



Department of
Environmental
Conservation

FACT SHEET

Former Labelon Corp. Facility

Brownfield Cleanup Program 10 Chapin Street
Canandaigua, NY 14424

SITE No. C835016

NYSDEC REGION 8

May 2018

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former Labelon Corp. Facility ("site") located at 10 Chapin Street, Canandaigua, Ontario County (see Figure 1). Please see the map for the site location. The cleanup activities will be performed by Canandaigua Crossroads, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information". Remedial activities are expected to begin in Spring 2018 and last about 7 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Inject and place treatment materials into the subsurface to treat soil and groundwater in Areas A and B (see Figure 2 attached; Area A is located under the southern portion of the building and Area B is located outside of the southwest corner of the building);
- Remove an Underground Storage Tank (UST) within Area B in accordance with local, state, and federal regulations;
- Excavate petroleum and chlorinated solvent impacted soil from Area B;
- Remove a suspected UST within the central west portion of the building;
- Create a barrier to stop the off-site migration of contaminants to the west by injecting liquid activated carbon™ into the subsurface at the southwest portion of the site;
- Install a sub-slab depressurization system which will capture vapors from the soil beneath the building's slab and discharge them to the atmosphere to prevent volatile chemicals from migrating into the indoor air within the building;
- Collect and analyze end-point soil samples to evaluate the effectiveness of the remedy;
- Import clean soil that meets the established Soil Cleanup Objectives for use as backfill; and
- Restore the site cap (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 2-foot clean soil cover.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

During the course of the cleanup the public may notice noise typical of construction sites, truck traffic, and limited or no access to the site for parking.

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

Wood Library

134 North Main Street, Canandaigua,
NY 14424
(585) 394-1381

NYSDEC Region 8

6274 E Avon Lima Rd, Avon, NY 14414
(585) 226-5353

Who to Contact:

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

Project-Related Questions

Danielle Miles, Project Manager
NYSDEC
6274 E Avon Lima Rd, Avon, NY 14414
(585) 226-5349
danielle.miles@dec.ny.gov

Health-Related Questions

Julia Kenney
NYSDOH
Bureau of Environmental Exposure
Investigation, Corning Tower Room
1787, Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s)

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

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is located on Chapin Street just west of Main Street in an urban area of downtown Canandaigua. The 1.63-acre site includes a 4-story, 80,000 square foot building which is vacant, with dirt/gravel/asphalt parking areas and driveways. A small natural area consisting of grass is present on the north side of the building. Over 100 years of industrial use at the site included a coal yard, corset factory, bike factory, and most recently, a manufacturer of transparency films and pressure sensitive labels until the early 2000s.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C835016) at:

<http://www.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program Overview: 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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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 at:

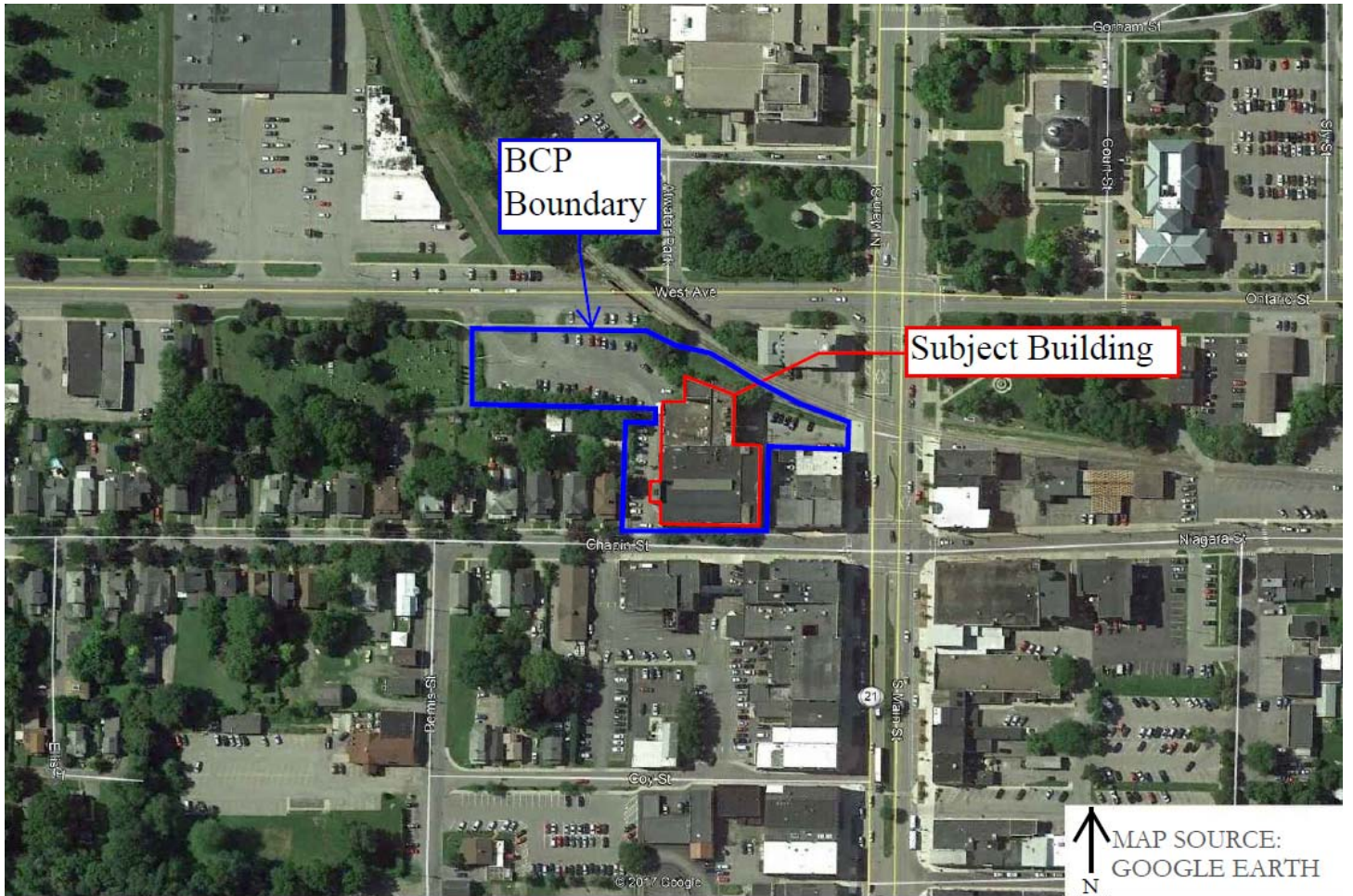
www.dec.ny.gov/chemical/61092.html

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.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location



BROWNFIELD CLEANUP PROGRAM

Figure 2 – Remedial Plan

