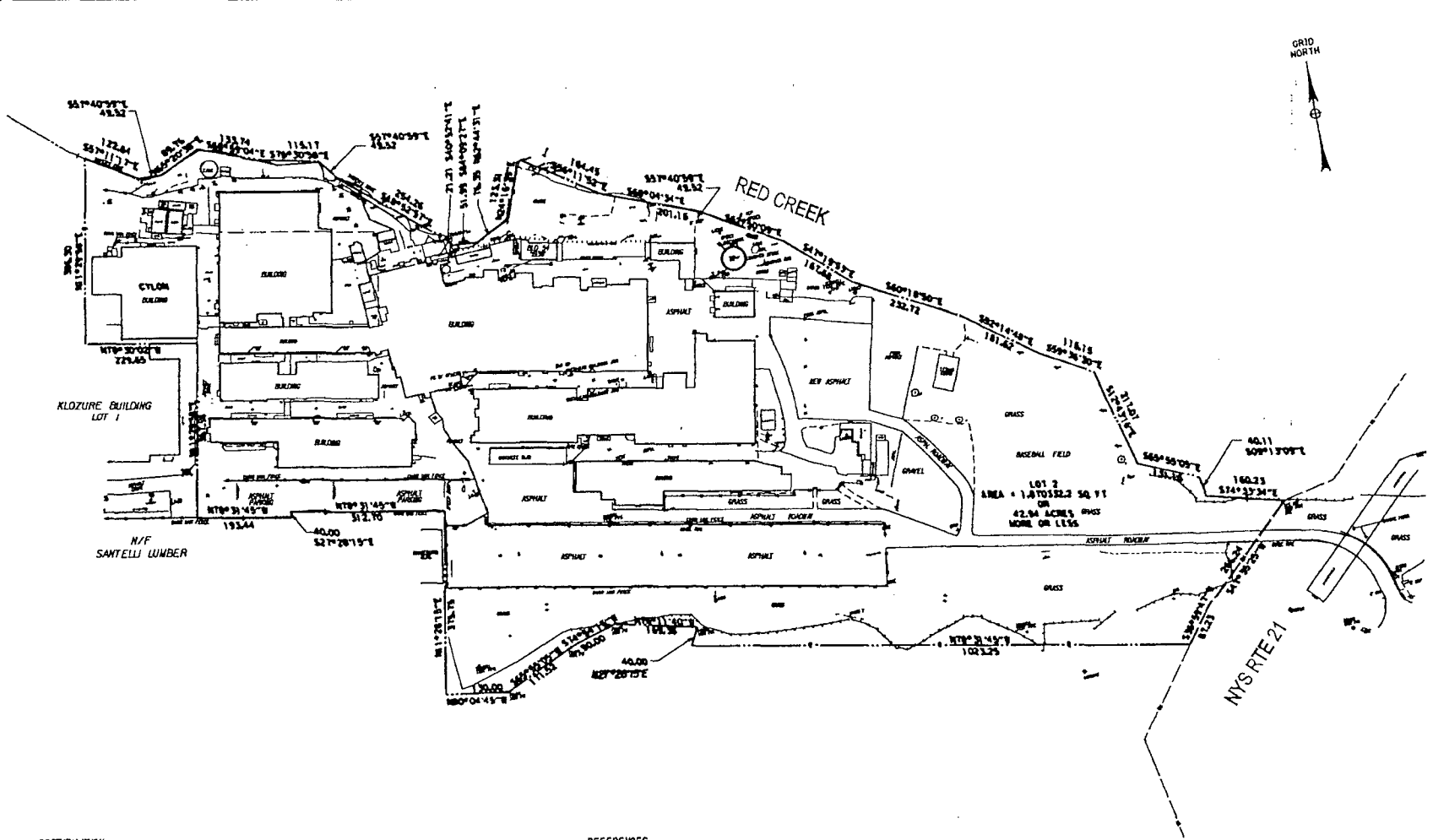
17.66A(C)  
803182

13.52A(C)  
785235

6.41A(C)  
886259

7.25A(C)  
904219

## **APPENDIX D – SITE SURVEY**




**LABELLA**  
 ASSOCIATES, P.C.  
 SUITE 100  
 ROCKETER, NY 108  
 P: (718) 944-9118  
 F: (718) 944-9388  
 FAX: (718) 944-9388

**LOT 2**  
 CREATION  
 GY-LON BUILDING  
 XXX  
 PLATYNS, NEW YORK 14622  
 GARLOCK SEALING TECHNOLOGIES  
 1000 DUN  
 PLATYNS, NEW YORK 14622

DATE: 08/22/2008  
 TIME: 10:00 AM  
 BY: MICHAEL W. HALEY  
 CHECKED: [ ]  
 DATE: [ ]  
 TIME: [ ]

205306-K  
 SUB-2

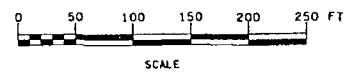
**CERTIFICATION:**  
 WE, LABELLA ASSOCIATES PC, CERTIFY THAT THIS MAP WAS PREPARED USING REFERENCE MATERIAL AS LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED MARCH 2006. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD.

**REFERENCES**  
 1) BOUNDARY SURVEY BY DONALD B. SCHWARTZ DATED JUNE 28, 1985 FILED AT THE WAYNE COUNTY CLERKS OFFICE JULY 10, 1985

**NOTES:**  
 THE HORIZONTAL DATUM IS REFERENCED TO THE NYS PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (SG) (CONVERTED TO ENGLISH UNITS 1 METER = 3.2808333 FT)

BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GROUND DISTANCES.

MICHAEL W. HALEY LS  
 NYS PLS NO. 045788



SHEET 1 OF 2

**Appendix E**  
**Remedial Investigation Report**

Remedial Investigation Report  
included as a PDF only.

**Appendix F**  
**List of Existing Easements**

## Appendix F

### List of Existing Easements

<u>Easement Holder</u>	<u>Description</u>
New York State Electric & Gas	Associated with a gas line entering the property.
New York State Electric & Gas	Associated with electrical transmission lines entering the property.
New York Telephone	Associated with telephone lines entering the property.
Niagara, Lockport, and Ontario Power Authority	Associated with the placement and maintenance of utility pole Guy Wires.