



FACT SHEET

Brownfield Cleanup Program

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110 Luther Avenue BCP Site
BCP Site No. C734118
Liverpool, NY

November 2011

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Work has been completed 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 under New York's Brownfield Cleanup Program. See map for site location (Figure 1).

Syracuse Label Company, Inc. ("applicant") has completed the activities and has submitted to the New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH) a Final Engineering Report, which is under review. The Final Engineering Report states that cleanup requirements will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed;
- 2) certify that cleanup requirements will be achieved for the site;
- 3) describe any institutional/engineering controls to be used. 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; and
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC and NYSDOH.

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 cleanup action for the site was performed by Syracuse Label Company, Inc to address groundwater contaminated with chlorinated volatile organic

compounds and potential soil vapor intrusion issues. The cleanup included the injection of a chemical slurry and bacterial culture into the subsurface and installation of a sub-slab depressurization system (SSDS). The cleanup activities allow for commercial use of the site. The cleanup activities were begun on February 18, 2010 and completed on July 14, 2011.

A Site Management Plan (SMP) has been developed for the site that identifies the ongoing monitoring and maintenance activities related to site groundwater and the SSDS. The SMP will be amended in the future to include any changes made to the site. The site will also have an Environmental Easement recorded with the Onondaga County Clerk's Office, which will prevent the use of site groundwater and limit the use of the site to commercial or industrial uses.

NYSDEC and NYSDOH provided guidance and oversight during remedial activities.

The Final Engineering Report and a Site Management Plan have been completed and submitted to NYSDEC and NYSDOH for comment and review.

Next Steps

NYSDEC and NYSDOH will complete their review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion to the applicant.

The applicant will be eligible to redevelop the site when it receives the Certificate of Completion. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicant.

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 commercial purposes.

The 110 Luther Avenue site occupies approximately 1.40-acres located at 110 Luther Avenue in the Town of Liverpool, Onondaga County, New York (see Figure 2). 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 VOCs commonly associated with petroleum and tetrachloroethene. 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 (RI) was conducted at the site that identified groundwater impacts primarily in the eastern/central portion of the site, which is where remedial activities were focused.

Based on the results of the RI, and the current and intended future use of the Site, a Remedial Action Work Plan (RAWP) (SWRNA, June 2011, Revised September 2011) was prepared, submitted, and approved by the NYSDEC and NYSDOH. The RAWP outlined the proposed remedial activities, schedule, and documentation requirements. The proposed remedial activities included in place chemical reduction to treat contaminated groundwater and installation of a sub-slab depressurization system (SSDS) to mitigate potential soil vapor intrusion into on-site buildings.

FOR MORE INFORMATION

Location of Reports and Information

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

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

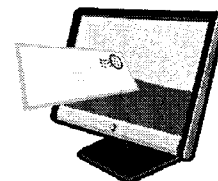
Site-Related Health Questions:

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*.

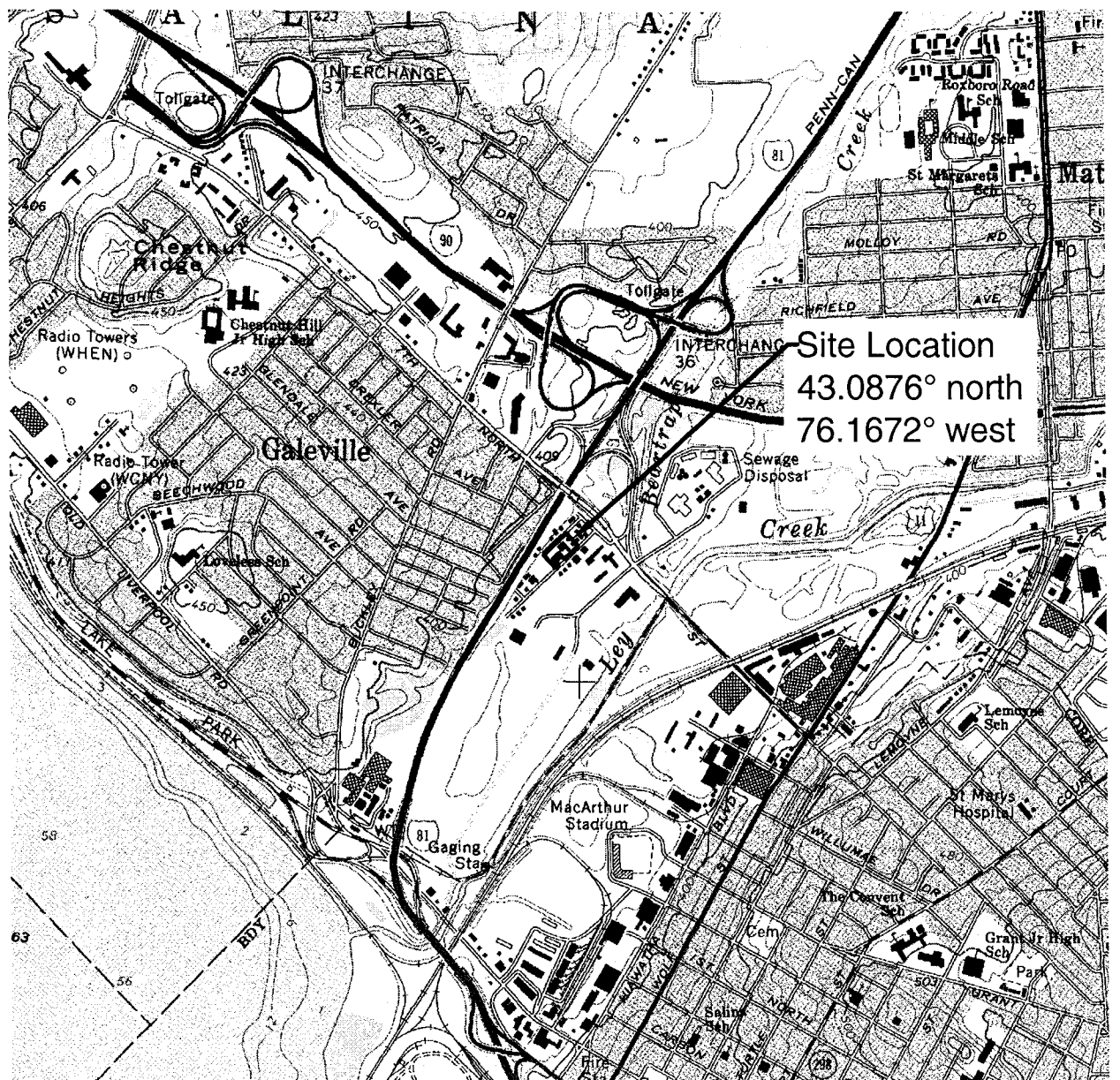


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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 electronically.

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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)



QUADRANGLE LOCATION



S&W Redevelopment

of North America, LLC.

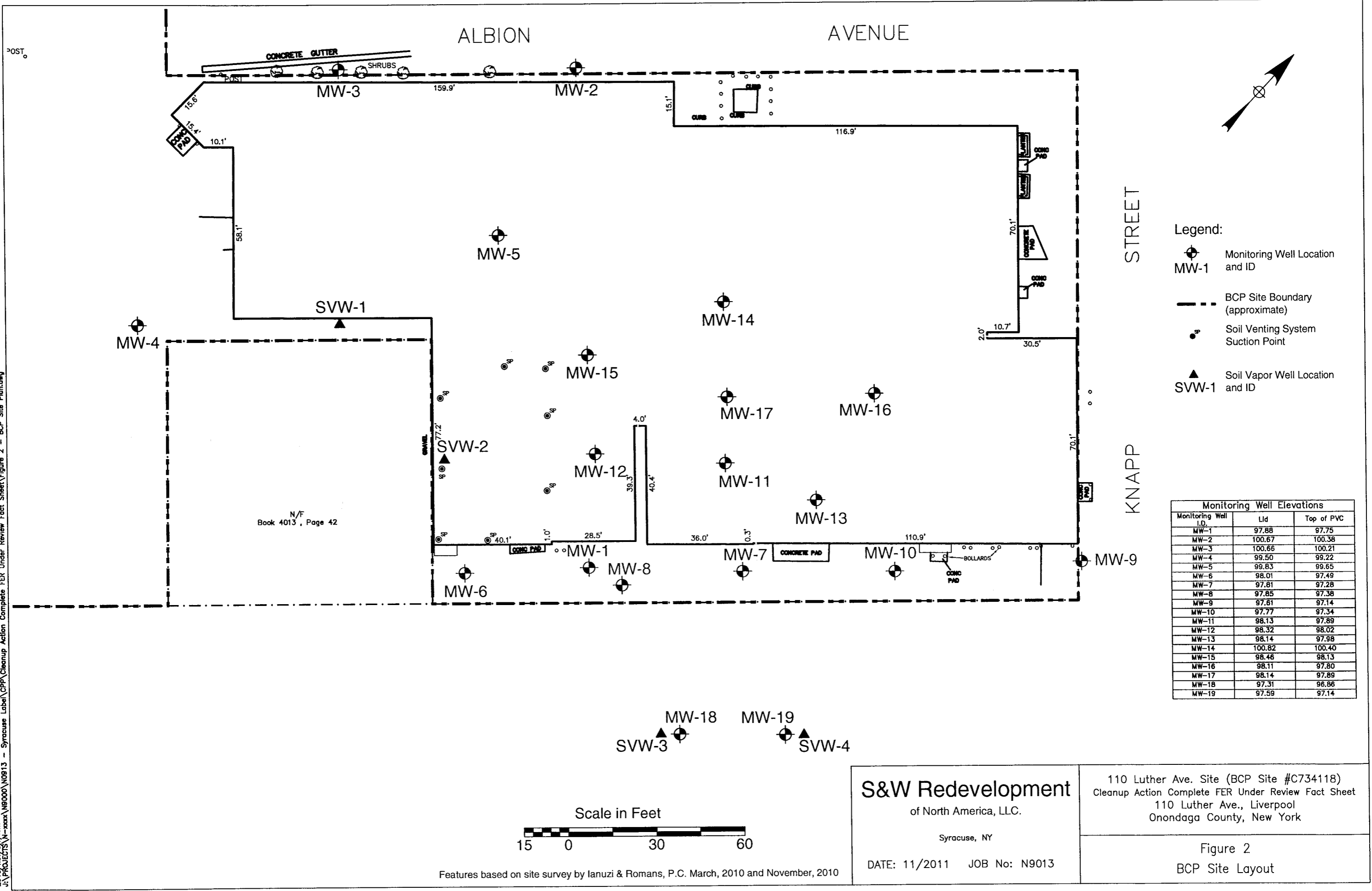
Syracuse, New York

DATE: 11/2011 JOB No.: N9013

110 Luther Ave. Site (BCP Site #C734118)
 Cleanup Action Complete FER Under Review Fact Sheet
 110 Luther Ave., Liverpool
 Onondaga County, New York

Figure 1
 Site Location Map

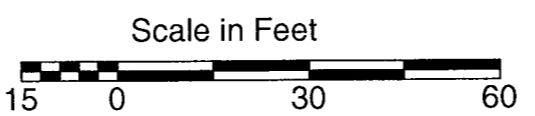
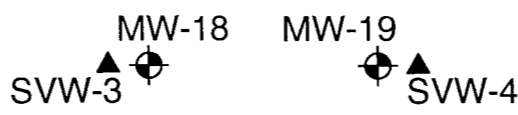
X-REF: NAME\$? 2010/hov/bv/iam J:\PROJECTS\N-xxxx\N9000\N9013 - Syracuse Label\CPP\Cleanup Action Complete FER Under Review Fact Sheet\Figure 2 - BCP Site Plan.dwg



- Legend:**
- Monitoring Well Location and ID
 - BCP Site Boundary (approximate)
 - Soil Venting System Suction Point
 - Soil Vapor Well Location and ID

Monitoring Well Elevations		
Monitoring Well I.D.	Lid	Top of PVC
MW-1	97.88	97.75
MW-2	100.67	100.38
MW-3	100.66	100.21
MW-4	99.50	99.22
MW-5	99.83	99.65
MW-6	98.01	97.49
MW-7	97.81	97.28
MW-8	97.85	97.38
MW-9	97.61	97.14
MW-10	97.77	97.34
MW-11	98.13	97.89
MW-12	98.32	98.02
MW-13	98.14	97.98
MW-14	100.82	100.40
MW-15	98.46	98.13
MW-16	98.11	97.80
MW-17	98.14	97.89
MW-18	97.31	96.86
MW-19	97.59	97.14

N/F
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Features based on site survey by Ianuzi & Romans, P.C. March, 2010 and November, 2010

<p>S&W Redevelopment of North America, LLC.</p> <p>Syracuse, NY</p> <p>DATE: 11/2011 JOB No: N9013</p>	<p>110 Luther Ave. Site (BCP Site #C734118) Cleanup Action Complete FER Under Review Fact Sheet 110 Luther Ave., Liverpool Onondaga County, New York</p>
	<p>Figure 2 BCP Site Layout</p>