



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Philips Lighting Company
7265 State Road 54
Bath, New York
Steuben County

SITE No. C851044
NYSDEC REGION 8

May 2024

Where to Find Information

Access project documents through the DECinfo Locator and at this location:
<https://extapps.dec.ny.gov/data/DecDocs/C851044/>

Document Repository Name

Dormann Library
101 West Morris Street
Bath, Steuben County, NY
(607) 776 4613

Who to Contact

Questions are always welcome and should be directed as follows:

Project-Related Questions:

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For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Environmental Cleanup Continues at Brownfield Site

Continuing environmental cleanup will address areas of contamination related to the former "Philips Lighting Company" site ("site") located at 7265 State Road 54, Bath, Steuben County, New York. Please see the attached map for the site location. The cleanup activities will be performed by Philips North America LLC and Yort, Inc. ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that work plans for Interim Remedial Measures (IRMs) 1, 8 and 9 are protective of public health and the environment and has approved the plans.

- Access the approved IRM work plans and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C851044/>.
- The documents also are available at the location identified at left under "Where to Find Information."

The site is currently vacant. The approximately 335,000 square foot facility that previously existed on the site was demolished in 2021. To prepare the site for additional cleanup activities, removal of the existing concrete slab and parking lot began in April 2024, which allowed for removal of contaminated soil underneath. Cleanup activities are expected to continue through October 2024.

Highlights of the Upcoming Cleanup Activities: The goal of the IRM cleanup actions for the site is to protect public health and the environment. The key components of the IRMs are:

- **IRM-1** addresses the removal of the former Acid Neutralization System and related piping as well as the removal of surficial soils which have been identified to be impacted with mercury and polycyclic aromatic hydrocarbons (PAHs).
- **IRM-8 and IRM-9** address the removal of the concrete slab for the former building, asphalt pavement, and various subgrade structures; surficial soil contamination; and construction of a clean soil cap across more than 140,000 square feet of the site. Contamination exceedances in near surface soils include detections of polychlorinated biphenyls (PCBs), PAHs, arsenic, mercury, cadmium, and trichloroethene (TCE). Surface soil with exceedances of PCBs, PAHs, and metals will be addressed with at least one foot of clean soil cover and managed in place. Surface soil with TCE and Cadmium exceedances will be removed from the site and replaced with clean fill.

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- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the IRMs.
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill; and
- Restoring the site cover by placement of a 1-foot clean soil cover.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicants complete the IRM cleanup activities, they will prepare Construction Completion Reports (CCRs) and submit them to NYSDEC. The CCRs will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

Following completion of the remedial work for **IRMs 1, 8 and 9**, the Applicants will submit a Remedial Investigation Report (RIR) to define the nature and extent of the remaining contamination across the site. Then, based on the RIR, the applicants will analyze potential remedial options and develop a cleanup plan, called a Remedial Action Work Plan. While the above mentioned IRMs will address contamination in near surface soils, contamination exists at levels above state standards in groundwater. This forthcoming plan will describe how remaining contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. Both the RIR and the Remedial Action Work Plan will be released for public comment.

Site Description: The former Philips Lighting Company site (site) was an industrial manufacturing facility located in the town of Bath, Steuben County, New York. The site previously housed an approximately 335,000 square foot building which was decommissioned between 2016 and 2018 and has since been demolished.

The site's industrial history dates to the early 1950s when the Westinghouse Electric Corporation built the facility and began manufacturing vacuum and receiver tubes. Westinghouse was bought by Philips Electronics North America in 1984. Later site operations included the manufacturing of lamps, filament wire material, halogen lighting, and coating powders.

Preliminary site investigations were conducted in 2012 to prepare for the plant decommissioning and subsequent demolition. Philips North America LLC and Yort, Inc

(applicants) applied to enter DEC's Brownfield Cleanup Program in 2013.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C851044) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of Previous Site-Related Work

With oversight from DEC and New York State Department of Health (DOH), a total of six IRMs on-site have been completed to date. Please note the names of the IRMs do not correlate to the order in which they were implemented. The below summaries begin with the most recent on-site IRM:

On-site

IRM-7 was completed in 2023 to address buried glass receiver tube waste materials from an undeveloped area a few hundred feet north of the property. During excavation, over 1,800 tons of glass impacted soil was excavated and disposed of. Post removal samples confirmed industrial site standards were met. Excavations were backfilled with clean fill.

IRM-5 was completed in 2017 to address over 4,500 cubic yards of glass/soil debris and general buried waste. The debris included numerous intact flash bulbs. Excavations were completed to address soil exceedances and the excavation was backfilled with clean fill.

Note: **IRMs 2, 3, 4 and 6** were implemented between late 2015 and early 2016.

IRM-2 was completed to address a former electrical substation. A new substation was installed by NYSEG in 2009 before the site was in the Brownfield Cleanup Program. Most remnants of the old system were removed during facility

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decommissioning, but the concrete slab and soils below the slab remained. Analytical testing of soils below the slab found minor detections of Polychlorinated biphenyl (PCBs) but none at levels above state standards.

IRM-3 was completed to address a former gasoline underground storage tank. The tank had previously been removed, but excavation activities were still performed to remove associated piping and to confirm whether contamination remained. Post removal samples were taken, and no contaminants were detected above state standards.

IRM-4 was completed to address a former bunker where potentially ignitable materials had been stored. The structure was demolished, and soils were removed to address soil exceedances.

IRM-6 was implemented to address stockpiled soil materials which were generated during the construction of the new substation in 2009. The piles were analyzed and disposed of in accordance with state and federal regulations. Soils beneath the pile were tested and a targeted soil removal was completed to address contamination.

Excavations for **IRMs 2, 3, 4 and 6** were backfilled with clean fill material.

Off-site

Off-site SVI Mitigation – Many of the above mentioned IRMs addressed surficial soil contamination and solid waste removal, as well as demolition and subsequent subsurface investigation of structures. Contamination also exists in groundwater, including TCE and other VOCs. These chemicals may off-gas from groundwater into the soil vapor (air spaces within the soils).

Contaminated soil vapors can move into overlying buildings and affect the indoor air quality. This process is referred to as [soil vapor intrusion \(SVI\)](#). Off-site SVI has been mitigated through two remedial actions. Sub-Slab Depressurization Systems were installed at the Steuben County Industrial Development Agency and the Steuben County Veterans Service Agency. On-site SVI is not a concern because the building has been demolished and the site is vacant. The need for SVI controls in future on-site buildings will be evaluated at that time.

Sampling indicates that SVI is not currently a concern for any additional off-site structures, but that could change as the

plume continues to migrate over time. To mitigate the potential for off-site SVI, sub-slab depressurization systems were installed at two off-site properties. Additionally, three other off-site properties were investigated and sampled to assess SVI, but not found to be impacted.

NYSDEC and NYSDOH will continue to assess the potential for off-site impacts as the site remedial process progresses and remains committed to keeping the public informed about progress of cleanup at the site.

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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.

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<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

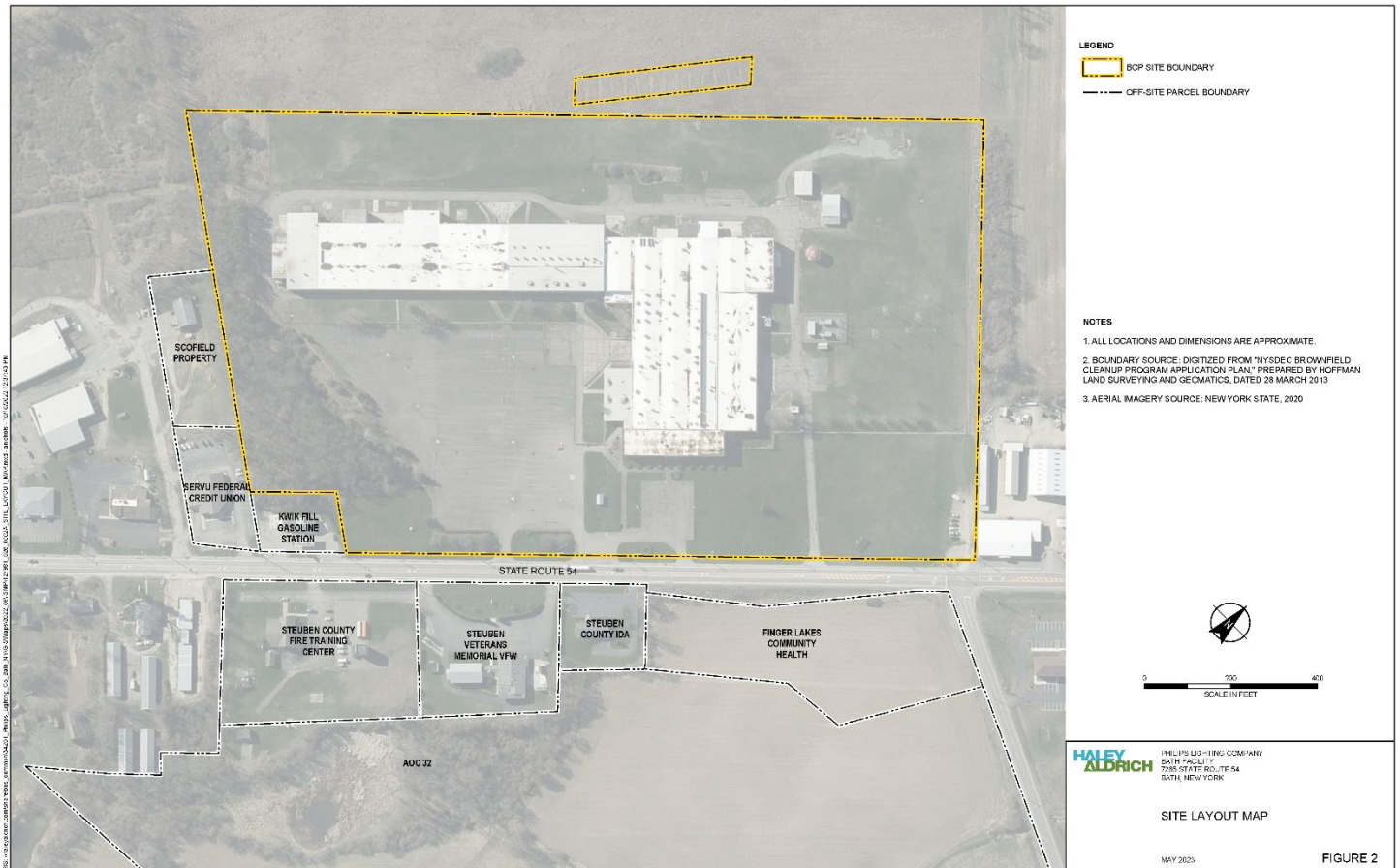
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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Site Location





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