Department of Environmental Conservation

Division of Environmental Remediation

Record of Decision

Former Sciore's Dry Cleaners Site
Watkins Glen, Schuyler County, New York
Site Number 8-49-003

March 2006

New York State Department of Environmental Conservation
GEORGE E. PATAKI, *Governor* DENISE M. SHEEHAN, *Commissioner*

DECLARATION STATEMENT - RECORD OF DECISION

Former Sciore's Dry Cleaners
Inactive Hazardous Waste Disposal Site
Watkins Glen, Schuyler County, New York
Site No. 8-49-003

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the Former Sciore's Dry Cleaners site, a Class 2 inactive hazardous waste disposal site. The selected remedial program was chosen in accordance with the New York State Environmental Conservation Law and is not inconsistent with the National Oil and Hazardous Substances Pollution Contingency Plan of March 8, 1990 (40CFR300), as amended.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Former Sciore's Dry Cleaners inactive hazardous waste disposal site, and the public's input to the Proposed Remedial Action Plan (PRAP) presented by the NYSDEC. A listing 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 releases of hazardous waste constituents from this site, if not addressed by implementing the response action selected in this ROD, presents a current or potential significant threat to public health and/or the environment.

Description of Selected Remedy

Based on the results of the remedial investigation and feasibility study (RI/FS) for the Former Sciore's Dry Cleaners site and the criteria identified for evaluation of alternatives, the NYSDEC has selected Groundwater Monitoring and Vapor Intrusion Abatement. The components of the remedy are as follows:

- A remedial design program will be implemented to provide the details necessary for the operation, maintenance, and monitoring of the remedial program.

- Continued operation of the sub slab depressurization (SSD) systems in the on-site building and one off-site building. These systems were installed in December 2005. In February 2006, additional indoor air sampling of structures adjacent and down gradient of the site was performed. If data indicate contravention of NYSDOH indoor air quality guidance values, SSD systems will be offered to those building owners as part of the remedy.

- Conduct groundwater monitoring.

- Development of a site management plan to: evaluate the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; identify any use restrictions; and provide for the operation and maintenance of the components of the remedy.

- Imposition of an institutional control in the form of an environmental easement that will require compliance with the approved site management plan; restrict the use of groundwater as a source of potable water, without necessary water quality treatment as determined by NYSDOH; and require the property owner to complete and submit to the NYSDEC a periodic certification.

- The property owner will provide a periodic certification, prepared and submitted by a professional engineer or such other expert acceptable to the NYSDEC, until the NYSDEC notifies the property owner in writing that this certification is no longer needed. This submittal will contain certification that the institutional controls and engineering controls, are still in place, allow the NYSDEC access to the site, and that nothing has occurred that will 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.

- The operation of the sub slab depressurization systems will continue until the remedial objectives have been achieved.

New York State Department of Health Acceptance

The New York State Department of Health (NYSDOH) concurs that the remedy selected for this site is protective of human health.

Declaration

The selected remedy is protective of human health and the environment, complies 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 toxicity, mobility, or volume as a principal element.

MAR 31 2006

Date

Dale A. Desnoyers, Director
Division of Environmental Remediation

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RECORD OF DECISION

Sciore's Dry Cleaners Site
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SECTION 1: SUMMARY OF THE RECORD OF DECISION

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the Former Sciore's Dry Cleaners site. The presence of hazardous waste has created significant threats to human health and/or the environment that are addressed by this remedy. As more fully described in Sections 3 and 5 of this document, improper disposal of dry cleaning solvent has resulted in the disposal of hazardous wastes, including tetrachloroethene (PCE). These wastes have contaminated the groundwater at the site, and have resulted in:

- a significant threat to human health associated with current and potential exposure to PCE vapors impacting indoor air quality.

- a significant environmental threat associated with the impacts of contaminants to the groundwater.

To eliminate or mitigate these threats, the NYSDEC has selected the following remedy:

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

- Continued operation of the sub slab depressurization (SSD) systems in the on-site building and one off-site building. These systems were installed in December 2005. In February 2006, additional indoor air sampling of structures adjacent and down gradient of the site was performed. If data indicate contravention of NYSDOH indoor air quality guidance values, SSD systems will be offered to those building owners as part of the remedy.

- Conduct groundwater monitoring.

- Development of a site management plan to address residual contamination and any access and use restrictions.

- Imposition of an environmental easement.

- Periodic certification of the institutional controls.

The selected remedy, discussed in detail in Section 8, is intended to attain the remediation goals identified for this site in Section 6. The remedy must conform with officially promulgated standards and criteria that are directly applicable, or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, criteria and guidance are hereafter called SCGs.

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the Former Sciore's Dry Cleaners site in response to the threats identified above. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation/ feasibility study (RI/FS). The IRM undertaken at this site included the installation of two sub-slab de-pressurization systems in December 2005 to further improve the quality of indoor air.

SECTION 2: SITE LOCATION AND DESCRIPTION

The site is located at 129-135 East Fourth Street (New York State Route 414), at the intersection with Decatur Street, in the Village of Watkins Glen, Schuyler County, New York. (Figure 1) The property, consisting of approximately 0.34 acres, is located in a commercial / residential area, and consists of a paved and gravel parking lot, a small grassy yard, and a building that contain a former restaurant /bakery, retail space, and residential apartments. The site is serviced by public water and sanitary sewer and is located approximately 0.25 miles from the North Franklin Street site (# 849002).

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

According to the Preliminary Site Assessment (PSA), conducted in March 2002, a dry cleaner operated from the early 1950's to the late 1970's in a store located at the center of the building. The dry cleaning operation also utilized a shed at the rear of the building. The shed was removed in 1981. According to the former manager of the restaurant, the shed was used to store dry cleaning solvents. PCE was used and stored at the location over this time period, during which an unknown quantity was purportedly released to the soil. Local soil and groundwater appear to have been impacted by these historical releases.

3.2: Remedial History

The site came to the attention of the NYSDEC after PCE was detected in on-site groundwater samples collected during an investigation for a pending sale of the property. A limited site assessment was conducted for the potential purchase of the property in September 1999. During this work, four geoprobe borings were completed and one soil sample and three water samples were collected. PCE concentrations for the three groundwater samples were 15, 89 and 530 parts per billion (ppb), respectively. The NYSDEC was notified of the results and in October 2001 a Preliminary Site Assessment (PSA) was conducted by the NYSDEC. The PSA field work included a geophysical survey, direct push groundwater and soil sampling, micro well installation, indoor air sampling and a land survey. A total of 15 soil borings were completed

which included the installation of six micro wells. A total of 22 groundwater samples, 11 soil samples and one indoor air sample were collected. The results indicated PCE was detected in five groundwater samples at concentrations ranging from 28 to 100 ppb. PCE was detected in on site soils at concentrations up to 0.6 parts per million (ppm) and in the indoor air sample at 25 micrograms per cubic meter (μg/m3).

In 2003, the NYSDEC listed the site as a Class 2 site in the Registry of Inactive Hazardous Waste Disposal Sites in New York. A Class 2 site is a site where hazardous waste presents a significant threat to the public health or the environment and action is required.

SECTION 4: ENFORCEMENT STATUS

Potentially Responsible Parties (PRPs) are those who may be legally liable for contamination at a site. This may include past or present owners and operators, waste generators, and haulers.

The PRPs for the site, documented to date, include: Mr. Gerald Tobey, current owner of the building which was the location of the former dry cleaner. To our knowledge, Mr. Tobey was not involved with the former dry cleaning business. The prior owner of the property was Ettore and Mary Sciore, Jr. who operated the dry cleaners. Mr. Tobey purchased the building in 1982 from the Estate of Virginia Sciore.

The PRPs declined to implement the RI/FS at the site when requested by the NYSDEC. After the remedy is selected, the PRPs will again be contacted to assume responsibility for the remedial program. This remedial work has been conducted using State Superfund funding. The PRPs are subject to legal actions by the state for recovery of all response costs the state has incurred.

SECTION 5: SITE CONTAMINATION

A remedial investigation/feasibility study (RI/FS) has been conducted to evaluate the alternatives for addressing the significant threats to human health and the environment.

5.1: Summary of the Remedial Investigation

The purpose of the RI was to define the nature and extent of any contamination resulting from previous activities at the site. The RI was conducted between June 2004 and December 2005. The field activities and findings of the investigation are described in the RI report.

The following activities were conducted during the RI:

- Research of historical information;
- Installation of 12 soil borings and 3 monitoring wells for analysis of soils and groundwater as well as physical properties of soil and hydro geologic conditions;

- Collection of one surface water sample from the storm water sewer manhole.
- Sampling of 9 new and existing monitoring wells;
- Collection of 36 discrete groundwater samples using a direct push technique and;
- Collection of 3 sub-slab vapor samples. Collection of 4 indoor air samples. Collection of 2 outdoor air samples.

To determine whether the air, soil and groundwater contains contamination at levels of concern, data from the investigation were compared to the following SCGs:

- Groundwater, drinking water, and surface water SCGs are based on NYSDEC "Ambient Water Quality Standards and Guidance Values" and Part 5 of the New York State Sanitary Code.
- Soil SCGs are based on the NYSDEC "Technical and Administrative Guidance Memorandum (TAGM) 4046; Determination of Soil Cleanup Objectives and Cleanup Levels."
- Concentrations of PCE in air were evaluated using the NYSDOH guidance document titled "Evaluating Soil Vapor Intrusion in the State of New York" dated February 2005.

Based on the RI results, in comparison to the SCGs and potential public health and environmental exposure routes, certain media and areas of the site require remediation. These are summarized below. More complete information can be found in the RI report.

5.1.1: Site Geology and Hydrogeology

The site, situated at the southern end of the Seneca Lake Valley, is topographically relatively flat. The elevation of the site and surrounding neighborhood is approximately 460 feet above mean sea level (msl). Site soil consists primarily of the Chenango gravelly loam. The water table beneath this site occurs at a depth of approximately 15' below ground surface (bgs). Regional groundwater flow direction is northward, toward Seneca Lake. The depth to bedrock is unknown, but is likely greater than 100' bgs. Surface drainage generally follows the topography, and flow is north toward Seneca Lake. Storm water drains are present along Decatur and East Fourth Street. Surface run off collects in these drains and then flows directly into Seneca Lake.

5.1.2: Nature of Contamination

As described in the RI report, soil, groundwater and air samples were collected to characterize the nature and extent of contamination. As summarized in Table 1, the category of contaminants that exceed their SCGs is one volatile organic compound (VOC), which is PCE.

5.1.3: Extent of Contamination

This section describes the findings of the investigation for all environmental media that were investigated. Chemical concentrations are reported in parts per billion (ppb) for water, parts per million (ppm) for soil and micrograms per cubic meter ($\mu g/m^3$) for air samples. For comparison purposes, where applicable, SCGs are provided for each medium.

Table 1 summarizes the degree of contamination for the contaminants of concern in and compares the data with the SCGs for the site. The following are the media which were investigated and a summary of the findings of the investigation.

Surface Soil / Subsurface Soil

During the RI, soil samples were collected from eight (8) shallow soil borings and the dry well in the site building basement (Figure 2). There were no obvious signs of impacted soil (i.e., stained soil, strong odor, or elevated instrument readings). The sample from the dry well in the basement was collected from the upper six inches of soil in the dry well. The other shallow soil samples were collected at a range from zero to 2' bgs and again at just above the elevation of the ground water table, approximately 15' bgs. A total of 17 soil samples was collected from the shallow soil zone and analyzed. Comparison of the laboratory analytical data to the NYSDEC TAGM No. 4046 reveals no exceedances of VOCs or semivolatile organic compounds (SVOCs) concentrations. The highest detected PCE concentration in site soils was 0.6 ppm at SB-05 in the zero to 2' range, which is less than the recommended cleanup objective of 1.4 ppm for PCE. The soil sample from the dry well in the basement of the site building (SB-09) contained PCE at a concentration of 0.016 ppm, which is less than the cleanup criteria of 1.4 ppm. No concentrated source of soil contamination exceeding the cleanup criteria was discovered during the investigations.

Groundwater

Groundwater at the site is encountered at approximately 10' to 15' bgs and generally flows to the north toward Seneca Lake. The water table is flat with a hydraulic gradient of 0.0014' /ft. Groundwater velocity is estimated at 17' /year. Groundwater samples were taken while performing the vertical profiling (VP) borings, the samples were collected at 10' intervals starting at the top elevation of groundwater. For VP-02 through VP-04 groundwater sampling started at a depth of 15', and samples were collected to a depth of 98' bgs. In VP-01, groundwater was encountered at 20' bgs, and samples were collected to a depth of 103' bgs. Four samples collected, from two VP borings, exhibited concentrations of PCE above the New York State Class GA Groundwater Quality Standard (GWQS) of 5 ppb. For samples collected in VP-02, PCE was detected above the GWQS at sample depths 15' to18' bgs and 35' to 38' bgs, at concentrations of 120 ppb and 7 ppb, respectively. VP-02 is located just down gradient of the site. PCE was also detected in VP-03 at 15' to18' and 35' to 38' with concentrations of 30 ppb and 8 ppb respectively. VP-03 is located about 600' north (down gradient) of the site. The presence of PCE in the upper 20' to 30' of the saturated zone is consistent with the soil boring logs. The logs show the presence of more fine sand and silt at a depth of approximately 45' bgs. Above that point, soils are predominantly coarse sand and gravel. Therefore, we conclude that PCE remained in the upper zone due to the greater permeability, and was prevented from

migrating deeper into the formation by the fine-grained material. VP-04 is located approximately 600' north (down gradient) of the site, and approximately 240' east of VP-03. PCE was detected at depths of 15' to18', 25' to 28', and 35' to 38' bgs, but at concentrations less than the GWQS of 5 ppb. PCE was not detected in VP-01, which was located adjacent to the concrete pad where it was suspected that past discharge of liquid occurred. Sampling of the existing groundwater monitoring wells was also performed during the RI. Data from the June 2004 sampling showed three of the monitoring wells, MWs - 2, 3 and 6, contained PCE above the GWQS of 5 ppb at concentrations of 98 ppb, 34 ppb and 11 ppb respectively. In December 2005, three new monitoring wells were installed (Figure 3) and another round of groundwater samples was taken from all the wells. Results showed four monitoring wells, MWs - 2, 3, 6 and 9 contained PCE above the GWQS of 5 ppb at levels of 59 ppb, 28 ppb, 7 ppb and 7 ppb respectively. Other than PCE, no VOCs were detected in groundwater above the GWQS concentration.

Surface Water

No surface water samples were taken from the two closest surface water bodies, which are Glen Creek and Seneca Lake. Glen Creek is located approximately 0.4 miles to the south of the site. This area is hydrogeologically up gradient of the site and there are no migration pathways for site-related groundwater to impact the creek. Seneca Lake is located approximately 0.20 miles to the north of the site. Groundwater samples taken from MW- 9, two blocks to the south of the lake showed low levels of PCE (7 ppb), not a sufficient concentration to impact Seneca Lake.

Soil Gas/Sub-Slab Vapor/Air

A total of nine air samples was collected from one on-site and one off-site building as part of the RI, three sub-slab, four indoor ambient air samples, and two outside ambient air samples. PCE was detected in all sub-slab samples. Four indoor air samples were collected during the RI. No measurable PCE concentration was detected from the first floor samples; however, PCE was detected at a concentration of 42 $\mu g/m^3$ and 41$\mu g/m^3$ in the samples collected from the basements. Two outdoor ambient air samples were collected during the RI, one from the site building parking lot and the other from an upwind location outside the off-site location. PCE was not detected in either sample. Additional indoor air sampling of residences down gradient of the site was performed in late February 2006.

5.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI/FS. The IRM taken at this site consisted of mitigation measures taken at the on-site building and one off-site building to address current human exposures (via inhalation) to VOCs associated with soil vapor intrusion into buildings. The following tasks were completed in an IRM conducted in December 2005: placement of SSD systems in the on-site building and one off-site building, sealing a basement floor drain in the on-site building, and placing a vapor barrier over the bare soil in the off-site building. In February 2006, additional indoor air and sub slab sampling of structures adjacent and down gradient of the site was performed. If data indicates contravention

of NYSDOH air quality guidance values, SSD systems will be offered to those building owners as part of the remedy.

5.3: Summary of Human Exposure Pathways:

This section describes the types of human exposures that may present added health risks to persons at or around the site. A more detailed discussion of the human exposure pathways can be found in Section 3.3 of the RI report.

An exposure pathway describes the means by which an individual may be exposed to contaminants originating from a site. An exposure pathway has five elements: (1) a contaminant source, (2) contaminant release and transport mechanisms, (3) a point of exposure, (4) a route of exposure, and (5) a receptor population. The source of contamination is the location where contaminants were released to the environment (any waste disposal area or point of discharge). Contaminant release and transport mechanisms carry contaminants from the source to a point where people may be exposed. The exposure point is a location where actual or potential human contact with a contaminated medium may occur. The route of exposure is the manner in which a contaminant actually enters or contacts the body (e.g., ingestion, inhalation, or direct contact). The receptor population is the people who are, or may be, exposed to contaminants at a point of exposure.

An exposure pathway is complete when all five elements of an exposure pathway exist. An exposure pathway is considered a potential pathway when one or more of the elements currently does not exist, but could in the future.

Potential pathways of exposure to site-related contaminants include:

- Ingestion of contaminated groundwater and;
- Inhalation of contaminated indoor air resulting from soil vapor intrusion.

Based on discussions with the Village of Watkins Glen, public water serves the area. There are no public water supply wells in the Village, the water supply is from a surface water intake located along the west shore of Seneca Lake, therefore, ingestion of contaminated groundwater is unlikely. The implemented IRM of SSD systems in the on-site building and the one adjacent building has eliminated the potential for inhalation exposures to contaminated air via soil vapor intrusion in these two structures. Soil vapor intrusion investigation of additional structures was conducted in February 2006. It is anticipated that should any other structure be significantly impacted via contaminated soil vapor, similar mitigation methods as described above will be implemented; therefore, exposures via soil vapor intrusion will be eliminated.

5.4: Summary of Environmental Impacts

This section summarizes the existing and potential future environmental impacts presented by the site. Environmental impacts include existing and potential future exposure pathways to fish and wildlife receptors, as well as damage to natural resources such as aquifers and wetlands.

The Fish and Wildlife Impact Analysis (FWRIA), which is included in the RI report, presents a detailed discussion of the existing and potential impacts from the site to fish and wildlife receptors. Site investigations revealed no ecological habitats on, or immediately adjacent to the site, which is characterized as a terrestrial cultural (upland) community type. Land use of the site and surrounding area is primarily residential and commercial. Contamination at the site is related to point source PCE contamination of groundwater from past dry cleaning operations. There is no widespread soil contamination present, but limited residual soil contamination in the form of PCE appears to exist at the site. The PCE impacted soils are located under the active parking lot, covered by pavement and gravel. Because of the location of impacted soils, and the fact that there are no ecological habitats on, or immediately adjacent to the site, there are no direct exposure pathways from these soils to wildlife populations. Therefore, soils are not addressed further in the FWRIA. The only contaminant migration pathway identified for the site is the potential for groundwater to discharge to surface water. Groundwater flows north and likely discharges to Seneca Lake approximately 0.2 miles north of the site. Glen Creek is located approximately 0.4 miles to the south of the site. This area is hydrogeologically up gradient of the site; therefore, there are no migration pathways for site-related groundwater to reach Glen Creek. Likewise, there are no migration pathways to the Chemung Barge Canal and Catharine Creek Marsh Wildlife Management Area (Bad Indian Swamp), which are located to the east and southeast of Watkins Glen. Therefore, these areas are not addressed any further in the FWRIA. The results show that groundwater discharge to surface water would not result in constituent VOC concentrations in surface water in excess of the available screening benchmarks. Therefore, potential impacts to fish and wildlife resources in Seneca Lake as a result of groundwater discharge to surface water are not expected. Based upon the fish and wildlife resources and exposure pathways identified in this assessment, and the results of the groundwater screening analysis, no adverse impacts to fish and wildlife resources have occurred or are expected to occur on, adjacent to, or within a 0.5-mile radius of the Former Sciore's Dry Cleaners site. Site contamination has impacted the groundwater resource in the shallow aquifer. There are currently no groundwater uses at the site itself or in the immediate vicinity (e.g., domestic or industrial wells), and no expected future uses of groundwater at the site.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS

Goals for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375-1.10. At a minimum, the remedy selected must eliminate or mitigate all significant threats to public health and/or the environment presented by the hazardous waste disposed at the site through the proper application of scientific and engineering principles. The remediation goals for this site are to eliminate or reduce to the extent practicable:

- Exposures of persons at or around the site to PCE in groundwater and indoor air.

Further, the remediation goals for the site include attaining to the extent practicable:

- Ambient groundwater quality standards.

SECTION 7: SUMMARY OF THE EVALUATION OF ALTERNATIVES

The selected remedy must be protective of human health and the environment, be cost-effective, comply with other statutory requirements, and utilize permanent solutions, alternative technologies or resource recovery technologies to the maximum extent practicable. Potential remedial alternatives for the Former Sciore's Dry Cleaners site were identified, screened and evaluated in the FS report which is available at the document repositories identified in Section 1.

A summary of the remedial alternatives that were considered for this site is discussed below. The present worth represents the amount of money invested in the current year that will be sufficient to cover all present and future costs associated with the alternative. This enables the costs of remedial alternatives to be compared on a common basis. As a convention, a time frame of 30 years is used to evaluate present worth costs for alternatives with an indefinite duration. This does not imply that operation, maintenance or monitoring will cease after 30 years if remediation goals are not achieved.

7.1: Description of Remedial Alternatives

The following potential remedies were considered to address the contaminated groundwater and indoor air at the site.

Alternative 1: No Action

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 un remediated state. This alternative would leave the site in its present condition and would not provide any additional protection to human health or the environment.

Alternative 2: Groundwater Monitoring and Vapor Intrusion Abatement

Present Worth: ..... *$ 238,000*
Capital Cost: ..... *$ 51,000*
Total Present Worth of Annual OM&M: ..... *$ 187,000*

In this alternative, the remedial action objective (RAO) for site ground water is addressed through vapor intrusion abatement and ground water monitoring. Vapor intrusion abatement required the placement of SSD systems in both the site building and one off-site building as an IRM. This was completed in December 2005. The IRM included installation of SSD systems in the on-site building and one off site building. This common action, i.e., the mitigation of contaminated soil gas from below existing on-site buildings, includes installation of vertical suction points through the basement slabs of the site building and the off-site building. The suction points are piped to an externally mounted fan that draws soil gas from beneath the building to an exhaust point above the eave of each building. The recently completed IRM work also included sealing a floor drain in the on-site building, and placing a vapor barrier over the bare soil in the off-site building basement.

The proposed alternative also includes: access and use restrictions and groundwater monitoring. Access and use restrictions will include the provision that a SSD system will be required for any new building construction at the site and the currently installed IRM will need to be maintained. In addition, no potable wells could be installed on-site without the necessary groundwater treatments as approved by the NYSDOH.

PCE is present in the upper 20' to 30' of the groundwater flow system and appears to be prevented from migrating deeper into the formation by fine-grained material. Under this remedial action, periodic groundwater monitoring will be conducted in each of the existing groundwater monitoring wells and additional new upgradient, downgradient, and crossgradient wells. Samples will be analyzed for tetrachloroethene and its break down products.

Currently, mitigation of soil gas impacts to the on-site building and the off-site building has been completed as an IRM. Further, based on the results of the groundwater monitoring component of this alternative, if increases in PCE concentrations above the preestablished limit of 5 ppb are observed in down gradient wells, and it is has been confirmed through NYSDOH guidance values that indoor air quality has been compromised by site contaminants, SSD systems will be installed in other buildings to meet the RAO.

Alternative 3: Groundwater Treatment via Zero Valent Iron (ZVI) and In-situ Chemical Oxidation (ISCO) and Vapor Intrusion Abatement

Present Worth: ..... *$ 6,281,000*
Capital Cost: ..... *$ 5,824,000*
Total Present Worth of Annual OM&M: ..... *$ 457,000*

This alternative would consist of: installation of a ZVI wall on the down gradient side of the site building, and ISCO further down gradient of the site building to treat and control the further migration of PCE contaminated groundwater. Chemical oxidant injections will be strategically placed to treat the down gradient portion of the contamination plume and the ZVI wall would address the more up gradient portions of the plume. Inherent in the use of any of these technologies is the assumption that the site is the source of PCE contaminating the ground water.

This alternative would include the following remedial tasks and incorporate the following: access and use restrictions, site preparation and mobilization, installation of a ZVI wall, installation of ISCO injection wells, site restoration, groundwater monitoring and installation of SSD systems beneath existing site building and adjacent buildings. This alternative would take up to four years for treatment dose applications and an additional six years of monitoring.

7.2 Evaluation of Remedial Alternatives

The criteria to which potential remedial alternatives are compared are defined in 6 NYCRR Part 375, which governs the remediation of inactive hazardous waste disposal sites in New York State. A detailed discussion of the evaluation criteria and comparative analysis is included in the FS report.

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

(1.) Protection of Human Health and the Environment. This criterion is an overall evaluation of each alternative's ability to protect public health and the environment.

(2.) Compliance with New York State Standards, Criteria, and Guidance (SCGs). Compliance with SCGs addresses whether a remedy will meet environmental laws, regulations, and other standards and criteria. In addition, this criterion includes the consideration of guidance which the NYSDEC has determined to be applicable on a case-specific basis.

The next five "primary balancing criteria" are used to compare the positive and negative aspects of each of the remedial strategies.

(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.

(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: the magnitude of the remaining risks, the adequacy of the engineering and/or institutional controls intended to limit the risk, and the reliability of these controls.

(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.

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

(7.) Cost-Effectivness. Capital costs and operation, maintenance, and monitoring costs are estimated for each alternative and compared on a present worth basis. Although cost-effectiveness is the last balancing criterion evaluated, where two or more alternatives have met the requirements of the other criteria, it can be used as the basis for the final decision. The costs for each alternative are presented in Table 2.

This final criterion is considered a "modifying criterion" and is taken into account after evaluating those above. It is evaluated after public comments on the Proposed Remedial Action Plan have been received.

(8.) Community Acceptance - Concerns of the community regarding the RI/FS reports and the PRAP have been evaluated. The responsiveness summary (Appendix A) presents the

public comments received and the manner in which the NYSDEC addressed the concerns raised. In general, the public comments received were supportive of the selected remedy, public concerns focused on the indoor air issues and contaminant plume location.

SECTION 8: SUMMARY OF THE SELECTED REMEDY

Based on the Administrative Record (Appendix B) and the discussion presented below, the NYSDEC has selected Alternative 2, Groundwater Monitoring and Vapor Intrusion Abatement as the remedy for this site. The elements of this remedy are described at the end of this section.

The selected remedy is based on the results of the RI and the evaluation of alternatives presented in the FS. Alternative 2 is being chosen because, as described below, it satisfies the threshold criteria and provides the best balance of the primary balancing criteria. It will achieve the remediation goals for the site by eliminating human exposure from migrating vapors.

The media of interest at the site is groundwater, and the contaminant of primary concern (COPC) identified for this media is PCE. Being that currently the groundwater is not a source of drinking water, the potential for exposure solely exists via PCE volatilization from shallow groundwater to overlying indoor or outdoor air. This exposure pathway will be addressed via the remedial action alternatives. The remedial action alternatives can be categorized by their effectiveness to minimize VOC vapor migration. Alternative 2 would be a first tier approach in that it provides a vapor barrier in the off-site building to prevent VOC vapor migration into the site building and by maintaining a pressure differential. Alternative 3 provides a two tier approach whereby a permeable reactive barrier is installed in addition to ISCO injections to treat down gradient contamination. Both alternatives will have varying degrees of VOC minimization/ elimination.

The remedial action alternatives also address the compliance of SCGs. All the alternatives, with the exception of Alternative 1 No Action, meet the applicable SCG requirements. However, Alternative 2 would prevent vapor intrusion into indoor air and comply with guidance values associated with air. It does not comply with chemical specific SCGs for groundwater or restore the site to pre disposal conditions. Nevertheless, groundwater concentrations will be monitored and are expected to decrease over time.

Because the vapor intrusion pathway is of primary concern at the site, the long term effectiveness is assessed based on the ability of the remedial action alternative to minimize or eliminate human exposure to VOCs. As a result, Alternative 1 does not provide an effective or permanent long-term solution, while Alternatives 2 and 3 have varying levels of effectiveness. In essence, the installation of a SSD system will limit sub slab vapors from entering indoor air, but a significant reduction of the toxicity, mobility, and volume is not expected, beyond natural decrease in ground water concentrations (Alternative 2). However, a ZVI wall and ISCO injections (Alternative 3) would serve to reduce chemical concentrations and/or toxicity.

Other than the natural breakdown of PCE, there would be no reduction of toxicity, mobility, or volume by using either no action or monitoring (Alternatives 1 and 2). However, the installation of a ZVI wall and injection of oxidants would result in a reduction of the toxicity,

mobility, and volume in groundwater (Alternative 3). The time frame for implementation varies depending on the techniques used. The No Action Alternative 1 and Alternative 2 are immediate, though Alternative 2 will also have continued groundwater monitoring. Alternative 3 would take up to four years for treatment dose applications and an additional six years of monitoring. All the activities associated with these alternatives are readily implementable.

The elements of the selected remedy are as follows:

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

(2.) Continued operation of the sub slab depressurization (SSD) systems in the on-site building and one off-site building. These systems were installed in December 2005. In February 2006, additional indoor air sampling of structures adjacent and down gradient of the site was performed. If data indicate contravention of NYSDOH indoor air quality guidance values, SSD systems will be offered to those building owners as part of the remedy.

(3.) Conduct groundwater monitoring.

(4.) Development of a site management plan to: evaluate the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; identify any use restrictions; and provide for the operation and maintenance of the components of the remedy.

(5.) Imposition of an institutional control in the form of an environmental easement that will require compliance with the approved site management plan; restrict the use of groundwater as a source of potable water, without necessary water quality treatment as determined by NYSDOH; and require the property owner to complete and submit to the NYSDEC a periodic certification.

(6.) The property owner will provide a periodic certification, prepared and submitted by a professional engineer or such other expert acceptable to the NYSDEC, until the NYSDEC notifies the property owner in writing that this certification is no longer needed. This submittal will contain certification that the institutional controls and engineering controls, are still in place, allow the NYSDEC access to the site, and that nothing has occurred that will 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.

(7.) The operation of the sub slab depressurization systems will continue until the remedial objectives have been achieved.

The estimated present worth cost to implement the remedy is $238,000. The cost to construct the remedy is estimated to be $51,000. The estimated total present worth of annual operation, maintenance, and monitoring costs are $187,000.

Section 9: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the remedial investigation process, a number of Citizens Participation activities were undertaken 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:

- Repositories for documents pertaining to the site were established.
- A public contact list, which included nearby property owners, elected officials, local media and other interested parties, was established.
- Fact sheets were mailed to the public contact list at the start of remedial investigation activities and at the introduction of the PRAP .
- A public meeting was held on March 16, 2006 to present and receive comment on the PRAP.
- A responsiveness summary (Appendix A) was prepared to address the comments received during the public comment period.

TABLE 1
Nature and Extent of Contamination
Range of sampling dates: June 2004 - December 2005

SURFACE SOILS	Contaminant of Concern	Concentration Range Detected (ppm)[a]	SCG[b] (ppm)[a]	Frequency of Exceeding SCG
Volatile Organic Compound (VOC)	tetrachloroethene	0.006 - 0.6	1.4	0 - 9
SUBSURFACE SOIL	**Contaminants of Concern**	**Concentration Range Detected (ppm)[a]**	**SCG[b] (ppm)[a]**	**Frequency of Exceeding SCG**
Volatile Organic Compound (VOC)	tetrachloroethene	0.002 - 0.46	1.4	0 - 8
GROUNDWATER	**Contaminant of Concern**	**Concentration Range Detected (ppb)[a]**	**SCG[b] (ppb)[a]**	**Frequency of Exceeding SCG**
Volatile Organic Compound (VOC)	tetrachloroethene	0.3 - 120	5	11 - 51
AIR	**Contaminant of Concern**	**Concentration Range Detected ($\mu g/m^3$)[a]**	**SCG[b] ($\mu g/m^3$)[a]**	**Frequency of Exceeding SCG**
Volatile Organic Compound (VOC)	tetrachloroethene	41- 42 (indoor)	N/A	N/A
Volatile Organic Compound (VOC)	tetrachloroethene	1,715 - 4,143 (sub slab)	N/A	N/A

[a] ppb = parts per billion, which is equivalent to micrograms per liter, µg/l, in water; $\mu g/m^3$ = micrograms per cubic meter
ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil;
[b] SCG = standards, criteria, and guidance values;

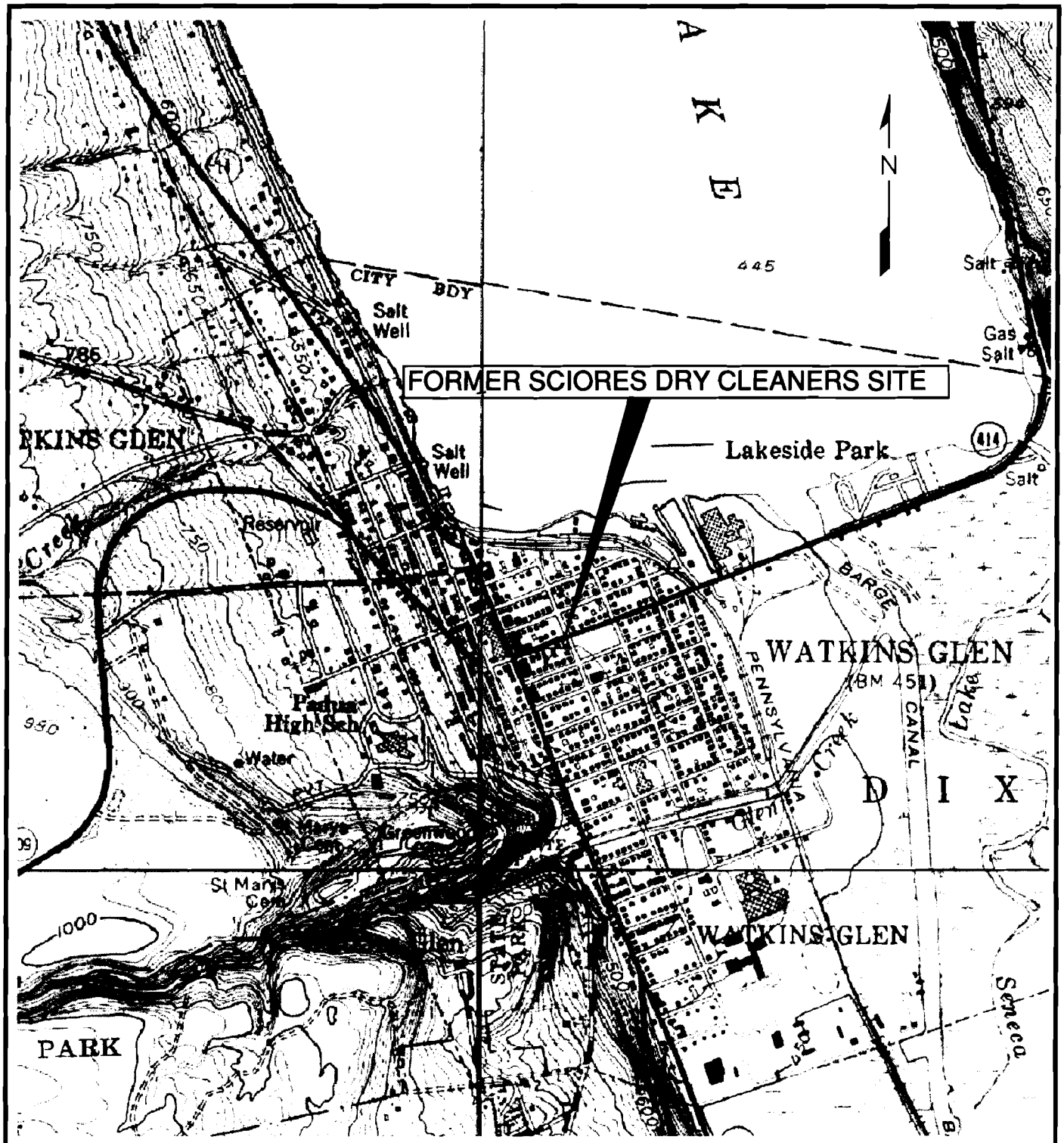
Groundwater, drinking water, and surface water SCGs are based on NYSDEC "Ambient Water Quality Standards and Guidance Values" and Part 5 of the New York State Sanitary Code.

Soil SCGs are based on the NYSDEC "Technical and Administrative Guidance Memorandum (TAGM) 4046; Determination of Soil Cleanup Objectives and Cleanup Levels."

There are no current cleanup SCGs applicable to VOCs in sub slab soil gas, indoor air or ambient outdoor air. Concentrations of PCE in air were evaluated using the NYSDOH guidance document titled "Evaluating Soil Vapor Intrusion in the State of New York" dated February 2005.

TABLE 2
Remedial Alternative Costs

Remedial Alternative	Capital Cost	OM&M	Total Present Worth
No Action	$0	$0	$0
Groundwater Monitoring / SSD	$51,000	$187,000	$238,000
ZVI - ISCO	$5,824,000	$457,000	$6,281,000



SOURCE: USGS MAP, BURDETT, NY
DATED 1950, PHOTOINSPECTED 1976

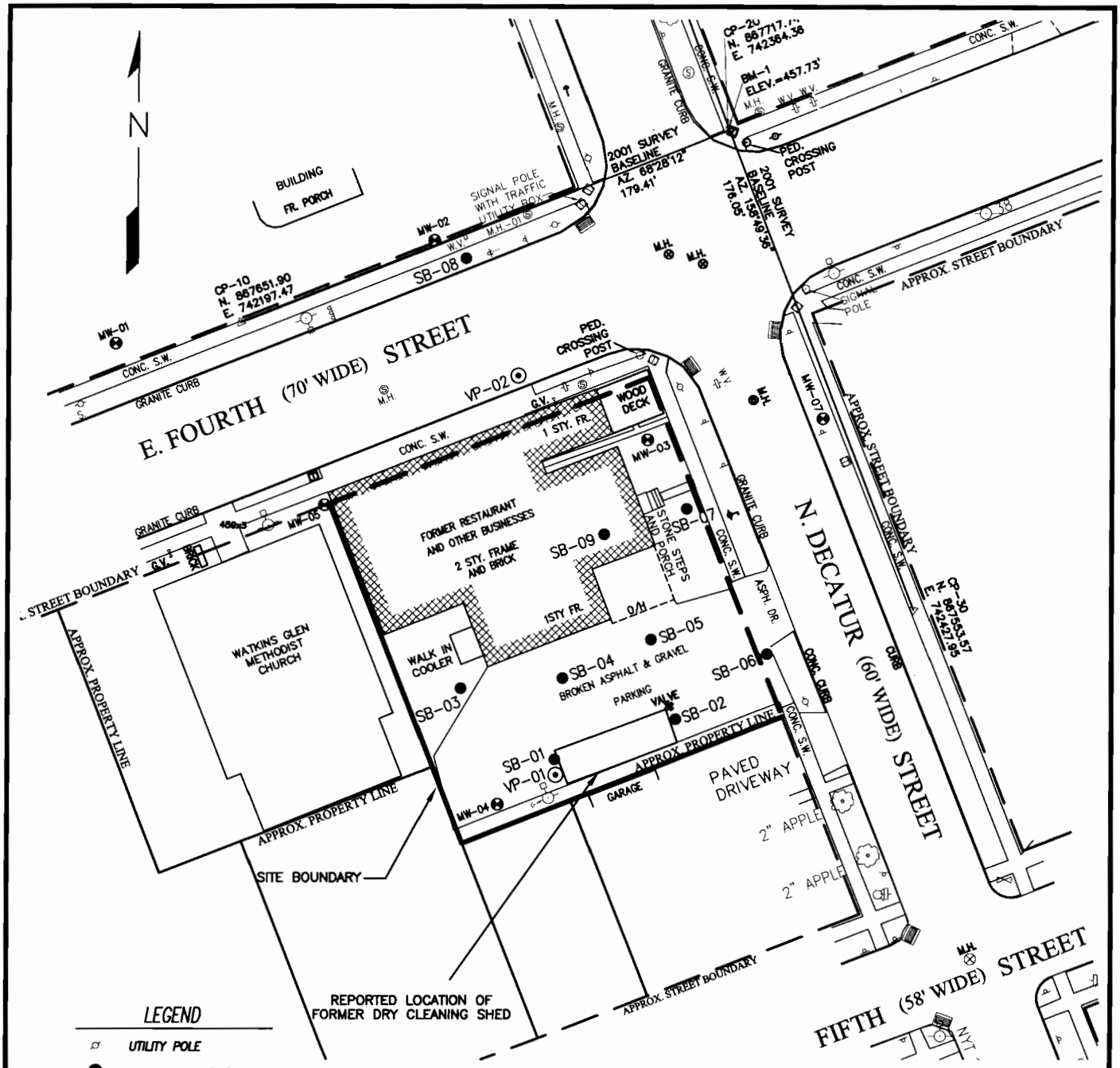
TITLE

SITE LOCATION MAP

FORMER SCIORE'S DRY CLEANERS SITE
WATKINS GLEN, NEW YORK

PREPARED FOR
NYSDEC WA No. D003970-15

ERM Environmental Resources Management			SCALE: GRAPHIC	FIGURE: 1
DRAWN: EMF	JOB NO.: 00136190.03	FILE NAME: 0013619-03-015	DATE: 3/1/05	



LEGEND

- UTILITY POLE
- SOIL BORING (SB)
- VERTICAL PROFILE (VP)
- MONITORING WELL
- LIGHTPOLE
- CATCH BASIN
- SANITARY SEWER MAN HOLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SURVEY CONTROL POINT
- STREET SIGN
- GUY WIRE
- APPROXIMATE PROPERTY LINE
- APPROXIMATE STREET BOUNDARY

0 50' 100'

APPROXIMATE GRAPHIC SCALE

Source: Popli Consulting Engineers & Surveyors
Dwg No: TBHHAZ.

TITLE

SITE PLAN

FORMER SCIORE'S DRY CLEANERS SITE
WATKINS GLEN, NEW YORK

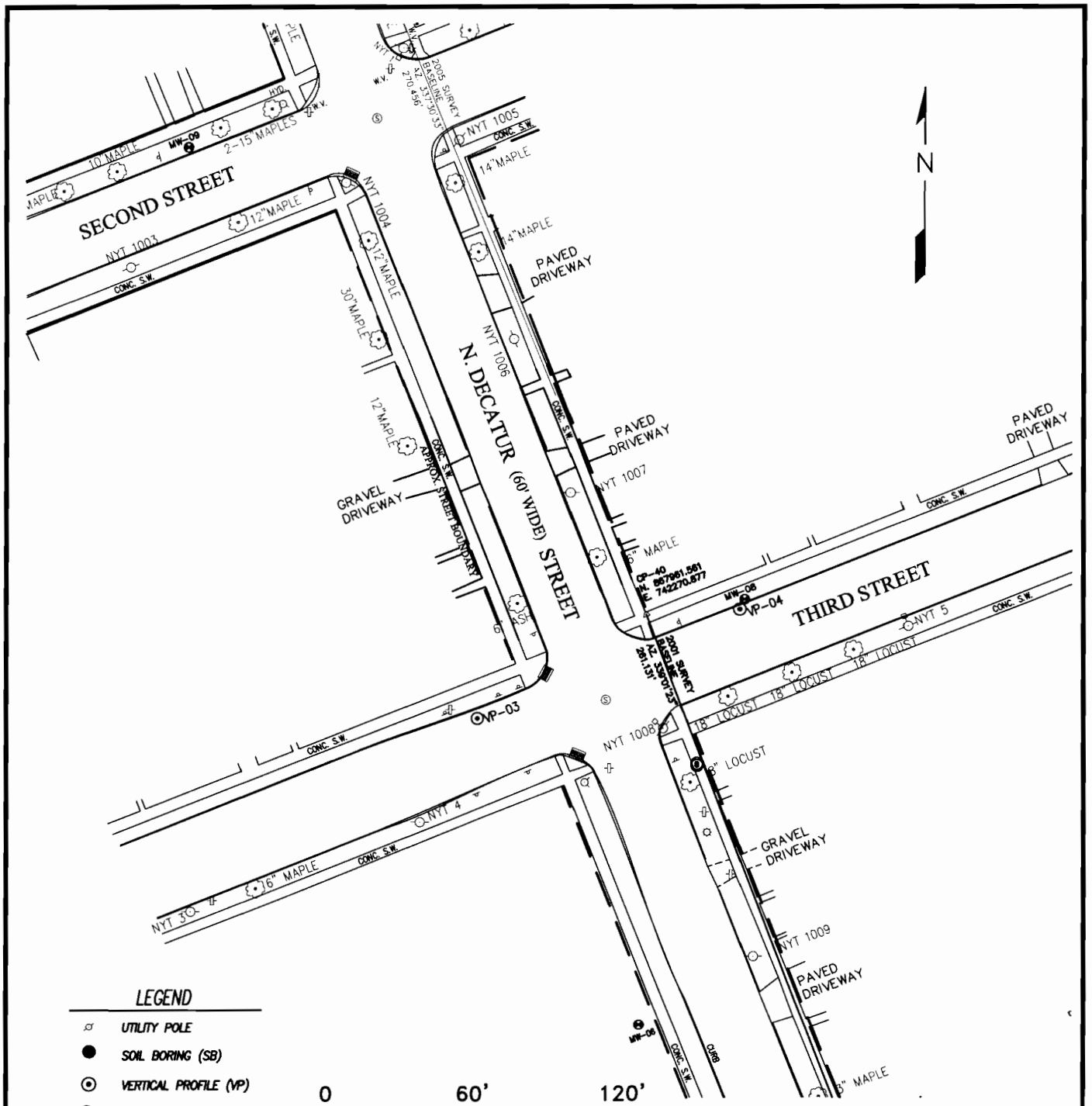
PREPARED FOR

NYSDEC

ERM Environmental Resources Management

SCALE	FIGURE
GRAPHIC	2

DRAWN:	JOB NO.:	FILE NAME:	DATE
EMF	0013619	0013619-03-011	1/13/06



LEGEND

- UTILITY POLE
- SOIL BORING (SB)
- VERTICAL PROFILE (VP)
- MONITORING WELL
- LIGHTPOLE
- CATCH BASIN
- SANITARY SEWER MAN HOLE
- WATER VALVE
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- GAS VALVE
- SURVEY CONTROL POINT
- STREET SIGN
- GUY WIRE
- APPROXIMATE PROPERTY LINE
- APPROXIMATE STREET BOUNDARY

Source: Popli Consulting Engineers & Surveyors
Dwg No: TBHHAZ.

TITLE

DOWNGRADIENT SAMPLE LOCATIONS
FORMER SCIORE'S DRY CLEANERS SITE
WATKINS GLEN, NEW YORK

PREPARED FOR

NYSDEC

ERM Environmental Resources Management

SCALE	FIGURE
GRAPHIC	3

DRAWN:	JOB NO.:	FILE NAME:	DATE
EMF	0013619	0013619-03-011	1/13/06

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Former Sciore's Dry Cleaners
Watkins Glen, Schuyler County, New York
Site No. 8-49-003

The Proposed Remedial Action Plan (PRAP) for the Former Sciore's Dry Cleaners site, was prepared by the New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on March 1, 2006. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater at the Former Sciore's Dry Cleaners site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on March 16, 2006, which included a presentation of the Remedial Investigation (RI) and the Feasibility Study (FS) as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on March 31, 2006.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the NYSDEC's responses:

COMMENT 1: Why are there two different standards for groundwater and soil?

RESPONSE 1: Standards, Criteria and Guidance values are established to protect the State's natural resources and to protect human health. Groundwater will have lower standards since groundwater can be a source of drinking water and is directly ingested. Groundwater and soil standards/guidance values are different because the pathways of exposure to humans and wildlife are different. For example, a human might ingest two liters per day of groundwater from a drinking water source but would be expected to ingest only trace amounts of soil through incidental contact with contaminated surface soils.

COMMENT 2: Does the well next to the lake (MW-09) have contamination?

RESPONSE 2: Groundwater analytical results from samples taken in the Fall of 2005 indicated tetrachloroethene (PCE) contamination at levels of 7.1 parts per billion (ppb) in MW-09 which is slightly above the drinking water standard of 5 ppb.

COMMENT 3: Is it a straight shot down to Seneca Lake? (Does the contamination head towards the lake).

RESPONSE 3: Yes, in reviewing historic groundwater analytical data, it appears that PCE contamination exists in a very narrow band, extending approximately 150 to 200 feet in width east to west along Decatur Street and just south from the site location towards the north along Decatur Street. Groundwater flow in this area is from the south to the north at approximately 12 feet per year.

COMMENT 4: Which buildings are we talking about? (Which buildings have contamination).

RESPONSE 4: The two buildings in question that have known indoor air impacts are the one on-site building, which was the location of the former dry cleaner, and one off-site downgradient location. The location of the off-site building is in close proximity to the site.

COMMENT 5: The plume that migrates northward, where does it stop at? How did you determine where it stops? How far west of Decatur Street does the plume go?

RESPONSE 5: The location of a plume is determined through the placement and sampling of groundwater monitoring wells. If a monitoring well is sampled and test results indicate that no contaminants are present, it is assumed that this would be the edge of the plume. This method was used to determine the approximate extent of the contamination. See Response # 3.

COMMENT 6: You have five wells offsite in the northerly direction that had hits at 70 ppb–what were the wells on the site itself showing?

RESPONSE 6: The groundwater sampling data collected during the Remedial Investigation (RI) indicated that the only northerly off-site monitoring well with PCE concentration of 70 ppb, was monitoring well MW-02, located on the corner of Fourth and Decatur Streets (98 ppb in 2004, 55 ppb in 2005). Monitoring wells; MW-3, MW-4 and MW-5 are located within the site boundary, PCE was found in all three wells at concentrations of 25, 0.23 and 1.5 parts per billion (ppb), respectively.

COMMENT 7: Since you've been sampling over 7 years, how was the restaurant able to operate? Were you monitoring the restaurant?

RESPONSE 7: Indoor air samples were taken from inside the restaurant/bakery area during the June 2004 sampling event. None of the samples taken from restaurant/bakery area showed PCE contamination.

COMMENT 8: Sciores has been closed for several years. How long does it take for the contamination to degrade to acceptable levels?

RESPONSE 8: One of the components of the remedy is to periodically sample the groundwater to monitor contaminant levels. Volatile organic compounds such as PCE are persistent and may take many years, if not decades, to degrade to acceptable levels. Although the disposal of PCE at this site

took place many years ago, we are finding contaminant levels in groundwater samples that are still above standards.

COMMENT 9: Is the cleanup all based on money and funding?

RESPONSE 9: The criteria to which potential remedial alternatives are compared are defined in 6 NYCRR Part 375, which governs the remediation of inactive hazardous waste disposal sites in New York State. The evaluation criteria are broken down to eight components, with one criteria considering the cost of the remedy. The evaluation criteria are explained more fully in Section 7.2 of the Record of Decision.

COMMENT 10: The spot with the highest concentrations, can you dissolve it right there? Or will it keep moving north like you said?

RESPONSE 10: In-situ chemical oxidation through chemical treatment was evaluated as an alternative and was found to be impractical and due to the natural conditions present at the site would not be effective. By following groundwater flow, it would appear that the plume of PCE contamination will migrate north to Seneca Lake where it would eventually be diluted with lake water.

COMMENT 11: How will the State pay for the metering system that folks have? (The SSD systems). Ten years, 100 years, as long as it takes? Can we have the State's commitment to run these systems in writing?

RESPONSE 11: The State will pay for the cost of installing and maintaining the systems, the property owner has the responsibility of paying for the electricity to run the system exhaust fan. The systems will stay in place until indoor air contaminant levels have reached an acceptable level as determined by the State. The State's commitment to maintain these systems is documented in this Record of Decision. The PRPs are subject to legal actions by the state for recovery of all response costs the state has incurred.

COMMENT 12: Can you drink the groundwater at 30 ppb?

RESPONSE 12: The NYS groundwater standard for PCE is 5 ppb, therefore it would not be recommended that an individual consume water with this level of contamination present without proper water treatment.

COMMENT 13: I heard from someone that the DEC has been monitoring this situation for over 10 years. Is this true?

RESPONSE 13: The site came to the attention of the NYSDEC in September 1999 after PCE was detected in on-site groundwater samples collected during an investigation for a pending sale of the property. A Preliminary Site Assessment (PSA) was conducted in March 2002 and in 2003, the NYSDEC listed the site as a Class 2 site in the Registry of Inactive Hazardous Waste Disposal Sites in New York. In November 2003, an Remedial Investigation/Feasibility Study (RI / FS) was initiated by the NYSDEC for this site and completed in December 2005.

COMMENT 14: The homes that you put the systems in; have you retested them yet? Can the system draw the vapors into the house? Is the system constructed properly as to not draw the vapors into the house?

RESPONSE 14: Since the systems were installed in December 2005, we have not retested the buildings yet. However, confirmatory sampling is anticipated for the late Spring of 2006. This sampling will allow us to confirm that if the system is mitigating the soil vapor intrusion of PCE in the indoor air of the buildings. The performance of the system, through the use of pressure measurements, was verified by a consulting firm that monitored the installation.

COMMENT 15: Where exactly and on what streets are you doing the indoor air testing in?

RESPONSE 15: Indoor air testing is being performed in structures in close proximity to the site and the groundwater plume, the subject buildings are located on Second, Third, Fourth, Fifth and Decatur Streets.

COMMENT 16: When you were doing the air sampling in the Sciores building, did you find any vapors in the operating areas or living areas of the building? What levels were found in the basement?

RESPONSE 16: Indoor air samples were taken in the Sciore's building on the first floor, basement and below the building (subslab). Test results indicated PCE impacts were limited to the subslab (4,143 $\mu g/m^3$) and the basement (42 $\mu g/m^3$) areas.

COMMENT 17: Are there any building restrictions at the site? If someone bought the building, are there any restrictions on what they can do with the building?

RESPONSE 17: Future use of a remediated inactive hazardous waste disposal site depends on the remedy implemented. The NYSDEC will require that an institutional control, in the form of an environmental easement, be placed on the site that would require compliance with the approved site management plan and restrict the use of groundwater as a source of potable water. The property owner would provide a periodic certification, prepared and submitted by a professional engineer or such other expert acceptable to the NYSDEC, until the NYSDEC notifies the property owner in writing that this certification is no longer needed. This submittal would contain certification that the institutional controls and engineering controls, are still in place, allow the NYSDEC access to the site, and 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.

COMMENT 18: Are the previous owners held liable for this contamination?

RESPONSE 18: Yes, a responsible party under NYS Environmental Conservation Law means any or all of the following: the current owner and the current operator of the site or any portion thereof; the owner, and the operator, of

the site or any portion thereof at the time any hazardous waste disposal occurred; any person who generated any hazardous waste that was disposed of at the site; any person who transported any hazardous waste to the site, provided that such site was selected by that person; any person who disposed of any hazardous waste at the site; any person who, by contract, agreement, or otherwise arranged for the transportation of any hazardous waste to the site or the disposal of any hazardous waste at the site; any other person determined to be responsible according to applicable principles of statutory or common law liability. According to Environmental Conservation Law any or all of the referenced individuals could be held liable for the cost associated with remediating the site.

COMMENT 19: Are you saying that this area is safe for people that live by it?

RESPONSE 19: No concentrated sources of contamination have been found at the site and with the installation of vapor mitigation systems the primary route of exposure (i.e., inhalation) has been mitigated. Other homes will be sampled to determine if soil vapor intrusion is a concern and if necessary, monitoring or mitigation of the homes will be offered to the building owners.

COMMENT 20: What is the cost to clean up this area? What is the cost to aid DEC? What is the cost to the individuals who have the air cleaning systems?

RESPONSE 20: The estimated capital cost of Alternative 2 is approximately $51,000, all costs associated with this work will be funded through the NYS Remedial Program. The cost to individuals with an air cleaning system (subslab depressurization system/vapor mitigation system) is approximately $5 to $7 per month, for the cost of electricity to run the exhaust fan.

COMMENT 21: How do the smaller numbers at the leading edge of the plume determine the flow rate? Is there any chance this contamination will degrade before it reaches Seneca Lake? How far does this plume extend from the east and west? How can you determine where the plume stops or ends?

RESPONSE 21: Groundwater flow rate is not determined by concentration levels but by monitoring the elevation of the groundwater and determining the soil characteristics. Data from groundwater samples taken during the RI indicate that the PCE is degrading. Results for monitoring wells, MW-2, 3, 5 and 6 showed approximately a 25% reduction in contaminant concentrations from the samples taken in September 2004 to November 2005. Results also indicated that the plume extends approximately 150 to 200 feet east and west of Decatur Street. The leading edge is determined through the results of groundwater samples taken from the various monitoring wells placed through the subject area.

APPENDIX B

Administrative Record

Administrative Record

Former Sciore's Dry Cleaners
Site No. 8-49-003

1. Proposed Remedial Action Plan for the Former Sciore's Dry Cleaners site, dated March 2006, prepared by the NYSDEC.

2. Final Preliminary Site Assessment Report for Tobe's Breakfast House site, dated March 2002, prepared by Harding Lawson Associates for the NYSDEC.

3. Project Management Work Plan for Tobe's Breakfast House site, dated February 2004, prepared by
Environmental Resources Management for the NYSDEC.

3. Remedial Investigation / Feasibility Study Work Plan for the Tobe's Breakfast House site, dated February 2004, prepared by Environmental Resources Management for the NYSDEC.

4. Final Remedial Investigation Report (Volume 1 of 2) for the Former Sciore's Dry Cleaners site, dated March 2006, prepared by Environmental Resources Management for the NYSDEC.

5. Final Feasibility Study Report (Volume 2 of 2) for the Former Sciore's Dry Cleaners site, dated March 2006, prepared by Environmental Resources Management for the NYSDEC.

6. Citizens Participation Plan for the Former Sciore's Dry Cleaners site, dated May 2004, prepared by Environmental Resources Management for the NYSDEC.

7. Referral Memorandum (Quartararo to Desnoyers) dated May 7, 2003 for a Remedial Investigation / Feasibility Study and Interim Remedial Measures for the Tobe's Breakfast House site.

8. Remedial Investigation / Feasibility Study Fact Sheet for the Former Sciore's Dry Cleaners site, dated June 2004, prepared by the NYSDEC.

9. Proposed Remedial Action Plan Fact Sheet for the Former Sciore's Dry Cleaners site, dated March 2006, prepared by the NYSDEC.

10. Standby Contractor Authorization Form to conduct a Interim Remedial Measure for the Former Sciore's Dry Cleaners site, dated August 2005, prepared by the NYSDEC.

STATE OF NEW YORK
DEPARTMENT OF HEALTH

Flanigan Square, 547 River Street, Troy, New York 12180-2216

Antonia C. Novello, M.D., M.P.H., Dr.P.H.
Commissioner

Dennis P. Whalen
Executive Deputy Commissioner

March 31, 2006

Mr. Dale Desnoyers, Director
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway - 12th Floor
Albany, NY 12233-7011

Re: Record of Decision
Former Sciorie's Dry Cleaner
Site #849003
Watkins Glen (V), Schuyler County

Dear Mr. Desnoyers:

Staff reviewed the March 2006 draft Record of Decision for the Former Sciorie's Dry Cleaners site in Watkins Glen, Schuyler County. I understand that the selected remedy includes the already completed installation of sub-slab depressurization (SSD) systems in the on-site building and one off-site building; additional sampling of adjacent and downgradient structures with installation of SSD systems if necessary; and continued groundwater monitoring. In addition, the remedy includes development of site management plan to: (a) evaluate the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (b) identify any use restrictions; and (c) provide for the operation and maintenance of the components of the remedy. Furthermore, an institutional control in the form of an environmental easement that would: (a) require compliance with the approved site management plan; (b) restrict the use of groundwater as a source of potable water, without necessary water quality treatment as determined by NYSDOH; and (c) require the property owner to complete and submit to the NYSDEC a periodic certification that the institutional and engineering controls are still in place and remain effective. Based on this information, I believe that the selected remedy is protective of public health and concur with it.

Should you have any questions, please contact Mark VanValkenburg at (518) 402-7860.

Sincerely,

Steven M. Bates, Assistant Director
Bureau of Environmental Exposure Investigation

Mr. Dale Desnoyers
Site #849003
March 31, 2006

cc: G.A. Carlson, Ph.D./A.J. Grey, Ph.D.
Mr. G. Litwin/Mr. M. VanValkenburg
Mr. E. Belmore – DEC
Mr. B. Putzig – DEC Region 8
Mr. T. Klaseus - HDO

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