



New York State Department of Environmental Conservation

## **Brownfield Cleanup Program**

### **Citizen Participation Plan for Former Griffin Technology Site**

Site # C835008  
6132 Victor-Manchester Road  
Town of Farmington  
County of Ontario, New York

October, 2007  
Revised December, 2007

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**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the brownfield site’s remedial process.

Applicant: **S W Victor Manchester, LLC**  
Site Name: **Former Griffin Technology Site**  
Site Address: **6132 Victor-Manchester Road, Town of Farmington, New York**  
Site County: **Ontario County**  
Site Number: **C835008**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate (clean up) and redevelop brownfields. A brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield site remedial activities.<sup>1</sup> An Applicant is a person whose request to participate in the BCP has been accepted by NYSDEC. The BCP contains investigation and remediation (cleanup) requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: [www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp) .

## **2. Citizen Participation Plan Overview**

This Citizen Participation (CP) Plan provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Appendix A contains a map identifying the location of the site.

### **Project Contacts**

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<sup>1</sup> “Remedial activities”, “remedial action”, and “remediation” are defined as all activities or actions undertaken to eliminate, remove, treat, abate, control, manage, or monitor contaminants at or coming from a brownfield site.

Appendix B identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's remedial program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

### Document Repositories

The locations of the site's document repositories also are identified in Appendix B. The document repositories provide convenient access to important project documents for public review and comment.

### Site Contact List

Appendix C contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and remediation process. The brownfield site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list includes, at a minimum:

- chief executive officer and official(s) principally involved with relevant zoning and planning matters of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- document repositories.

Where the site or adjacent real property contains multiple dwelling units, the Applicant will work with NYSDEC to develop an alternative method for providing such notice in lieu of mailing to each individual. For example, the owner of such a property that contains multiple dwellings may be requested to prominently display fact sheets and notices required to be developed during the site's remedial process. This procedure would substitute for the mailing of such notices and fact sheets, especially at locations where renters, tenants and other residents may number in the hundreds or thousands, making the mailing of such notices impractical.

The brownfield site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s)

identified in Appendix B. Other additions to the brownfield site contact list may be made on a site-specific basis at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

### CP Activities

Appendix D identifies the CP activities, at a minimum, that have been and will be conducted during the site's remedial program. The flowchart in Appendix E shows how these CP activities integrate with the site remedial process. The public is informed about these CP activities through fact sheets and notices developed at significant points in the site's remedial process.

- Notices and fact sheets help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of efforts to investigate and remediate a brownfield site.
- Public forums, comment periods and contact with project managers provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation.

The public is encouraged to contact project staff at any time during the site's remedial process with questions, comments, or requests for information about the remedial program.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 6. or in the nature and scope of remedial activities. Modifications may include additions to the brownfield site contact list and changes in planned citizen participation activities.

## 3. Site Information

### *Site Description*

The Former Griffin Technology property is approximately 12 acres in total and is located at 6132 Victor-Manchester Road, Farmington, New York. The subject site of the Brownfield Cleanup Agreement (BCA) is 3.74 acres and contains one (1) approximately 18,000 sq.ft. former manufacturing building. The site is bordered by wooded areas (north), Victor-Manchester Road (south), wooded areas (east) and an auto repair facility (west). Griffin Technology operated on the site from 1975 until the mid-1990s performing photocoating (laminating) operations.

### *Site History*

The former manufacturing facility is currently vacant and not in use. Prior to construction of the facility, the property was vacant land. The contaminants of concern are trichloroethene (TCE), trichloroethane (TCA) and dichloroethene

(DCE). These chemicals were used in the laminating process and for degreasing machinery parts .

#### *Environmental History*

During its operations Griffin Technologies repeatedly released small quantities of TCE on the ground surface near the west side of their manufacturing facility. Over time these releases impacted soils and groundwater, and subsurface investigations were performed beginning in 1991. Soil borings and monitoring wells were installed. Soil borings and monitoring wells are holes drilled in the ground to collect soil and groundwater samples for contamination. The contaminants mentioned above were detected in soils and groundwater .

An Interim Remedial Measure (IRM) which is a method used to reduce the risk to people's health and the environment was completed in February 1997. The IRM included installation of wells and a system to pump the contaminated groundwater into the sanitary sewer system. Groundwater samples were collected from monitoring wells, located on and off-site, semi-annually. Progress reports documenting the operation of the system, the quantity of contaminated groundwater removed and the groundwater monitoring results were submitted to the NYSDEC. In general, the system has been effective at decreasing the concentrations of contaminants on and off the site but not effective at removing the potential on-site contamination. Offsite contamination will be addressed by Griffin Technology, Inc. through a separate investigation and work plan addressing vapor intrusion.

#### **4. Remedial Process**

Note: See Appendix E for a flowchart of the brownfield site remedial process.

##### Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. The Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for commercial purposes. Based on site conditions and groundwater quality the proposed remedial objective is to more aggressively attack the on-site contamination in groundwater in order to reduce the potential for on going migration in groundwater and to eliminate the potential for human exposure to contamination. To achieve this goal, the Applicant will conduct remedial activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the

Applicant sets forth the responsibilities of each party in conducting a remedial program at the site.

### Investigation

If the Applicant conducts a remedial investigation (RI) of the site, it will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment as noted in Appendix D. The goals of the investigation are as follows:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicant will prepare an RI Report after it completes the RI. This report will summarize the results of the RI and will include the Applicant's recommendation of whether remediation is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. Before the RI Report is approved, a fact sheet that describes the RI Report will be sent to the site's contact list.

NYSDEC will determine if the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is a "significant threat," a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the eligible site.

For more information about the TAG Program and the availability of TAGs, go online at: [www.dec.state.ny.us/website/der/guidance/tag/](http://www.dec.state.ny.us/website/der/guidance/tag/) .

### Remedy Selection

After NYSDEC approves the RI Report, the Applicant will be able to develop a Remedial Work Plan if remediation is required. The Remedial Work Plan describes how the Applicant would address the contamination related to the site.

The public will have the opportunity to review and comment on the draft Remedial Work Plan. The site contact list will be sent a fact sheet that describes the draft Remedial Work Plan and announces a 45-day public comment period. NYSDEC will factor this input into its decision to approve, reject or modify the draft Remedial Work Plan.

A public meeting will be held by NYSDEC about the proposed Remedial Work Plan if requested by the affected community and if significant substantive issues are raised about the draft Remedial Work Plan. Please note that, in order to request a public meeting, the health, economic well-being or enjoyment of the environment of those requesting the public meeting must be threatened or potentially threatened by the site. In addition, the request for the public meeting should be made within the first 30 days of the 45-day public comment period for the draft Remedial Work Plan. A public meeting also may be held at the discretion of the NYSDEC project manager in consultation with other NYSDEC staff as appropriate.

## Construction

Approval of the Remedial Work Plan by NYSDEC will allow the Applicant to design and construct the alternative selected to remediate the site. The site contact list will receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a final engineering report that certifies that remediation requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use of the site. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the final engineering report.

## Certificate of Completion and Site Management

Once NYSDEC approves the final engineering report, it will issue the Applicant a Certificate of Completion. This Certificate states that remediation goals have been achieved, and relieves the Applicant from future remedial liability, subject to statutory conditions. The Certificate also includes a description of any institutional and engineering controls or monitoring required by the approved remedial work plan. If the Applicant uses institutional controls or engineering controls to achieve remedial objectives, the site contact list will receive a fact sheet that discusses such controls.



An institutional control is a non-physical restriction on use of the brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated property. An institutional control may be used when the remedial action leaves some contamination that 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.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality.

## **5. Citizen Participation Activities**

CP activities that have already occurred and are planned during the investigation and remediation of the site under the BCP are identified in Appendix D: Identification of Citizen Participation Activities. These activities also are identified in the flowchart of the BCP process in Appendix E. NYSDEC will ensure that these CP activities are conducted, with appropriate assistance from the Applicant.

All CP activities are conducted to provide the public with significant information about site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Remedial Work Plan.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed. Notices and fact sheets can be combined at the discretion, and with the approval of, NYSDEC.

## **6. Major Issues of Public Concern**

This section of the CP Plan identifies major issues of public concern, if any, that relate to the site. Additional major issues of public concern may be identified during the site's remedial process.

Currently there are no major issues of public concern. Adjacent and surrounding businesses are served by public water supply. Offsite contamination will be addressed by Griffin Technology Inc. through a separate investigation and work plan addressing vapor intrusion.

All surrounding property owners have been informed of the site's status and there are no known concerns for human health exposure.

## Appendix A – Site Location Map

## Appendix A – Site Location Map

## Appendix B – Project Contacts and Document Repositories

### Project Contacts

For information about the site’s remedial program, the public may contact the following NYSDEC project contacts:

<p><u>Remediation Questions:</u></p> <p>Gary Bonarski, P. E. Project Manager NYSDEC Division of Environmental Remediation 6274 E. Avon-Lima Road Avon, NY 14414 (585) 226-5328 gebonars@gw.dec.state.ny.us</p>	<p><u>Site Related Health Questions</u></p> <p>Julia M. Kenney Public Health Specialist II N.Y.S. Department of Health Bureau of Environmental Exposure Investigation Flanigan Square, 547 River Street, Rm 300 Troy, NY 12180 ph. (518) 402.7860 fax (518) 402.7859 jmg07@health.state.ny.us</p>
<p><u>Citizens Participation:</u></p> <p>Lisa LoMaestro Silvestri NYSDEC 6274 East Avon-Lima Road Avon, NY 14414 (585) 226-5326</p>	<p><u>Remediation/ Developer:</u></p> <p>Damian J. Vanetti, P.E. S &amp; W Redevelopment of North America, LLC 430 E. Genesee Street Syracuse, NY 13202 (315) 422-4949</p>

### Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Victor Free Library  
15 West Main Street  
Victor, New York 14564  
(585) 924-2637  
Mon-Thurs 10am – 9pm  
Fri 10am – 6pm  
Sat 10am – 4 pm

NYSDEC  
Attn: Gary E. Bonarski, P.E.  
Region 8 Office  
6274 E. Avon-Lima Road  
Avon, NY 14414  
(585) 226-5328  
Mon – Fri 8:00am – 4:00pm  
Call for appointment

## **Appendix C – Brownfield Site Contact List**

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

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

Jack Cooley, Ontario County Clerk  
20 Ontario Street  
Canandaigua, NY 14424

Mike J. Manikowski, Director  
Ontario County Office of Economic Dev  
and Industrial Development Agency  
20 Ontario Street, Suite 106-B  
Canandaigua, NY 14424

Senator Hillary Clinton  
476 Russell Senate Office Bldg  
Washington DC 20510

Senator Charles Schumer  
313 Hart Senate Office Bldg  
Washington DC 20510

State Senator Michael F. Nozzolio  
54<sup>th</sup> Senate District Office  
119 Fall Street  
Seneca Falls, NY 13148

Joseph A. Errigo  
130<sup>th</sup> District Office  
3045 East Henrietta Road  
Henrietta, NY 14467

Farmington Fire Dept.  
PO Box 25117  
Farmington, NY 14425

Ontario County Office of Emergency Management  
2914 County Rd. 48  
Canandaigua, NY 14424

Philip C. Povero, Sheriff  
74 Ontario Street  
Canandaigua, NY 14424-2898

Julia M. Kenney  
Public Health Specialist II  
NYS Dept of Health  
Bureau of Environmental Exposure Investigation  
Flanigan Square  
547 River Street, Room 300  
Troy, NY 12180

Lisa Silvestri  
Citizen Participation Specialist  
NYSDEC Region 8  
6274 East Avon-Lima Road  
Avon NY 14414-9516

Linda Vera  
Citizen Participation Specialist  
NYSDEC Region 8  
6274 East Avon-Lima Road  
Avon NY 14414-9516

Gary Bonarski, P.E.  
NYSDEC Region 8  
6274 East Avon-Lima Road  
Avon NY 14414-9516

Bart Putzig, P.E.  
NYSDEC Region 8  
6274 East Avon-Lima Road  
Avon NY 14414-9516

Center for Environmental Information  
55 St. Paul St.  
Rochester, NY 14604

Citizens Environmental Coalition of Western NY  
Michael Schade, Director  
543 Franklin St., Suite 2,  
Buffalo, NY 14202

### **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

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  
201 Humboldt Avenue  
Rochester, NY 14610

WXXI – PBS 21  
280 State St.  
Rochester, NY

Public Water Supplier:  
Canandaigua-Farmington Water District  
Canandaigua, NY 14424

Requested Additions to BSCL

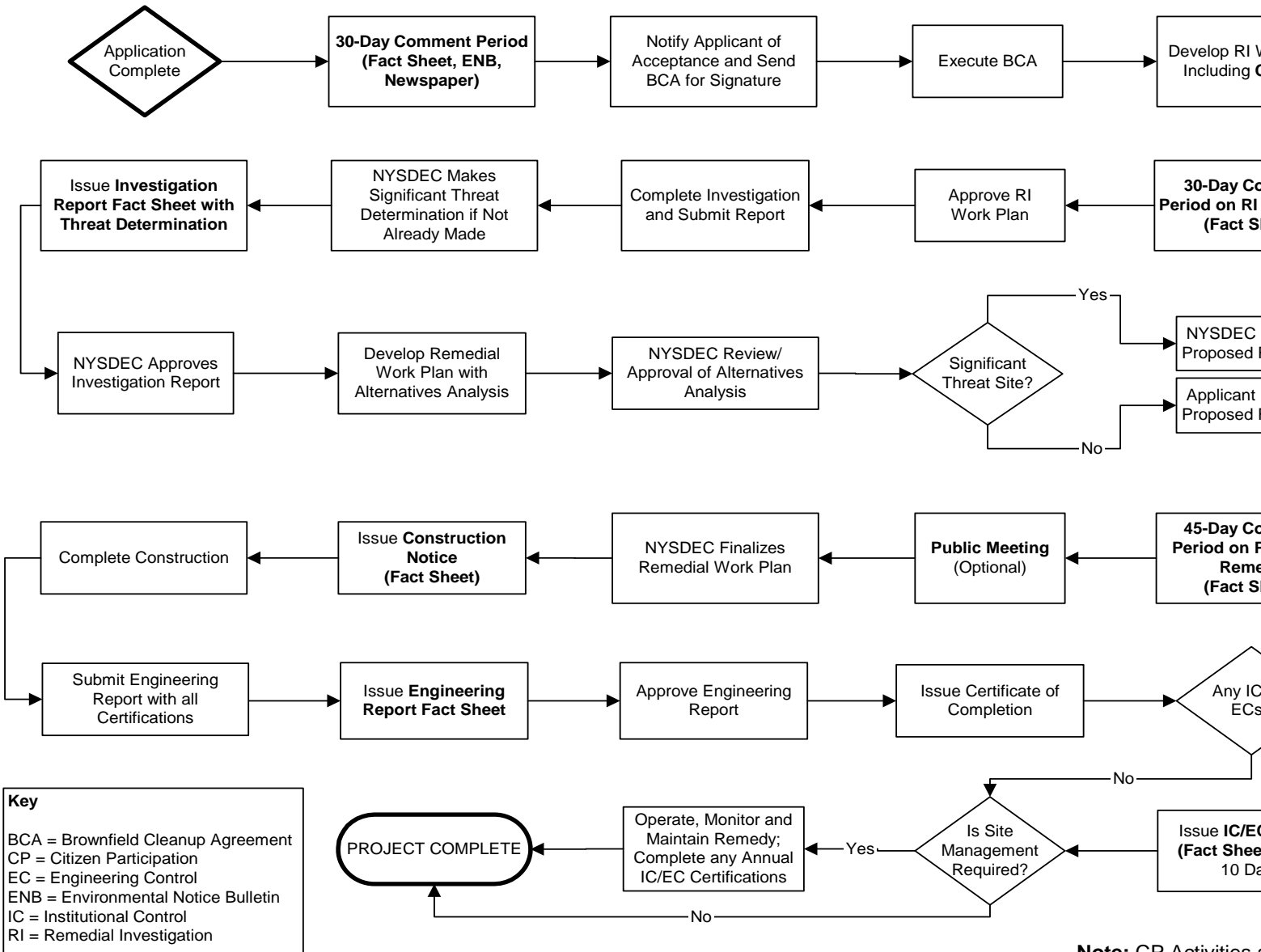
John Malvaso  
c/o FSI  
5848 County Road #41  
Farmington, NY 14425

School or Daycare Administration: (None Nearby)



## Appendix D – Identification of Citizen Participation Activities

Required Citizen Participation (CP) Activities	CP Activities) Occur at this Point
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare brownfield site contact list (BSCL)</li> <li>• Establish document repositories</li> </ul>	At time of preparation of application to participate in BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period</li> </ul>	When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.
<b>After Execution of Brownfield Site Cleanup Agreement:</b>	
<ul style="list-style-type: none"> <li>• Prepare citizen participation (CP) plan</li> </ul>	Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution.
<b>After Remedial Investigation (RI) Work Plan Received:</b>	
<ul style="list-style-type: none"> <li>• Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan</li> </ul>	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.
<b>After RI Completion:</b>	
<ul style="list-style-type: none"> <li>• Mail fact sheet to BSCL describing results of RI</li> </ul>	Before NYSDEC approves RI Report.
<b>After Remedial Work Plan (RWP) Received:</b>	
<ul style="list-style-type: none"> <li>• Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager in consultation with other NYSDEC staff as appropriate)</li> </ul>	Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.
<b>After Approval of RWP:</b>	
<ul style="list-style-type: none"> <li>• Mail fact sheet to BSCL summarizing upcoming remedial construction</li> </ul>	Before the start of remedial construction.
<b>After Remedial Action Completed:</b>	
<ul style="list-style-type: none"> <li>• Mail fact sheet to BSCL announcing that remedial construction has been completed</li> <li>• Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC)</li> </ul>	At the time NYSDEC approves Final Engineering Report. These two fact sheets should be combined when possible if there is not a delay in issuance of the COC.



**Key**  
 BCA = Brownfield Cleanup Agreement  
 CP = Citizen Participation  
 EC = Engineering Control  
 ENB = Environmental Notice Bulletin  
 IC = Institutional Control  
 RI = Remedial Investigation

**Note:** CP Activities a

