Department of Environmental Conservation

Division of Environmental Remediation

Record of Decision

Tishcon Corporation Site at 125 State Street
Westbury (V), North Hempstead (T)
New Cassel Industrial Area
Nassau County, New York
Site Number 1-30-043C

January 1998

New York State Department of Environmental Conservation
GEORGE E. PATAKI, *Governor* JOHN P. CAHILL, *Commissioner*

DECLARATION STATEMENT - RECORD OF DECISION

Tishcon Corporation Inactive Hazardous Waste Disposal Site at 125 State Street Westbury (V), North Hempstead (T), Nassau County, New York Site No. 1-30-043C

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedial action for the Tishcon Corporation at 125 State Street inactive hazardous waste disposal site which was chosen in accordance with the New York State Environmental Conservation Law (ECL). The remedial program selected is not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300).

This decision is based upon the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Tishcon Corporation at 125 State Street Inactive Hazardous Waste Disposal Site and upon public input to the November 1997 Proposed Remedial Action Plan (PRAP) presented to the public by the NYSDEC on December 4, 1997. A bibliography of the documents included as a part of the Administrative Record is included in Appendix B of the ROD.

Assessment of the Site

Actual or threatened release of hazardous waste constituents from this site, if not addressed by implementing the response action selected in this ROD, presents a current or potential threat to public health and the environment.

Description of Selected Remedy

Based upon the results of the Remedial Investigation/Feasibility Study (RI/FS) for the Tishcon Incorporated Site at 125 State Street and the criteria identified for evaluation of alternatives, the NYSDEC has determined to remediate the site by excavation. The components of the selected remedy are as follows:

- The excavation and restoration of the contaminated source area of Storm Drain 1.
- The implementation of a post-remediation groundwater monitoring plan to confirm the effectiveness of the remedy and to monitor the groundwater in the vicinity of the site.
- Institutional controls will be implemented and deed restrictions will be recorded in the chain of title of the property to restrict the future use of groundwater at the site.

New York State Department of Health Acceptance

The New York State Department of Health concurs with the remedy selected for this site as being protective of human health.

Declaration

The selected remedy is protective of human health and the environment, is designed to comply with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies to the maximum extent practicable, and satisfies the preference for remedies that reduce the toxicity, mobility, or volume of the wastes.

2/1/98
Date

Michael J. O'Toole, Jr., Director
Division of Environmental Remediation

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RECORD OF DECISION

Tishcon Corporation at 125 State Street
Westbury (V), North Hempstead (T)
New Cassel Industrial Area, Nassau County, New York
Site No. 1-30-043C

January 1998

SECTION 1: SITE LOCATION AND DESCRIPTION

The site is located at 125 State Street in the New Cassel Industrial Area (NCIA), in the Village of Westbury, Town of North Hempstead, Nassau County, New York. Please refer to Figures 1, 1A and 2. This property is approximately one acre and is occupied by one two-story building built in 1966. Please refer to Figure 3. There are four storm drains in the driveway along the southern property line and one cesspool in front of the building on the east side. The building has floor drains and has been connected to the Nassau county sewer system since 1985. Although roof drains were not included on any of the reviewed building plans, a June 1967 building survey stated that roof leaders and gutters were connected to the drywells. A drum storage area is located in the southwest corner of the property for the storage of ethyl alcohol-based shellac. The drums were stored on spill pallets in a masonry shed.

SECTION 2: SITE HISTORY

2.1: Operational/Disposal History

Tishcon Corporation was a tenant at this location from 1984 to 1996. The tenant at the site prior to Tishcon Corporation was a manufacturer of aluminum furniture. The Tishcon facility at 125 State Street produced supplement and vitamin products in the form of powders and tablets. The powders were produced in a dry blending process and were shipped off-site for packaging and distribution. The tablets were also produced in a dry blending process but were then compressed into tablets. The finished tablets were then boxed and shipped to other locations for distribution.

The ingredients used in the powder preparations were purchased from outside vendors and were not synthesized, extracted or manufactured on-site. The ingredients were then dry-mixed and put in plastic-lined drums for shipping.

The ingredients used in tablet production were purchased from outside vendors and were not synthesized, extracted or manufactured on-site. If a powder was not yet suitable for compression into tablet form, it would go through a granulating step which was accomplished by wetting the powder with a suitable agent followed by drying in a steam heated fluid bed drier. The ingredients were then dry-mixed and compressed into tablet form. Tablets were then shipped or processed further by adding a shellac, sugar or enteric coating. The coated tablets may also receive a final color coating. The water-based coating was applied by a spray nozzle inside an enclosed heater drying pan. The finished tablets were then boxed and transferred to the Tishcon facility located on New York Avenue in the NCIA.

From 1985 to 1993, the chemicals methylene chloride, 1,1,1-trichloroethane and methanol were also used at this facility in the tablet coating process. Once evaporated from the tablets after the coating process, these chemicals were then released to the atmosphere via permitted air discharge vents or as fugitive emissions. Tishcon ceased the use of these chemicals at this site in 1993. Tishcon ceased operations at this site and vacated this leased property in December 1996.

Equipment used in the process of blending raw materials and forming tablets was rinsed out in the driveway where the storm drains are located. Rinsewater subsequently entered Storm Drain 1.

2.2: Remedial History

In 1988, the entire New Cassel Industrial Area was listed in the New York State Registry of Inactive Hazardous Waste Disposal Sites (the Registry) as a Class 2 site due to the presence of high levels of volatile organic compounds (VOCs) in the groundwater. The Class 2 classification indicates that the site poses a significant threat to the public health or the environment and action to remediate the site is required.

In February, 1995, a Site Investigation Report for the New Cassel Industrial Area was completed by Lawler, Matusky and Skelly Engineers under the New York State Superfund program. Based on this report, in March 1995, the majority of the New Cassel Industrial Area was removed from the Registry. Concurrently, the Tishcon Corporation Site at 125 State Street was one of several properties listed as an individual Class 2 site on the Registry. This Site Investigation Report is available for review at the document repositories.

During 1993, the Nassau County Department of Health (NCDH) requested that sediment contaminated with volatile organics and metals in the four storm drains and the distribution box be removed and properly disposed.

In August 1993, a partial removal of the storm drain sediments was performed. Soil was removed from Storm Drain 1, however, the end-point samples indicated that the compounds chloroform, ethyl benzene, methylene chloride and xylene remained at concentrations above the NCDH action levels. Soil was not sampled or removed from Storm Drain 2 during this removal program.

The removal of contaminated sediments from Storm Drain 3 was completed and the results of the endpoint samples were acceptable to NCDH.

The bottom of Storm Drain 4 did not reveal the presence of VOCs. However, NCDH did note elevated levels of mercury. No soil was removed from this storm drain during this removal action.

The bottom of distribution box 5 contained methylene chloride at 7.3 ppm and 1,1,1 TCA at 1.5 ppm. No soil was removed from this storm drain during this removal action.

Tishcon's consultant mobilized a Geoprobe sampling device at the site on February 16, 1995 to determine how much additional soil would have to be removed from Storm Drains 1, 2, 4 and distribution box 5 in order to satisfy NCDH requirements. Borings were placed in drains 1, 2, 4 and distribution box 5. Soil samples were then collected at 2 foot intervals and screened with an NHu meter. One soil sample was collected at the bottom of each of these borings to determine the depth to soil with contaminants below cleanup levels. The results of this investigation are summarized in Section 4.1.1, Nature of Contamination of this PRAP, which indicates the depth at which contamination is no longer detected within the storm drains and distribution box.

SECTION 3: CURRENT STATUS

In May 1996, Tishcon signed a Consent Order with the NYSDEC to perform a Focused Remedial Investigation/Feasibility Study and Interim Remedial Measure under the direction of the NYSDEC.

In December 1995, February 1996 and May 1996, Tishcon submitted a Focused Remedial Investigation/Feasibility Study work plan and addendums, respectively, for the site. Fieldwork was carried out with the oversight of the NYSDEC in August 1996. The final Remedial Investigation/Feasibility Study report was submitted in December 1996. In September 1997, Tishcon submitted an Interim Remedial Measures Letter Report, a Remedial Action Plan and a Post-Remediation Groundwater Monitoring Plan.

3.1: Summary of the Remedial Investigation

The purpose of the Focussed Remedial Investigation was to identify and delineate any soil and groundwater contamination resulting from previous activities at the site. The Remedial Investigation was completed in August 1996. The final Focussed Remedial Investigation/Feasibility Study Report for the Tishcon site was submitted in December 1996. This report is available for review at the document repositories. This report describes the field activities and findings of the Remedial Investigation in detail.

The Remedial Investigation activities included the following:

- *A search of local agency and state files for information on past activities and construction at the site to identify and locate cesspools and other likely areas of contamination.*
- *The collection of one on-site surface soil sample from a potential contaminant source location.*
- *The collection of seventeen on-site subsurface soil samples from four potential contaminant source locations.*
- *The collection of two groundwater samples from existing shallow groundwater monitoring wells down-gradient of the source.*
- *The collection of one groundwater sample from an on-site shallow Geoprobe location, upgradient of the source area.*
- *The collection of one groundwater sample from an on-site shallow Geoprobe location near Storm Drain 1.*

The analytical data obtained from the Remedial Investigation was compared to applicable Standards, Criteria, and Guidelines (SCGs). Groundwater, drinking water and surface water SCGs identified for the Tishcon site were based on NYSDEC Ambient Water Quality Standards and Guidance Values and Part V of the NYS Sanitary Code. NYSDEC TAGM 4046 soil cleanup guidelines for the protection of groundwater, background conditions and risk-based remediation criteria were used as SCGs for soil.

The results of the soil samples are summarized in Table 1. The results of the groundwater samples are summarized in Table 2.

3.1.1: Nature of Contamination

The results of the Focussed Remedial Investigation when combined with the earlier investigations performed by NCDH and Tishcon, indicate the nature and extent of soil and groundwater contamination at the Tishcon 125 State Street facility as follows:

3.1.1.1: Nature of Soil and Sediment Contamination

Storm Drain 1 - Soil at the bottom of this drain is contaminated with the solvents chloroform as high as 160 ppm (the SCG is 0.3 ppm), ethyl benzene as high as 9.3 ppm (the SCG is 5.5 ppm), methylene chloride as high as 1,830 ppm (the SCG is 0.1 ppm), and xylene as high as 48.9 ppm (the SCG is 1.2 ppm). The bottom of the drain is approximately 15 feet below grade. Based on visual observations during the soil boring program of February 1995, the soil is discolored down to a depth of 30 feet below grade. The soil sample from 30 to 32 feet below grade in this drain indicated no detections of solvents. Therefore, there is a maximum of 15 feet of contaminated soil below this drain.

Storm Drain 2 - This storm drain is the overflow for Storm Drain 1 and therefore is assumed to share similar contamination. The bottom of the drain is approximately 13 feet below grade. Based on visual observations during the soil boring program of February 1995, the soil appeared to be clean down to 19 feet, but registered a deflection on the HNu . The sample from 19 to 21 feet below grade in this drain indicated no detections of solvents. Therefore there is a maximum of 6 feet of contaminated soil below this drain.

Storm Drain 3 - There were no contaminants detected in this drain above cleanup guidelines.

Storm Drain 4 - Soil at the bottom of this storm drain contained elevated levels of the metal mercury as high as 0.46 ppm (the SCG is 0.1 ppm) when tested by the NCDH in 1993. The bottom of this drain is 15 feet below grade. Based on visual observations during the soil boring program of February 1995, the soil appeared to be clean down to 19 feet, but registered a deflection on the HNu. The sample from 19 to 21 feet below grade in this drain indicated no detections of solvents. Therefore there is a maximum of 4 feet of contaminated soil below this drain.

Distribution Box 5 - The bottom of distribution box 5 contained methylene chloride at 7.3 ppm (the SCG is 0.1 ppm) and 1,1,1 TCA at 1.5 ppm (the SCG is 0.8 ppm). The top of the box is within a few inches of grade. A soil sample was collected from 2 to 4 feet below grade in the structure during the February 1995 boring program. This sample revealed no detections of solvents. Therefore there is a maximum of 2 feet of contaminated soil below this box.

Former Sanitary Cesspool - Boring 4 was installed adjacent to the former cesspool for this building. The samples collected from 15 to 17, 20 to 22, 25 to 27 and 35 to 37 feet below grade revealed no detections of solvents. Therefore, the former cesspool is no longer a suspected source of contamination.

Borings 1 through 3 - Borings 1 through 3 were installed in between storm drains 1, 2, 3, and 4 to determine the lateral extent, if any, of contamination. These samples indicated no detections of solvents. As such, the area between the drains is no longer a suspected source of contamination.

Surficial Soil in the rear of the building - One sample designated as SS-1 was collected in the rear of the building which was considered a potential drum storage area. This sample indicated no detections of solvents above the NYSDEC cleanup objectives. As such, the area in the rear of the building is no longer a suspected source of contamination.

3.1.1.2: Nature and Extent of Groundwater Contamination

Groundwater was sampled from one on-site location (upgradient of the source area) and three downgradient points at this site. The results are included on Table 2. The results of the Focussed Remedial Investigation indicate the nature and extent of groundwater contamination at the Tishcon 125 State Street facility to be:

Upgradient On-site - Geoprobe sample GW-2 was collected on-site upgradient of the facility to determine the quality of the ambient groundwater entering the property. This sample revealed no detections of solvents with the exception of methylene chloride at 7 ppb. Methylene chloride is a common laboratory cleaning agent and was also detected in the laboratory method blank.

Downgradient - Samples GW-1, N11842 and UN11 were collected from points downgradient of the 125 State Street facility. These samples contained two classes of chlorinated solvents. Please refer to Figure 4.

Tetrachloroethene (also known as perchloroethene or PCE) was detected at points GW-1 and UN11 at 66 and 64 ppb, respectively. Trichloroethene (TCE), dichloroethene (DEC) and vinyl chloride (VC), degradation products of PCE, were also detected at these points at varying levels.

1,1,1-Trichloroethane (TCA) was also detected at points GW-1, N11842 and UN11 at levels of 60 to 61 ppb. The degradation products 1,1-dichloroethane (DCA) and chloroethane (CE), degradation products of TCA, were also detected at these points at varying levels.

The SCGs in groundwater for all these compounds are 5 ppb except for vinyl chloride which is 2 ppb.

3.2 : Interim Remedial Measures

The excavation and restoration of the contaminated source areas of storm drains 2, 4

and distribution box 5 was completed in October 1997. The contaminated soil at these source areas was excavated, removed and transported off-site. The excavations at Storm Drains 2, 4 and distribution box 5 were filled in using clean soil. This work was completed under the supervision of NYSDEC.

3.3: Summary of Human Exposure Pathways

The contaminated groundwater in the New Cassel Industrial Area presents a potential route of exposure to humans; however, the area is served by public water. This public water supply is treated and routinely monitored for purity and quality. Therefore, use of the groundwater in the area is not currently considered to be an exposure pathway of concern.

The contaminated on-site soil in Storm Drain 1 presents a potential route of exposure to humans; however, the area where this is located is inaccessible to humans. Therefore, the contaminated on-site soil in the area is not currently considered to be an exposure pathway of concern.

3.4: Summary of Environmental Exposure Pathways

This section summarizes the types of environmental exposures which may be presented by the site. Presently, there are no completed pathways associated with the site. Pathways which may exist at the site in the future if additional remedial action is not undertaken are limited to exposure with the contaminated groundwater underneath the site and immediately down-gradient of the site.

SECTION 4: ENFORCEMENT STATUS

The Potential Responsible Party (PRP) for the site is:

Tishcon Corporation
30 New York Avenue
Westbury, NY 11590

The NYSDEC and Tishcon Corporation, (the site operator) entered into a Consent Order on June 5, 1996, Index # W1-0757-95-05. The Order obligates the responsible party to implement a Focused Remedial Investigation/Feasibility Study and Interim Remedial Measure.

The PRP implemented the Focused Remedial Investigation/Feasibility Study and Interim Remedial Measure at the site when requested by the NYSDEC.

SECTION 5: SUMMARY OF THE REMEDIAL GOALS

Goals for the remedial program have been established through the remedy selection process stated in 6NYCRR 375-1.10. These goals are established under the guideline of meeting all standards, criteria, and guidance (SCGs) and protecting human health and the environment.

The proposed remedy for any site should, at a minimum, eliminate or mitigate all significant threats to the public health or the environment presented by the hazardous waste present at the site through the proper application of scientific and engineering principles.

The goals selected for this site are:

- Reduce, control, or eliminate the impact of the contamination present within the soils on site.
- Eliminate or reduce the threat to the groundwater by eliminating or reducing contaminated soil at the source area.
- Eliminate the potential for direct human or animal contact with the contaminated soils on site.
- Mitigate the impacts of contaminated groundwater tot he environment.
- Prevent, to the extent possible, migration of contaminants in the groundwater.
- Provide for attainment of SCGs for soil and groundwater quality.

SECTION 6: SUMMARY OF THE EVALUATION OF ALTERNATIVES

The selected remedy should be protective of human health and the environment, be cost effective, comply with statutory laws and utilize permanent solutions, alternative technologies or resource recovery technologies to the maximum extent practicable.

A summary of the detailed analysis follows. As used in the following text, the time to implement reflects only the time required to implement the remedy, and does not include the time required to design the remedy, procure contracts for design and construction or to negotiate with responsible parties for implementation of the remedy. The NYSDEC has estimated the cost of the alternatives based on the available site information and standard engineering practice. These estimates are only intended for comparative purposes.

6.1: Description of Alternatives

The potential remedies are intended to address the contaminated soils and groundwater at the site. Potential remedial alternatives for the Tishcon site were identified, screened and evaluated.

Alternative 1- No Action with Long-Term Monitoring

Present Worth	$117,600
Capital Cost	$10,000
Annual O&M	$7,000
Time to Implement	30 Years

Under the No Action Alternative, the existing conditions of the site would remain unchanged. Long-term monitoring would consist of periodic site inspection and sampling of two groundwater and two soil points quarterly for VOCs. The capital cost of $10,000 is for the development of a site inspection and monitoring plan.

The no action alternative is evaluated as a procedural requirement and as a basis for comparison. It requires continued monitoring only, allowing the site to remain in an unremediated state.

Alternative 2: Soil Vapor Extraction System and Post-Remedial Groundwater Monitoring

Present Worth:	$129,300
Capital Cost:	$ 60,000
Annual O&M:	$16,000
Time to Implement:	
Operation of SVE System	3 to 5 years
Post-Remedial Groundwater Monitoring	an additional 3 to 5 years

The soil vapor extraction (SVE) system would consist of soil vapor extraction points capable of providing a suitable area of influence to remove contaminants from the source area at Storm Drain 1. The contaminants would then be captured by the soil vapor extraction (SVE) system. The extracted air and VOCs would then be passed through a treatment system, if necessary, to remove the volatile organic compounds to permitted levels before discharge to the atmosphere. This discharge would be monitored periodically by the PRP's engineering consultant to assure the system is operating properly.

The remedy would be continued until soil quality meets SCGs, or the NYSDEC concludes that further operation of the system would result in no further improvement in soil quality.

The Post Remedial Groundwater Monitoring will begin 30 days from the date of the completion of the storm drain soil removal and would consist of upgradient and downgradient monitoring quarterly the first year, biannually the second year and annual thereafter. The Post Remedial Groundwater Monitoring would be continued until groundwater quality meets SCGs for two consecutive samples or is equal to the groundwater quality in the up-gradient wells, or the downgradient concentrations reach an asymptotic condition, or the NYSDEC concludes that further monitoring of groundwater is no longer required. An asymptotic condition is achieved when downgradient concentrations with a net change of 10 percent or less of total VOCs are noted during two or more sampling events.

Alternative 3: Excavation, Removal, Off-Site Treatment of Contaminants and Post-Remedial Groundwater Monitoring

Present Worth:	$175,100
Capital Cost:	$157,800
Annual O&M:	$4,000
Time to Implement	
Excavation	less than 6 months
Post Remedial Groundwater Monitoring	an additional 5 years

Under this alternative the contaminated soil located at Storm Drain 1 would be excavated, removed from the site and treated off-site at a permitted facility. The excavation would then be filled with clean soil and restored.

The Post Remedial Groundwater Monitoring will begin 30 days from the date of the completion of the storm drain soil removal and would consist of upgradient and downgradient monitoring quarterly during the first year, biannually during the second year and annually thereafter. The Post Remedial Groundwater Monitoring would be continued until groundwater quality meets SCGs for two consecutive samples or is equal to the groundwater quality in the up-gradient wells, or the downgradient concentrations reach an asymptotic condition, or the NYSDEC concludes that further monitoring of groundwater is no longer required. An asymptotic condition is achieved when downgradient concentrations with a net change of 10 percent or less of total VOCs are noted during two or more sampling events.

6.2: Evaluation of Remedial Alternatives

The criteria used to compare the potential remedial alternatives are defined in the regulation that directs the remediation of inactive hazardous waste sites in New York State (6NYCRR Part 375). For each of the criteria, a brief description is provided followed by an evaluation of the alternatives against that criterion.

The first two evaluation criteria are termed threshold criteria and must be satisfied in order for an alternative to be considered for selection.

1. Compliance with New York State Standards, Criteria, and Guidance (SCGs). Compliance with SCGs addresses whether or not a remedy will meet applicable environmental laws, regulations, standards, and guidance.

The no action alternative is unacceptable as the soil would continue to exceed New York State SCGs.

Alternatives 2 and 3 may also not achieve compliance with all state SCGs, due to presence of VOCs in the groundwater. However, they would remove the source of the groundwater contamination and would eventually improve the overall groundwater quality and may eliminate any additional deterioration of the groundwater quality due to the site.

2. Protection of Human Health and the Environment. This criterion is an overall evaluation of the health and environmental impacts to assess whether each alternative is protective.

The no action alternative would not be protective of the environment and human health as the potential to be exposed to groundwater with volatile organic contamination will continue to exist.

Alternatives 2 and 3 would be protective of human health and environment with respect to the site.

3. Short-term Effectiveness. The potential short-term adverse impacts of the remedial action upon the community, the workers, and the environment during the construction and/or implementation are evaluated. The length of time needed to achieve the remedial objectives is also estimated and compared against the other alternatives.

The no action alternative would have no short-term adverse impacts due to the remedial action upon the community, the workers, and the environment during the construction and/or implementation.

Alternatives 2 and 3 would not have any adverse impacts upon the on-site workers, the environment or the local community. Additionally, health and safety procedures would be implemented to mitigate any situations that may potentially arise. It is anticipated that the SVE system would remediate the site in 3 to 5 years. The Excavation, Removal, Off-Site Treatment of Contaminants and Post-Remedial Groundwater Monitoring Alternative would take less time to implement.

4. Long-term Effectiveness and Permanence. This criterion evaluates the long-term effectiveness of the remedial alternatives after implementation. If wastes or treated residuals remain on site after the selected remedy has been implemented, the following items are evaluated: 1) the magnitude of the remaining risks, 2) the adequacy of the controls intended to limit the risk, and 3) the reliability of these controls.

The no action alternative would not be effective in the long term. The soil and groundwater contamination would be expected to remain above SCGs for several years.

Alternatives 2 and 3 would be effective in the long term, however in Alternative 2, some residual contamination may remain in the soil. The contaminants have become cemented within some of the binding materials used during pill manufacturing which were washed in to the storm drain. While these contaminants may not be effectively removed by the SVE system, they may release over time and contaminate the groundwater.

Alternatives 2 and 3 represent permanent remedies.

5. Reduction of Toxicity, Mobility or Volume. Preference is given to alternatives that permanently and significantly reduce the toxicity, mobility or volume of the wastes at the site.

The no action alternative would not reduce the toxicity, mobility or volume of the wastes.

Alternatives 2 and 3 would permanently reduce the mobility, toxicity and volume of the wastes at the site by actively removing or treating the waste.

6. Implementability. The technical and administrative feasibility of implementing each alternative are evaluated. Technical feasibility includes the difficulties associated with the construction and the ability to monitor the effectiveness of the remedy. For administrative feasibility, the availability of the necessary personnel and material is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, etc.

All of the alternatives are implementable. The material and personnel necessary for each alternative should be readily available at reasonable costs in this region.

7. Cost. Capital and operation and maintenance costs are estimated for each alternative and compared on a present worth basis. The present worth is calculated on a discount rate of five percent. Although cost is the last balancing criterion evaluated, where two or more alternatives have met the requirements of the remaining criteria, cost effectiveness can be used as the basis for the final decision.

Alternative 3 is the costliest alternative due to a high capital cost.

Alternative 2 is less than the cost of Alternative 3 due to a lower capital cost.

Alternative 1 is the lowest cost alternative due a low capital cost.

8. Community Assessment.

Concerns of the public regarding the FRI/RI reports and the PRAP have been evaluated. The "Responsiveness Summary" in Appendix A presents public comments received and the Department's response to the concerns raised.

The remedy in this Record of Decision (ROD) is identical to the remedy presented in the November 1997 Proposed Remedial Action Plan (PRAP) which was presented at the December 4, 1997 public meeting. In general, the public

comments received were supportive of the selected remedy.

SECTION 7: SUMMARY OF THE SELECTED REMEDY

Based upon the results of the focused Remedial Investigation/Feasibility Study and the additional investigations that have been performed at the site, the Responsible Party has proposed, and NYSDEC has selected Remedial Alternative 3, the Excavation, Removal, Off-Site Treatment of Contaminants and Post-Remedial Groundwater Monitoring, as the remedial alternative for the site.

This selection is based upon the fact that Alternative 3 will be faster and more effective in comparison to Alternative 2. Alternatives 2 and 3 would be effective in the long term, however in Alternative 2, some residual contamination may remain in the soil. The contaminants have become cemented within some of the binding materials used during pill manufacture which were washed in to the storm drain. While these contaminants may not be effectively removed by the SVE system, they may release over time and contaminate the groundwater.

Alternative 1 was rejected since this alternative would not be protective and would not meet SCGs. Both Alternatives 2 and 3 satisfied these threshold criteria. These alternatives would also be equally effective in the long term, have no significant short term impacts, and would equally reduce the toxicity, mobility, and volume of the waste at the site. However, Alternative 3 will be more easily implemented than Alterative 2 and will result in faster and more complete remediation of the site. Since Alternative 3 will also satisfy the other criteria, including the threshold criteria, it is the preferred alternative.

The elements of the selected remedy are as follows:

1. The excavation and restoration of the contaminated source area of Storm Drain 1.
2. The implementation of a post-remediation groundwater monitoring plan to confirm the effectiveness of the soil remedies and to monitor the groundwater in the vicinity of the site.
3. Institutional controls will be implemented and deed restrictions will be recorded in the chain of title of the property to restrict the future use of groundwater at the site.

Removal of the soil source area will remove significant amounts of contaminants from the source area and the underlying groundwater, and reduce the migration of the contaminant plume via groundwater. The excavation and restoration of the contaminated source area of Storm Drain 1, a proven technology, will reduce the level of contamination in the soil considerably and prevent further contamination of groundwater.

SECTION 8: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the remediation process, a number of Citizen Participation (CP) activities were undertaken in an effort to inform and educate the public about conditions at the site and the potential remedial alternatives. The following public participation activities were conducted for the site:

- The following repositories for documents pertaining to the site were established:

NYSDEC Central Office
Mr. Jeffrey Trad
50 Wolf Rd. - Rm. 242
Albany, NY 12233-7010
Phone: (518) 457-1708
Mon. To Fri.: 8:30 am to 4:45 pm

NYSDEC Region 1
SUNY Campus
Loop Road, Building 40
Stony Brook, NY 11790-2356
Phone: (516) 444-0241
Mon. To Fri.: 8:30 am to 4:45 pm

New Cassel Environmental Justice Project
847 Prospect Avenue
New Cassel, N.Y. 11590
Phone (516) 876-9526
Mon. To Fri.: 10:30 am to 1:00 pm

New Cassel/Westbury Youth Services Project
817 Prospect Avenue
New Cassel, NY 11590
Phone (516) 333-9224
Mon. To Fri.: 10:30 am to 10:00 pm

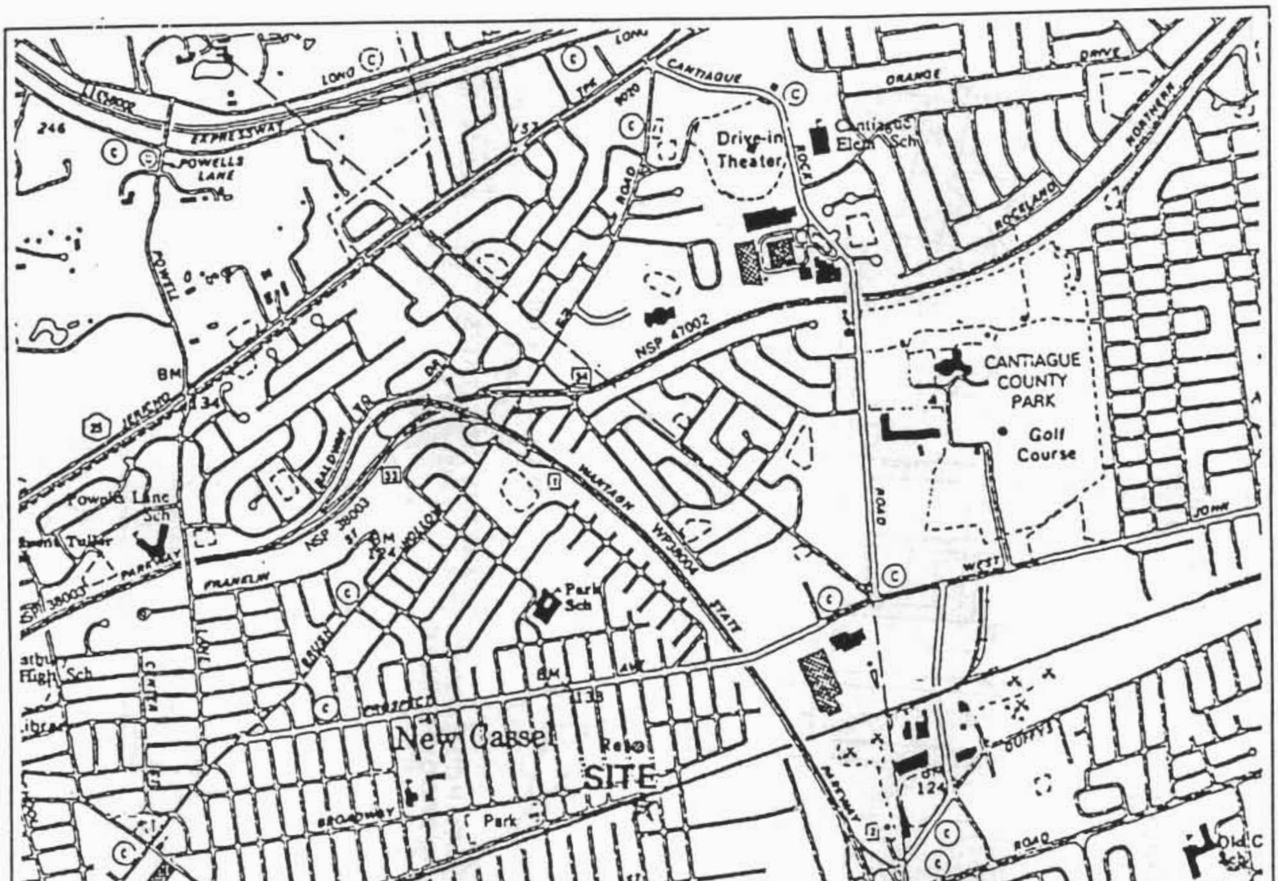
Westbury Memorial Public Library
445 Jefferson Street
Westbury, NY 11590
Phone (516) 333-0176
Mon. to Fri.: 9:30 am to 9:00 pm
Sat.: 9:30 am to 5:30 pm
Sun.: 1:00 pm to 5:00 pm

- A site mailing list was established which included nearby property owners, local political officials, local media and other interested parties.

- Fact sheets describing all aspects of the remediation of inactive hazardous waste disposal sites in the New Cassel Industrial Area, including the Tishcon site, were distributed to the public in August 1995, November 1995, May 1996, September 1996, April 1997 and November 1997.

- Public information meetings were held in January 1996, May 1996, October 1996, May 1997 and December 1997. DEC personnel were available to discuss all New Cassel Industrial Area sites, including the Tishcon site, at each meeting.

- In January of 1998 a Responsiveness Summary, included in this Record of Decision as Appendix A, was written to address questions raised by the Public at the December 1997 public meeting and received by mail or telephone during the comment period for the Proposed Remedial Action Plan. In general, the public comments received were supportive of the selected remedy.



Site Location Map

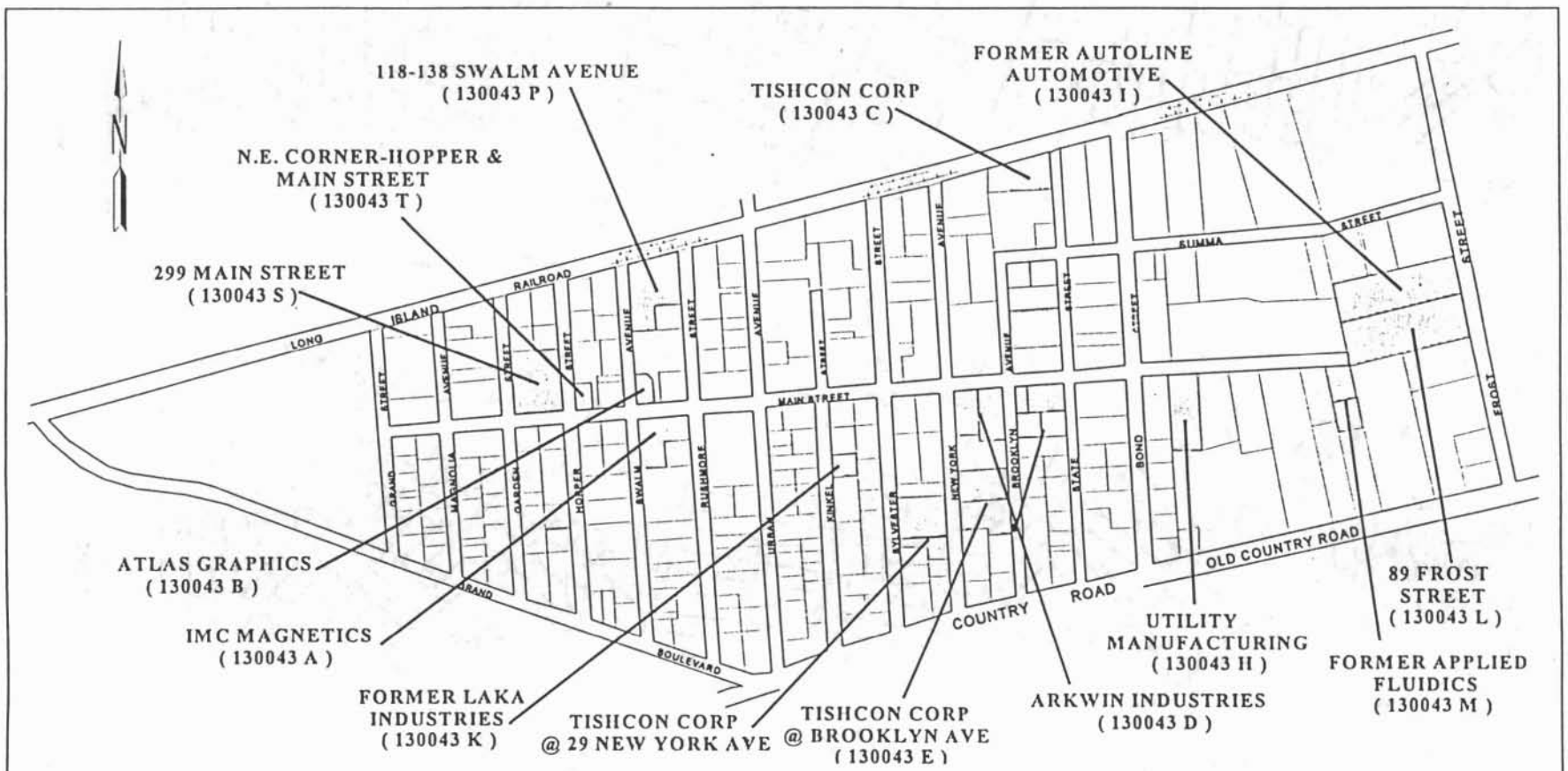
130043C Tishcon Corp. at 125 State Street

NYSDOT Planimetric Quadrangle(s):
HICKSVILLE, FREEPORT

N

0 500 1000 1500 2000
FEET

Scale 1:24,000



NEW CASSEL INDUSTRIAL AREA

Class 2 Registry Sites
as of November 1997

Figure 1A

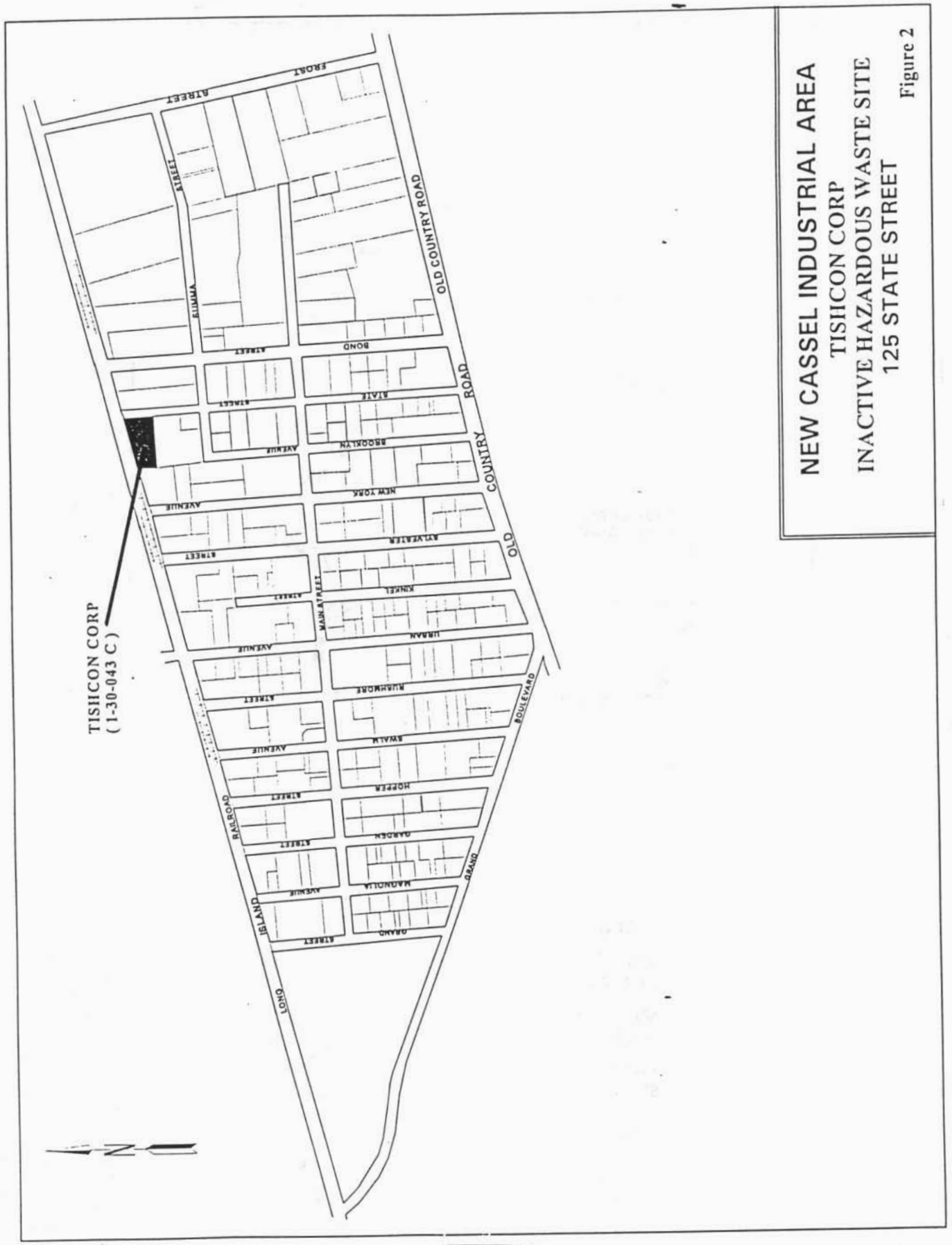
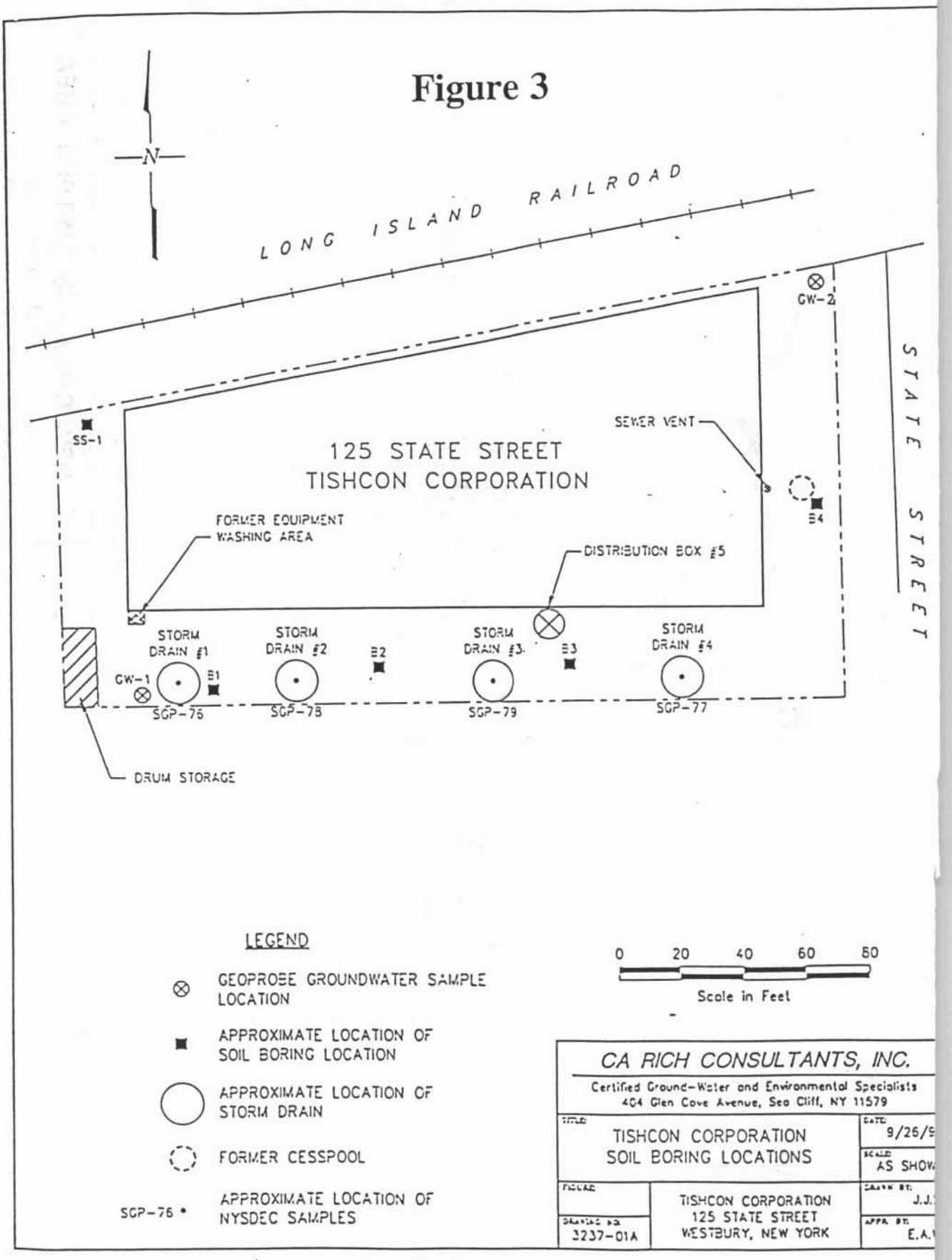

NEW CASSEL INDUSTRIAL AREA
TISHCON CORP
INACTIVE HAZARDOUS WASTE SITE
125 STATE STREET
Figure 2
TISHCON CORP
(1-30-043 C)
OLD COUNTRY ROAD
MAIN STREET
RAILROAD
ISLAND
LONG
N

Figure 3


N
LONG ISLAND RAILROAD
STATE STREET
GW-2
SS-1
SEWER VENT
125 STATE STREET
TISHCON CORPORATION
FORMER EQUIPMENT
WASHING AREA
DISTRIBUTION BOX #5
E4
STORM
DRAIN #1
STORM
DRAIN #2
E2
STORM
DRAIN #3
E3
STORM
DRAIN #4
GW-1
E1
SGP-76
SGP-78
SGP-79
SGP-77
DRUM STORAGE
LEGEND
GEOPROBE GROUNDWATER SAMPLE LOCATION
APPROXIMATE LOCATION OF SOIL BORING LOCATION
APPROXIMATE LOCATION OF STORM DRAIN
FORMER CESSPOOL
SGP-76 *
APPROXIMATE LOCATION OF NYSDEC SAMPLES
0 20 40 60 80
Scale in Feet
CA RICH CONSULTANTS, INC.
Certified Ground-Water and Environmental Specialists
404 Glen Cove Avenue, Sea Cliff, NY 11579
TITLE:
TISHCON CORPORATION
SOIL BORING LOCATIONS
DATE: 9/26/9
SCALE: AS SHOW
FIELD:
DRAWING NO. 3237-01A
TISHCON CORPORATION
125 STATE STREET
WESTBURY, NEW YORK
DRAWN BY: J.J.
APPR. BY: E.A.

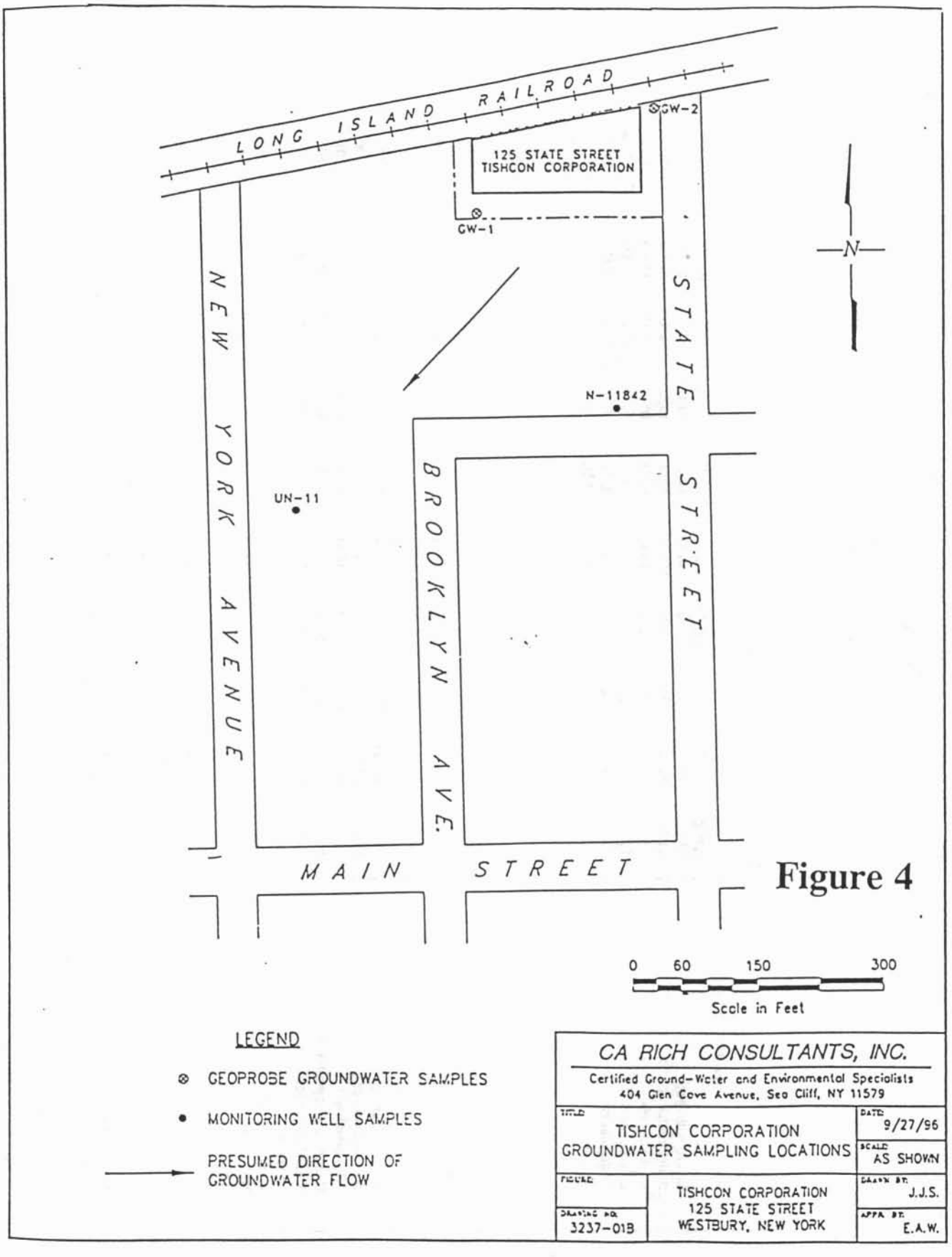

LONG ISLAND RAILROAD
GW-2
125 STATE STREET
TISHCON CORPORATION
GW-1
N
NEW YORK AVENUE
STATE
N-11842
UN-11
BROOKLYN AVE.
STREET
MAIN STREET
0 60 150 300
Scale in Feet
LEGEND
GEOPROBE GROUNDWATER SAMPLES
MONITORING WELL SAMPLES
PRESUMED DIRECTION OF GROUNDWATER FLOW
CA RICH CONSULTANTS, INC.
Certified Ground-Water and Environmental Specialists
404 Glen Cove Avenue, Sea Cliff, NY 11579
TITLE: TISHCON CORPORATION GROUNDWATER SAMPLING LOCATIONS
DATE: 9/27/96
SCALE: AS SHOWN
DRAWN BY: J.J.S.
APPR BY: E.A.W.
TISHCON CORPORATION
125 STATE STREET
WESTBURY, NEW YORK
DRAWING NO: 3237-01B

Figure 4

Table 1

Summary of Soil Analysis
After Data Validation
Tishcon, State Street Facility

Sample ID	SS-1	B1	B-1	B-1	B-2	B-2	B-2	B-2	B-2	NYSDEC TAGM *
Depth (bls)		(10-12)	(20-22)	(30-32)	(10-12)	(20-22)	(30-32)	(40-42)	(50-52)	Cleanup Objectives
Date Sampled	8/23/96	8/23/96	8/23/96	8/23/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	
Volatile Organics (NYSDOH Method 91-1)										
Units	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Chloromethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
Bromomethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
Vinyl chloride	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	200
Chloroethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	1,900
Methylene chloride	14 U	10 U	9 U	4 UJ	4 UJ	2 UJ	4 U	5 UJ	5 UJ	100
Acetone	10 J	10 UJ	10 UJ	10 UJ	10 UJ	10 UJ	10 UJ	12 UJ	11 UJ	200
Carbon Disulfide	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	2,700
1,1-Dichloroethene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	400
1,1-Dichloroethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	200
1,2- Dichloroethene (total)	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	300
Chloroform	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	300
1,2-Dichloroethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	100
2-Butanone	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	300
1,1,1-Trichloroethane	5 J	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	800
Carbon Tetrachloride	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	600
Bromodichloromethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
1,2-Dichloropropane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
cis-1,3-Dichloropropene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
Trichloroethene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	700
Dibromochloromethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
1,1,2-Trichloroethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
Benzene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	60
trans-1,3-Dichloropropene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
Bromoform	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
4-Methyl-2-Pentanone	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	1,000
2-Hexanone	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
Tetrachloroethene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	1,400
1,1,2,2-Tetrachloroethane	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	600
Toluene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	1,500
Chlorobenzene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	1,700
Ethylbenzene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	5,500
Styrene	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	NV
Xylene (total)	11 U	10 U	10 U	10 U	10 U	10 U	10 U	12 U	11 UJ	1,200

Notes:

ug/Kg: micrograms per Kilogram

U: compound not detected at or above detection limit. Number represents compound detection limit.

J: estimated concentration.

** NYSDEC Technical and Administrative Guidance Memorandum: Determination of Cleanup Objectives and Cleanup Levels; 1/24/96*

Table 1

Summary of Soil Analysis
After Data Validation
Tishcon, State Street Facility

Sample ID	B-3	B-3	B-3	B-3	B3Dup	B-3	B-4	B-4	B-4	B-4	FBS	NYSDEC TAGM *
Depth (bls)	(10-12)	(20-22)	(30-32)	(40-42)	(40-42)	(50-52)	(15-17)	(20-22)	(25-27)	(35-37)		Cleanup Objectives
Date Sampled	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	
Volatile Organics (NYSDOH Method 91-1)												
Units	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg	ug/Kg
Chloromethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
Bromomethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
Vinyl chloride	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	200
Chloroethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	1,900
Methylene chloride	4 UJ	8 U	4 U	5 U	21 U	5 U	4 UJ	4 UJ	4 UJ	6 UJ	2 J	100
Acetone	10 UJ	10 UJ	10 UJ	4 J	7 J	7 J	5 J	11 UJ	6 J	15 J	10 U	200
Carbon Disulfide	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	2,700
1,1-Dichloroethene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	400
1,1-Dichloroethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	200
1,2- Dichloroethene (total)	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	300
Chloroform	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	300
1,2-Dichloroethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	100
2-Butanone	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	300
1,1,1-Trichloroethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	800
Carbon Tetrachloride	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	600
Bromodichloromethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
1,2-Dichloropropane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
cis-1,3-Dichloropropene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
Trichloroethene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	700
Dibromochloromethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
1,1,2-Trichloroethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
Benzene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	60
trans-1,3-Dichloropropene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
Bromoform	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
4-Methyl-2-Pentanone	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	1,000
2-Hexanone	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
Tetrachloroethene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	1,400
1,1,2,2-Tetrachloroethane	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	600
Toluene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	1,500
Chlorobenzene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	1,700
Ethylbenzene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	5,500
Styrene	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	NV
Xylene (total)	10 U	10 U	10 U	11 U	12 U	11 U	10 U	11 U	10 U	11 U	10 U	1,200

Notes:
ug/Kg: micrograms per Kilogram
U: compound not detected at or above detection limit. Number represents compound detection limit.
J: estimated concentration.
NV: no value is reported.

** NYSDEC Technical and Administrative Guidance Memorandum: Determination of Cleanup Objectives and Cleanup Levels; 1/24/96*

Prepared by CA RICH CONSULTANTS, INC.

Table 2

Summary of Groundwater Analysis
After Data Validation
Tishcon, State Street Facility

Sample ID	GW1	GW2	GW2Dup	TB	FB	N11842	UN11	TB821	FB822	NYSDEC
Date Sampled	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/22/96	8/22/96	8/22/96	8/22/96	TOGS*
Volatile Organics (EPA Method 8240)										
Units	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Chloromethane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	NV
Bromomethane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Vinyl chloride	3 J	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	2
Chloroethane	12	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Methylene chloride	10 U	10 U	10 U	9 J	8 J	10 U	10 U	9 J	8 J	5
Acetone	10 U	10 U	10 U	10 U	10 U	10 U	17 U	10 U	10 U	50
Carbon Disulfide	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	NV
1,1-Dichloroethene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
1,1-Dichloroethane	200	10 U	10 U	10 U	10 U	10 U	10	10 U	10 U	5
1,2- Dichloroethene (total)	92	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Chloroform	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	7
1,2-Dichloroethane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
2-Butanone	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	NV
1,1,1-Trichloroethane	61	10 U	10 U	10 U	10 U	61	60	10 U	10 U	5
Carbon Tetrachloride	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Bromodichloromethane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	50
1,2-Dichloropropane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
cis-1,3-Dichloropropene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Trichloroethene	36	10 U	10 U	10 U	10 U	14	3 J	10 U	10 U	5
Dibromochloromethane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	50
1,1,2-Trichloroethane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Benzene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	0.7
trans-1,3-Dichloropropene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Bromoform	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	50
4-Methyl-2-Pentanone	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	NV
2-Hexanone	10 UJ	10 UJ	10 UJ	10 UJ	10 UJ	10 U	10 U	10 U	10 U	50
Tetrachloroethene	66	10 U	10 U	10 U	10 U	2 J	64	10 U	10 U	5
1,1,2,2-Tetrachloroethane	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Toluene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Chlorobenzene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Ethylbenzene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Styrene	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5
Xylene (total)	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	10 U	5

Notes:
ug/L: micrograms per liter
U: compound not detected at or above detection limit. Number represents compound detection limit.
J: number represents estimated concentration (below reportable limits)

** NYSDEC Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values; 10-22-93*

Table 3

A RICH CONSULTANTS, INC.

Soil Boring Endpoint Samples
Tishcon Corporation
Westbury, New York

Sample ID Location Date Matrix	SB-PL1 Pool 1 2/15/95 Soil	SB-PL2 Pool 2 2/15/95 Soil	SB-PL4 Pool 4 2/15/95 Soil	SB-PL5 Pool 5 2/15/95 Soil	NYSDEC Soil Clean-up Objectives (ppm)
VOLATILES (ug/l)					
Chloromethane	1.0U	1.1U	1.1U	1.2U	
Bromomethane	1.0U	1.1U	1.1U	1.2U	
Vinyl Chloride	1.0U	1.1U	1.1U	1.2U	0.2
Chloroethane	1.0U	1.1U	1.1U	1.2U	1.9
Methylene Chloride	1.0U	1.1U	1.1U	1.2U	0.1
1,1-Dichloroethene	1.0U	1.1U	1.1U	1.2U	0.4
1,1-Dichloroethane	1.0U	1.1U	1.1U	1.2U	0.2
1,2-Dichloroethene (trans)	1.0U	1.1U	1.1U	1.2U	0.3
Chloroform	1.0U	1.1U	1.1U	1.2U	0.3
1,2-Dichloroethane	1.0U	1.1U	1.1U	1.2U	0.1
1,1,1-Trichloroethane	1.0U	1.1U	1.1U	1.2U	0.8
Carbon Tetrachloride	1.0U	1.1U	1.1U	1.2U	0.6
Bromodichloromethane	1.0U	1.1U	1.1U	1.2U	
1,2-Dichloropropane	1.0U	1.1U	1.1U	1.2U	
cis-1,3-Dichloropropene	1.0U	1.1U	1.1U	1.2U	
Trichloroethene	1.0U	1.1U	1.1U	1.2U	0.7
Dibromochloromethane	1.0U	1.1U	1.1U	1.2U	N/A
1,1,2-Trichloroethane	1.0U	1.1U	1.1U	1.2U	
Benzene	1.0U	1.1U	1.1U	1.2U	0.06
trans-1,3-Dichloropropene	1.0U	1.1U	1.1U	1.2U	
Tetrachloroethene	1.0U	1.1U	1.1U	1.2U	1.4
1,1,2,2-Tetrachloroethane	1.0U	1.1U	1.1U	1.2U	0.6
Toluene	1.0U	1.1U	1.1U	1.2U	1.5
Chlorobenzene	1.0U	1.1U	1.1U	1.2U	1.7
Ethylbenzene	1.0U	1.1U	1.1U	1.2U	5.5
Xylene(total)	1.0U	1.1U	1.1U	1.2U	1.2
Dichlorodifluoromethane	1.0U	1.1U	1.1U	1.2U	
Trichlorofluoromethane	1.0U	1.1U	1.1U	1.2U	
1,2-Dichlorobenzene	1.0U	1.1U	1.1U	1.2U	7.9
1,3-Dichlorobenzene	1.0U	1.1U	1.1U	1.2U	1.6
1,4-Dichlorobenzene	1.0U	1.1U	1.1U	1.2U	8.5
Bromoform	1.0U	1.1U	1.1U	1.2U	
INORGANICS (ug/l)					
Arsenic	1.3	0.48U	0.60B	1.3	7.5 or SB
Barium	3.2B	2.6B	4.5B	7.5B	300 or SB
Cadmium	0.20U	0.21U	0.19U	0.22U	1 or SB
Chromium	4.9	2.6	3.1	5.2	10 or SB
Lead	3.0U	3.2U	2.8U	3.3U	SB
Mercury	0.10U	0.11U	0.11U	0.12U	0.1
Selenium	0.50U	0.48U	0.57U	0.55U	2 or SB
Silver	0.60U	0.63U	0.55U	0.55U	SB

Codes: U - This analyte was not detected in the sample or below blank/method limit. The number is the minimum detected limits for the sample.
J - Indicates an estimated volume.
E - Above method limit.
B - Sample value greater than Instrument Detection Limit, but less than reporting limit.
SB - Site Background
N/A - Not Available

APPENDIX A

Responsiveness Summary
Tishcon Corporation Site at 125 State Street
Site ID: 1-30-043C

This document summarizes the comments and questions received by the New York State Department of Environmental Conservation (NYSDEC) regarding the November 1997 Proposed Remedial Action Plan (PRAP) for the Tishcon Corporation Site at 125 State Street in the New Cassel Industrial Area, in the Village of Westbury, Town of North Hempstead, Nassau County, New York. A comment period from November 20,1997 to December 22, 1997 was provided to receive comments from the public on this PRAP. A public meeting was also held on December 4, 1997 at the Dreyden Street School to present the results of the Focused Remedial Investigation of the site and to discuss the PRAP. A public meeting was also held on May 8, 1997 to discuss the investigation results of this site and the overall status of the New Cassel Industrial Area in general. The May 8, 1997 meeting was held at the Park Avenue Elementary School.

This responsiveness summary is comprised of verbal comments and questions voiced during the December 4, 1997 meeting that were relevant to the investigation and remedy presented in the PRAP for this site, as well as written comments received during the associated thirty-two day comment period.

The following comments and questions are paraphrased from the public meeting.

1. C: One of the elements of the proposed remedy is a deed restriction. What is a deed restriction?

   R: A deed restriction, also called "covenant" or " restrictive covenant" is a land use control restricting the use of the property and is included in the chain of title of the property and other land records to alert the public and subsequent purchasers about the restricted use. The deed restriction is often recorded in a document entitled "Declaration of Covenants and Restriction" and is filed with the governmental agency responsible for keeping land records.

   A Declaration of Covenants and Restrictions will be filed with the Office of the County Clerk in Nassau County on the Arkwin Industries property indicating that the use of the groundwater at the site will be restricted due to groundwater contamination.

2. C: The PRAP states that a deed restriction is needed as part of a final remediation. There are no details of what the deed restriction covers. Please provide additional information regarding the details of the restriction. Perhaps a "notification" to the deed would be sufficient to achieve the Department's goals.

R: The deed restriction is necessary to alert the public and subsequent purchasers that the groundwater is contaminated at the site and that its use is restricted because of the contamination.

3. C: Where are the contaminants still left at the site?

R: As indicated in the Sections 3.2, Interim Remedial Measures have been performed at the site. The only remaining soil and sediment contamination is located within Storm Drain 1 which is scheduled to be remediated. There remains some groundwater contamination beneath the site as well as downgradient of the site. This contamination will be monitored an is expected to dissipate once the last soil source area (Storm Drain 1) is removed.

4. C: Who will pay for the excavation?

R: The excavation of contaminated soil was paid for by Tishcon Corporation, the Responsible Party.

5. C: What was the cost of the Interim Remedial Measure performed?

R: The Department has not estimated the cost of the Interim Remedial Measure, however the amount would be quite substantial. The Department did estimate the cost for the remaining remedial work at the site which totals $175,100 present worth.

Appendix B

Tishcon Corporation Site at 125 State Street
ID: (1-30-043C)

ADMINISTRATIVE RECORD

1. New York State Superfund Contract, Site Investigation Report, New Cassel Industrial Area Site, Work Assignment No. D002676-2.2, Lawler Matusky & Skelly Engineers, February 1995.

2. Comprehensive Citizen Participation Plan, New Cassel Industrial Area Site, Site ID: 1-30-043 A-K, New York State Department of Environmental Conservation, November 1995.

3. New York State Superfund Contract, PSA Report, New Cassel Industrial Area Site, Work Assignment No. D002676-2.2, Lawler Matusky & Skelly Engineers, March 1996.

4. New York State Superfund Contract, Multisite PSA Task 4 Report, New Cassel Industrial Area Site, Work Assignment D002676-12B-1, Lawler Matusky & Skelly Engineers, March 1997.

5. Focused Remedial Investigation/Feasibility Study Work Plan and Addendums, C.A. Rich Consultants, December 1995, February 1996 and May 1996 respectively.

6. Final Remedial Investigation/Feasibility Study, C.A. Rich Consultants, December 1996.

7. Interim Remedial Measures Letter Report, Remedial Action Plan and a Post-Remediation Groundwater Monitoring Plan, Remedial Action Plan and Post-Remediation Groundwater Monitoring Plan, C.A. Rich Consultants, September 1997.

APPENDIX C

Record of Decision Glossary
for the
Tishcon Corporation Inactive Hazardous Waste Disposal Site
at 125 State Street

Ambient Water Quality Standards and Guidance Values -- These are the NYS standards and guidance values for the protection of water bodies.

Cesspools -- These are underground drainage structures, similar in construction to storm drains. They are often used to dispose of rainwater and/or sewage in areas where there is no public sewer system.

Citizen Participation -- A program of planning and activities to encourage communication among people affected by or interested in hazardous waste sites and the government agencies responsible for investigating and remediating them.

Citizen Participation Plan -- A document which must be developed at a site's Remedial Investigation stage. A CP Plan describes the citizen participation activities that will be conducted during a site's remedial process.

Class 2 site -- The NYSDEC assigns inactive hazardous waste sites to classifications established by state law, as follows:

Classification 1 -- a site causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or the environment, immediate action is required.

Classification 2 -- a site posing a significant threat to the public health or environment , action is required.

Classification 2a -- a temporary classification for a site known or suspected to contain hazardous waste. Most likely the site will require additional investigation and based on the results, the site would then be reclassified.

Classification 3 -- a site at which hazardous waste is confirmed but does not pose a significant threat to the public health or the environment, action may be deferred.

Classification 4 -- a site which has been properly closed, but will require continued management.

Classification 5 -- a site which has been properly closed with no evidence of present or potential adverse impact , no further action is required.

Consent Order -- A legal and enforceable agreement negotiated between NYSDEC and a responsible party. The order sets forth agreed upon terms by which a responsible party will undertake site investigation and/or cleanup, or pay for the costs of those activities. The order includes a description of the remedial actions to be taken by the responsible party with NYSDEC oversight, and a schedule for implementation.

Delist -- This is the action by which the NYSDEC removes a hazardous waste site from the Registry. This is done based on the determination that: the site contains inconsequential amounts of hazardous waste; or that a remediated site no longer requires operation and maintenance; or that a remediated site does not require operation and maintenance.

Down Gradient -- See up gradient.

Environmental Notice Bulletin -- This a trade paper that carries information on the environmental field, including legally required notices to the public for the reclassification of a hazardous waste site and other environmental related items.

Exposure Pathway -- This is the term for the pathway that a contaminant could use to migrate from a source to an existing or potential point of contact with the public. For example, the oil slick from a spill could be an exposure pathway to swimmers in a lake.

Feasibility Study (FS) -- This is a study undertaken to develop and evaluate options for the the site to eliminate or reduce the threat to public health and the environment. This study often includes data analysis and may be conducted during or after the RI.

Focused Remedial Investigation (FRI) -- A focused remedial investigation is an investigation that is primarily directed at known, or likely, source areas of contamination.

Geoprobe points/borings -- A geoprobe is a piece of equipment that can collect soil and water samples from below the ground. The place on the ground where the sample is obtained from, is referred to as a point or boring.

Interim Remedial Measure (IRM) -- This is an activity that is conducted to quickly provide relief to reduce the risk to public health or the environment from a well defined hazardous waste problem. These activities include removing contaminated soil and drums, providing alternative water supplies or securing a site to prevent access.

Monitoring Wells -- These are groundwater wells that are installed for the sole purpose of obtaining groundwater samples. Essentially, they are pipes that extend down to the groundwater.

NCIA -- New Cassel Industrial Area. This is an industrial area that is located in the Village of Westbury, Town of North Hempstead. The industrial area is bordered on the south by Old Country Road, on the east by Frost Street, on the west by Grand Boulevard, and the north by the Long Island Railroad.

NYS -- New York State

NYSDEC -- New York State Department of Environmental Conservation.

NYSDOH -- New York State Department of Health.

PAHs -- Petroleum Aromatic Hydrocarbons. A group of petroleum related compounds. These compounds are often found in industrial areas and places where petroleum products (gasoline, hydraulic fluid, etc.) are used.

Part V of the NYS Sanitary Code -- These are the New York State regulations that apply to drinking water supplies and sources.

Parts per Million (PPM) -- This is a way of measuring concentrations of contaminants in soil, water and air. It is the equivalent of one unit of material mixed in with one million units of another material. For example, one ounce of salt mixed in with one million ounces of soil. One ppm is the same as one thousand (1,000) ppb.

Parts per Billion (PPB) -- This is a way of measuring low concentrations of contaminants in soil, water and air. It is the equivalent of one unit of material mixed in with one billion units of another material. For example, one ounce of salt mixed in with one billion ounces of soil. One ppb is one-thousandth ($^{1}/_{1000}$) of one ppm.

Petroleum Hydrocarbons -- A group of petroleum related compounds. These compounds are often found in industrial areas and places where petroleum products (gasoline, hydraulic fluid, etc.) are used.

PRPs -- Potentially Responsible Parties. These are the parties that may be legally liable for the site. PRP's include: those who owned the site during the time wastes were placed, current owners, past and present operators of the site, and those who generated the wastes placed at the site.

Proposed Remedial Action Plan (PRAP) -- This is a document that identifies and discusses the proposed remedial action plan that the NYSDEC believes is the most appropriate for an inactive hazardous waste site. This document also summarizes the site history, results of

investigations, and any remedial work performed at the site. This proposed remedy is reviewed by the public and other state agencies.

Registry -- The New York State Inactive Hazardous Waste Site Registry. This is a document that the NYSDEC is directed by law to maintain and which lists and provides information about every site in New York State which meets the criteria established through the definition of hazardous waste and the classification system.

Remedial Investigation (RI) -- A remedial investigation is an investigative process to fully determine the nature and extent of contamination at a site by collecting and analyzing data. This investigation also delineates the area of contamination that the contamination has migrated to.

Responsiveness Summary -- A summary of responses by the NYSDEC to all significant public questions and comments. A written responsiveness summary is included in a Record of Decision to the questions and comments on the Proposed Remedial Action Plan for a site.

Record of Decision (ROD) -- This is a document that identifies the selected remedy for an Inactive Hazardous Waste Disposal Site. This document is the result of the public input received on the PRAP.

Route of Exposure -- See Exposure Pathway.

SCGs -- Standards, Criteria And Guidelines. These are regulatory values specified for several environmental media such as air, groundwater, surface water, soil and sediment.

Significant Threat -- The determination based on available evidence and relevant factors, that the hazardous waste disposed at the site has or may result in an adverse impact upon public health or the environment.

Soil Gas -- Soil is composed of smaller pieces of rock and earth. In between these pieces, are smaller spaces that are empty except for air and some components of the soil, such as vapors or chemical contaminants.

State Super Fund (SSF) -- This is a program that was established to fund the investigation and cleanup of hazardous wastes for which no responsible party could be identified or for which the responsible party is unable to fund the work.

TAGM 4046 -- Technical And Guidance Memorandum. These are guidance documents issued by the NYSDEC for the investigation and remediation of hazardous waste sites. The number 4046, refers to the TAGM entitled Determination of Soil Cleanup Objectives and Clean Up Levels.

TCL/TAL -- Target Compound List/Target Analyte List. This is a list of compounds that are

analyzed for at hazardous waste sites. This list includes volatile organic compounds, semi volatile organic compounds, pesticides, polychlorinated biphenols, and metals.

Up Gradient -- A location or area that is higher. With respect to groundwater, this is an area or place that groundwater is flowing from. This is the opposite of down gradient, which is an area or place that groundwater is flowing to.

VOCs -- Volatile Organic Compounds. This a group of chemicals such as benzene, vinyl chloride, 1,1, 1 trichloroethane, trichloroethene, dichloroethane, dichloroethene, and tetrachloroethane.