New York State Department of Environmental Conservation
Division of Environmental Remediation, 12th Floor
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FINAL ENGINEERING REPORT
& RECLASSIFICATION APPROVAL MEMO
CONFIDENTIAL/ATTORNEY WORK PRODUCT

TO: Robert Schick, P.E., Director
Division of Environmental Remediation

FROM: Michael Cruden, P.E., Chief
Remedial Bureau E

Sign-offs:	Initials	Date
Benjamin Rung		
Joseph White		
Michael Cruden		
Kelly Lewandowski		

SUBJECT: Final Engineering Report and
Site Reclassification to Class ☑4 ☐5 ☐C
Remedial Party: 631 Field St. L.P.
Site Name: Former Bright Outdoors
Site No. 704023

DATE:

Conclusions: The Final Engineering Report and Site Management Plan have been reviewed and meet the guidelines in the PM checklists.

Health Department Concurrence: The NYSDOH has reviewed and accepted the Final Engineering Report and concurs with site reclassification.

Registry Status and Site Classification: The Site's registry classification has been reassessed pursuant to internal guidance and the Site can be reclassified to Class ☑4 ☐5 ☐C.

Remediation of the Site: The remedial program was conducted in accordance with the work plan and the results of the remedial action are documented in the Final Engineering Report and four (4) Post-Construction Monitoring Reports.

Final Engineering Report: The Final Engineering Report (FER) has been reviewed by NYSDEC and NYSDOH technical staff and the FER checklist has been completed recommending approval of the FER. The FER is signed and sealed by a Professional Engineer licensed to practice in New York State.

Certifications of Report Contents: The FER includes all applicable certifications pursuant to DER-10.

UIS Updates: All project-related documents have been stored in the EDMS.

Recommendation: We have reviewed the documentation for the completion of this project and recommend that the Final Engineering Report and site reclassification be approved, and that the attached Certificate of Completion be issued.

ec: Maura Desmond
Benjamin Rung, Project Manager
Joseph White, Section Chief
K. Lewandowski
DOH PM
DOH Supervisor

Documents Attached:

√ Site Investigation Information Form
√ UIS Generated Final Engineering report & Reclassification Approval Form

Supporting Documents in EDMS:

√ Site Management Plan
√ Remedial Investigation Report
√ Remedial Action Work Plan
√ Remedial Design Documents
√ Environmental Easement
√ Final Engineering Report
√ DOH Concurrence
√ Site Management Plan Checklist
√ Final Engineering Report Checklist

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Final Engineering Report & Reclassification Approval Form

Site Code	704023	**Site Name**	Former Bright Outdoors		
Classification	02	**New Classification**	04		
		Address	631 Field Street		
Region	7	**City**	Johnson City	**Zip**	13790
Latitude	42.1216	**Town**	Union	**Project Manager**	Benjamin Rung
Longitude	-75.9752	**County**	Broome		
Site Type	Structure			**Estimated Size**	1.7700

Remedial Party: 631 Field St. L.P.

Remedial Party Contact Information: 216 Broome Corporate Parkway
Conklin, NY 13748

Env. Easement County Recording No.: Broome Book 02353 PAGE 0485

Allowable Use: Restricted-Residential, Commercial, and Industrial

Basis for Classification Change

Approval of the FER constitutes final approval of the Department's decision to reclassify the site to a class 4. Hazardous waste disposal at this site has been addressed by implementation of the remedy identified for the site by the Record of Decision. All construction of the components of the site-wide remedy was completed no later than 05/31/2012. The Final Engineering Report (FER) confirms that the remedy has been constructed consistent with the requirements in the ROD(s). The FER is in edocs. Management of contamination remaining at the site, including any required monitoring, is and has been controlled pursuant to a Site Management Plan (SMP). A copy of the SMP is in edocs. Institutional controls were required to ensure the protectiveness of the site. The required control, in the form of an environmental notice is in place. A significant threat to public health and the environment no longer exists at the site. The site is properly remediated and requires site management, therefore, it qualifies for Class 4 status on the Registry of Inactive Hazardous Waste disposal sites.

Site Description **Last Review: 09/27/2012**

Location:
The Former Bright Outdoors site is located at 631 Field Street in the Village of Johnson City, town of Union, Broome County. The Site is bordered by Field Street and New York State Route 17 to the south, Innovation Associates and a commercial facility (The Storage Mall) to the east, another commercial facility (Wegman's grocery store) to the north, and residential properties along Marie Street to the west. Several other active and former industries exist in the vicinity. These are primarily south of Route 17 and include: a bus garage (petroleum spill site), a chemical manufacturing facility (former Azon Chemical), a NYS Electric and Gas power plant, several dumps and waste ponds, and United States Air Force Plant 59. In addition, two former landfills, at least one of which reportedly accepted industrial wastes, are located hydraulically upgradient of the site near the intersection of Harry L. Drive and Reynolds Road. The Camden Street Municipal Well Field is located approximately 0.6 mile south-southwest of the site. This well field consists of three wells ranging in

depth from 88 to 101 feet that supply a portion (up to 3 MGD) of the drinking water to the Village of Johnson City.

Site Features:
The Site is 1.77 acres, predominantly flat and contains approximately 22,000 sq.ft. of enclosed structure with an additional 7,300 sq.ft. of covered storage space. The south portion of the building contains approximately 3,550 sq.ft. of office space currently under lease. The remainder of the structure is devoted to storage and light fabrication. There is a 25 ft. X 70ft. depressed truck loading area on the north side of the property. Within a mile to the north, the land rises sharply increasing in elevation by 600 feet. To the south, the ground slopes gently toward the Susquehanna River which is located approximately one half mile away. The aquifer that is situated in this valley, and over which the site sits, is the source of drinking water for the Village of Johnson City and the surrounding areas. This aquifer is a Sole Source Aquifer as designated by the US Environmental Protection Agency (USEPA) and is known as the Camden Street Ballpark Aquifer. This area has also been identified as a Primary Water Supply Aquifer by the NYSDOH and the Department.

Current Zoning/Use(s):
The site is currently active, and is zoned for industrial use. The surrounding parcels are currently used for a combination of commercial, light industrial, utility right-of-ways and residential. The nearest residential area is immediately to the west lying along Marie Street. The March 2007 Record of Decision limits future use of the property to Restricted-Residential.

Historic Use(s):
The former Bright Outdoors property is located at 631 Field Street and was first improved in 1966. Following the initial purchase, the 1.77-acre property was either owned or operated as follows:

- Reportedly operated by Royal Crown Bottling/7-Up Bottling Co./Hanyak Liquidating Corp. from 1967 to 1984 as a soft drink bottling plant
- American Pipe & Plastics, Inc., owned the property from 1984 to 2001.
- Bright Outdoors operated on the site (as a subsidiary of American Pips & Plastic, Inc.) from 1984 to 1996. Bright Outdoors assembled “casual outdoor furniture” from polyvinyl chloride (PVC) pipe and vinyl-coated polyester upholstery during the period 1984 to 1990. From 1990 to 1996, Bright Outdoors manufactured consumer sporting goods from PVC pipe.
- Impact Sports Equipment continued this operation from August 1996 to January 2001, at which time the property was sold to the current owner.
- Currently, the property is owned by 631 Field Street LP and was occupied by SamScreen, Inc. from 2001 to 2005. Sam Screen, Inc. manufactured wire screening for use in the mining and aggregate industry.
- In August 2002, the Department listed the site as a Class 2 site.
- As of January 2011, SimplexGrinnell was leasing office space in the front (southern) half of the building. Sam Screen, Inc. occasionally uses the remainder of the site structure for light fabrication and storage.
- Since the flooding of the Susquehanna River in September of 2011, the site has been vacant. A reported nine feet of water was present in the site structure and over the property. SimplexGrinnell has relocated, some clean-up has occurred and the office space has been gutted. Electrical power has not been restored to the facility and the SVE systems are not operating. The property is not in use.

Operable Unit:
The site is managed under one (1) operable unit (OU1). An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. OU1 consists of the onsite investigation and remedial actions performed at the site.

Site Geology and Hydrogeology:
The former Bright Outdoors site is located in the Susquehanna River drainage basin and situated over the Clinton Street-Ballpark Aquifer. The Clinton Street Ballpark Aquifer is approximately 3 square miles and is associated with a neighboring aquifer, the Endicott-Johnson City Aquifer. The aquifer consists primarily of glaciofluvial and glaciolacustrine valley fill deposits. The basic stratigraphic sequence consists of shale bedrock overlain by relatively impermeable lodgment till, which is overlain by extensive deposits of highly permeable glacial kame and outwash deposits. Occasional occurrences of interbedded fine-grained ice-contact deposits are also present. Thickness of the overburden deposits has been found to range from approximately 60 to over 100 feet in the vicinity. In general, the kame and outwash deposits consist of sand and gravel and are capable of high water yield. Fine-grained beds of silts and clays, where locally present, can restrict the downward flow of groundwater and contaminants; however, these deposits are discontinuous and in general do not separate the aquifer into distinct layers. Groundwater near the Susquehanna River generally flows toward the river; however, at depth, groundwater has been shown to flow beneath and independent of the river (URS 1992). In the area of the Camden Street Well Field, the river acts as a source of induced recharge to the well field.

Analytical Data Available for : Air, Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Groundwater

Site Environmental Assessment Last Review: 09/27/2012

Nature and Extent of Contamination:

Prior to Remediation: Beginning in 1991, VOC contamination was first detected in Johnson City's Clinton Street well field. The contamination of this municipal well field prompted a series of investigations that eventually lead to the listing of the Former Bright Outdoors site. In 1991 a hydrogeologic assessment of the area surrounding the Camden Street well field was performed in order to identify the source of the contamination. A subsequent investigation in 1992 for the Village of Johnson City included field analysis of water table samples collected using direct-push technology. As a result of this investigation, two additional areas of significant contamination were identified; Air Force Plant 59 and the area of 631 and 627 Field St. In 1994, a remedial investigation was conducted at Air Force Plant 59 that verified the presence of VOCs in the groundwater beneath Air Force Plant 59 with maximum TCA and TCE concentrations of 20 and 370 ppb, respectively. In addition, the groundwater flow direction was shown to be directly toward the Camden Street well field in both shallow and deep wells. The USGS sampled along Field Street and of the 18 points sampled, TCA was detected in 13 points at concentrations ranging from 2 to 445 ppb. TCA concentrations above 100 ppb were detected along a line from Marie Street eastward to the area between the Former Bright Outdoors (631 Field St.) and Innovation Associates (627 Field St.) buildings. In 1995, the Department and the NYSDOH began to investigate the two adjacent companies located along Field Street, Bright Outdoors and Innovation Associates. Groundwater samples were collected along the northern boundary of both properties and one location near the east side of the Innovation Associates

property. Groundwater samples collected from along the northern boundary ranged from non-detect to 52 ppb for TCA, with the highest concentration detected near the loading dock of Innovation Associates. On the east side of Innovation Associates, TCA was detected from non-detectable to 270 ppb. TCE along the east side Innovation Associates was detected from non-detectable to 170 ppb. It is noted that during a subsequent investigation in 1996, the levels of TCA and TCE along the eastern border had dropped significantly, to 12 ppb and 10 ppb, respectively. In 1997, an Immediate Investigation Work Assignment was conducted by the Department as an attempted to identify other potential sources of groundwater contamination. Sampling was conducted at 23 locations along the south side of Field Street, north of Bright Outdoors, east of Innovation Associates, north and east of the Storage Mall, and on the property now occupied by the Hampton Inn. Sixteen soil samples were collected, but VOCs were not detected. Groundwater samples were collected at depths of 12 to 25 feet below ground surface, and chlorinated VOCs were detected at several locations with a maximum concentration of 260 ppb of TCA. The highest concentrations of TCA and TCE were present on the south side of Field Street, southwest of Bright Outdoors. However, low levels of both compounds were also detected south and east of Innovation Associates. In 2000, a Phase 1 Environmental Site Assessment was conducted on the Bright Outdoors property. The report concluded that "There were no readily apparent indications of environmental liabilities such as release of petroleum and/or hazardous substances," with the exception of a previously closed petroleum spill. The spill involved gasoline and was initially reported in August 1994 when a 4,000-gallon underground storage tank located between the current storage area and loading dock was removed (The spill was closed by the Department on October 31, 1994 (Spill Number 9407388.)) In 2001 and 2002, a Preliminary Site Assessment (PSA) was conducted on behalf of the Department in order to determine if a site should be listed in the Field Street area. Vertical profile soil borings were advanced and groundwater samples were collected at various depths both upgradient and downgradient of both the Bright Outdoors and Innovation Associates buildings. Field screening for total volatile organic halides was conducted and results ranged from non-detect to 187 ppb. Laboratory analysis confirmed these results and identified a maximum TCA concentration of 160 ppb between the two buildings and a maximum TCE concentration of 91 ppb on the west side of the former Bright Outdoors building. The PSA report concludes that a source area on the Former Bright Outdoors site, although not clearly identified, could be inferred to be somewhere within the footprint of the building. The PSA also points out that Innovation Associates may have been a source of contamination at one time. However, the presence of the highest concentrations of TCA and TCE in the soil boreholes immediately downgradient of the Former Bright Outdoors property suggested that this property was a likely source area. The PSA report also states that due to the relatively low levels of TCA and TCE detected at Field Street, as well as elsewhere throughout this aquifer, several other sources may have contributed or are contributing to contamination of this aquifer. The information collected lead to the listing of the Former Bright Outdoors Site on the Registry of lnactive Hazardous Waste Disposal Sites as Class 2 in August 2002. A Class 2 site is where the disposal of a consequential quantity of hazardous waste has been confirmed and the presence of such hazardous waste or its components or breakdown products represent a significant threat to the environment or to human health.

Post-Remediation: Overall, concentrations of TCA and TCE have decreased since the first sampling event in July 2004. In general, the concentrations of TCA as of March 2012 were relatively the same or slightly lower than those from previous sampling events, with the exception of MW-03. MW-03 showed an increase from 3.6 ?g/L during the March 2011 sampling event to 11.9 ?g/L during this event. TCE concentrations also remained relatively the same from previous sampling events.

However, MW-02 and MW-08 showed a slight increase in concentration compared to the previous sampling event. TCE in MW-02 increased from 2.7 ?g/L to 6.3 ?g/L (above the Class GA groundwater standard) and TCE in MW-08A increased from 8.4 ?g/L to 20 ?g/L. Table 3-2 in Post-Construction Monitoring Report No. 4 provides a comparison of positive analytical results for groundwater concentrations from 2004 to 2012. The highest TCA concentration has consistently been detected in samples collected from well MW-05 on the eastern and upgradient side of the site. The TCA concentration in this well has declined from 270 ?g/L in July 2004 to 29 ?g/L in March 2012. The highest TCE concentration has occurred most often in well MW-05, but three times in MW-08A (July 2004, August 2009, and March 2012). The TCE concentration in MW-05 declined from 28 ?g/L in July 2004 to 12 ?g/L in March 2012 and the TCE concentration in MW-08A has declined from 260 ?g/L in July 2004 to 8.4 ?g/L in November 2011, with a subsequent increase to 20 ?g/L in March 2012. The concentrations of TCA and TCE in sub-slab soil vapor samples in March 2012 were similar to those in November 2011. In March 2011, while the SVE system was operating, sub-slab vapor concentrations of TCA and TCE were much lower than in November 2011 and March 2012, when the system was not operating. This shows that active sub-slab depressurization decreases subslab vapor concentrations thus mitigating the potential for vapor intrusion to the building. Prior stack discharge results during system operation show that contaminant mass is being removed from the sub-slab environment.

Special Resources Impacted/Threatened: No special or natural resources, beyond the Clinton Street-Ballpark aquifer, are known to be impacted at this time.

Significant Threat: The Site does not currently pose a significant threat to human health or the environment.

Site Health Assessment **Updated: 10/24/2011**

No one is expected to come into contact with contaminants in soil since the site is covered by a building and pavement. Groundwater at the site is not used for drinking water purposes since the area is served by public water. Volatile organic compounds in the groundwater and soil may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. One mitigation system was installed at a nearby home to prevent the indoor air quality from being affected by the contamination.

	Start		End	
OU 00				
Periodic Review		XXX		XXX
Periodic Review	8/2/12	ACT	9/25/12	ACT
Site Management	10/10/12	ACT	10/10/42	PLN
OU 01				
OGC Docket - Cost Recovery	10/27/11	ACT	6/7/12	ACT
OGC Docket - Environmental Easement	12/8/10	ACT	7/29/11	TRM
OGC Docket - Environmental Notice	7/29/11	ACT	8/23/11	ACT
OGC Docket - SSF Order or Referral	4/4/07	ACT	3/3/08	ACT
Reclass Pkg.	10/10/12	ACT	11/5/12	ACT
Remedial Action	2/3/10	ACT	10/10/12	ACT
Remedial Design	10/7/08	ACT	2/3/10	ACT
Remedial Investigation	5/13/04	ACT	3/28/07	ACT
Site Characterization	3/31/01	ACT	3/29/02	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

The elements of the selected remedy are as follows:

1. A remedial design program would be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program.

2. Implementation of a ground water monitoring program to determine trends in groundwater quality and observe the expected attenuation of residual ground water contamination. This program would allow the effectiveness of the remedy to be monitored and confirm or refute the existence of an upgradient source of groundwater contamination, which may require additional investigation or remediation.

3. Construction of a soil vapor extraction (SVE) treatment system in the area under the building where the highest concentration of VOCs were found.

4. Removal and off-site disposal of contaminated soils from below the floor drains of the building if they are found to be contaminated during installation of the SVE system.

5. Development of a site management plan which would include the following institutional and engineering controls: (a) continued evaluation of the potential for vapor intrusion in the remainder of the Bright Outdoors building should it be re-occupied and for any buildings developed on the site, including provision for mitigation of any impacts identified; (b) monitoring of groundwater; (c) sample one off-site home for potential soil vapor intrusion once per heating season and provide a mitigation system, if necessary. This monitoring program may be terminated or expanded to other structures based upon future sampling results; and (d) provisions for the continued proper operation and maintenance of the components of the remedy until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

6. Imposition of an institutional control in the form of an environmental easement that would require (a) compliance with the approved site management plan; (b) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; (c) the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls; and (d) restricting the future of the property to a use no less restrictive than “restricted-residential use” as defined by 6NYCRR Part 375.

7. The responsible party or property owner would provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal would: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that would impair the ability of the control to protect public health or the environment,

or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.

8. The operation of the components of the remedy would continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.

Total Cost	$389,000
Capital Cost	$127,000
OM&M Cost	$18,000

Issues / Recommendations

The comment period for the ROD ended on 3/15/07. Comments that were received from the public at the public meeting were addressed in the responsiveness summary. Also, written comments were received on March 15,2007 and were added to the responsiveness summary as well. The DOH reviewed the ROD and responsiveness summary and found it to be acceptable.
ROD signed march 28, 2007.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/5/2012

SITE DESCRIPTION

SITE NO. 704023

SITE NAME Former Bright Outdoors

SITE ADDRESS: 631 Field Street ZIP CODE: 13790

CITY/TOWN: Johnson City

COUNTY: Broome

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	☒	☐
Monitoring Plan	☒	☐
Operation and Maintenance (O&M) Plan	☒	☐

Periodic Review Frequency: 1 year

Periodic Review Report Submittal Date:

Description of Institutional Control

631 Field Street LP
631 Field Street
Environmental Notice
Block: 1
Lot: 19
Sublot:
Section: 143
Subsection: .37
S_B_L Image: 143.37-1-19
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan

Description of Engineering Control

631 Field Street LP
631 Field Street
Environmental Notice
Block: 1
Lot: 19
Sublot:
Section: 143
Subsection: .37
S_B_L Image: 143.37-1-19
Alternate Water Supply
Cover System
Vapor Mitigation

SITE INVESTIGATION INFORMATION

1. SITE NAME	2. SITE NUMBER	3. a. TOWNSHIP	b. CITY/VILLAGE	4. COUNTY
Former Bright Outdoors	704023	Union	Johnson City	Broome

5. REGION	6.
7	

7. LOCATION OF SITE (Attach U.S.G.S. Topographic Map showing site location)

a. Quadrangle:

b. Site Latitude 42.1216 Site Longitude -75.9752

c. Tax Map Numbers: 143.37-1-19

d. Site Street Address 631 Field Street, Johnson City, 13790

8. BRIEFLY DESCRIBE THE SITE (Attach site plan showing disposal/sampling locations)

The Former Bright Outdoors site is located at 63 1 Field Street in Johnson City, NY. The Site is bordered by NYS Route 17 to the south, a self storage building to the east, a Wegman's grocery store to the north and residential properties along Marie St. to the west. The area surrounding the site is a mixed commercial and residential neighborhood served by public water. The Site consists of 1.77 acres of cornrnercial/industrial property currently leased to the Simplex Grinnel Company which occupies the southern half of the structure. The remained of the building is used by the owner for metal fabrication and storage. Portions of the property are fenced. The site is situated over a USEPA designated sole-source aquifer known as the Clinton Street - Ballpark aquifer. The Camden St. Municipal Well Field of the Village of Johnson City is located approximately 0.6 mile south/southwest of this site. A remedial investigation was complete in 2005 and a feasibility study completed in July 2006. The PRAP was approved in February 2007, ROD signed March 2007. One off-site structure has been mitigated and the SVE system described in the ROD has been installed in the Warehouse portion of the facility structure.

a. Area: 1.77 acres b. Completed: ( ) Financial Assessment (X) PSA ( ) IRM (X)RI/FS (X) Construction (X) O&M (X)Other:SMP/FER

9. HAZARDOUS WASTE DISPOSED (Include EPA Hazardous Waste Numbers)

Trichloroethane F001, F002,
Trichloroethene F001, F002, D040

10. ANALYTICAL DATA AVAILABLE (X)Air (X)Groundwater ( )Surface Water ( )Sediment ( )Soil ( )Waste ( )Leachate ( )EPTox ( )TCLP

Post-Construction Monitoring Event No.4 – March 2012 *(eDoc: report.hw704023-2012-06-01.Post-Const_Monitoring_No.4)*
A summary of positive analytical groundwater results is provided in Table 3-1. Groundwater samples from six of the eight monitoring wells sampled contained TCA, and the concentrations exceeded the NYSDEC Class GA standard of 5 µg/L in wells MW-05 and MW-6. The highest concentration of TCA, 29 µg/L, was detected in the sample from MW-05. Both MW-05 and MW-06 are located on the eastern border of the site property. Samples from seven of the eight monitoring wells sampled contained TCE and the concentrations exceeded the NYSDEC Class GA standard of 5 µg/L in wells MW-02, MW-05, MW-06, and MW-08A. The highest concentration of TCE, 20 µg/L, was detected in the sample from MW-08A. Wells MW-05 and MW-06 are located along the eastern border of the site property; MW-02 and MW-08A are located on the western border of the site. 1,1-Dichloroethane was detected at a concentration above the Class GA groundwater standard of 0.6 µg/L) in only one sample, from MW-06. 1,1- Dichloroethene was detected at or below the Class GA groundwater standard of 5µg/L in MW-05 and MW-06.
Sub-slab sampling shows TCA was detected at the highest concentration in all samples with the exception of location SS-111, where TCE was highest. TCA concentrations ranged from 5.4 to 390 µg/m^3 in the former warehouse/production area (locations SS-101 to -105, -111 and, -112). The highest concentration of TCE was detected in the sample from SS-111 (570 µg/m^3) in the southwest corner of the former warehouse/production area. All other TCE concentrations were 4.4 µg/m^3 or less. The sub-slab vapor samples collected in March 2012 represent conditions when the SVE system was not operational. The SVE system was also not operational during the November 2011 sampling event.

11. CONCLUSION

- The concentrations of contaminants of concern in groundwater (TCA and TCE) have generally declined since 2004 and in some cases dropped to below groundwater standards. In wells with initially low concentrations (generally less than 5 µg/L) of TCA or TCE, concentrations have remained low and stable over time.
- The concentrations of TCA and TCE in sub-slab soil vapor samples in March 2012 were similar to those in November 2011. In March 2011, while the SVE system was operating, sub-slab vapor concentrations of TCA and TCE were much lower than in November 2011 and March 2012, when the system was not operating. This shows that active sub-slab depressurization decreases subslab vapor concentrations thus mitigating the potential for vapor intrusion to the building. Prior stack discharge results during system operation show that contaminant mass is being removed from the sub-slab environment.
- Sub-slab vapor concentrations of TCA and TCE suggest that a source of these chemicals may be present beneath the slab of the former warehouse/production area in the northeast corner of the facility. However, consistent detections of these chemicals in groundwater samples collected along the upgradient border of the property suggest that an off-site source or sources may be present to the east/northeast of the site.

If Institutional Controls are Required: describe: Environmental Notice ***If so, are they documented? Y (X) N ( )***

12. SITE DATA

a. Nearest Surface Water: Distance ___NA_ ft. Direction _____ ID & Classification _____

b. Nearest Groundwater: Depth ____~8-9_ ft.. Flow Direction ____Southwest (x)Sole Source ( )Primary ( )High Yield ( ) Low Yield ( ) Non Yield

c. Nearest Water Supply: Distance _3,200_ft. Direction _South_ Active (X) Yes ( ) No Character: _Refreshing

d. Nearest Building: Distance __0____ft. Direction ____OnSite_____ Use: _Office, Storage, Production__

e. Documented fish or wildlife mortality?	( )Y	(X)N	h. Exposed hazardous waste?	( )Y	(X)N
f. Impact on special status fish or wildlife resource?	( )Y	(X)N	i. EPA ID # _____	HRS Score	_____
g. Controlled Site Access?	(X)Y	( )N	j. WEB site address:		

13. SITE OWNER'S NAME	**14. ADDRESS**	**15. TELEPHONE NUMBER**
631 Field St. L.P.	216 Broome Corporate Parkway, Conklin NY 13748	