



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

SUBJECT: Former Avery Dennison Info. & Brand Mgmt. Div. **DATE:** 07/30/2020
317 S. Thomas Avenue, Sayre, PA
RCRA ID: PAD080879588

Long-term Stewardship Assessment

FROM: Barbara Smith, Project Manager (3LD10) 

TO: Long Term Stewardship File for former Avery Dennison Facility
RCRA Corrective Action Branch 2 (3LD20)

Remedy Review Summary:

EPA's Final Remedy Decision (9/03/2016) is no further action or land use controls are necessary for the former Avery Dennison Information and Brand Management Division (Avery Dennison), located in Sayre, Bradford County, PA. The environmental covenant required under PADEP requires that the integrity of the engineered control be maintained. The engineered control is a concrete cap over soil in a 0.32-acre area. Disturbance of the cap and cap area requires EPA and PADEP written approval. EPA has determined that the property is in compliance with EPA's remedy decision. The property is ready for reuse.

Document Review:

The most recent aerial image of the Facility (Google) shows that CAMCO Manufacturing, a specialty precision machining operation, is currently utilizing the building and property.

The Environmental Covenant for the property was recorded in July 2016 and is available on PA's Activity and Use Limitation website and on EPA's Fact Sheet for the Facility. The covenant lists the current property Owner/Grantor and Grantee as Zuggo Metrology Services. Covenant restrictions are summarized in the Table on page 3, below. The engineering control (cap) applies to the stippled rectangle area shown in the Figure below.

Background:

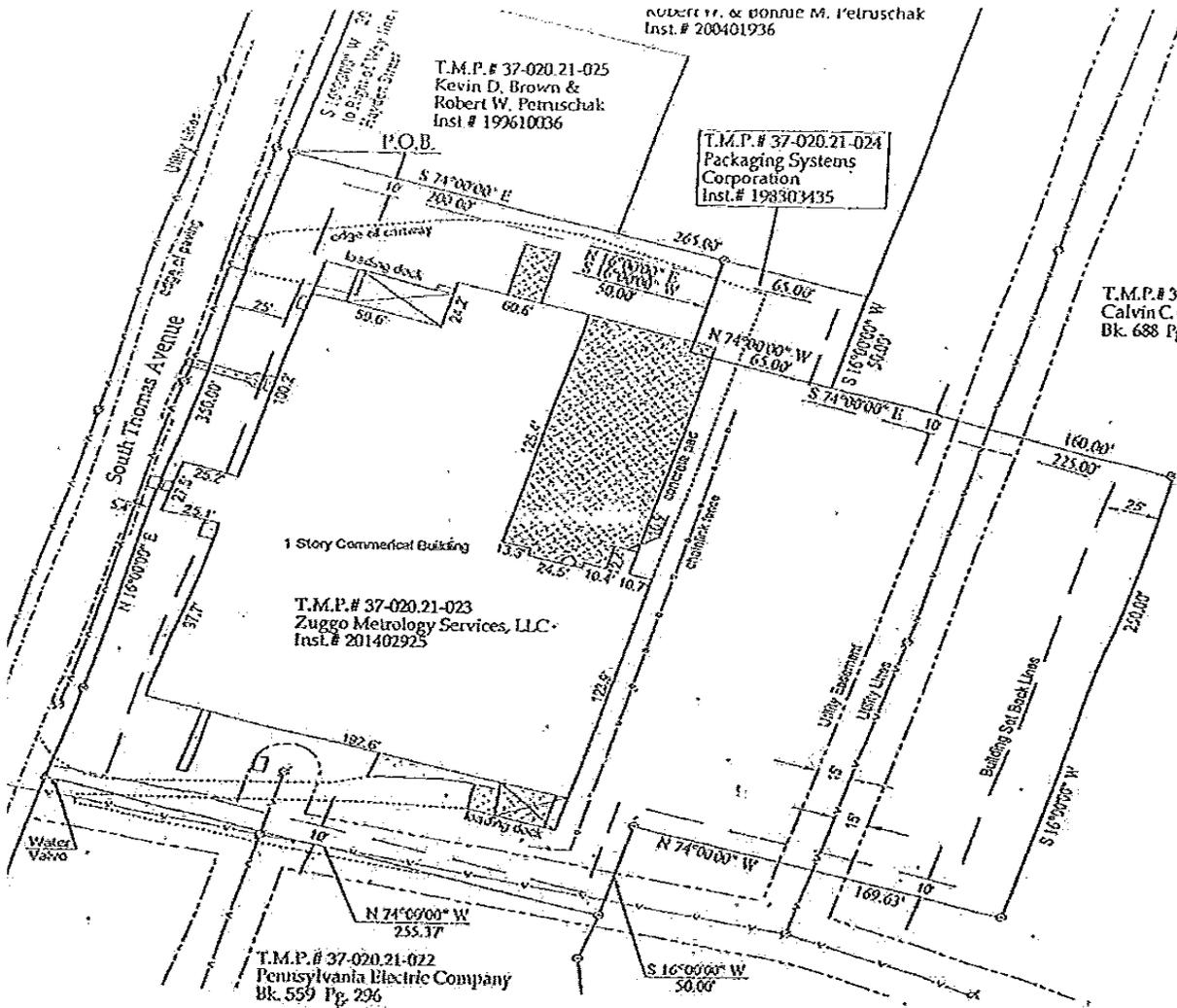
The former Avery Dennison property is 2.5-acres with a 1-acre, one story industrial use building. Currently, CAMCO Manufacturing Inc., a specialty precision machining operation, occupies the building. From 1952 to 2006, the Facility was used by Paxar Corporation for screen printing, fabric coating and/or thermal printer manufacturing. Paxar reportedly used inks, solvents and zinc in their processes. Avery Dennison acquired Paxar's assets in 2006. Two 10,000-gallon USTs were removed in 1993 and 1994. One UST had three compartments that held methyl ethyl ketone, toluene and isopropyl alcohol, and the other UST contained heating oil. The UST closure reports noted that the tanks and



piping appeared in good condition upon removal. From 2007 to 2010, Avery conducted environmental investigations at the site, where soil, groundwater, sub-slab and indoor air sampling was completed. In soil, PCE, benzo(a)pyrene, lead and mercury exceeded residential Statewide Health Standards (SHS) in a few samples. Non-residential SHS were not exceeded, however. Fate and transport modeling (projected to 30 years) demonstrated attainment of SHS for soil. Groundwater and sub-slab/indoor air samples results did not exceed residential SHSs. In an area where benzo(a) pyrene was found, 79 cubic yards of soil was excavated and removed to meet residential SHS, in the event that the property would be used for recreational/residential use in the future. In Soil Boring-110 area (SB-110), lead exceeded the Statewide Health, Residential Direct Contact Standard in soil. This area was capped with concrete and is maintained as an engineering control and is identified in the Figure below.

Documents Reviewed:

EPA Facility Fact Sheet, which includes EPA Statement of Basis for Remedy (April 2012), Environmental Covenant (July 2016), Environmental Indicator Forms, Facility boundary and Covenant areas (mapped 5/29/2019); Google image (7/2020); RCRAInfo database; and PA Activity and Use Limitations (AUL) website.



Institutional Control/Engineering Control
Corrective Action Remedy Summary

Facility Name	Avery Dennison Info. & Brand Mgmt. Div.			
Address	317 S. Thomas Ave., Sayre, PA 18840			
EPA ID Number	PAD080879588			
Are there restrictions or controls that address:	Yes	No	Area(s)	Description of restrictions, controls and mechanism
Groundwater Use		X		
Residential Use		X		
Excavation	X		Soil Boring-110 (SB-110) capped area.	Notify PADEP/EPA if cap and underlying soil disturbed. Planned disturbance, notify DEP/EPA, submit SMPan.
Vapor Intrusion		X		
Capped Area(s)	X		SB-110 capped area.	Maintain asphalt or similar cap material over existing concrete cap and area.
Other Engineering Controls		X		
Other Restrictions	X		Entire Site.	Compliance Reporting upon written request by DEP/EPA, notify for property xfer, use changes, bldg. applic. if it will disturb remedy, report non-compliance with EC, access to site for DEP/EPA EC compliance inspections.