

PROPOSED
DESCRIPTION OF A PLAN OF LAND OWNED BY
THE UNITED STATES OF AMERICA
(SENECA ARMY DEPOT)
AREAS COMMONLY KNOWN AS
WAREHOUSE/PLANNED INDUSTRIAL DEVELOPMENT (PID)

March 22, 2002

All that tract or parcel of land situate on the westerly side of New York State Route 96 in military lots no. 68, 75, 76, 81, 82 in the Town of Romulus, County of Seneca, State of New York, bounded and described as follows:

Beginning at a point in the assumed centerline of New York State Route 96 at its intersection with the assumed centerline of Summerville Road; Thence leaving the point of beginning S 01°-44'-46" E, a distance of 289.97 feet to a point;

Thence S 88°-09'-31" W, passing through an iron pin 47.39 feet distant and continuing still further on that same course and passing through an iron pin 638.50 feet farther and continuing still further on the same course 5.45 feet, the total distance being 724.34 feet to a point;

Thence S 01°-46'-26" E, a distance of 417.68 feet to an iron pin;

Thence S 88°-13'-34" W, a distance of 50.00 feet to an iron pin;

Thence S 01°-46'-26" E, passing through an iron pin 404.46 feet distant and continuing still further on that same course 183.17 feet, the total distance being 587.63 feet to an iron pin;

Thence S 89°-30'-34" W, a distance of 50.51 feet to a point;

Thence along a curve to the left having radius of 35.00 feet, an arc length of 55.59 feet to a point;

Thence S 01°-29'-26" E, a distance of 42.57 feet to an iron pin;

Thence S 87°-57'-37" W, a distance of 152.38 feet to an iron pin;

Thence N 77°-04'-54" W, a distance of 35.02 feet to an iron pin;

Thence S 88°-07'-12" W, a distance of 109.53 feet to an iron pin;

Thence S 02°-16'-32" E, a distance of 189.65 feet to an iron pin;

Thence S 87°-49'-20" W, a distance of 329.97 feet to an iron pin;

Thence S $87^{\circ}-10'-19''$ W, a distance of 347.91 feet to an iron pin;

Thence S $01^{\circ}-37'-56''$ E, passing through an iron pin, 1200.00 feet distant and continuing still further on that same course, a distance of 70.28 feet, the total distance being 1,270.28 feet to a point;

Thence along a curve to the left having a radius of 602.00 feet, an arc length of 365.90 feet to a point;

Thence S $36^{\circ}-27'-26''$ E, a distance of 681.54 feet to a point;

Thence along a curve to the right, having a radius of 697.00 feet, an arc length of 418.78 feet to a point;

Thence S $02^{\circ}-01'-56''$ E, a distance of 44.44 feet to an iron pin;

Thence S $89^{\circ}-14'-01''$ E, passing through an iron pin 272.93 and continuing still further on that same course 50.68 feet, the total distance being 323.61 feet to a point in the assumed westerly line of New York State Route 96;

Thence S $06^{\circ}-13'-30''$ W, along said road line, a distance of 576.41 feet to a point;
Thence along a curve to the left having a radius of 1,083.00 feet, an arc length of 914.43 feet to a point;

Thence S $42^{\circ}-09'-10''$ E, a distance of 1,002.60 feet to a point;

Thence S $40^{\circ}-14'-00''$ E, a distance of 799.32 feet to a point;

Thence S $46^{\circ}-55'-30''$ E, a distance of 1,997.41 feet to a point;

Thence S $38^{\circ}-01'-00''$ E, a distance of 1,536.35 feet to an iron pin;

Thence S $87^{\circ}-10'-01''$ W, a distance of 1,315.93 feet to a concrete monument;

Thence S $03^{\circ}-09'-39''$ E, a distance of 100.00 feet to a point;

Thence S $87^{\circ}-10'-01''$ W, a distance of 48.43 feet to a point;

Thence N $02^{\circ}-46'-54''$ W, a distance of 1,127.18 feet to a point;

Thence S $87^{\circ}-10'-05''$ W, a distance of 676.00 feet to a point;

Thence S $02^{\circ}-54'-25''$ E, a distance of 417.00 feet to a point;

Thence S $86^{\circ}-22'-35''$ W, a distance of 50.50 feet to a point;

Thence S 02°-50'-25" E, a distance of 609.50 feet to a point;

Thence S 87°-10'-01" W, passing through a concrete monument 651.27 feet distant and continuing further on the same course 2,151.91 feet, the total distance being 2,803.18 feet to an iron pin;

Thence N 40°-54'-00" W, a distance of 299.60 feet to an iron pin;

Thence N 54°-53'-49" W, a distance of 54.70 feet to an iron pin;

Thence N 11°-38'-29" W, passing through an iron pin, 2,096.97 feet distant and continuing still further on the same course 161.32 feet, the total distance being 2,258.29 feet to a point;

Thence N 13°-50'-00" W, a distance of 2,683.47 feet to an iron pin;

Thence N 29°-05'-39" W, distance of 60.58 feet to an iron pin;

Thence S 54°-24'-09" W, a distance of 737.10 feet to an iron pin;

Thence S 66°-15'-06" W, a distance of 797.80 feet to an iron pin;

Thence S 68°-50'-14" W, a distance of 290.85 feet to an iron pin;

Thence S 80°-39'-16" W, a distance of 212.42 feet to an iron pin;

Thence N 02°-05'-05" W, a distance of 1,887.18 feet to an iron pin;

Thence N 14°-04'-55" W, a distance of 1,249.41 feet to an iron pin;

Thence N 01°-58'-39" W, a distance of 2,403.76 feet to an iron pin;

Thence S 87°-51'-43" E, a distance of 582.98 feet to an iron pin;

Thence S 88°-36'-31" E, a distance of 260.11 feet to an iron pin;

Thence N 89°-28'-26" E, a distance of 508.24 feet to an iron pin;

Thence N 00°-53'-28" W, a distance of 71.13 feet to an iron pin;

Thence N 87°-51'-38" E, passing through an iron pin 2,194.28 feet distant and continuing still further on that same course 102.16 feet, the total distance being 2,296.44 feet to a point near the easterly side of Cherry Hill Road;

Thence S 02°-20'-40" E, a distance of 131.41 feet to a point in the assumed centerline of Summerville Road;

Thence N 88°-03'-49" E, a distance of 1,828.86 feet to a point in the assumed centerline of New York State Route 96, said point being the Point and Place of Beginning.

Subject to the rights of the public in and to the lands herein referred to as New York State Route 96, lands herein referred to as Cherry Hill Road and lands herein referred to as Summerville Road.

Subject to all utility easements and easements and right-of-ways of record which might affect this parcel of land.

Excepting and reserving from the above-described parcel of land, the following six parcels:

PARCEL 1

**SOUTH END WATER TOWER
BUILDING #109**

Beginning at an iron pin at the northerly corner of the following described parcel

Thence S 45°-56'-06" E, a distance of 65.00 feet to an iron pin;

Thence S 44°-03'-54" W, a distance of 65.00 feet to an iron pin;

Thence N 45°-56'-06" W, a distance of 65.00 feet to an iron pin;

Thence N 44°-03'-54" E, a distance of 65.00 feet to an iron pin, said iron pin being the point and place of beginning comprising an area of 0.097 acre of land.

PARCEL 2

**"HANCOCK PARK"
FITNESS CENTER BUILDING #126**

Beginning at an iron pin at the northwesterly corner of "Spring Meadows" New York Limited Partnership (liber 596, page 312);

Thence N 00°-39'-08" E, a distance of 184.84 feet to an iron pin;

Thence N 13°-32'-27" E, a distance of 200.75 feet to an iron pin;

Thence N 88°-04'-47" E, a distance of 289.02 feet to an iron pin;

Thence S 01°-27'-51" E, a distance of 372.64 feet to an iron pin;

Thence S 87°-10'-19" W, a distance of 347.91 feet to an iron pin, said iron pin being the point and placing of beginning comprising an area of 2.837 acres of land.

PARCEL 3

1 M RESERVOIR BUILDING #334

Beginning at a railroad spike at the southwesterly corner of lands hereinafter described;

Thence N 01°-50'-46" W, a distance of 253.14 feet to an iron pin;

Thence N 87°-16'-44" E, a distance of 285.29 feet to an iron pin;

Thence S 01°-34'-16" E, a distance of 256.78 feet to an iron pin;

Thence N 88°-00'-31" W, a distance of 284.02 feet to a railroad spike, said railroad spike being the point and place of beginning comprising an area of 1.666 acres of land.

PARCEL 4

SITE 3 AREA RESERVED FOR U.S. ARMY ENCLAVE ORE PILE

Beginning at a point at the southwesterly corner of the parcel hereinafter described;

Thence N 02°-52'-00" W, a distance of 210.00 feet to a point;

Thence N 01°-33'-50" W, a distance of 94.87 feet to a point;

Thence N 00°-57'-00" E, a distance of 324.50 feet to a point;

Thence N 88°-07'-00" E, a distance of 125.50 feet to a point;

Thence S 01°-04'-00" E, a distance of 629.00 feet to a point;

Thence S 88°-07'-00" W, a distance of 129.50 feet to a point, said point being the point and place of beginning comprising an area of 1.914 acres of land.

PARCEL 5

SITE 2 AREA RESERVED FOR U.S. ARMY ENCLAVE ORE PILE

Beginning at a point at the southwesterly corner of the parcel hereinafter described;

Thence N 01°-11'-00" W, a distance of 256.24 feet to a point;

Thence N 02°-00'-00" E, a distance of 368.27 feet to a point;

Thence N 87°-59'-00" E, a distance of 126.00 feet to a point;

Thence S 00°-08'-00" E, a distance of 624.50 feet to a point;

Thence S 88°-14'-00" W, a distance of 135.00 feet to a point, said point being the point and place of beginning comprising an area of 1.929 acres of land.

PARCEL 6

**ALTERNATE RESERVOIR – FIREFIGHTING
AND BUILDING NO. 352 AND NO. 353**

Beginning at an iron pin at the southwesterly corner of the parcel hereinafter described;

Thence N 02°-35'-50" W, a distance of 338.05 feet to an iron pin;

Thence N 87°-42'-18" E, a distance of 386.55 feet to an iron pin;

Thence S 34°-32'-59" E, a distance of 63.45 feet to an iron pin;

Thence S 03°-26'-27" E, a distance of 105.49 feet to an iron pin;

Thence S 45°-28'-44" W, a distance of 249.84 feet to an iron pin;

Thence S 85°-01'-50" W, a distance of 235.99 feet to an iron pin, said iron pin being the point and place of beginning comprising an area of 2.813 acres of land.

The total parcel intended to be conveyed by this deed is 841.616 Acres of land according to a survey map entitled "Plan of Land Owned by the United States of America – Seneca Army Depot" – surveyed by Michael D. Karlsen – known as job number 01-591 and dated March 22, 2002.

FACT SHEET

CONSTRUCTION DEBRIS LANDFILL (SEAD-11)

SENECA ARMY DEPOT ACTIVITY

ROMULUS, NEW YORK

EPA Site ID # NY0213820830

NYS Site ID #8-50-006

June 10, 2004

INTRODUCTION

The Department of the Army has completed a Final Action Memorandum for Removal Action at SWMU SEAD-11 at the Seneca Army Depot Activity (SEDA). SEDA is a 10,587-acre military facility located in Seneca County, Romulus, New York, which has been owned by the United States Government and operated by the Department of the Defense since 1941 (see Figure 1). SEDA was included on the National Priorities List (NPL) in August 1990. The Environmental Protection Agency (EPA), New York State Department of Environmental Conservation (NYSDEC), and the Army entered into an agreement, called the Federal Facility Agreement (FFA), also known as the Interagency Agreement (IAG). In October 1995, SEDA was designated as a facility to be closed under the provisions of the Base Realignment and Closure (BRAC) process.

The Construction Debris Landfill, SEAD-11, is located in the southwestern portion of SEDA (see Figure 2). A non-time critical removal action at SEAD-11 has been proposed to eliminate or significantly reduce the potential for human or environmental exposure to contamination through uncontrolled releases of volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals to groundwater from contaminated soils.

INVESTIGATION RESULTS

- Two areas in the landfill area were identified where elevated concentrations of volatile organic compounds (VOCs) (greater than 2.0 parts per million per volume [ppmV]) in soil gas were detected, including: vinyl chloride, 1,2-dichloroethene, trichloroethene (TCE), toluene, and ethylbenzene.
- Two VOCs, acetone and TCE, were detected in the soils at concentrations above their respective TAGM criteria. A total of 16 semi-volatile organic compounds (SVOCs) were found at concentrations above TAGM in the soil samples analyzed.
- Tetrachloroethene and TCE were detected in groundwater samples at concentrations below their respective NYS Class GA standard.

- Electromagnetic surveys identified buried metallic anomalies over the entire landfill with a higher concentration of buried metallic anomalies located in the northeastern portion of the landfill.
 - Test pitting uncovered crushed 55-gallon drums and other metal containers and debris in the landfill.
-

CLEANUP RECOMMENDATIONS

The Army recommends a non-time critical removal action be conducted at this site, which includes the following actions:

- Excavate the entire landfill (approximately 36,300 cubic yards of soils);
- Screen out and dispose of drums and debris off-site;
- Conduct confirmatory sampling prior to soil disposal off-site or soil being backfilled on-site.
- Characterize any groundwater generated during the removal action and treat prior to discharge, if necessary.

SITE REMEDIAL HISTORY

1990: SEDA was added to the federal section of the NPL.

1995: SEDA was designated for closure under the Department of Defense's Base Realignment and Closure (BRAC) Process.

SEAD-11 was initially investigated and results were included in the "ESI Report for Three Moderately High Priority SWMUs" (Parsons, 1995).

2000: Additional groundwater sampling and test pit excavations were conducted and results were presented in the "Final Action Memorandum for Removal Action at SWMU SEAD-11" (Parsons, 2003).

2004: In a letter dated January 26, 2004, NYSDEC approved the proposed removal action. EPA concurred with the removal action.

STATUS

The Expanded Site Investigation (ESI) began in 1993 and Additional Sampling Program conducted in October 2000 included the following:

- Geophysical survey
- Test pit excavations
- Two rounds of groundwater sampling
- Soil gas survey
- Surface and subsurface soil sampling

As a result of the investigation, elevated levels of VOCs and SVOCs were detected in the soils above State recommended criteria; levels of certain VOCs in groundwater below NYS standards were detected; and buried metallic anomalies were located and identified across the site. Since this land is planned for transfer as a conservation/recreation area, and in order to reduce the potential for human or environmental exposure to contamination, a removal action at this site is planned. It is anticipated that this removal action will be completed in Fall 2005.

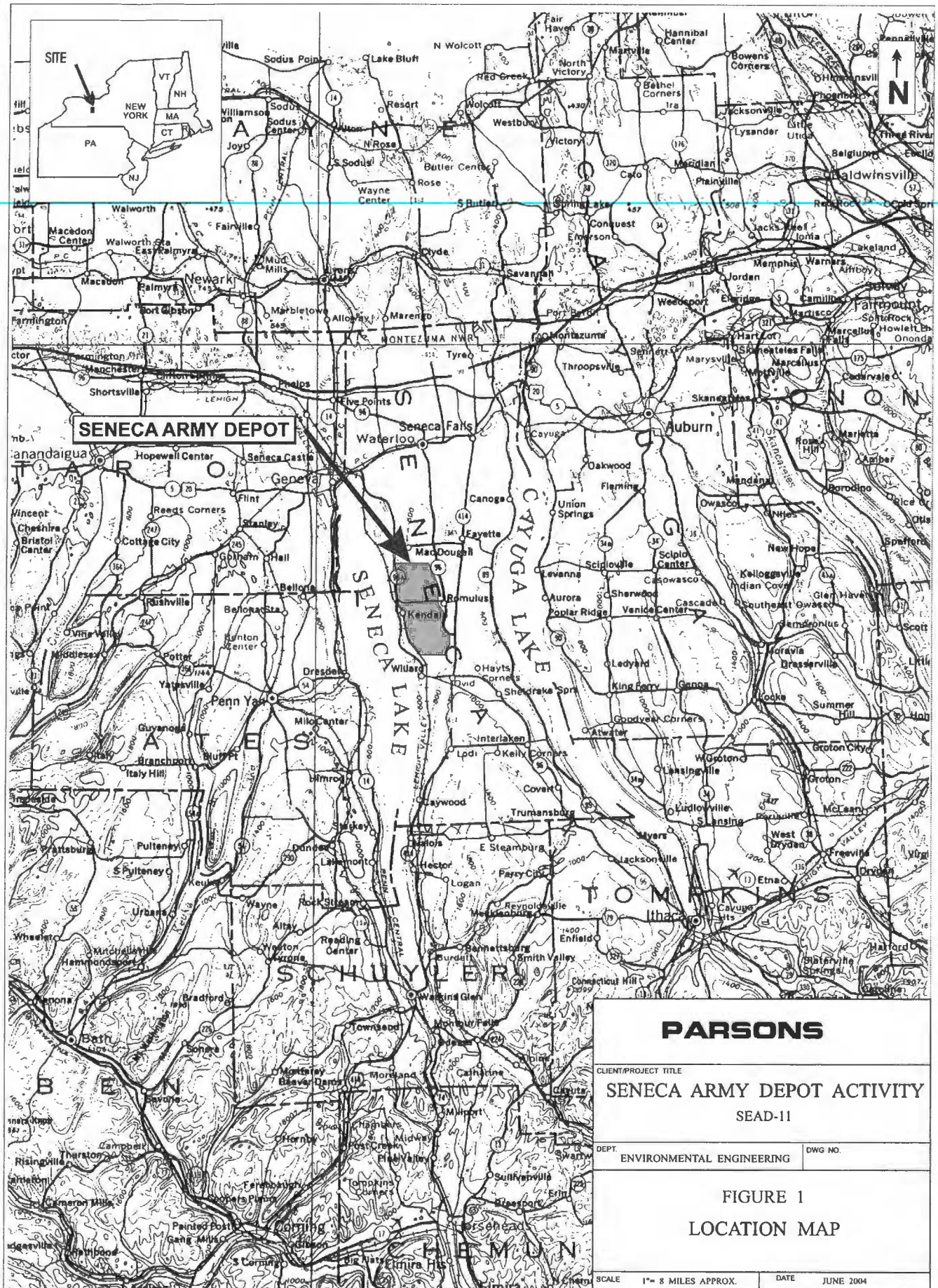
FOR MORE INFORMATION

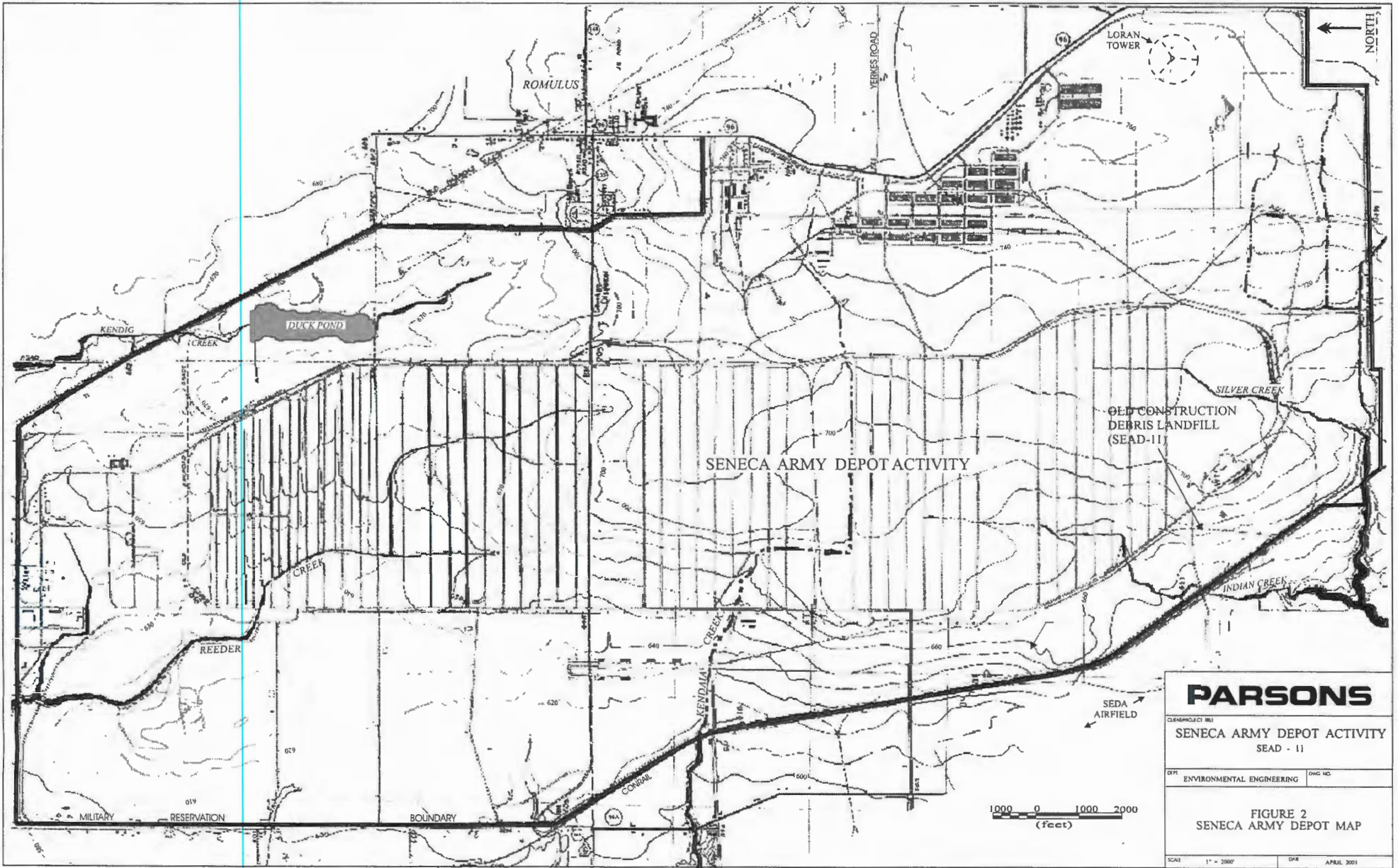
Copies of all site documents are available for your review at the following repository:

Seneca Army Depot Activity
Building 123, P.O. Box 9
Romulus, New York 14541
(607) 869-1309
Hours: Monday – Thursday 8:30 a.m. to 4:30 p.m.

If you have any questions, concerns or comments regarding the **environmental aspects** of the site, please contact Mr. Joseph White, P.E., Project Manager, at (518) 402-9620. For site related **health concerns** feel free to contact the New York State Department of Health's Ms. Charlotte Bethoney at (800) 458-1158 ext. 27860 and/or (518) 402-7860.

If you have any questions or would like more information, the New York State Department of Environmental Conservation's web site contains the Action Memorandum and a list of contacts that can answer questions you may have concerning this site. The website address is: <http://www.dec.state.ny.us/website/der/projects>





PARSONS

GENPROJECT 9811
SENECA ARMY DEPOT ACTIVITY
 SEAD - 11

DEPT. ENVIRONMENTAL ENGINEERING	DWG. NO.
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FIGURE 2
SENECA ARMY DEPOT MAP

SCALE 1" = 2000' DATE APRIL 2001

Construction Debris Landfill
SEAD-11
Public Presentation

June 15, 2004




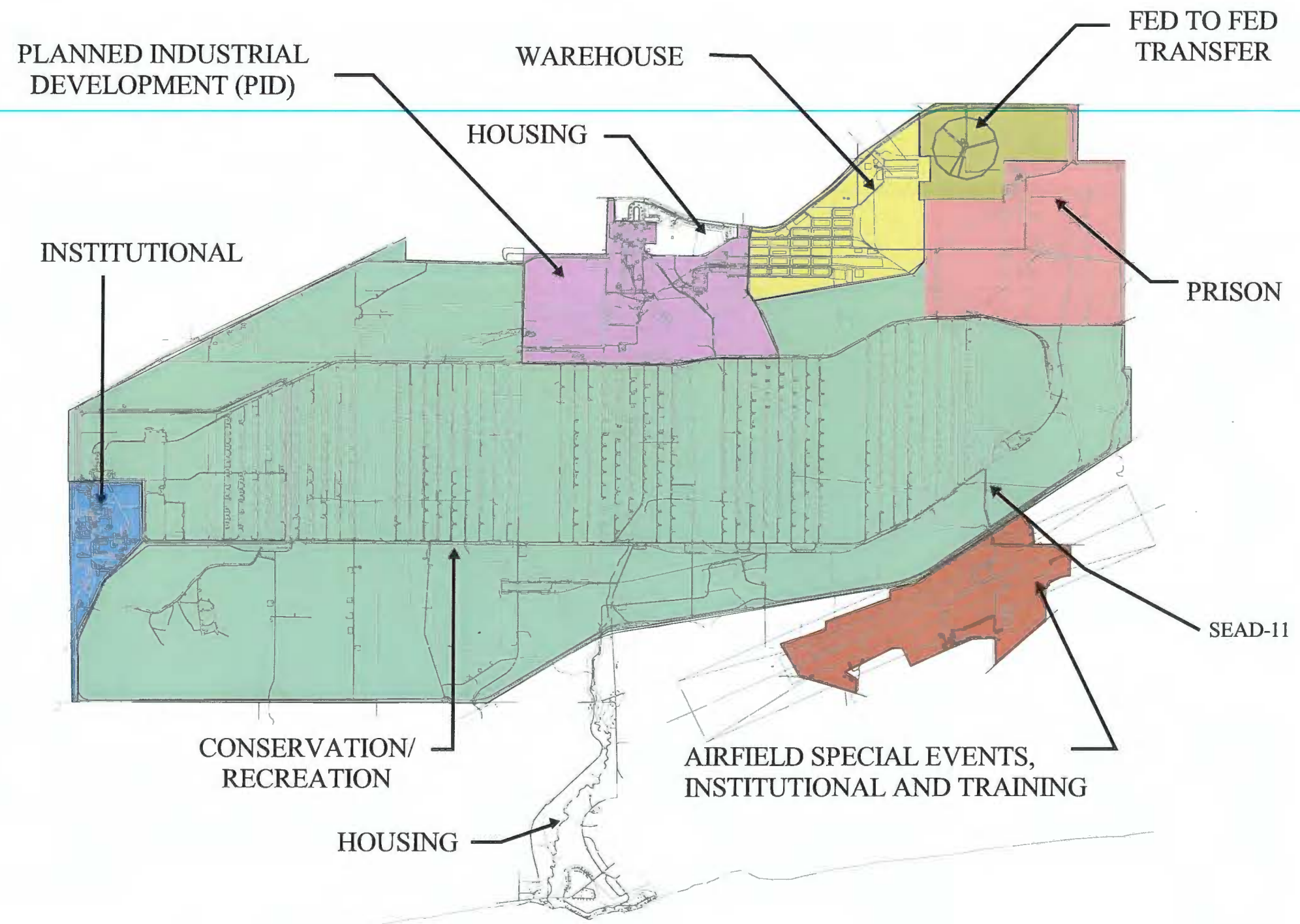
Topics for Tonight's Presentation

- History/Background of SEAD-11
- Review of the CERCLA/Removal Action Process
- Summary of Impacts at SEAD-11
- Recommended Action at SEAD-11



LEGEND

-  Airfield
-  Conservation
-  Federal
-  Industrial
-  Institutional
-  Prison
-  Warehouse
-  Housing



SOURCE:
 AMENDED LAND USE PLAN - SENECA ARMY
 DEPOT, BERGMAN ASSOCIATES, MARCH 1999.



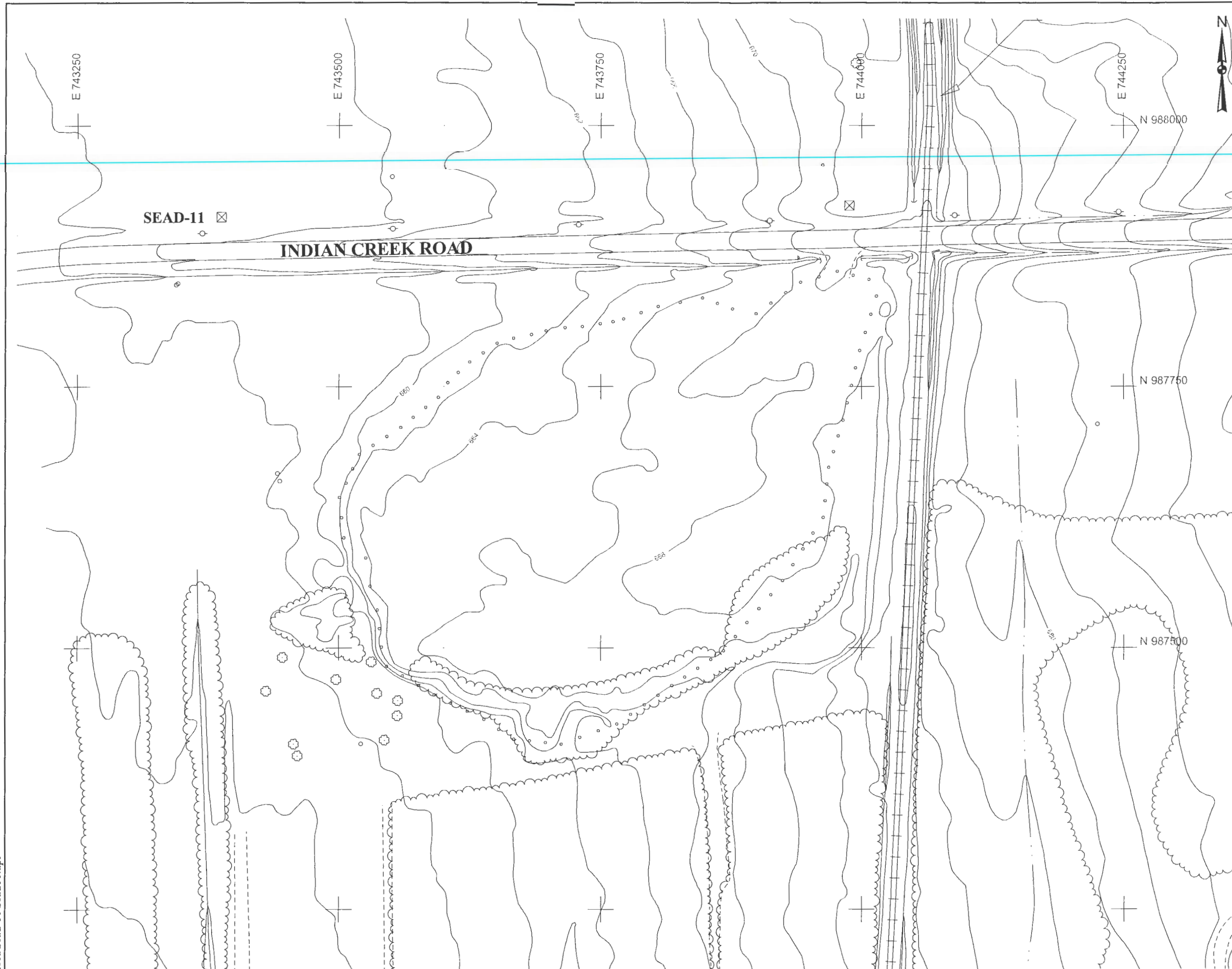
PARSONS

SENECA ARMY DEPOT ACTIVITY
 DECISION DOCUMENT
 SEAD-11

FIGURE 2-9
 SENECA ARMY DEPOT ACTIVITY
 FINAL LAND USE PLAN

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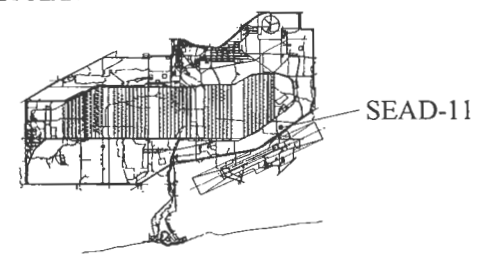


LEGEND

- RAILROAD TRACK
- EDGE OF WATER
- PROPERTY LINE
- ROAD
- FENCE
- CONTOUR ELEVATION
- TREELINE
- SURVEY MONUMENT
- UTILITY POLE
- DECIDUOUS TREE
- LANDFILL EXTENT
- EXISTING MONITORING WELL AND DESIGNATION
- EXISTING TEST PIT AND DESIGNATION



KEY PLAN



PARSONS

SENECA ARMY DEPOT ACTIVITY
SEAD-11 ACTION MEMORANDUM

FIGURE 2-2

SEAD-11
SITE PLAN

JOB NUMBER: 734543-01000

DATE: APRIL 2003

Site History

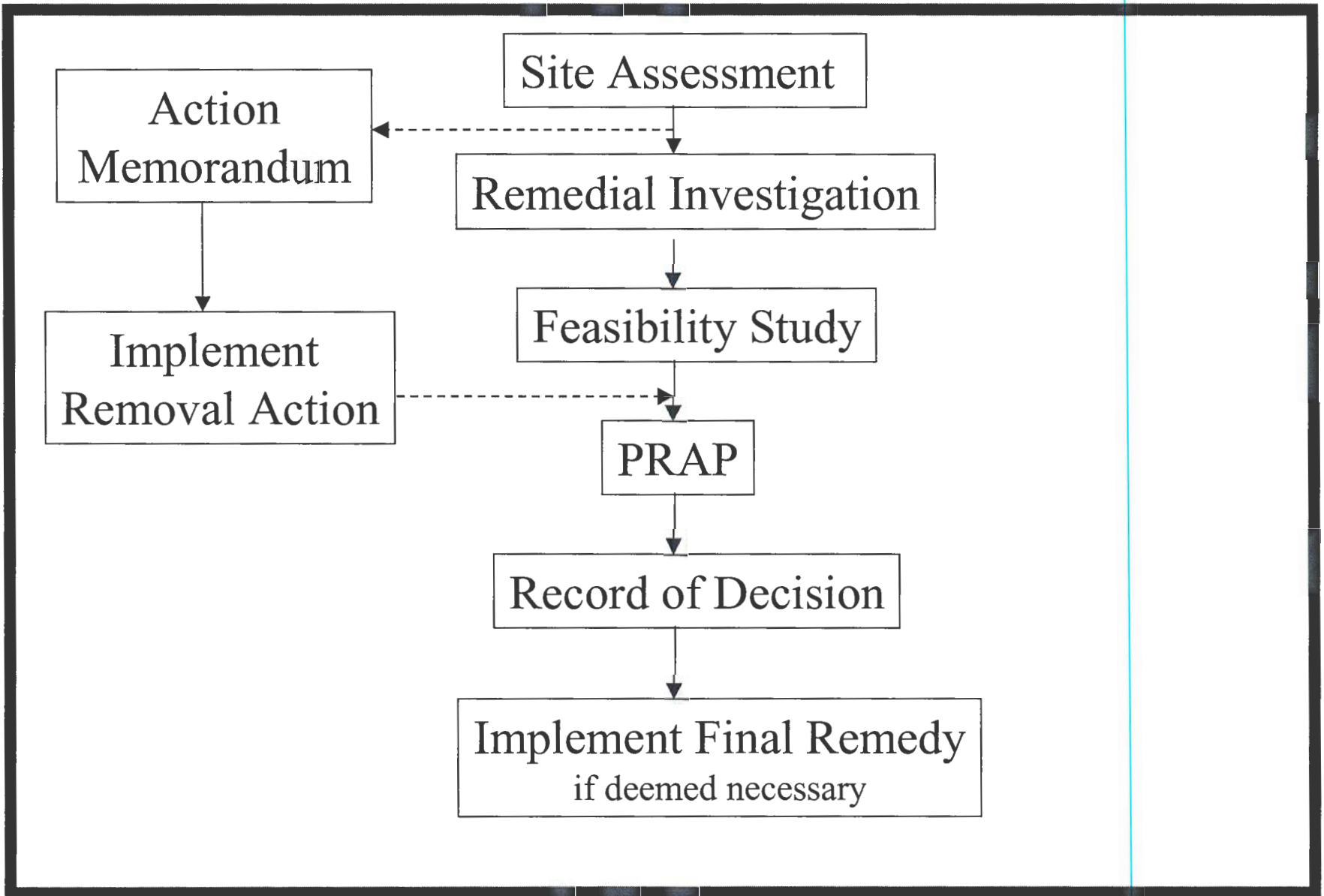
- 4-Acre area was used as a landfill between 1946 and 1949. Operation practices are unknown.
- Materials in landfill were mostly construction debris, including metal and scrap wood, and empty 55-gallon drums

Investigations at SEAD-11

- Expanded Site Inspection – 1993
- Additional Sampling Program – 2000
- Action Memorandum / Decision Document (AM/DD) – April 2003
- Regulatory Approval of AM/DD – January 2004

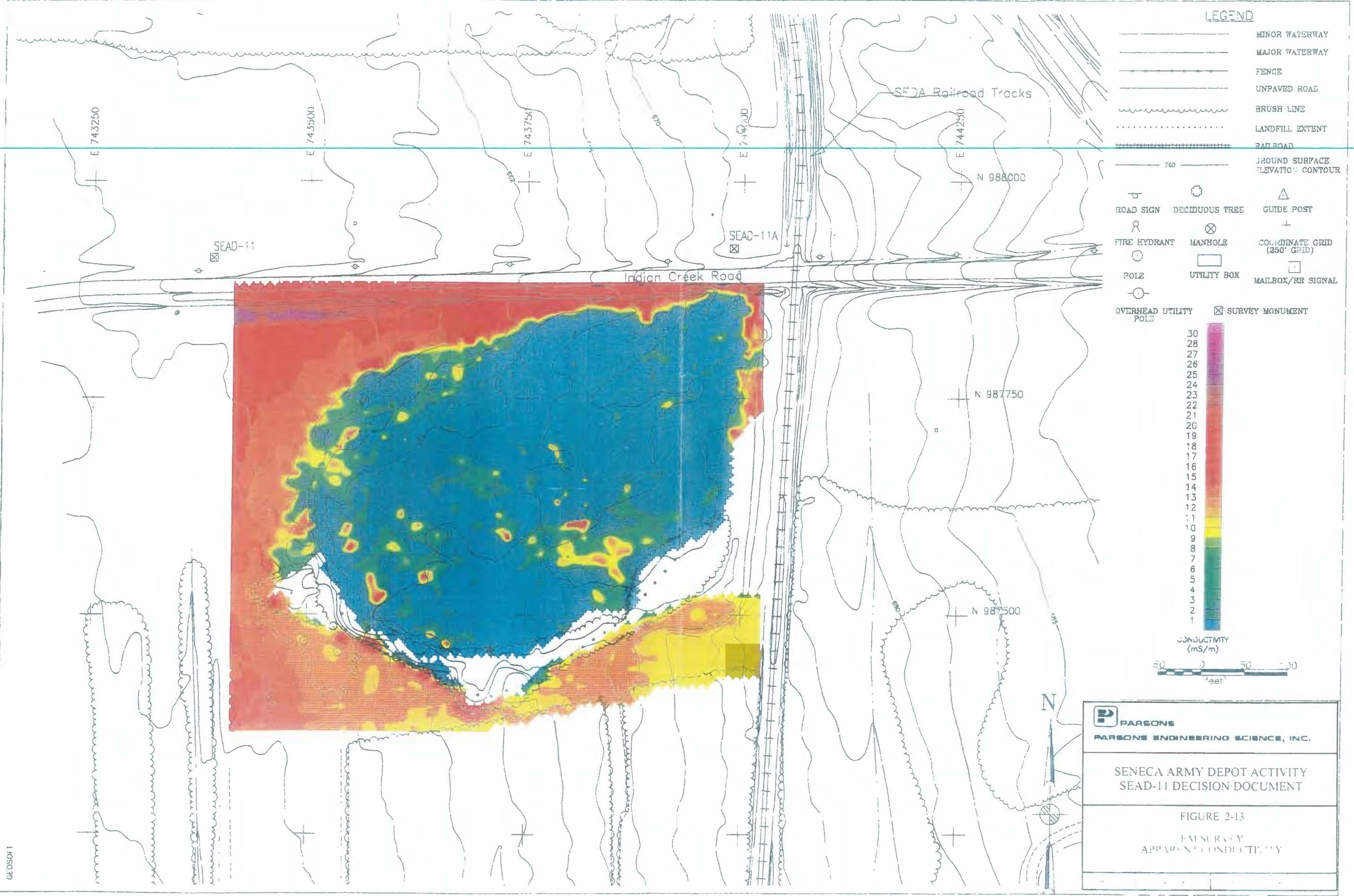
Non-Time Critical Removal Action Process

- Streamlined RI/FS
- Used for non-time critical removal actions to achieve prompt risk reduction
- Decisions will be made to ensure that an early action will be consistent with any long term action that may be necessary.
- A Proposed Remedial Action Plan (PRAP) and/or Record of Decision (ROD) will follow.



Previous Investigations

- Seismic Survey
- EM, GPR Surveys
- Test Pits
- Soil Gas Survey
- Soil
- Groundwater



LEGEND

- MINOR WATERWAY
- MAJOR WATERWAY
- FENCE
- UNPAVED ROAD
- BRUSH LINE
- LANDFILL EXTENT
- RAILROAD
- GROUND SURFACE ELEVATION CONTOUR
- ROAD SIGN
- DECIDUOUS TREE
- GUIDE POST
- FIRE HYDRANT
- MANHOLE
- COORDINATE GRID (250' GRID)
- POLE
- UTILITY BOX
- MAILBOX/RR SIGNAL
- OVERHEAD UTILITY POLE
- SURVEY MONUMENT



CONDUCTIVITY (mS/m)

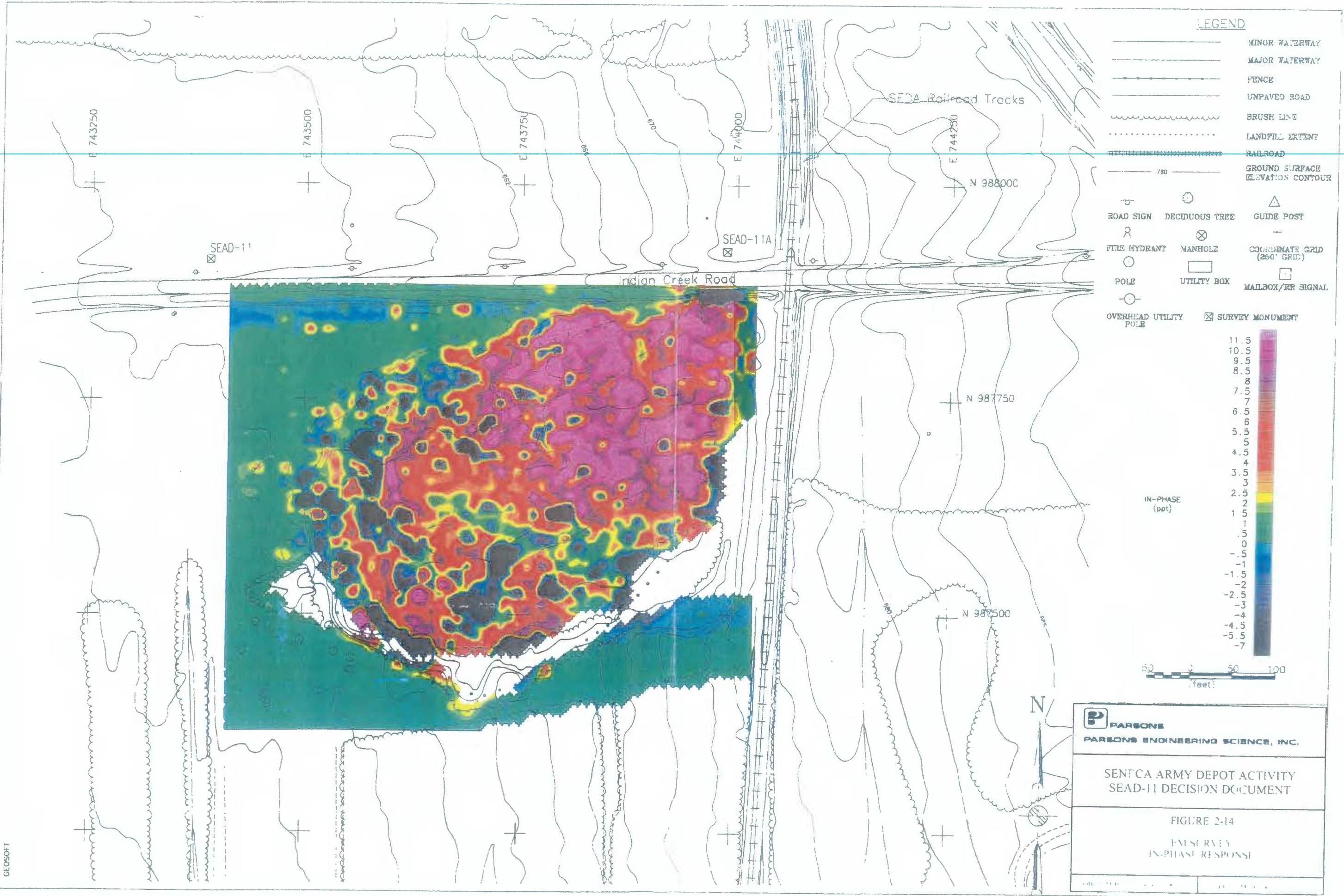


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SENECA ARMY DEPOT ACTIVITY
 SEAD-11 DECISION DOCUMENT

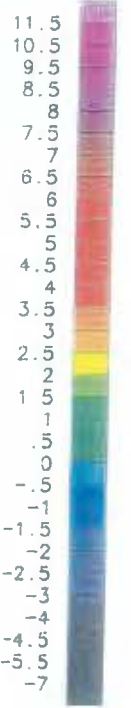
FIGURE 2-13
 APPARENT CONDUCTIVITY

GEOSOFI



LEGEND

- MINOR WATERWAY
- MAJOR WATERWAY
- FENCE
- UNPAVED ROAD
- BRUSH LINE
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SENCA ARMY DEPOT ACTIVITY
 SEAD-11 DECISION DOCUMENT

FIGURE 2-14
 EM SURVEY
 IN-PHASE RESPONSE

GEOSOFT

Test Pit Field Results

ESI (Nov 1993) - Four test pits:

- Excavated materials included: metallic debris (scrap metal, metallic rods, and metallic webbing), construction debris (concrete slabs, asphalt, concrete, glass, and nails), dark brown soil, gravel, and boulders.

Test Pit Field Results

Additional Sampling Program (Oct 2000) - Four test pits:

- Excavated materials included: sheet metal edging, roofing material, asphalt, asbestos building material, tar, miscellaneous round cylindrical pieces, brick, wire, auto parts, metal drums, household trash, chain link fencing
- Nine 55-gallon drums were found at the southern edge of the landfill. Most contents are unknown, though 2 drums were labeled “Anti-Freeze Type 1” and “Trichloroethylene, Technical”, respectively.

Soil Gas Results at SEAD-11

- Soil gas survey was conducted during Dec 1993 as part of the ESI
- Two areas in the landfill area were identified where elevated concentrations of VOCs (greater than 2.0 parts per million per volume [ppmV]) in soil gas were detected, including: vinyl chloride, 1,2-dichloroethene, TCE, toluene, and ethylbenzene.
- Test pits were excavated in these two areas, and no materials were uncovered that could be determined as a source for the VOCs detected in the soil gas.

Soil Analyses Results at SEAD-11

- Soil has been primarily impacted by VOCs, SVOCs, and metals. Contaminants of concern (and their maximum detections) consist of acetone (3200 $\mu\text{g}/\text{Kg}$), trichloroethene (42,000 $\mu\text{g}/\text{Kg}$), individual PAH compounds, 4,4'-DDT (4300 $\mu\text{g}/\text{Kg}$), and several metals [antimony (285 mg/Kg); copper (1230 mg/Kg); lead (7210 mg/Kg); mercury (6 mg/Kg); thallium (8.8 mg/Kg); and zinc (7980 mg/Kg)].

Groundwater Results at SEAD-11

- Three rounds of groundwater sampling were conducted [1 round during the ESI (late 1993/early 1994) and 2 rounds during the additional sampling program (Nov 2000 and Feb 2001)]
- 2000/2001 data considered more characteristic of current groundwater conditions and more reliable due to use of low-flow sampling methodology.
- VOCs and SVOCs were detected, but all concentrations were below the GA standard, when available.
- 15 Metals were detected and 6 metals (aluminum, antimony, iron, manganese, sodium, and thallium) exceeded their respective GA standards.

Impacts Found at SEAD-11

- Fill materials including 55-gallon drums and other containers (contents unknown) found in landfill
- Soils have been impacted by metals and carcinogenic PAHs, and to a lesser degree, VOCs and pesticides.
- Groundwater downgradient of the landfill has been impacted by VOCs and metals.



Risk Evaluation

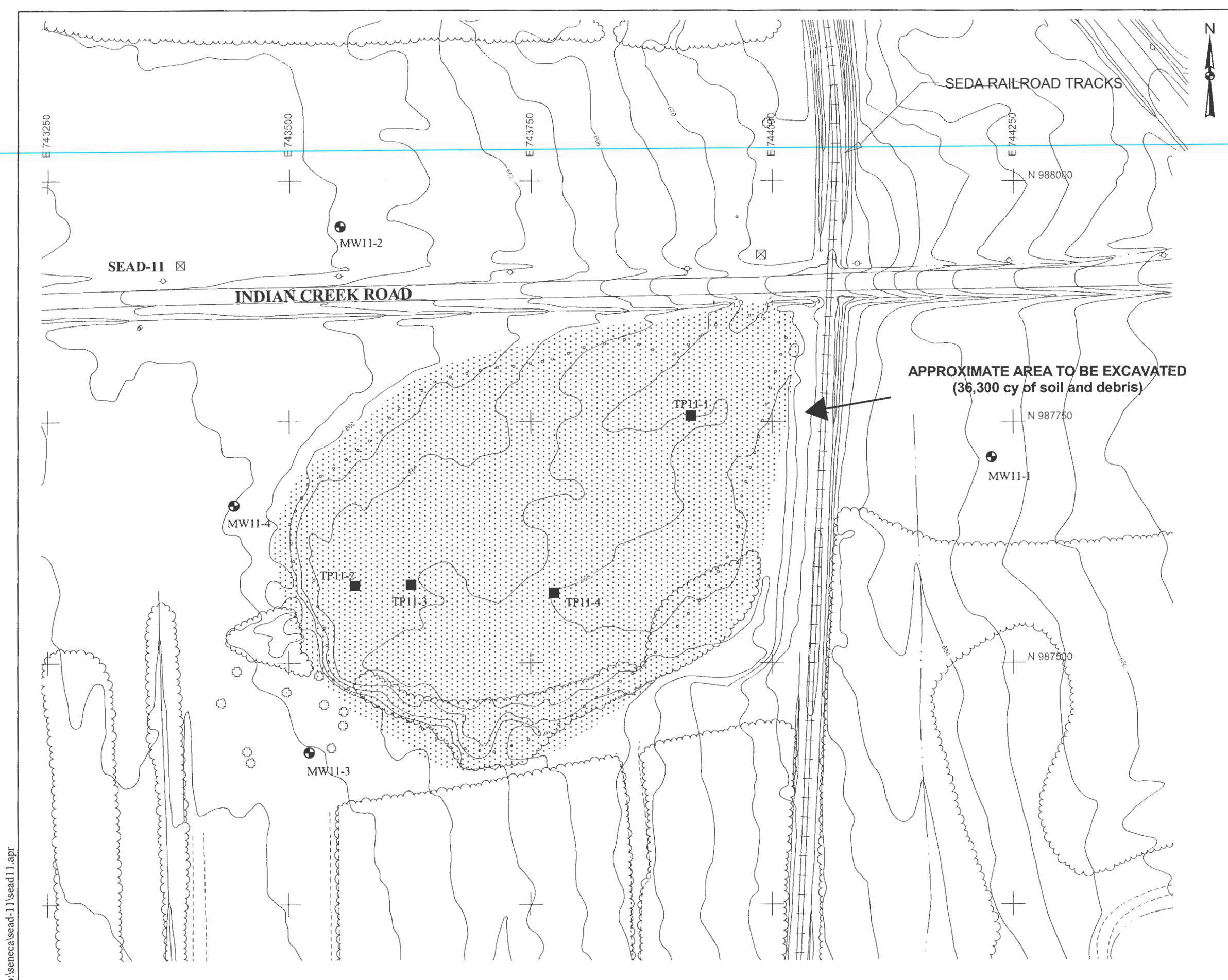
- Considered for Planned Future Use - Recreation/Conservation Area.
- Investigations of SEAD-11 indicate that soils pose a potential threat to human health and the environment through soil ingestion or dermal contact.
- A quantitative ecological risk assessment at this site was not performed, however there is a potential for terrestrial biota to be exposed to site COCs.

Purpose of Action

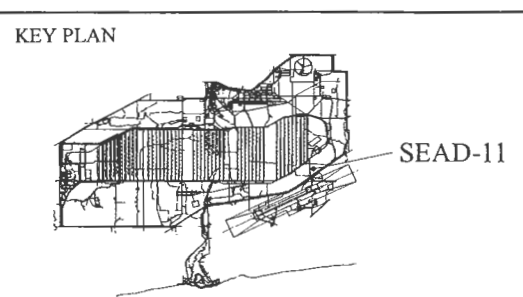
- Remove an identified source of residual chemical materials in the soil to eliminate or at least lessen the magnitude of the potential threat to surrounding populations and the environment
- Remove construction debris, drums, and other metal and miscellaneous debris.

Components of Removal Action

- Excavation of approximately 36,300 cubic yards of soil from the landfill.
- Removal and disposal of drums and construction debris.
- Confirmatory soil sampling.
- Characterize and dispose/treat any groundwater generated during the removal action.



- ### LEGEND
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 - EDGE OF WATER
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 - SURVEY MONUMENT
 - UTILITY POLE
 - DECIDUOUS TREE
 - LANDFILL EXTENT
 - MONITORING WELL
 - SURVEY MONUMENT
 - TEST PIT



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SENECA ARMY DEPOT ACTIVITY
SEAD-11 ACTION MEMORANDUM

FIGURE 5-1
SEAD-11
PROPOSED REMOVAL ACTION

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Cleanup Goals

- Soil cleanup goals for VOCs, SVOCs (except cPAHs), pesticides, PCBs, and metals are NY State TAGM #4046 recommended soil cleanup objectives, based on background data.
- Soil cleanup goals for carcinogenic PAHs are based on a 10 ppm benzo(a)pyrene toxicity equivalent.

Cost & Schedule

- Approximately \$5.9 million
- Includes Excavation, Screening and Disposal of 36,300 CY of soil and debris material
- Field work should take approximately 5 months to complete

Proposed Schedule

2004 - 2005

TASK	2004			2005								
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
1 PUBLIC COMMENT	█											
2 ADDRESS COMMENTS		█										
3 CONTRACT ACTION			█									
4 PREPARE DESIGN / WORKPLAN				█	█	█	█	█	█	█	█	█
5 FIELD WORK					█	█	█	█	█	█	█	█
6 COMPLETION REPORT											█	█

What Follows Removal Action

- Evaluation of Completion Report
- Address groundwater after completion of remedial action
- PRAP, if necessary
- ROD
- Take further action, as necessary