

Department of Environmental Conservation

Division of Hazardous Waste Remediation

Bell's Farm and Home Center

South Corning

Site Number 8-51-015

Steuben County, New York

Record of Decision

March 1993



New York State Department of Environmental Conservation

MARIO M. CUOMO, Governor

THOMAS C. JORLING, Commissioner

DECLARATION STATEMENT - RECORD OF DECISION (ROD)

Bell's Farm & Home Center Inactive Hazardous Waste Site South Corning (V), Steuben County, New York Site No. 08-51-015

Statement of Purpose

The Record of Decision (ROD) sets forth the selected Remedial Action Plan for the Bell's Farm and Home Center Inactive Hazardous Waste Site. This Remedial Action Plan was developed in accordance with the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980, as amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986, and the New York State Environmental Conservation Law (ECL). The selected remedial plan complies to the maximum extent practicable with the National Oil and Hazardous Substance Pollution Contingency Plan, 40 CFR Part 300, of 1985.

Statement of Basis

This decision is based upon the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Bell's Farm & Home Center Site and upon public input to the Proposed Remedial Action Plan (PRAP) presented by the NYSDEC. A bibliography of the documents included as a part of the Administrative Record is included in Appendix C of the ROD.

Description of Selected Remedy

The selected remedy for the Bell's Farm & Home Center site is no further action. The dry well and pond sediments were potential sources of groundwater contamination at this site. These sources of contamination have now been removed and recent groundwater sampling indicates that the groundwater contamination associated with this site has been reduced below State standards. The surface soil along with the remaining pond and dry well sediment at the site and in adjacent residential community showed that all levels are now below cleanup criteria for this site. This remedy will allow unrestricted use of this property in the future. This alternative involves delisting this site from the State's registry of inactive hazardous waste sites.

New York State Department of Health Acceptance

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

Declaration

The selected Remedial Action Plan is protective of human health and the environment. The remedy selected will meet the substantive requirements of the Federal and State laws, regulations and standards that are applicable or relevant and appropriate to the remedial action. The remedy satisfies, to the maximum extent practicable, the statutory preferences for remedies that employ treatment that reduce toxicity, mobility or volume as a principal element. The removal and off-site disposal of contaminated drywell and pond sediments has been conducted to levels protective of public health and the environment.

DATE

March 30, 1993

Ann Hill DeBarbieri
Deputy Commissioner

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SECTION 1: SITE DESCRIPTION

The Bell's Farm site is a Class 2 site listed in the NYSDEC Registry of Inactive Hazardous Waste Disposal sites for New York State.

As shown in Figure 1 (site locus) and Figure 2 and 3 (site plans), the site is located north of Flower Avenue and east of Park Avenue in the Village of South Corning. The property is roughly rectangular in shape and approximately two acres in size. The site is approximately 700 feet from the Chemung River and formerly contained an operating Agway store, a small on-site retention pond and a dry well located at the corner of Garden Street and Flower Avenue.

The well that supplies drinking water to the village of South Corning is approximately 300 feet southeast from the site.

SECTION 2: SITE HISTORY

Bell's Farm and Home Center was an operating Agway store that caught fire on September 2, 1989. Among the materials released during or before the fire were various types of hazardous wastes including 1,1,1-trichloroethane, 2,4-dichlorophenoxyacetic acid (2,4-D), other pesticides, herbicides, fertilizer and metals present in the store area.

The New York State Department of Health (NYSDOH) conducted sampling at this site immediately following the fire and the analytical results are contained in Table 1. The elevated levels of 1,1,1-trichloroethane and herbicides caused concern about the possible contamination of the nearby well supplying drinking water to the Village of South Corning. As a precautionary measure, the NYSDOH recommended that the Village of South Corning discontinue use of the Village well, which they did voluntarily. This well has subsequently been reactivated.

The PRP's hired Groundwater Technology, Inc. (GWT) shortly after the fire to sample soil and sediment at the site and to install four monitoring wells so that groundwater could be sampled. The results of this sampling are shown in Table 2. Groundwater from some of the monitoring wells contained arsenic, chromium, lead, zinc, and 2,4-D at levels which exceeded groundwater standards.

The site was listed on the New York State Registry of Inactive Hazardous Waste Sites on January 21, 1990.

The PRP's hired H&A of New York to conduct additional investigative and remedial work at the site. The first portion of this work involved installation of two additional monitoring wells, located halfway between the site and the South Corning well. One of these wells was constructed to sample groundwater from a shallow aquifer. The other samples water from a deep aquifer which supplies water to the South Corning well. Additional soil and sediment samples were collected from locations as indicated on Figures 2 and 3.

The results of that investigation which were contained in an Interim Remedial Measure report are summarized in Tables 3 and 4. The results of the groundwater sampling, as shown on Table 3, indicated elevated levels of chromium, lead and zinc in the shallow well but no exceedance of groundwater standards in the deep aquifer. Soils were found to be below the cleanup criteria, but pond and sediment levels, as shown in Table 4, had elevated levels of chromium, lead, arsenic, cadmium, nickel and copper.

A removal of contaminated sediments from the pond and dry well was conducted at this site and confirmatory samples were obtained on August 21, 1991 before the pond was backfilled and graded. The results of this sampling are

contained in Table 5 and show all metals below the cleanup goals with the exception of one sample showing slightly elevated levels of zinc. The results of a confirmatory groundwater monitoring program are contained in Tables 6, 7, 8, 9 and 10. These results show that all levels of metals in the groundwater were below groundwater standards for two rounds of sampling.

SECTION 3: Enforcement Status

Consent Order

A Consent Order was signed by the PRPs in May 1990 to develop and implement the field investigation program and an IRM to:

- o Determine the nature of wastes and the aerial extent and vertical distribution of wastes, if any, disposed of at the site;
- o Identify any past, current and/or potential future releases or migration of hazardous wastes from the site to other on site and off-site areas; and
- o Evaluate the on site and off-site impacts, if any, of such migration upon the environment.

The Consent Order was structured to determine if there was contamination of concern in the soils, groundwater, sediments or surface waters at or in the vicinity of the site. Once the determination of contamination was verified, the order provided for an interim remedial measure to be taken to remediate this contamination.

Potentially Responsible Parties

The PRP's for the site include John Eberenz, Inc., as property owner, and Mr. Paul Bell as operator of the Agway Store.

SECTION 4: CURRENT STATUS

Analytical results from the field investigation are given in Tables 1 through 10.

Groundwater - The initial groundwater sampling indicated that arsenic, chromium, lead, nickel and 2,4-D were above groundwater standards for this site. Subsequent groundwater monitoring indicated that chromium was above groundwater standards for much of 1990. Based on groundwater sampling conducted on February 3, 1992, all metal constituents were within State standards. Based on the last rounds of groundwater sampling, our evaluation of site geology, and the removal of the contaminated sediments as a source, it was concluded that there is not now a groundwater problem at the site due to contamination from the Bell's Farm fire.

The analytical results of a November 5, 1991 groundwater sampling episode are not being used to assess this site because of high turbidity problems with the samples as documented in the September 1, 1992 letter from Dave Napier of NYSDOH to Robert Hall of NYSDEC. High levels of turbidity in groundwater samples can falsely indicate metals contamination. All groundwater results are based on unfiltered samples.

Soils - The soil sampling program did not indicate the presence of any contamination that was above cleanup goals for this site. Therefore, it was concluded that a soil contamination problem does not exist at the site.

Sediment Samples - The sampling program indicated that arsenic, cadmium, chromium, copper, lead, nickel and zinc were above the work plan cleanup criteria goals for sediment in the dry well and pond for this site.

Several feet of the sediments of the pond and dry well were removed and disposed of. Confirmatory sampling indicated that the remaining sediment was at or below cleanup criteria goals for this site. The dry well sediments were disposed of as hazardous waste and the pond sediments were disposed of at the sanitary landfill.

Surface Water Samples - Initial sampling results after the fire indicated surface water samples that contained 1,1,1-trichloroethane and 2,4-D were above State surface water standards. Subsequent sampling by the Potentially Responsible Party's consultant did not detect these contaminants. In the course of removal of the sediments from the pond, the pond water was filtered and pumped to the City of Corning Sewage Treatment Plant (STP). Monitoring guidelines developed by the NYSDEC Division of Water (DOW) were observed.

SECTION 5: GOALS FOR THE REMEDIAL ACTION

The overall objective of remediation is to reduce the concentrations of contaminants and the routes of exposure to levels which are protective of human health and the environment. The site-specific goals for remediating the Bell's Farm site can be summarized in general as follows:

- o Reduce, control or eliminate the contamination threat to the shallow groundwater aquifer.
- o Reduce, control or eliminate the contamination threat to the deep groundwater aquifer, and thus to the South Corning Village Well.
- o Reduce, control or eliminate the contamination threat to the South Corning Village Agway store neighbors.

SECTION 6: SUMMARY OF THE EVALUATION OF THE REMEDIAL ALTERNATIVES

Summary of Remedy

The Interim Remedial Action conducted at the site accomplished the goals as identified above in Section 5. Consequently, further investigation and development and evaluation of additional alternatives is not planned for this site.

NYSDOH Acceptance

The NYSDOH concurs with the remedy selected for this site.

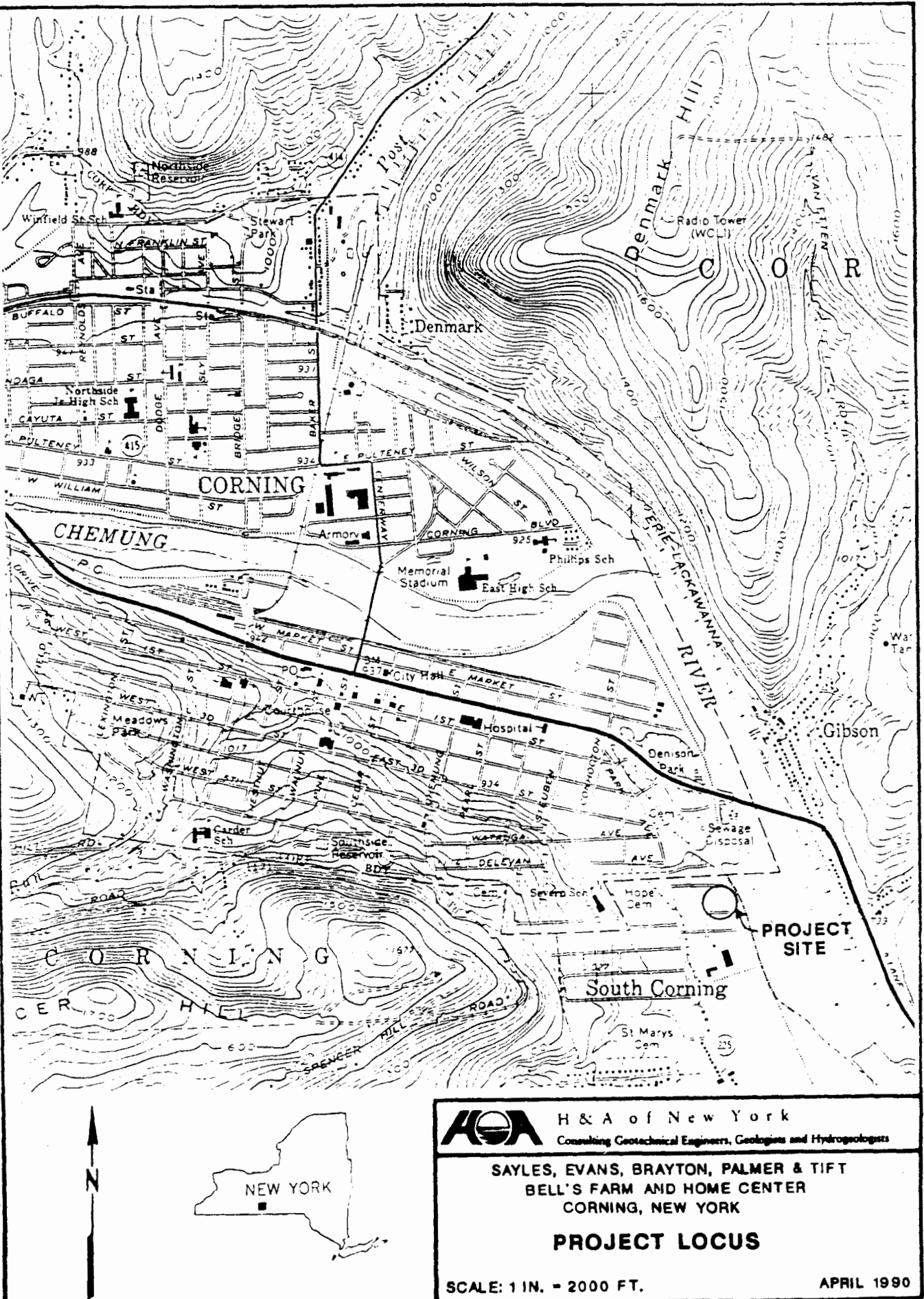
SECTION 7: SUMMARY OF THE GOVERNMENT'S DECISION

The preferred alternative is no further action. The dry well and pond sediments were potential sources of groundwater contamination at this site. These sources of contamination have now been removed and recent groundwater sampling indicates that the groundwater contamination associated with this site has been reduced below State standards. The surface soil along with the remaining pond and dry well sediment at the site and in adjacent residential community showed that all levels are now below clean-up criteria for this site. This remedy will allow unrestricted use of this property in the future. This alternative involves delisting this site from the State's registry of inactive hazardous waste sites.

APPENDIX A

FIGURES

FILE NO. 70158-40



CHARRETTE

FIGURE 1

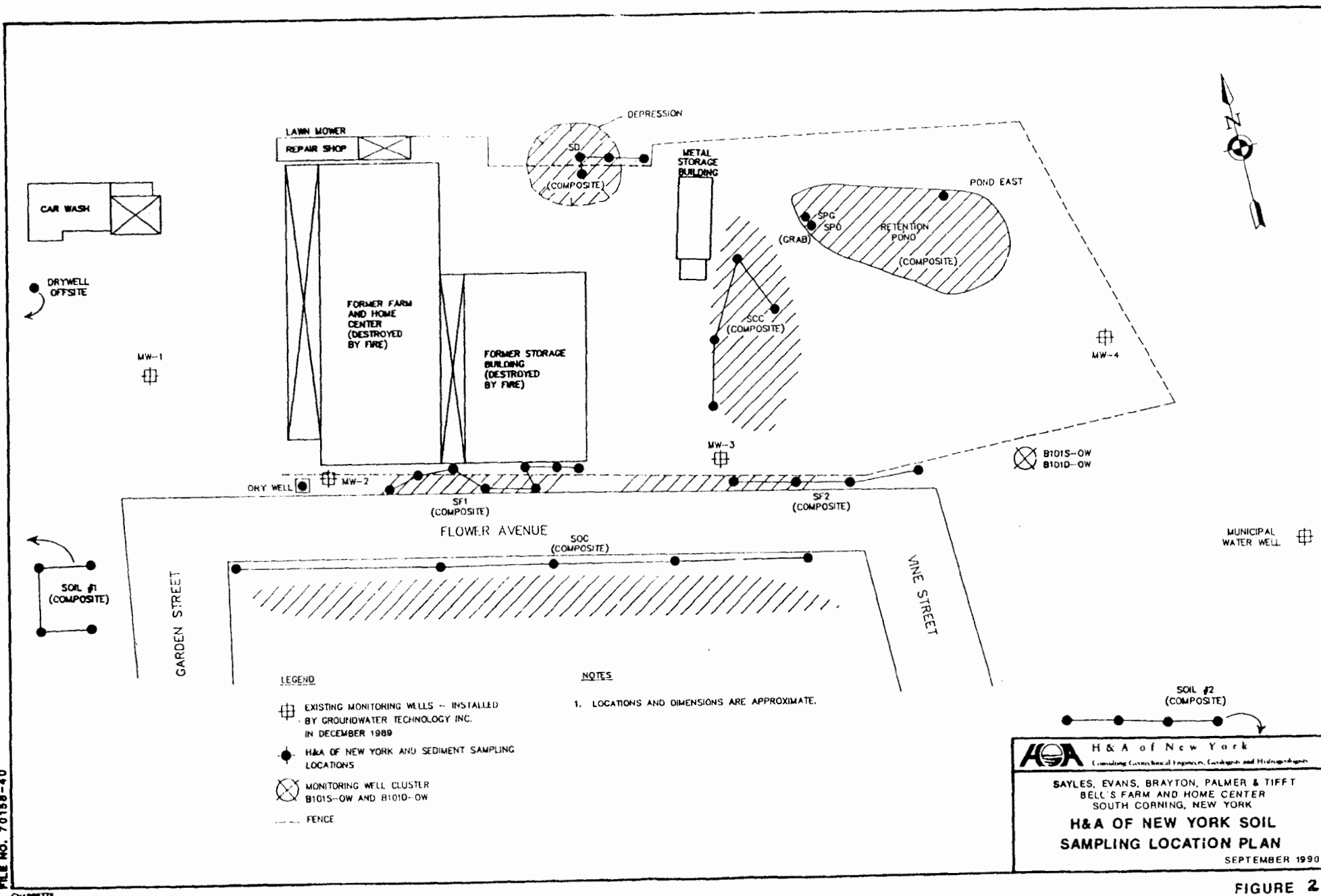


FIGURE 2

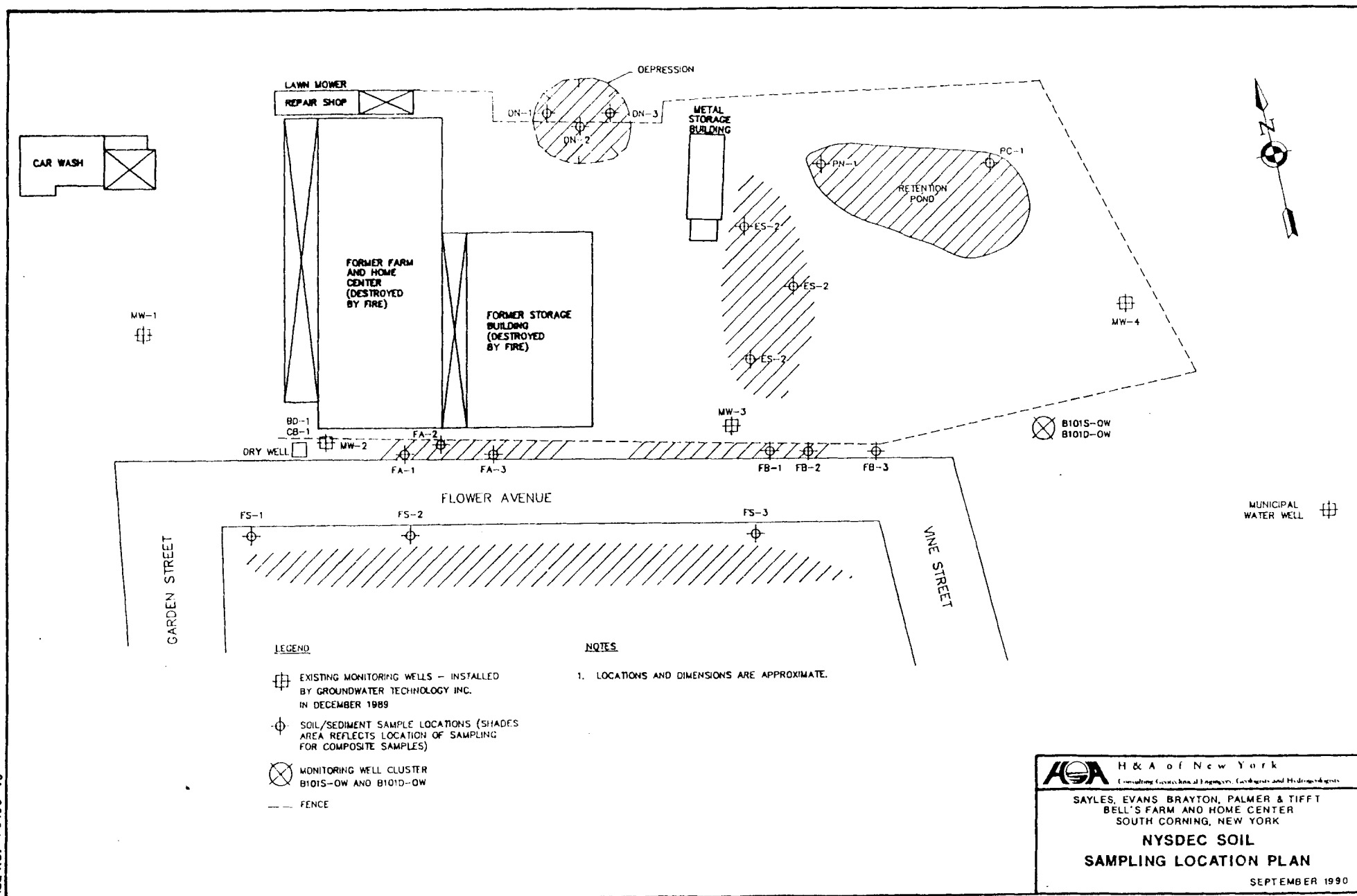


FIGURE 3

APPENDIX B

TABLES

Table 1

Analytical Results Conducted by NYSDOH Immediately
Following the Fire in September 1989

Chemical Constituent	Pond Surface Water (ug/l)	Pond Sediment (ug/g)	Soil West of Restoration Pond (ug/g)	Dry Well Water (ug/l)	Well For Car Wash (ug/l)	Groundwater Standard (ug/l)
Methoxychlor	5	ND	ND	ND	ND	35.0
Diazinon	20	ND	ND	ND	ND	0.7
Malathion	20	ND	ND	ND	ND	7.0
2,4,D	120	ND	ND	1800	ND	4.4
Lindane	0.49	.01	ND	ND	ND	4.0
4,4DDE	ND	ND	.002	ND	ND	ND
Atrazine	ND	ND	ND	40	ND	7.5
1,1,1Trichloroethane	1000	NA	NA	NA	NA	5.0
Trichloroethylene	<500	NA	NA	NA	NA	5.0

ug/l = Part Per Billion
 ug/g = Part Per Million
 ND = Not Detected
 NA = Not Analyzed
 < = Less Than Value

NYSDOH = New York State Department of
 Health
 NS = No Standard
 Fire = September 1989

NOTE 1: These analytical results were submitted by Dave Napier of NYSDOH to Robert Hall of NYSDEC by memos with the following attached dated reports: 10/11/89, 10/17/89, 11/6/89, 11/16/89, and 11/22/89.

Table 2

Analytical Results Conducted by GWT
After Installation of Monitoring Wells on
12/11/89

GROUNDWATER SAMPLING

Chemical Constituent	MW-1 (ug/l)	MW-2 (ug/l)	MW-3 (ug/l)	MW-4 (ug/l)	Ground- Water Standard (ug/l)
2,4,D	ND	ND	ND	6.9	4.4
Arsenic	NA	ND	NA	49	25
Chromium	NA	ND	NA	690	50
Lead	NA	12	NA	209	25
Zinc	NA	21	NA	2200	300

NA = Not Analyzed

ND = Not Detected

ug/l = Part Per Billion

MW = Monitoring Well

GWT = Groundwater Technology, Inc.

Note 1: GWT did not supply QA/QC data or a data validating report
for these analytical results submitted to the Department.

Table 3
Groundwater Monitoring Data Obtained by H&A of New York
For the Period 4/90 to 9/90, Before the IRM at this Site

Monitoring Well No. B101S-OW (Shallow Well)

Chemical Constituent	4/25	7/13	8/10	9/13	Groundwater Standard
Arsenic	9	ND	ND	ND	25
Cadmium	ND	ND	ND	ND	10
Chromium	75	26	15	91	50
Copper	104	17	ND	15	1000
Lead	40	ND	ND	12	25
Nickel	90	ND	ND	50	NS
Silver	ND	ND	ND	ND	50
Thallium	ND	ND	ND	ND	4
Zinc	315	49	67	58	300

Monitoring Well No. B101D-OW (Deep Well)

Chemical Constituent	4/25	7/13	8/10	9/13	Groundwater Standard
Arsenic	ND	ND	ND	ND	25
Cadmium	ND	ND	ND	ND	10
Chromium	6	ND	ND	ND	50
Copper	7	17	ND	ND	1000
Lead	ND	ND	ND	ND	25
Nickel	15	ND	ND	ND	NS
Silver	ND	ND	ND	ND	50
Thallium	ND	ND	ND	ND	4
Zinc	32	ND	110	20	300

All concentrations in ug/l or Part Per Billion

IRM = Interim Remedial Measure

ND = Not Detected

NS = No Standard Exists for this Chemical

TABLE 4

Metals in Sediment Before IRM at this Site

Comparison of Applicable Cleanup Standards with
Contaminant Concentrations for Sediment Samples Taken
by H&A of New York and NYSDEC on 5/31/90

DRY WELL SEDIMENTS

Chemical Constituents	Cleanup Criteria Goals (mg/kg)	Soil 1 Background (mg/kg)	SW (mg/kg)	CB-1 (mg/kg)	BD-1 (mg/kg)
Arsenic	20	5.8	11.4	8.5	8.8
Cadmium	3	0.96	2.9	1.3	1.4
Chromium	100	14.0	20.0	15.2	14.2
Copper	170	16.0	85.7	52.4	60.3
Lead	500	44.9	221	205	132
Nickel	100	17.6	19.7	12.8	10.8
Silver	5	ND	ND	ND	ND
Thallium	5	ND	ND	ND	ND
Zinc	350	72.6	422	535	643

POND SEDIMENT

Chemical Constituents	Cleanup Criteria Goals (mg/kg)	Soil 1 Background (mg/kg)	PE (mg/kg)	SPG (mg/kg)	PC-1 (mg/kg)	PN-1 (mg/kg)
Arsenic	20	5.8	22.2	5.6	16.4	7.2
Cadmium	3	0.96	40.4	10.6	9.3	7.4
Chromium	100	14.0	207	54.0	99.6	47.0
Copper	170	16.0	824	111	629	117
Lead	500	44.9	1410	142	2300	212
Nickel	100	17.6	147	51.2	76.7	46.2
Silver	5	ND	ND	ND	ND	ND
Thallium	5	ND	ND	ND	ND	ND
Zinc	350	72.6	2270	633	680	554

ND = Not Detected
 PE and SPG = H&A of New York Pond Sediment Samples
 SW = H&A Dry Well Sediment Sample
 PC-1 and PN-1 = NYSDEC Pond Sediment Samples
 CB-1 and BD-1 = NYSDEC Dry Well Sediment Samples
 mg/kg = Part Per Million
 IRM = Interim Remedial Measure

TABLE 5

Confirmatory Sampling for Pond and Dry Well Sediment
Obtained on 8/21/91 by NYSDEC After
Remediation was Completed at the Site

Chemical Constituent	DW-1	S-1	S-3	S-4	Cleanup Criteria Goals
Arsenic	12	0.5	6.0	6.0	20
Cadmium	ND	ND	5	5	3
Chromium	7	37	7	9	100
Copper	37	23	34	38	170
Lead	140	100	160	170	500
Mercury	ND	ND	ND	ND	NS
Nickel	12	18	22	23	100
Silver	0.25	0.30	0.40	0.5	5
Zinc	400	120	170	230	350

All results are in ug/g or part per million

ND = Not Detected

NS = No Cleanup Criteria Set for this Chemical

DW-1 = Dry Well Sediment Sample

S-1, S-3, and S-4 = Pond Sediment Samples

Note 1: Sample S-2 was broken in transit and not analyzed .

Note 2: Analytical results were submitted to Robert Hall of NYSDEC from
Fred Woodward of NYSDEC in a 10/31/91 report.

TABLE 6

Groundwater Results from MW-4 Obtained by
NYSDOH on 7/13/90

Chemical Constituent	MW-4	Groundwater Standards
Chloroform	2	100
1,1,1 Trichloroethane	ND	5
Trichloroethylene	1	5
2,4D	ND	4.4

All results are in ug/l or parts per billion.

ND = Not Detected

NYSDOH = New York State Department of Health

Note 1: Analytical results were submitted by memo from Dave Napier of
NYSDOH to Robert Hall of NYSDEC dated 10/2/92.

TABLE 7

Groundwater Results from B101S-OW Obtained by NYSDEC
on 2/3/92 - After Remediation was Completed for the Site

Chemical Constituent	B101S-OW	Groundwater Standards
Arsenic	ND	25
Cadmium	ND	10
Chromium	ND	50
Lead	ND	25
Mercury	ND	2
Nickel	ND	NS
Zinc	ND	300

TABLE 8

Groundwater Results from B101S-OW Obtained by NYSDOH on 2/3/92
After Remediation was Completed for the Site

Chemical Constituent	B101S-OW	Groundwater Standard
Arsenic	ND	25
Cadmium	ND	10
Chromium	ND	50
Lead	ND	25
Nickel	25	NS
Zinc	ND	300

All results are in ug/l or parts per billion

ND = Not Detected

NS = No Groundwater Standard Exists for this Chemical

Note 1: NYSDEC = New York State Department of Environmental Conservation

Note 2: NYSDOH = New York State Department of Health

Note 3: Analytical results were submitted in a report dated 3/5/92 from Fred Woodward of NYSDEC to Robert Hall of NYSDEC.

Note 4: Analytical results were submitted in a report to Robert Hall of NYSDEC from Dave Napier of NYSDOH by a memo dated 3/5/92.

TABLE 9

Groundwater Results from B101S-OW and MW-1 Taken by NYSDEC
on 7/14/92 After Remediation was Completed at this Site

Chemical Constituent	MW-1	B101S-OW	Groundwater Standard
Methoxychlor	ND	ND	35
2,4D	ND	ND	4.4
Trichloroethylene	ND	6	5
1,1,1 Trichloroethane	ND	ND	5
Arsenic	ND	ND	25
Cadmium	ND	0.3	10
Lead	3.0	3	25
Nickel	ND	ND	NS
Zinc	13	28.9	300
Chromium	ND	16	50

TABLE 10

Groundwater Results from B101S-OW and MW-1 Taken by NYSDOH
on 7/14/92 After Remediation was Completed at this Site

Chemical Constituent	MW-1	B101S-OW	Groundwater Standard
Arsenic	ND	ND	25
Cadmium	ND	ND	10
Chromium	ND	3	50
Lead	ND	ND	25
Nickel	ND	ND	NS
Zinc	ND	ND	300

All results in ug/l or parts per billion

NS = No Standard Exists for This Chemical

ND = Not Detected

NYSDEC = New York State Department of Environmental Conservation

NYSDOH = New York State Department of Health

Note 1: Analytical results were submitted by a letter from Deborah Kinecki of RECRA to John Ryan of NYSDEC dated 8/11/92.

Note 2: Analytical results were submitted by memo from Dave Napier of NYSDOH to Robert Hall of NYSDEC dated 8/17/92.

APPENDIX C

ADMINISTRATIVE RECORD

Bell's Farm & Home Center South Corning (V), Steuben County

The following documents constitute the Administrative Record for the Bell's Farm and Home Center site:

May 1990	Interim Remedial Measures Work Plan, H&A of New York
May 1990	Order on Consent, Implementation of an Interim Remedial Measure
November 1990	Interim Remedial Measures Report, Former South Corning Agway Site, H&A of New York
June 1991	NYSDEC letter dated June 14, 1991 and attachments, granting approval to proceed with final Interim Remedial Measure
July 1991	H&A of New York letter dated July 26, 1991 outlining final details regarding implementation of Interim Remedial Measure
January 1993	Proposed Remedial Action Plan
March 1993	Final Record of Decision Document

APPENDIX D

RESPONSIVENESS SUMMARY

Bell's Farm and Home Center South Corning (V), Steuben County

The Proposed Remedial Action Plan (PRAP) was prepared by the New York State Department of Environmental Conservation (NYSDEC) and issued to the local document repository on February 3, 1993. The plan outlined that the NYSDEC has evaluated the effectiveness of the Interim Remedial Measure (IRM) conducted by the Responsible Party and has determined that the IRM has remediated the site, that no further action is necessary and that delisting is recommended.

The release of the PRAP was announced via a notice to the mailing list, informing the public of the PRAP's availability and the scheduled public meeting. Provisions for the acceptance of written comments were also provided through March 8, 1993.

A public meeting was held on February 25, 1993 at 7 p.m. in the Village of South Corning. The meeting included a presentation of the proposed government decision and the information supporting that action. The meeting was conducted to provide an opportunity for citizen's to informally discuss their concerns and ask questions about the site as well as the proposed remedy.

No written comments were received on the proposed plan. The public attendance at the February 25, 1993 meeting consisted of the site owners and operators who conducted the IRM and the Mayor of the Village of South Corning. After the meeting, a news crew from a local TV station requested and was granted a brief interview.

No formal transcript of the public meeting was taken. The only major comments made at the meeting were statements and opinions by Mr. Paul Bell, the operator of the Agway store, who had been identified by the Department as a potential responsible party and partially funded the site cleanup. It was Mr. Bell's position that the actions of the Department in implementing the inactive hazardous waste site program were counterproductive to business interests and employment in New York State. It was also Mr. Bell's position that the process was too adversarial and that they had no resources to fall back on. The response to Mr. Bell included concurrence that the process works better with large corporations than small business owners. It was also pointed out that by law the NYSDEC must make every effort to force responsible parties to undertake cleanup before the Department makes use of taxpayer funds to effect remediation. The major concerns of the Department of Health with respect to the nearby water supply well and levels of contamination identified immediately after the fire were again mentioned.

By March 8, 1993, no written comments were received on the subject site and the public comment period officially ended.