



FACT SHEET State Superfund Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site(s) Name: Xerox - Buildings 209, 201 and 119
DEC Site(s)#: 828068, 828080 and 828083
Address: 800 Phillips Road
Webster, NY 14580

Have questions? See "Who to Contact" Below

No Further Action Remedy Proposed for State Superfund Sites; Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday, 3/16/2016 at 6:30 PM
Webster Public Library, 980 Ridge Road, Webster, New York 14580, (585) 872-7075
NYSDEC invites you to a public meeting to discuss the no further action remedy proposed for the sites. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Xerox - Building 209, Xerox - Building 201 and Xerox - Nursery Area (Building 119) sites ("sites") located at 800 Phillips Road, Webster, Monroe County. Please see the map for the site location.

Documents related to the cleanup of the sites 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 30 days, from March 1, 2016 through March 30, 2016. The proposed plan is available for 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.

The sites are listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Proposed Remedial Action Plan

The remedy proposed for the sites includes:

- 1. Green remediation principals and techniques will be implemented to the extent feasible in the site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials; and
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste.

2. Continued operation of the site-wide groundwater migration control and treatment measures. Existing Blasted Bedrock Trenches (BBT) and selected groundwater recovery wells collect groundwater for treatment, with rates actively managed to capture dissolved phase contaminants and reduce potential for plume movement and meet the required groundwater quality standards at a previously established Line of Compliance. Recovered groundwater is discharged to either the local POTW or treated on-site in accordance with limits established by the New York State Pollutant Discharge Elimination System (SPDES) program prior to discharge to the Facility storm sewer network.

3. A site cover exists in all areas determined to have levels of contaminants in soil above commercial SCOs. These covers will be maintained to allow for commercial use of the site. Any site redevelopment will maintain a site cover, which may consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

4. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for commercial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- requires compliance with the Department approved Site Management Plan.

5. A Site Wide Management Plan that will incorporate the entire RCRA facility is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed above.

Engineering Controls: The site cover system, groundwater collection and treatment system and blasted bedrock trench system discussed above.

This plan includes, but may not be limited to:

- incorporation of the existing site soil management plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the Environmental Easement including any land use and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion should currently unoccupied on-site buildings become occupied and for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the Department;
- continued monitoring for vapor intrusion for existing buildings and any buildings reoccupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above; and
- incorporating the current Sampling and Analysis Plan (SAP) and any other sampling plans already in place.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:

- compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting;
- maintaining site access controls and Department notification; and
- providing the Department access to the site and O&M records.

Institutional and Engineering Controls

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

Next Steps

NYSDEC will consider public comments as it finalizes the no further action remedy for the sites. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. NYSDEC would then reclassify or delist the sites from the Registry of Inactive Hazardous Waste Disposal Sites.

Background

The sites are part of the Xerox RCRA Facility and are managed under site code 828178.

Location: The Xerox Corporation, Joseph C. Wilson Center for Technology (facility), is located on Phillips Road in the Town of Webster, New York. The 780 acre facility is located between Schlegel Road to the north, Basket Road to the east, Conrail Railroad tracks along U.S. Route 104 to the south and Webster Road to the west.

Site Features: The main facility features include several dozen large occupied and unoccupied industrial and office buildings and paved parking areas. The facility also includes the following building and surrounding areas which comprise the class 2 sites which are the subject of this document:

Xerox - Building 209, Site #828068, Class 2; this 2.5 acre site consists of Building 209 and the land in the immediate vicinity. Building 209 being the center of the site is bounded to the north by Mitcheldean Drive, to the west by Building 208, to the south by Building 143 and to the east by Building 213.

Xerox - Building 201, Site #828080, Class 2; this 5.8 acre site consists of Building 201 and the land in the immediate vicinity. Building 201 being the center of the site is bounded to the north by Venray Drive, to the west by Building 102 and 335, to the south by Seine Drive and to the east by Euston Road.

Xerox - Nursery Area (Building 119), Site #828083, Class 2; This 2.0 acre site is located within the Xerox Corporation's Webster facility on the south side of San Jose Boulevard across from Building 119.

Current Zoning and Land Use: The current zoning of the facility is industrial. Current use of the facility involves research and development, manufacturing and/or refurbishing of electrostatic copying machines, manufacturing associated consumable materials (toner), and customer support services. The Xerox Webster Facility is permitted under the NYSDEC Resource Conservation and Recovery Act (RCRA) Program as a hazardous waste storage facility and holds (RCRA) Hazardous Waste Management Permit No. 8-2654-00064/00040.

Past Use of the Site: The Xerox Webster Facility has been a main Xerox manufacturing location since the 1960s. The central portion of the Facility was first developed in 1956. The oldest building is Building 201, which was constructed in 1956 and was initially used as a support facility for the Rochester operations of the Haloid Company, the predecessor to the Xerox Corporation. Prior to 1956 the property was farmland.

Site Geology and Hydrogeology: Groundwater at the site is shallow, 5-15 feet below ground. Clayey soils overlie shallow bedrock (5-15 feet deep). Groundwater flow is to the north by northwestern towards Lake Ontario.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/HAZ/DETAILS.CFM?PAGEID=3&PROGNO=828068>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.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 8 Headquarters
6274 East Avon-Lima Road
Avon, New York 14414
Telephone # 585-226-2466

Who to Contact

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

Project Related Questions

Matt Dunham
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
518-402-9813
matthew.dunham@dec.ny.gov

Site-Related Health Questions

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.

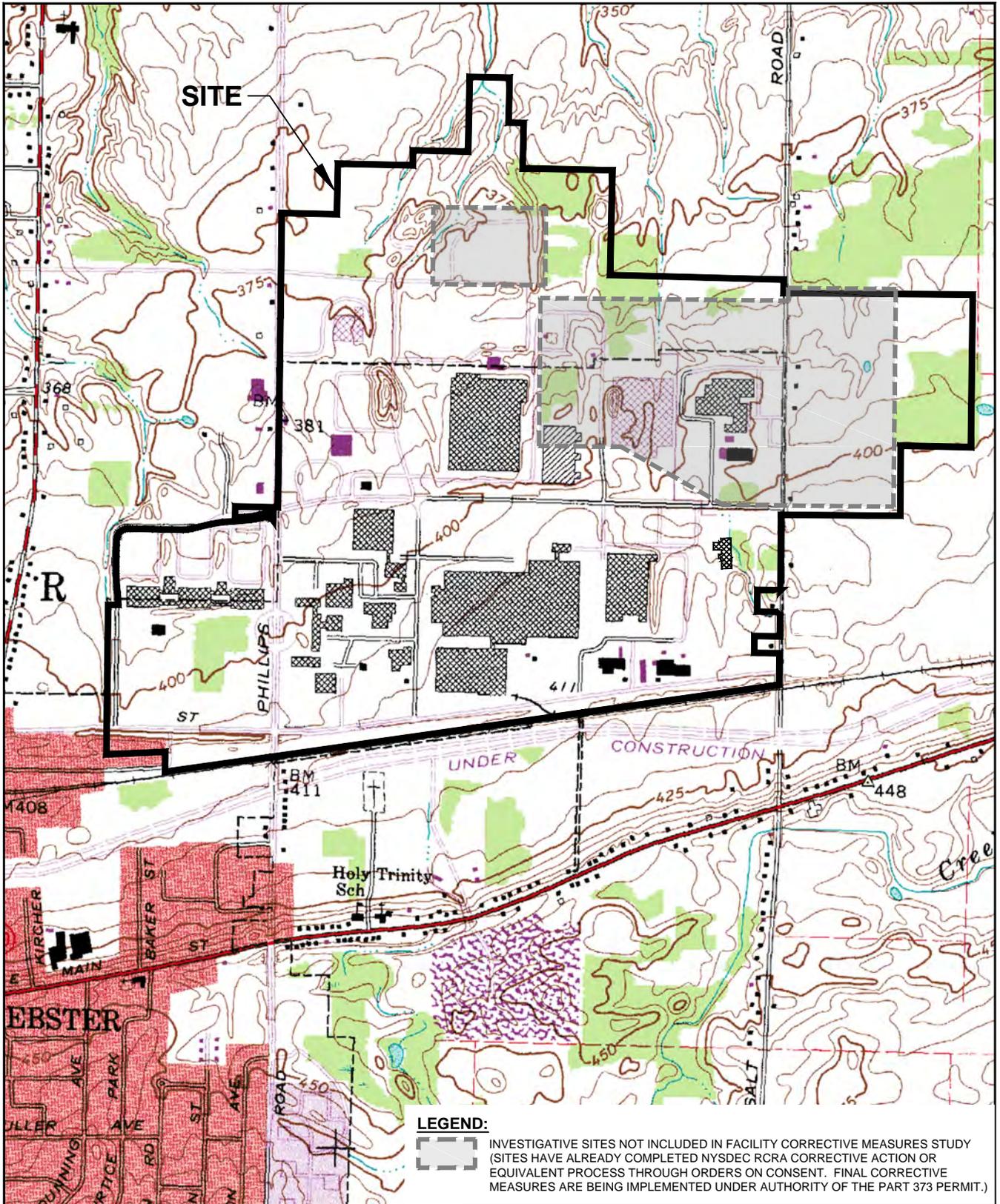
Receive Site Fact Sheets by Email

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.

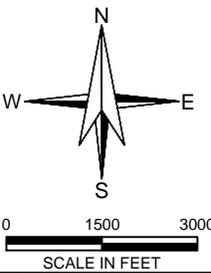


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LEGEND:



INVESTIGATIVE SITES NOT INCLUDED IN FACILITY CORRECTIVE MEASURES STUDY (SITES HAVE ALREADY COMPLETED NYSDEC RCRA CORRECTIVE ACTION OR EQUIVALENT PROCESS THROUGH ORDERS ON CONSENT. FINAL CORRECTIVE MEASURES ARE BEING IMPLEMENTED UNDER AUTHORITY OF THE PART 373 PERMIT.)



U.S.G.S. QUADRANGLE: WEBSTER, NEW YORK

HALEY & ALDRICH

XEROX CORPORATION
WEBSTER, NEW YORK FACILITY
CORRECTIVE MEASURES STUDY

PROJECT LOCUS

SCALE: AS SHOWN
APRIL 2014

FIGURE 1