



FACT SHEET

Brownfield Cleanup Program

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Syracuse Label Company, Inc.
110 Luther Avenue BCP Site
BCP Site No. C734118
Liverpool, NY

July 2011

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 Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH) to address contamination related to the 110 Luther Avenue Brownfield Cleanup Program (BCP) Site ("site") located at 110 Luther Avenue in Liverpool, Onondaga County, New York. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes injecting a slurry into the sub-surface environment, which will react with and treat contaminated groundwater. Syracuse Label Company, Inc. ("applicant") developed the proposed remedy after performing a detailed investigation of the site under New York's Brownfield Cleanup Program.

Based on the findings of the investigation, NYSDEC, in consultation with the NYSDOH, has determined that the site poses a significant threat to human health and the environment due to elevated concentrations of contaminants in groundwater. The activities discussed below have been designed to address the identified contamination and the threat posed.

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:
www.dec.ny.gov/chemical/8450.html

The proposed remedy is described in a draft cleanup plan called a "Remedial Action Work Plan." The document is available for review at the location identified below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from Monday July 25, 2011 through Tuesday September 6, 2011.

Submit written comments to:

Christopher Mannes, III, P.E.
New York State Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, NY 13204-2400
cfmannes@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the proposed remedy will protect public health and the environment; and
- 3) provide a detailed description of the proposed remedy.

The proposed remedy for the site will attain NYSDEC Part 375 Commercial Soil Cleanup Objectives (SCOs). The site is, and will be, used for industrial purposes for the foreseeable future. The proposed remedial approach includes a groundwater remediation program to break down contamination and reduce the potential for contaminants in groundwater to migrate off-site. Engineering and institutional controls will also be implemented on-site to minimize potential exposures to residual contamination. A draft Remedial Action Work Plan is currently under review by NYSDEC and NYSDOH that addresses all aspects of remediation, including:

1. **Groundwater Monitoring.** Prior to chemical injection, groundwater samples will be taken from monitoring wells located around the site to determine baseline groundwater conditions. Following chemical injection, groundwater samples will be taken from the same wells in order to determine how effective the remedial action is in reducing contaminants in groundwater.
2. **Chemical Injection.** A powder of carbon and zero valent iron will be mixed on-site with potable water to create a slurry, which will be injected into the subsurface environment through a series of injection borings. This slurry will break down contaminants in groundwater through a series of chemical reactions.
3. **Engineering Controls.** A sub-slab depressurization system will be installed in the on-site building to minimize potential exposures related to soil vapor intrusion. The system will consist of a network of pipes connected to a fan located on the roof of the building. The fan will pull vapors that collect beneath the building slab through the pipes and vent them to the atmosphere.
4. **Institutional Controls.** Institutional controls will include the recording of an environmental easement that will limit the use of the site to commercial or industrial use, and prohibit the use of groundwater without proper treatment/filtration and approval from the NYSDEC and NYSDOH.

The proposed remedial approach, including groundwater remediation and engineering/institutional controls, will minimize potential exposures to contaminated media, support the projected future industrial use of the site, and reduce the potential for contaminants to migrate off-site.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy, and will be made available to the public (see “Where to Find Information” below). The applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take approximately one month.

NYSDEC will keep the public informed during the cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for industrial purposes.

The site occupies approximately 1.40 acres located at 110 Luther Avenue in the Town of Liverpool, Onondaga County, New York (see attached map). The site is located in a primarily commercial/industrial area with a single semi-residential building located to the northwest.

Syracuse Label manufactures and distributes printed labels for a variety of products. The entire Syracuse Label facility is comprised of one building that includes offices, manufacturing, and storage operations. Areas surrounding the building consist of paved parking areas and minor landscaping areas.

Prior to entering the BCP, environmental investigations were conducted at the site that identified a 550-gallon underground storage tank (UST), as well as soil and groundwater contaminated with volatile organic compounds commonly associated with petroleum and tetrachloroethene. Prior remedial activities conducted to address the contamination included the removal of the UST, excavation and off-site disposal of impacted soils, and the installation of an active sub-slab soil venting system beneath a portion of the on-site building. As part of the BCP requirements, a remedial investigation was conducted at the site that identified groundwater impacts primarily in the eastern/central portion of the site, which is where the proposed remedial action is focused. The Remedial Investigation Report has been approved by NYSDEC and NYSDOH and is available for public review (see **Where to Find Information** below).

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location to help the public stay informed. These documents include the draft cleanup plan (draft Remedial Action Work Plan).

Salina Free Library
100 Belmont Street
Mattydale, NY 13211
Phone: (315) 454-4524
Hours: Monday - 10:00 AM - 8:00 PM
Tuesday - 10:00 AM - 8:00 PM
Wednesday - 10:00 AM - 8:00 PM
Thursday - 10:00 AM - 8:00 PM
Friday - 10:00 AM - 5:00 PM
Saturday - 10:00 AM - 4:00 PM
Sunday - Closed

Who to Contact

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

Project Related Questions

Christopher Mannes, III, P.E.
New York State Department of
Environmental Conservation
615 Erie Boulevard West
Syracuse, NY 13204-2400
Phone: (315) 426-7551
E-mail: cfmannes@gw.dec.state.ny.us
Call for an appointment

Project Related Health Questions

Mark Sergott, Project Manager
New York State Department of Health
547 River Street
Troy, NY 12180-2216
Phone: (800) 458-1158 or (518) 402-7860
E-mail: beei@health.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

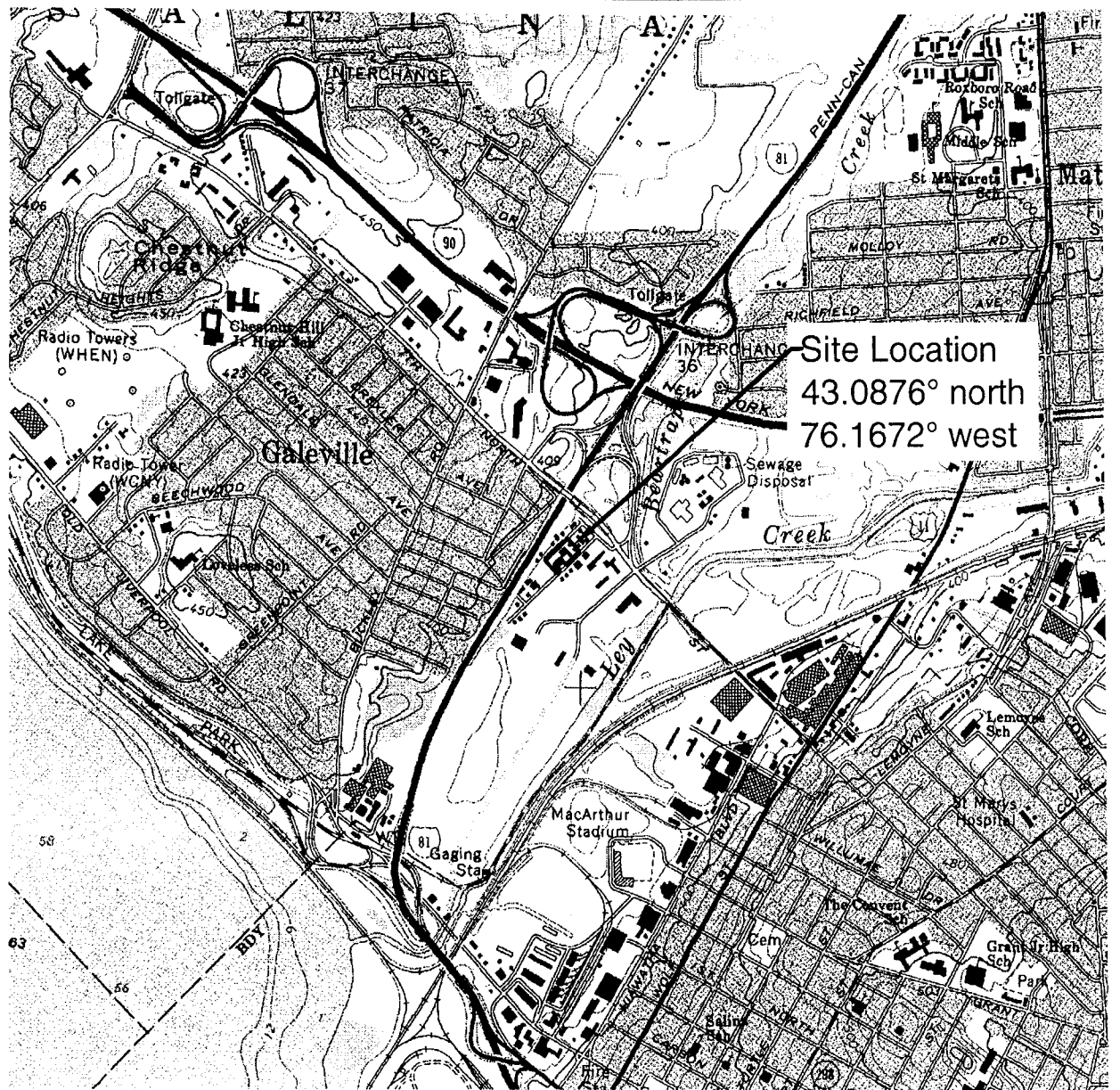
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html. It's *quick*, it's *free*, and it will help keep you *better 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.

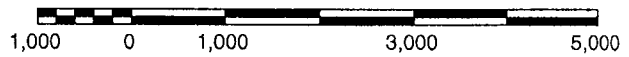
Note: Please disregard if you already have signed up and received this fact sheet.



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SCALE in FEET



Contour Interval: 10 Feet

Map Taken From: USGS 7.5 Minute Series
 Topographic Quadrangle;
 Syracuse West (1975, photorevised 1978)
 (www.nysgis.state.ny.us/quads/usgsdrg.htm)



<p>S&W Redevelopment of North America, LLC. Syracuse, New York</p> <p>DATE: 6/2011 JOB No.: N9013</p>	<p>110 Luther Ave. Site (BCP Site #C734118) Remedial Action Work Plan Fact Sheet 110 Luther Ave., Liverpool Onondaga County, New York</p>
	<p>Figure 1 Site Location</p>