

Former Chicago Pneumatic Tool Company Utica, New York

Environmental Property Management Property Revitalization

Subsequent to completing the RI/FS process, SYNAPSE personnel completed a Remedial Action (RA) at a NYSDEC Class 2 Hazardous Waste Disposal Site (No. 622003) in Utica, New York. The RA was conducted in accordance with a NYSDEC Record of Decision (ROD) that was issued to the former long-term occupant of the property.



Given the departure of the former tenant, Chicago Pneumatic Tool Company, and the documented environmental conditions requiring remediation, the property sat vacant and underutilized.

SYNAPSE personnel assisted the property owner by working with the new building owner and tenants to provide guidance and oversight associated with redevelopment activities. The building was able to be nearly 100% occupied throughout the implementation of entire RA because of SYNAPSE personnel's management of environmental liability.



The RA addressed 14 Areas of Concern identified at the property and included design and implementation of remedial alternatives for on-site and off-site soil and sediment, and on-site groundwater. The primary constituents of concern included polychlorinated biphenyl (PCBs) within three on-site drainage ditches, two offsite drainage ditches, an adjacent creek and a discharge holding pond. Soils present within three former separation ponds and a debris landfill were remediated for PCBs, volatile organic compounds (VOCs) and select metals.

The RA included construction of a total liner and cap system (shown to left).

Following NYSDEC approval of the RA, the property was reclassified to a NYS Class 4 Inactive Hazardous Waste Site resulting in:

- Further enhancement of the building and overall property viability;
- Reduction of environmental liability; and
- Evaluation of potential property redevelopment strategies including subdivision and new construction.

SYNAPSE personnel continue to serve as a local presence for the out-of-state property owner, assisting with **general and environmental property management** and the long-term operation, maintenance and monitoring of the RA facility and State Pollutant Discharge Elimination System (SPDES) permit.