



# FACT SHEET

## State Superfund Program

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Site Name: Stauffer Mgt. - Skaneateles Falls  
DEC Site #: 734010 Operable Units 05 - 08  
Site Address: Jordan Road  
SKANEATELES, NY 13152

October 2012

### Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

**Public Meeting, Tuesday, 10/16/2012 at 7:00 PM**

**Mottville Fire House, 4149 Frost Street, Mottville, NY 13119**

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. 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 remedy proposed by the New York State Department of Environmental Conservation (NYSDEC or Department) related to Stauffer Mgt. - Skaneateles Falls ("site") located at Jordan Road, SKANEATELES, Onondaga County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

**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>

#### How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from October 3, 2012 through November 2, 2012. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

The site is 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 Record of Decision Amendment

The remedy proposed for the site includes:

The soil remediation component of the remedy will be revised to achieve commercial SCOs for the surface soils (0 to 2 foot depth) and industrial SCOs for subsurface soils. The excavation

and proper off-site disposal of contaminated soils and waste exceeding applicable SCOs, as described above, is consistent with commercial and industrial use of this site property after the remedy is complete;

More than 390,000 tons of contaminated soil and sediment have been excavated and shipped off-site for proper disposal. An additional excavation exceeding 150,000 tons would be necessary to achieve the cleanup objectives for unrestricted use of the site;

Another proposed change to the soil remediation component pertains to the isolation of metals contaminated soils (for example, mercury) in AOI-3 and AOI-4 exceeding applicable SCOs by placing a soil cover and the appropriate demarcation layer and applying appropriate environmental easements and institutional controls. The surface soils (0 to 2-foot depth) would be excavated and replaced with clean fill meeting Residential SCOs to maintain flood plain elevations. The two-foot excavation was required because the depth of the contaminated soil exceeding commercial SCOs between the 0' and 2' depth was unknown;

Soil containing heavy metals and Semi-Volatile Organic Compounds (for example, polycyclic aromatic hydrocarbons – PAHs) exceeding commercial SCOs are present on site. These areas would be documented in the Excavation Plan section of the Site Management Plan as discussed in Section 9, Item 10 of this proposed Record of Decision Amendment. Existing soils meeting commercial SCOs cover these areas preventing human exposure to this contamination;

As stated in the first AROD, the four (4) sludge lagoons located in the southeast corner of the site were RCRA-closed. The remediation of these lagoons was apparently completed, but a report documenting this work, with a NYS professional engineer's certification was not completed. Since there was no documentation in the project files to confirm this closure, a supplemental investigation was performed in this area. Although not part of the USEPA RCRA component of the site, two settling ponds located in northeast corner of the site were also part of the supplemental investigations. Only the westernmost sludge lagoon (labeled Lagoon 1) contained soil contamination above the first AROD SCOs. As an Interim Remedial Measure (IRM) before this second proposed AROD, Lagoon 1 was completely excavated and disposed off-site in 2007. Additional work will be required as follows: the repair of the two foot clay cap in former Sludge Lagoons 2, 3, and 4 where the supplemental investigation identified the clay cap had been damaged, and the installation of a one foot soil cover and the appropriate demarcation layer on the two (2) former Settling Ponds would complete a 6 NYCRR Part 360 closure of these areas;

The former drum storage area, the former waste storage tank, and the former acid neutralization tank are units regulated by the Resource Conservation and Recovery Act. The remedial action work plans specified the complete removal of these areas including the soil adjacent to each location. This work was completed in 2003. Certification of this work will be submitted to the Department and USEPA to complete the RCRA closure of these regulated units;

Modifying the sediment cleanup objectives for Skaneateles Creek from pre-release conditions to achieving ecological soil cleanup objectives;

Conduct an evaluation for the potential inhalation of site contaminants due to soil vapor

intrusion prior to the redevelopment and occupancy of the property;

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 and industrial 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;

A Site Management plan is required, which includes the following:

- 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 in Paragraph 8 above.

Engineering Controls: The soil cover and the appropriate demarcation layer discussed in Paragraph 2 above, the clay cap discussed in Paragraph 3 above, and the groundwater treatment system discussed in this paragraph below.

This plan includes, but may not be limited to:

- an Excavation 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;
  - evaluation of the potential for soil vapor intrusion for any buildings constructed 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;
  - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls;
- 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;
    - monitoring for vapor intrusion for any buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed in item this paragraph above.

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

Although there are no proposed changes to the groundwater portion of the final remedy, there would be work performed to expedite the current remedy specified in the 2001 AROD. The groundwater sample results from the 2009-2010 supplemental investigation illustrated high levels of xylene contamination in the intermediate and deep bedrock aquifers. One year of quarterly groundwater sampling (four rounds) would be performed; the samples would be collected from monitoring wells located in the northeast quadrant of the site. After the year of sampling, additional monitoring and extraction wells will be installed in this area of the site, if deemed necessary by the Department.

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NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by Stauffer Management Company LLC.

### **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision Amendment" that will explain why the remedy was selected and respond to public comments. The project then moves to designing and performing the cleanup action to address the site contamination.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

Location:

The site is located at 4512 Jordan Road in the Town of Skaneateles, Onondaga County.

Site Features:

The site is vacant land, bounded on the west and north by a mix of residential and commercial property. To the east and south the site is bounded by undeveloped land. The site is located approximately three miles north of Skaneateles Lake on 68 acres of a parcel approximately 120 acres in size.

Current Zoning:

This site is inactive and the zoning is labeled as Industrial/Research/Office District (IRO). The purpose of this district is to allow areas for light manufacturing, office and research facilities on large tracts of land. Such areas may also include housing and limited commercial development intended to support the primary uses.

Historic Uses:

The liquid waste stream from this former Stauffer Chemical Company's operation contained organics and was processed through packed carbon adsorption towers. Sludge was generated from the manufacture of potassium and sodium silicates, and dumped into two settling ponds on the site. Leachate samples taken in March of 1986 showed contamination by volatile organic compounds (VOCs). Currently leachate is being collected, treated and discharged to Skaneateles Creek under a SPDES permit. A Remedial Investigation/Feasibility Study (RI/FS) was conducted pursuant to a Consent Order signed on March 28, 1991. The RI sampling results revealed that the contamination is much more widespread than had originally been expected. A Record of Decision (ROD) was signed on March 28, 1996. A Consent Order for a Remedial Design/Remedial Action (RD/RA) was signed in March of 1997. The PRP completed an RD for a groundwater pump and treatment (P&T) system, and a soil sediment remediation program. The RD is ongoing at this time. Construction of the P&T system was completed in 1999. The PRP completed a water main extension to the affected residences that were served by private drinking water wells in 1998.

A ROD Amendment was executed in December 2001 which requires off-site disposal rather than on-site treatment and containment of the contaminated soils. The RD for the first phase of the remedial work was completed in August 2002. Excavation and off-site disposal of contaminated soil and debris was initiated in August 2002. A soil vapor intrusion investigation, which included the collection and analysis of sub-slab soil vapor and indoor air samples from nearby structures, began in August 2005 and was completed in August 2006; no further action is necessary for this element of the project. A supplemental investigation and additional excavation and disposal activities were performed from Fall 2006 through Winter 2007. Based on the results of the supplemental investigation, additional investigation and IRMs were necessary. The first new IRM (excavation and disposal of xylene-contaminated soil in a lagoon immediately east of the former AEC-1 landfill) was completed in 2008.

Also in 2008, SMC performed an excavation IRM to remove petroleum-contaminated soil along on the western edge of the site. An environmental easement is needed to document that contaminated soil will remain on site as its removal would damage existing utility lines.

In August 2009, a significant rain event (once in 10-year rainstorm) caused a great deal of erosion damage at the site. Approximately 700 cubic yards of soil and vegetation eroded into Skaneateles Creek. Staff from the Divisions of Environmental Remediation and Water inspected the damages. SMC completed short term erosion repairs in October 2009.

In November 2009, the Department approved the Phase II Supplemental Investigation Work Plan and SMC began the required fieldwork. The RI Phase II investigation was completed in 2010 to better define all areas of contamination in both the overburden and the bedrock.

#### Operable Units:

The site was divided into ten 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 01 (OU01) pertains to the groundwater treatment plant.

Operable Unit 02 (OU02) pertains to the groundwater recovery system that transports the contaminated groundwater to the treatment plant.

OU03 consists of a Corrective Action Management Unit landfill cell required by the initial Record of Decision. The Record of Decision was amended in December 2001 to delete this remedy from the project.

OU04 pertains to the excavation and off-site disposal of the Area of Concern No. 1 (AEC-1) landfill.

OU05 pertains to the remediation of Skaneateles Creek soils, sediment and creek banks.

OU06 pertains to the soil remediation for the site. This Operable Unit includes, but is not limited to, the six Areas of Investigation (AOI). OU06A consists of a pilot test to determine the effectiveness of low temperature thermal desorption to remediate on-site soils. OU06B also includes the excavation and off-site disposal of Lagoon 1, part of the RCRA-permitted landfills on the site.

OU07 pertains to the soil/debris remediation in AEC-2, AEC-6, AEC-7, AEC-8A, AEC-8B, and AEC-8C. OU07A consists of the AEC-6 demolition of the Stauffer Chemical plant facility, soil excavation to bedrock and off-site disposal of these materials. OU07B consists of the Petroleum Spill remediation (Spill #0911456).

OU08 pertains to additional groundwater recovery and treatment remediation determined necessary in the supplemental remedial investigation after OU01 and OU02 were completed.

OU09 pertains to the soil vapor intrusion evaluation. This evaluation determined that this site is not an SVI threat.

#### Site Geology and Hydrogeology:

The overburden soil at the site consists of unstratified (not layered) glacial deposits and recent aged deposits. Two types of glacial deposits are present at the site. For most of the site, a red clay till is present, consisting of a sticky reddish clay with no visible layering. A brown till consisting of a poorly sorted mixture of clay, silt, sand, gravel and boulders is present below the southern portion of the landfill and the areas immediately to the south and southwest of the landfill. A layer of sand, gravel, and cobbles, ranging in thickness from 4 to 7 ft., is present directly overlying the bedrock south, southwest, and west of the landfill. This layer appears to be associated with a low bedrock surface in this portion of the site.

As for the site hydrogeology, there are three distinct zones of groundwater at the Stauffer site: a shallow zone present in the overburden, an intermediate zone present in the upper bedrock just below the overburden, and a deep groundwater zone present 60 to 70 feet below ground surface. The shallow overburden and intermediate groundwater zones together comprise AEC-3. The deep bedrock zone comprises AEC-4. A general downward vertical hydraulic gradient between the overburden and upper bedrock persists across most of the site. The groundwater's movement between overlying soils and the upper bedrock exists via fractures and/or joints in the upper bedrock. Groundwater movement from the upper zone bedrock to the deep zone bedrock is generally controlled by the southerly dip of the bedrock.

#### Current Status:

The Department approved the Remedial Action Work Plan. The remediation of Skaneateles Creek was completed in August 2012. The first quarterly round for the one year of additional groundwater monitoring will be performed in October 2012. The Department will amend the Record of Decision to specify a commercial end use for the site.

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=734010>

## FOR MORE INFORMATION

### Where to Find Information

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

### Who to Contact

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

#### Project Related Questions

John Grathwol

Department of Environmental Conservation

Division of Environmental Remediation

625 Broadway

Albany, NY 12233-7016

518-402-9649

[jcgrathw@gw.dec.state.ny.us](mailto:jcgrathw@gw.dec.state.ny.us)

**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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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