



FACT SHEET

Brownfield Cleanup Program

South Hill Business Campus
C755012
Town of Ithaca
Tompkins County, New York

March 2008

Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at 950 Danby Road in the town of Ithaca, Tompkins County, under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. South Hill Business Campus, LLC (SHBC) will soon begin remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC previously accepted an application submitted by SHBC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with the site.

The remedial activities for the SHBC site will address the following items, as described in the NYSDEC-approved Remedial Work Plan (RWP):

- Remaining on-site sources of contamination, which include the two former 9,000 gallon underground storage tanks (USTs), will be removed along with contaminated soil surrounding them. This action will be taken to address potential sources of contamination that remain at the site in relation to past manufacturing operations.

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 and business.

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.state.ny.us/website/der/bcp

- Groundwater will be treated to reduce contaminant levels and prevent off-site migration of on-site groundwater contamination. In-Situ Chemical Oxidation (ISCO) will be used to remediate the groundwater contaminants, including trichloroethene (TCE), dichloroethene (DCE), and vinyl chloride (VC). The treatment will involve the injection of potassium permanganate in a series of injection points. The injection point array, the amount of potassium permanganate injected, and the number of injections will be determined based on field and laboratory pilot tests, and presented in a remedial

design document that will be reviewed and accepted by NYSDEC prior to implementation.

- Institutional controls will be implemented, which will restrict future use of the site to commercial use, and prohibit the use of site groundwater without proper treatment.
- Engineering controls apply to the Interim Remedial Measure (IRM). The IRM included installation of a sub-slab depressurization system (SSDS) in 2007 to prevent soil vapor intrusion (SVI) in the southern portion of the building near the contaminant source. Sub-slab depressurization will also be applied to western rooms that jut-out from the main portion of the building, and an air exchange system will maintain positive indoor air pressure in the northern portion of the building outside the SSDS target area. The SSDS and positive pressure air system will operate continuously to prevent potential exposure of building occupants to soil vapor contamination. Any new buildings within the BCP site boundary may also be fitted with SSDS's and/or positive pressure air exchange systems if required to prevent future SVI.
- A Site Management Plan will be developed and implemented to maintain the institutional and engineering controls. This Plan will require periodic certification of the IRM.

The above remediation elements will be implemented on-site to meet the stated remedial action objectives for this site and support the intended end use. The IRM/engineering controls were begun in 2007 and will be fully implemented in 2008. Source removal and groundwater remediation are scheduled to begin in March 2008 and it is anticipated that they will be fully implemented by June 2008.

Significant Threat Determination

NYSDEC and the New York State Department of Health (NYSDOH) have determined that the SHBC site poses a significant threat to human health and the environment.

NYSDEC and NYSDOH have made the determination that the site poses a significant threat because:

- Elevated concentrations of trichloroethene (TCE) have been detected in soil vapor below the onsite building and parking lot, requiring actions to prevent potential exposures to building occupants via soil vapor intrusion;
- Offsite soil vapor data indicate that onsite contaminants may be migrating offsite (toward the west);
- Elevated concentrations of TCE have been detected in shallow bedrock adjacent to the building

The SHBC brownfield site will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:

1. the project is not meeting the objectives of the Brownfield Cleanup Agreement executed by South Hill Business Campus and NYSDEC, or
2. South Hill Business Campus or NYSDEC terminates the Brownfield Cleanup Agreement.

Next Steps

South Hill Business Campus is expected to begin remedial activities at the SHBC brownfield site in early or mid March 2008. NYSDEC and NYSDOH will oversee the remedial activities.

Within 45 days of completing remedial activities, South Hill Business Campus must submit to NYSDEC a Final Engineering Report (FER). The FER will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion to South Hill Business Campus. Upon issuance of a Certificate of Completion, South Hill Business Campus:

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

A fact sheet will be sent to the site contact list 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, SSDS/positive pressure building controls) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

The BCP site occupies 42 acres on the west side of New York State Route 96B (Danby Road) in the Town of Ithaca, Tompkins County, New York. It is located approximately 850 feet above mean sea level on the west/northwest flank of South Hill. Site topography slopes steeply to the northwest towards the City of Ithaca, which is located approximately ½ mile north of the site. There is approximately 460 feet of topographic relief between the site and the City.

The property had been vacant land and/or used for agricultural purposes before the National Cash Register Company (NCR) purchased the property from Ithaca College in 1953. NCR manufactured adding machines and cash registers, and also had an active Printer Business Unit on site. NCR's manufacturing activities included metal plating and heat treating operations. The use of solvents was associated with these operations. Records indicate that nine (9) underground storage tanks (USTs) were on site for over 30 years during NCR's period of operation. All but two of the tanks were removed in 1986.

Currently the site is used as a commercial office park, and includes the original two-story former manufacturing building. A four-story office building of approximately 38,000 square feet, and a two-story office building of approximately 65,000 square feet, have been added to the original manufacturing building. South Hill Business Campus LLC will continue to develop a portion of the existing office building into a multi-tenant professional office complex. The remaining portion of the existing structure (former manufacturing space) will be developed for use by light manufacturing businesses, and some non-manufacturing business start-ups.

A Remedial Investigation (RI) was completed at the site in 2006 and 2007, and a Remedial Investigation Report was approved by NYSDEC in January 2008. The RI Report addressed subsurface soil, groundwater, and soil vapor in proximity to and downgradient of known and/or suspected contamination sources at the site. These areas specifically included the former heat treating, plating, and underground storage tank (UST) areas associated with former manufacturing operations that occurred in the southernmost portion of the existing site building. An area of fill southwest of the building was also investigated for the presence of fill material that might potentially be a source of contamination. The RI indicated former manufacturing activities in the southern portion of the former manufacturing building resulted in groundwater and soil vapor contamination with respect to chlorinated organic solvents. Two former 9,000 gallon USTs that formerly contained used solvents are located at the southwest corner of the building and are viewed as a potential source. Groundwater and soil vapor contamination extends in the direction of groundwater flow from the southwest corner of the building towards the west/northwest, into the lower parking lot area. The RI found no evidence of contamination sources associated with the fill area southwest of the building.

A Remedial Work Plan (RWP) was submitted to NYSDEC and approved in February 2008, which

proposed a combination of contaminant source removal and groundwater remediation to remove contaminants from the site, and engineering/institutional controls to prevent exposure.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following locations to help the public to review important project documents. These documents include the Draft Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

NYSDEC Region 7 Office
615 Erie Boulevard West
Syracuse, NY 13204
Phone: (315) 426-7400
Hours: M-F 8:30 AM - 4:45 PM

Tompkins County Public Library
101 East Green Street
Ithaca, NY 14850
Phone: (607) 272-4557

Whom to Contact

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

Project Related Questions

Karen Cahill
New York State Department of Environmental
Conservation
615 Erie Blvd West
Syracuse, New York 13204
(315) 426-7551

Site-Related Health Questions

Susan Shearer
New York State Department of Health
Flanigan Square, Room 300
547 River Street
Troy, New York 12180-2216
(518) 402-7860 -or- (800) 458-1158 (x27860)

If you know someone who would like to be added to the project mailing 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.