



FACT SHEET Brownfield Cleanup Program

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Site Name: Former Scott Aviation Facility (Area 1)
DEC Site #: C915233
Address: 225 Erie Street; Lancaster, NY 14086
Website: http://www.dec.ny.gov/chemical/62960.html

Have questions? See "Who to Contact" Below

Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a no further action remedy for the Former Scott Aviation Facility (Area 1) site ("site") located at 225 Erie Street, Lancaster, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

New York State Department of Environmental Conservation (DEC) is reviewing a report that recommends no further action at the site. The report, called a "Draft Alternatives Analysis Report," was submitted to DEC by Tyco International ("applicant(s)"). The report describes the results of the site investigation, and includes an evaluation of remedial alternatives for the site.

How to Comment

DEC is accepting written comments on the proposed remedial plan for 45 days, from October 13, 2015 through November 26, 2015. The proposed plan is available for public review at the location identified below under "Where to Find Information." Please submit comments to the DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

No Further Action Remedy

During the course of the Remedial Investigation (RI) at the site certain actions, known as Interim Remedial Measures (IRMs), were completed. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI or Alternatives Analysis (AA). Based upon the implementation of the IRMs and the evaluation of remedial alternatives in the Draft Alternatives Analysis Report, No Further Action is the proposed remedy. The IRMs completed at this site include the following:

- 1. Sealing joints in the on-site storm sewer to prevent groundwater infiltration into the sewer;
2. Installation of impermeable plugs around the storm sewer piping and through the bedding material into native silty clay soil to prevent contaminated groundwater from migrating off-site through the sewer bedding;

3. Excavation of soil impacted by metals (cadmium, copper, mercury and nickel) at concentrations that exceeded DEC commercial use soil cleanup objectives;
4. Excavation of soil impacted by volatile organic compounds at concentrations that exceeded DEC protection of groundwater soil cleanup objectives;
5. Off-site disposal of 227 tons of contaminated soil at the Town of Tonawanda Landfill;
6. Collection and analysis of confirmatory samples to verify that the removal actions achieved the applicable soil cleanup objectives;
7. Backfilling of the excavations to grade with clean imported soil or asphalt;
8. Sealing visible floor cracks and saw cuts of an unoccupied boiler house with concrete caulk to prevent vapor migration into the building; and
9. Injection of soluble lactic acid containing zero valent iron throughout the groundwater plume to treat chlorinated volatile organic compounds in groundwater and subsurface soil.

### **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.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

No engineering controls have been or will be put in place on the site.

### **Next Steps**

DEC will complete its review, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report will be made available to the public (see "Where to Find Information" below).

Upon approval of the report and the submission of final documents, DEC will issue a "Certificate of Completion" to the applicant. Upon receiving a Certificate of Completion, the applicant:

- 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.

The applicant(s) will be eligible to redevelop the site after receiving the Certificate of Completion from DEC.

### **Background**

**Location:** The Former Scott Aviation Area 1 Site is located on Erie Street in the Village of Lancaster, Erie County. The site is bordered by an asphalt parking lot and Erie Street to the north, the AVOX Plant 1 building to the east, the Norfolk Southern Corporation railroad to the south, and a residential property to the west.

**Site Features:** The site consists of approximately 1.7 acres on two parcels: a 1.1-acre parcel at 215 Erie Street and a 3.9-acre parcel at 225 Erie Street. The 215 Erie Street parcel is vacant but contains an asphalt parking north of the BCP site. The 225 Erie Street parcel contains AVOX Plant 1, three support buildings, a 3,000-gallon elevated steel aboveground storage tank containing liquid oxygen, a 100,000-gallon water tower for process use and fire protection, and paved roadways.

**Current Zoning and Land Use:** Active manufacturing at AVOX Plant 1 ceased in 2010, with the building currently being used for storage and a service/repair station. The 215 Erie Street parcel is zoned commercial, while the 225 Erie Street parcel is zoned light industrial manufacturing. The proposed future use of the site is commercial or industrial. The general land use of the area is commercial, light industrial and residential. The nearest residential property is located about 100 feet northwest of the BCP site.

**Past Use of the Site:** The site was formerly owned by Scott Technologies, Inc. with Plant 1 used as a manufacturing, development, testing, and distribution facility for aircraft and military supplied-air systems. The property was sold to AVOX Systems in 2004, and used for similar manufacturing until 2010.

**Remedial History:** In February 2004, a Phase I Environmental Site Assessment (ESA) was completed to evaluate the environmental status of the entire Scott Aviation property (the parcels north and south of Erie Street). This study documented an area of disturbed soil west of AVOX Plant 1.

In March 2004, seven test pits were excavated during a Phase II Environmental Site Investigation (ESI) to evaluate the extent of disturbed soil. Residual paint sludge was observed in two of the test pits. The paint sludge was approximately 150 square feet in size. Soil samples contained elevated concentrations of volatile organic compounds (VOCs).

In 2005, a removal action was completed to address the elevated VOC contamination. The excavation was approximately 14 feet by 18 feet, with depths ranging from approximately 5.5 to 6 feet below ground surface. Although soil at the base of the excavation exceeded DEC soil cleanup objectives, additional excavation was not completed as groundwater was encountered in the excavation.

In 2006 and 2007, a Preliminary Groundwater Assessment (PGA) was completed to assess the nature and extent of VOCs in groundwater west of AVOX Plant 1. Groundwater samples were contaminated with VOCs, with 18 of these compounds detected at concentrations that exceeded the DEC Class GA groundwater standards. Chlorinated solvents were the principle contaminants detected.

The site was accepted into the Brownfield Cleanup Program in August 2009.

**Site Geology and Hydrogeology:** The native soils underling the BCP site consist of interbedded silts and clays, with discontinuous and sporadic fine sand lenses (shallow overburden). A thin coarse-grained layer of weathered shale (deep overburden) is located above black shales of the underlying bedrock. Depth to bedrock ranges from 20 feet in the southern portion of the site to 26 feet in the northern portion of the site.

Shallow overburden groundwater elevations show seasonal variability, with water depths ranging from 2.46 to 7.13 feet below ground surface. Shallow groundwater flow is variable, exhibiting both west and northwest flow directions.

Deep overburden groundwater elevations also show seasonal variability, with water depths ranging from 4.11 to 6.94 feet below ground surface. Deep overburden groundwater flow is to the northwest.

Upper bedrock groundwater elevations also show seasonal variability, with water depths ranging from 6.96 to 10.28 feet below ground surface. Bedrock groundwater flow direction is unknown.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/62960.html> and <http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915233>.

**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 may 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.

Lancaster Public Library  
Attn: James Stelzle, Director  
5466 Broadway  
Lancaster, NY 14086  
phone: 716-683-1120

Project documents are also available on the DEC website at:  
<http://www.dec.ny.gov/chemical/62960.html>.

## Who to Contact

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

### Project Related Questions

Glenn May  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[glenn.may@dec.ny.gov](mailto:glenn.may@dec.ny.gov)

### Site-Related Health Questions

Christopher Doroski  
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](mailto: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.

DEC 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.

