Department of Environmental Conservation

Division of Environmental Remediation

Environmental Restoration
Record of Decision
Schoepfel Chevrolet Site
Town of Sodus, Wayne County, New York
Site Number B-00143-8

March 2004

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

DECLARATION STATEMENT
ENVIRONMENTAL RESTORATION RECORD OF DECISION

Schoepfel Chevrolet Environmental Restoration Site
Town of Sodus, Wayne County, New York
Site No. B-00143-8

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the Schoepfel Chevrolet site, an environmental restoration 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 Schoepfel Chevrolet environmental restoration 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 release of hazardous substances from this site have been addressed by implementing the interim remedial measures identified in this ROD. The removal of tanks, drums and contaminated soil from the site has significantly reduced the threat to public health and the environment.

Description of Selected Remedy

Based on the results of the Site Investigation/Remedial Alternatives Report (SI/RAR) for the Schoepfel Chevrolet site and the criteria identified for evaluation of alternatives, the NYSDEC has selected no further action and institutional controls. The components of the institutional controls include:

- Development of a site management plan (SMP);
- Require the evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified;
- Restrictions on the use of groundwater at the site;
- Require the maintenance of the asphalt (or other NYSDEC approved) cover.
- Limit the use and development of the property to commercial or industrial uses only; and,
- Require the property owner to complete and submit to the NYSDEC an annual certification.

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.

_____ _____

Date

Dale A. Desnoyers, Director
Division of Environmental Remediation

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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 Schoepfel Chevrolet Site.

The 1996 Clean Water/ Clean Air Bond Act provides funding to municipalities for the investigation and cleanup of brownfields. Under the Environmental Restoration (Brownfields) Program, the state provides grants to municipalities to reimburse of eligible costs for site investigation and remediation activities. Once remediated the property can then be reused.

As more fully described in Sections 3 and 5 of this document, leaking underground storage tanks and hydraulic vehicle lifts resulted in the disposal of hazardous substances, including petroleum related contaminants. These hazardous substances contaminated the soil and groundwater at the site, and resulted in:

- a threat to human health associated with exposure to contaminated soil and/or groundwater; and,

- a threat to environmental receptors associated with exposure to contaminated soil and/or groundwater.

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the Schoepfel Chevrolet 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 site investigation/remedial alternatives report (SI/RAR). The IRM undertaken at this site included building demolition; contaminated soil removal; and removal of nine underground storage tanks (USTs), six above ground storage tanks (ASTs), four hydraulic vehicle lifts, and thirty-one drums.

Based on the implementation of the above IRM, the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment, therefore No Further Action with institutional controls was selected as the remedy for this site.

The selected remedy, discussed in detail in Section 6, 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.

SECTION 2: SITE LOCATION AND DESCRIPTION

The Schoepfel Chevrolet site is located at 7106 East Ridge Road in the Town of Sodus, Wayne County (Figure 1). The 2.3 acre site is located in a rural, mixed residential and commercial area.

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

The Schoepfel Chevrolet site (Figure 2) was an automobile dealership from the 1960s until it was abandoned in the 1990s. Prior to this, it was used as a dairy farm. Contamination of the soil and groundwater was caused by leaking underground and above ground storage tanks, and leakage from drums. Some contamination also resulted from leakage of hydraulic fluids from the hydraulic vehicle lifts.

3.2: Remedial History

There are no records of previous environmental investigations at the site other than investigations conducted by the NYSDEC relating to three separate petroleum spill events.

Spill number 9206937 (1992) was an anonymous call to the NYSDEC oil spill hotline pertaining to the release of waste oil from drums stored on the site discharging to a culvert near a nearby railroad. The NYSDEC inspection did not identify a source or presence of oil at the site.

Spill number 9307565 (1993) was the result of an inspection of the site by the NYSDEC. At the time of the inspection, the site was abandoned. NYSDEC personnel observed spilled motor oil and the presence of abandoned USTs, ASTs, and drums. Subsequent inspections by NYSDEC in 1994 and 1997 reported no changes in site conditions.

Spill number 9502095 (1995) was reported by the Town of Sodus due to the release of waste oil from the fill pipe of an UST. A NYSDEC inspection indicated that surface water or groundwater might have entered the tank causing an overflow. A NYSDEC contractor removed the spilled liquid and evacuated the tank contents.

SECTION 4: ENFORCEMENT STATUS

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

The Potential Responsible Parties (PRPs) for the site, documented to date, include David L. and Bernice B. Schoepfel. The Schoepfels are the last known owners of the site.

Wayne County will assist the state in their efforts by providing all information to the state which identifies PRPs. The County will also not enter into any agreement regarding response costs without the approval of the NYSDEC.

SECTION 5: SITE CONTAMINATION

Wayne County has recently completed a site investigation/remedial alternatives report (SI/RAR) to determine the nature and extent of any contamination by hazardous substances at this environmental restoration site.

5.1: Summary of the Site Investigation

The purpose of the SI was to define the nature and extent of any contamination resulting from previous activities at the site. The SI was conducted between July 2001 and November 2002**.** The field activities and findings of the investigation are described in the SI report.
The following activities were conducted during the SI:

- Research of historical information;
- A survey of public and private water supply wells in the area around the site;
- Geophysical survey to determine the presence of buried tanks. This survey utilized ground penetrating radar and a time domain electromagnetic metal detector. Eleven anomalies were detected during the survey;
- Excavation of 13 test pits to investigate the anomalies identified during the geophysical survey;
- Installation of 46 soil borings, 5 temporary monitoring wells, and 5 permanent monitoring wells for analysis of soils and groundwater as well as physical properties of soil and hydrogeologic conditions;
- Obtained groundwater samples from the 5 temporary monitoring wells and the 5 permanent monitoring wells. The temporary monitoring well results aided in placement of the 5 permanent monitoring wells.

To determine whether the soil and groundwater contain 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".

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

5.1.1: Site Geology and Hydrogeology

The Site is located in the glacial-lake-plain region which encompasses the northern part of Wayne County. Regionally, the overburden material of the Lake Plain Region is labeled as a glacial drift. Locally, however, it appears that the overburden materials observed on-site have partially been removed and replaced with fill material primarily composed of brown fine sand and gravel, loosely compacted. The uppermost soil horizon is comprised of a sand and gravel fill to two feet below grade. A reworked till consisting of silt and some fine sand and gravel was observed from approximately two to seven feet below grade. Native, glacial material (dense silt with some fine sand) was encountered approximately seven feet below ground surface. Bedrock was not observed during any of the subsurface activities conducted at the site.

Static water level elevations from the overburden groundwater monitoring wells indicated a general northerly groundwater flow direction. Groundwater was encountered approximately 4 to 5 feet below ground surface.

5.1.2: Nature of Contamination

As described in the SI report, many soil and groundwater samples were collected to characterize the nature and extent of contamination. As summarized in Table 1, the main categories of contaminants that exceed their SCGs are volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs).

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 and parts per million (ppm) for soil. For comparison purposes, where applicable, SCGs are provided for each medium.
Table 1 summarizes the degree of contamination for the contaminants of concern in soil and groundwater 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

Since the entire site is either paved or had structures on it, no surface soil samples were obtained.

Subsurface Soil

Figure 3 shows the locations of pre-IRM soil borings and test pits. A total of 13 test pits and 46 soil probe borings were installed to depths up to 12 feet below grade. Based on field screening results using a photo-ionization detector, twenty three samples were selected for laboratory analysis. Samples were collected from areas of known contamination, transition locations between areas of contamination and non-impacted areas and from the property boundaries. Samples collected were analyzed for VOCs, SVOCs, and polychlorinated biphenyls (PCBs).

VOCs were detected above TAGM #4046 Soil Cleanup Objectives in three of the twenty-one subsurface soil boring samples. VOCs were detected in borings B-1, 2, and 18. The locations of all of these borings are north of the one-story block building, and were likely associated with the former three gasoline USTs (USTs 1, 2, 3) and associated supply lines and pump. SVOCs were detected above TAGM #4046 Soil Cleanup Objectives in one of the twenty-one subsurface soil boring samples. The SVOC exceedances were observed in boring B-13, which was located west of the one-story block building and former waste oil UST-6. No PCBs were detected in any of the soil samples collected during the soil boring program. Areas adjacent to the soil boring locations that exhibited exceedances of TAGM #4046 Soil Cleanup Objectives were excavated as part of the IRMs.

Sixty six post-IRM soil samples were obtained from excavation sidewalls and floors to evaluate the remaining levels of contaminants. These samples were also analyzed for VOCs, SVOCs, and PCBs. Table 1 shows pre-IRM and post IRM results separately.

Figure 4 shows the areas that were excavated in order to remove USTs, hydraulic vehicle lifts, and contaminated soil. Samples obtained during IRM activities from excavation sidewalls and floors showed that some residual contamination remains. Four VOCs and five SVOCs remain at levels slightly above TAGM #4046 Soil Cleanup Objectives. Figure 5 depicts (shaded areas) the areas which contain residual contamination in the subsurface soil. These approximated areas of residual soil contamination were determined based upon IRM sampling results, test pit installation observations, soil boring results, and permanent and temporary monitoring well construction logs.

Sediments

Five samples were obtained from the drainage swale on the north side of Ridge Road. This swale received storm water runoff from the site. The trench drain within the former buildings also led to this drainage swale. No contaminants were detected in these samples.

Groundwater

Groundwater samples were obtained from five temporary monitoring wells prior to the IRM and five permanent monitoring wells after the IRM. The temporary monitoring well locations are circled on Figure 3. The permanent monitoring well locations are shown on Figure 6 along with the groundwater flow contours.

Attempts were made to sample all of the temporary monitoring wells for VOCs, SVOCs and PCBs. All locations were sampled for VOCs, but insufficient groundwater recharge combined with restricted well volumes only allowed the collection of SVOCs from TWs-1, 4 and 5, and PCBs from location TW-1.

Each temporary monitoring well installed exhibited VOCs above NYSDEC groundwater standards. Location TW-1, installed to the west of the former USTs 1-3, exhibited exceedances for benzene @ 130 ppb (standard = 0.7 ppb), 1,2 dichloroethane @ 4 ppb (standard = 0.6 ppb), ethyl benzene @ 56 ppb (standard = 5 ppb), isopropyl benzene @ 72 ppb (standard = 5 ppb), and total xylenes @ 1,000 ppb (standard = 5 ppb) above NYSDEC standards. The location of TW-1 marked the southwestern edge of the IRM excavation associated with USTs 1-3. Location TW-2, installed to the east of the former USTs 1-3, exhibited exceedances of benzene @ 570 ppb (standard = 0.7 ppb), ethyl benzene @ 1800 ppb (standard = 5 ppb), isopropyl benzene @ 7,900 ppb (standard = 5 ppb), total xylenes @ 6,400 ppb (standard = 5 ppb), and toluene @ 47 ppb (standard = 5 ppb) above NYSDEC standards. The location of TW-2 marked the northeastern edge of the IRM excavation associated with USTs 1-3. Location TW-3, installed to the west of the former USTs 1-3, exhibited exceedances of benzene @ 61 ppb (standard = 0.7 ppb), ethyl benzene @ 13 ppb (standard = 5 ppb), isopropyl benzene @ 84 ppb (standard = 5 ppb), and total xylenes @ 38 ppb (standard = 5 ppb) above NYSDEC standards. The location of TW-3 marked the northwestern edge of the IRM excavation associated with USTs 1-3. Location TW-4, installed to the north of the former USTs 4, 6 and 7, exhibited only benzene @ 1 ppb (standard = 0.7 ppb) above NYSDEC standards. The location of TW-4 marked the northern edge of the IRM excavation associated with USTs 4, 6 and 7. Location TW-5, installed to the west of the former septic system leach field, exhibited only benzene @ 100 ppb (standard = 0.7 ppb) above NYSDEC standards. The location of TW-5 marked the western edge of the IRM excavation associated with the former leach field (USTs 6 and 7 were associated with the septic system. The leach field was removed with these USTs).

SVOCs were only detected above NYSDEC groundwater standards at temporary monitoring well location TW-1. Naphthalene @ 77 ppb (standard = 10 ppb) was the only compound in exceedance of standards. One PCB, aroclor-1242 @ 0.28 ppb (standard = 0.1 ppb) also exceeded NYSDEC groundwater standards at location TW-1. Again, TW-1 marks the southwestern edge of the IRM excavation associated with USTs 1-3. It should be noted that the samples collected from the temporary monitoring wells were very turbid, as minimal well development was conducted.

Each of the five overburden permanent monitoring wells were sampled for VOCs, SVOCs and PCBs during both sampling rounds. Low level VOCs were detected above NYSDEC groundwater standards in MW-2 and MW-3 during both rounds and in MW-4 during the first round of sample collection only (Figure 7). No VOCs were detected above NYSDEC groundwater standards at locations MW-1 or MW-5 during both sampling rounds. MW-2 is located north of former USTs 1-3, and is the site's most downgradient monitoring location. Benzene was recorded above standards during both sampling rounds @ 10 ppb in September 2002 and 3 ppb in November 2002 (standard = 0.7 ppb) at this location. MW-3 is located west of former USTs 1-3, and exhibited 1, 2-dichloroethane @ 10 ppb in September 2002 and 4 ppb in November 2002 (standard = 0.6 ppb) and vinyl chloride @ 4 ppb in September 2002 and 5

ppb in November 2002 (standard = 2 ppb) during both sampling rounds. Chloroform @ 10 ppb (standard = 7 ppb) exceeded standards in MW-4 during the September round of sampling only.

A comparison of VOC concentrations in groundwater from the temporary wells (pre-IRM source removal) and the permanent monitoring wells (post-IRM source removal) demonstrates a significant decrease in observed contaminant concentrations. Furthermore, post-IRM sampling shows that contaminant concentrations appear to demonstrate a declining trend in the permanent monitoring wells.

No SVOCs were recorded above NYSDEC standards during either of the two sampling rounds in any of the permanent monitoring locations. In fact, with exception of butyl benzyl phthalate, di-n-butyl phthalate, di-n-octyl phthalate, and bis(2-ethylhexyl)phthalate, no SVOCs were detected in the monitoring wells during either sampling round. PCBs were not detected in any of the permanent monitoring well locations during either of the sampling rounds.

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 SI/RAR.

The interim remedial measure and investigation activities included the removal of nine abandoned USTs, six ASTs, four hydraulic vehicle lifts, thirty-one drums of miscellaneous oils and solvents, and the demolition of the on-site structures. The UST piping and contaminated soil identified during the excavations were also removed from the site. A total of 1,422 tons of contaminated soil and 8,761 gallons of contaminated groundwater were removed from the site in association with the IRM.

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 2.10 of the SIRAR 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.

For people who may trespass on this site, for workers involved in future on-site construction/excavation activities, and for future site occupants, the potential exposure pathways of concern at this site include contact with and/or incidental ingestion of contaminated soil and inhalation of contaminated dust. Additionally, exposure to site-related contaminants in groundwater could occur during site excavation activities or if the development of on-site drinking water or production wells is allowed. Also, if new structures are constructed on this site there is a potential for the intrusion of volatile site contaminants from beneath the building to the indoor air of the structure.

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. For example, groundwater, a natural resource, has been impacted.

The Fish and Wildlife Impact Analysis, which is included in the SI report, presents a detailed discussion of the existing and potential impacts from the site to fish and wildlife receptors. Based on the completion of the IRMs, the Fish and Wildlife Impact Analysis concludes that there is very low potential for adverse impacts on fish and wildlife receptors.

The only probable pathway to environmental receptors is through drainage from the site to the drainage ditch on the north side of Ridge Road. Samples from this ditch did not detect any site related contaminants. Furthermore, the drain pipe from the former building location to this ditch was excavated and removed during IRM activities.

SECTION 6: SUMMARY OF THE REMEDIATION GOALS, SELECTED REMEDY, AND THE PROPOSED USE OF THE SITE

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 substances disposed at the site through the proper application of scientific and engineering principles.

The proposed future use for the Schoepfel Chevrolet site is commercial or industrial.

Prior to the completion of the IRM described in Section 5.2, the remediation goals for this site were to eliminate or reduce to the extent practicable:

- exposures of persons at or around the site to VOC and SVOC contaminants in soil and groundwater;

- environmental exposures of flora or fauna to VOC and SVOC contaminants in soil, and;

- the release of contaminants from soil into groundwater that may create exceedances of groundwater quality standards.

The NYSDEC believes that the IRM has accomplished these remediation goals.

Based on the results of the investigations at the site, the IRM that has been performed, and the evaluation discussed below, the NYSDEC has selected No Further Action with institutional controls as the preferred alternative for the site.

The basis for this selection is the NYSDEC's conclusion that No Further Action will be protective of human health and the environment and will meet all SCGs. Overall protectiveness is achieved through meeting the remediation goals listed above. The IRM removed USTs, ASTs, hydraulic vehicle lifts, and drums from the site. While removing these items, contaminated soil and groundwater were also removed. Residual levels of contaminated soils remain in the subsurface soils at the site; however, the sources of the contamination (USTs, ASTs, drums, hydraulic vehicle lifts, and heavily contaminated soil) have been removed. Exposure to residual contamination will be controlled by the implementation of institutional controls as described below.

The main SCGs applicable to this project are as follows:

- Soil SCGs are based on the NYSDEC "Technical and Administrative Guidance Memorandum (TAGM) 4046; Determination of Soil Cleanup Objectives and Cleanup Levels". As discussed above, residual levels above TAGM 4046 goals remain at the site in subsurface soil. However, the IRM removed the highest levels of contaminated soil. Institutional controls (outlined below) will prevent exposure to the low levels that remain.

- 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. Samples from groundwater monitoring wells indicate that groundwater contaminant levels are at or near the required standards. Contaminant concentrations have reduced significantly from the pre-IRM samples to the post-IRM samples. Also, the post-IRM sampling events appear to demonstrate a declining trend of contaminant concentrations in the permanent monitoring wells. With the sources removed during the IRM, these low levels of VOCs will likely decrease to levels below NYSDEC standards in a relatively short time.

Therefore, the NYSDEC concludes that the IRM already completed has achieved the remediation goals for the site and that No Further Action is needed other than the institutional and engineering controls listed below.

1. Development of a site management plan to: (a) address residual contaminated soils that may be excavated from the site. The plan will require soil characterization and, where applicable, disposal/reuse in accordance with NYSDEC regulations; (b) evaluate the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (c) identify the use restrictions; and, (d) require maintenance of the asphalt (or other NYSDEC approved) cover.

2. The property owner will provide an annual certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department, which will certify that the institutional controls and engineering controls put in place, are unchanged from the previous certification and 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 any operation an maintenance or soil management plan.

3. Imposition of an institutional control in the form of an environmental easement that will: (a) require compliance with the approved site management plan, (b) limit the use and development of the property to commercial or industrial uses only; (c) restrict use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health; and, (d) require the property owner to complete and submit to the NYSDEC an annual certification.

SECTION 7: HIGHLIGHTS OF COMMUNITY PARTICIPATION

As part of the Schoepfel Chevrolet environmental restoration process, a number of Citizen 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.

- Two fact sheets were sent to the names on the public contact list.

- A public meeting was held on {date of public meeting} 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 for the PRAP

  No significant public comments were received.

TABLE 1
Nature and Extent of Contamination
July 2001 - November 2002

SUBSURFACE SOIL Pre - IRM	Contaminants of Concern	Concentration Range Detected (ppm)[a]	SCG[b] (ppm)[a]	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	Benzene	0.002 - 1.1	0.06	**2/23**
	2-Butanone	0.004 - .014	0.3	0/23
	Carbon Disulfide	0.001 - 0.006	2.7	0/23
	Chlorobenzene	0.015	10	0/23
	Cyclohexane	0.002	10	0/23
	Ethylbenzene	0.004 - 23	5.5	**2/23**
	Isopropylbenzene	0.002 - 5.7	2.3	**1/23**
	Methylcyclohexane	0.002 - 1.6	10	0/23
	Methyl tert-butyl ether	0.003	0.12	0/23
	Total xylenes	0.007 - 180	1.2	**4/23**
	Toluene	0.001 - 26	1.5	**1/23**
	Trichlorofluoromethane	0.001 - 0.006	10	0/23
Semivolatile Organic Compounds (SVOCs)	Acenaphthene	0.021 - 0.03	50	0/23
	Acenaphthylene	0.058	41	0/23
	Anthracene	0.022	50	0/23
	Benzo(a)anthracene	0.032 - 13	0.224	**1/23**
	Benzo(b)fluoranthene	0.066 - 5.4	0.22	**1/23**
	Benzo(g,h,i)perylene	0.015 - 3.7	50	0/23
	Benzo(a)pyrene	0.012 - 12	0.061	**1/23**
	Chrysene	0.011 - 24	0.4	**1/23**
	Dibenzo(a,h)anthracene	1.8	14.3	0/23
	Dibenzofuran	0.017	6.2	0/23

TABLE 1
Nature and Extent of Contamination (Continued)

SUBSURFACE SOIL Pre - IRM	Contaminants of Concern	Concentration Range Detected (ppm)[a]	SCG[b] (ppm)[a]	Frequency of Exceeding SCG
	Di-n-octyl phthalate	0.038	50	0/23
	Fluoranthene	0.015 - .068	50	0/23
	Fluorene	0.03 - 0.039	50	0/23
	Indeno(1,2,3-cd)pyrene	0.014 - 0.61	3.2	0/23
	2-Methylnaphthalene	0.019 - 4.3	36.4	0/23
	Naphthalene	0.013 - 2.8	13	0/23
	N-nitrosodiphenylamine	0.021	50	0/23
	Phenanthrene	0.019 - 0.09	50	0/23
	Pyrene	0.011 - 0.076	50	0/23
PCB/Pesticides		None	1	0/23

SUBSURFACE SOIL Post - IRM	Contaminants of Concern	Concentration Range Detected (ppm)[a]	SCG[b] (ppm)[a]	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	Acetone	0.002 - 4.1	0.2	**1/66**
	Benzene	0.003 - 0.220	0.06	**2/66**
	2-Butanone	0.002 - 0.210	0.3	0/66
	Carbon Disulfide	0.002	2.7	0/66
	Chlorobenzene	0.001 - 0.003	10	0/66
	Cyclohexane	0.001 - 0.082	10	0/66
	1,2 - Dichlorobenzene	0.006 - 0.020	7.9	0/66
	1,3 - Dichlorobenzene	0.003 - 0.017	1.6	0/66
	1,4 - Dichlorobenzene	0.003	8.5	0/66
	cis-1,2-Dichloroethene	0.002 - 0.073	10	0/66
	1,1 - Dichloroethane	0.002 - 0.013	0.2	0/66

TABLE 1
Nature and Extent of Contamination (Continued)

SUBSURFACE SOIL Post - IRM	Contaminants of Concern	Concentration Range Detected (ppm)[a]	SCG[b] (ppm)[a]	Frequency of Exceeding SCG
	Ethylbenzene	0.001 - 4.5	5.5	0/66
	Isopropyl benzene	0.002 - 3.0	2.3	**1/66**
	Methyl Acetate	0.001 - 0.45	10	0/66
	Methylcyclohexane	0.001 - 2.1	10	0/66
	Methyl tert-butyl ether	0.007	0.12	0/66
	Tetrachloroethene	0.001 - 0.13	1.4	0/66
	Total xylenes	0.002 - 28	1.2	**5/66**
	Toluene	0.001 - 0.42	1.5	0/66
	Trichlorofluoromethane	0.001 - 0.003	10	0/66
	Trichloroethene	0.002	0.7	0/66
	1,1,1 - Trichloroethane	0.002	0.8	0/66
Semivolatile Organic Compounds (SVOCs)	Acenaphthene	0.018 - 0.14	50	0/66
	Acenaphthylene	0.017	41	0/66
	Acetophenone	0.022 - .22	50	0/66
	Anthracene	0.018 - 0.035	50	0/66
	Benzaldehyde	0.022 - 0.3	50	0/66
	Benzo(a)anthracene	0.012 - 2.1	0.224	**6/66**
	Benzo(b)fluoranthene	0.018 - .23	0.22	**1/66**
	Benzo(k)fluoranthene	0.023 - 0.053	0.22	0/66
	Benzo(g,h,i)perylene	0.010 - .94	50	0/66
	Benzo(a)pyrene	0.015 - 1.6	0.061	**17/66**
	Butyl Benzyl Phthalate	0.014 - 28	50	0/66
	Biphenyl	0.032 - 0.094	50	0/66

TABLE 1
Nature and Extent of Contamination (Continued)

SUBSURFACE SOIL Post - IRM	Contaminants of Concern	Concentration Range Detected (ppm)[a]	SCG[b] (ppm)[a]	Frequency of Exceeding SCG
	Carbazole	0.032	50	0/66
	Chrysene	0.014 - .36	0.4	0/66
	Dibenzo(a,h)anthracene	0.010 - 1.8	0.014	**2/66**
	Dibenzofuran	0.024 - 6.4	6.2	**1/66**
	Di-n-butyl phthalate	0.029 - 0.57	8.1	0/66
	Di-n-octyl phthalate	0.011 - 0.17	50	0/66
	Fluoranthene	0.014 - 0.44	50	0/66
	Fluorene	0.012 - 4.2	50	0/66
	Indeno(1,2,3-cd)pyrene	0.014 - 0.060	3.2	0/66
	2-Methylnaphthalene	0.012 - 24	36.4	0/66
	Naphthalene	0.039 - 1.3	13	0/66
	Bis(2-ethylhexyl)phthalate	0.029 - 0.35	50	0/66
	Pentachlorophenol	0.039 - 0.12	1	0/66
	Phenanthrene	0.012 - 6.2	50	0/66
	Pyrene	0.010 - 2.4	50	0/66
PCB/Pesticides	Total PCB's	0.262 - 0.421	1	0/4

GROUNDWATER Pre-IRM Temporary Wells	Contaminants of Concern	Concentration Range Detected (ppb)[a]	SCG[b] (ppb)[a]	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	Acetone	4 - 100	50	**1/6**
	Benzene	1 - 570	0.7	**5/6**
	2-Butanone	5 - 7	50	0/6
	Carbon Disulfide	3 - 8	60	0/6
	Cyclohexane	39 - 200	NS	NA

TABLE 1
Nature and Extent of Contamination (Continued)

GROUNDWATER Pre-IRM Temporary Wells	Contaminants of Concern	Concentration Range Detected (ppb)[a]	SCG[b] (ppb)[a]	Frequency of Exceeding SCG
	1,2-Dichloroethane	ND to 4	0.6	**1/6**
	Ethylbenzene	13 - 1,800	5	**4/6**
	Isopropylbenzene	1 - 7,900	5	**4/6**
	Methylcyclohexane	22 - 540	NS	NA
	Total Xylenes	2 - 6,400	5	**4/6**
	Toluene	1 - 47	5	**2/6**
Semivolatile Organic Compounds (SVOCs)	Acenaphthene	0.6 - 9	20	0/3
	Anthracene	ND to 4	50	0/3
	Benzo(a)anthracene	ND to 1	0.002	**1/3**
	Benzo(b)fluoranthene	ND to 0.6	0.002	**1/3**
	Benzo(a)pyrene	ND to 0.3	0.002	**1/3**
	Carbazole	ND to 14	NS	NA
	Chrysene	ND to 1	0.002	**1/3**
	Dibenzofuran	ND to 5	50	0/3
	Diethyl phthalate	ND to 6	50	0/3
	Di-n-butyl phthalate	ND to 0.3	50	0/3
	Bis(2-chloroethyl)ether	ND to 1	1	**1/3**
	Fluoranthene	ND to 5	50	0/3
	Fluorene	0.5 - 9	50	0/3
	2-Methylnaphthalene	0.8 - 56	50	**1/3**
	4-Methylphenol	ND to 20	50	0/3
	Naphthalene	0.7 - 77	10	**1/3**
	Bis(2-ethylhexyl)phthalate	ND to 1	50	0/3
	Phenanthrene	0.4 - 16	50	0/3
	Pyrene	ND to 4	50	0/3
PCB/Pesticides	Total PCB's	0.28	0.1	**1/1**

TABLE 1
Nature and Extent of Contamination (Continued)

GROUNDWATER Post-IRM Permanent Wells	Contaminants of Concern	Concentration Range Detected (ppb)[a]	SCG[b] (ppb)[a]	Frequency of Exceeding SCG
Volatile Organic Compounds (VOCs)	Acetone	2	50	0/12
	Benzene	3 - 10	0.7	**4/12**
	Chloroform	10	7	**1/12**
	1,1-Dichloroethane	2 - 3	5	0/12
	1,2-Dichloroethane	4 - 10	0.6	**2/12**
	2-Hexanone	2	50	0/12
	Isopropylbenzene	4 - 5	5	0/12
	Vinyl chloride	4 - 5	2	**2/12**
Semivolatile Organic Compounds (SVOCs)	Butyl Benzyl Phthalate	0.3 - 0.4	0.05	0/12
	Diethyl phthalate	0.4	0.05	0/12
	Di-n-butyl phthalate	0.2 - 0.5	0.05	0/12
	Di-n-octyl phthalate	0.4 - 1	0.05	0/12
	Bis(2-ethylhexyl)phthalate	2	0.005	0/12
PCB/Pesticides	Total PCB's	None	0.00001	0/12

[a] ppb = parts per billion, which is equivalent to micrograms per liter, ug/L, in water
ppm = parts per million, which is equivalent to milligrams per kilogram, mg/kg, in soil

[b] SCG = standards, criteria, and guidance values

ND = not detected

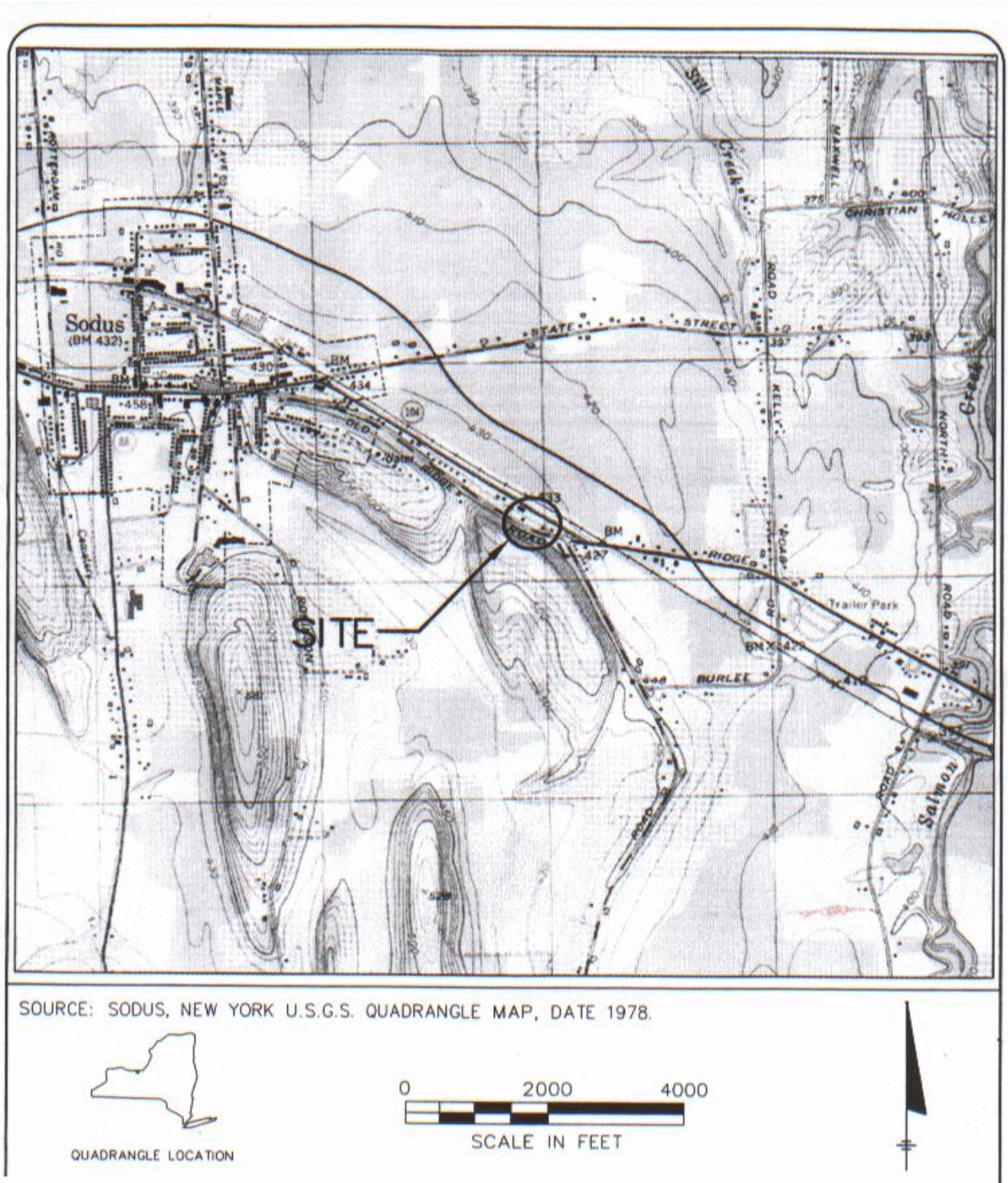


Figure 1 Schoepfel Chevrolet Site Location Map

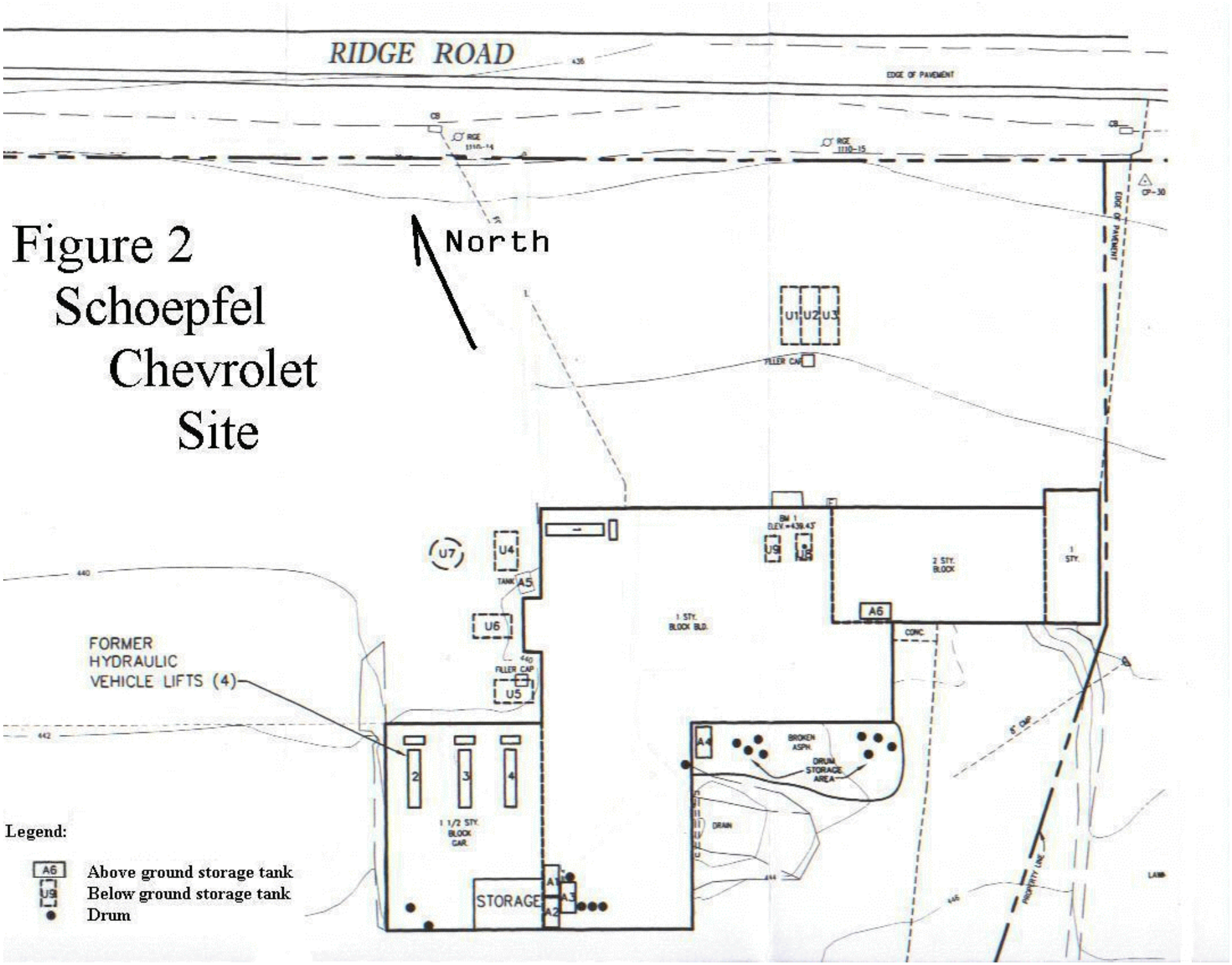
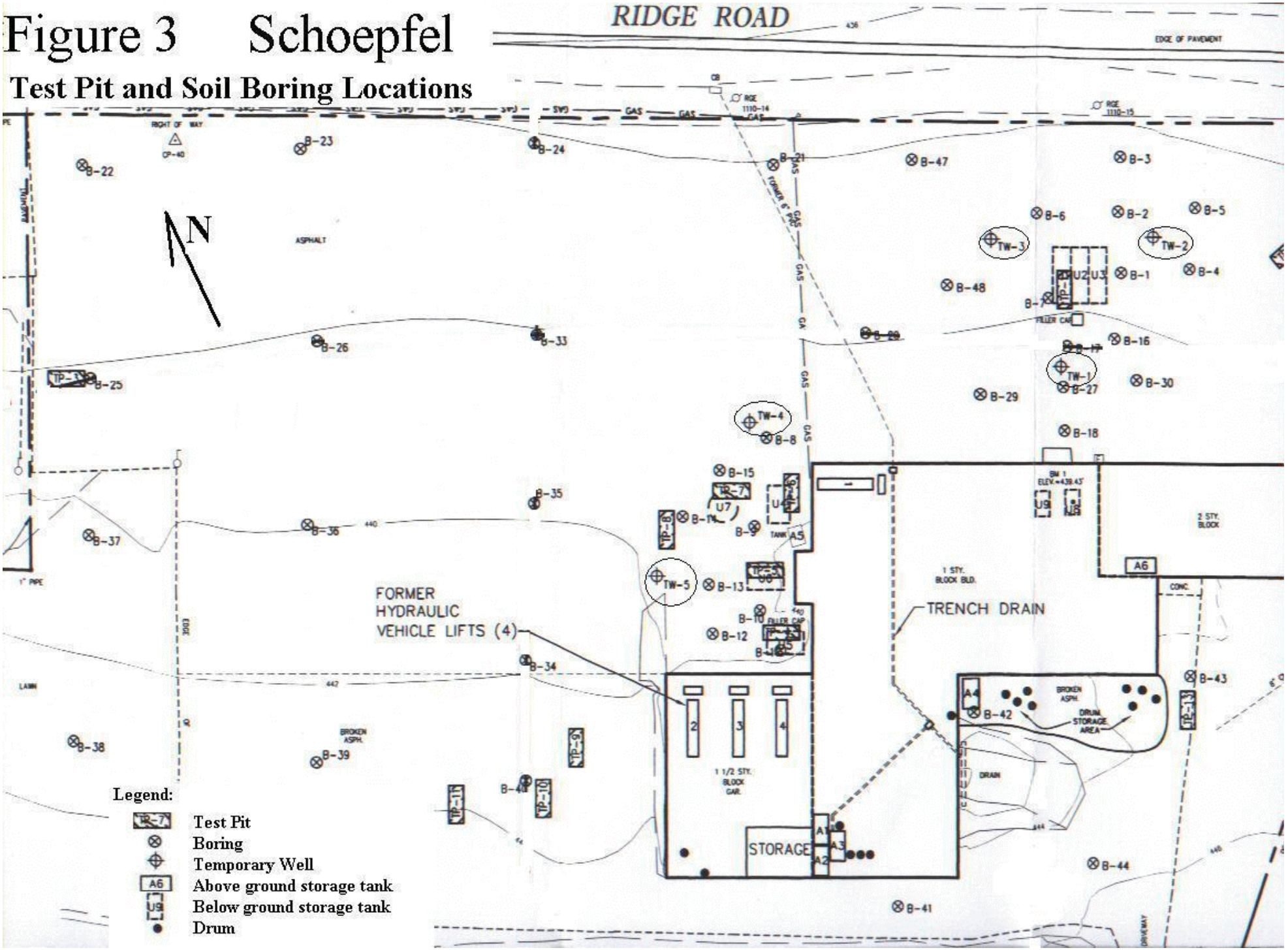
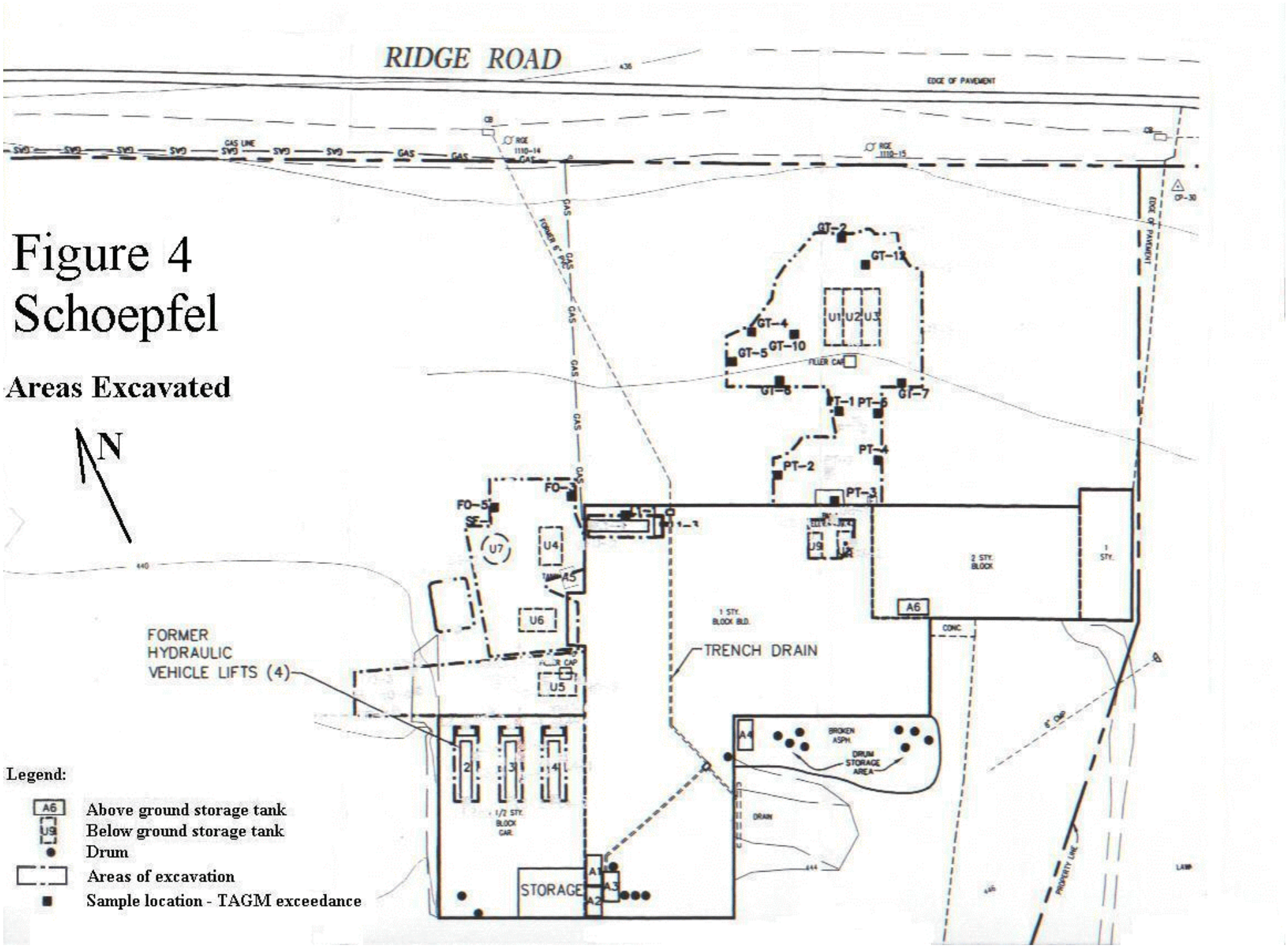

RIDGE ROAD
EDGE OF PAVEMENT
North
Figure 2
Schoepfel
Chevrolet
Site
U1 U2 U3
FILLER CAP
U7
U4
TANK
A5
U6
FILLER CAP
U5
U8
U9
BM 1
ELEV.=439.43'
2 STY.
BLOCK
1
STY.
A6
1 STY.
BLOCK BLD.
CONC.
FORMER
HYDRAULIC
VEHICLE LIFTS (4)
2
3
4
1 1/2 STY.
BLOCK
GAR.
A4
BROKEN
ASPH.
DRUM
STORAGE
AREA
DRAIN
STORAGE
A1
A2
A3
PROPERTY LINE
Legend:
A6
Above ground storage tank
U9
Below ground storage tank
Drum

Figure 3 Schoepfel

Test Pit and Soil Boring Locations




RIDGE ROAD
EDGE OF PAVEMENT
Figure 4
Schoepfel
Areas Excavated
N
FORMER
HYDRAULIC
VEHICLE LIFTS (4)
TRENCH DRAIN
STORAGE
BROKEN
ASPH.
DRUM
STORAGE
AREA
2 STY.
BLOCK
1
STY.
1 STY.
BLOCK BLD.
1/2 STY.
BLOCK
GAR.
CONC.
DRAIN
PROPERTY LINE
Legend:
Above ground storage tank
Below ground storage tank
Drum
Areas of excavation
Sample location - TAGM exceedance

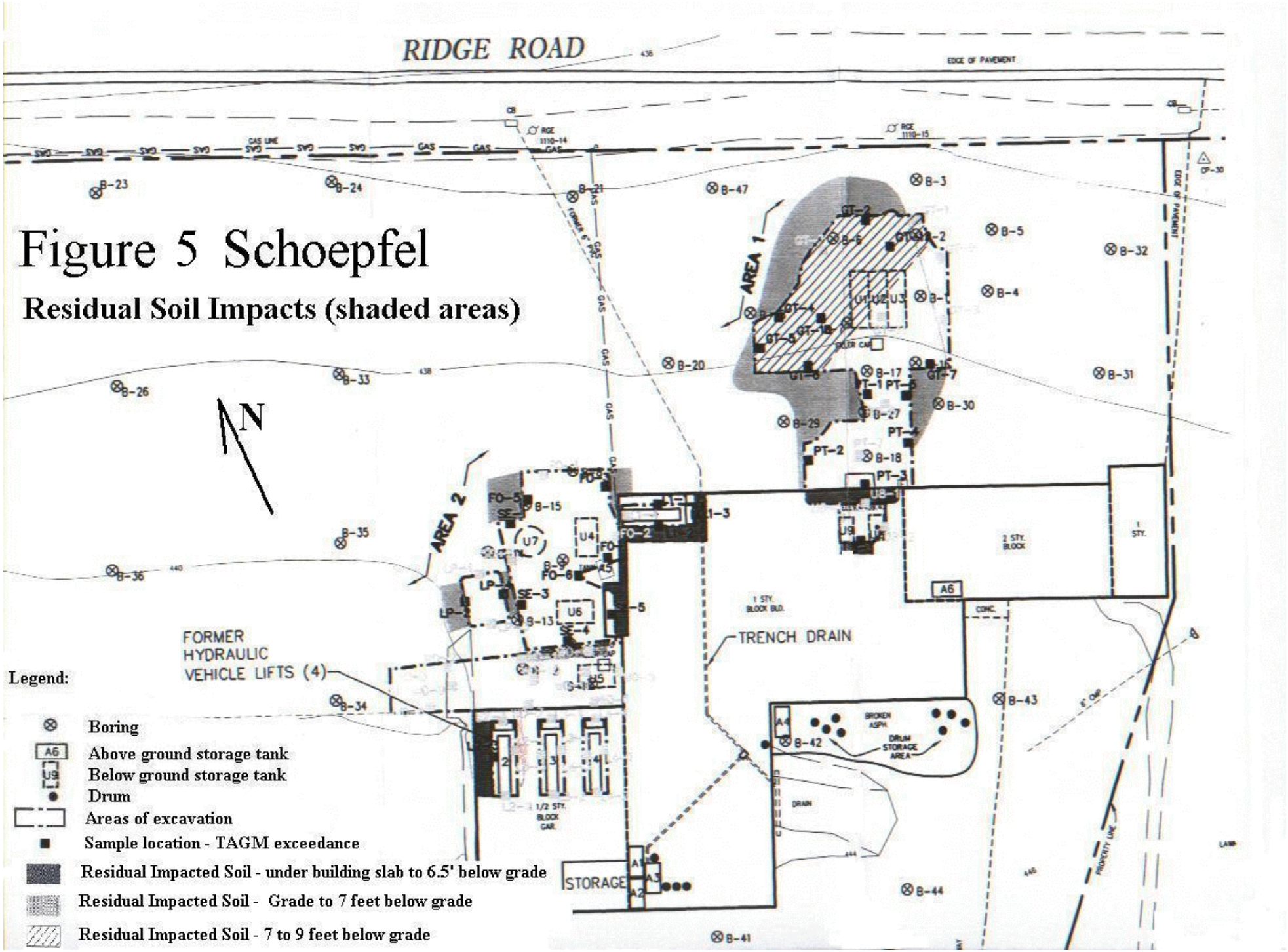

RIDGE ROAD
EDGE OF PAVEMENT
Figure 5 Schoepfel
Residual Soil Impacts (shaded areas)
N
AREA 1
AREA 2
FORMER HYDRAULIC VEHICLE LIFTS (4)
TRENCH DRAIN
STORAGE
BROKEN ASPH.
DRUM STORAGE AREA
1 STY. BLOCK BLD.
2 STY. BLOCK
1 STY.
1/2 STY. BLOCK GAR.
CONC.
DRAIN
PROPERTY LINE
Legend:
Boring
Above ground storage tank
Below ground storage tank
Drum
Areas of excavation
Sample location - TAGM exceedance
Residual Impacted Soil - under building slab to 6.5' below grade
Residual Impacted Soil - Grade to 7 feet below grade
Residual Impacted Soil - 7 to 9 feet below grade

Figure 6
Schoepfel
Groundwater Contour Map

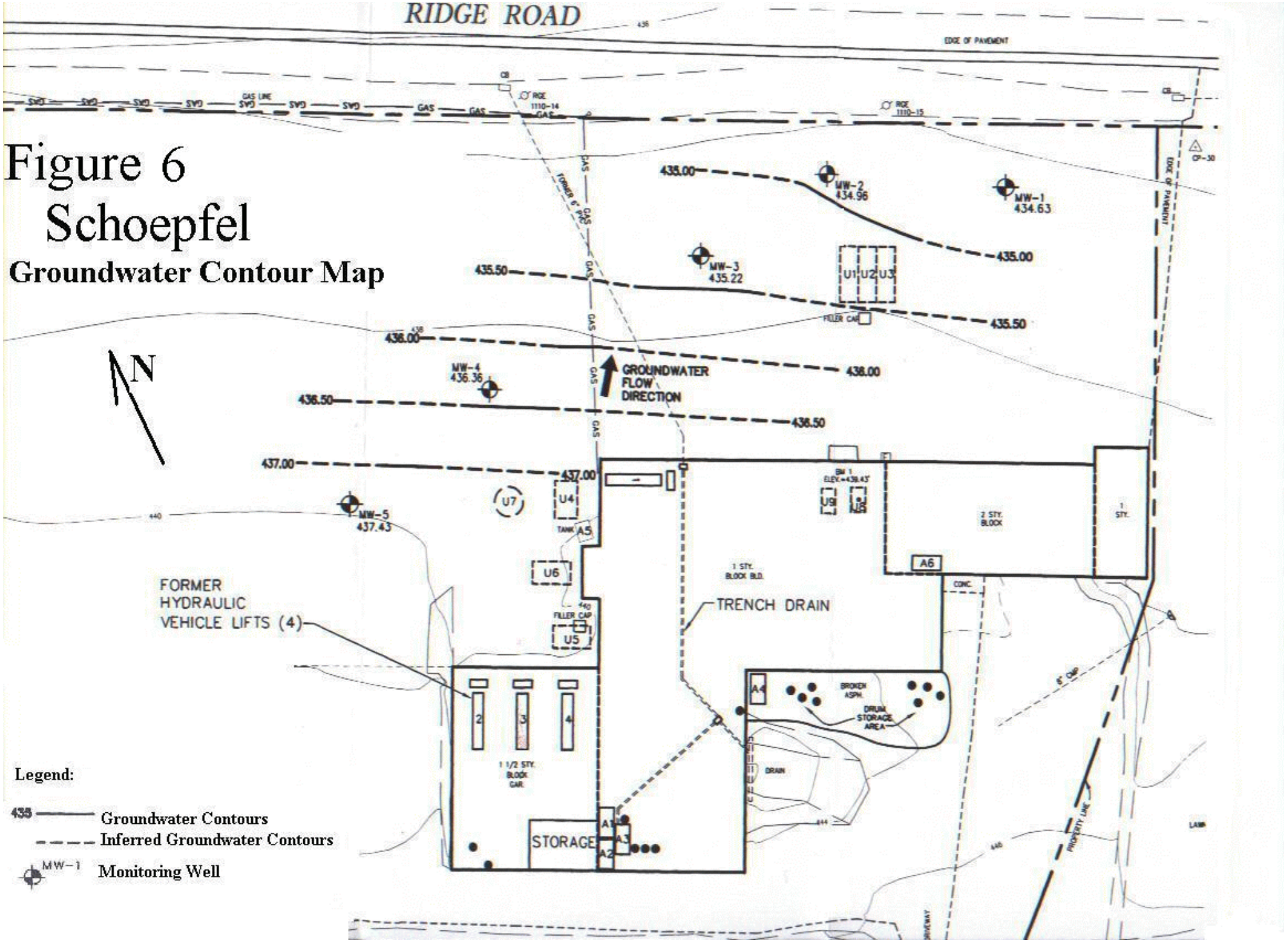
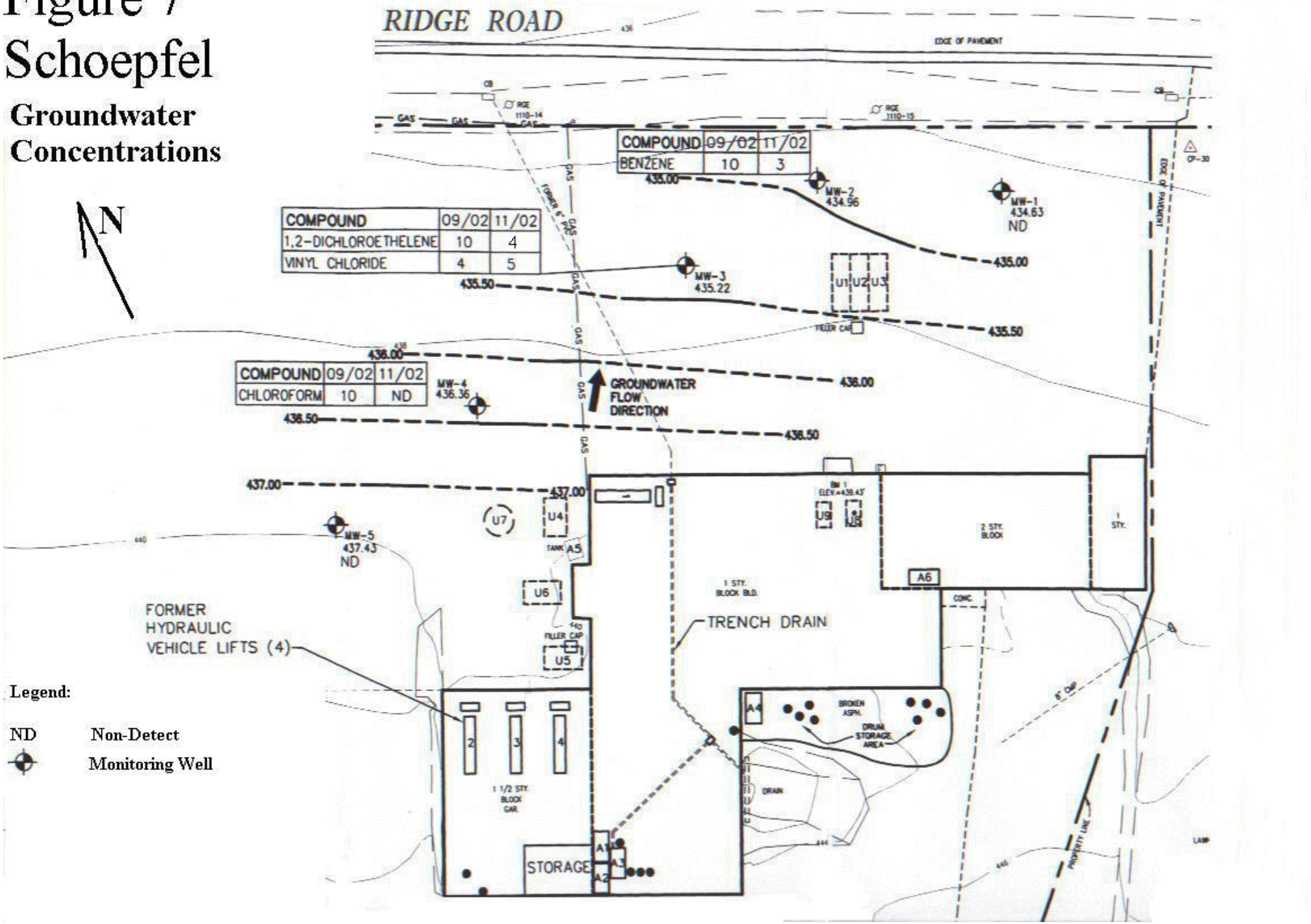


Figure 7
Schoepfel

Groundwater Concentrations



Legend:

ND Non-Detect

Monitoring Well

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Schoepfel Chevrolet Environmental Restoration Site
Town of Sodus, Wayne County, New York
Site No. B-00143-8

The Proposed Remedial Action Plan (PRAP) for the Schoepfel Chevrolet 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 February 13, 2004. The PRAP outlined the remedial measure proposed for the contaminated soil and groundwater at the Schoepfel Chevrolet 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 11, 2004, which included a presentation of the Site Investigation (SI) and the Remedial Alternatives Report (RAR) 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 29, 2004.

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: General clarification questions and comments on the 2003 Superfund / Brownfield Legislation were received. Great interest was expressed in 90% retroactive reimbursement for this site.

Response 1: Clarification of the superfund / brownfield program was presented at the public meeting. Additional information regarding the 2003 Superfund / Brownfield Legislation may be obtained at the NYSDEC website [http://www.dec.state.ny.us/website/der/erp/] or by contacting the NYSDEC directly. The specific question regarding the possibility of a 90% retroactive reimbursement is still being discussed with the State Comptroller's Office. There has been no decision made yet.

Comment 2: Will the ROD be issued shortly after March 29th, the end of the comment period?

Response 2: Yes, as long as no major comments are received during the public comment period.

Comment 3: On your slide, is it just the gray shaded areas, or does the entire site have one foot cover of soil or asphalt?

Response 3: The entire site needs either a maintained asphalt cap or another NYSDEC approved cover (one foot of clean soil was given as an example).

Comment 4: This contamination that went into groundwater, did it get into adjacent properties through the groundwater?

Response 4: No, groundwater contamination did not migrate off site.

Comment 5: There is a drain tile and drainage ditch on the other side of Ridge Road to an open ditch. Did you sample that ditch?

Response 5: Yes, the drainage ditch was sampled and no contamination was detected.

Comment 6: I own the property next door. While clearing weeds I used to always find an oil slick in the ditch. I always knew something was going on next door. Is that oil from grease on the floor, going into the drain on the floor, running through the pipe on the property, and exiting to the ditch? Did you sample that ditch?

Response 6: This is the same ditch from comment 5. This ditch was sampled and no contamination was detected. Furthermore, the storm drain pipes leading to the ditch have been removed.

Comment 7: I own the property next door. I don't live there, but I rent the house out. I don't need anyone coming to me in 5 years stating their kids were exposed to these contaminants.

Response 7: The NYSDEC and the NYSDOH believe that the remedy chosen for this site is protective of public health and the environment. The residual contamination remaining at
this site is located in the subsurface and is thus unavailable for exposure. Furthermore, a site management plan will be developed that will prevent exposure to any residual site-related contaminants in concentrations that would represent a health concern.

Comment 8: What do you intend to do to with the property?

Response 8: The property is currently owned by Wayne County. The property may be redeveloped for commercial or industrial purposes as soon as the conditions set forth in the Record of Decision are met.

Comment 9: Do you intend to do more clean up?

Response 9: There are several drums of well development and purge water on site at this time (March 11, 2004 public meeting). These will be removed soon. Otherwise, no additional cleanup is planned.

Comment 10: Do those wells on site have to be maintained?

Response 10: If the wells remain, then they will need to be maintained. However, since groundwater monitoring is not planned, the NYSDEC will require that the wells be removed. If the municipality wants the wells to remain, then they will need to assume the maintenance responsibilities.

Comment 11: Did you know an occasional truck driver parks at that site? Should the wells be flush mounted even to the ground?

Response 11: As stated in Comment 10, the NYSDEC will require that the wells be removed. However, if the municipality wants the wells to remain, then they will be responsible for any changes or maintenance.

APPENDIX B

Administrative Record

Administrative Record

Schoepfel Chevrolet
Site No. B-00142-8

1. Proposed Remedial Action Plan for the Schoepfel Chevrolet site, dated February 2004, prepared by the NYSDEC.

2. “Site Investigation Work Plan”, October 2000, Prepared by Barton and Loguidice.

3. “Preliminary Site Investigation Report”, October 2001, Prepared by Barton and

4. “Contract Documents and Specifications” (Interim Remedial Measures), October 2001, prepared by Barton and Loguidice.

5. “Site Investigation and Remedial Alternatives Report”, September 2003, Prepared by Barton and Loguidice.

6. Fact Sheet, May 2001, Prepared by Wayne County

7. Fact Sheet, February 2004, Prepared by NYSDEC

8. Letter dated June 11, 2002 from Barton and Loguidice transmitting sample results from beneath the drain line and within drainage swale across Ridge Road.