



FACT SHEET Brownfield Cleanup Program

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Site Name: Former Camillus Cutlery Company Site
DEC Site #: C734142
Address: 52 & 54 Genesee Street, Camillus, New York 13031

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Camillus Cutlery Company ("site") 52 & 54 Genesee Street in the Village of Camillus, Onondaga County.

The cleanup activities will be performed and funded by Camillus Mills, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C734142

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from June 14, 2016 through July 29, 2016. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information."

Proposed Remedy

The proposed remedy consists of:

Site Cover- A site cover will be required to allow for restricted-residential and/or commercial use of the site, though use is governed by local zoning. The cover will consist either of the structures such as buildings, pavement and sidewalks comprising the site development, or a soil cover in areas where the upper two feet of exposed surface soil exceed the applicable soil cleanup objectives (SCOs).

placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

Vapor Mitigation- Existing and any future on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system to prevent the migration of vapors into the buildings from soil and groundwater.

Institutional Control- Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification that institutional and engineering controls are in place;
- allow the use and development of the controlled property for restricted-residential and commercial use, although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water; and
- require compliance with the Department approved Site Management Plan.

Site Management Plan- A Site Management Plan is required and 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 that the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: The environmental easement discussed above.
 - Engineering Controls: The soil cover and sub-slab depressurization system discussed above.

This Institutional and Engineering Control Plan will include, but may not be limited to:

- An Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- A provision for further investigation and remediation should large scale redevelopment occur, if any of the existing structures are demolished, or if the subsurface is otherwise made accessible. The nature and extent of contamination in areas where access was previously limited or unavailable will be immediately and thoroughly investigated pursuant to a plan approved by the Department. Any necessary remediation will be completed prior to, or in association with, redevelopment;
- 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 for future 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; and
- c. An Operations and Maintenance Plan to ensure continued operation, maintenance, inspection and reporting of any mechanical or physical components of the active vapor mitigation system(s).

An Alternatives Analysis Report has been prepared that presents potential alternative options to address clean-up efforts for the site and recommends the proposed alternative described above (called “Restricted Use - Restricted Residential” in the report). Other options included a No Action alternative and an Unrestricted Use Cleanup alternative.

Remedial Investigation Report

NYSDEC is reviewing the “Remedial Investigation Report” that was submitted by Camillus Mills, LLC ("applicant"). The investigation field work included collection of soil, groundwater and soil vapor samples to determine existing site conditions. Based on the findings of the investigation, contamination does not extend to off-site areas, including Nine Mile Creek, and as a result NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

Sub-surface soil analyses identified petroleum volatile organic compounds (acetone and 2-butanone) at concentrations slightly above the unrestricted use soil clean objectives (SCOs) but are below the restricted-residential use SCOs.

Surface and sub-surface soil analysis identified semi-volatile organic compounds, including benzo (a)pyrene, benzo(k)fluoranthene, benzo(a)anthracene and chrysene, and metals including arsenic, trivalent chromium, cadmium, copper, lead, mercury, nickel, selenium and zinc at concentrations exceeding restricted-residential soil cleanup objectives.

Groundwater samples were collected in September 2013 and January 2016. The analytical results indicate that the site has not significantly impacted groundwater. The September 2013 samples only detected three site related contaminants (benzo(a)pyrene, benzene, and PCB) at concentrations slightly above standards, while the most recent samples from January 2016 show concentrations below standards or no contaminants detected.

Analyses of soil vapor samples identified volatile organic compounds (VOCs). Trichloroethene (TCE) concentrations that exceed New York State Department of Health (NYSDOH) guidance values were detected in samples from inside the vacant west building’s indoor air and below the west building concrete slab and below the former east building concrete slab. Tetrachloroethene (PCE) and methylene chloride were detected in varying concentrations in soil vapor points and in indoor air samples.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft Analysis of Alternatives Report and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The Decision Document will be made available to the public. The applicant 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 cleanup of the site.

Background

The Former Camillus Cutlery Company site is located at 52 & 54 Genesee Street, in the Village of Camillus, Onondaga County. The site is in an urban setting among a mix of retail, light commercial and residential properties. Residential homes border the site to the west and north, Nine Mile Creek borders the site to the east, and Genesee Street (Main Street- RT 5) borders the site to the south.

The approximate 4.28 acre property is occupied by a two story former cutlery building referred to as the West Building which has a footprint area of 45,600 square feet. The concrete floor slab of another former cutlery building (the 88,957 square foot East Building) which was destroyed in a fire in 2013 is also found on the site. The majority of the remaining property consists of paved parking areas and drive lanes. An important natural feature is Nine Mile Creek that borders the site to the east.

The property is currently vacant and is zoned commercial. The nearest residential area is adjacent to the western and northern site boundaries.

Manufacturing operations at the cutlery began during the 1890s and continued until the early 2000s. Throughout its history, the facility produced primarily knives, with secondary products including but not limited to machetes, marlin spikes and surgical scalpels. During operations, the facility generated wastes from tempering, grinding, plating and etching processes. The cutlery ceased operation in 2007.

The remedial party, Camillus Mills LLC, purchased the site in October 2011 and applied for the Brownfield Cleanup Program in September 2012.

Based on the investigations, the proposed remedy outlined above has been submitted. Upon completion of the proposed remediation efforts, Camillus Mills, LLC plans to redevelop the site with a proposed mixed use of residential apartments and some commercial/retail occupancy.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

Maxwell Memorial Library
Attn: Katy Benson
14 Genesee Street
Camillus, New York 13031
Phone: (315) 672-3661

New York State Department of Environmental Conservation
Region 7 Office, Division of Remediation
615 Erie Boulevard West
Syracuse, New York 13204
Phone: (315) 426-7551

Who to Contact

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

Project Related Questions

Christopher F. Mannes III, P.E.
New York State Department of
Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd. West
Syracuse, New York 13204
(315) 426-7515

Christopher.mannes@dec.ny.gov

Site Related Health Questions

Richard E. Jones
New York State Department of Health
217 South Salina Street
Syracuse, New York 13202
(315) 477-8148

Richard.jones@health.ny.gov

Please call for an appointment

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.

