Department of Environmental Conservation

November 2015

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Buell Automatics Facility
DEC Site #: C828114
Address: 381 Buell Road
Gates, NY 14624

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Buell Automatics Facility site ("site") located at 381 and 385 Buell Road, Gates, Monroe County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Buell Automatics, Inc. (Buell) and Lawton Family, LLC. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

Former Trench Drain Area

The Former Trench Drain Area is located in the southwest corner of the building. Trichloroethene (TCE) is the primary contaminant. TCE was used at the site to clean parts. In 2004, Buell completed an Interim Remedial Measure (IRM) to excavate (dig up) and properly dispose of off-site approximately 95 cubic yards of contaminated soil from a roughly 500 square foot area under the building. The excavation removed contaminated soils to depths of 6 to 8 feet. The excavation was filled in with clean sand and re-paved.

Tests showed that some contamination was still present at the edges of the excavation and below the bottom of the excavation. From 2012 to 2014, Buell installed and operated a soil vapor extraction system to successfully clean the soil at the edges of excavation. Contamination below the excavation was treated as described in the Groundwater section below.

Former Loading Dock Area

The Former Loading Dock Area is a paved outdoor area between the western end of the Buell building and the western boundary of the property covering approximately 1,966 square feet. TCE is the primary contaminant. In November 2014, approximately 427 cubic yards of contaminated soil were excavated from this area and properly disposed of off-site. The excavation removed contaminated soils to depths of 5 to 8 feet. Contaminated groundwater was addressed by adding a compound at the bottom of the excavation that speeds up the natural biological breakdown of site contaminants. In addition, an oil collection system was installed along the eastern edge of the excavation to collect any oil that may migrate from underneath the building. The excavation was filled in with clean gravel and re-paved.

Petroleum Impacts Area

Petroleum (oil) contamination is present underneath the building in places where it cannot be removed. Buell monitors wells located around the outside of building to see if oil is migrating out from under the building. Buell removes any oil that is found.

Groundwater

TCE is the primary contaminant in the groundwater across the site. In 2015, Buell treated groundwater with a compound that speeds up the natural biological breakdown of site contaminants. Approximately 109,000 gallons of this compound were injected into the groundwater at 26 locations across the site. Groundwater will continue to be monitored to evaluate the long-term effectiveness of the remedy.

Site Management

Site Management is a term used to describe activities that will be completed after NYSDEC approves the Final Engineering Report. Environmental easements have been placed on the site limiting its use to industrial activities. The easements also require Buell to comply with a Site Management Plan (SMP) being developed for the site. The SMP will require periodic testing of groundwater, sub-slab soil vapor, and indoor air and periodic compliance certifications and reports. Buell must complete additional cleanup action, if needed, based on the test results. The SMP will also include procedures Buell must follow prior to any future changes in site use or excavations.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location:

The Buell site consists of two adjacent properties located at 381 and 385 Buell Rd approximately 400-ft north of the intersection of Brooks Ave and Buell Rd. in a suburban area of the Town of Gates, Monroe County. The site consists of approximately 2.3 acres.

Site Features:

The main site features include a large building surrounded by parking areas and roadways. The original building was constructed in 1957. Additions were performed in 1981, 1983, and 2000 and the building is now approximately 25,000 square feet.

Current Zoning/Use(s):

The site and surrounding properties are zoned General Industrial. The site is currently used for manufacturing. Adjacent properties include a manufacturing building, a commercial parking lot, and a hotel. The nearest residential area is approximately 0.25 miles to the northwest on Frederick Drive.

Past Use of the Site:
Buell manufactures automatic screw machines and machined parts and has occupied the site since the middle 1960s. Uses that appear to have led to site contamination include: degreasing operations with TCE and petroleum solvents; the former disposal of final parts rinsing liquids in a trench drain; and materials management/housekeeping within the building and in the vicinity of a former loading dock.

A 1989 environmental investigation performed by Buell indicated that soils outside of the south side of the building were contaminated with volatile organic compounds (VOCs). The area of contamination was near a trench that was used for the disposal of final parts rinsing liquids. Also in 1989, Buell reportedly excavated approximately 25 cubic yards of soil from the area of the trench drain.

In 1999, Buell performed another environmental investigation. Chlorinated VOCs, particularly TCE and vinyl chloride, were detected in the groundwater outside of the south side of the building in the vicinity of the former trench drain. TCE was used at the site to clean parts. The TCE degreaser was located near the southwest wall, inside the building from where the contaminated groundwater was discovered, and close to the former trench drain.

Buell entered the Voluntary Cleanup Program in 2002 and then transferred into the Brownfield Cleanup Program (BCP) in 2003 (See BCP description at bottom of this page).

Operable Units:
The site was divided into four operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

Operable Unit 1 (OU1) represents the entire Buell Automatics site, including off-site impacts. OU 2 is the Former Trench Drain source area, OU3 consists of the Former Loading Dock source area, and OU4 is the Petroleum Impacts source area. This fact sheet is for all OUs.

Site Geology and Hydrogeology:
Site soils consist of a fine to medium silty sand extending to approximately 20 feet and are underlain by silty clay and glacial till. The groundwater flow is to the south-southwest and the depth to groundwater is approximately 3 to 5 feet.

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=C828114

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.

Gates Public Library
902 Elmgrove Rd
Gates, NY 14624
phone: 585-234-9190

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

Project Related Questions
Frank Sowers
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
frank.sowers@dec.ny.gov

Site-Related Health Questions
Mark Sergott
New York State Department of Health
Bureau of Environmental Exposure Investigation
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*.

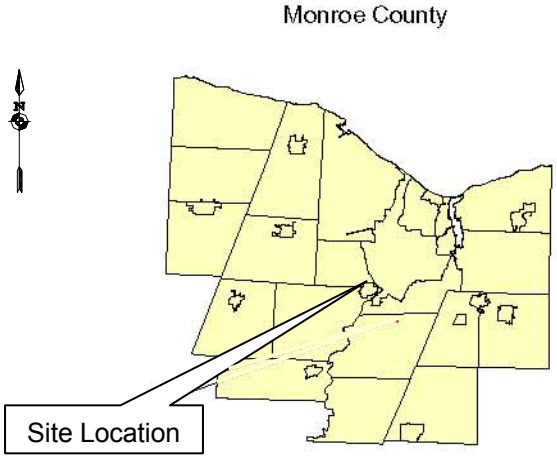
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

SITE LOCATION MAP

BUELL AUTOMATICS

N.T.S.



2004 MONROE COUNTY ORTHOIMAGERY 30 CM RESOLUTION