

**Brownfield Cleanup Program (BCP)  
Application**

*for*

**Former Griffin Technology Site  
6132 Victor Manchester Road (State Route 96)  
Farmington, New York 14564**

Prepared By:

S&W Redevelopment of North America, LLC  
430 East Genesee Street, Suite 401  
Syracuse, New York 13202

For:

S W Victor Manchester, LLC  
430 East Genesee Street, Suite 401  
Syracuse, New York 13202



NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

7/06

DEPARTMENT USE ONLY  
BCP SITE #: \_\_\_\_\_

Section I. Requestor Information			
NAME S W Victor Manchester, LLC			
ADDRESS 430 East Genesee Street, Suite 401			
CITY/TOWN Syracuse		ZIP CODE 13202	
PHONE 315-422-4949	FAX 315-422-2124	E-MAIL tmaliga@swredev.com	
NAME OF REQUESTOR'S REPRESENTATIVE David Stoner			
ADDRESS 430 East Genesee Street, Suite 401			
CITY/TOWN Syracuse		ZIP CODE 13202	
PHONE 315-422-4949	FAX 315-422-2124	E-MAIL dstoner@swredev.com	
NAME OF REQUESTOR'S CONSULTANT S & W Redevelopment of North America, LLC			
ADDRESS 430 East Genesee Street, Suite 401			
CITY/TOWN Syracuse		ZIP CODE 13202	
PHONE 315-422-4949	FAX 315-422-2124	E-MAIL dstoner@swredev.com	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<p>THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:</p> <p><input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p><input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.</p>			
Requestor Relationship to Property (check one):			
Previous Owner	Current Owner	<input checked="" type="checkbox"/> Potential /Future Purchaser	Other _____
If requestor is not the site owner, requestor will have access to the property throughout the BCP project.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(Note: proof of site access must be submitted for non-owners)			

## Section II. Property Information Summary Sheet

PROPERTY NAME: Former Griffin Technology Site

ADDRESS/LOCATION 6132 Victor Manchester Road CITY/TOWN Farmington ZIP CODE 14425

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Town of Farmington

COUNTY Ontario SITE SIZE (ACRES) 3.74

LATITUDE (degrees/minutes/seconds) 42 ° 97 ' 48 "

LONGITUDE (degrees/minutes/seconds) 77 ° 35 ' 98 "

HORIZONTAL COLLECTION METHOD:  SURVEY  GPS  MAP

HORIZONTAL REFERENCE DATUM: NAD27

FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
Portion of 76.1	29	1		76.1	1.2
	29	1		12	2.54

1. Do the property boundaries correspond to tax map metes and bounds?  Yes  No  
 If no, please attach a metes and bounds description of the property.
2. Is the required property map attached to the application? (application will not be processed without map)  Yes  No
3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)?  Yes  No

For more information go to: [http://www.nylovesbiz.com/BrownField\\_Redevelopment/default.asp](http://www.nylovesbiz.com/BrownField_Redevelopment/default.asp).

If yes, identify area (name) \_\_\_\_\_

50%  100% of the site is in the En-zone (check one)

PROPERTY DESCRIPTION NARRATIVE: The subject site consists of 2 contiguous parcels along Victor-Manchester Road in the town of Farmington. One parcel is vacant land and one is improved by an approximately 18,000 square foot concrete block (formerly a manufacturing building).

List of Existing Easements (type here or attach information)

<u>Easement Holder</u>	<u>Description</u>
Rochester Gas & Electric	Utility Easement

List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
SPDES Permit	NYSDEC	Discharge to municipal sewer system of ground water from pump and treat system.

Initials of each Requestor: DWS \_\_\_\_\_

### Section III. Current Site Owner/Operator Information

OWNER'S NAME (if different from requestor) Diebold, Inc.

ADDRESS 5995 Mayfair Road

CITY/TOWN North Canton, OH

ZIP CODE 44720

PHONE (330) 490-4353

FAX (330) 490-6611

E-MAIL spurrid.diebold.com

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

### Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site?  Yes  No
2. Is the requestor subject to an existing order relating to contamination at the site?  Yes  No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?  Yes  No
4. Has the requestor been determined to have violated any provision of ECL Article 27?  Yes  No
5. Has the requestor previously been denied entry to the BCP?  Yes  No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants?  Yes  No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?  Yes  No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department?  Yes  No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?  Yes  No

### Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

1. Is the property listed on the National Priorities List?  Yes  No
2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?  
If yes, please provide: Site # 835008 Class # 3  Yes  No
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_  Yes  No
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?  
If yes, please provide: Order # \_\_\_\_\_  Yes  No
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  
If yes, please provide explanation as an attachment.  Yes  No

### Section VI. Project Description

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

## Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

### 1. Environmental Reports

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2):  Yes  No

### 2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents		X			
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: \_\_\_\_\_

### 3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents		X			
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: \_\_\_\_\_

### 4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Above Ground Pipeline or Tank | <input type="checkbox"/> Lagoons or Ponds                       | <input type="checkbox"/> Underground Pipeline or Tank | <input type="checkbox"/> Surface Spill or Discharge  |
| <input type="checkbox"/> Routine Industrial Operations | <input checked="" type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field    | <input type="checkbox"/> Drums or Storage Containers |
| <input type="checkbox"/> Adjacent Property             | <input type="checkbox"/> Seepage Pit or Dry Well                | <input type="checkbox"/> Foundry Sand                 | <input type="checkbox"/> Electroplating              |
| <input type="checkbox"/> Coal Gas Manufacture          | <input type="checkbox"/> Industrial Accident                    | <input type="checkbox"/> Unknown                      |  |

Other: \_\_\_\_\_

### 5. INDICATE PAST LAND USES:

- |   |   |   |                                      |   |                                     |
|---|---|---|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard   | <input type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline               | <input type="checkbox"/> Service Station          | <input type="checkbox"/> Landfill           | <input type="checkbox"/> Tannery     | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown    |

Other: \_\_\_\_\_

### 6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

### 7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").

**Section VIII. Contact List Information**

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and zoning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

**Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))**

Current Use:  Residential  Commercial  Industrial  Vacant  Recreational (check all that apply)

Intended Use:  Unrestricted  Residential  Commercial  Industrial

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

	Yes	No
1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any federal or state land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are there floodplains within ½ mile?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Are there any institutional controls currently applicable to the property?		
12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.		
13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas.		
14. Describe on attachment the geography and geology of the site.		

## Statement of Certification and Signatures

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am Manager (title) of SW Victor Manchester, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 5/16/07 Signature: [Signature] Print Name: David W. Stever

### SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- **One (1)** hard copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

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FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

## **LIST OF LLC MEMBERS**



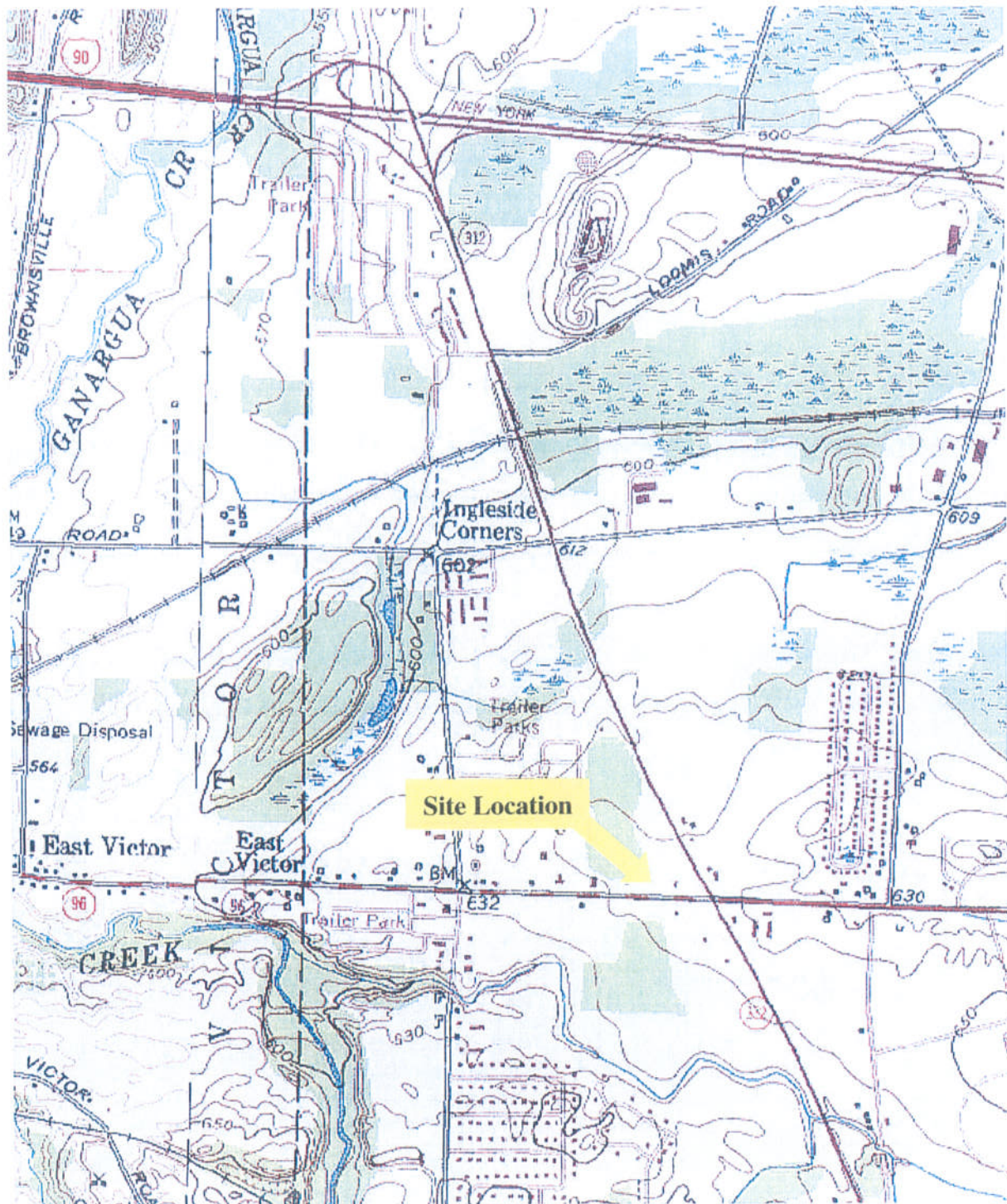
**SECTION I: LIST OF LLC MEMBERS**

David W. Stoner, CPG

Robert M. Petrovich

Damian J. Vanetti, P.E.

## **SITE MAPS**



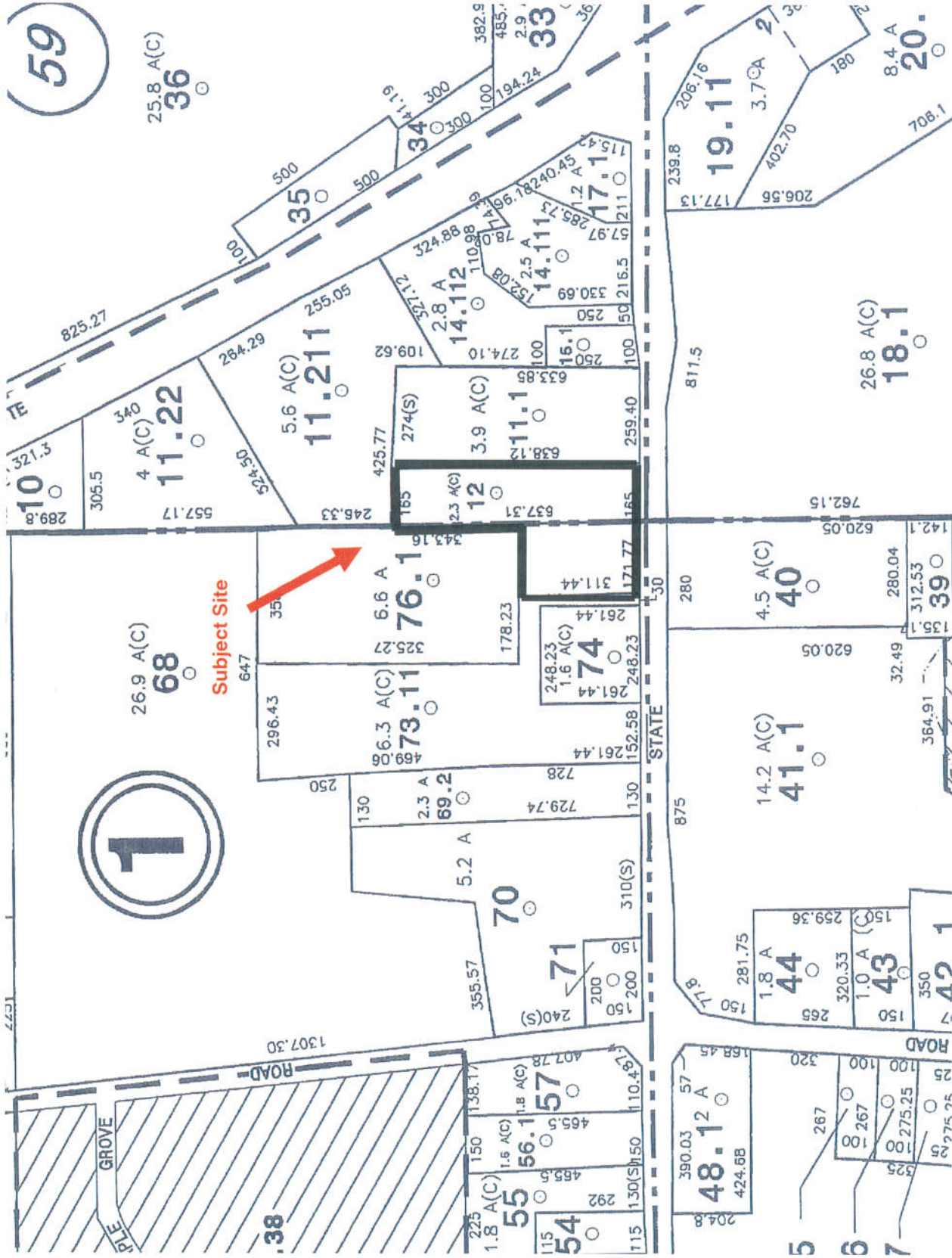
**USGS Topographic Map - Site Location**

October 2006

Not to Scale

Former Griffin Technology Site  
 6132 Victor Manchester Road  
 Farmington, New York

**S&W Redevelopment**  
 of North America, LLC



1

Subject Site



North

Tax Map - Exhibit A

May 2007  
TWM  
Job #B6003  
Not to Scale

Former Griffin Technology Site  
6132 Victor Manchester Road  
Farmington, New York

S&W Redevelopment  
of North America, LLC

## **SECTION V**

## SECTION V:

### **Question 5- Enforcement Action:**

The site was the subject of an Interim Remedial Measure Consent Order entered into in November 1996. In accordance with the terms of that order and the approved work plan, the consent order should be deemed terminated. The respondent has fulfilled all of its obligations as defined by that order. As defined by the work plan, the pump and treat system effluent quality has reached asymptotic conditions, a condition that defines termination

**SECTION VI –**  
**PROJECT DESCRIPTION**

## SECTION VI: PROJECT DESCRIPTION

### Purpose and Scope of the Project

The former Griffin Technology Site has been undergoing investigation and attempted remediation of solvents for approximately ten years. The site is currently in the monitoring phase and the active pump and treat system has not made a significant positive impact on the level of solvents in groundwater during the last few years of operation. S&W Redevelopment will work to accelerate the clean up of groundwater through the use of chemical oxidation. Based on experience with other sites, this should get groundwater contamination to acceptable levels much more quickly, at which time the site would be redeveloped for commercial and retail uses (see Appendix B).

### Estimated Project Schedule

It is anticipated that the site would be accepted into the BCP by December of 2006. Based on the amount of work that has been done and the volume of data available for the site, S&W Redevelopment would submit a Remedial Action Work Plan (RAWP) as the first step in the process. Upon approval of the RAWP, in approximately February of 2007, S&W Redevelopment would begin a remedial program in the spring, which would be repeated if necessary, with the ground water reaching an acceptable level by the end of 2008.



**SECTION VII –**  
**SITE'S ENVIRONMENTAL HISTORY**

## SECTION VII:

## SITE'S ENVIRONMENTAL HISTORY

### Environmental Reports

Several Environmental studies have been performed on the subject site since the early 1990's. S&W Redevelopment obtained copies of these reports from the NYSDEC, and all reports on the site are available at NYSDEC's Region 8 office in Avon, New York.

The following are a list of reports used to evaluate the site. All of these reports are on file at NYSDEC's Region 8 office:

- Off-site Groundwater Evaluation, Blasland Bouck & Lee, Inc. February 1995
- Supplemental Off-site Investigation, Woodward-Clyde, July 1996
- Interim Remedial Measure Work Plan, Griffin Technology, Inc., Site. Woodward-Clyde, July 1996
- Interim Remedial Measures Program, final Decision Document, Index No. B8-3158-90-01, Woodward-Clyde, September 1996
- Monthly IRM Operation Report, Woodward-Clyde, April 1997
- Soil Investigation Report, URS Greiner Woodward-Clyde, Inc., June 1999
- Focused Feasibility Study, URS, October 2, 2003
- IRM Annual Progress Report, URS, November 2005

Additional Reports (if needed) are available in NYSDEC's files.

**Owners and Operators**

All three (3) tax parcels (29.00-1-11.100, 29.00-76-100, 29.00-1-12.000) making up the subject site are currently owned and operated by Diebold, Inc., successor to Griffin Technology, Inc.

The applicant has no relationship with the current owner.

Diebold, Inc.  
5995 Mayfair Road  
P.O. Box 3077  
North Canton, OH 44720  
(330) 490-4353

**S&W Redevelopment is in final negotiations to acquire the site.  
Site acquisition is contingent upon acceptance into the BCP.**

**Prior Owners/Operators:**

*Tax Parcel 29.00-1-11.100*

**Ownership/Operator History:**

1985 – Present	Griffin Technology, Inc. (acquired by Diebold) (Current Owner and Operator) 5995 Mayfair Road P.O. Box 3077 North Canton, OH 44720 (330) 490-4353
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1976 – 1985 Victor Salitan (*Deceased*)  
(Prior Owner and Operator)  
Living relative:  
J.R. Salitan  
950 East Avenue  
Rochester, NY 14607  
(585) 461-3123

Prior to 1976 this parcel site was defined as four separate parcels:

**Parcel 1:**

1970 – 1976 Guy Humphreys (*appears to be deceased*)  
(Prior Owner and Operator)  
1951 – 1970 Leslie and Beatrice Case  
(Rochester Gas & Electric is listed on this deed.)

**Parcel 2:**

1971 – 1976 Guy Humphreys (*appears to be deceased*)  
(Prior Owner and Operator)  
Prior to 1971 Beatrice Case

**Parcel 3:**

1974 – 1985 Victor Salitan (*Deceased*)  
(Prior Owner and Operator)  
1953 – 1974 Audrey Begley  
1952 James Shoemaker  
1949 – 1952 Herman & Alberta Weigert  
Prior to 1949 Leslie & Fannie Loomis

**Parcel 4:**

1971	Guy Humphreys ( <i>appears to be deceased</i> ) (Prior Owner and Operator)
Prior to 1971	Farmington Park, Inc.

*Tax Parcel 29.00-76-100*

**Ownership/Operator History:**

1991-Present	Griffin Technology (Acquired by Diebold) (Current Owner and Operator) 5995 Mayfair Road P.O. Box 3077 North Canton, OH 44720 (330) 490-4353
--------------	--

1978-1991	Carter Tool Corporation (Prior Owner and Operator) Albert T. Carter <i>(last known addresses)</i> 6924 Bitterbush Place Boynton Beach, Fl 33437 Also 2500 East Avenue Rochester, NY 14607
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Prior to 1978 this tax parcel was defined as two separate parcels:

**Parcel 1:**

1977-1978	Albert T. Carter ( <i>see address above</i> ) (Prior Owner and Operator)
Prior to 1977	Jay Vee Properties
1956	Edward and Loretta Tidd
Prior to 1956	Francis and Eula Fisher

**Parcel 2:**

1978	Albert Carter ( <i>see address above</i> ) (Prior Owner and Operator)
1971-1978	James Scampole
Prior to 1971	Richard Balzo
1960	269 Clinton Ave North Realty Corp
1959-1960	Edward and Virginia Beal
1953-1959	George and Lillian Robbins
1943-1953	George and Marion Warder (RG&E Easement Listed on 1953 Deed)
Prior to 1943	Juaneita Benedict

*Tax Parcel 29.00-1-12.000*

**Ownership/Operator History**

1973-Present	R.E Products Inc. (Prior Owner and Operator) <i>(became Griffin Technology which was Acquired by Diebold)</i> 5995 Mayfair Road P.O. Box 3077 North Canton, OH 44720 (330) 490-4353
1969-1973	24 Hr. Construction Co., Inc. (Prior Owner and Operator)
1967-1969	Phillip and Jeannett Howard
1956-1967	John and Aima Kinsman
1950-1956	Kathryn Kinsman Rice
1924-1950	Cora E. Darling

**SECTION VIII –**  
**CONTACT LIST INFORMATION**



## SECTION VIII: CONTACT LIST INFORMATION

- 1.) Town Supervisor, Town of Farmington – Theodore M. Fafinski

Theodore M. Fafinski  
Town Supervisor  
Farmington Town Hall,  
1000 County Road 8  
Farmington NY 14425

Lawrence E. Potter  
Deputy Town Supervisor  
1000 County Road 8  
Farmington, NY 14425

Floyd Kofahl  
Code Enforcement Officer  
Town of Farmington  
1000 County Road 8  
Farmington, NY 14425

James E. Crane  
Water & Sewer Superintendent  
Town of Farmington  
1000 County Road 8  
Farmington, NY 14425

Peter Ingalsbe  
Chairman – Zoning Board of Appeals  
Town of Farmington  
1000 County Road 8  
Farmington, NY 14425

Ronald Brand  
Director of Planning & Development  
Town of Farmington  
1000 County Road 8  
Farmington, NY 14425

Bruce E. Miles  
Mayor  
Town of Manchester  
8 Clifton Street  
Manchester, NY 14504

Geoffrey C. Astles  
County Administrator  
Ontario County  
20 Ontario Street  
Canandaigua, NY 14424

## **2.) Adjacent Site Owners**

29.00-1-73.110 (6162 State Route 96)

Soper Powersports, LLC  
State Route 96  
Farmington, NY 14425

29.00-1-68

Beals Auto Services, Inc.  
6146 Street. Rt. 96  
Farmington, NY 14425

29.00-1-68 (1191 Mertensia Rd.)

Farmington MHC Associates LLC  
31200 Northwestern Highway  
Farmington Hills, MI 48334

29.00-1-11.2211 (State Route 332)

Primo Di Felize  
91 Victor Heights Parkway  
Victor, NY 14564

29.00-1-14.112 (State Route 332)

Primo Di Felize  
91 Victor Heights Parkway  
Victor, NY 114564

29.00-1-14.15.1 (6104 State Rt. 96)

Lloyd A. Johnson Construction  
P.O. Box 129  
Geneva, NY 14456

29.00-1-18.1 (State Rt. 96)

Primo Di Felize  
91 Victor Heights Parkway  
Victor, NY 114564

### **3.) Owners Across From Site**

29.00-1-18.1 (State Rt. 96)

Robert A. Gordon  
16 East Main Street  
Rochester, NY 114614

29.00-1-40 (6139 State Rt. 96)

John W. Wade  
130 Cline Rd.  
Victor, NY 14564

### **4.) Owners Adjacent To Adjacent Site Owners**

29.00-1-69.2 (State Rt. 96)

Mark Case  
122 Granger St.  
Canandaigua, NY 14424

29.00-1-69.2 (State Rt. 96)

Mark Case  
122 Granger St.  
Canandaigua, NY 14424

## **5.) Local News Media**

Democrat & Chronicle  
55 Exchange Blvd.  
Rochester, NY 14614

Rochester City Newspaper  
250 N. Goodman St.  
Rochester, NY 14607

Canandaigua Daily Messenger  
73 Buffalo Street  
Canandaigua, NY 14424

The Victor Herald  
P.O. Box 354  
Victor, NY 14564

### **Television**

WHEC – NBC 10  
191 East Ave  
Rochester, NY

WOKR– ABC 13  
4225 Henrietta Drive  
Rochester, NY

WROC – CBS 8  
201 Humboldt St.  
Rochester, NY

WUHF – FOX 7  
360 East Ave.  
Rochester, NY

WXXI – PBS 21  
280 State St.  
Rochester, NY

**Radio AM:**

WHAM 1180 AM  
WACK 1420 AM  
WHTK 1280 AM  
WXXI 1370 AM

**Radio FM:**

WISY 102.3 FM  
WCIY 88.9 FM  
WFXF 107.3 FM  
WNVE 95.1 FM  
WZXV 99.7 FM  
WVOR FM 100.5 FM  
WFRW 88.1 FM  
WBER 90.5 FM  
WEOS 89.7 FM  
WBEE FM 92.5 FM  
WBBF FM 93.3 FM  
WDKX FM 103.9 FM  
WRMM FM 101.3 FM  
WFLR FM 95.9 FM  
WCMF FM 96.5 FM  
WXXI-FM 91.5 FM  
WNYR-FM 98.5 FM  
WCOV-FM 93.7 FM  
W220CJ 91.9 FM  
W238AB 95.5 FM

- 6.) Public Water Supplier:  
Canandaigua-Farmington Water District  
Canandaigua, NY 14424

The property is part of the Town of Farmington Sewer District and is served by the Town of Farmington Wastewater Treatment Plant

7.) Requested Additions to BSCL

John Malvaso  
c/o FSI  
5848 County Road #41  
Farmington, NY 14425

School or Daycare Administration: (None Nearby)

8.) Document Repository is established at: Wood Library,  
134 North Main Street, Canandaigua, New York 14424

Contact Person: Barbara Henry

**SECTION IX –**  
**LAND USE FACTORS**

## Section IX: Land Use Factors

### 12. Proximity to Real Property

The subject site is on a busy arterial (State Route 96) which is used as a primary commuter route between Canandaigua and Rochester. The surrounding land uses are mostly commercial, with some residential properties to the west of the site.

### 13. Vulnerability of Groundwater

The subject site has a history of manufacturing that included the limited use of chemicals such as chlorinated organic solvents. Sampling data from the site indicate that chlorinated compounds are present in groundwater, which indicates that chemicals were spilled at the site causing site contamination. The full nature and extent of this contamination has been previously characterized.

Groundwater's vulnerability to contaminants depends on the depth to groundwater, the volume of contamination that was released, and the soil types present at the site. It is known that groundwater contamination at the site has impacted shallow groundwater on-site and has migrated off-site as well.

### 14. Geography and Geology

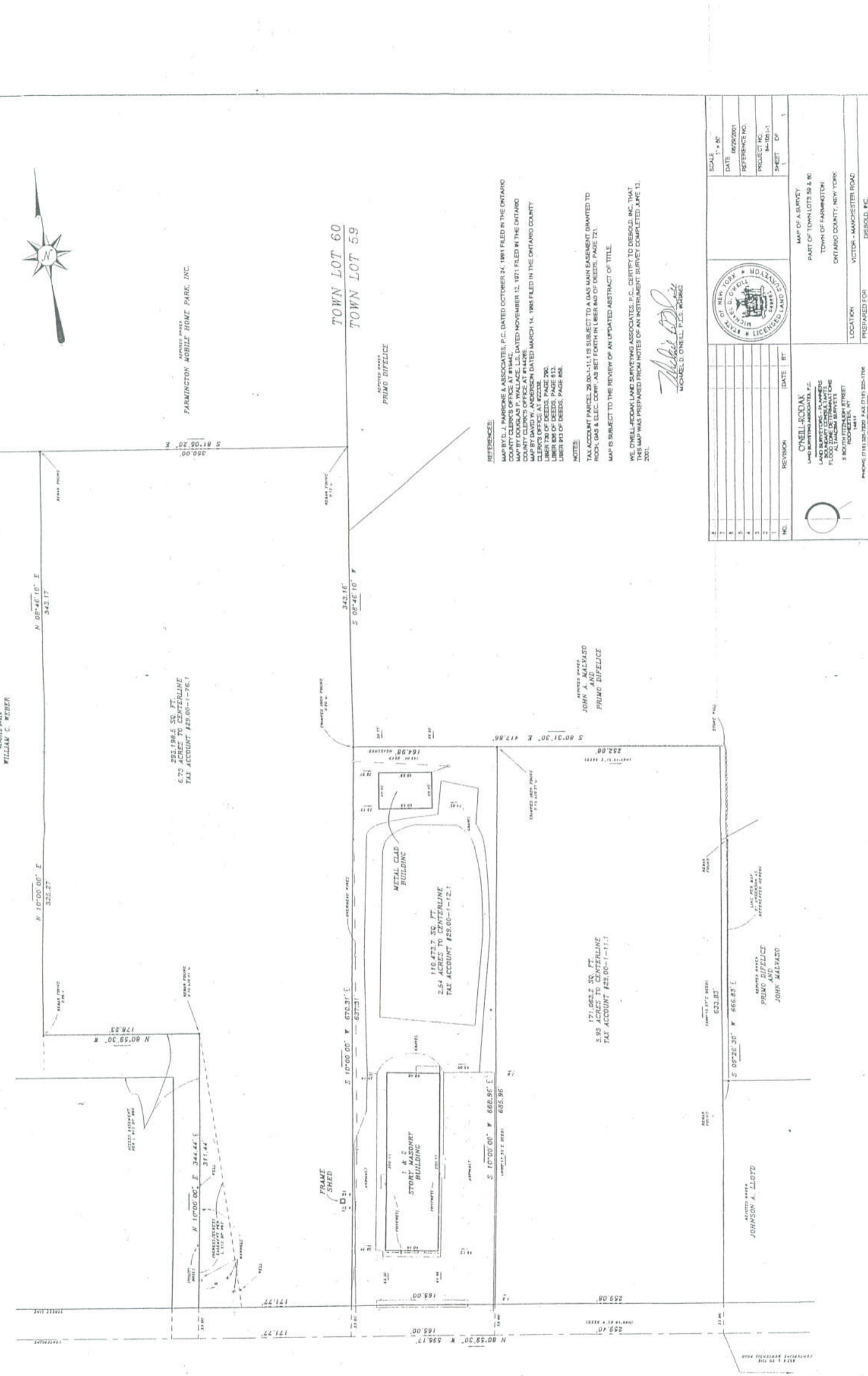
The site is located on the southern edge of the Erie-Ontario Lowlands Physiographic Province of New York State. Regional mapping indicates that the bedrock underlying the site is largely comprised of shale and shaley dolomite rock of late Silurian age. Topographic features of the region are generally glacially derived, consisting of drumlins and moraines that were formed during the Wisconsin Age. Overburden in the vicinity of the site is comprised of lacustrine silts and clays that were deposited in glacial Lake Iroquois, which covered much of this area as Pleistocene glaciers retreated.

The occurrence of groundwater at the site, and the nature and extent of contamination has been fairly well characterized. As discussed in the attached conceptual Remedial Action Workplan a pilot test followed by a full scale system will be designed to reduce or eliminate to the extent possible, residual groundwater contamination.



## **APPENDIX A – SITE SURVEY**

# VICTOR-MANCHESTER ROAD (NEW YORK STATE ROUTE 96)



WILLIAM C. WEBER

FARMINGTON MOBILE HOME PARK, INC.


TOWN LOT 60  
TOWN LOT 59

**REFERENCES:**  
 MAP BY D. J. HARRIGAN & ASSOCIATES, P.C., DATED OCTOBER 24, 1991 FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT 8144C.  
 MAP BY D. J. HARRIGAN & ASSOCIATES, P.C., DATED NOVEMBER 12, 1991 FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT 8143B.  
 MAP BY DAVID W. ANDERSON DATED MARCH 14, 1985 FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT 8232C.  
 MAP BY DAVID W. ANDERSON DATED MARCH 14, 1985 FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT 8232B.  
 LIBER 800 OF DEEDS, PAGE 790.  
 LIBER 813 OF DEEDS, PAGE 813.  
 LIBER 813 OF DEEDS, PAGE 856.

**NOTES:**  
 TAX ACCOUNT PARCEL 29.00-1-11.1 IS SUBJECT TO A GAS MAIN EASEMENT GRANTED TO RFD 1, GAS & Elec. CORP. AS SET FORTH IN LIBER 840 OF DEEDS, PAGE 721.  
 MAP IS SUBJECT TO THE REVIEW OF AN UPDATED ABSTRACT OF TITLE.

WE, ONEILL RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO DESOLD, INC. THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 13, 2001.

*Michael D. O'Neill*  
 MICHAEL D. ONEILL, P.E.S., SURVEYOR

SCALE 1" = 50'	DATE 06/26/2001	REFERENCE NO.	PROJECT NO. 44-105-1-1	SHEET OF 1
				
MAP OF A SURVEY PART OF TOWN LOTS 59 & 60 TOWN OF FARMINGTON ONTARIO COUNTY, NEW YORK			LOCATION VICTOR - MANCHESTER ROAD DEBOLD, NY	
PREPARED FOR DESOLD, INC.				

I, MICHAEL D. ONEILL, SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 13, 2001. I AM A LICENSED LAND SURVEYOR IN THE STATE OF NEW YORK, LICENSE NO. 001698. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A LAND SURVEYOR. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A LAND SURVEYOR. I HAVE NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSES THAT WOULD DISQUALIFY ME FROM EXERCISING THE FUNCTIONS OF A LAND SURVEYOR.

**APPENDIX B – CONCEPTUAL**  
**REMEDIAL ACTION WORK PLAN**

**CONCEPTUAL APPROACH  
REMEDIAL ACTION WORK PLAN  
FORMER GRIFFIN TECHNOLOGY, INC.  
TOWN OF FARMINGTON  
ONTARIO COUNTY, NY**

**Background**

This document provides an overview of the approach for a proposed remedial action at the former Griffin Technology Inc. facility located at 6132 Victor-Manchester Road in the Town of Farmington, NY. The proposed approach is contingent upon the site being accepted into the NYS Brownfield Cleanup Program (BCP) and is based on the information and data available for the site. Several investigations have been completed at the site under the review and oversight of the NYSDEC (order on consent #B8-315-90-01) and include the following:

Phase II Investigation (BB&L, July 1991)  
Off-Site Groundwater Evaluation (BB&L, February 1995)  
Soil Investigation Report (URS Greiner Woodward Clyde Inc, June 1999)

The investigations identified a contaminant plume, primarily trichloroethene (TCE) and its degradation products, in shallow overburden groundwater and to some extent in bedrock groundwater. The site is characterized with shallow bedrock (0 to 12 feet bgs) with an overburden of sand and sand/gravel lenses.

An interim Remedial Measure (IRM) was proposed (Interim Remedial Work Plan, Woodward Clyde 1996) and was implemented once approved by the NYSDEC. An Interim Remedial Measure Program Final Design Document (GTI, September 1996) was approved by the NYSDEC and consisted of groundwater recovery and discharge to the local publicly owned treatment works (POTW) sanitary sewer. The IRM included collecting groundwater samples from all monitoring wells located on and off-site semi-annually. Progress reports documenting the operation of the system, quantity of groundwater removed and groundwater monitoring results were submitted to the NYSDEC. In general, the system has been effective at decreasing the migration of contaminants from the site but not effective at removing the potential on-site sources of contamination. Analytical data for samples collected from the existing monitoring wells indicates that the concentration of the contaminants of concern to be at asymptotic levels for the past several years of monitoring.

**Conceptual Remedial Approach**

The intent of entering this site into the BCP is to allow the site to be redeveloped for future commercial use. Based on site conditions and groundwater quality the proposed remedial objective is to more aggressively attack the on-site sources of contamination to mitigate the potential for on going migration in groundwater and to mitigate the potential

for human exposure to chlorinated solvents in groundwater. The conceptual remedial approach will include the following:

- Implementation of an in-situ chemical oxidation (ISCO) system to destroy chlorinated solvents in the shallow and deep ground water zones.
- Effectiveness monitoring to evaluate the system
- Implementation of institutional controls including restrictions on groundwater use, restriction and end use to commercial development and filing of an environmental easement.
  
- Implementation of engineering controls including soil barriers (one foot of soil, building concrete slab or asphalt pavement), sub-slab depressurization system for buildings constructed on the site and a Site Management Plan that defines ongoing operating, maintenance, monitoring and annual certification for the engineering controls.

A formal Remedial Action Workplan (RAWP) including the remedial design of the ISCO system and effectiveness monitoring will be proposed and submitted for NYSDEC approval. The need for any site characterization beyond the previous site investigation will be focused on the data gaps that need to be filled in order to properly complete the ISCO design. Specifically a pilot test will be completed including a single injection point to assess the flow rates, contact time and radius of influence such that the proper spacing and location of injection points can be identified. The RAWP will be submitted to the NYSDEC for review and comment and be available for the required 45 day public comment period.

The remedial Action (RA) will be implemented once approval is received from the NYSDEC. A proposed schedule for implementation of the remedy follows:

- BCP Application submitted – October 2006
- Site accepted into BCP – 45 days
- Public comment period – 30 days
- Prepare and submit RAWP – 30 days
- NYSDEC Review and Comment – 30 days
- Public comment period – 45 days
- RAWP approved
- Field studies for RA design – 45 days
- RA Design submitted – 30 days
- RA Design approved – 30 days
- Implement and effectively monitor RAWP – 120 days
- Prepare Final Engineering Report – 60 days
- Environmental Easement, and Site Management Plan
- NYSDEC Review of FER
- NYS DEC issues CoC