



FACT SHEET

Brownfield Cleanup Program

Buell Automatics Site
Site No. C828114
Town of Gates, Monroe County, NY

November 2009

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Buell Automatics Site located at 381 Buell Road in the Town of Gates, Monroe County. See the attached map for the site location.

The Proposed Remedy

The remedy proposed to address contamination at the site includes excavating significantly-contaminated soil present beneath a paved outdoor loading dock area, performing soil remediation in an area under the Buell Automatics building using soil-vapor extraction, and using bioremediation to address on-site and off-site groundwater contamination. Buell Automatics, Inc. (“applicant”) developed the proposed remedy after performing a detailed remedial investigation of the site under New York’s Brownfield Cleanup Program. See Summary below for additional information.

The proposed remedy is described in a draft cleanup plan called a “Remedial 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 **November 6, 2009** through **December 21, 2009**.

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

Submit written comments to:
Frank Sowers, P.E.
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414-9519

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,
- 3) provide a detailed description of the proposed remedy.

The draft Remedial Work Plan presents a detailed evaluation of several remedies potentially applicable to the site conditions, and recommends the proposed remedy as the one that will best address the contamination and meet the remedial action objectives established by NYSDEC. The proposed remedy has the following principle components:

- excavation of soils contaminated by industrial metal-cleaning solvents in a former loading dock area located outside the west end of the Buell Automatics building;
- vacuum extraction (soil vapor extraction) to address remaining contaminated soils by the same industrial solvents under a section of the Buell Automatics building where most of the contamination was previously removed by excavation in December 2003;
- a bioremediation program to address on- and off-site groundwater contamination using injection of an organic carbon solution into the contaminated zone to promote naturally occurring micro-organisms to degrade the solvent contaminants;
- a groundwater monitoring program to confirm the effectiveness of the groundwater bioremediation activities;
- a groundwater monitoring program to evaluate the potential migration of petroleum-based compounds located under the Buell Automatics building; and
- a program of periodic air monitoring to evaluate the potential for soil vapor intrusion to occur and affect the indoor air quality of the Buell Automatics building and buildings located on off-site properties that are adjacent to the areas affected by groundwater contamination from the site.

On-site and off-site contamination that poses a significant threat to human health and the environment will be addressed by the remedy. The draft Remedial Work Plan presents the conceptual framework for the proposed remedy. To address minor residual contamination that may not be directly remediated by the above-mentioned activities, the proposed remedy includes the following institutional and engineering controls:

- a deed restriction that will limit the future use of the site to industrial activities and prohibit the use of site groundwater without appropriate treatment;
- protective measures to minimize the potential for contaminant vapors to affect the indoor air quality of on- and off-site buildings; and
- implementation of a Site Management Plan that will specify a long-term monitoring program to confirm that site groundwater and indoor air conditions are meeting applicable Standards, Criteria, and Guidance and procedures to follow in the future if and when the subsurface is disturbed during maintenance and construction activities.

NYSDEC will make the final selection of the remedy for the site, taking into account the information on the proposed remedy that was provided by the applicant in the draft Remedial Work Plan.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial 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 be performed in phases over a period of several years.

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

Background

The draft Remedial Work Plan was completed pursuant to a December 2003 Brownfield Cleanup Agreement between the applicant and NYSDEC. The Brownfield Cleanup Agreement was developed when NYSDEC 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 BCP site comprises 1.67 acres with a building footprint of approximately 13,000 square feet. Buell Automatics is located within an industrial and commercial area, and the site and all surrounding properties are zoned General Industrial. Manufacturing activities were begun at the Site in the 1950s. Prior to the 1950s, the Site was reportedly used for agriculture. Buell Automatics began operations at the site in 1966.

Buell Automatics, Inc. operates its facility and employs approximately 40 individuals to manufacture screw machine parts for a wide range of industries. As part of its operations, Buell Automatics uses degreasing solvents to clean machined metal parts. Spilled solvents have leaked into soil and groundwater beneath part of the Site. The solvents contain volatile organic compounds for which NYSDEC has established soil cleanup objectives and groundwater standards. Petroleum-based compounds have also leaked into soil and groundwater.

A BCP Remedial Investigation (RI) was conducted to evaluate geologic and groundwater conditions and determine the nature and extent of on-site and off-site contamination. The RI included sampling and chemical analysis of soils from more than 60 soil borings, groundwater from 19 monitoring wells, and soil vapor and indoor air from buildings at three adjacent properties. An interim remedial measure (IRM) was completed during the RI to excavate and remove approximately 123 tons of concrete and contaminated soils from beneath a section of the Buell Automatics manufacturing building.

FOR MORE INFORMATION

Where to Find Information

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial Work Plan.

Gates Public Library
1605 Buffalo Road
Rochester, New York 14624
Hours: Monday through Friday – 10:00 am to 9:00 pm
Saturday – 10:00 am to 5:00 pm
Sunday – closed
Contact: Reference Librarian (585) 247-6446

Whom to Contact

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

Project Related Questions

Frank Sowers, P.E.
New York State Department of
Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414-9519
(585) 226-5357

Lisa A. LoMaestro Silvestri
Citizen Participation Specialist
New York State Department of
Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414-9519
(585) 226-5326

Project Related Health Questions

Mark Sergott
New York State Department of Health
Bureau of Environmental Exposure
Investigation
547 River Street
Troy, NY 12180-2216
(800) 458-1158, ext. 27860

Jeffrey Kosmala, P.E.
Monroe County Department of Health
111 Westfall Road – PO Box 92832
Rochester, New York 14692
(585) 753-5470

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.



SITE LOCATION MAP
BUELL AUTOMATICS

N.T.S.

2004 MONROE COUNTY ORTHOIMAGERY 30 CM RESOLUTION

Monroe County

