

file

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, New York 12233-7020
Phone: (518) 402-9553 • **FAX:** (518) 402-9577
Website: www.dec.state.ny.us



MEMORANDUM

TO: Ed Belmore, NYSDEC - DER Remedial Bureau D
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
Dan King / Martin Doster, NYSDEC - Region 9
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

FROM: Kelly Bologna, NYSDEC - DER Bureau of Technical Support *Kelly Bologna*

SUBJECT: Environmental Restoration Projects Application
Former Welch Foods Site, E-907024

DATE: JAN 21 2004

The attached Environmental Restoration Projects (ERP) Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Environmental Restoration Projects procedures. If you require additional copies or the complete series of the related application's attachments, please contact me at 518-402-9553.

The Time and Activity Code for the subject site is: F867.

Attachment(s)

Distribution

Original (with all attachments) to:

Ed Belmore, NYSDEC - DER Remedial Bureau D

Copy (with all attachments) to:

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation

Dan King / Martin Doster, NYSDEC - Region 9

Copy (without attachments) to:

Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau

Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
ENVIRONMENTAL RESTORATION PROJECTS-TITLE 5

CHECKLIST FOR APPLICATION COMPLETENESS REVIEW

MUNICIPALITY: Chautauque COUNTY: County SITE NAME: Former Welch Foods Site
PROJECT TYPE: Investigation Remediation ✓

- 1. Applicant is a municipality -a local public authority or public benefit corporation, a county, city, town, village, school district, supervisory district, district corporation, improvement district within a county, city, town or village, or Indian nation or tribe recognized by the state or the United States with a reservation wholly or partly within the boundaries of NYS, or any combination thereof. YES NO ✓
- 2. Municipality currently owns the property. If yes, is proof of ownership included with application? Yes No ✓ YES NO
- 3. Project's purpose is to investigate or remediate hazardous substances located on the property. YES NO
- 4. Application form certification is signed (original signature) and dated. ? YES NO OK
- 5. Includes acceptable Resolution/Authorization and Certificate of Recording Officer with original signatures. Needs to be signed by County Executive YES NO ✓
- 6. Property is not listed as a Class 1 or 2 site on the Registry of Inactive Hazardous Waste Sites (need property's latitude and longitude from application). YES NO ✓
- 7. Proposed schedule shows field work will begin within 12 months of application approval. YES NO ✓
- 8. Estimated project cost is included. note: asbestos = 50% reimbursement YES NO ✓
- 9. Complete project description is included: YES NO ✓
 - Purpose and Scope
 - Environmental History
 - Future Use
 - Project Cost
 - Other Funding
 - How Project Satisfies Criteria

For Remediation applications:

- 11. Part 2 of application is complete. YES NO ✓
- 12. Record of Decision (ROD) has been issued. note: app. says no YES NO ✓
- 13. SEQR Findings Statement or Negative Declaration included YES NO ✓
- 14. Priority Ranking Score 15

DATE RECEIVED: 9/18/03 DATE COMPLETE: REVIEWER: KBD

Comments: County asked us to move forward w/application

E907024

APPLICATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
1996 CLEAN WATER/ CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECTS-TITLE 5

Part 1

NAME OF APPLICANT (Municipality): CHAUTAUQUA COUNTY

TYPE OF ENVIRONMENTAL RESTORATION PROJECT: (Check one) Investigation Remediation

PROJECT NAME: FORMER WELCH FOODS SITE

PROJECT LOCATION: STREET ADDRESS: 54 WEST MAIN STREET

CITY/TOWN: PORTLAND ZIP CODE: 14716 COUNTY: CHAUTAUQUA

PROPERTY SIZE (acres): 2.4+/- LATITUDE: 42.39 LONGITUDE: -79.44

APPLICANT CURRENTLY OWNS PROPERTY: YES NO
(If yes, include proof of ownership with application)

PROPERTY IS LISTED ON NYS REGISTRY OF INACTIVE HAZARDOUS WASTE SITES: YES NO
(If yes, fill in current registry classification) CLASSIFICATION _____

TYPE OF KNOWN OR SUSPECTED CONTAMINATION: Petroleum Other Hazardous Substances

PROJECT DESCRIPTION: See Attached

SCHEDULE: Field work will commence within 6 months of Department approval of the application.

Part 2 (To be completed for Remediation applications only)

- 1. The DEC has issued a Record of Decision for the property? Yes No
 - 2. Groundwater or a surface water body has been contaminated above standards. Yes No
If yes, answer a, b or c below:
 - a. The influent to a public or private water supply has been contaminated or threatened.
 - b. A class A or AA surface water body, primary or principal aquifer has been contaminated without affecting an existing water supply.
 - c. Groundwater has been contaminated above standards or a surface water has been impacted.
 - 3. A health advisory has been issued by a New York state or local health agency due to releases from the site Yes No
 - 4. Endangered, threatened or rare species, State protected streams or State regulated wetlands have been impacted by releases from the site. Yes No
 - 5. Site contaminants are present in soils/waste at levels that exceed DEC Division of Environmental Remediation guidance values (DHWR TAGM 4046 or STARS Memo #1). Yes No
 - 6. Property is located in a designated economic development zone or zone equivalent area. Yes No
 - 7. All or part of the Property has been idle or abandoned for more than one year. If yes, indicate the percent of the total property that applies 100 % Yes No
 - 8. Municipality has a signed agreement with a private party to reuse the property once it is restored. If yes, attach a copy of the agreement. Yes No
1. Chautauqua County has received letters of interest for the redevelopment of the property from two local companies (see attachments to Project Description) and is currently negotiating a purchase agreement with one of the prospective purchasers.

9. Municipality has legally committed to a specific new public or recreational use of all or part of the property. (Public use includes, but is not limited to, public housing, daycare, education, gov't. offices, environmental centers, and museums. Recreational use includes, but is not limited to, parks, playgrounds, sports and cultural centers, and scenic vistas.) If yes, attach documentation of the legal commitment and indicate below the intended use and the % of the total property area that will devoted for that use.
 Intended Use: _____ (0-100%) _____ Yes__ No **X**
10. Municipality is aware of other funding sources for remediating the property. If yes, provide source(s) and dollar amount(s) in the attached project description. Yes__ No **X**
11. Municipality has complied with State Environmental Quality Review Act (SEQR) regarding this action. If yes, include the determination (negative declaration or findings statement) in the attached project description and identify all involved agencies in the coordinated review. Yes **X** No__

Part 3

INDIVIDUAL AUTHORIZED TO SIGN APPLICATION: (Please Print)

NAME MARK W. THOMAS TITLE COUNTY EXECUTIVE, COUNTY OF CHAUTAUQUA

MAILING ADDRESS GERACE OFFICE BUILDING, 3 NORTH ERIE STREET, MAYVILLE, NY 14757

PHONE NUMBER: (716) 753-4211 FAX NUMBER: (716) 753-4756

CERTIFICATION: The undersigned on behalf of the applicant municipality does hereby certify that:

The Applicant has not generated, transported or disposed of, arranged for, or caused the generation, transportation or disposal of hazardous substance on that Property, and has not undertaken, and will not undertake, any indemnification obligation respecting a party responsible under law for the remediation of the Property; and

if the applicant leased such property to another party that generated, transported or disposed of, or that arranged for or caused the generation, transportation or disposal of hazardous substances on such property, the applicant did not know that such other party generated, transported or disposed of, arranged for or caused the generation, transportation or disposal of such hazardous substances or so knew and took action to remediate, or cause the remediation of such hazardous substances.

No other funding sources currently exist to undertake the project except the applicant's and those other sources identified in this application ;

All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full on this application, or are set out in full in exhibits attached to this application and incorporated by this reference;

The individual whose signature appears hereon is authorized to sign this application for the applicant.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW

Mark W. Thomas

10/15/03

Signature of individual authorized to sign application

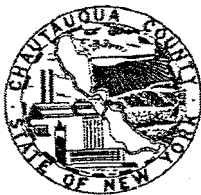
Date

FOR STATE USE ONLY:

DATE RECEIVED 10/20/03 PROJECT NO. _____

DATE COMPLETE _____

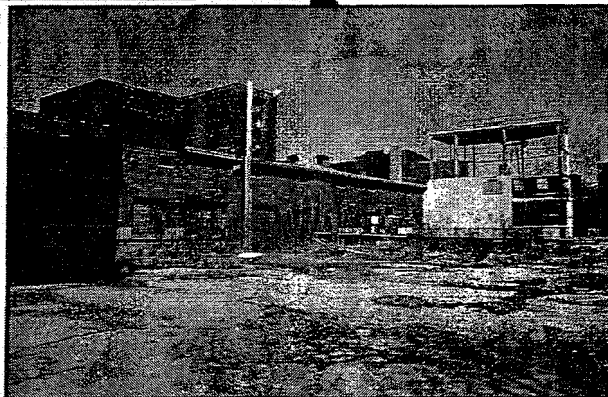
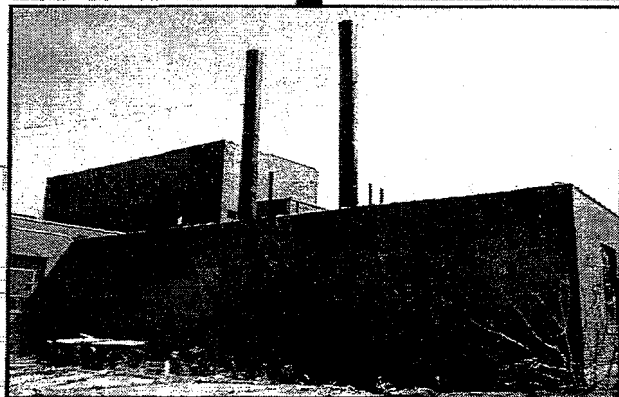
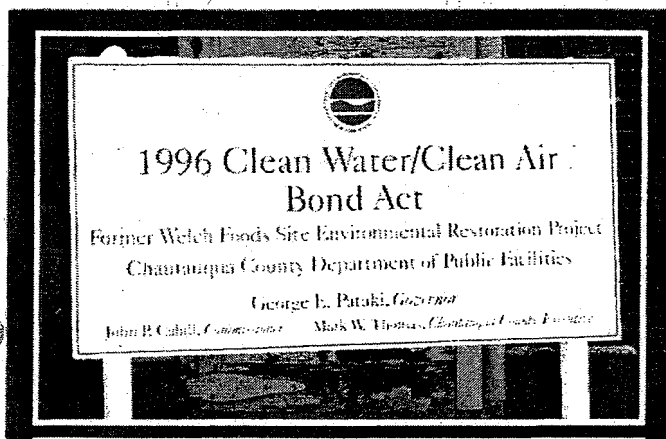
DATE APPROVED _____



1996 CLEAN WATER/CLEAN AIR BOND ACT ENVIRONMENTAL RESTORATION PROJECT

APPLICATION FOR REMEDIATION

FORMER WELCH FOODS SITE
54 WEST MAIN STREET, VILLAGE OF BROCTON
CHAUTAUQUA COUNTY
(SITE No. B-00147-9)



PREPARED ON BEHALF OF:
CHAUTAUQUA COUNTY DEPARTMENT OF PUBLIC FACILITIES
454 North Work Street
Falconer, New York 14733

PREPARED FOR:
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

June 2003

MW02

CONCRETE S

**1996 CLEAN WATER/CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECT**

APPLICATION FOR REMEDIATION

**FORMER WELCH FOODS SITE
54 WEST MAIN STREET, VILLAGE OF BROCTON
CHAUTAUQUA COUNTY
(SITE NO. B-00147-9)**

Prepared on Behalf of:

**CHAUTAUQUA COUNTY DEPARTMENT
OF PUBLIC FACILITIES
454 NORTH WORK STREET
FALCONER, NEW YORK 14733**

Prepared for:

**NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION**

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SECTION 1

APPLICATION FORM

APPLICATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
1996 CLEAN WATER/ CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECTS-TITLE 5

Part 1

NAME OF APPLICANT (Municipality): CHAUTAUQUA COUNTY

TYPE OF ENVIRONMENTAL RESTORATION PROJECT: (Check one) Investigation Remediation

PROJECT NAME: FORMER WELCH FOODS SITE

PROJECT LOCATION: STREET ADDRESS: 54 WEST MAIN STREET

CITY/TOWN: PORTLAND ZIP CODE: 14716 COUNTY: CHAUTAUQUA

PROPERTY SIZE (acres): 2.4+/- LATITUDE: 42.39 LONGITUDE: -79.44

APPLICANT CURRENTLY OWNS PROPERTY: YES NO

(If yes, include proof of ownership with application)

PROPERTY IS LISTED ON NYS REGISTRY OF INACTIVE HAZARDOUS WASTE SITES: YES NO

(If yes, fill in current registry classification) CLASSIFICATION _____

TYPE OF KNOWN OR SUSPECTED CONTAMINATION: Petroleum Other Hazardous Substances

PROJECT DESCRIPTION: See Attached

SCHEDULE: Field work will commence within 6 months of Department approval of the application.

Part 2 (To be completed for Remediation applications only)

1. The DEC has issued a Record of Decision for the property? Yes No
 2. Groundwater or a surface water body has been contaminated above standards. Yes No
If yes, answer a, b or c below:
 - a. The influent to a public or private water supply has been contaminated or threatened.
 - b. A class A or AA surface water body, primary or principal aquifer has been contaminated without affecting an existing water supply.
 - c. Groundwater has been contaminated above standards or a surface water has been impacted.
 3. A health advisory has been issued by a New York state or local health agency due to releases from the site Yes No
 4. Endangered, threatened or rare species, State protected streams or State regulated wetlands have been impacted by releases from the site. Yes No
 5. Site contaminants are present in soils/waste at levels that exceed DEC Division of Environmental Remediation guidance values (DHWR TAGM 4046 or STARS Memo #1). Yes No
 6. Property is located in a designated economic development zone or zone equivalent area. Yes No
 7. All or part of the Property has been idle or abandoned for more than one year. If yes, indicate the percent of the total property that applies 100 % Yes No
 8. Municipality has a signed agreement with a private party to reuse the property once it is restored. If yes, attach a copy of the agreement. Yes No
1. Chautauqua County has received letters of interest for the redevelopment of the property from two local companies (see attachments to Project Description) and is currently negotiating a purchase agreement with one of the prospective purchasers.

9. Municipality has legally committed to a specific new public or recreational use of all or part of the property. (Public use includes, but is not limited to, public housing, daycare, education, gov't. offices, environmental centers, and museums. Recreational use includes, but is not limited to, parks, playgrounds, sports and cultural centers, and scenic vistas.) If yes, attach documentation of the legal commitment and indicate below the intended use and the % of the total property area that will devoted for that use. Yes__ No X
 Intended Use: _____ (0-100%) _____
10. Municipality is aware of other funding sources for remediating the property. Yes__ No X
 If yes, provide source(s) and dollar amount(s) in the attached project description.
11. Municipality has complied with State Environmental Quality Review Act (SEQR) regarding this action. If yes, include the determination (negative declaration or findings statement) in the attached project description and identify all involved agencies in the coordinated review. Yes X No__

Part 3

INDIVIDUAL AUTHORIZED TO SIGN APPLICATION: (Please Print)

NAME KENNETH BRENTLEY TITLE DEPARTMENT OF PUBLIC FACILITIES DIRECTOR

MAILING ADDRESS 454 NORTH WORK STREET, FALCONER, NEW YORK 14773

PHONE NUMBER: (716) 661-8400 FAX NUMBER: (716) 665-4496

CERTIFICATION: The undersigned on behalf of the applicant municipality does hereby certify that:

The Applicant has not generated, transported or disposed of, arranged for, or caused the generation, transportation or disposal of hazardous substance on that Property, and has not undertaken, and will not undertake, any indemnification obligation respecting a party responsible under law for the remediation of the Property; and

if the applicant leased such property to another party that generated, transported or disposed of, or that arranged for or caused the generation, transportation or disposal of hazardous substances on such property, the applicant did not know that such other party generated, transported or disposed of, arranged for or caused the generation, transportation or disposal of such hazardous substances or so knew and took action to remediate, or cause the remediation of such hazardous substances.

No other funding sources currently exist to undertake the project except the applicant's and those other sources identified in this application ;

All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full on this application, or are set out in full in exhibits attached to this application and incorporated by this reference;

The individual whose signature appears hereon is authorized to sign this application for the applicant.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW

Kenneth Brentley

Signature of individual authorized to sign application

6/10/03

Date

FOR STATE USE ONLY:

DATE RECEIVED _____ PROJECT NO. _____

DATE COMPLETE _____

DATE APPROVED _____

SECTION 2

CERTIFIED MUNICIPAL AUTHORIZATION

PLEASE TYPE

CHAUTAUQUA COUNTY

Initials/Date

E 7/14/99
Am 7/14/99

Resolution No. 170-99

TITLE: Amend Resolution No. 148-99 to Include New York State DEC Clean Water/Clean Air Bond Act Funding Application Requirements

BY: Planning & Economic Development Committee:

AT THE REQUEST OF: Legislator Lus

WHEREAS, the County Legislature approved Resolution No. 148-99 authorizing the Department of Public Facilities to apply for New York State Department of Environmental Conservation (NYSDEC) for Clean Water/Clean Air Bond Act of 1996 funding for the redevelopment of the former Welch's facility in Brocton, and

WHEREAS, the NYSDEC has advised the County that it is necessary to amend the Resolution to include certain application requirements, including confirmation of appropriate consideration of the public benefits of proceeding with the redevelopment project and authorizing an agreement, and

WHEREAS, the County, after thorough consideration of the various aspects of the problem and study of available data for the redevelopment of the former Welch's facility in Brocton, has hereby determined that the scope of work for the redevelopment project is desirable, is in the public interest and is required in order to proceed with such redevelopment, and

WHEREAS, Article 56 of the Environmental Conservation Law authorizes NY State assistance to municipalities for environmental restoration projects by means of a contract and the County deems it to be in the public interest and benefit under such law to enter into a contract with the NYSDEC, therefore be it

RESOLVED, That Resolution No. 148-99 is hereby amended to include the following conditions:

- a. The County Executive is the representative authorized to act on behalf of the County of Chautauqua in all matters related to the County's NYSDEC Clean Water/Clean Air Bond Act of 1996 funding application, execute the State Assistance Contract, submit Project documentation, and otherwise act for the County's governing body in all matters related to the Project and to NY State assistance;
- b. The County agrees that it will fund its portion of the cost of the Project, not to exceed One Hundred Thousand and No/100 Dollars (\$100,000.00) and that these funds will be available to initiate the project's field work within twelve (12) months of written approval of its application by the NYSDEC;
- c. That the Chautauqua County Director of Public Facilities or designee is authorized to send a certified copy of this Resolution to the Albany Office of the NYSDEC together with the Application for State Assistance;
- d. This Authorization shall take effect immediately.

Sean Bussell
Yael Cassat
Richard E. Davis
APPROVED

VETOED (VETO MESSAGE ATTACHED)

I, the undersigned Clerk of the Chautauque County Board of Supervisors, hereby certify that this is a true and correct copy of a resolution duly adopted by the Board of Supervisors of Chautauque County, New York.

John C. Dillaly

Mack W. Jones
County Executive

7/30/99
Date

SECTION 3

PROJECT DESCRIPTION

**1996 CLEAN WATER/CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECT**

PROJECT DESCRIPTION

**FORMER WELCH FOODS SITE
54 WEST MAIN STREET, VILLAGE OF BROCTON
CHAUTAUQUA COUNTY
(SITE NO. B-00147-9)**

Prepared on Behalf of:

**CHAUTAUQUA COUNTY DEPARTMENT
OF PUBLIC FACILITIES
454 NORTH WORK STREET
FALCONER, NEW YORK 14733**

Prepared for:

**NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION**

A. PURPOSE AND SCOPE

The purpose of this project is to eliminate or mitigate threats to human health and the environment posed by contamination at the former Welch Foods, Inc. site located at 54 West Main Street in the Village of Brocton, Chautauqua County, New York (Figure 1), and to render the site suitable for redevelopment for commercial and/or light manufacturing use. This will be accomplished through the implementation of a remedial program consistent with that prescribed by the Record of Decision (ROD) formulated by the New York State Department of Environmental Conservation (NYSDEC) in December 2002.

The project site consists of approximately 2.4 ± acres at the southwest corner of the intersection of West Main Street and Pearl Street. The project site contains the abandoned portion of an industrial building that amounts to approximately 63,000 square feet (SF) and is in a severely deteriorated state, with several major roof sections having collapsed (Figure 2). Chautauqua County acquired the parcel that contains the project site via tax foreclosure in August 2000. The location and configuration of the tax parcel containing the project site is depicted on Figure 2. The project site consists of the portion of Parcel 111-2-19.1 that is situated to the north of Parcel 111-2-12. The portion of Parcel 111-2-19.1 that is situated to the south of Parcel 111-2-12, however, has been excluded from the subject site and is to be subdivided from the northern portion to facilitate the expansion of an adjacent manufacturing concern.

The Site Investigation/Remedial Alternatives Report (SI/RAR) completed for the project site in April 2002 documented the presence of polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and metals in site soils and floor drain sediments at concentrations that exceed applicable environmental standards, criteria and guidance values (SCGs), as well as friable asbestos-containing materials (ACMs) in the on-site structure. The ensuing remedial alternatives analysis culminated in the selection of a remedy to address the contaminated media at the site that includes:

- Removal and off-site disposal of all potential PCB containing equipment;
- Abatement of asbestos containing materials;
- Demolition of the facility;
- Removal and off-site disposal of complete drainage system and contents, and;
- Excavation and off-site disposal of impacted fill materials and soils.

The selected remedy was formalized in the ROD, and is fully supportive of the intended end use of the site.

B. SUMMARY OF ENVIRONMENTAL HISTORY

The project site was initially developed with the construction of a wine cellar in 1859, and continued to be utilized for the processing and storage of wine and grape juice until the mid-

1980s. During that time, the site was occupied by the Lake Shore Wine Company, the Brocton Products Company, Inc., the National Grape Cooperative, and, most recently, Welch Foods, Inc.

Historical facility plans indicate that the main building contained a machine shop, compressor room, transformer room, and several oil-fired boilers, indicating the potential for the on-site storage and use of solvents, petroleum products and PCB-containing electrical equipment. The facility reportedly utilized caustic solutions to cleanse storage tanks and process equipment, as well as chlorine solution for sanitation. Process wastewater from the on-site facility was discharged directly to the unnamed tributary of Slippery Rock Creek located to the east of the property prior to the construction of an on-site wastewater treatment plant in the 1970s. Numerous floor drains are present within the main building; however, the routing and points of discharge of these drains have not been delineated.

Following the closure of the facility by Welch Foods, Inc. in the mid-1980s, Chautauqua Forest Products purchased the site. Since that time, the site has been largely vacant, although a portion of the facility has continued to be utilized sporadically for fruit juice storage. Site inspections by the Environmental Division of the Chautauqua County Department of Health and the NYSDEC in 1992-1993 revealed that Chautauqua Forest Products was utilizing the property to illegally store hazardous waste generated by another facility located in Pennsylvania. Reports of these inspections indicated the presence of drums of caustic soda, some of which were unsealed and/or in a deteriorated condition, as well as bags of suspected asbestos-containing material, one drum of muriatic acid, and a transformer bank of six (6) large units in the basement of the main building.

As a result of the above referenced inspections, the County Health Department issued a Summary Order requiring the property owner to immediately place all caustic soda and other hazardous chemicals in proper containers and secure them, and to obtain the proper permits prior to the removal of any hazardous waste from the subject site. According to a representative of the County Health Department, the owner complied with this order; however, no documentation of compliance was obtained.

Inspections of the subject site in February and March 1999 by representatives of the Village of Brocton, Chautauqua County and the NYSDEC revealed the presence of numerous drums and containers of hazardous and petroleum wastes within the main building. The condition of the drums and containers was characterized as poor, indicating the potential threat of imminent release. Therefore, the NYSDEC issued an order requiring the owner to secure the containers and remove them from the site for proper disposal. Based upon information provided by the NYSDEC, a qualified contractor was retained in June 1999 to remove and properly dispose of the drums and containers. Records documenting the completion of the removal action (e.g., waste manifests) were provided by the NYSDEC and indicated the removal of 19 drums containing hazardous and petroleum wastes consisting of ignitable and corrosive liquids, benzene, spent solvents, waste PCB fluid and solids, waste batteries, and mercury waste.

Following acquisition of the property in August 2000, Chautauqua County entered into a State Assistance contract with the NYSDEC to perform a SI/RAR for the site. The SI/RAR was completed pursuant to the Environmental Restoration, or Brownfield Program, component of Title 5 of the Clean Water/Clean Air Bond Act of 1996. The SI/RAR characterized the nature and extent of contamination occurring on, and emanating from, the project site, identified appropriate remedial action objectives (RAOs), and, through a detailed analysis of remedial alternatives, identified the most suitable remedy to satisfy the RAOs. Following public input on the Proposed Remedial Action Plan (PRAP) developed for the site by the NYSDEC, a ROD was issued by the NYSDEC specifying the selected remedy identified in the preceding section.

C. INTENDED FUTURE USE

The project site is part of a larger former food processing facility, portions of which have been abandoned, converted to other manufacturing uses, and rehabilitated for continued use as raw material storage facilities for the food processing industry. The site is located in an area that is zoned for industrial and residential use and is situated on a Federal highway (US Route 20).

Two companies that currently occupy portions of the former facility have expressed interest in redeveloping the project site and adjacent parcels that are currently under County control (see Attachment 1). Together, these redevelopment plans involve the following:

- Rehabilitation of an existing 11,400 SF structure to accommodate the expansion of an adjacent manufacturer of material handling equipment;
- Rehabilitation of a 12,000 SF building and the storage tanks it houses to expand existing raw material storage facilities operated by a local juice company;
- Installation of a pasteurization system to enable the initial processing of raw materials stored on-site;
- Construction of an internal roadway to improve access to existing and proposed operations;
- Potential future expansion of the food storage and processing facility and/or the material handling equipment manufacturing facility; and
- Potential future commercial development along the community's main commercial corridor.

These redevelopment plans are consistent with the community's desires to revitalize the Village's central business district and create additional opportunities for economic development.

D. COST ESTIMATE

The estimated cost for completing the RD/RA for the project is presented in Attachment 2.

E. FUNDING SOURCES

The project site has been largely vacant and significantly under-utilized for over 18 years. During this time, significant deterioration of the on-site building and grounds has occurred and the site has been utilized on several occasions for the illegal storage of hazardous waste. Because of its appearance, questionable environmental history and the contamination discovered during the site

investigation, the potential for a privately funded clean up of the property is very unlikely. Therefore, the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program is the primary funding source available for this project.

Chautauqua County intends to fund the remediation program pursuant to Resolution No. 170-99 which provides for up to \$100,000 to be applied to the remediation of the subject site, and authorizes the CCDPF to apply to the New York State Department of Environmental Conservation for Clean Water/Clean Air Bond Act Environmental Restoration funding for the redevelopment of the former Welch foods Facility in Brocton, New York. A copy of Resolution No. 170-99 is included in Section 2. The County has committed to provide 25% of the cost of the cleanup project through the contribution of money, labor and services.

Chautauqua County was also invited to submit a final proposal under the US EPA 2003 Brownfield Grant Program for \$200,000 in funding for the cleanup of the project site.

F. PROJECT BENEFITS

The proposed environmental restoration project satisfies the criteria relating to environmental and economic benefits established in the Environmental Conservation Law (ECL) 56-0505. Additionally, the lack of significant opportunities for funding sources other than the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program, as discussed in the previous section, indicates that the project is a suitable candidate for funding under this program. Pursuant to the *Brownfields Procedures Handbook*, the following paragraphs provide a brief discussion concerning the project's compliance with the criteria established in ECL 56-0505.

This environmental restoration project will result in a benefit to public health, safety and the environment through the elimination of threats to human health and the environment posed by contaminated soil, fill and sediment present on the site; asbestos containing materials occurring within the on-site structure; and physical hazards associated with the deteriorated condition of the on-site structure.

The redevelopment projects described in Subsection C represent stimuli to the local economy in terms of employment, capital investment, and tax revenue. The construction of the project would involve a private sector investment of an estimated 2-3 million dollars and would create construction-related employment opportunities. The local businesses that service and supply the construction industry would also benefit indirectly from this investment. Furthermore, the redevelopment projects are expected to create a handful of new permanent employment opportunities while placing the property back on the tax rolls. Additionally, the removal of the blight associated with this site would also help to promote further economic development within the Village's central business district.

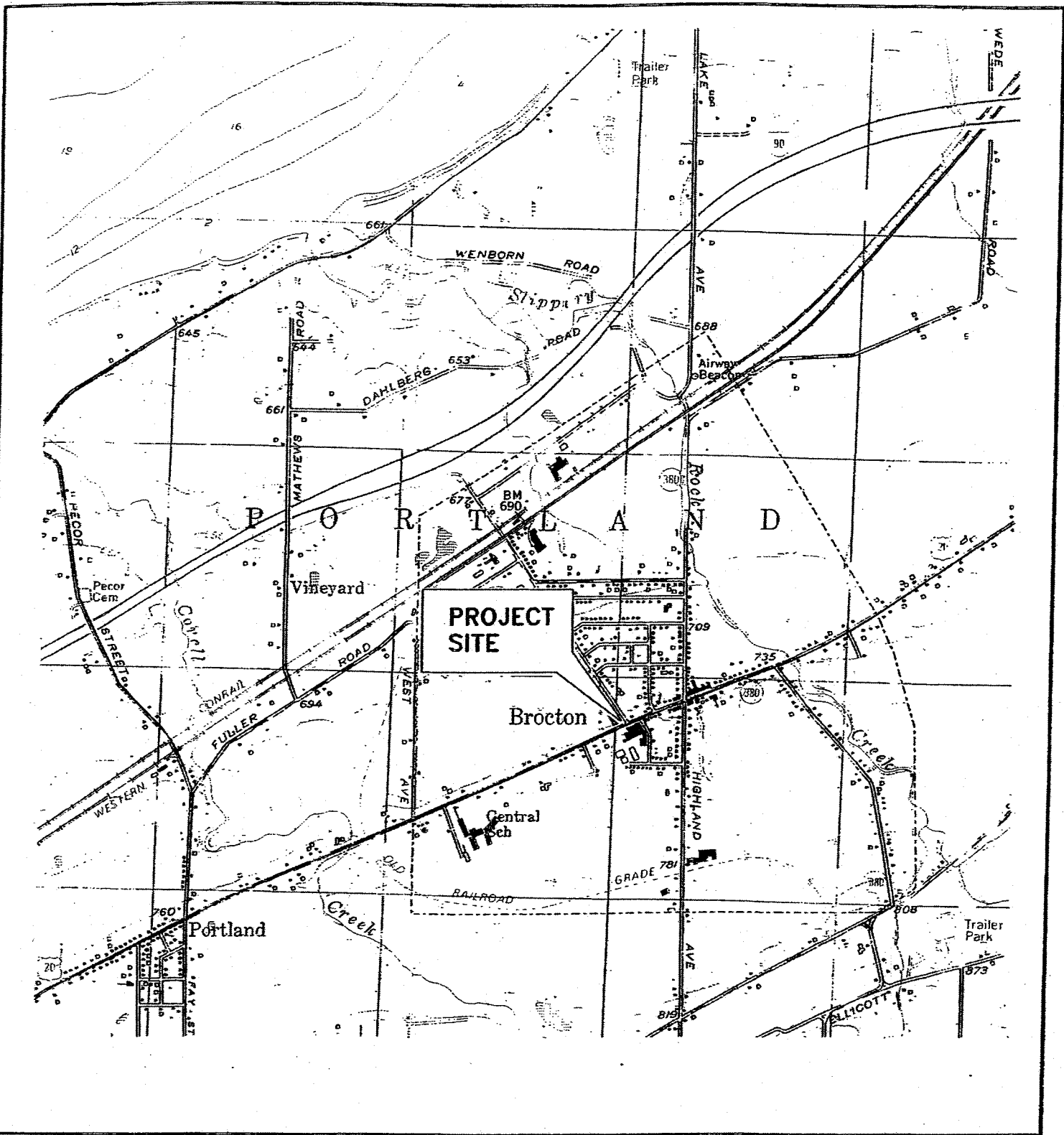
Lastly the redevelopment of the former food processing facility will take advantage of the area's existing infrastructure, which for the most part is currently underutilized, while avoiding the potential impacts and additional costs associated with construction on undeveloped green space.

G. *SEQRA COMPLIANCE*

Remediation projects completed under the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program are required to demonstrate compliance with the New York State Environmental Conservation Law (ECL), Article 8, and its implementing regulations (6NYCRR Part 617), commonly known as the State Environmental Quality Review Act (SEQRA).

The proposed project was categorized as an unlisted action pursuant to SEQRA, and a full Environmental Assessment Form (EAF) was completed by Chautauqua County. The County issued a Negative Declaration for the project on October 17, 2002, signifying that the project is not expected to result in significant adverse impacts to natural or human resources in the project area. Relevant SEQRA documentation is included in Attachment 3.

FIGURES



SITE LOCATION MAP



TVGA ENGINEERING, SURVEYING, P.C.
 ENGINEERS • SURVEYORS • PHOTOGRAMMETRISTS

One Thousand Maple Road, P.O. Box H
 Elma, NY 14059-0264

(716) 655-8842
 Fax: (716) 655-0937

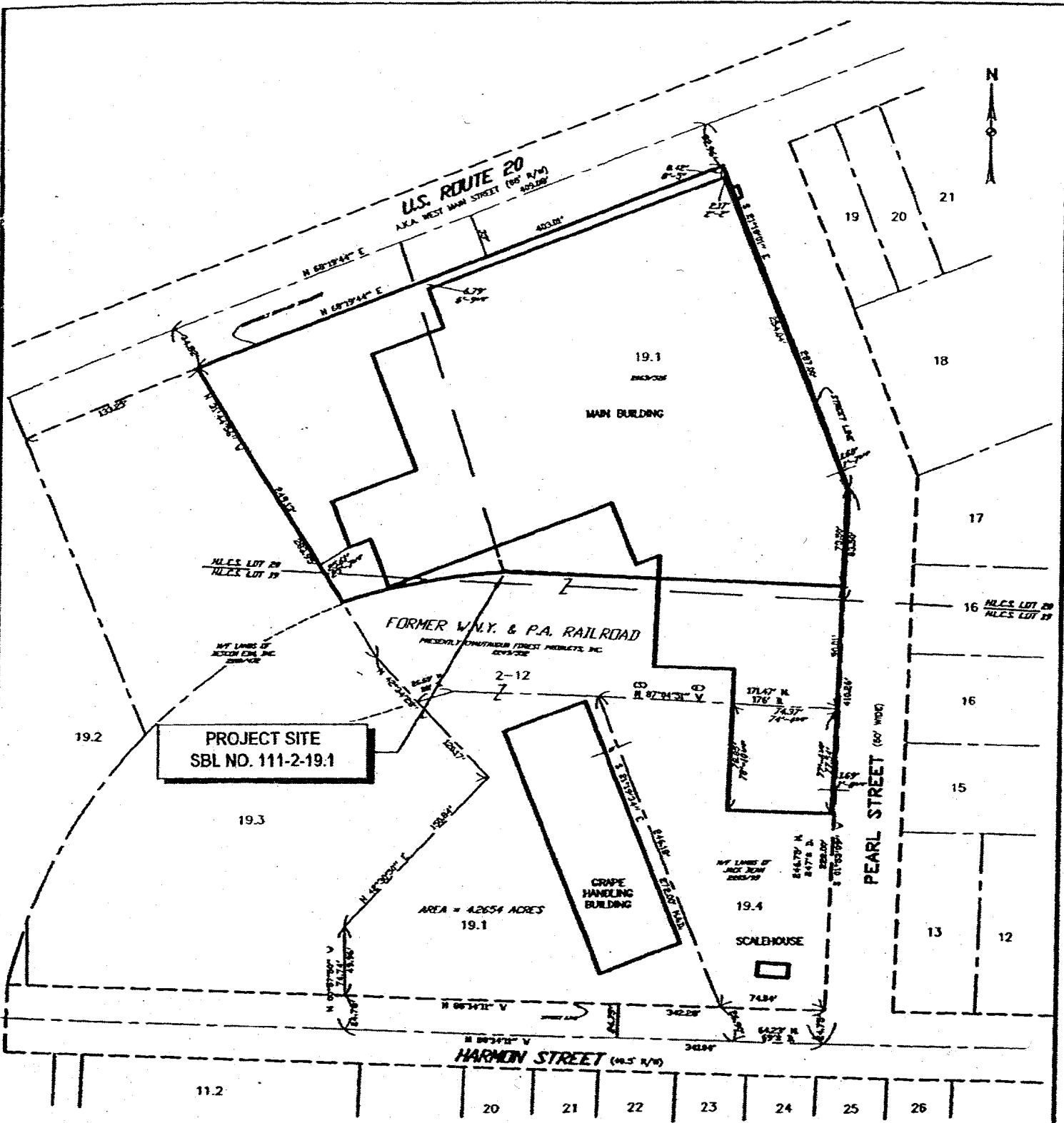
**SITE INVESTIGATION/REMEDIAL
 ALTERNATIVES REPORT
 FORMER WELCH FOODS, INC. SITE
 54 WEST MAIN STREET
 BROCTON, NEW YORK**

PROJECT NO.
 200403

SCALE: NOT TO SCALE

DATE: 4/14/00

FIGURE NO. 1



TAX MAP

TVGA
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 Elma, NY 14059-0264 (716) 655-8842
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**SITE INVESTIGATION/REMEDIAL
 ALTERNATIVES REPORT
 FORMER WELCH FOODS, INC. SITE
 54 WEST MAIN STREET
 BROCTON, NEW YORK**

**PROJECT NO.
 200403**

SCALE: NOT TO SCALE

DATE: 10/26/00

FIGURE NO. 2

ATTACHMENT 1

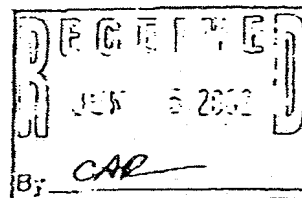
LETTERS OF INTEREST FOR SITE REDEVELOPMENT



CLIFFSTAR CORPORATION • ONE CLIFFSTAR AVENUE • DUNKIRK, NEW YORK 14048

June 4, 2002

Cheryl A. Ruth
Brownfield Coordinator
Chautauqua County Dept. of Public Facilities
454 N. Work Street
Falconer, New York 14733



Re: Former Welch Foods Site
54 West Main Street, Brocton, New York

The purpose of this letter is to express Cliffstar Corporation's interest in the acquisition and rehabilitation of portions of the former Welch Foods site located at 54 West Main Street in the Village of Brocton, New York. As you are aware, Cliffstar is currently leasing the portion of the facility that is owned by Mr. Dean (SBL 111-2-19.4 and 111-2-12) and is considering the purchase of the same in conjunction with potential plans to rehabilitate the storage tanks and building enclosure. These potential plans include the installation of a pasteurization system to enable the initial processing of raw materials stored on-site, and would encompass the portion of Tank Room No. 8 (see attached facility plan) that occurs within the area of the site that is owned by Chautauqua County (SBL 111-2-19.1). The acquisition of these portions of the facility and implementation of these potential plans is contingent upon a number of factors including, but not limited to, the following:

- The satisfactory resolution of property boundary issues;
- The successful negotiation of purchase prices and terms with the current property owners;
- The elimination of any restrictions placed on the use of the storage facilities by previous owners/operators;
- The demolition of the remaining, deteriorated portion of the facility located on the northern extent of Parcel 111-2-19.1; and
- The remediation of environmental contamination on the northern portion of Parcel 111-2-19.1 in accordance with applicable regulatory requirements.

Furthermore, Cliffstar also has an interest in acquiring the balance of the northern portion of Parcel 111-2-19.1 from Chautauqua County if these factors are addressed to our satisfaction. The acquisition of this part of the site could facilitate improved access and potential future expansion of the facility.

This letter should not be construed as a commitment to undertake any of the property acquisitions and/or rehabilitation activities described above. Instead, it represents Cliffstar Corporation's current interests, which are contingent upon a number of factors and may be subject to change.

Very truly yours,

Sean P. McGinn
President

PHONE 716-366-6100 • FAX 716-366-6161

SERVING THE FOOD INDUSTRY WITH QUALITY FRUIT JUICES, FRUIT JUICE CONCENTRATES

DESCON / EDM, INC.

*DESIGNERS/MANUFACTURERS
OF MATERIALS HANDLING EQUIPMENT*

October, 17, 2002

Cheryl A. Ruth / Brownfield Coordinator
Chautauqua County Department of Public Facilities
454 North Work Street
Falconer, New York 14733

Phone: 716 661-8410
Fax: 716 665-4496

Re: Former Welch Foods Site
54 West Main Street, Brocton, New York

Dear Mrs. Ruth:

The purpose of this letter is to express Descon EDM's interest in the acquisition and rehabilitation of a portion of the former Welch Foods Site (SBL No. 11-12-19-1) located at 54 West Main Street in the Village of Brocton, New York. As a result of favorable business conditions, Descon EDM, Inc. has an immediate need to expand our current operations, which are located immediately adjacent to the former Welch Foods site.

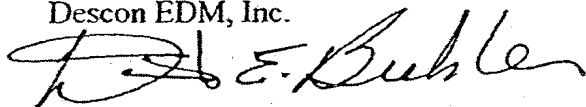
Consequently, we are considering the purchase of the southern portion of SBL No. 111-2-19.1 in conjunction with potential plans to rehabilitate the former grape handling building. These plans would result in a building that would be similar to our current facility, which we converted from the former wastewater treatment plant associated with the Welch facility in 1990-1991. A portion of this building would be used to accommodate the expansion of Descon EDM, Inc., while the remainder would be leased to tenants with other business interests. As you are aware, Descon has already received interest in this project from several prospective tenants.

Furthermore, Descon also has a potential interest in acquiring the balance of the northern portion of Parcel 111-2-19.1 from Chautauqua County following the demolition of the current structure and remediation of environmental contamination in accordance with applicable regulatory requirements. The acquisition of this part of the site could facilitate improved access and potential future expansion of our operations.

This letter should not be construed as a commitment to undertake any of the property acquisitions and/or rehabilitation activities described above, instead, it represents Descon EDM's current interests, which are contingent upon a number of factors (e.g., successful negotiation of purchase prices and terms with the County) and may subject to change.

Very Truly Yours

Descon EDM, Inc.

A handwritten signature in black ink, appearing to read "D. E. Beehler". The signature is written in a cursive style with a large, stylized initial "D".

David E. Beehler, President @ Ext: 50 e-mail: descon@cecomet.net

DEB:sb

ATTACHMENT 2

REMEDIAL COST ESTIMATE

Table 1
Former Welch Foods Site
(NYSDEC No. B00147-9)
Remediation Cost Estimate

Item	Note	Unit	Quantity	Cost/Unit	Cost
Soil Removal/Fill					
Mob/Demob ¹	Up to 50 Miles	rt	2	180.00	\$360.00
Site Preparation ¹	Clear and grub	acre	0.3	2900.00	\$870.00
Soil Excavation ¹	backhoe	cy	1,550.0	4.44	\$6,882.00
Soil Transport ¹	12 cy truck	cy	1,550	21.00	\$32,550.00
Soil Disposal ²	Non-hazardous contaminated soil	ton	2,325	12.00	\$27,900.00
Backfill Transport ¹	3.3 loads/hr	cy	1,250	5.15	\$6,437.50
Backfill ¹	spread, dumped fill	cy	1,250	1.43	\$1,787.50
Spread/Grade ¹	Spread with dozer	cy	1,250	4.14	\$5,175.00
Topsoil Buy and Place	Spread topsoil 0.5' deep	cy	300	16.35	\$4,905.00
Seed/Mulch/Fertilize	Tractor spread lawn mix	msf	18	17.80	\$318.62
Equipment Removal					
Mob/Demob ¹	Up to 50 Miles	rt	1	180.00	\$180.00
Removal of Ballasts ¹	Removal only	each	60	85.00	\$5,100.00
Removal of Transformer ¹	Dry Type	each	10	340.00	\$3,400.00
Disposal/Recycling	PCB containing ballasts	drum	1	2,500.00	\$2,500.00
Removal of Switches ¹	Removal only	each	8	65.00	\$520.00
Disposal/Recycling	Mercury containing Includes ACM abatement and building	drum	1	1,750.00	\$1,750.00
Drain/Pipe Removal					
ACM Abatement					
Boiler Insulation ³	Includes ACM debris on floor	ea.	3	20,000.00	\$60,000.00 ✓
Hot Water Tank ³	Includes ACM debris on floor	lf	420	25.00	\$10,500.00 ✓
Pipe Insulation ³	Aircell, mag and cork mastic	lf	3,600	25.00	\$90,000.00 ✓
Duct Insulation ³	ACM	lf	2,330	20.00	\$46,600.00 ✓
Floor Tile ³	ACM	sf	1,410	3.25	\$4,582.50 ✓
Floor Tile Mastic ³	ACM	lf	1,765	2.25	\$3,971.25 ✓
Window Caulk ³	ACM	ea.	50	200.00	\$10,000.00 ✓
Louvers ³	ACM	ea.	5	100.00	\$500.00 ✓
Tar Paper ³	ACM	sf	5	10.00	\$50.00 ✓
Fire Door ³	ACM	ea.	1	100.00	\$100.00 ✓
Floor Debris ³	ACM	sf	15,000	2.50	\$37,500.00 ✓
Project/Air Monitoring ⁴	Air monitoring and project oversight	daily	120	300.00	\$36,000.00
Building Demolition					
Building Demolition ^{1,2}	Building areas	cf	735,000	0.33	\$242,550.00 ✓
Tank Demolition ^{1,2}	Concrete holding tanks	sf	21,000	16.80	\$352,800.00 ✓
Disposal of Building ^{1,2}	Assumed C&D debris	cy	28,000	8.55	\$239,400.00 ✓

Sub: @90%
~~100,635.62~~
 100,635.62

(Calc from previous PO)
 829,233.75
 Sub @ 50%:
~~414,616.875~~
 Sub @ 90%:
 388,800

**Table 1
Former Welch Foods Site
(NYSDEC No. B00147-9)
Remediation Cost Estimate**

Item	Note	Unit	Quantity	Cost/Unit	Cost
Drain/Pipe Removal					
Foundation Excavation ¹	6" Thick reinforced concrete, with rods	sf	5,000	5.60	\$28,000.00 ✓
Pipe Removal ¹	Up to 12" dia. pipe	lf	2,500	6.50	\$16,250.00 ✓
Loading ¹	One (1) cy backhoe	cy	200	9.30	\$1,860.00 ✓
Pipe & Waste Disposal ^{1,2}	Roll-offs, includes transport and disposal	cy	200	100.00	\$20,000.00 ✓
Disposal of Concrete ^{1,2}	Assumed C&D debris	cy	2,000	8.55	\$17,100.00 ✓
Subtotal					\$1,318,399.37

Contingencies	15% of Subtotal				\$197,759.91 ^{no}
Engineering/Oversight	10% of Subtotal				\$131,839.94 ⁹⁰
Subtotal					\$329,599.84

Total					\$1,647,999.21
--------------	--	--	--	--	-----------------------

1,450,239.30

¹ Source is 2002 RSMeans Heavy Construction Cost Data 16th Edition.

² Demolition cost may vary significantly depending upon market conditions and the amount of salvageable materials.

³ Source is Asbestos Abatement Cost Estimate prepared by Watts Engineers, dated October 4, 2001.

⁴ Required air monitoring and analysis during abatement also third party administration.

rt = round trip
 cy = cubic yard
 sy = square yard
 lf = linear foot
 sf = square foot
 msf = 1000 square foot
 ton = 2,000 pounds
 drum = 55 gallon drum

90% = 559,148
~~414618~~ ~~432481~~
 973,765 ~~991209~~
 621275.56
 829233.58 ~~86493.75~~
 197759.91
~~163998.22~~
 1648269.22

ATTACHMENT 3

SEQRA DOCUMENTATION

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number:

Date October 16, 2002

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Chautauqua Co. Dept. of Public Facilities (CCDPF) as lead agency has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

Name of Action: Brownfield restoration of the Former Welch Foods Site, 54 West Main Street, Brocton, New York

SEQR Status: Unlisted Action

Conditioned Negative Declaration: No

Description of Action:

The Former Welch Foods facility is located at 54 Main Street in the Village of Brocton, Town of Portland, Chautauqua County, New York. The project is situated at the intersection of Main Street (NYS Route 20) and Pearl Street. The project site occupies approximately 2.4 acres and contains the abandoned portion of an industrial building that amounts to approximately 63,000 square feet (SF). The southern most portion of the structure is salvageable and will be preserved, however, a significant part of the site and structure is contaminated with hazardous substances and severely deteriorated with several major roof sections having collapsed.

To eliminate or mitigate the threats to the public health and the environment posed by the physical and chemical hazards associated with the Former Welch Foods Brownfield Site the following remedial action will be undertaken at the site:

- Removal and off-site disposal of all potential PCB containing equipment;
- Abatement of asbestos containing materials;
- Complete demolition of the facility;
- Removal and off-site disposal of the complete drainage system and contents, and;
- Excavation and off-site disposal of impacted fill material and soils.

This action will render the site ready for future redevelopment.

SEQR Negative Declaration

Reasons Supporting this Determination:

The project will remove the physical and chemical hazards to human health and the environment currently associated with this Brownfield site, and will return the site to a condition that is suitable for redevelopment. Activities associated with the cleanup program slated for implementation at the site have the potential to result in temporary localized impacts to air quality and noise related to the used of heavy equipment and demolition of the existing structure. Impacts to ambient noise levels, however, will be limited to daytime business hours and will be minimized through the used of equipment fitted with functional sound attenuation devices. Air quality impacts will be effectively minimized through the use of air quality monitoring and standard construction precautions (e.g. water application to suppress particulate emissions). Furthermore, the cleanup program will be performed in accordance with a NYSDEC approved work plan, and will be monitored by the NYSDEC. Therefore, the project is not expected to result in any significant adverse impacts to natural or human resources in the project area. Since no current plans for the redevelopment of the site have been formalized, it is the counties understanding that any such proposals in the future will be subject to separate review pursuant to 6 NYCRR 617 SRQRA.

For Further Information:

Contact Person: Cheryl Ruth, Senior Environmental Project Coordinator

Address: Chautauqua County Department of Public Facilities
454 North Work Street
Falconer, NY

Telephone Number: (716) 661-8400

Copy of this Notice is sent to:

David F. Crandall
Village of Brocton Code Enforcement Officer
Post Office Box B
Brocton, NY 14716
(716)-792-4169

Dale Abram
Mayor, Village of Brocton
Post Office Box B
Brocton, NY 14716
(716)-792-4169

Ms. Carolyn Magnuson
Clerk, Village of Brocton
Post Office Box B
Brocton, NY 14716
(716)-792-4169

617.20

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, and comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as a potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE— Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

On review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A.** The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B.** Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been, required and therefore a **CONDITIONED negative declaration will be prepared.***
- C.** The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Brownfield Restoration at Former Welch Foods Site
Name of Action

Chautauqua County Department of Public Facilities
Name of Lead Agency

MARK THOMAS

COUNTY EXECUTIVE

Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Mark Thomas

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

10/18/02

Date

PART 1- PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Brownfield Restoration at Former Welch Foods Site		
LOCATION OF ACTION (Include Street Address, Municipality, and County) 54 West Main Street, Village of Brocton, Chautauqua County		
NAME OF APPLICANT/SPONSOR Chautauqua County Department of Public Facilities		BUSINESS TELEPHONE (716) 661-8400
ADDRESS 454 North Work Street		
CITY/PO Falconer	STATE NY	ZIP CODE 14733
NAME OF OWNER (If different) Chautauqua County		BUSINESS TELEPHONE (716) 753-7111
ADDRESS Gerace Office Building		
CITY/PO Mayville	STATE NY	ZIP CODE 14752
DESCRIPTION OF ACTION The project consists of the cleanup of the former Welch Foods site, which is a municipal Brownfield site. The cleanup program to be implemented at this site will be in accordance with that prescribed in the Proposed Remedial Action Plan (PRAP) and will include: asbestos abatement; removal and disposal of on-site equipment; building demolition; removal and disposal of drains, sumps and associated drainage control piping network; and removal of contaminated soils from the site. This will render the site suitable for redevelopment for an undetermined use.		

Please Complete Each Question- Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other: Light - Industrial (vacant)

2. Total acreage of project area: +/- 2.4 acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>+/- 0.18</u> acres	<u>0</u> acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth, or fill)	_____ acres	<u>+/- 2.4</u> acres
Roads, buildings and other paved surfaces	<u>+/- 2.22</u> acres	_____ acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is the predominant soil type(s) on project site? _____

- a. Soil drainage: Well drained 100 % of site Moderately well drained _____ % of site
 Poorly drained _____ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

- a. What is depth to bedrock? > 28 (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% 100% 10-15% %
 15% or greater %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No (An inquiry was submitted to NYSOPRHP on October 7, 2002)
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table?: ~ 16 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing, or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to: (An inquiry was submitted to NYSDEC, Division of Fish & Wildlife & USDA Fish & Wildlife Service on October 7, 2002)
Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: _____
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name _____ N/A b. Size (In acres) _____
17. Is the site served by existing public utilities? Yes No
a. If Yes, does sufficient capacity exist to allow connection? Yes No
b. If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor +/- 2.4 acres.
b. Project acreage to be developed: 0 acres initially; 0 acres ultimately.
c. Project acreage to remain undeveloped +/- 2.4 acres.
d. Length of project, in miles: N/A (If appropriate)
e. If the project is an expansion, indicate percent of expansion proposed N/A %;
f. Number of off-street parking spaces existing N/A; proposed N/A
g. Maximum vehicular trips generated per hour N/A (upon completion of project)?
h. If residential: Number and type of housing units: N/A

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

i. Dimensions (in feet) of largest proposed structure N/A height; _____ width; _____ length.
j. Linear feet of frontage along a public thoroughfare project will occupy is? 400' (W. Main St.), 329' Pearl St

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? _____ 0
3. Will disturbed areas be reclaimed? Yes No N/A
 a. If yes, for what intended purpose is the site being reclaimed? The intent of this action is to render the site suitable for future development.
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? +/- 0.18 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction 4 months, (including demolition).
7. If multi-phased: N/A
 a. Total number of phases anticipated: _____ (number).
 b. Anticipated date of commencement phase 1 _____ month _____ year,
 c. Approximate completion date of final phase _____ month _____ year.
 d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction < 10; after project is complete 0.
10. Number of jobs eliminated by this project: N/A
11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month 7,250 tons
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name: Chautauqua County Landfill; location: Ellery, New York
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal?: 29,000 tons of C&D material as a result of demolition activity only.
 b. If yes, what is the anticipated site life?: N/A years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day N/A gallons/day.
24. Does project involve Local, State, or Federal funding? Yes No
 If yes, explain: Partial funding under the 1996 Clean Air / Clean Water Bond Act

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Demolition Permits	
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Asbestos Abatement per NY State Dept. of Labor Industrial Code Rule 56	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/ revision of master plan resource management plan other _____
- What is the zoning classification(s) of the site? Industrial
- What is the maximum potential development of the site if developed as permitted by the present zoning?
2.4 acres could be developed in accordance with local zoning for industrial use.
- What is the proposed zoning of the site? There is no planned change in zoning for the remediated site.
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Industrial, and Residential
- Is the proposed action compatible with adjoining/surrounding land uses within 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A
 a. What is the minimum lot size proposed? _____
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/ Sponsor Name Chautauqua County Department of Public Facilities Date _____

Signature _____ Title _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2- PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and, wherever possible, the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term, and cumulative effects.

Instructions (Read Carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate column (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** column in column 3. A **No** response indicates that such a reduction is not possible. This must be explained Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tones of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts: Demolition of existing building, removal of sumps and drains and associated piping network, and removal of contaminated soils from the site

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) NO YES

Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will proposed action affect any water body designated as protected?
 (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
 NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water?
 NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity?
 NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff?
 NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? NO YES

List the environmental characteristics that caused the designation of the CEA

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

16. Will Proposed Action affect the community's source of fuel or energy supply?

NO YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: The demolition and site remediation activity will temporarily generate noise levels in excess of the local ambient noise levels

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON PUBLIC HEALTH

Will Proposed Action affect public health and safety?
 NO YES

Examples that would apply to column 2

Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, ect.)

Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

Other impacts: _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

Will Proposed Action affect the character of the existing community?
 NO YES

Examples that would apply to column 2

The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

Proposed Action will conflict with officially adopted plans or goals.

Proposed Action will cause a change in the density of land use.

Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

Proposed Action will set an important precedent for future projects.

Proposed Action will create or eliminate employment.

Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
 NO YES

any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

- Briefly describe the impact.
- Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
- Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

Continue on attachments)

SECTION 4

PRELIMINARY RD/RA STATEMENT OF WORK

**1996 CLEAN WATER/CLEAN AIR BOND ACT
ENVIRONMENTAL RESTORATION PROJECT**

PRELIMINARY RD/RA STATEMENT OF WORK

**FORMER WELCH FOODS SITE
54 WEST MAIN STREET, VILLAGE OF BROCTON
CHAUTAUQUA COUNTY
(SITE NO. B-00147-9)**

Prepared on Behalf of:

**CHAUTAUQUA COUNTY DEPARTMENT
OF PUBLIC FACILITIES
454 NORTH WORK STREET
FALCONER, NEW YORK 14733**

Prepared for:

**NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION**

**PRELIMINARY STATEMENT OF WORK
REMEDIAL DESIGN/REMEDIAL ACTION PROGRAM
FORMER WELCH FOODS SITE
BROCTON (V), NEW YORK
SITE NUMBER B-00147-9**

GENERAL DISCUSSION

This *Preliminary Statement of Work (SOW)* has been developed to describe the Remedial Design/Remedial Action (RD/RA) program proposed for implementation at the former Welch Foods site located at 54 West Main Street in the Village of Brocton, Chautauqua County, New York. This Preliminary SOW has been prepared in support of Chautauqua County's application for financial assistance under Title 5 of the Clean Water/Clean Air Bond Act of 1996 for the remediation of the project site.

SELECTED REMEDY

OVERVIEW

Based upon the results of the *Site Investigation/Remedial Alternatives Report (SI/RAR)* completed for the project site, and public input on the *Proposed Remedial Action Plan (PRAP)* for the site, the NYSDEC issued a Record of Decision (ROD) in December 2002 specifying the selected remedial approach. The primary components of the selected remedy include:

- Excavation and off-site disposal of impacted fill material;
- Removal and off-site disposal of impacted drainage system and contents;
- Abatement of asbestos-containing materials;
- Removal and recycling/disposal of potential PCB-containing equipment and mercury switches; and
- Complete building demolition.

This alternative is the most comprehensive, involving the removal and disposal of all contaminated media from the site. Asbestos abatement and building demolition are also prerequisites to the removal and disposal of the drainage control structures and associated piping network called for under this alternative.

The following subsections describe the remedial actions to be undertaken for each of the contaminated media at the site.

FILL MATERIALS

The area of contaminated fill is primarily located to the south of the building and encompasses approximately 13,000 square feet (see Figure 5). The thickness of the fill material averages 3.6 feet. Therefore, the approximate volume of contaminated fill material is estimated at 1,700 cubic

yards. The selected remedy consists of the excavation and off-site disposal of this contaminated fill material.

SEDIMENT/SLUDGE

Contaminated sediment and/or sludge was documented in numerous drains and sumps located within and adjacent to the building (see Figures 3 and 4). The underground piping associated with these drainage and/or wastewater control structures is also believed to contain contaminated sediment. Although dye testing and interviews of former facility employees failed to result in the full delineation of the piping network, the volume of sediment/sludge has been estimated at 700 cubic yards occurring within approximately 2,500 linear feet of piping and the associated collection structures. The selected remedy involves the excavation and removal of the drainage system and sediment contained therein. This will require the demolition of the existing on-site structure to enable access to the drainage system.

BUILDING MATERIALS

Asbestos-containing materials (ACMs) were identified throughout the building. Prior to building demolition, the ACMs will be removed and disposed of off-site.

EQUIPMENT

Light fixtures, switches and step-down transformers were identified in multiple areas of the on-site building. These items will be removed prior to building demolition and recycled/disposed of off-site.

RD/RA TASKS

The RD/RA program proposed for implementation at the project site includes the following primary tasks:

- Preparation of RD Work Plan
- Remedial Design
- Development of Bid and Contract Documents
- Contractor Selection and Award
- Preparation of Remedial Action Work Plan
- Procurement of Required Permits
- Remedial Construction
- Remedial Construction Oversight
- Cleanup Validation
- Preparation of Close Out Report
- Citizen Participation

These tasks will be performed in accordance with the applicable requirements of *Draft DER-10: Technical Guidance for Site Investigation and Remediation* (December 2002).

RD/RA PROGRAM BUDGET

The estimated cost to implement the proposed RD/RA program is presented in Table 1.

**Table 1
Former Welch Foods Site
(NYSDEC No. B00147-9)
Remediation Cost Estimate**

Item	Note	Unit	Quantity	Cost/Unit	Cost
Soil Removal/Fill					
Mob/Demob ¹	Up to 50 Miles	rt	2	180.00	\$360.00
Site Preparation ¹	Clear and grub	acre	0.3	2900.00	\$870.00
Soil Excavation ¹	backhoe	cy	1,550.0	4.44	\$6,882.00
Soil Transport ¹	12 cy truck	cy	1,550	21.00	\$32,550.00
Soil Disposal ²	Non-hazardous contaminated soil	ton	2,325	12.00	\$27,900.00
Backfill Transport ¹	3.3 loads/hr	cy	1,250	5.15	\$6,437.50
Backfill ¹	spread, dumped fill	cy	1,250	1.43	\$1,787.50
Spread/Grade ¹	Spread with dozer	cy	1,250	4.14	\$5,175.00
Topsoil Buy and Place	Spread topsoil 0.5' deep	cy	300	16.35	\$4,905.00
Seed/Mulch/Fertilize	Tractor spread lawn mix	msh	18	17.80	\$318.62
Equipment Removal					
Mob/Demob ¹	Up to 50 Miles	rt	1	180.00	\$180.00
Removal of Ballasts ¹	Removal only	each	60	85.00	\$5,100.00
Removal of Transformer ¹	Dry Type	each	10	340.00	\$3,400.00
Disposal/Recycling	PCB containing ballasts	drum	1	2,500.00	\$2,500.00
Removal of Switches ¹	Removal only	each	8	65.00	\$520.00
Disposal/Recycling	Mercury containing Includes ACM	drum	1	1,750.00	\$1,750.00
Drain/Pipe Removal					
ACM Abatement					
Boiler Insulation ³	Includes ACM debris on floor	ea.	3	20,000.00	\$60,000.00
Hot Water Tank ³	Includes ACM debris on floor	lf	420	25.00	\$10,500.00
Pipe Insulation ³	Aircell, mag and cork mastic	lf	3,600	25.00	\$90,000.00
Duct Insulation ³	ACM	lf	2,330	20.00	\$46,600.00
Floor Tile ³	ACM	sf	1,410	3.25	\$4,582.50
Floor Tile Mastic ³	ACM	lf	1,765	2.25	\$3,971.25
Window Caulk ³	ACM	ea.	50	200.00	\$10,000.00
Louvers ³	ACM	ea.	5	100.00	\$500.00
Tar Paper ³	ACM	sf	5	10.00	\$50.00
Fire Door ³	ACM	ea.	1	100.00	\$100.00
Floor Debris ³	ACM	sf	15,000	2.50	\$37,500.00
Project/Air Monitoring ⁴	Air monitoring and project oversight	daily	120	300.00	\$36,000.00
Building Demolition					
Building Demolition ^{1,2}	Building areas	cf	735,000	0.33	\$242,550.00
Tank Demolition ^{1,2}	Concrete holding tanks	sf	21,000	16.80	\$352,800.00
Disposal of Building ^{1,2}	Assumed C&D debris	cy	28,000	8.55	\$239,400.00

Table 1
Former Welch Foods Site
(NYSDEC No. B00147-9)
Remediation Cost Estimate

Item	Note	Unit	Quantity	Cost/Unit	Cost
Drain/Pipe Removal					
Foundation Excavation ¹	6" Thick reinforced concrete, with rods	sf	5,000	5.60	\$28,000.00
Pipe Removal ¹	Up to 12" dia. pipe	lf	2,500	6.50	\$16,250.00
Loading ¹	One (1) cy backhoe	cy	200	9.30	\$1,860.00
Pipe & Waste Disposal ^{1,2}	Roll-offs, includes transport and disposal	cy	200	100.00	\$20,000.00
Disposal of Concrete ^{1,2}	Assumed C&D debris	cy	2,000	8.55	\$17,100.00
Subtotal					\$1,318,399.37
Contingencies	15% of Subtotal				\$197,759.91
Engineering/Oversight	10% of Subtotal				\$131,839.94
Subtotal					\$329,599.84
Total					\$1,647,999.21

¹ Source is 2002 RSMMeans Heavy Construction Cost Data 16th Edition.

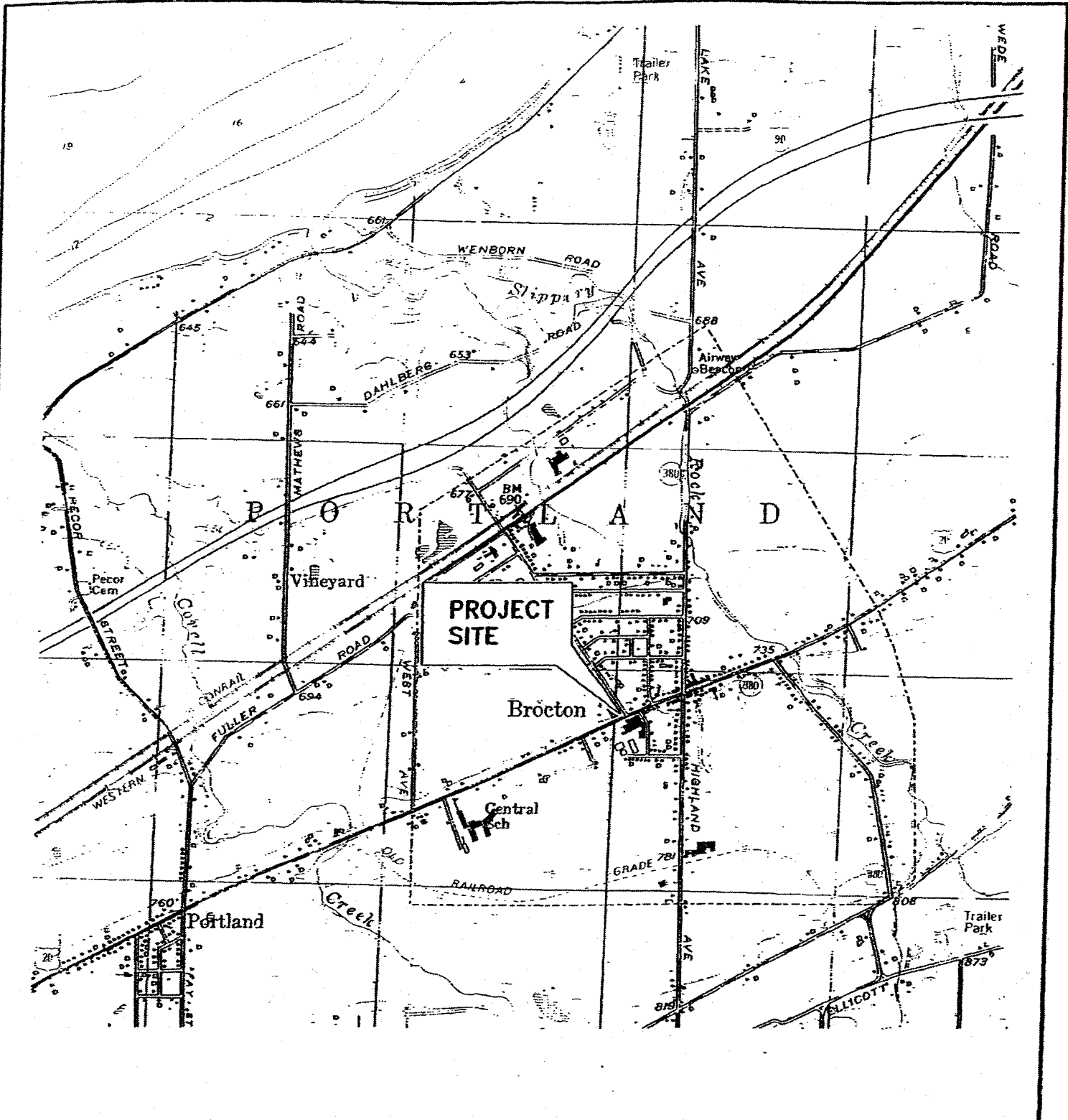
² Demolition cost may vary significantly depending upon market conditions and the amount of salvageable materials.

³ Source is Asbestos Abatement Cost Estimate prepared by Watts Engineers, dated October 4, 2001

⁴ Required air monitoring and analysis during abatement also third party administration.

rt = round trip
 cy = cubic yard
 sy = square yard
 lf = linear foot
 sf = square foot
 msf = 1000 square foot
 ton = 2,000 pounds
 drum = 55 gallon drum

FIGURES



SITE LOCATION MAP



TVGA ENGINEERING, SURVEYING, P.C.
 ENGINEERS • SURVEYORS • PHOTOGRAMMETRISTS

One Thousand Maple Road, P.O. Box H
 Elma, NY 14059-0254

(716) 655-8842
 Fax: (716) 655-0937

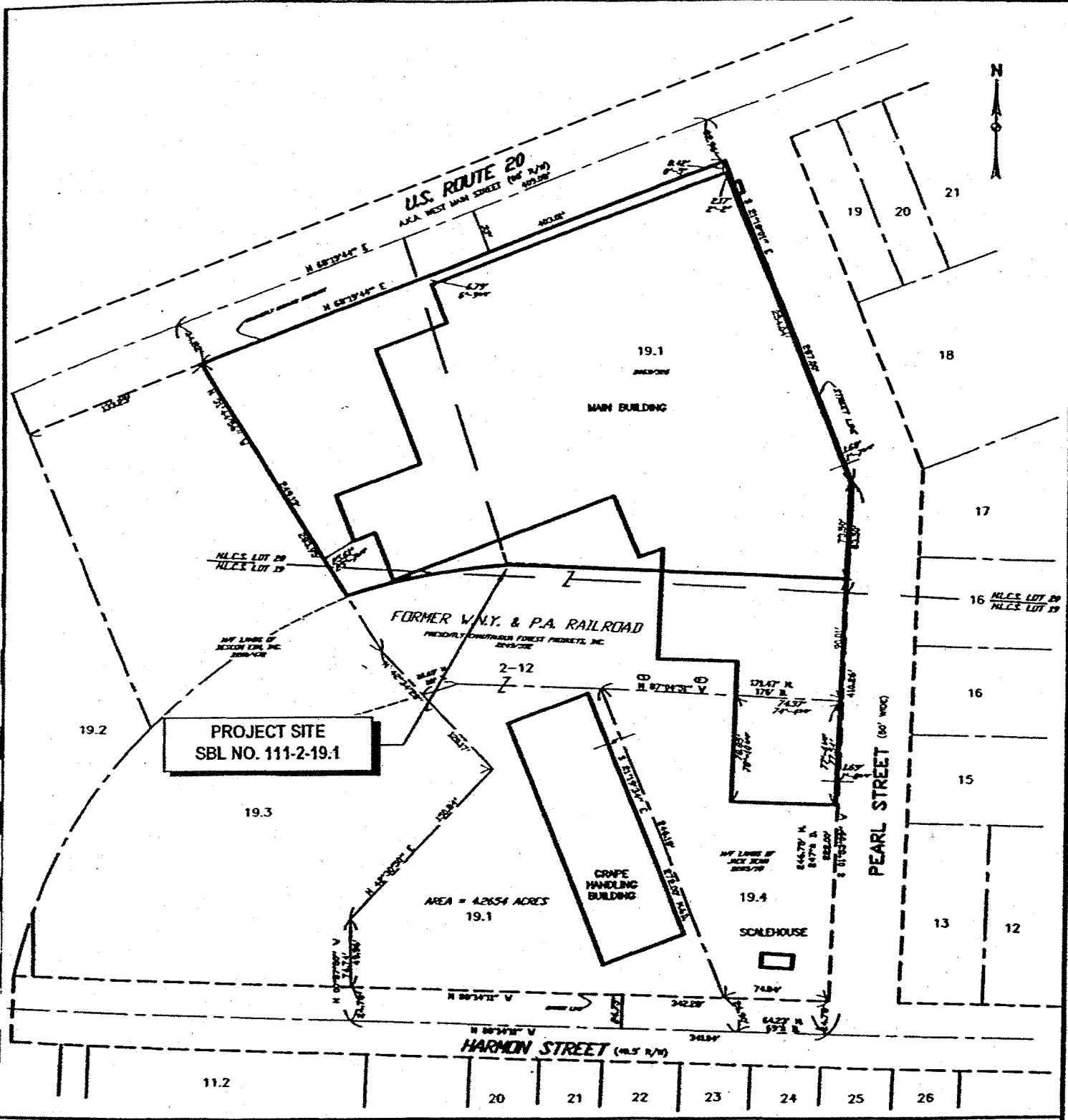
**SITE INVESTIGATION/REMEDIAL
 ALTERNATIVES REPORT
 FORMER WELCH FOODS, INC. SITE
 54 WEST MAIN STREET
 BROCTON, NEW YORK**

PROJECT NO.
 200403

SCALE: NOT TO SCALE

DATE: 4/14/00

FIGURE NO. 1



TAX MAP



TVGA ENGINEERING, SURVEYING, P.C.
 ENGINEERS • SURVEYORS • PHOTOGRAMMETRISTS

One Thousand Maple Road, P.O. Box 8
 Elms, NY 14059-0264

(716) 655-8842
 Fax: (716) 655-0937

**SITE INVESTIGATION/REMEDIAL
 ALTERNATIVES REPORT
 FORMER WELCH FOODS, INC. SITE
 54 WEST MAIN STREET
 BROCTON, NEW YORK**

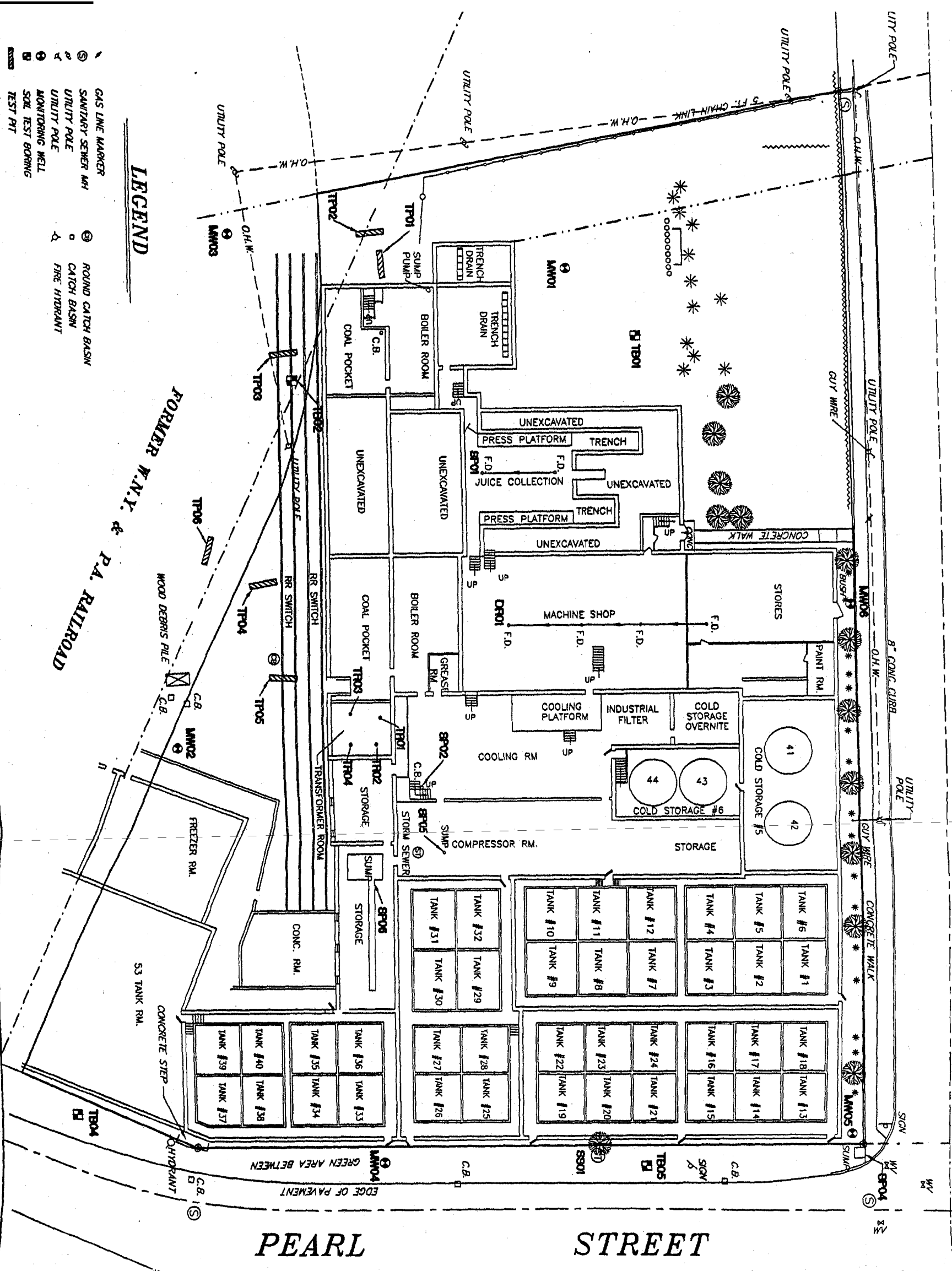
PROJECT NO.
 200403

SCALE: NOT TO SCALE

DATE: 10/26/00

FIGURE NO. 2

U.S. ROUTE 20
A.K.A. WEST MAIN STREET (66' R/W)



LEGEND

- GAS LINE MARKER
- ⊙ SANITARY SEWER MW
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE
- ⊙ MONITORING WELL
- ⊙ SOIL TEST BORING
- ⊙ TEST PIT
- ⊙ ROUND CATCH BASIN
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT

PEARL STREET

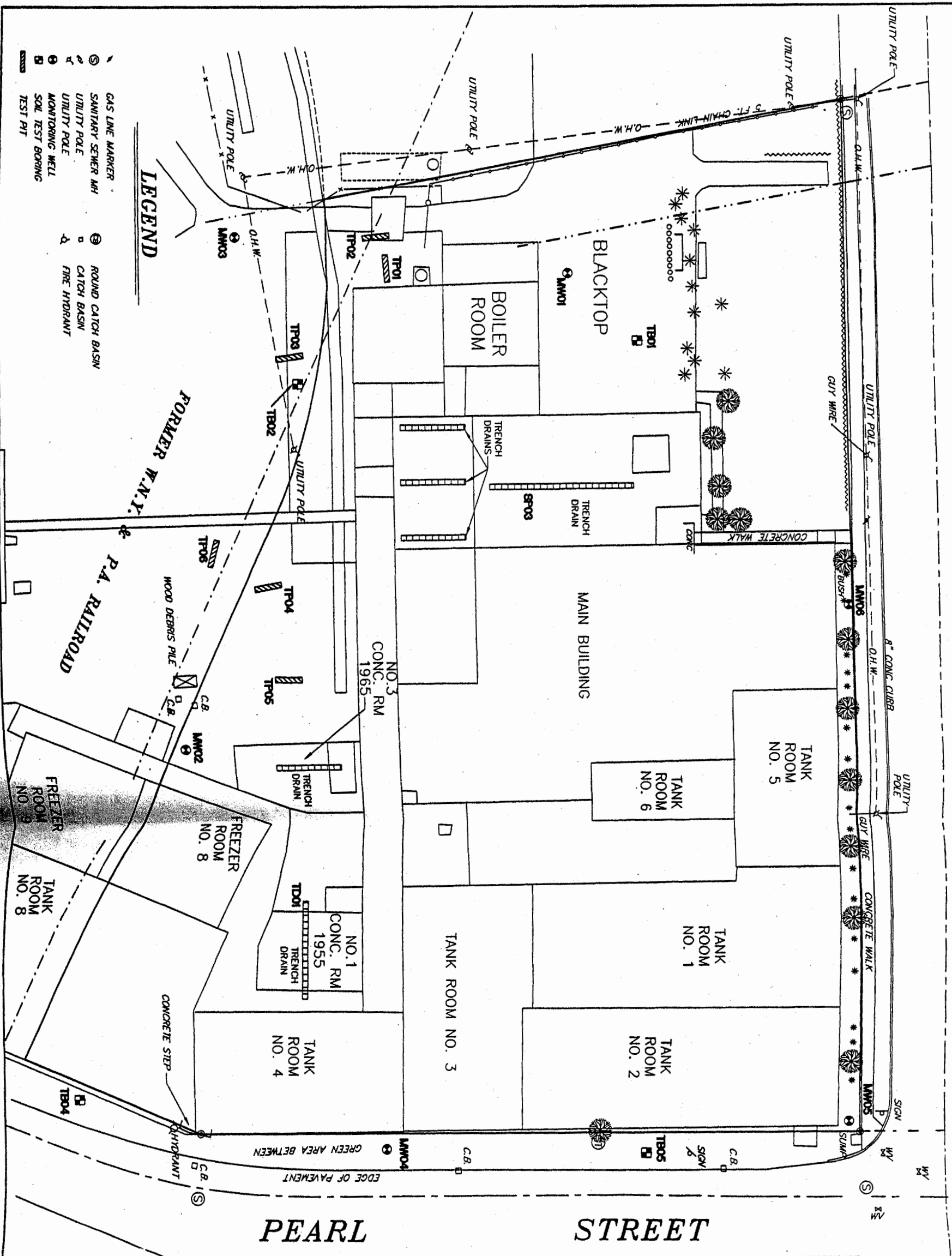
MONITORING WELL COORDINATE TABLE
*SEE MAP FOR ELEVATIONS

MONITORING WELL	NORTHING	EASTING
MW1	9752.43	10216.72
MW2	9678.64	10440.81
MW3	9627.88	10248.74
MW4	9802.60	10562.82
MW5	9970.64	10468.82
MW6	9898.46	10299.25

FORMER WELCH FOODS, INC.
SITE 54 WEST MAIN STREET
BROOKTON, NEW YORK
SCALE 1" = 20'
BASEMENT
FIGURE NO. 3
SAMPLE LOCATION PLAN

TVA
TVA ENGINEERING, SURVEYING, P.C.
ENGINEERS • SURVEYORS • PHOTOGRAMMETRISTS
1000 MAPLE ROAD, P.O. BOX H
ELMA, NEW YORK 14059-0264
TEL (716) 655-7NCA
FAX (716) 655-0937

U.S. ROUTE 20
A.K.A. WEST MAIN STREET (66' R/W)



LEGEND

- GAS LINE MARKER
- ⊙ SANITARY SEWER MH
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE
- ⊙ MONITORING WELL
- ⊙ SOIL TEST BORING
- ⊙ TEST PIT
- ⊙ ROUND CATCH BASIN
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT

MONITORING WELL COORDINATE TABLE
SEE MAP FOR ELEVATIONS.

MONITORING WELL	NORTHING	EASTING
MW1	9752.43	10216.72
MW2	9678.64	10440.21
MW3	9627.88	10248.74
MW4	9807.60	10562.82
MW5	9970.64	10408.82
MW5	9898.46	10299.25

FORMER WELCH FOODS, INC.
SITE 54 WEST MAIN STREET
BROCKTON, NEW YORK
SCALE 1" = 20'
GROUND FLOOR
FIGURE NO. 4
SAMPLE LOCATION PLAN

TVA
TVA ENGINEERING, SURVEYING, P.C.
ENGINEERS & SURVEYORS & PHOTOGRAMMETRISTS
1000 MAPLE ROAD, P.O. BOX H
ELMA, NEW YORK 14059-0284
TEL (716) 655-TVA
FAX (716) 655-0937

U.S. ROUTE 20 (66' R/W)
 A.K.A. WEST MAIN STREET
 N 68°19'44" E
 409.08'

SANITARY MH
 RIM: 750.09 INV 747.64
 8" PVC W. INV 747.74
 8" PVC S. INV 747.74

8" CONIC CURB
 376.35'

WY WHEEL CHAIR RAMP

SANITARY MH
 RIM: 743.51 INV 736.66
 8" PVC S. INV 739.24
 8" PVC E. INV 736.61

MW 5
 GROUND EL. 744.49
 TOP OF CASING EL. 744.06
 2.5' X 2.5' SUMP
 RIM EL. 744.59

CATCH BASIN
 RIM: 745.70 INV 743.80
 12" CMP N. INV 744.10
 12" CMP S. INV 744.10

TEST BORE 5
 ELEV: 747.63

CATCH BASIN
 RIM: 751.02 INV 749.22
 12" CMP N. INV 749.22
 12" CMP S. INV 749.12

STORM MH
 RIM: 748.91
 15" TILE N.E. INV 742.73
 18" TILE S.W. INV 742.79

CATCH BASIN
 RIM: 753.84 INV 751.99
 12" CMP N. INV 753.97
 12" CMP S. INV 753.97

SANITARY MH
 RIM: 756.40 INV 752.00
 8" PVC N. INV 752.02
 8" PVC S. INV 752.02

FORMER WELCH FOODS, INC.
SITE 54 WEST MAIN STREET
BROCTON, NEW YORK

FIGURE NO. 5
CONTAMINATED FILL AREA PLAN

TVA
TVGA ENGINEERING, SURVEYING, P.C.
 ENGINEERS • SURVEYORS • PHOTOGRAMMETRISTS
 1000 MAPLE ROAD, P.O. BOX 11
 ELMA, NEW YORK 14059-0284
 TEL: (716) 655-7764
 FAX: (716) 655-0937

SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK

SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK

SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK

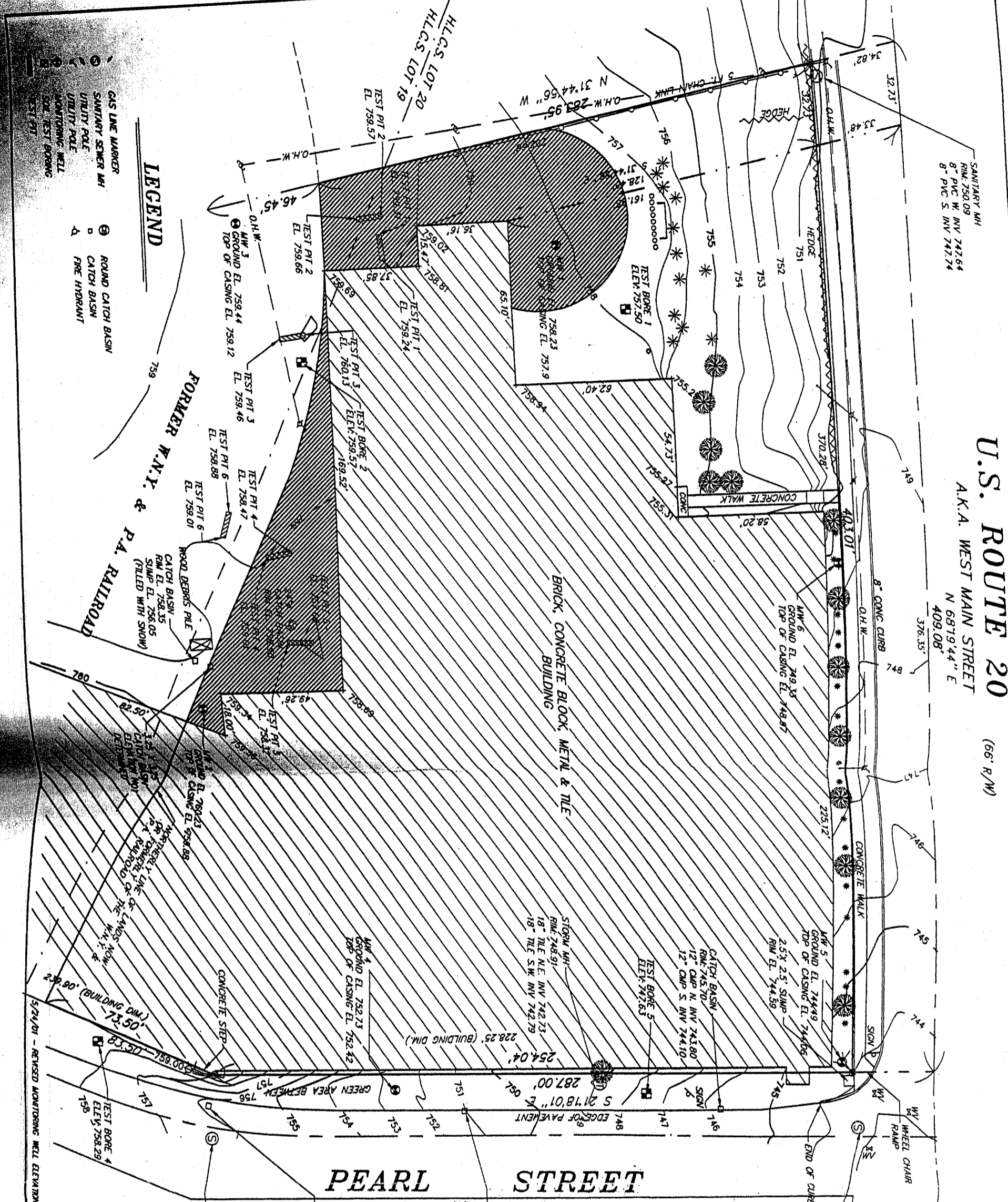
SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK

SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK

SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK

SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK

SCALE 1" = 40'
 FORMER WELCH FOODS, INC.
 SITE 54 WEST MAIN STREET
 BROCTON, NEW YORK



LEGEND

- GAS LINE MARKER
- ⊙ SANITARY SEWER MH
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ AUTOMATIC WELL
- ⊙ TEST PIT
- ⊙ ROUND CATCH BASIN
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT

CONTAMINATED FILL AREAS