

Former Partlow West Company New Hartford, New York

Voluntary Cleanup Program Economic Redevelopment

As part of the due diligence process related to a pending real property transaction, SYNAPSE personnel were initially retained by Partlow Corporation (Partlow) to conduct an environmental liability assessment and a Phase I Environmental Site Assessment (ESA) of the former Partlow-West Company property. The property was underutilized following the company's out-of-state relocation of its manufacturing operations and the sale of its real property was complicated by recognized and perceived environmental conditions.



Serving as liaison between Partlow, the pending buyer, a lending institution and New York State regulatory agencies, SYNAPSE personnel developed and implemented a **corrective action strategy** that was both protective of human health and the environment and fostered the **real property transfer**. This transaction allowed the return of the property to a viable use.

Historically, Partlow-West Company manufactured mercury-containing mercury mechanical and electronic sensors. In order to **evaluate potential exposure pathways**, SYNAPSE personnel performed a survey of interior and exterior building features and subsurface and groundwater investigations. **Phase II ESA** field activities identified the presence of mercury in several sub-floor features as well as various building components, including the air circulation system. Corrective action was implemented to address the residual mercury remaining within these features.

In accordance with a NYSDEC **Voluntary Cleanup Agreement (VCA)**, Phase III Corrective Action was implemented exterior to the building to remediate mercury-impacted soil and monitor the existing groundwater quality. Throughout the Corrective Action process, SYNAPSE personnel assisted Partlow in the identification of potential buyers. Key elements of this Corrective Action included:

- Performance of a **Risk-Based Assessment** that set forth site-specific cleanup objectives;
- **Soil excavation and disposal** determined by pre-excavation verification sampling;
- Design and **replacement of existing stormwater drainage system**; and
- Utilization of **engineering and institutional controls** as part of the final remedy.

Upon successful completion of the VCA Corrective Action, New York State provided Partlow and its successors and assigns, including respective secured creditors with a Release and Covenant Not to Sue. **Benefits to Partlow** for having secured this release and covenant include:

- Returning perceived value to the property; and
- Positioning the property to be used for commercial tenants; and
- Moving the property through transaction.