Department of Environmental Conservation

Division of Environmental Remediation

Environmental Restoration
Record of Decision
Former Welch's Foods Site
Brocton (V), Chautauqua County, New York
Site Number B-00147-9

December 2002

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

DECLARATION STATEMENT
ENVIRONMENTAL RESTORATION RECORD OF DECISION

Former Welch's Foods Environmental Restoration Site
Brocton (V), Chautauqua County, New York
Site No. B-00147-9

Statement of Purpose and Basis

The Record of Decision (ROD) presents the selected remedy for the Former Welch's Foods 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 Former Welch's Foods 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 releases of hazardous substances from this site, if not addressed by implementing the response action selected in this ROD, presents a current or potential significant threat to public health and/or the environment.

Description of Selected Remedy

Based on the results of the Site Investigation/Remedial Alternatives Report (SI/RAR) for the Former Welch's Foods site and the criteria identified for evaluation of alternatives, the NYSDEC has selected, complete building demolition with asbestos abatement, allowing for removal of contaminated drains and electrical equipment. Additionally, the remediation will include removal and disposal of impacted fill areas.. The components of the remedy are as follows:

- complete demolition of the facility;
- excavation and off-site disposal of impacted fill material and soils to levels consistent with the goal of reaching TAGM 4046;
- removal and off-site disposal of impacted drainage system and contents;
- abatement of asbestos containing materials, and;
- removal and off-site disposal of all potential PCB containing equipment.

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.

12/12/02
Date

Dale A. Desnoyers, Acting Director
Division of Environmental Remediation

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RECORD OF DECISION

Former Welch's Foods Site

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SECTION 1: SUMMARY OF THE RECORD OF DECISION

The New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH) has selected a remedy for the Former Welch's Foods Site, a brownfield project. The presence of hazardous substances has created threats to human health and/or the environment that are addressed by this remedy.

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 up to 75 percent 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, former site operations, materials handling and poor housekeeping have resulted in the disposal of hazardous substances, including mercury, solvents, asbestos, polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs). These hazardous substances have contaminated soil and drain sediments at the site and have resulted in:

- A threat to human health associated with current and potential exposure to PCBs, PAHs and metals, contained in site soils and floor drain sediments and friable asbestos fibers in building materials.

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

- complete demolition of the facility;
- excavation and off-site disposal of impacted fill material and soils;
- removal and off-site disposal of impacted drainage system and contents;
- abatement of asbestos containing materials, and;
- removal and off-site disposal of all potential PCB containing equipment.

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

SECTION 2: SITE LOCATION AND DESCRIPTION

Located in the Village of Brocton, Chautauqua County, the Former Welch's Foods Site, Site #B00147-9 occupies approximately 2.4 acres (figure 1). The site is located at the corner of West Main Street and Pearl Street in a largely rural, agrarian, community consisting of residential, commercial and light industrial properties (figure 2). The site is approximately one-half mile east of Lake Erie in the Erie-Ontario Plain physiographic province and is flat to gently sloping. The Former Welch's Foods Site is not located near any hazardous waste site listed on the Registry of Inactive Hazardous Waste Disposal Sites .

SECTION 3: SITE HISTORY

3.1: Operational/Disposal History

Initially developed as a wine cellar in 1859, the site continued to be utilized for the processing and storage of wine and grape juice products until the mid-1980s. Following closure of the facility by Welch Foods in the mid-1980's, the site was purchased by Chautauqua County Forest Products who used the site for limited storage until the mid- 1990's. The site has largely been unused since its closure except for a small portion still used for the storage of juice products by Cliffstar Corporation.

The facility contained a machine shop, compressor room, transformer room and several onsite oil-fired boilers. Long-term operation and maintenance of the facility resulted in the accumulation of residual wastes from petroleum spills, transformer releases, etc. A number of hazardous substances including PAHs, PCBs, and metals are present.

Chautauqua County acquired the parcel that contains the project site via tax foreclosure in August 2000.

3.2: Environmental Restoration History

Inspections of the site by the Chautauqua County Department of Health (CCDOH) and NYSDEC in 1992-1993 revealed that Chautauqua County Forest Products was using the facility to improperly store hazardous waste generated at another facility located in Pennsylvania. A Summary Order was issued by CCDOH.

An inspection of the site in February and March 1999 by representatives of the Village of Brocton, Chautauqua County and NYSDEC revealed the presence of numerous drums of hazardous and petroleum wastes. The conditions of many of these drums were noted as poor, and there was the threat of imminent release of contained wastes. In June 1999 a removal action was completed by

Chautauqua County Forest Products. The removal action included the removal of 19 drums containing hazardous and petroleum wastes.

SECTION 4: SITE CONTAMINATION

To determine the nature and extent of any contamination by hazardous substances of this environmental restoration site, the County of Chautauqua has recently completed a Site Investigation/Remedial Action Report (SI/RAR).

4.1: 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 in one phase. A report entitled "Final Site Investigation/Remedial Alternatives Report (SI/RAR) for the Former Welch's Foods Site (NYSDEC Site No. B00147-9)" dated April 2002 has been prepared which describes the field activities and findings of the SI in detail.

The SI included the following activities:

- Installation of soil borings and monitoring wells for analysis of soils and groundwater as well as physical properties of soil and hydrogeologic conditions;
- Investigation of facility drains, sumps, manholes and vaults;
- Investigation of concrete holding tanks;
- Investigation of the facility transformer room;
- Completion of an asbestos survey, and;
- Surveying.

To determine which media (soil, groundwater, etc.) are contaminated at levels of concern, the SI analytical data was compared to environmental standards, criteria, and guidance values (SCGs). Groundwater, drinking water and surface water SCGs identified for the Former Welch's Foods site are based on NYSDEC Ambient Water Quality Standards and Guidance Values and Part 5 of New York State Sanitary Code. For soils, NYSDEC Technical and Administrative Guidance Memorandum (TAGM) 4046 provides soil cleanup guidelines for the protection of groundwater, background conditions and health-based exposure scenarios. In addition, for soils, background concentration levels were considered for certain categories of contaminants.

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

Chemical concentrations are reported in parts per billion (ppb), or parts per million (ppm). For comparison purposes, where applicable, SCGs are provided for each medium.

4.1.1: Site Geology and Hydrogeology

The Final Site Investigation Report for the Former Welch's Foods Site noted that the site is located in the Erie-Ontario Plain physiographic province. This province is characterized by a series of low relief plains separated by higher relief escarpments covered by glacial till and lacustrine silt and clay deposits. Locally the project is located on a beach ridge. This beach ridge is a linear feature which is the remnant of an ancient elevated shoreline left by a receding Lake Erie. The Former Welch's Foods Site is a mostly flat site that slopes gently to the north and has been altered for current use.

The soils at the site, according to the "Soil Survey of Chautauqua County" are predominantly the Chenango gravelly loam which are deep and well drained to excessively drained. These soils formed on outwash terraces in larger valleys and on alluvial fans from post-glacial side streams entering the larger valleys. Overlain by fill material which extends from two to six feet deep, the soils at the subject site were noted to be from 8 to 18 feet thick and are underlain by a compact, sandy till unit.

The "Geologic Map of Western New York - Niagara Sheet (1970)" details bedrock at the site consisting of black shales and siltstones of the Canadaway Group. Of this group the Westfield Shale and underlying Leona Siltstone are mapped at this site. Bedrock was not physically encountered during any subsurface boring work which extended to 30 feet below ground surface.

The site is located in a small rural community which has a developed storm sewer drainage system. This local surface water drainage enters an unnamed tributary (E-50-2) of the Slippery Rock Creek which in turn exits into Lake Erie approximately 1.75 miles to the north of the site and becomes part of the Lake Erie-St. Lawrence River system.

The fine grained overburden found in western Chautauqua County restricts groundwater availability. As such the Village of Brockton as well as most of its neighboring communities use surface water as a local supply. Groundwater at the site is 14 to 21 feet below ground surface and the direction of the groundwater flow has been determined to be northeast toward Slippery Rock Creek at a rate of 1.46 feet per day.

4.1.2: Nature of Contamination

As described in the SI report, many soil, groundwater, floor drain sediment and sludge samples were collected at the site to characterize the nature and extent of contamination. From these samples, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, PCBs, and/or asbestos were encountered in differing media at various levels.

Low level VOCs found at the site included naphthalene, methylene chloride and acetone. These materials are solvents, used for various purposes.

SVOCs at the site consist primarily of PAHs and PCBs. PAHs are common in coal, coke and related ash materials, as well as asphalt, tar and petroleum derived products.

PCBs were utilized in heat exchange and dielectric fluids. Prior to regulation, they were commonly found in electrical transformers and similar equipment.

Several metals, some naturally occurring and others, such as arsenic and mercury, likely resulting from residual pesticides and the servicing of mercury containing equipment, were found throughout the site.

Asbestos containing material (ACM) was found mainly in the boiler room area but also throughout the former facility.

4.1.3: Extent of Contamination

Table 1 summarizes the extent of contamination for the contaminants of concern in soil, groundwater and sediments 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.

Soil

A total of 16 sub-surface soil samples were collected from 10 soil borings and six test pits. Analysis of these samples determined that eleven SVOCs, consisting mainly of PAHs were found above the SCGs cited in Section 4.1 above.

PAHs appear in the fill material on the site mainly to the west and south of the facility (see figure 3). As depicted in Table 1, a maximum of 6 of 16 samples exceeded SCGs. Two compounds, benzo(a)pyrene and benzo(a)anthracene were found in 6 of 16 samples of fill material. Benzo(a)pyrene was detected at a maximum concentration of 25 ppm and benzo(a)anthracene was found as high as 31 ppm. Soil cleanup guidance values for these two compounds are 0.061 ppm and 0.224 ppm, respectively. Other compounds found in multiple samples were benzo(b)fluoranthene and chrysene in 5 of 16 samples, benzo(k)fluoranthene in 4 of 16 samples, dibenzo(a,h)anthracene and indeno(1,2,3-cd) pyrene in 2 of 16 samples. Phenanthrene was detected at 95 ppm, representing the maximum concentration found among the PAH compounds. The SCG for this compound is 50 ppm.

Sub-surface soil samples from the 10 soil borings and two off site shallow soil samples were collected and analyzed for Target Analyte Lists (TAL) metals. Concentrations of the inorganic parameters analyzed were relatively uniform across the site and comparable to the offsite samples. The concentrations of most metals were generally within the range of typical background levels encountered in the New York State or Eastern United States. Only one compound of concern exceeded soil cleanup objectives; arsenic (1 of 12 samples), at a concentration of 13 ppm. The soil cleanup objective for arsenic is 7.5 ppm or site background.

Groundwater

A total of six monitoring wells were installed at the Former Welch's Foods site to determine the groundwater quality at the site. Four of the six wells were sampled as part of the site investigation. Insufficient groundwater volume was available for sampling MW-2 and MW-6. The remaining four wells were sampled and analyzed for VOCs, SVOCs, pesticides and PCBs, as well as metals. No VOCs, SVOCs or pesticides and PCBs were detected in any sample. The analytical results for detected metals are tabulated in Table 1.

Sample results noted elevated levels of metals in MW-4. Because the field parameters for turbidity exceeded 50 ntu (nepholmetric turbidity units) in MW-4 it was suspected that the sample results were high due to the suspended particulates. To verify this suspicion MW-4 was re-purged using low flow purging techniques but this also failed to reduce the turbidity below 50 ntu. After the failure to obtain a non-turbid sample the well was resampled and analyzed for dissolved (filtered) metals. These results of the dissolved analysis (Table 2) showed that the number and concentration of the dissolved metals were significantly lower than the detections for total metals. This confirmed that the elevated concentrations initially detected were due to the high turbidity. As such, no site derived impacts to the groundwater have been identified.

Floor Drain Sediments

Dry sediments from facility floor drains (see figures 4 and 5) were collected, analyzed and compared to SCGs for soils. Sediments from facility drains (see Table 1) contained 14 SVOCs; mostly PAHs. Two compounds, benzo(a)anthracene and chrysene were detected in 6 of 7 samples at a maximum of 150 ppm and 130 ppm, respectively. Benzo(a)pyrene was found in 5 of 7 samples at a maximum of 110 ppm. Dibenzo(a,h)anthracene was found in 4 of 7 samples and the compounds benzo(b)fluoranthene, benzo(k)fluoranthene and indeno(1,2,3-cd)pyrene were found in 3 of 7 samples.

The highest concentrations and greatest number of compounds exceeding the SCGs came from sediments in a drain located in the former machine shop (see figure 4).

Analysis of the sediments also detected the presence of various metals which exceeded SCGs for soil cleanup. Some of the exceedences are common metals such as calcium, iron, manganese magnesium, potassium and sodium. While any metal in excessive quantities is a concern, some metals are considered more toxic and more of a concern to human health or the environment. Several of these metals were found in sediments at the site above SCGs (value in parenthesis). These metals are; arsenic at a maximum concentration of 19 ppm (7.5 or SB(site background)), chromium at 360 ppm (50 or SB), lead at 1,820 ppm (SB(see [6] page 21)), nickel at 328 (13 or SB), copper at 5,050 ppm (25 or SB), zinc at 6,530 ppm (20 or SB), barium at 7,770 ppm (300 or SB), cadmium at 50.3 ppm (10 or SB), mercury at 32 ppm (0.1), thallium at 1.1 ppm (SB), and beryllium was found in one sample at 0.577 ppm (0.16 or SB).

Analysis of the floor drain sediments also determined the presence of PCBs in six of the seven samples collected exceeded the surface soil cleanup guidance of 1 ppm. PCBs were detected at a maximum concentration of 19 ppm.

4.2: Summary of Human Exposure Pathways

This section describes the types of human exposures that may present added health risks to persons at or around the site. A more detailed discussion of the health risks can be found in Section 5.3 of the SI report.

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

No completed exposure pathways have been identified with the current use scenario at the Former Welch's Foods site.

Potential exposure pathways which may exist at the site include:

- Direct contact with contaminated soils and wastes;
- Inhalation of dusts from contaminated soils and wastes, and;
- Ingestion of contaminated soils and wastes.

Exposure to contaminated soils and wastes would require persons entering the site, then contacting, ingesting and/or inhaling contaminated soils and site wastes. Those most likely exposed would include site trespassers and future workers at the site during redevelopment. Evidence of trespassers gives rise to the possibility of a current exposure in this regard. Potential future exposures to site workers can be addressed through proper use of health and safety procedures.

4.3: Summary of Environmental Exposure Pathways

This section summarizes the types of environmental exposures and ecological risks which may be presented by the site.

No environmental exposure pathways currently exist at the site. Potential environmental receptors include wildlife which may be on the site such as rodents, birds and bats. Continued deterioration of the building will aggravate the potential for environmental exposures and ecological risk. Continued deterioration of the building will also allow for the potential for increased flow through the drainage system which, in turn, would increase the chance for the contaminated sediments within the drains to become mobile and entering the environment.

SECTION 5: 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.

There are currently no ongoing enforcement actions. However, legal action may be initiated at a future date by the State to recover State response costs should PRPs be identified. The County of Chautauqua will assist the State in its 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 6: SUMMARY OF THE REMEDIATION GOALS 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. The overall remedial goal is to meet all SCGs and be protective of human health and the environment. At a minimum, the remedy selected must eliminate or mitigate all significant threats to the public health and to 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 Former Welch's Foods site is commercial/industrial. The goals selected for this site are:

- Reduce, control, or eliminate to the extent practicable the contamination present within the soils/waste on-site;
- Eliminate the potential for direct human or animal contact with the contaminated soils on-site;
- Eliminate the potential for inhalation of asbestos contaminated dusts, and;
- Prevent, to the extent possible, migration of contaminants to groundwater.

SECTION 7: SUMMARY OF THE EVALUATION OF ALTERNATIVES

The selected remedy must be protective of human health and the environment, be cost effective and comply with other statutory requirements. Potential remedial alternatives for the Former Welch's Foods site were identified, screened and evaluated in a Remedial Alternatives Report. This evaluation is presented in the report entitled Final Site Investigation Remedial Alternatives Report dated April 2002 .

A summary of the detailed analysis follows. As presented below, the time to implement reflects only the time required to implement the remedy, and does not include the time required to design the remedy or procure contracts for design and construction.

7.1: Description of Remedial Alternatives

The potential remedies are intended to address the contaminated soils and sediments at the site.

No Action Alternative

The No Action alternative is typically evaluated as a procedural requirement and as a basis for comparison. It requires continued monitoring only, allowing the site to remain in an unremediated state. This alternative would leave the site in its present condition and would not provide any additional protection to human health or the environment.

Alternative A:

No Remedial Action, Environmental Monitoring of Groundwater, Surface Sediments and Asbestos.

Present Worth:	***$105,917***
Capital Cost:	***$0***
Annual O&M Cost:	***$6,890***
Time To Implement	**3 Months**

Alternative A does not include any physical remedial action. This alternative does include semi-annual environmental monitoring of surface water and sediments at the off-site storm sewer outfall and semi-annual air monitoring for asbestos at the site perimeter.
This alternative would leave the site in its present condition and would not provide any protection to human health or the environment.

Alternative B:

Institutional Controls, Access Controls and Environmental Monitoring, Limited Removal of Sediment/Sludge from Exterior Sump, Limited Asbestos Abatement.

Present Worth:	***$235,167***
Capital Cost:	***$129,250***
Annual O&M Cost:	***$6,890***
Time To Implement	**6 Months**

In addition to monitoring as in the previous alternative, Alternative B would include limited removal of contaminated sediments from an exterior sump at the corner of West Main and Perry Streets that received discharges from the facility. It would also include limited removal of friable asbestos containing materials in deteriorated portions of the building. This alternative requires limited demolition of portions of the facility. Limiting access to the property and including institutional controls, such as, deed restrictions would also be required.

While this alternative satisfies remedial action objectives for the current use, this is a minimal approach to addressing site contamination and does not provide for future redevelopment of the site.

Alternative C:

Institutional Controls, Access Controls and Environmental Monitoring, Placement of Soil Cover over Impacted Fill Areas, Limited Removal of Drainage Structures, Removal and Disposal/Recycling of Equipment, Limited Asbestos Abatement and Limited Building Demolition.

Present Worth:	***$237,207***
Capital Cost:	***$227,243***
Annual O&M Cost:	***$2,990***
Time To Implement	**9 Months**

Alternative C would include limited removal of contaminated sediments from an exterior sump at the corner of West Main and Perry Streets that received discharges from the facility. This alternative would also close all drainage structures within the facility that discharge to this exterior sump. Areas of impacted fill that are unpaved would be contained with the placement of a soil cover. In addition, located within the facility are 10 step-down transformers and numerous light ballasts that may contain PCBs. Federal regulations require that these items be properly transported and disposed upon removal from service. This requirement would be addressed in this alternative. Alternative C would also include limited removal of friable asbestos containing materials in deteriorated portions of the building requiring limited demolition of portions of the facility. Like Alternative B, limiting access to the property and including institutional controls, such as, deed restrictions would also be required.

Alternative C satisfies remedial action objectives, however, contaminated fill areas would remain, as would the deteriorating structure which does not provide for future redevelopment of the site.

Alternative D:

Institutional Controls, Capping Impacted Fill Areas with Asphalt Cover, Removal of Impacted Drainage Structures, Removal and Disposal of all Equipment, Asbestos Abatement and Complete Building Demolition.

Present Worth:	***$1,603,184***
Capital Cost:	***$1,572,439***
Annual O&M Cost:	***$2000****
Time To Implement	**12 months**

****Assumes asphalt cap maintenance and 30 year lifespan before replacement***

Alternative D would include all of the items addressed in Alternative C, except for the soil cover over impacted fill areas. This alternative would replace the soil cover with an asphalt cover. In addition, Alternative D would allow for complete demolition of the building including removal and disposal of all asbestos containing materials. Like Alternative B and C limiting access to the property and including institutional controls, such as, deed restrictions would also be required.

This alternative satisfies remedial action objectives, but contaminated fill areas would remain as in Alternative C. However, since the deteriorating structure would be demolished, this alternative does provide for future redevelopment of the site.

Alternative E:

Removal and Disposal of Impacted Fill Areas, Removal of Impacted Drainage Structures, Removal and Disposal of all Equipment, Asbestos Abatement and Complete Building Demolition.

Present Worth:	***$1,647,999***
Capital Cost:	***$1,647,999***
Annual O&M Cost:	***$0***
Time To Implement	**12 months**

Alternative E would include most of the items addressed in the previous alternatives, however, this alternative would remove and dispose of impacted fill areas. The two fill areas depicted on figure 3 contain approximately 1550 cubic yards of material that would be removed and properly disposed off-site. With the impacted areas removed there would be no need for a cover or any institutional or access controls.

This alternative satisfies all remedial action objectives and since the deteriorating structure would be demolished this alternative does provide for future redevelopment of the site.

7.2 Evaluation of Remedial Alternatives

The criteria used to compare the potential remedial alternatives are defined in the regulation that directs the remediation of environmental restoration project sites in New York State (6 NYCCR Part 375). For each of the criteria, a brief description is provided followed by an evaluation of the alternatives against that criterion. A detailed discussion of the evaluation criteria and comparative analysis is included in the Remedial Alternatives Report.

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

1. Compliance with New York State Standards, Criteria, and Guidance (SCGs).
Compliance with SCGs addresses whether or not a remedy will meet applicable environmental laws, regulations, standards, and guidance. Given the nature and extent of contaminants found through the SI, the most significant SCGs applicable to the Former Welch's Foods site, include NYSDEC TAGM 4046 soil cleanup guidance to evaluate actions to address contaminated site soils and Federal regulations (15 U.S.C. § 2601 et seq.) Title 1 - Control of Toxic Substances Federal Toxic Substances Control Act (TSCA) regulations regarding PCB and asbestos containing substances.

Of the offered alternatives only the No Action alternative and Alternative A would fail to meet SCGs. All remaining alternatives would , at least minimally, meet SCGs.

2. Protection of Human Health and the Environment.

This criterion is an overall evaluation of each alternative's ability to protect public health and the environment.

The No Action alternative and Alternative A would both fail to protect human health and the environment.

Alternative B would provide for minimal protection of health and the environment in that it would address friable asbestos and remove sediments from the exterior sump. It also would provide for institutional and access controls.

Alternatives C and D would both be protective of health and the environment because both alternatives address asbestos issues, possible PCB issues and provides for containment of the impacted fill materials. A major difference in the two alternatives is that Alternative D completely demolishes the existing building. Complete demolition would provide additional protection from physical hazards associated with a deteriorating building. Additionally, Alternative D would cover impacted fill areas with an asphalt cover which would be less likely to be breeched by typical human activities.

Alternative E would be the most protective of human health and the environment of all of the remedies presented. Like Alternative D, this alternative would completely demolish the building which requires addressing the contaminants in the sumps and drainage system, the PCB and asbestos impacts. Alternative E would be more protective since the impacted fill areas would be removed and properly disposed offsite..

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

3. Short-term Effectiveness.

The potential short-term adverse impacts of the remedial action upon the community, the workers, and the environment during the construction and/or implementation are evaluated. The length of time needed to achieve the remedial objectives is also estimated and compared against the other alternatives.

The No Action alternative would require no action therefore is immediately implementable.

Alternative A could be implemented in approximately three months because this alternative would require a small effort . This alternative would have no short-term adverse impacts on the community or the environment.

Alternative B requires some remedial design. This alternative could be implemented in approximately six months. This alternative would have minor exposure impacts to the community and workers because of the removal of the sediments from the exterior sump. This exposure would

be limited because most of the materials are not volatile in nature and airborne dusts could be mitigated with engineering controls. In addition, potential exposure to the material would be limited because of the short time it would take to remove the materials.

Alternative C would be a larger construction project which could be implemented in approximately nine months. This alternative would have more potential for short-term impacts simply due to the longer period of remediation. In addition, there would be more potential for contact with dusts and airborne particles but these could be mitigated with wetting and other available engineering controls.

Because Alternative D and E would be relatively the same in actual construction effort these two alternatives could be implemented in the same amount of time. Time to implement either of these alternatives would be 12 months.

Alternative D and Alternative E would have similar impacts to the public in the short term because both alternatives include demolition of the structure which would create dust. However, prior removal of asbestos coupled with the conscious effort to mitigate dusts with proper wetting during demolition would reduce any adverse impacts.

Of the two alternatives, Alternative E would have the potential for more adverse impacts than Alternative D due to the fact that this alternative would remove the contaminated fill materials. This would increase the potential for airborne dispersal of the SVOCs through airborne dusts. In addition, since the material would most likely be transported by truck to its final disposal destination there would be slight risks of environmental release due to unforseen incidents (i.e., traffic accident).

It is noted that most adverse short-term impacts encountered by any remedial alternative can be mitigated through safe work practices, safe equipment and vehicle operation and proper engineering controls.

4. <u>Long-term Effectiveness and Permanence.</u>

This criterion evaluates the long-term effectiveness of the remedial alternatives after implementation. If wastes or treated residuals remain on-site after the selected remedy has been implemented, the following items are evaluated: 1) the magnitude of the remaining risks, 2) the adequacy of the controls intended to limit the risk, and 3) the reliability of these controls.

The No Action Alternative, and Alternative A would not be considered permanent alternatives.

Alternative B would include remedial activities, such as, exterior sump sludge removal and limited asbestos abatement. However, since the only impacts this alternative addresses are immediate threat issues and not potential impact concerns, such as the contaminated fill areas, this alternative is not considered permanent.

Alternative C addresses both immediate issues and the potential impact areas, such as the contaminated fill. This alternative would provide for the protection of health and the environment by preventing any future impacts from the facility drainage system and removes the asbestos and

possible PCB issues. However this alternative would only rely on institutional controls to limit future exposures to contamination below the soil cover, which would not be considered a permanent remedy.

Alternative D is considered more permanent than Alternative C in that it would completely demolish the facility which requires completely removing the drainage system, asbestos abatement and possible PCB containing equipment. This alternative would replace the soil cover with an asphalt cover, but like Alternative C would rely on institutional controls to limit future exposures to contamination below the asphalt cover.

Because Alternative E would remove all of the impacts of concern this is considered the most permanent of all the alternatives.

5. Reduction of Toxicity, Mobility or Volume.

Preference is given to alternatives that permanently and significantly reduce the toxicity, mobility or volume of the substances at the site.

The No Action Alternative and Alternative A would do nothing to reduce the toxicity, mobility or volume of the substances.

Alternative B would reduce the volume of asbestos and removes material in the external sump. However, this alternative would not remove the possible PCB containing equipment and it would not address the internal drainage systems nor does it address substances in the fill material.

Alternative C would remove asbestos and addresses the impacts from the facility drainage system. This alternative would also reduce the impact from possible PCB containing equipment. Alternative C would also addresses the fill areas by providing for a cover to reduce potential mobility of the substances in the fill.

Alternative D would better satisfy this criterion than Alternative C because the demolition of the facility requires that all the impacts within the facility be addressed prior to demolition. This would remove the potential from all impacts except for the substances in the fill. The placing of an asphalt cover instead of a soil cover allows this alternative to better satisfy this criterion than Alternative C.

Alternative E would satisfy this criterion the best because this alternative would permanently and significantly reduce the toxicity, mobility or volume of the hazardous substances at the site.

6. Implementability.

The technical and administrative feasibility of implementing each alternative are evaluated. Technical feasibility includes the difficulties associated with the construction and the ability to monitor the effectiveness of the remedy. For administrative feasibility, the availability of the

necessary personnel and material is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, etc..

No alternative presented would be considered technically infeasible. The more complex alternatives would be more difficult to implement simply from an expenditure of effort. In addition, any alternative that requires asbestos abatement and contaminated drain sediment removal becomes more difficult to implement with the passage of time because the facility continues to deteriorate.

7. Cost

Capital and operation and maintenance costs are estimated for each alternative and compared on a present worth basis. Although cost is the last balancing criterion evaluated, where two or more alternatives have met the requirements of the remaining criteria, cost effectiveness can be used as the basis for the final decision. The costs for each alternative are presented in Table 3.

When determining the costs of any remedial project it is important to consider future costs as well as any immediate costs to construct.

The No Action Alternative, would have no associated costs for either capital expenditures or any annual operation and maintenance. Because of the lack of costs this alternative is the most attractive alternative when only considering cost.

Alternative A would be considered a low cost alternative because it does not have any capital costs. There would be a cost attributable to annual operation and maintenance costs which increases the present worth of the alternative.

Alternative B, like Alternative A, would be a low cost alternative due to low capital cost expenditure. This alternative would not be as attractive as the previous two because it would have a capital expenditure which must be added to the annual operation and maintenance costs when determining present worth.

Alternative C would be more costly than the previous three because of a higher capital cost. The annual operation and maintenance cost would be less than in either Alternative A or Alternative B because this alternative would not require a cost to sample the surface water from the sewers.

Alternative D and Alternative E differ in capital cost, however, because there are costs associated with the maintenance of the asphalt cover. When the total project costs are considered the difference in the present worth costs between these two alternatives are considered negligible. However, when only cost is considered, these two alternatives are less preferable due to much larger total project costs.

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

8. Community Acceptance.

Concerns of the community regarding the SI/RAR reports and the Proposed Remedial Action Plan have been evaluated. The responsiveness summary (Appendix A) presents the public comments received and the manner in which the NYSDEC addressed the concerns raised. In general, the public comments received were supportive of the selected remedy.

SECTION 8: SUMMARY OF THE SELECTED REMEDY

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

The selected remedy is based on the results of the SI and the evaluation of alternatives presented in the RAR. With the exception of the No Action alternative and Alternative A, each of the alternatives will comply with the threshold criteria. In addition, all four alternatives were similar with respect to the majority of the balancing criteria. Alternative E will be the most protective of human health and the environment because of the permanence of the remedy. Although a more costly remedial alternative than Alternatives A, B, C or D, Alternative E was attractive because of its lack of future operation and maintenance costs. In addition, this alternative will provide for the most opportunity for unfettered future development.

The estimated present worth cost to implement the remedy is $1,648,000. The cost to construct the remedy is estimated to be $1,648,000 and the estimated average annual operation and maintenance cost for 30 years is $0.00.

The elements of the selected remedy are as follows:

1. A remedial design program to verify the components of the conceptual design and provide the details necessary for the demolition, remedial action and monitoring of the remedial program. Any uncertainties identified during the SI/RAR will be resolved.

2. Implementation of the following remediation measures:

   - Complete demolition of the facility;
   - Excavation and off-site disposal of impacted fill material and soils to levels consistent with the goal of reaching TAGM 4046;
   - Removal and off-site disposal of impacted drainage system and contents;
   - Abatement of asbestos containing materials, and;
   - Removal and off-site disposal of all potential PCB containing equipment.

This remedy necessitates the complete demolition of the former facility in order to carry out the remediation measures which, in turn, will allow for re-development of the property.

Table 1
Nature and Extent of Contamination

MEDIUM	CATEGORY	CONTAMINANT OF CONCERN	CONCENTRATION RANGE (ppb)[1]	FREQUENCY of Exceeding SCGs or Background	SCG/ Bkgd. (ppb)[1]
Soil	Semivolatile Organic Compounds (SVOCs)	Naphthalene	ND - 18,000 J[2]	1 of 16	13,000
		Benzo (a) anthracene	ND - 31,000 J	6 of 16	224 or mdl
		Benzo (b) fluoranthene	ND - 30,000 J	5 of 16	1,100
		Benzo (k) fluoranthene	ND - 15,000 J	4 of 16	1,100
		Benzo (a) pyrene	ND - 25,000 J	6 of 16	61 or mdl
		Chrysene	ND - 28,000 J	5 of 16	400
		Dibenzo (a,h) anthracene	ND - 430 J	2 of 16	14 or mdl
		Indeno (1,2,3-cd) pyrene	ND - 13,000 J	2 of 16	3,200
		Fluoranthene	ND - 61,000 J	1 of 16	50,000
		Phenanthrene	ND - 95,000 J	1 of 16	50,000
		Pyrene	ND - 69,000 J	1 of 16	50,000
Soil	Metals[1] (ppm)	Arsenic	4 - 13	1 of 12	7.5 or SB
		Calcium	1,040 - 38,000	1 of 12	35,000[4]
		Copper	15.5 - 71.8	1 of 12	50[5]
		Magnesium	1,840 - 5,870	1 of 12	5,000[5]

Table 1
Nature and Extent of Contamination

MEDIUM	CATEGORY	CONTAMINANT OF CONCERN	CONCENTRATION RANGE (ppb)[1]	FREQUENCY of Exceeding SCGs or Background	SCG/ Bkgd. (ppb)[1]
		Nickel	16.3 - 33.7	5 of 12	25[5]
Groundwater	Metals	Aluminum	758 - 135,000	4 of 5	100
		Arsenic	ND - 120	1 of 5	25
		Chromium	ND - 147	1 of 5	50
		Iron	ND - 343,000 J	4 of 5	300[3]
		Lead	2.8 b[7] - 3,060	1 of 5	25
		Magnesium	4,170 b - 71,000	1 of 5	35,000
		Manganese	24.4 - 3,060	4 of 5	300[3]
		Nickel	ND - 335	1 of 5	100
		Sodium	6,440 - 33,800	3 of 5	20,000
		Thallium	ND - 8 b	1 of 5	0.5
Floor Drain Sediments	Semivolatile Organic Compounds (SVOCs)	Anthracene	ND - 79,000 J	1 of 7	50,000
		Benzo (a) anthracene	ND - 150,000 J	6 of 7	224 or mdl
		Benzo (b) fluoranthene	ND - 150,000 J	3 of 7	1,100
		Benzo (k) fluoranthene	ND - 53,000 J	3 of 7	1,100
		Benzo (a) pyrene	ND - 110,000 J	5 of 7	61 or mdl
		Benzo (g,h,i) perylene	ND - 81,000	1 of 7	50,000
		Chrysene	ND - 130,000 J	6 of 7	400

Table 1
Nature and Extent of Contamination

MEDIUM	CATEGORY	CONTAMINANT OF CONCERN	CONCENTRATION RANGE (ppb)[1]	FREQUENCY of Exceeding SCGs or Background	SCG/ Bkgd. (ppb)[1]
		Dibenzofuran	ND - 20,000 J	1 of 7	6,200
		Dibenzo (a,h) anthracene	ND - 1,200 J	4 of 7	14 or mdl
		Indeno (1,2,3-cd) pyrene	ND - 86,000 J	3 of 7	3,200
		Fluoranthene	ND - 250,000	1 of 7	50,000
		Phenanthrene	ND - 290,000	1 of 7	50,000
		Phenol	ND - 490 J	1 of 7	30
		Pyrene	ND - 540,000	1 of 7	50,000
Floor Drain Sediments	Metals [1] (ppm)	Arsenic	3.8 - 19	6 of 7	7.5 or SB
		Barium	40.9 - 7,770	5 of 7	300 or SB
		Beryllium	ND - 0.577	1 of 7	0.16 or SB
		Cadmium	ND - 50.3	5 of 7	10 or SB
		Calcium	3,720 - 18,100 J	7 of 7	SB
		Chromium	12.6 - 360 J	5 of 7	50 or SB
		Cobalt	.73 b - 33.5 J	6 of 7	30 or SB
		Copper	24.3 - 5,050	6 of 7	25 or SB
		Iron	15,800 - 279,000	6 of 7	2000 or SB
		Lead	14 - 1,820	6 of 7	SB[6]
		Magnesium	633 b - 4,660 J	3 of 7	SB

Table 1
Nature and Extent of Contamination

MEDIUM	CATEGORY	CONTAMINANT OF CONCERN	CONCENTRATION RANGE (ppb)[1]	FREQUENCY of Exceeding SCGs or Background	SCG/ Bkgd. (ppb)[1]
		Manganese	491 - 1,450	4 of 7	SB
		Mercury	0.068 J - 32	5 of 7	0.1
		Nickel	17.4 - 328 J	6 of 7	13 or SB
		Potassium	201 b - 8,150	2 of 7	SB
		Sodium	102 b - 2,300	7 of 7	SB
		Thallium	ND - 1.1 b	3 of 7	SB
		Zinc	132 - 6,530	6 of 7	20 or SB
Floor Drain Sediments	Poly chlorinated bi-phenyls (PCBs)[1]	Arochlor 1254	ND - 19[1]	6 of 7	1 (surface)

(1) Values for metals and PCBs in soils and floor drain sediments are in parts per million (ppm).

(2) A "J" value is result estimated below the quantitation limit. The data has been determined to be usable by an independent third party validator in a report included in the SI/RAR.

(3) Sum of iron and manganese.

(4) New York State Background.

(5) Eastern USA Background.

(6) Background levels in lead vary widely. Average levels in undeveloped, rural areas may range from 4 - 61 ppm. Average background levels in metropolitan or suburban areas or near highways are much higher and typically range from 200- 500 ppm.

(7) A b value is assigned to a sample result when the compound has been detected in a method or trip blank. The data has been determined to be usable by an independent third party validator in a report included in the SI/RAR.

mdl - method detection limit The method detection limit is the minimum concentration of a substance that can be accurately identified and measured with present laboratory technologies.

SB - Site background.

Table 2
Groundwater Sample Results - Monitoring Well, MW-4
Comparison of Total Metals and Dissolved Metals

Parameter	Sample Number		NYS Ambient Water Quality Standards[1] (ppb)
	FWS-MW04 (Total)[3]	FWS-MW04 RS (Dissolved)	
Ammonia as N	257	NA	2,000
Aluminum	135,000	ND	100
Antimony	ND	ND	3
Arsenic	120	ND	25
Barium	961	63.3 b	1,000
Beryllium	7.9	ND	1,100 [2]
Cadmium	5 b	ND	5
Calcium	125,000	77,900	NA
Chromium	147	ND	50
Cobalt	153	ND	NA
Cyanide, Total	ND	ND	200
Copper	197	5.9 b	200
Iron	343,000	ND	300
Lead	120	2.8 b	25
Magnesium	71,000	9,770	NA
Manganese	3,060	24.4	300
Mercury	ND	ND	0.7
Nickel	335	ND	100
Potassium	25,500	2,270 b	NA
Selenium	ND	ND	10
Silver	ND	ND	50
Sodium	23,300	21,600	20,000
Thallium	8 b	ND	NA
Vanadium	182	ND	NA
Zinc	680	ND	NA

(1) New York State Ambient Water Quality Standards and Guidance Values (June 1998).
(2) Beryllium Standard = 1,1000 ppb when hardness is greater than 75 ppm.
(3) Sample exceeded 50 N.T.U. (Nephlometric Turbidity Units).

b = analyte also detected in method or trip blank. ND = Not Detected. NA = Not Applicable.

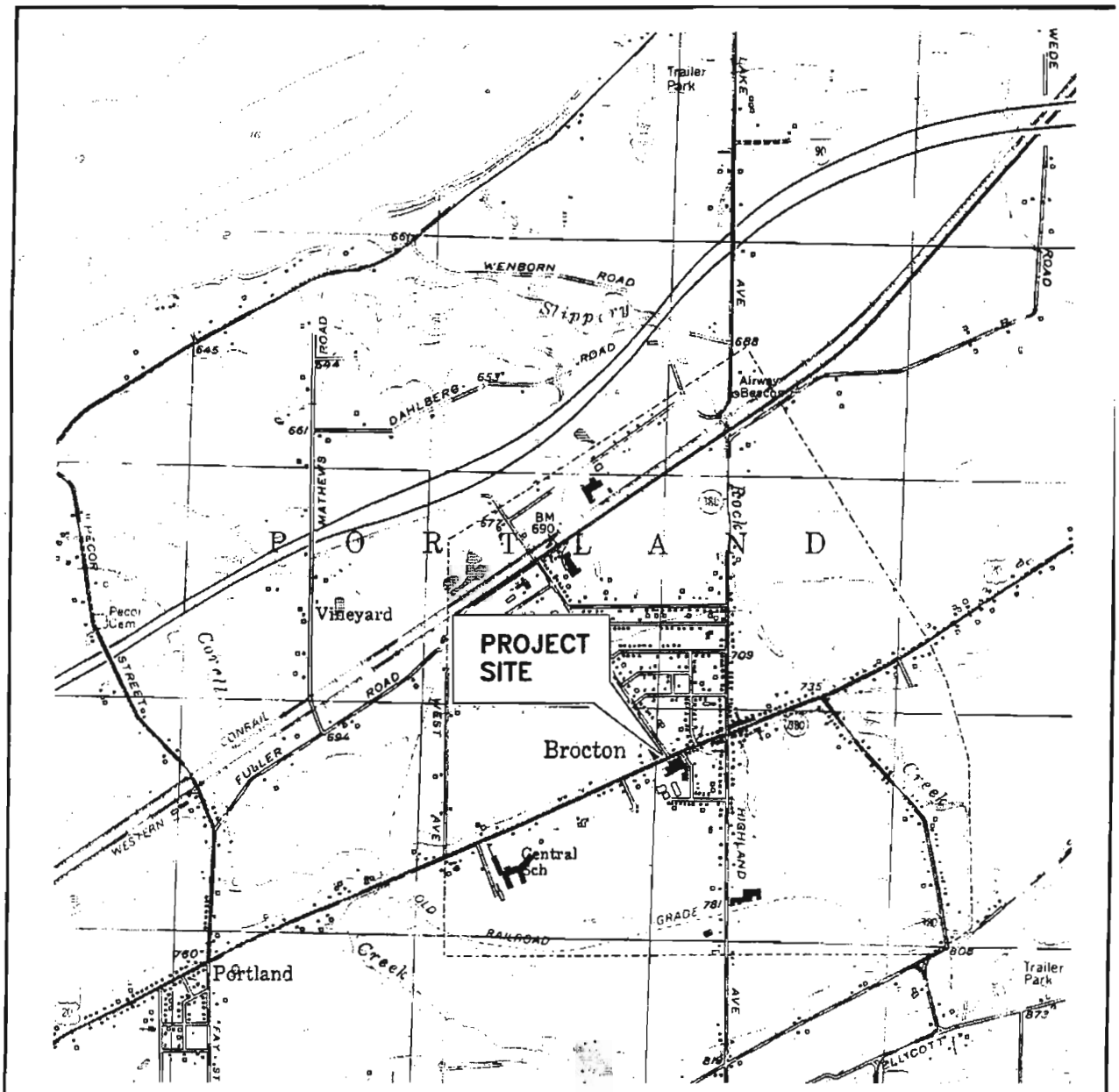
Shaded values exceed standards

Table 3 Remedial Alternative Costs			
Remedial Alternative	**Capital Cost**	**Annual O&M**	**Total Present Worth***
No Action	$0	$0	$0
Alternative A	$0	$6,890	$106,000
Alternative B	$129,000	$6,890	$235,000
Alternative C	$227,000	$2,990	$273,000
Alternative D	$1,572,000	$2,000**	$1,603,000
Alternative E	$1,648,000	$0	$1,648,000

* Present worth cost determined by using a factor of 15.3725[1] developed using a 30 year period at 5%. All values rounded to nearest thousand dollars.

** A cost of $2,000.00 per year was entered here for the maintenance of the asphalt cap and annual certification of the remedy. This figure also assumes that the lifespan of the asphalt would be thirty years.

[1] "Civil Engineering Review Manual" 3rd. Ed., Michael R. Lundburg, Professional Engineers Registration Program, San Carlos, CA 1981



SITE LOCATION MAP

TVGA ENGINEERING, SURVEYING, P.C.
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One Thousand Maple Road, P.O. Box H
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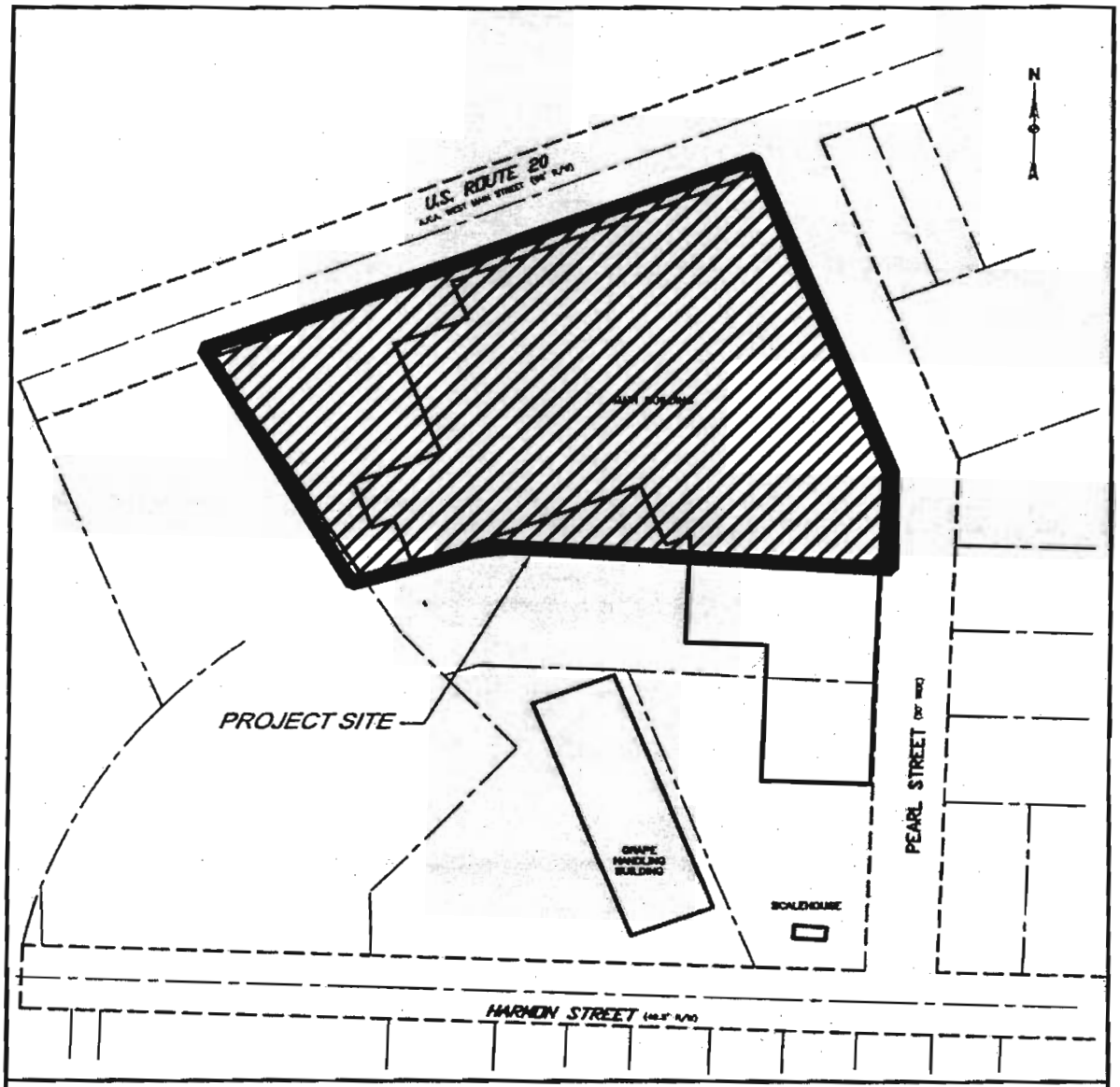
SITE INVESTIGATION/REMEDIAL ALTERNATIVES REPORT
FORMER WELCH FOODS, INC. SITE
54 WEST MAIN STREET
BROCTON, NEW YORK

PROJECT NO.	SCALE: NOT TO SCALE	DATE: 4/14/00	FIGURE NO. 1
200403			



SITE PLAN

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

PROJECT NO.	SCALE: NOT TO SCALE	DATE: 10/26/00	FIGURE NO. 2
200403			

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Former Welch's Foods Environmental Restoration Site
Brocton (V) Chautauqua County, New York
Site No. B-00147-9

The Proposed Remedial Action Plan (PRAP) for the Former Welch's Foods 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 September 27, 2002. The PRAP outlined the remedial measure proposed for the contaminated soil and drain sediments at the Former Welch's Foods 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 October 16, 2002, 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 November 11, 2002.

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: Does the site include the tank portion currently in use?

RESPONSE 1: A portion of the current tank location area falls within the project area. All efforts will be made to leave the current tank area intact.

COMMENT 2: Does the site include the scale house and the other buildings in back?

RESPONSE 2: No. Figure 2 in the Record of Decision highlights the site boundaries.

COMMENT 3: How deep will the demolition go?

RESPONSE 3: The demolition will be completed as deep as necessary to remove contaminated drains and any other impacted areas. It is the intent to return the property to viable reuse which may require substantial demolition but may not necessitate complete removal of the subsurface foundations.

COMMENT 4: The plan requires the removal of drains to the edge of the property. What will be done about drains that continue off-site?

RESPONSE 4: The drains will be remediated to the edge of the property. The drains will be severed and plugged at the edge of the property, as warranted. Before plugging, the drain(s) will be evaluated for additional work, if necessary.

COMMENT 5: Is there contamination in the drain pipe?

RESPONSE 5: There is contamination in drains that are within the facility. Sampling outside of the facility has not shown any contamination outside of the facility.

COMMENT 6: Is there a natural stream course through the property? What are you going to do about the stream that flows through our basements? Can the storm sewers be re-directed to Route 20?

RESPONSE 6: There was no evidence of a natural stream course within the facility. It is possible that there is/are drainage receiver(s) that drain surface waters that transect the property. Aspects of drainage from the facility, through the facility or over the surface of the property will be evaluated during the engineering design to prevent impacts to adjacent property owners.

COMMENT 8 : What is the time frame for the rest of the project?

RESPONSE 8 : The Department is awaiting an application from Chautauqua County for additional grant monies from the Clean Water/Clean Air Bond Act. Upon approval of the application, it is expected that the design and construction work can be completed in 18 months. Every effort to streamline the efforts will be taken.

COMMENT 9 : The building is in disrepair. Who is responsible for the building?

RESPONSE 9 : Chautauqua County is the owner of the property and is responsible. The County is aware of the condition of the building and efforts have been made to restrict access.

COMMENT 10 : Has any thought been given to recycling the brick?

RESPONSE 10 : Yes, it is anticipated that suitable material such as brick and concrete can be crushed and used for back fill. All avenues of conservation and recycling will be entertained and implemented if possible.

COMMENT 11 : What about the asbestos?

RESPONSE 11 : Asbestos abatement will have to be completed before the building can be demolished. This abatement will be completed in compliance with all required regulations.

COMMENT 12 : What will happen if the costs exceed the estimates?

RESPONSE 12 : Every effort will be made to keep the costs within the estimates. If there are legitimate exceedances in the estimates there are mechanisms to amend the State Assistance Contract.

COMMENT 13 : How much money has the County spent on the project to date?

RESPONSE 13: The initial state assistance contract to complete the SI/RAR was $107,605.00, of this amount the County share was 25% or $26,901.25.

Mr. Thomas A. Dispenza, a nearby resident to the site, submitted a letter (dated October 1, 2002) which included the following comments:

COMMENT 14: Why is the Village being stuck with the total cost of doing any of the proposed remedial alternatives at the site?

RESPONSE 14: The actual cost of the remediation is being funded by Chautauqua County and The State of New York.

COMMENT 15: Why are the past owners not responsible for any of this share of this cost?

RESPONSE 15: Expenditures from the Bond Act are subject to all recovery efforts available to the State and Municipalities.

COMMENT 16: I understand that 75% of the cost may be covered through the 1996 Clean Water/Clean Air Bond Act, but that still leaves a large amount of money to be paid. Where is this extra amount of money coming from? Will it be through higher taxes? Are there other grants available that could reduce the amount not covered by the bond act?

RESPONSE 16: The County has stated it will make every effort to obtain funding from other revenue sources, such as, insurance policies, municipal grants, excess general fund monies, etc., rather than increasing tax burdens.

Mr. and Mrs. R. William Maher, nearby residents to the site, submitted a letter (dated October 17, 2002) which included the following comments:

COMMENT 17: One of the drains from the former Welch site runs through our basement. The northwest portion of our basement (approximately 1/3 of our basement) is raised to accommodate the flow of this stream. We would appreciate you advising us and updating us on the steps you plan to take regarding this drainage situation.

RESPONSE 17: As discussed in Response 6; aspects of drainage from the facility, through the facility or over the surface of the property will have to be thoroughly evaluated during the engineering design. Throughout the project the public will continue to be informed through public mailings, such as fact sheets. In addition, every effort will be made to maintain direct contact with residents directly impacted by the remediation.

APPENDIX B

Administrative Record

Administrative Record

Former Welch's Foods Site

Site No. B-00147-9

1. Responsiveness Summary, Former Welch's Foods Environmental Restoration Site, Brocton (V) Chautauqua County, New York Site No. B-00147-9, dated November 12, 2002, prepared by the NYSDEC

2. Proposed Remedial Action Plan for the Former Welch's Foods site, dated September 2002, prepared by the NYSDEC.

3. Site Investigation Remedial Alternatives Report (SI/RAR) for the Former Welch's Foods Site (NYSDEC Site No. B00147-9) dated, April 2002, prepared by TVGA Engineering & Surveying P.C..

4. Final Site Investigation Remedial Alternatives Report (SI/RAR) Work Plan for the Former Welch's Foods Site (NYSDEC Site No. B00147-9) dated, October 30, 2002, prepared by TVGA Engineering & Surveying P.C..

5. State Assistance Contract No. C301394, Project No. B00147-9 Former Welch's Food Site, dated March 2001, prepared by the NYSDEC.

6. Phase I Environmental Site Assessment Report for the Former National Grape Corp. Property, West Main Street, Brocton, New York, dated April 7, 1999, prepared by Clough, Harbour & Associates, LLP.

U.S. ROUTE 20 (66' R/W)

A.K.A. WEST MAIN STREET

N 68°19'44" E
409.08'

STREET

PEARL

BRICK, CONCRETE BLOCK, METAL & TILE BUILDING

FORMER W.N.Y. & P.A. RAILROAD

CONTAMINATED FILL AREAS

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
- TREE
- SHRUB

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

FIGURE NO. 3
CONTAMINATED FILL AREA PLAN

TVGA ENGINEERING, SURVEYING, P.C.
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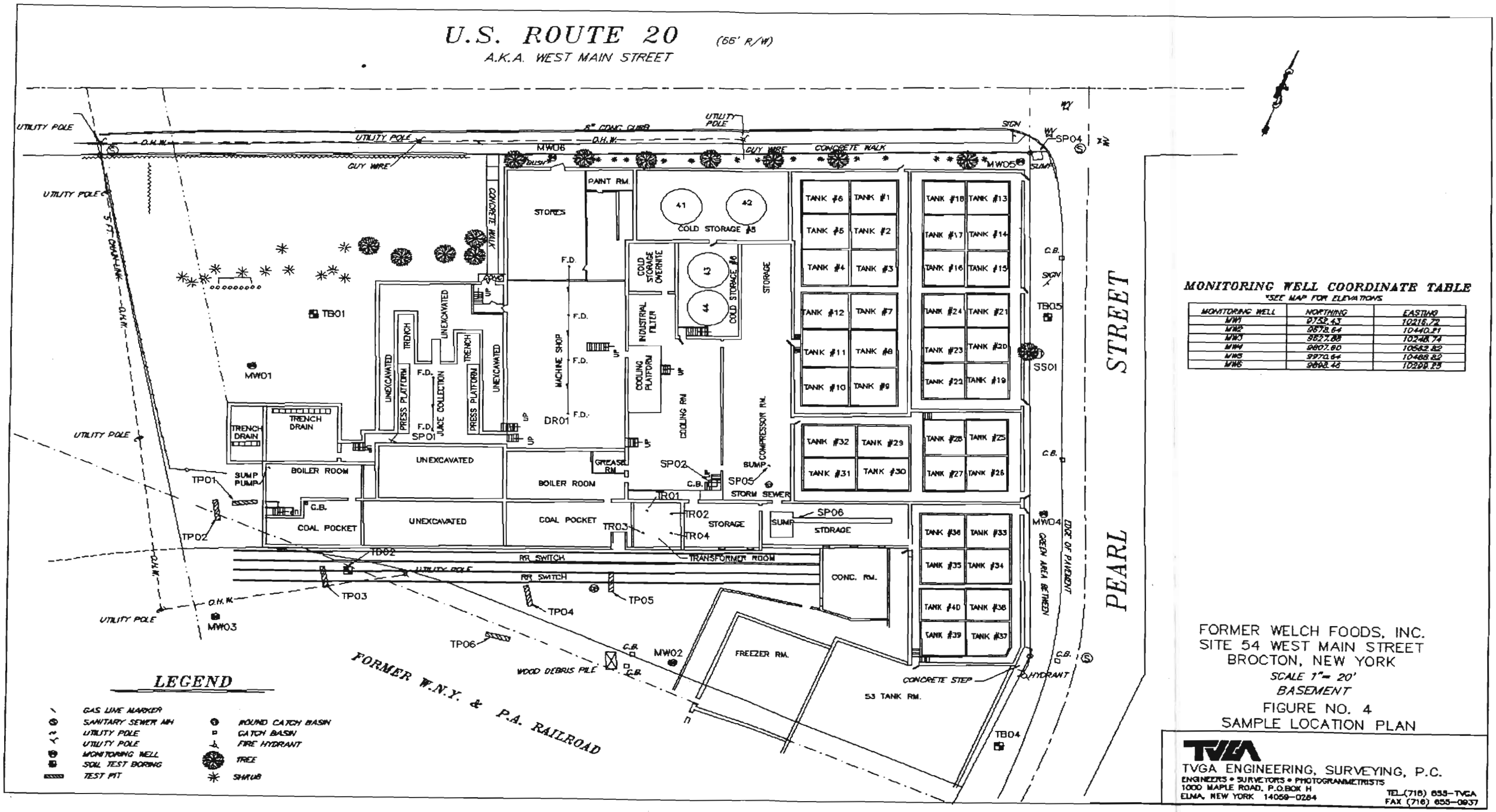
8/24/94 – REVISED MONITORING WELL ELEVATIONS



MONITORING WELL COORDINATE TABLE

SEE MAP FOR ELEVATIONS

MONITORING WELL	NORTHING	EASTING
MW1	9750.43	10216.72
MW2	9878.64	10440.81
MW3	9827.88	10248.74
MW4	9607.80	10582.82
MW5	9970.64	10488.82
MW6	9802.48	10200.29

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

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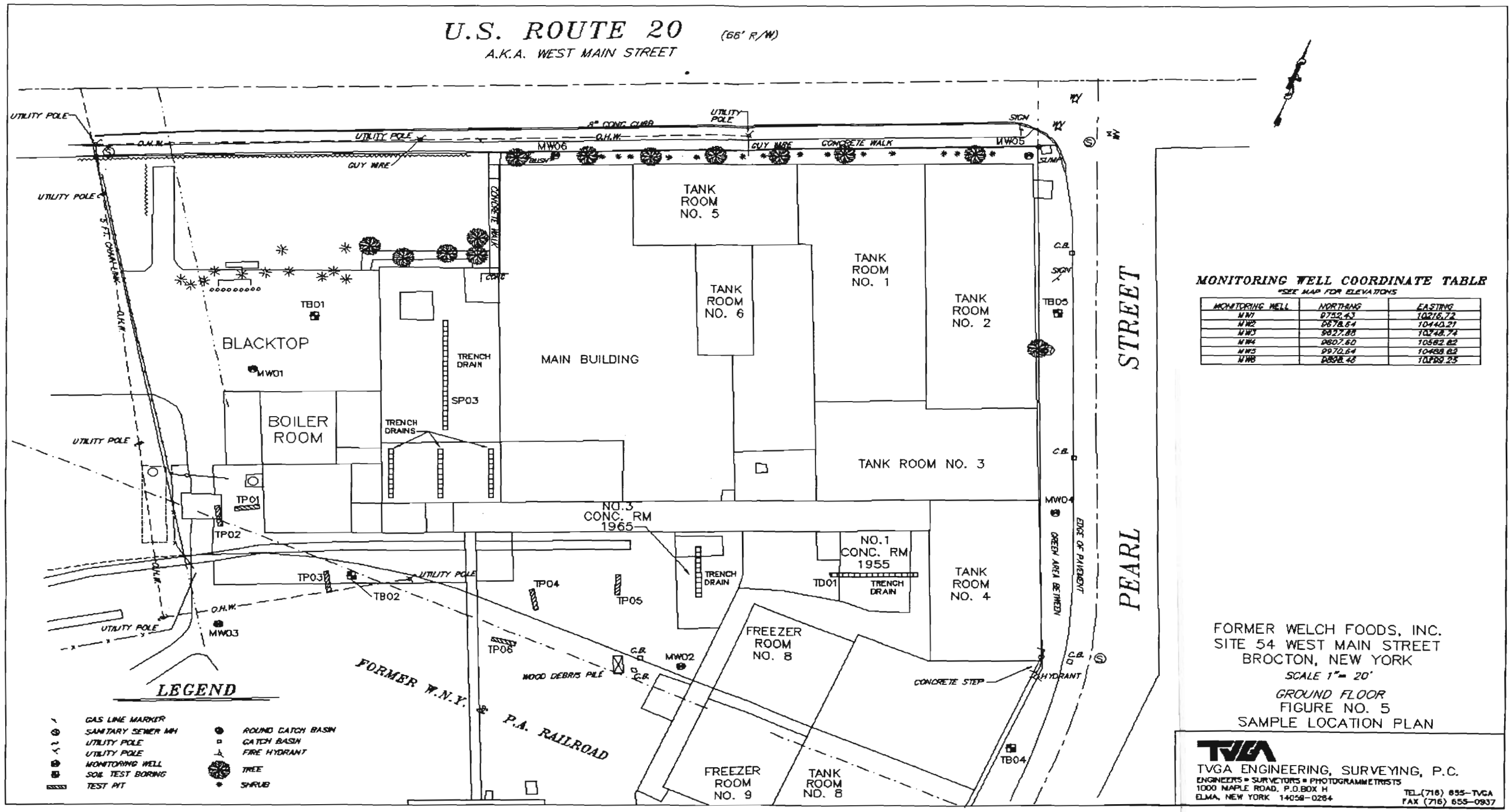

MONITORING WELL COORDINATE TABLE
*SEE MAP FOR ELEVATIONS

MONITORING WELL	NORTHING	EASTING
MW1	9752.43	10216.72
MW2	9678.54	10440.21
MW3	9627.88	10248.74
MW4	9807.60	10582.82
MW5	9970.64	10488.82
MW6	9898.48	10289.25

FORMER WELCH FOODS, INC.
SITE 54 WEST MAIN STREET
BROCTON, NEW YORK
SCALE 1"= 20'

GROUND FLOOR
FIGURE NO. 5
SAMPLE LOCATION PLAN

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