FACT SHEET

Voluntary Cleanup Program

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Site Name: Broadway Complex
DEC Site #: V00290
Address: Taylor Road
Owego, NY 13827

Have questions? See "Who to Contact" Below

Remedy Proposed for Voluntary Cleanup Site Contamination; Public Comment Period Extended

The New York State Department of Environmental Conservation (NYSDEC) has released a proposed cleanup plan for the Broadway Complex site ("site") located at Taylor Road, Owego, Tioga County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for a total of 60 days, from **August 4, 2014** through **October 3, 2014**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Alternatives Report". The proposed remedy is described below.

Based on the results of the investigations at this site, the prior removal and excavation of the former septic tank area on-site, and remedies completed at adjacent remedial program sites, the Department is proposing No Action as the remedy for this site. The proposed No Action remedy includes the implementation of an Institutional Control in the form of a Deed Restriction, and a Site Management Plan. Remedial elements include:

- Land use restrictions to commercial or industrial uses;
- Groundwater use restrictions;
- Soil excavation management provisions;
- Soil vapor intrusion evaluation provisions;
- Groundwater monitoring; and
- Periodic reviews for certification of remedial elements.

With the inclusion of these elements the proposed No Action remedy is protective of the environment and public health.

The proposed remedy was developed by IBM Corporation ("volunteer") after performing a detailed investigation of the site under New York's Voluntary Cleanup Program (VCP).

Summary of the Investigation
The remedial investigation has identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. The contaminants of concern identified at this site are: trichloroethene, cis-1,2-dichloroethene, 1,1,1-trichoroethane, 1,1-dichloroethene, and 1,1-dichloroethane.

The presence of the contaminants of concern at this site is also the result of disposals that occurred on the adjacent remedial program site known as Robintech/Compudyne, Inc., Site Number 754007. Contaminated groundwater and soil vapor have been addressed by remedies associated with that site.

The nature and extent of contamination and environmental media requiring action are summarized below:

Soil – Results of soil quality sampling indicate the presence of trichloroethene (TCE) and cis-1,2-dichloroethene (cis12DCE) at concentrations greater than the Unrestricted Use Soil Cleanup Objectives (SCOs); however, the concentration of TCE does not exceed Commercial Use SCOs and the concentration of cis12DCE does not exceed Residential Use SCOs. The samples with detections above Unrestricted SCOs occurred in the vicinity of the former septic tank area and below a depth of 14 feet below ground surface (bgs). Soil sampling was conducted at borings completed at multiple locations over the site. Membrane interface probing was also conducted at the site to determine the distribution of volatile organic compounds (VOCs). Membrane interface probing is a high resolution profiling tool used for delineating soil and groundwater contamination, specifically VOCs. Some of the soil sampling locations were determined through evaluation of membrane interface probing results.

Groundwater - The primary contaminants of concern in site groundwater consist of TCE and its degradation products, and to a lesser extent trichloroethane (TCA) and its degradation products. The lateral and vertical distribution of VOCs in groundwater indicates the presence of a narrow groundwater plume extending to the west-southwest from the area of the former septic tank. Within approximately 60 feet this groundwater plume combines with a wider and deeper groundwater plume centered on the area of the Broadway Building loading dock. The larger groundwater VOC plume appears to originate from the former chemical storage area located on the Robintech/Compudyne, Inc. site which is currently being remediated by Sanmina-SCI. The groundwater plume location and general contaminant distribution laterally and vertically have been well defined through the use of membrane interface probing completed over the entire site, as well as through more typical groundwater sampling methods. Based on sampling for this investigation and groundwater monitoring performed by Sanmina-SCI, the combined groundwater plume appears to be stable without a discernible increasing or decreasing trend. The groundwater extraction wells used as a remedy at the Robintech/Compudyne, Inc. and the IBM sites hydraulically control and capture the combined groundwater plume thereby preventing migration of contaminants to areas further downgradient.

Soil Vapor and Indoor Air - A sub-slab depressurization (SSD) system installed in 2005 is present at the Broadway Building to mitigate the potential for current exposures via soil vapor intrusion. This SSD system was installed as an off-site remedial measure associated with the Robintech/Compudyne, Inc. site, and is operated and maintained by Sanmina-SCI.

The human exposure assessment determined that people are not drinking the contaminated groundwater because the area is served by a public water supply that is not contaminated by the site. Direct contact with contaminants in the soil is unlikely because the site is covered by clean soil, buildings and pavement. VOCs may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air or buildings, is referred to as soil vapor intrusion. A sub-slab depressurization system (system that ventilate/remove the air beneath the building) has been installed to prevent indoor air quality from being affected by the contamination in soil vapor beneath the on-site and Robintech/Compudyne buildings. Sampling indicates that there are no site related soil vapor intrusion concerns for other off-site buildings.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. 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 Action Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The volunteer(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Location: The Broadway Complex Site is located at 1200 Taylor Road (County Route 606) within a suburban area of the Town of Owego, Tioga County. The site consists of a four-acre portion of the property currently owned and occupied by Sanmina-SCI Corporation.

Site Features: The main site features include an approximately 60,000 square foot building with adjacent lawn and asphalt-paved portions to the east and west, and a roughly two-acre asphalt-paved parking lot to the south. The site is bounded on the west and north by other portions of the Sanmina-SCI property, on the east by Broadway Avenue, Barnes Creek, and the Lockheed Martin manufacturing facility, and on the south by wooded undeveloped property.

The adjacent properties owned by Sanmina-SCI and Lockheed Martin are also remedial program sites identified as Robintech/Compudyne, Inc., Site No. 754007, and IBM, Site No. 754006, respectively.

Current Zoning/Use: The site is zoned for industrial use. Currently the site is used by Sanmina-SCI to manufacture printed circuit boards and related operation. The surrounding parcels are also zoned for industrial use. The nearest residential area is approximately 0.2 miles to the north.

Historic Use: IBM began leasing the Broadway Complex Site in 1956 for engineering and manufacturing purposes. During the initial year of occupancy sanitary wastes were reportedly directed to a septic tank located near the southeast corner of the Broadway Building (connection to the municipal sanitary sewer reportedly occurred in June 1957). The former septic tank was discovered by IBM in 1988 during utility construction activities. Sampling of tank bottom sludge and surrounding soil materials indicated the presence of trichloroethene and other volatile organic compounds. The former septic tank was removed in 1989. IBM ceased leasing this property in 1994.

Site Geology and Hydrogeology: The soil profile at the site consists of a downward sequence of soil fill, a complex assemblage of interbedded fine- and coarse-textured sediments, and glacial till. The interbedded fine- and coarse-textured sediments (alluvium) include silt and clay, fine sand and silt, and sand or sand and gravel soils. The glacial till underlying the interbedded sediments is generally encountered at a depth of 39 to 49 feet bgs.

In general, the depth to groundwater is about 10 to 11 feet bgs. The general direction of groundwater flow in the shallow alluvium is to the southwest. The general direction of groundwater flow in the deeper alluvium is to the south showing less apparent hydraulic effect due to the exfiltration from Barnes Creek.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=V00290

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit: http://www.dec.ny.gov/chemical/8442.html

FOR MORE INFORMATION

Where to Find Information

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

NYSDEC Region 7
Kirkwood Office
1679 Route 11
Kirkwood, NY 13795
phone: 607-775-2545
Please call for appointment

Who to Contact

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

Project Related Questions
Gary Priscott
Department of Environmental Conservation
Division of Environmental Remediation
1679 Route 11
Kirkwood, NY 13795
607-775-2545
gary.priscott@dec.ny.gov

Site-Related Health Questions
Julia Kenney
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7860
beei@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

FIGURE 1 – SITE MAP
Broadway Complex, V00290
Town of Owego, Tioga County