



FACT SHEET Brownfield Cleanup Program

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Site Name: Former Sperry Remington Property - North Portion
DEC Site #: C808022
Address: 777 South Main Street
Elmira, NY 14904

Have questions? See "Who to Contact" Below

Public Meeting Announced to Discuss Interim Remedial Measure #2 for Elmira High School

The New York State Department of Environmental Conservation (NYSDEC), New York State Department of Health (NYSDOH) and Unisys Corporation will hold a public meeting on:

- Wednesday May 2, 2018 from 6:30 p.m. – 8 p.m. in the Banquet Room at the Holiday Inn Elmira-Riverview, 760 E. Water Street, Elmira

Details of a proposed expedited cleanup for a portion of the Former Sperry Remington Property - North Portion site #C808022 ("site") otherwise known as the Elmira High School (EHS), located at 777 South Main Street, Elmira, Chemung County will be presented. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The Interim Remedial Measure (IRM) #2 identifies soil cleanup activities to be completed by Unisys prior to the Elmira City School District replacement of the parking lot and bus loop on the south east side of the EHS scheduled for this summer. Unisys is participating in the New York State Brownfields Cleanup Program (BCP) and is completing environmental investigation and cleanup at no cost to the State. Accomplishing this work now will avoid the future disruption, repair or replacement of the improved facilities.

The NYSDOH in partnership with the NYSDEC provide technical oversight of the BCP in part to reduce the potential risk of exposure to environmental contaminants resulting from past industrial use at the site. Actions to mitigate the risk of exposure to environmental contaminants at EHS are first order of priority and have been completed and maintained operationally effective by the Elmira City School District and Unisys prior to the remediation of subsurface contaminants.

Information regarding environmental management at EHS can be found on their website at: http://www.elmiracityschools.com/ehsenvironment.cfm. Additional site details, including environmental and health summaries, are available on NYSDEC's website at: http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C808022

The Former Sperry Remington Property - North Portion site is one of three adjacent investigation and cleanup sites related to past industrial use by Remington Rand and others. The other two sites are Former Sperry Remington site #808043 and Former Scott Technologies site #808049.

Proposed Interim Remedial Measure #2 Work Plan

The proposed IRM #2 work plan describes the soil cleanup activities that include:

- Excavation of approximately 1.6 acres of contaminated fill material and soils down to 14 feet below ground surface in some areas and offsite disposal of approximately 6,200 cubic yards (cu yd.) of polychlorinated biphenyls (PCBs) impacted waste;
- Clean fill will be brought in and acceptable excavated soils will be re-used to complete the backfilling of the excavation at the site.
- Waste and backfill materials will be hauled in cleaned and covered trucks over main roads and not through residential neighborhoods. During days where materials may be transported from the site, no more than 35 trucks per day are anticipated.
- IRM work will begin in June and be completed prior to the start of school in September.
- Community Air and Dust monitoring will be continuous during excavation activities. Dust control measures (watering) will be taken to reduce dust on temporary dirt roadways and open excavations.
- Summer programs at EHS will not be interrupted and access to the school will be through the North parking area.

Summary of Previous Work

Since beginning site characterization in July 2014 at the EHS, Unisys has collected more than 1000 soil samples at various depths across the 34-acre site and analytical results have identified polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and metals as contaminants of concern in the subsurface soils at the site. PCBs are the primary contaminant of concern in the subsurface soils of the proposed IRM. The extent of PCB impacts above health based restricted residential soil cleanup standards have been delineated in the IRM area.

PCBs are generally known to be stable in subsurface soil and are hydrophobic, meaning they do not easily migrate into groundwater. PCBs can migrate into soil vapor; however, no PCBs were detected in the indoor air testing at EHS. Furthermore, the K-wing Science addition, closest to the proposed IRM#2 work was constructed with a sub-slab depressurization system which is operated 24-7 to mitigate the risk of sub-slab vapors from entering into indoor air. Similar systems operate in the gymnasium, cafeteria and F-wing area of EHS in addition to building wide operation of the Heating Ventilation and Air Conditioning (HVAC) system in positive pressure mode to further mitigate the risk of vapor migration.

IRM #1 activities completed in 2017 removed 640 cu yd. of PCB impacted waste which was appropriately disposed of at off-site regulated landfills. Because other soils needed to be removed to get to the waste layers, those separated soils which met chemical quality standards were reused as backfill in the excavations. Time did not allow for the remediation of deep PCB impacted sub-surface soils near the north east corner of EHS. Future activities will return and complete the remediation in this area. Clean soils meeting chemical quality standards for restricted residential use were imported and make up the top 2 ft. of soil cover to restore the site. Green remediation practices were undertaken which allow excess soils meeting chemical quality standards to be reused for backfill in IRM #2 excavations. These soils were temporarily and safely stored over the winter on the adjacent property. Green remediation practices reduce un-necessary landfilling, save energy and avoid other impacts related to transportation.

A Short Term Response Action (STRA) was undertaken by Unisys during 2017 site activities to remove approximately 9200 square feet of shallow soils with slightly elevated levels of PCBs on a portion of the track infield. Clean soils meeting chemical quality standards for restricted residential use were imported to make up the top 6 in. of soil cover as temporary restoration until the full extent of subsurface soil remediation in this area is completed in the future.

Next Steps

NYSDEC will review the proposal, revise the plan as necessary, and approve the IRM work plan in consultation with NYSDOH. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, Unisys will implement the activities detailed in the work plan. Once the work is completed, Unisys will prepare a Construction Completion Report that documents the activities that were performed.

Simultaneously, Unisys will continue additional remedial investigation and delineation of contaminants of concern at other areas of the site. If new data indicates a potential risk for exposure, STRAs may be necessary and undertaken to mitigate risk while long term remedial strategies are developed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Former Sperry Remington Property - North Portion BCP Site #C808022 is located at 777 South Main Street, straddling the commercial boundary between the City of Elmira and the Town of Southport, Chemung County, New York.

Site Features: The approximately 34-acre property is currently owned by the Elmira City School District and is comprised of the active EHS. On the school property are the school building and grounds, including parking lots, a multiple use athletic track and field, baseball/soccer fields, tennis courts, volleyball courts, a basketball court and a playground.

Current Zoning and Land Use: The property is bounded by South Main Street to the west, the Southern Tier Commerce Center to the south, the Consolidated Rail Corp. property to the east, and vacant and commercial properties to the north. The site is currently zoned residential and the surrounding parcels are currently zoned residential, commercial, or industrial. The nearest residential areas are immediately to the north west of the site on Ogorman Street and on the west side of South Main Street, as well as to the east of the Consolidated Rail Corp. property.

Past Use of the Site: The 34-acre property comprises the north portion of an original 83-acre parcel which was used for industrial manufacturing activities from 1887 until 1977. From 1887 to 1909, B.W. Payne & Sons produced high speed steam engines. Morrow Manufacturing made drill-chucks, machine parts, and a line of tools from 1909 to 1935. Remington Rand manufactured typewriters from 1936 until the facility closed in 1972. Westinghouse used the northern portion of the property mainly for warehousing from 1974 until 1977. Remington Rand deeded the property to the Southern Tier Economic Growth Agency in 1977. The Southside High School (currently EHS) was then built on the northern portion of the property in 1979, while the southern portion remained in light industrial use.

Site Geology and Hydrogeology: The site is situated within the Chemung River valley, about 1 mile southwest of the confluence with Newton Creek. Based on previous investigations at the site, overburden consists of several feet of fill consisting of fine to medium sand with silt and medium to fine gravel, and including some brick, concrete fragments, and wood debris. The first-encountered native soils appear to be post-glacial outwash, consisting of gray-brown fine sand and sub-rounded to rounded coarse to fine gravel. This unit has been observed to extend approximately 38 feet below ground surface (bgs) and is in turn underlain by a relatively impermeable clay unit consisting of relatively soft, gray-brown silt and clay. Depth to groundwater at the site ranges from 13.5 to 17 feet bgs, and groundwater flow direction is easterly flow direction toward Coldbrook Creek and the Chemung River.

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, 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>

FOR MORE INFORMATION

Where to Find Information

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

Steel Memorial Library
Attn: Connie Ogilvie
101 East Church Street
Elmira, NY 14901
phone: 607-733-9175

NYSDEC Region 8 Headquarters
Attn: Regina Willis
6274 East Avon Lima Road
Avon, NY 14414
phone: 585-226-5324 call for appointment

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37556.html>

Who to Contact

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

Project Related Questions

Tim Schneider, P.E.
NYS Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5480
timothy.schneider@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick, P.E.
NYS Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room #1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.

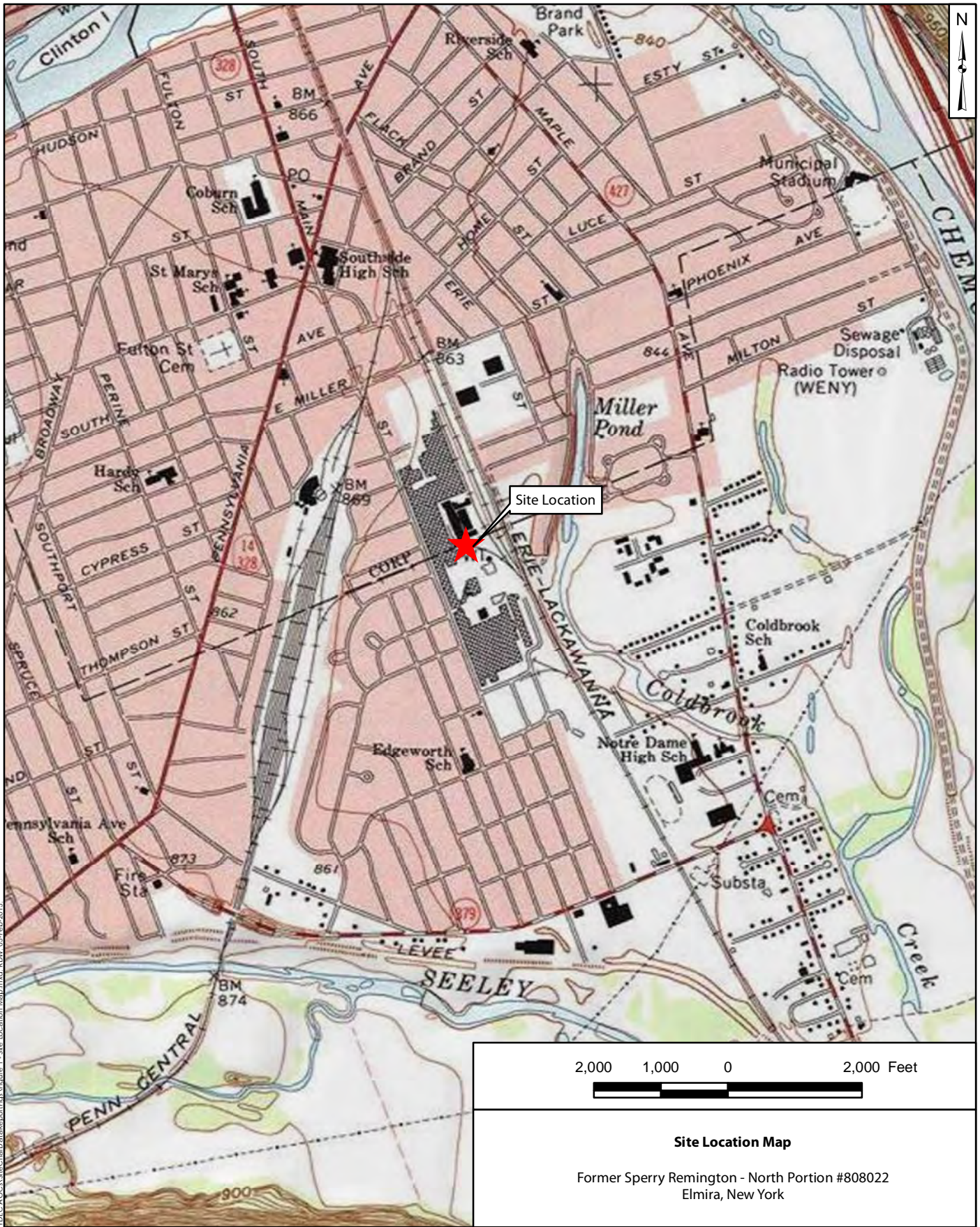
Receive Site Fact Sheets by Email

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 available at the following web page: <http://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 already have signed up and received this fact sheet electronically.



Site Location

2,000 1,000 0 2,000 Feet



Site Location Map

Former Sperry Remington - North Portion #808022
Elmira, New York

Notes:

Topographic map accessed via ArcGIS Online and provided by National Geographic Society and i-cubed on 5 February 2015. Elmira, New York Quadrangle (1971, photorevised 1976) is shown.

Geosyntec
consultants

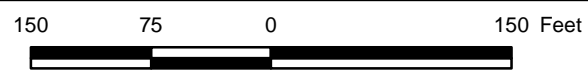
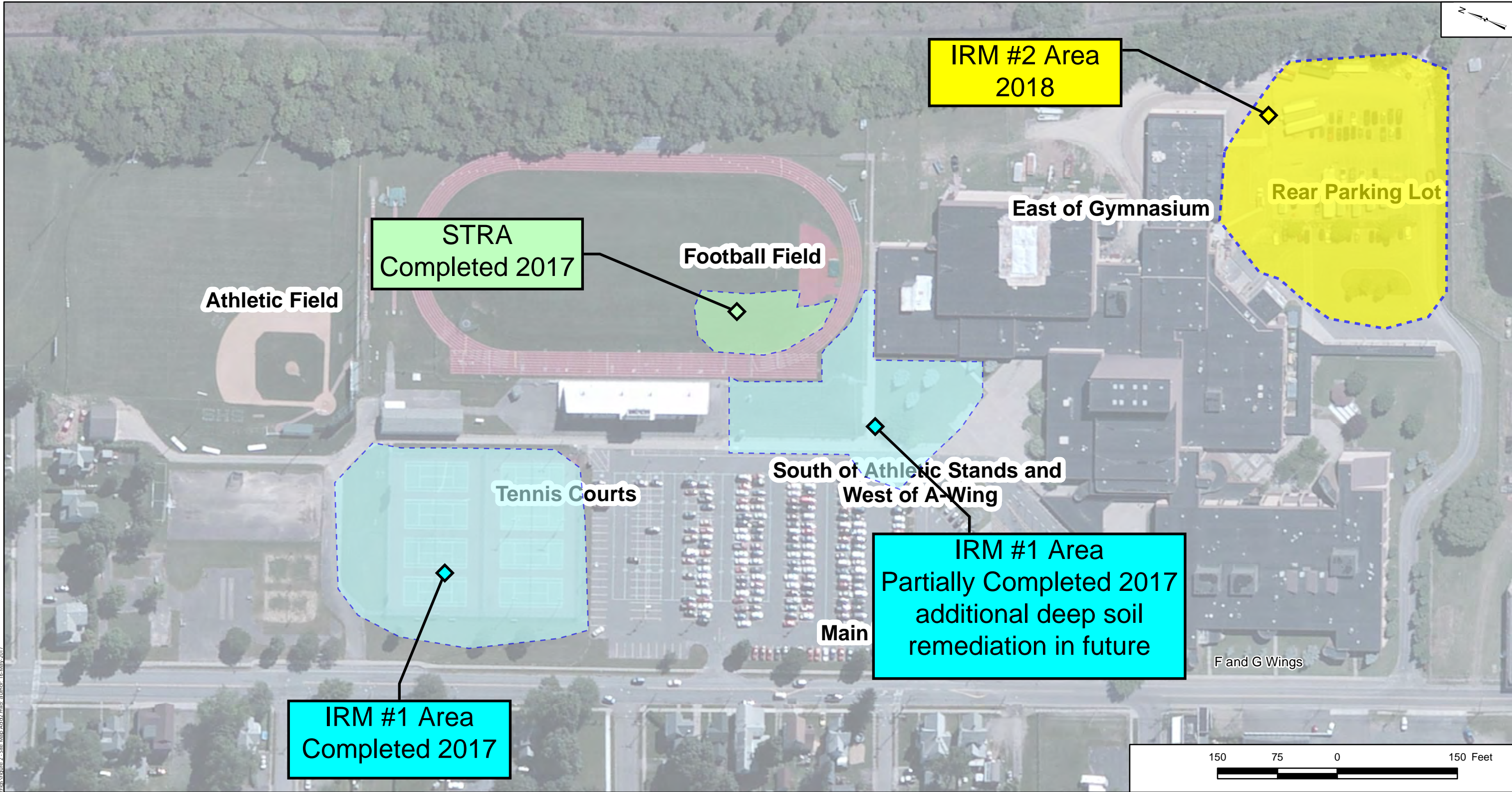
Figure

1

Columbia, Maryland

June 2017

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Notes
 Aerial imagery accessed via ArcGIS Online and provided by Microsoft on 16 May 2017. Image is dated 2 June 2010.

Site Map Former Sperry Remington Site - North Portion IRM #2 Elmira, New York	
Columbia, Maryland	March 2018
Figure 2	

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