

# PROPOSED DECISION DOCUMENT

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Former Labelon Corp. Facility - Off-Site  
Brownfield Cleanup Program  
Canandaigua, Ontario County  
Site No. C835016A  
February 2019



Prepared by  
Division of Environmental Remediation  
New York State Department of Environmental Conservation

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## **SECTION 1: SUMMARY AND PURPOSE OF THE PROPOSED PLAN**

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), is proposing a remedy for the above referenced site. The disposal of contaminants at the site resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternative analysis (AA). The IRMs undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The IRM(s) conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the remedy proposed by this Proposed Decision Document (PDD). A No Further Action remedy may include continued operation of any remedial system installed during the IRM and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the proposed remedy for the site. This PDD identifies the IRM(s) conducted and discusses the basis for No Further Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375. This document is a summary of the information that can be found in the site-related reports and documents in the document repository identified below.

## **SECTION 2: CITIZEN PARTICIPATION**

The Department seeks input from the community on all Proposed Decision Documents. This is

an opportunity for public participation in the remedy selection process. The public is encouraged to review the reports and documents, which are available at the following repository:

**Wood Library**  
**134 North Main Street**  
**Canandaigua, NY 14424**  
**Phone: 585.394.1381**

**A public comment period has been set from:**

02/07/2019 to 03/21/2019

Written comments may also be sent through 03/21/2019 to:

Matthew Dunham  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
matthew.dunham@dec.ny.gov

The proposed remedy may be modified based on new information or public comments. Therefore, the public is encouraged to review and comment on the proposed remedy identified herein.

### **Receive Site Citizen Participation Information by Email**

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

### **SECTION 3: SITE DESCRIPTION AND HISTORY**

**Location:** The Former Labelon Corp. Facility site, which entered into the Brownfield Cleanup Program (BCP) in June 2011, is located in a mixed use commercial and residential area. The focus of this investigation is the off-site area immediately surrounding the subject site. The BCP site is located at 10 Chapin Street in the downtown area of the City of Canandaigua, Ontario County.

**Site Features:** The BCP site is approximately 1.63 acres in size and includes a four-story

masonry/brick building with a total floor area of 79,800 square feet. Undeveloped portions of the site generally include gravel and asphalt parking areas and driveways and limited vegetative cover existing in isolated locations throughout the property. The property is bounded to the east and south by commercial properties. Canandaigua City Hall is located to the north and residences are located to the north, south and west of the site.

**Current Zoning and Land Use:** The BCP site is currently vacant and is zoned for commercial/industrial use. The surrounding parcels are currently used for commercial and residential.

**Historical Use(s):** Over 100 years of industrial use included a coal yard, a corset factory, and a bicycle factory. Most recently, Labelon, a manufacturer of transparency films and pressure sensitive labels, operated at the site from 1960 until the early 2000s.

**Geology and Hydrogeology:** Soils consist of fine sands with bedrock encountered in one boring at 20 feet. Groundwater occurs 6-8 feet below the surface and flows in a southwest direction.

A Decision Document for on-site was issued in December 2017.

A site location map is attached as Figure 1.

#### **SECTION 4: LAND USE AND PHYSICAL SETTING**

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative which allows for unrestricted use of the site was evaluated.

A comparison of the results of the investigation against unrestricted use standards, criteria and guidance values (SCGs) for the site contaminants is available in the RI Report.

#### **SECTION 5: ENFORCEMENT STATUS**

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination, however, the BCP site was deemed to pose a significant threat to human health and the environment, therefore an off-site investigation was performed under the State Superfund.

#### **SECTION 6: SITE CONTAMINATION**

##### **6.1: Summary of the Remedial Investigation**

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- indoor air
- sub-slab vapor

#### **6.1.1: Standards, Criteria, and Guidance (SCGs)**

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

#### **6.1.2: RI Results**

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

cis-1,2-dichloroethene

trichloroethene (TCE)

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These

media were addressed by the IRM(s) described in Section 6.2. More complete information can be found in the RI Report and the IRM Construction Completion Report.

## **6.2: Interim Remedial Measures**

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

### **IRM - Sub Slab Depressurization System (SSD) Installation**

The Department performed soil vapor intrusion (SVI) sampling during the heating seasons from 2013-2015 at off-site structures. Seven property owners agreed to sampling. Based on the sampling results, no further action was recommended for five residential structures. The installation of a sub-slab depressurization (SSD) system was recommended at two structures, immediately adjacent to the site, which were installed in November 2015. Details of the IRMs, are presented in Construction Completion Reports (CCRs) for each structure, dated January 2018

## **6.3: Summary of Environmental Assessment**

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

### **Nature and Extent of Contamination:**

The primary contaminants of concern associated with the BCP site are chlorinated volatile organic compounds, specifically TCE and its associated break-down products. These contaminants were detected in off-site groundwater, soil vapor, and indoor air samples.

### **Soil:**

Investigations conducted on-site indicated that off-site soil sampling was not needed because the soil contamination is contained on-site.

### **Groundwater:**

#### **Overburden/Interface Monitoring Wells:**

Contaminants of concern associated with the Former Labelon Corp. Facility site detected in overburden groundwater included PCE, TCE, and cis-1,2 DCE. These compounds were confined to the downgradient wells nearest to the site, with two of the detections exceeding the applicable NYSDEC Class GA groundwater quality standards of 5 parts per billion (ppb) for the respective compounds (9.1 ppb of cis-1,2 DCE and 5.5 ppb of PCE). TCE was detected only once, at an estimated concentration of 3.4 ppb, which is below its Class GA standard concentration of 5 ppb.

#### Bedrock Monitoring Well:

No contaminants of concern associated with the Former Labelon Corp. Facility site were detected in groundwater samples collected from the three off-site bedrock wells during the March 2015 bedrock monitoring well sampling program.

#### Sub-slab Vapor, Indoor Air, and Outdoor Air:

To determine whether actions are needed to address exposure related to soil vapor intrusion, sub-slab vapor, indoor air, and outdoor air samples were collected at seven buildings from 2013-2015. The maximum concentrations of TCE in sub-slab vapor samples was 1900 micrograms per cubic meter (ug/m<sup>3</sup>). Similarly, the maximum concentration of TCE in indoor air samples was 4.9 ug/m<sup>3</sup>, above the NYSDOH air guideline value for TCE of 2 ug/m<sup>3</sup>. The concentrations of this VOC in outdoor air samples was found to be consistent with background ranges. Overall, based on the results of this sampling and of environmental sampling in the area, the following actions were identified as being warranted to address exposures related to soil vapor intrusion: a sub-slab depressurization (SSD) system was installed at two buildings and no further action was necessary in the remaining five buildings.

### **6.4: Summary of Human Exposure Pathways**

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

This is an off-site project to investigate the area surrounding the BCP Site Former Labelon Corp. Facility, C835016. The Health Assessment below is for C835016.

People are not expected to come into direct contact with site-related contaminants in the soil because buildings and pavement cover most of the site. People may come into direct contact with site-related contaminants if they dig below the surface on-site. People are not drinking contaminated groundwater associated with the site because the area is served by a public water supply that obtains its water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil), may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. Actions have been taken where necessary off-site to address the potential for exposure associated with soil vapor intrusion.

### **6.5: Summary of the Remediation Objectives**

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

### **Groundwater**

#### **RAOs for Public Health Protection**

- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

### **Soil Vapor**

#### **RAOs for Public Health Protection**

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

## **SECTION 7: ELEMENTS OF THE PROPOSED REMEDY**

Based on the results of the investigation of the off-site area, and the IRMs that have been performed, the Department is proposing No Further Action as the remedy for the site. This No Further Action remedy includes continued operation of the sub-slab depressurization (SSD) systems as the proposed remedy for the off-site area. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the proposed remedy are as follows:

1. Green remediation principals and techniques will be implemented to the extent feasible in the site management of the remedy as per DER-31. The major green remediation components are as follows:

- the environmental impacts of treatment technologies and remedy stewardship over the long term;
- direct and indirect greenhouse gas and other emissions;
- energy efficiency and minimizing use of non-renewable energy;
- and efficiently managing resources and materials waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste.

2. Any off-site buildings impacted by contaminants emanating from the site will be offered a sub-slab depressurization system, or other acceptable measure, to address exposures related to soil vapor intrusion.

3. A Site Management Plan is required, which includes the following:

An Engineering Control Plan that identifies all engineering controls and details the steps and media-specific requirements necessary to ensure the following engineering controls remain in place and effective:

Engineering Controls: The sub-slab depressurization system(s) discussed above.

This plan includes, but may not be limited to:

- a provision for the evaluation of the potential for soil vapor intrusion for occupied off-site buildings, in areas of site-related contamination, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls; and
- the steps necessary for the periodic reviews and certification of the engineering controls.

A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of off-site SSD systems to assess the performance and effectiveness of the remedy; and
- monitoring for vapor intrusion for off-site buildings, as may be required by the Engineering Control Plan discussed above.