



# FACT SHEET

## Brownfield Cleanup Program

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

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

December 2011

### NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that Syracuse Label Company, Inc ("applicant") will achieve cleanup requirements to address contamination related to the 110 Luther Avenue 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.

NYSDEC has issued a Certificate of Completion to the applicant regarding the site. The applicant is now eligible to redevelop the site. A copy of the Notice of the Certificate of Completion is available at the location identified below under "Where to Find Information".

#### Completion of Project

The cleanup completed at the site included the following elements:

- **Groundwater Remediation:** A chemical reducer (Adventus EHC<sup>®</sup>) was injected into thirty (30) direct push soil borings to remediate groundwater contaminated with dissolved tetrachloroethene (PCE), along with smaller amounts of other volatile organic compounds. The remediation process is known as in-situ chemical reduction (ISCR). A total of 11,100 pounds of EHC<sup>®</sup> was injected in two stages. The first stage was a pilot-

**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](http://www.dec.ny.gov/chemical/8450.html)

test and included injection of 2,800 pounds of EHC<sup>®</sup> during February 2011. The second stage was full-scale injection and included injection of 8,300 pounds of EHC<sup>®</sup> between July 5 and July 13, 2011. The intent of the injections was to breakdown groundwater contamination by ISCR reactions. A total of 12 liters of a bacterial culture (DHC microbial consortium SDC-9) was injected on July 12, 2011 into six (6) direct push soil borings to augment the ISCR

reactions.

- **Soil Vapor Intrusion:** A sub-slab depressurization system (SSDS) was installed below the site's building slab in July 2011 to preclude soil vapor intrusion, and thereby preclude human exposure to contaminated soil vapor. The SSDS consists of fourteen (14) suction points connected to two (2) roof mounted fans. Future buildings constructed on-site will have either a soil vapor survey conducted, or will have an SSDS installed.
- **Site Management Plan (SMP):** An SMP was submitted to, and approved by, NYSDEC and NYSDOH. The SMP includes monitoring and maintenance requirements for the site engineering controls. The SMP also includes requirements for groundwater monitoring at the site for the purpose of determining the effectiveness of the ISCR groundwater remedy. The SMP also describes institutional controls that apply to the future use of the site, including deed restrictions for commercial or industrial use of the site and prohibits the use of site groundwater.

### **Institutional Controls/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 and/or engineering controls have been put in place on the site:

- **Sub-Slab Depressurization System (SSDS).** The SSDS will operate continuously as an engineering control inside the existing site building to preclude soil vapor intrusion, and will be inspected and maintained periodically in accordance with the SMP.
- **Soil Cover.** The site building and paved parking areas are considered a soil cover, which precludes exposure to potentially contaminated soils. It will be inspected, maintained, and repaired as needed, as an engineering control, in accordance with the SMP. If sub-surface soil is encountered during future site activities, the procedures outlined in the Soil and Groundwater Management Plan must be followed.
- **Site Use Restrictions.** A deed restriction has been placed on the site, as an institutional control, that limits future use to commercial or industrial use.
- **Groundwater Use Restrictions.** Future use of groundwater at the site is prohibited without prior approval from NYSDEC and NYSDOH, as an institutional control.

### **Next Steps**

NYSDEC issued the Certificate of Completion based on review and approval of a Final Engineering Report submitted by the applicant. The Final Engineering Report includes: 1) a description of the cleanup activities completed; 2) certification that cleanup requirements will be

achieved for the site; 3) a description of any institutional/engineering controls to be used; and 4) a certification that a Site Management Plan for any engineering controls used at the site has been approved by NYSDEC.

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, 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.

## **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, as well as soil and groundwater contaminated with volatile organic compounds commonly associated with petroleum, and tetrachloroethene. Activities conducted to address the contamination included the removal of the underground storage tank, 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 remedial activities were completed in July 2011.

Following completion of remedial activities, a Final Engineering Report was produced and submitted to NYSDEC and NYSDOH, in November 2011, for approval, which was approved December 2011.

## 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 Notice of the Certificate of Completion.

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

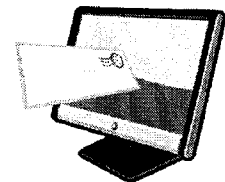
#### Site-Related Health Questions

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](http://www.dec.ny.gov/chemical/61092.html) . It's *quick*, it's *free*, and it will help keep you *better informed*.

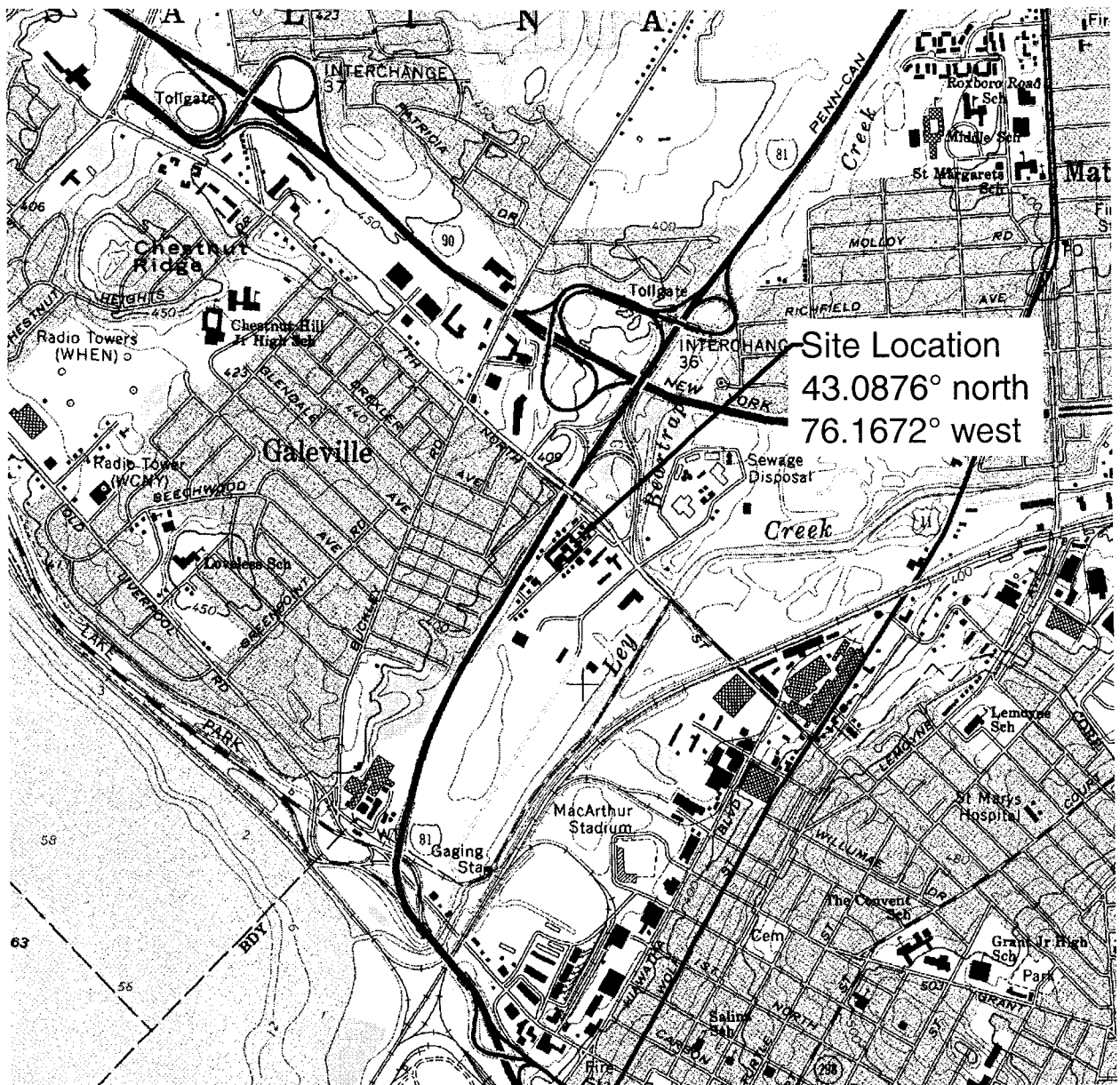


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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.

J:\PROJECTS\N-xxxx\N9000\N0913 - Remedial Investigation\Ripart\Figures\Figure 1\SynLabelFig\043078A2  
 2010\acc\T\N-xxxx\Figures\Figure 1-1.dwg  
 J:\PROJECTS\N-xxxx\N9000\N0913 - Syracuse Label\CPP\FER Approved and COC Issued Fact Sheet\Figure 1-1.dwg



Site Location  
 43.0876° north  
 76.1672° west



QUADRANGLE LOCATION

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](http://www.nysgis.state.ny.us/quads/usgsdrg.htm))



### S&W Redevelopment

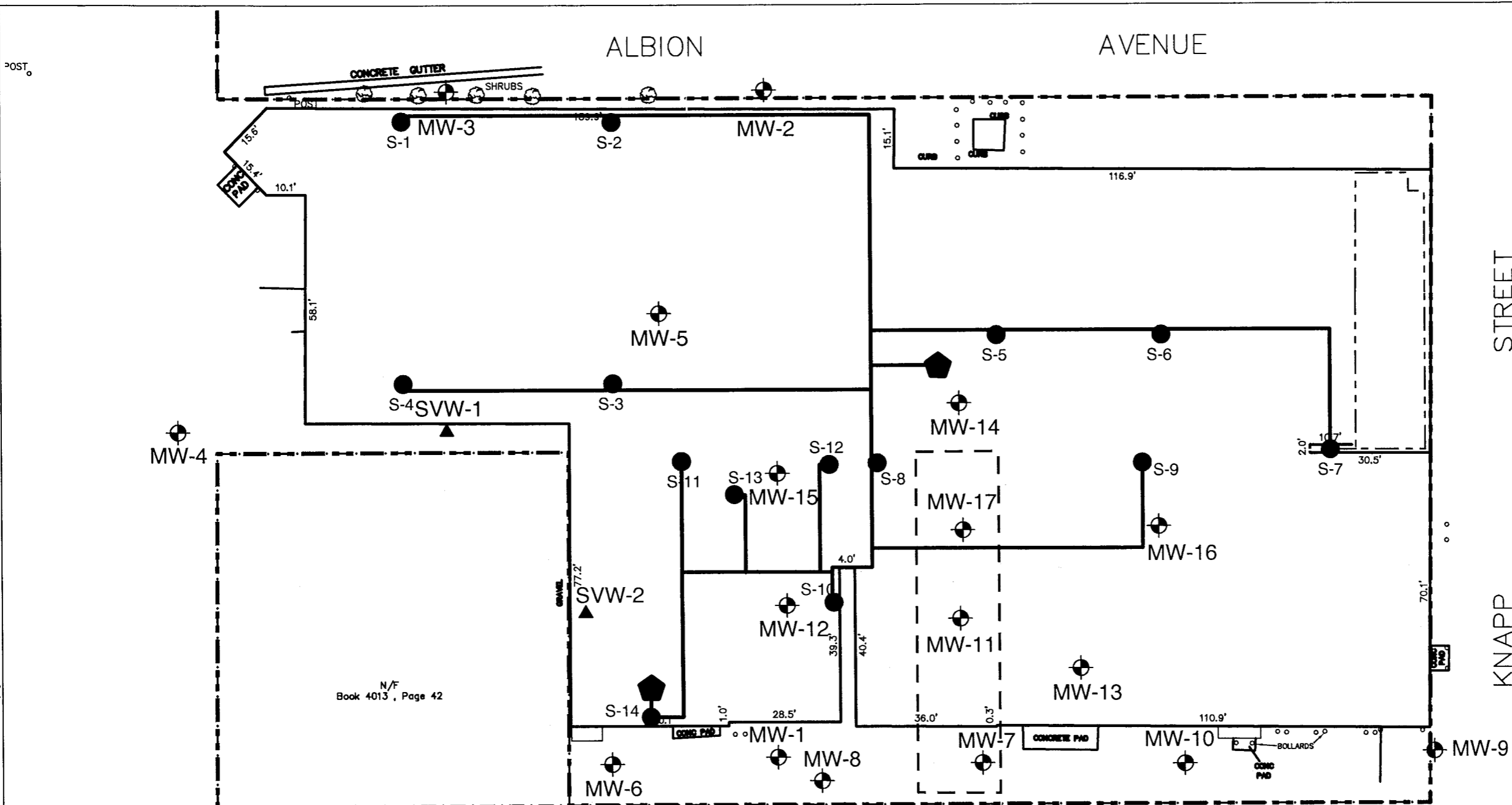
of North America, LLC.  
 Syracuse, New York

DATE: 12/2011 JOB No.: N9013

110 Luther Ave. Site (BCP Site #C734118)  
 FER Approved and COC Issued Fact Sheet  
 110 Luther Ave., Liverpool  
 Onondaga County, New York

Figure 1  
 Site Location Map

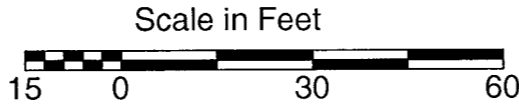
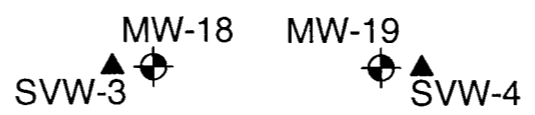
X-REF: NAMES? 2010/nov/br/tem J:\PROJECTS\N-xxxx\N9000\N0913 - Syracuse Label\GPP\FER Approved and COC Issued Fact Sheet\Figures 2 - BCP Site Planning



- Legend:**
- Monitoring Well Location and ID
  - BCP Site Boundary (approximate)
  - Soil Vapor Well Location and ID
  - Suction Point Riser (approximate)
  - Fan Location (approximate)
  - Pipe Run (approximate)
  - Sub-Slab Depressurization System Sub-Slab Piping (approximate)
  - Injection Area (approximate)
  - Property Boundary

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  
Book 4013, Page 42



Monitoring well locations based on site survey by Ianuzi & Romans, P.C. March, 2010 and November, 2010

### S&W Redevelopment

of North America, LLC.

Syracuse, NY

DATE: 12/2011 JOB No: N9013

110 Luther Ave. Site (BCP Site #C734118)  
 FER Approved and COC Issued Fact Sheet  
 110 Luther Ave., Liverpool  
 Onondaga County, New York

Figure 2  
BCP Site Layout