Department of Environmental Conservation

Division of Environmental Remediation

Record of Decision

Chase Interiors Site
Village of Falconer, Chautauqua County
Site Number 9-07-013

March 1999

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

DECLARATION STATEMENT - RECORD OF DECISION

Chase Interiors Inactive Hazardous Waste Site
Village of Falconer, Chautauqua County, New York
Site No. 9-07-013

Statement of Purpose and Basis

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

This decision is based upon the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Chase Interiors Inactive Hazardous Waste 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 B of the ROD.

Assessment of the Site

Actual or threatened release of hazardous waste constituents from this site, have been addressed by implementing the Voluntary Remedial Action, Index No. B9-0514-97-04, agreed to by the Department and the Volunteer and identified in this ROD, therefore the site no longer represents a current or potential threat to public health and the environment.

Description of Selected Remedy

Based upon the results after implementation of the Voluntary Remedial Action for the Chase Interiors Site, the NYSDEC has selected that no further action be performed at the site and the property be reclassified in the New York Registry of Inactive Hazardous Waste Sites from a Class 3 site to a Class 4 site. The determination was based on the successful remediation that was performed at the site during the implementation of the Voluntary Remedial Action. The main elements of the remedial action included:

- Abatement of asbestos containing material (ACM).
- Demolition and removal of the existing facility and other site improvements.
- Removal of existing storm sewer and bedding material.
- Excavation of contaminated soil during demolition of existing facility and building of new building.
- Construction of a slab on grade 130,000 square foot building and installation of a paved parking facility.
- Installation of groundwater monitoring wells.
- Imposition of deed restrictions limiting the use of the site to light industrial/commercial uses.

New York State Department of Health Acceptance

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

Declaration

The selected remedy is protective of human health and the environment, 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.

March 30, 1999
Date

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

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RECORD OF DECISION
Chase Interiors Site
Village of Falconer, Chautauqua County, New York
Site No. 9-07-013
February 1999

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 that **No Further Remedial Action** be taken for the Chase Interiors Site. Results of verification sampling taken after a voluntary remedial action indicate that contamination sources on the site have been remediated but continued monitoring of the groundwater is required. As a result, the Department will reclassify the site from a Class 3 hazardous waste site to a Class 4 which means "Site is properly closed - requires continued monitoring" in the New York State Registry of Inactive Hazardous Waste Disposal Sites.

As more fully described in Sections three and four of this document, site soils became contaminated as a result of the illegal disposal of waste solvents. Chase Interiors was ordered to complete a Phase II investigation but went bankrupt in 1992 before completion of the investigation. A state-funded Preliminary Site Assessment (PSA) was completed in 1993 and a final report was issued in May 1994. Additionally in 1994, an extensive USEPA removal action was undertaken to remove and dispose of containers of paints and materials from inside the building. Subsequent sampling and investigation determined site soils and groundwater were contaminated with low levels of volatile organic compounds (VOCs) and metals.

In August 1997, under a Voluntary Agreement with the Department, the Jamestown Development Company began demolition of the former facility and subsequently remediated the site by removal and proper disposal of contaminated soil. In addition, a new state of the art manufacturing facility was built with the majority of the former site covered by building or asphalt parking. New groundwater monitoring wells were installed to monitor groundwater conditions. Continued monitoring of the these wells is required.

SECTION 2: SITE LOCATION AND DESCRIPTION

The Chase Interiors Site is located at 205 - 235 Lister Avenue in the Village of Falconer, Chautauqua County, New York (Figure 1). The site is located on the south side of Lister Avenue and originally consisted of a multistory single industrial facility and parcel. The neighborhood is mixed industrial/residential (Figure 2).

Located within an unconfined area of the Jamestown Valley-Fill Aquifer, the geology of the area consists of approximately 6 to 24 inches of silty sand topsoil or fill materials over an undetermined thickness of permeable sand and gravel deposits. The sand and gravel deposits consist of brown,

pebble to cobble size gravel and medium to coarse-grained sand. This alluvial material contains smaller silt/clay layers that are negligible to impeding vertical flow. The overburden material in this area is estimated to be approximately 1,000 feet thick. This estimate is based upon the occurrence of siltstones and sandstones of the Upper Devonian Conewango Group at this depth close to the site.

Groundwater was encountered during the remedial work at approximately 13.5 feet. Storm water drainage from the site collected in a storm sewer which flowed north toward Lister Avenue eventually emptying into the Chadakoin River. The closest waterway to the site is the Chadakoin River that is approximately 500 feet to the north of the site. The total area of the site is approximately 7 acres.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

The property occupied by Chase Interiors was purchased, constructed and used by the former Crescent Niagara Corporation who occupied the property from 1892 to 1934 for operations that included metal forging. From 1934 until 1968 the facility housed the former National Worsted Mills for the manufacture of woolen thread and fabric. From 1969 until 1975 the facility was occupied by the former Crescent Tool Company for forging, assembly, plating and polishing of wrenches and other hand tools. HBSA Inc.(the parent company of Chase Interiors) purchased the property in 1975 and occupied the same until the company filed for bankruptcy in 1992.

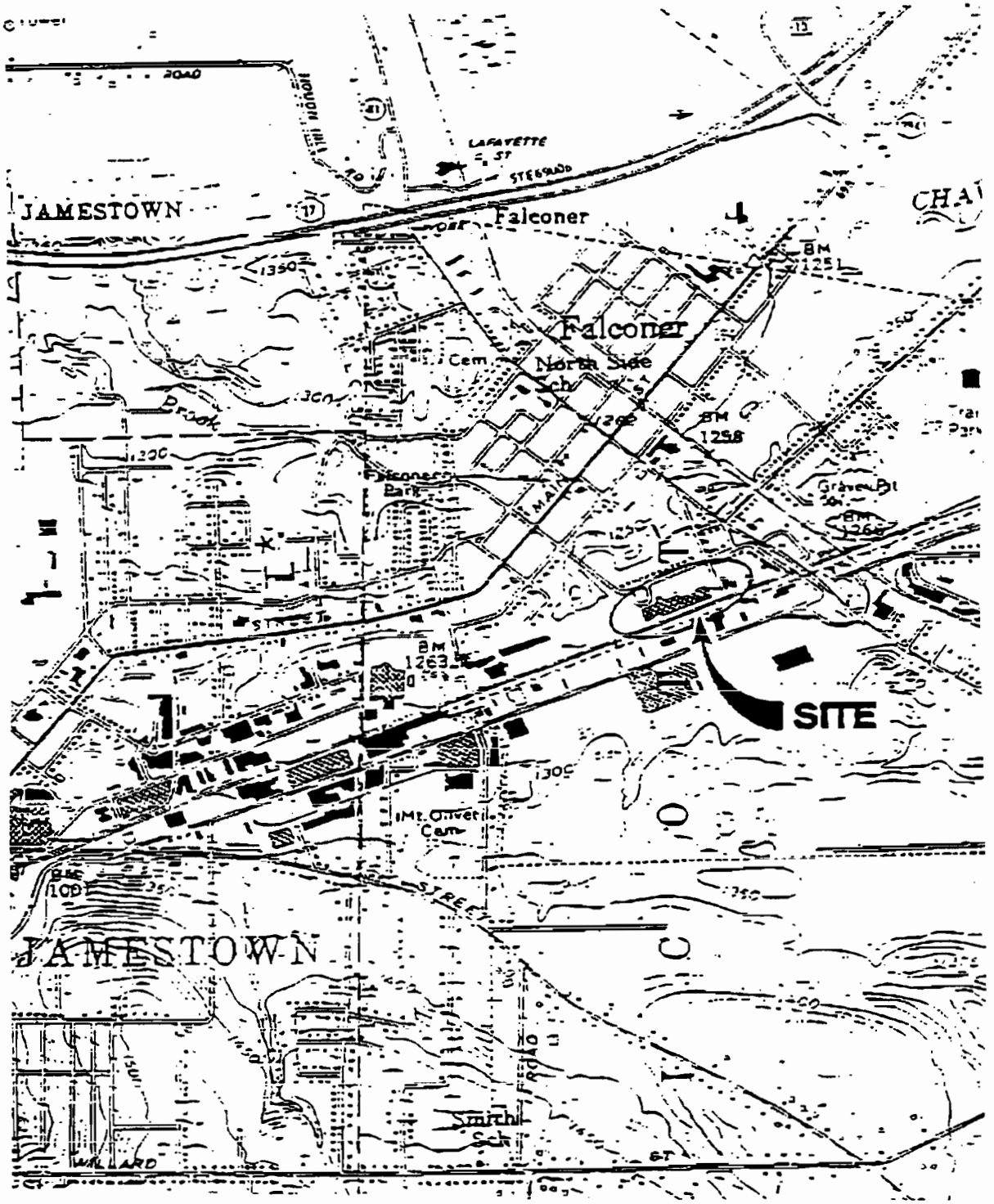
Investigation into illegal disposal of hazardous waste culminated with a Federal Grand Jury indictment of the Chase Interiors Company and the Plant Manager in August 1987. Charges stemming from the indictment included the unlawful disposal of solvent-based thinners by dumping solvents into a hole in the floor leading to the storm sewer and the spraying of waste solvents into ventilation fans beginning from an unknown date until April 9, 1985.

3.2: Remedial History/Removal Action

Because of an indictment by a Federal Grand Jury in August 1987 and according to a plea agreement negotiated with the United States Department of Justice and the New York State Attorney General in February 1989, Chase Interiors was ordered to complete a Phase II Environmental Investigation of the property. In July 1989, the Chase Interiors site was listed on the New York State Registry of Inactive Hazardous Waste Sites (Registry) as a Class 2a.

In May 1991, a work plan for a Phase II submitted on behalf of the responsible parties was approved by the Department of Environmental Conservation and an Order on Consent was signed in June 1991 for implementation of the Phase II. However, before actually completing any of the work, HBSA filed for Chapter 7 Bankruptcy in September 1991.
Abandoned hazardous wastes left on the site after the bankruptcy were consolidated and stored in the facility in May 1992.

A state-funded Preliminary Site Assessment (PSA) was completed and a final report was issued in May of 1994.



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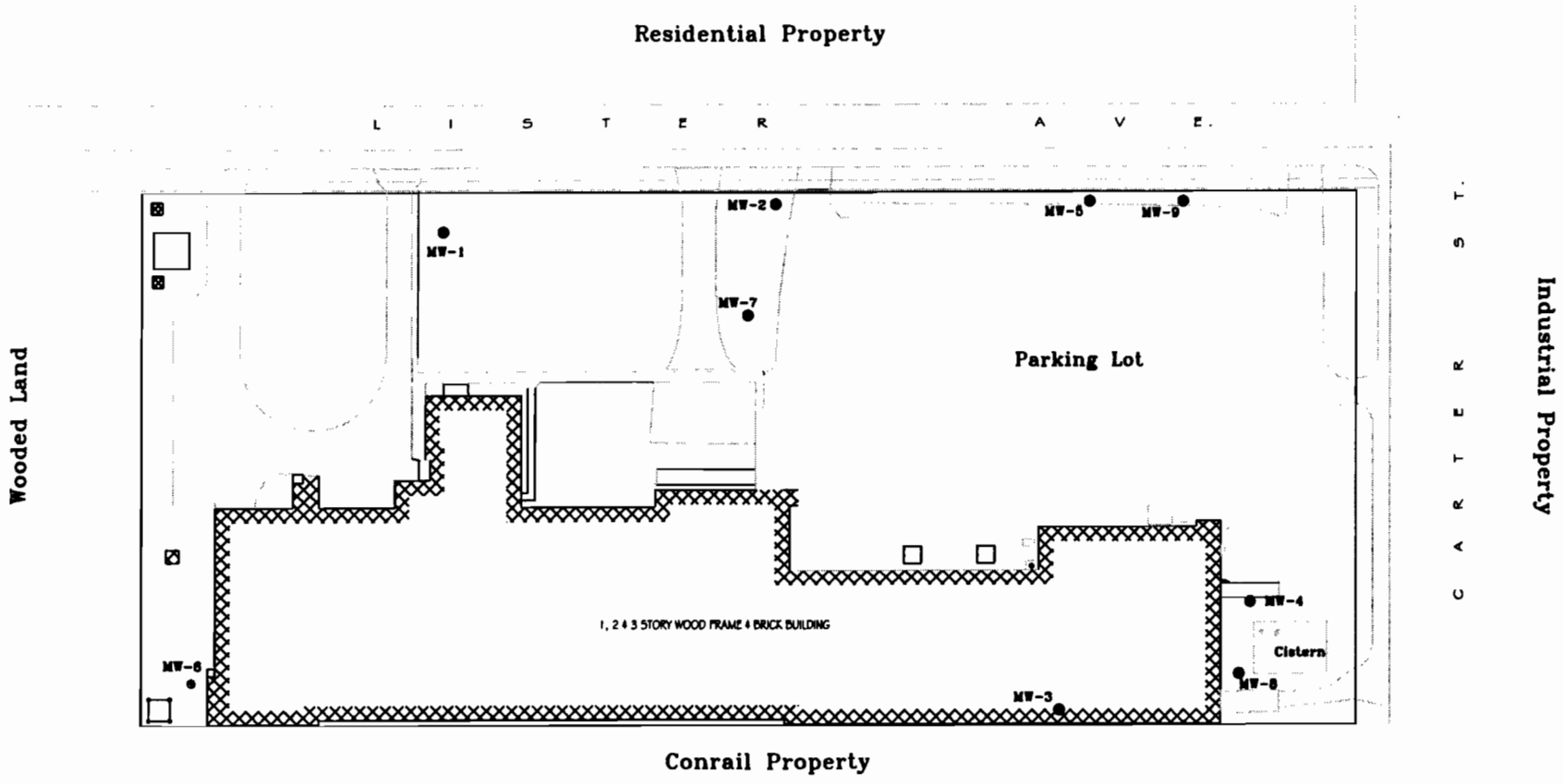
SOURCE:
U.S.G.S. 7.5 Minute Series Topographic Map
Jamestown, NY (1954) Photorevised 1979.
Gerry, NY 1978 -Longitude 79 12 00 Latitude 45 05 48

Site Location Map	
DIVISION OF ENVIRONMENTAL REMEDIATION	
DATE: 1/25/99	DRAWING: sitlocp.dwg
SITE: Chase Interiors Site Site No. 907013	Figure 1



LEGEND

- MONITORING WELL
- DECOMMISSIONED MONITORING WELL

CHASE INTERIORS SITE
205-235 LISTER AVENUE
FALCONER, NEW YORK

NORTH
FROM MAP OF VILLAGE OF FALCONER

SCALE
N.T.S.

SITE MAP

DIVISION OF ENVIRONMENTAL REMEDIATION

DATE: 1/20/99 DRAWING: Chasite.dwg

SITE: Chase Interiors Site
Site No. 907013

Figure 2

In May 1994, the United States Environmental Protection Agency (USEPA) completed an emergency removal action and properly disposed of hazardous wastes left at the site after the bankruptcy.

Two additional sampling events by the NYSDEC, in 1995, culminated with a reclassification of the site in the Registry from a Class 2a to a Class 3 in December 1995. A Class 2a classification is a temporary classification given to those sites that have inadequate and/or insufficient data for inclusion into any other classification. A Class 3 site is a site that does not present a significant threat to the public health or the environment and action may be deferred.

In March 1997, a Work Plan identifying six separate items for remediation at the Chase Interiors Site was submitted by Jamestown Development Company Inc. These items included:

- Abatement of asbestos containing material (ACM).
- Demolition and removal of the existing facility and other site improvements.
- Removal of existing storm sewer and bedding material.
- Excavation of contaminated soil during demolition of existing facility and building of new building.
- Construction of a slab on grade 130,000 square foot building and installation of a paved parking facility (see Figure 3.)
- Installation of groundwater monitoring wells.

A Voluntary Agreement was put in place between the Jamestown Development Company Inc. and the NYSDEC on November 27, 1997 for the implementation of a response program for the Chase Interiors Site. Essential elements of the Voluntary Agreement include:[1]

- " development consistent with use of the Site as an area for light industrial and commercial application (the "Contemplated Use");"
- Put in place a deed restriction "that shall prohibit the Site from ever being used for purposes other than the Contemplated Use;"
- The deed restriction shall include, " a provision prohibiting the use of the groundwater underlying the Site without treatment rendering it safe for drinking water or industrial purposes;"
- Also, "The Volunteer and its successors, including its successors in title, and assigned continue in full force and effect the O&M Plan."

Actual implementation of the work plan as specified in the agreement began on July 28, 1997 with abatement of approximately 200 cubic yards asbestos containing materials (ACM), from the former facility, which was disposed at the Modern Disposal Landfill in Model City, New York.

Demolition of the existing structure resulted in disposal of 3,654 tons of construction and demolition debris and 509 tons of bricks, as clean fill, at the Chautauqua County landfill. Additional materials, such as, concrete and bricks were disposed of as hard fill on a building lot in the Town of Ellicott on

[1]NYSDEC, 1997 Voluntary Agreement, Index No.B9-0514-97-04, Site No.907013

Falconer-Kimball Stand Road. Scrap metal was sent for recycling to Segal and Son Inc. Warren, Pennsylvania.

Approximately 625 feet of storm sewer and bedding was excavated and removed. One composite soil sample was collected every 75 feet from the open excavation. The samples were analyzed for the target compound list parameters (Table 1).

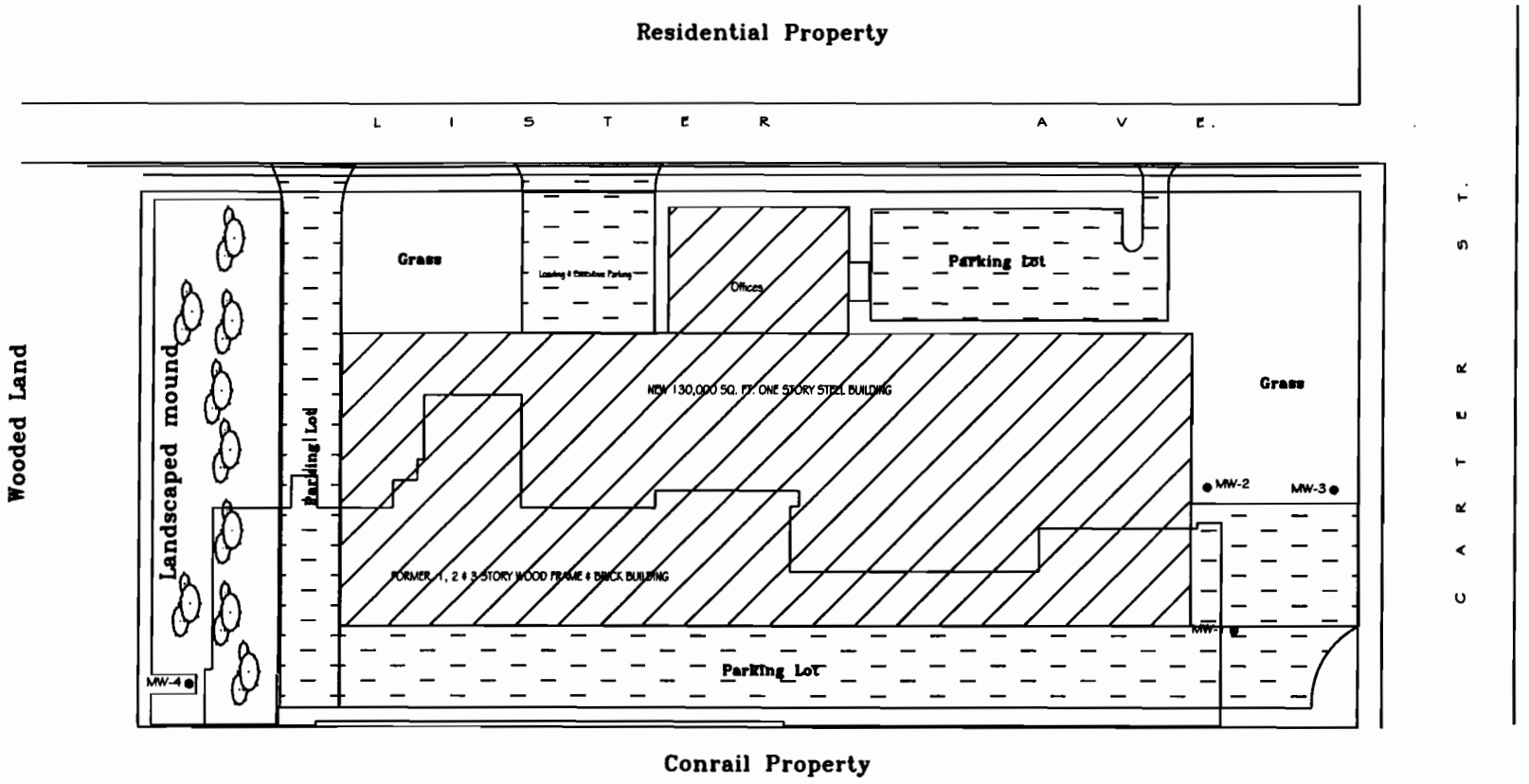
Table 1
Soil Remedial Action Objectives
Chase Interiors Site
Falconer (V), Chautauqua Co.
Site No. 907013

Parameter	Concentration (Action Level)
Total (VOCs)	10 mg/kg
Total (SVOCs)	500 mg/kg
Arsenic	50 mg/kg
Barium	600 mg/kg
Cadmium	50 mg/kg
Chromium	100 mg/kg
Lead	1000 mg/kg
Nickel	100 mg/kg
Zinc	1000 mg/kg

Results of the sampling of the storm sewer excavation determined that cleanup criteria were met and are presented in Table 2. The excavation of the sewer resulted in removal of approximately 90 cubic yards of soil. Composite samples were collected from this soil and analyzed for contaminants on the target compound list. Sampling of the storm sewer soil (S-33 & S-34, see Table 3) revealed concentrations below the action limits and the soil was used on site as sub-grade material under the office area and driveway for the new facility. Soils exceeding the concentrations listed in Table 1 were disposed off-site as required. Soils at or below the listed concentrations were retained on-site but were placed under impervious cover such as, the building footprint or asphalt parking areas.

An oil/water separator in the sewer line was uncovered approximately 80 feet from the north property line. As part of Remedial Excavation # 1 (RI-1), the oil/water separator was excavated and the concrete and soil from the excavation were stockpiled separately from the storm sewer excavation material. The resulting 30 yd^3 of material was sampled and revealed levels for VOCs and SVOCs above action levels (see Table 3.) This material was disposed of at the Ellery Solid Waste Landfill.

Excavation of soil during the demolition of the former facility and during the building of the new facility resulted in the discovery of three separate tank areas under the former facility floor slab (see Figure 3). Tank area #1 contained an 880-gallon concrete encased tank containing bricks and rubble. Tank area #2 contained three, similar but smaller, tanks. Materials from these excavations were



LEGEND

- MONITORING WELLS (note) Wells renumbered after decommissioning
- FORMER CHASE INTERIORS
- NEW FACILITY
- ASPHALT PAVING

CHASE INTERIORS SITE
205-235 LISTER AVENUE
FALCONER, NEW YORK

SCALE
N.T.S.

NORTH
FROM MAP OF VILLAGE OF FALCONER

NEW FACILITY LOCATION	
DIVISION OF ENVIRONMENTAL REMEDIATION	
DATE: 1/22/99	DRAWING: chasenew.dwg
SITE: Chase Interiors Site Site No. 907013	Figure 3

Table 2
Remedial Action Verification Sampling
Chase Interiors Site Voluntary Cleanup
Site No. 907013

Compound	Cleanup Objective (a) mg/kg	RI-1 Oil/Water Separator	RI - 2 Disposal Pit	Storm Sewer & Bedding	Tank #1	Tank #2	Tank #3(e) Fuel Tank	Test Pits (f)	Graded Surface
Total VOCs	10	0.067 - 0.416	0.059 - 2.748	ND	ND	ND - 0.67	ND - 171	NA	ND
Total SVOCs	500	0.13 - 0.36	0.59*	ND - 346.6	0.38 - 25.24	ND - 1995(c)	ND - 38.73	NA	0.38 - 186.45
Arsenic	50	8.5 - 9.4	1.8*	3.9 - 46.1	11.4 - 12.8	9.7 - 12.8	NA	NA	2.7 - 9.0
Barium	600	150.0 - 207.0	224.0*	79.8 - 200.0	91.0 - 213.0	169.0 - 235.0	NA	NA	57.5 - 197.0
Cadmium	50	<.50	<.50*	<.50	<.50	<.50	NA	NA	0.8 - 1.4
Chromium	100	8.8 - 12.6	48.0*	8.9 - 56.2	46.4 - 434.0(b)	9.2 - 240.0(d)	NA	6.6 - 10.6	5.3 - 20.5
Lead	1,000	16.0 - 33.0	27.0*	8.0 - 88.0	40.0 - 127.0	32.5 - 144.0	NA	NA	12.5 - 46.0
Nickel	100	12.5 - 13.6	12.0*	8.3 - 58.6	6.6 - 15.3	13.1 - 21.0	NA	NA	12.6 - 21.8
Zinc	1,000	75.9 - 258.0	198.0*	50.4 - 198.0	15.3 - 338.0	96.0 - 176.0	NA	NA	31.0 - 85.5

NOTES:

ND - Not Detected
NA - Not Analyzed
* Sample analysis only for pit bottom
(a) - See Table 1, Page 3
(b) - Sample # (S-3) exceeded clean-up objectives. Additional work was completed and resampled. Results for Sample # (S-44) was 13.8 ug/kg.
(c) - Sample # (S-9) exceeded clean-up objectives. Additional work was completed and resampled. Results for Sample # (S-43) was ND ug/kg.
(d) - Sample # (S-7) exceeded clean-up objectives. Additional work was completed and resampled. Results for Sample # (S-42) was 9.2 ug/kg.
(e) - Test pits sample analyzed for chromium only.
(f) - Fuel oil tank excavation sampled for VOCs and SVOCs only.

Table 3
Soil Disposal Sampling
Chase Interiors Site Voluntary Cleanup
Site No. 907013

Compound	Cleanup Objective mg/kg	S-3 Tank Area #1 East Wall	S-7 Tank Area #2 South Wall	S-9 Tank Area #2 West Wall	S-11 Oil/Water Separator Stockpile/RI-1	S-12 Oil/Water Separator Stockpile/RI-1	S-16 RI-2 Drums	S-33 Storm Sewer South S-pile	S-34 Storm Sewer South N-pile
Total VOCs	10	ND	0.67	2	45	NA	5562.5	0.076	ND
Total SVOCs	500	0.38	22.04	1995	1821.7	NA	22,531	64.6	3.4
Arsenic	50	15.5	11.7	18.1	NA	6.8	NA	9.4	10.8
Barium	600	134.0	235.0	175	NA	179.0	NA	236.0	203.0
Cadmium	50	<.50	<.50	<.50	NA	0.5	NA	1.0	1.0
Chromium	100	434.0	240.0	24.1	NA	9.9	NA	32.1	29.8
Lead	1,000	127.0	44.5	21	NA	17.0	NA	41.0	14.2
Nickel	100	15.3	13.2	11.5	NA	24.2	NA	24.8	21.5
Zinc	1,000	338.0	100.0	55.2	NA	67.8	NA	118.0	81.8

NOTES:

ND - Not Detected
NA - Not Analyzed

Table 3 (Cont.)
Soil Disposal Sampling
Chase Interiors Site Voluntary Cleanup
Site No. 907013

Compound	Cleanup Objective mg/kg	S-35 RI-2 North S-pile	S-36 RI-2 South S-pile	S-37 RI-2 South S-pile	S-51 Tank Area #3 Stockpile	S-52 RI-2 North S-pile	S-61 RI-2 North S-pile
Total VOCs	10	NA	2.434	NA	1	92.3	1
Total SVOCs	500	NA	6.42	NA	1	95.4	1
Arsenic	50	7.9	NA	7.8	1	NA	1
Barium	600	180.0	NA	170.0	1	NA	1
Cadmium	50	0.8	NA	1.2	1	NA	1
Chromium	100	80.5	NA	79.2	1	NA	1
Lead	1,000	50.6	NA	82.5	1	NA	1
Nickel	100	18.2	NA	21.3	1	NA	1
Zinc	1,000	85.0	NA	135.0	1	NA	1

NOTES:

NA -Not Analyzed
1 - Sample analyzed for parameters specified by Ellery Landfill for disposal.

stock piled for sampling for VOCs, SVOCs and, because of the unknown use for the tank, RCRA metals (see Table 2.) Approximately 5 yards of material was determined to be above action levels for chromium and was disposed of at the Ellery Solid Waste Landfill (see Table 3.)

Tank area #3 (see Figure 5) contained a 1000 gallon fuel oil tank located by the former facility boiler area . Sampling the tank's contents revealed 400 gallons of remaining fuel oil. Once the fuel oil was removed by a tank removal contractor the tank was steam cleaned and disposed and the excavation was inspected for contamination. There was evidence of soils contamination and approximately 40 yd^3 of petroleum impacted soils were removed and the excavation was sampled as required. Sample results from the investigation revealed levels below action levels and the excavation was backfilled with clean, imported material. The soil from the excavation was disposed of at the Ellery Solid Waste landfill.

During demolition of the former facility a small pit was discovered (Remedial Investigation #2, (RI-2), Figure 5) that contained waste paint cans and rags and exhibited a strong chemical odor. Grossly contaminated material containing VOCs, such as, toluene, acetone, MIBK and xylenes and SVOC contamination such as bis(2ethylhexyl)phthalate, di-n-octyl phthalate and phenanthrene from the pit was consolidated into two 55 gallon drums and disposed of by incineration in Lawrence, Massachusetts.

Approximately 90 yd^3 of additional material was excavated from the area under the pit until readings with a photo-ionization detector were less than 50 ppm. Samples were then collected from the resulting excavation (see Table 2.) Sample concentrations were below action levels and the excavation was backfilled with clean imported material.

Material resulting from the excavation was sampled (see Table 3.) Soils below action levels were used as sub-base for the north parking lot of the new facility. The soils above action levels, but determined to be non-hazardous, were disposed of off site at the Ellery Solid Waste Landfill.

One area of concern at the Chase Interiors Site was the occurrence of an elevated chromium sample in soils to the west of the former facility. In an attempt to determine the source of contamination three test pits were dug in the area of the sample. Field observations noted brown, clayey sands with no visual evidence of contamination. To verify this evidence composite soil samples were collected from the pits and analyzed for total chromium. The occurrence of the chromium contamination could not be replicated with more extensive field sampling. Results of this sampling are presented in Table 2. The area in question has been covered by an asphalt parking lot or is beneath a six foot high landscape mound.

Surface soils were regraded to allow for the construction of the new 130,000 ft^2 manufacturing facility (Figure 3), including installation of an impervious asphalt cap which was completed in July 1998. Samples were collected from regraded areas before construction. Results of these samples are presented in Table 2.

Three new monitoring wells were then installed to replace wells that were decommissioned due to the construction of the new manufacturing facility (see Figure 4.)

SECTION 4: SITE CONTAMINATION

The Jamestown Development Corporation, under a voluntary agreement with and under supervision of the NYSDEC, has completed a remedial action at the site. Post remedial sampling results from onsite monitoring wells exhibit low level VOC and increased metals contamination (see Table 4.) Due to the removal of contaminated soils and the reduction of precipitation inflow through the soils (by covering the site with a building and parking lot) groundwater contamination is anticipated to decrease with time. This Record of Decision (ROD) has been prepared by the Department and documents that **No Further Remedial Action** is needed but that continued monitoring of the groundwater is needed to confirm the effects of the voluntary remedial efforts. The NYSDEC will also reclassify the site in the NYS Registry of Inactive Hazardous Waste Sites from a Class 3 hazardous waste site to a Class 4 hazardous waste site denoting this need for continued monitoring.

4.1: Summary of Environmental Investigations

At the Chase Interiors Site, an Environmental Assessment by Eckenfelder in March 1990, a Preliminary Site Assessment (PSA) by Parsons Engineering Science in 1994 and subsequent sampling events, by NYSDEC in May 1994 and March 1995 and by NYS DOH in August 1994 determined that surface soil, storm sewer sediments and groundwater were contaminated.

SURFACE SOILS

Surface sampling suggested SVOC contamination typical of an industrial area at the site. Three SVOCs, dibenzo(a,h)anthracene, at 0.5 to 1.3 ppm, benzo(a)anthracene, at 1.7 to 5.0 ppm, and benzo(a)pyrene at 1.1 to 3.3 ppm, were detected above cleanup guidance. Sampling indicated VOC contamination, such as, toluene, methyl isobutyl ketone (MIBK) and xylenes to the east of the building in an area where reputed disposal had occurred. Additionally, sampling by the NYS DOH indicated chromium contamination existed to the west of the facility which required further investigation and possible remediation.

SUBSURFACE SOILS

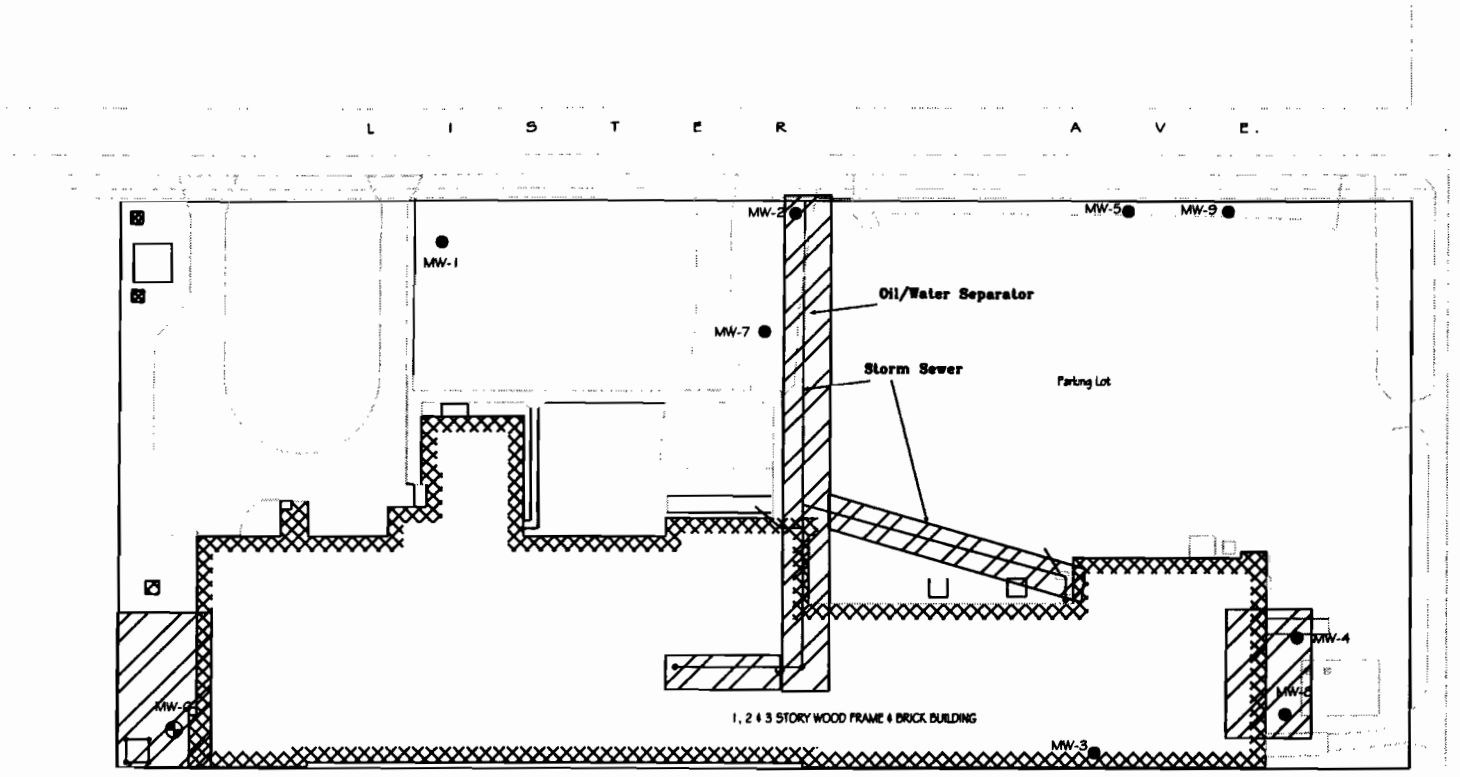
For most of the site, samples from soil borings indicated that low level SVOC contamination existed in the surface to upper soil horizons but was not prevalent at depth. Of the SVOCs 17 were polynuclear aromatic hydrocarbons (PAHs). This contamination is attributed to historical uses of the facility and to the fact that the facility housed a coal fired boiler. Samples collected during the PSA indicated low level VOC contamination between one to five feet at low concentrations in the vicinity of an alleged disposal pit at the eastern portion of the former facility near the cistern (see Figure 2.)

SEWER SEDIMENTS

Of special concern was sampling evidence that storm sewer sediments exceeded cleanup guidance for three SVOCs, dibenzo(a,h)anthracene, benzo(a)anthracene and benzo(k)fluoranthene and for VOCs such as 1,1,1 trichloroethane indicative that residual contamination existed in the storm sewer and possibly the bedding.

GROUNDWATER

Nine groundwater monitoring wells were installed from 1990 to 1994 (see Figure 2.) Results of investigation sampling denoted the occurrence of VOCs to the west of the former facility and to the



CHASE INTERIORS SITE
205-235 LISTER AVENUE
FALCONER, NEW YORK

NORTH
FROM MAP OF VILLAGE OF FALCONER

LEGEND

- MONITORING WELL
- DECOMMISSIONED MONITORING WELL
- AREA OF CONCERN

SCALE
N.T.S.

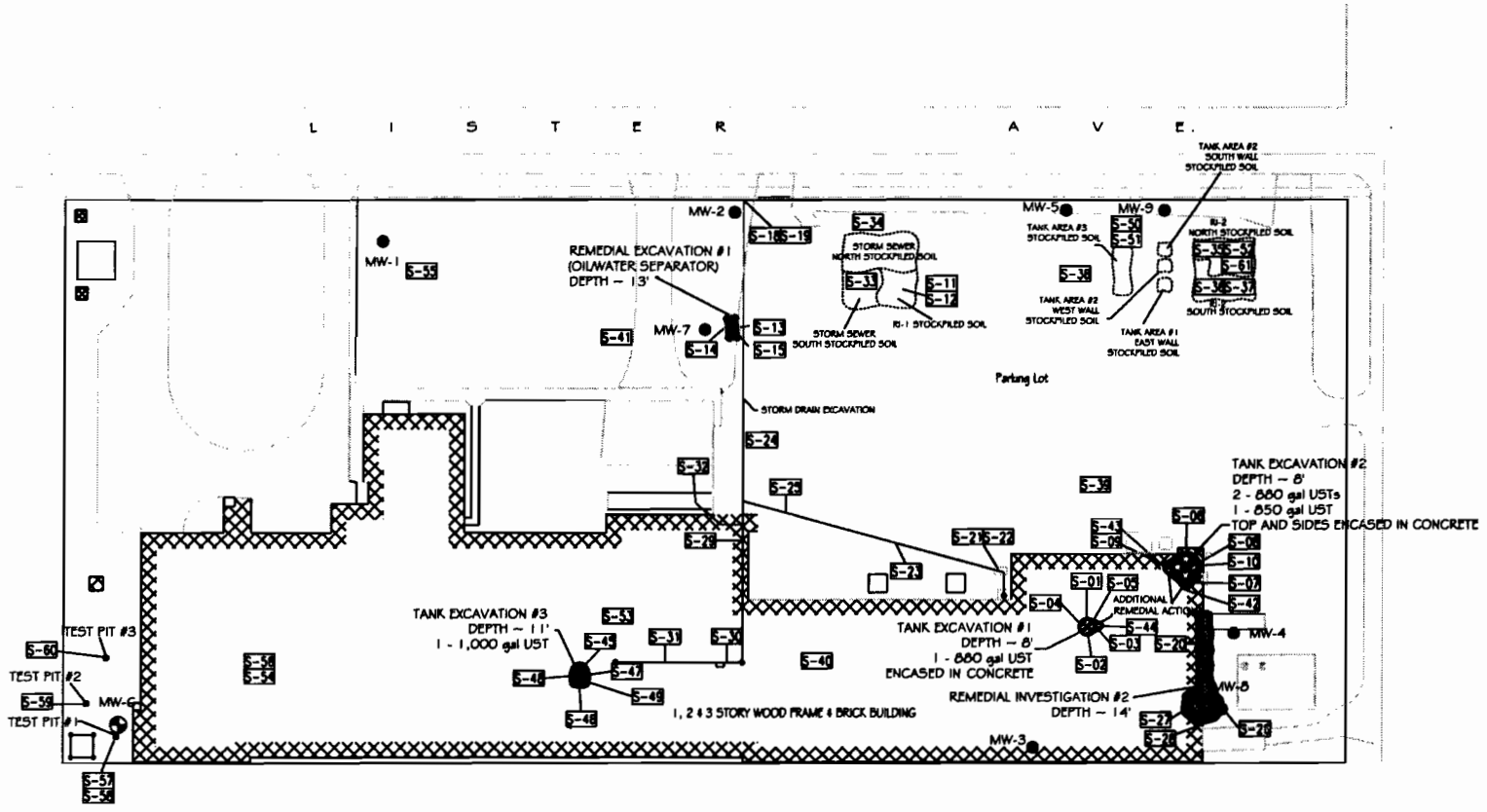
AREAS OF CONCERN

DIVISION OF ENVIRONMENTAL REMEDIATION

DATE: 1/25/99 DRAWING: Chaseaoc.dwg

SITE: Chase Interiors Site
Site No. 907013

Figure 4



CHASE INTERIORS SITE
205-235 LISTER AVENUE
FALCONER, NEW YORK

NORTH
FROM MAP OF VILLAGE OF FALCONER

LEGEND

- MONITORING WELL
- DECOMMISSIONED MONITORING WELL
- S-XX SAMPLE NO. & LOCATION
- EXCAVATION
- TEST PIT
- ADDITIONAL REMEDIAL ACTION

SCALE
N.T.S.

EXCAVATION AND SAMPLING LOCATIONS

DIVISION OF ENVIRONMENTAL REMEDIATION

DATE: 1/20/99 DRAWING:

SITE: Chase Interiors Site
Site No. 907013

Figure 5

Table 4
Groundwater Sampling Results, November, 1997
Chase Interiors Site, Site No. 907013
Voluntary Cleanup

Compound	Guidance Values* (ug/l)	MW - 1 (ug/l)	MW - 3 (ug/l)	MW - 4 (ug/l)	MW - 6 (ug/l)	MW - 7 (ug/l)	MW - 8 (ug/l)	MW - 9 (ug/l)
VOCs								
acetone	50	<10	<10	<10	<10	<10	<10	<10
chloroform	7	<5	<5	<5	<5	<5	<5	<5
1,1-dichloroethane	5	<5	<5	<5	<5	<5	27	<5
methylene chloride	5	<10	<10	<10	<10	<10	<10	<10
tetrachloroethane	5	<5	<5	<5	<5	<5	<5	<5
toluene	5	<5	<5	<5	<5	<5	<5	<5
1,1,1-trichloroethane	5	<5	<5	<5	<5	<5	47	<5
SVOCs								
bis(2ethylhexyl)phthalate	<5	5	<5	<5	<5	<5	31	<5
METALS								
Arsenic	25	<10	<10	<10	<10	<10	<10	<10
Barium	1000	<200	<200	<200	<200	<200	<200	<200
Cadmium	10	<10	<10	<10	<10	<10	<10	<10
Chromium	50	<10	19	20	<10	<10	<10	<10
Lead	25	<10	20	19	<10	<10	<10	<10
Nickel	100	<10	26	14	<10	<10	<10	<10
Zinc	2000	390	160	170	61	30	63	56

NOTES:

* - NYSDEC WATER QUALITY STANDARDS AND GUIDANCE VALUES, OCTOBER 1993, Class GA.
MW - 2 and MW - 5 not sampled due to obstruction in well.

east of the facility in areas of suspected waste disposal. Contamination in groundwater to the east of the site differed from contamination west due to the occurrence of three VOCs (toluene, MIBK and xylenes) associated with the painting industry. Samples from the western portion of the site contained levels of the latter two VOCs and additionally, contained ethyl benzene and benzene indicative of slight petroleum contamination rather than paint products. Metal contamination, included, higher levels of iron and manganese with low levels of lead, chromium and zinc noted in all samples with slightly higher values from groundwater from the eastern portion of the site.

Construction necessitated decommissioning 8 of 9 monitoring wells. Before decomissioning, 7 of the 9 wells were sampled for target compounds. Results of groundwater sampling, (see Table 4) before decommissioning, confirmed groundwater contamination at the Chase Interiors site is localized. Low level metals contamination, below groundwater standards, were evident in MW - 3 and MW - 4 to the east of the facility. VOC contamination from this sampling was only evident in MW - 8 which corresponded to the area of suspected disposal.

Three new monitoring wells were installed to replace wells that were decommissioned (see Figure 3.) These wells were strategically placed to monitor groundwater in the area where the waste paint and rags were found and removed as described in section 3.2. Groundwater sampling from these three new wells and the one previously installed well after the Remedial Action show low level to no VOC contamination but indicate an apparent increase in metals concentrations in all wells. However, sampling problems (i.e., high turbidity) may be the cause of this apparent increase. Therefore, continued monitoring is necessary to ensure that the remedy has been effective and verify that groundwater contamination continues to decrease over time.

Subsurface groundwater flow is to the northeast, away from the site, toward the Chadakoin River. There is no evidence prior to, or after, the Remedial Action that groundwater contamination has migrated off site.

Compiled information from all the investigations indicate three areas of major concern at the Chase Interiors Site that would have to be addressed in any remedial effort (see Figure 4.) These areas of concern included 1) possible chromium contamination to the west of the facility; 2) storm sewer sediments and possibly the bedding of the storm sewer; and 3) the indication of VOC contamination to the east of the former facility in the area of alleged disposal.

Post remedial action verification samples of soils were collected (Figure 5) to ensure contamination was removed where contaminant levels exceeded the remedial objectives (or cleanup goals) (Table 1) established for the project.

4.2 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. An exposure pathway is how an individual may come into contact with a contaminant. The five elements of an exposure pathway are 1) the source of contamination; 2) the environmental media and transport mechanisms; 3) the point of exposure; 4) the route of exposure; and 5) the receptor population. These elements of an exposure pathway may be based upon past, present or future events.

Completed exposure pathways that may have existed at the Chase Interiors included:

- Direct dermal contact with soils and sediments by on-site workers or trespassers.
- Incidental ingestion (eating) of soils or sediments by on-site workers or trespassers.
- Inhalation (breathing) of contaminated airborne soil particles (dust). This was of particular concern during the Remedial Action since the former facility was located in a mixed industrial residential area.

Ingestion of groundwater was not a completed exposure pathway since homes in the area are supplied with public water.

The Remedial Action removed contaminated soil above action levels on the property which mitigated or removed contact exposure pathways. Further reducing the chance of human contact with soil was the construction of a new 130,000 ft^2 facility and an asphalt parking lot (see Figure 3.)

4.3 Summary of Environmental Exposure Pathways:

While the contamination was in place, the potential for the contamination of local surface water and groundwater existed, because of runoff or infiltration of rain or snow melts from or through the contaminated soils. Samples collected during the investigations show that paint materials and solvents were disposed into the former storm sewer that eventually empties into the Chadakoin River. After excavation and removal of the storm sewer and bedding material, a verification sample from the storm sewer bedding was collected at the property line of the Chase Interiors site. Results of this sampling were below cleanup objectives presented in Table 1.

Since soil cleanup goals were met as a result of the Removal Action, the only environmental exposure pathway that currently exists is from localized groundwater. Had the contamination been allowed to remain in place, the potential existed for contamination to eventually spread to regional groundwater and surface water bodies. By removal of the contamination source the localized groundwater contamination should reduce over time. Additionally, the construction of a new manufacturing facility including an asphalt parking lot reduces the amount of pervious surface at the site. This construction will further serve to reduce precipitation infiltration.

SECTION 5: 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 are subject to legal actions by the State and/or USEPA for recovery of all response costs the State and the EPA incurred.

At the Chase Interiors Site the PRP (HBSA Inc.) has declared bankruptcy and is no longer a viable entity to recover past costs. The remediation at this site was undertaken by a third party under a Voluntary Agreement with the NYSDEC. As part of the Voluntary Agreement, the volunteer (Jamestown Development Inc.) has agreed to pay costs incurred by the State for this project.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS

The goals for the site were:

- Protection of human health and the environment by removal of source areas of contamination to at or below remedial action goals set forth in Table 1.
- Prevention of contaminant migration to surface waters by removal of the contaminated storm sewer and bedding.
- Mitigate the potential for human contact to remaining soils and reduction of surface water infiltration by covering the majority of the site with an impervious cover.

SECTION 7: SUMMARY OF THE SELECTED REMEDY

The remediation now in place consists of:

- removal of the storm sewer;
- removal of all USTs;
- removal of contaminated soil in the disposal pit;
- the construction of a new 130,000 ft^2 manufacturing building area, with parking lots, covering a majority of the site (See Figure 3.);
- placement of a deed restriction limiting use of the site for light industrial/commercial uses only, and;
- restriction on the use of groundwater without treatment.

The State believes that the remediation now in place has achieved the remediation goals. This belief is contingent upon continued monitoring of the groundwater verifying that remaining contamination decreases and does not pose a significant threat to the environment.

Based upon the results of the site investigations, and the Voluntary Remedial Measures performed at the site, the NYSDEC has selected no further remedial action as the preferred remedial alternative for the site. The Department, however requires continued monitoring of groundwater to ensure effectiveness of the remedy. In addition to this recommendation the Department would also reclassify the site in the New York State Registry of Inactive Hazardous Waste Disposal Sites from its current Class 3 hazardous waste site designation to a Class 4 hazardous waste site to indicate the need for continued groundwater monitoring.

SECTION 8: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the remedial investigation and remedial action process, a number of Citizens participation (CP) activities were undertaken in an effort to inform and educate the public about conditions at the site and the remedial efforts. The following public participation activities were conducted for the site:

- A repository for documents pertaining to the site was established.

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

- July 1997 - NYSDEC sent a Fact Sheet to the mailing list regarding the Voluntary Cleanup Agreement, Index No. B9-0514-97-04.

- February 1998 - NYSDEC sent a Fact Sheet to the mailing list detailing the completion of the Voluntary Cleanup.

- March 10, 1999 - A public meeting was held to present the results of the investigations, the voluntary cleanup and the proposed remedy. The meeting provided an opportunity for the citizens to discuss their concerns, ask questions and comment on the proposed remedy. There was no public attendance at the meeting and no written comments were received during the public comment period for the PRAP which ended on March 28, 1999.

APPENDIX A

RESPONSIVENESS SUMMARY

Chase Interiors Site
Village of Falconer, Chautauqua County
Site No. 9-07-013

The Proposed Remedial Action Plan (PRAP) for the Chase Interiors Site, was prepared by the New York State Department of Environmental Conservation (NYSDEC) and issued to the local repository on February 26, 1999. This plan outlined the preferred remedial measure proposed for remediation of the contaminated soils and sediments at the Chase interiors Site. The selected remedy (No further action) is the same as was proposed. The NYSDEC also proposed to reclassify the site from a Class 3 hazardous waste site "a site that does not present a significant threat to the public health or the environment and action may be deferred" to a Class 4 site which means "Site is properly closed - requires continued monitoring"in the New York State Registry of Inactive Hazardous Waste Sites.

The release of the PRAP was announced via a notice to the mailing list, informing the public of the PRAP's availability.

A public meeting was held on March 10, 1999 which included a presentation of the previous site investigations and the remedial action as well as a discussion of the proposed remedy. The meeting provided an opportunity for the citizens to discuss their concerns, ask questions and comment on the proposed remedy. There was no public attendance at the meeting and therefore no comments were received at that time. No written comments were received from the public or other interested parties during the public comment period for the PRAP which ended on March 28, 1999.

APPENDIX B

ADMINISTRATIVE RECORD

Chase Interiors Site
Village of Falconer, Chautauqua County
Site No. 9-07-013

1. United States v. Chase Interiors, Inc., and et al. CR. No. 88-119-C, August 22, 1986.

2. Plea Agreement, Re: "United States v. Chase Interiors, Inc., and et al. CR. No. 88-119-C, August 22, 1986.

3. *"Environmental Survey of Chase Interiors, Falconer New York"*, dated March 1990 by Eckenfelder & Associates.

4. *"Work Plan for a Phase II Field Investigation"*, dated November 1990 by Conestoga-Rovers & Associates.

5. Chapter 7 Bankruptcy Stipulation - In re: HBSA Industries et al. dated January 1992 by United States Bankruptcy Court, Western District of New York.

6. *"Stabilization Actions at Five HBSA Facilities"*, dated November 1992 by ERM & EnviroClean Northeast.

7. Letter: NYSDEC request to USEPA of May 21, 1993 to perform Emergency Removal Action at five separate HBSA Locations.

8. *"Preliminary Site Assessment Vol.1 & Vol.2"*, dated May 1994 by Engineering Science Inc..

9. *"Groundwater Sampling of Five Monitoring Wells and One Manhole"*, dated June 17, 1994 by NYSDEC.

10. Results of Soil Sampling from August 9 1994, by NYSDOH.

11. *"March 3, 1995 Sampling Event: Two manholes, One Structure and Two Monitoring Wells"* dated June 2, 1995 by NYSDEC.

12. Letter: Registry Listing Letter, dated December 28, 1995 by NYSDEC.

13. Letter: M. L. Doster, P.E., NYSDEC to A. Goodell, Chaut. Co. Exec., "Scope of Work For Voluntary Agreement"

14. *"Scope of Work NYS Voluntary Cleanup Program, Chase Interiors Site, Site No. 907013"* dated March 1997 by Vincent Grandinetti.

15. *"NYSDEC Site No. 907013, Environmental Remediation Workplan - Final Version"* dated July 28, 1997 by Jack Eisenbach Engineering, P.C.

16. Voluntary Agreement, Index No. B9-0514-97-04, "Implementation of a Response Program for the Chase Interiors Site by Jamestown Development Company, LLC" dated November 27, 1997 by NYSDEC.

17. "Environmental Remediation Closure Report, Voluntary Remedial Agreement Index No. B9-0514-97-04 - DRAFT" dated November 30, 1998 by Jack Eisenbach Engineering, P.C.

APPENDIX C

GLOSSARY OF TERMS

COCs:	Chemicals of Concern
ECL:	Environmental Conservation Law
m^2:	Meter Squared
NYCRR:	New York Codes, Rules, and Regulations
NYSDEC:	New York State Department of Environmental Conservation
NYSDOH:	New York State Department of Health
O&M:	Operation and Maintenance
PCBs:	Polychlorinated-biphenyls
ppb:	Parts per billion (equivalent to 1 second in 31.7 years) also can be represented as ug/l (as measured in a liquid) and ug/kg (as measured in a solid)
ppm:	Parts per million (equivalent to 1 second in 11.6 days) also be represented as mg/l (as measured in a liquid) and mg/kg (as measured in a solid)
PRAP:	Proposed Remedial Action Plan
PRP:	Potential Responsible Party
PSA:	Preliminary Site Assessment
pg:	Picogram (one trillionth (10^{-12}) of a gram)
RA:	Removal Action
RAOs:	Remedial Action Objectives (clean up goals)
RCRA:	Resource, Conservation, Recovery Act
RI/FS:	Remedial Investigation/Feasibility Study
ROD:	Record of Decision
SCG:	Standards, Criteria and Guidance
VOCs:	Volatile Organic Compounds
USEPA:	United States Environmental Protection Agency
yd^3:	Cubic Yards