NEW YORK STATE | Department of Environmental Conservation

April 2015

FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: Former Signore, Inc.
DEC Site #: C905034
Address: 55 Jefferson Street; Ellicottville, NY 14731
Website: http://www.dec.ny.gov/chemical/76035.html

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by New York State Department of Environmental Conservation (DEC) to address contamination related to the Former Signore site ("site") in Ellicottville, Cattaraugus County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Iskalo Ellicottville Holdings LLC (applicant) with oversight provided by DEC. When DEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, DEC, in consultation with New York State Department of Health (DOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at http://www.dec.ny.gov/chemical/76035.html and http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C905034

How to Comment
DEC is accepting written comments about the proposed cleanup plan for 45 days, from **April 10 through May 25, 2015**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

1. In place groundwater treatment to address residual chlorinated volatile organic compound contamination in groundwater. This includes the injection of food, feed and agricultural grade additives in an approximately 12,000 ft^2 area near the central portion of the site. Performance monitoring will be completed to document conformance with groundwater

cleanup objectives.

2. Imposing an environmental easement on the property that will restrict it to restricted-residential, commercial or industrial uses, and;
3. Implementing a Site Management Plan that will detail the management of any future excavations in areas of remaining contamination, detail site monitoring requirements, (including groundwater monitoring), require a soil vapor intrusion investigation and/or mitigation on all newly constructed on-site buildings and detail the steps necessary for the periodic review and certification of these site controls.

In addition to the proposed remedy, multiple interim remedial measures (IRMs) have already been completed at the site. An IRM is an activity to address both emergency and non-emergency site conditions, which can be undertaken without extensive investigation and evaluation, to prevent, mitigate or remedy environmental damage. The IRMs completed at the site include:

1. The identification and removal of (6) underground storage tanks including excavation and off-site disposal of approximately 5,500 tons of petroleum impacted soils.
2. The identification and removal of (3) former septic tanks.
3. Implementation of a pilot test study to assess the effectiveness of in place groundwater treatment to reduce chlorinated volatile organic compound concentrations in groundwater.

The completed IRMs, coupled with the planned groundwater treatment, will reduce the risk of exposure to contaminants. Due to remaining residual contamination, the environmental easement will restrict the site to restricted residential, commercial or industrial use and restrict the use of groundwater. The potential for on-site soil vapor intrusion will be evaluated and/or mitigated on all newly constructed on-site buildings. An off-site soil vapor intrusion investigation did not identify off-site soil vapor concerns.

Summary of the Investigation

Shallow site soil consists of a 10 to 30 foot thick layer of sandy silt with some clay and gravel overlain by a thin layer of topsoil. Primary contaminates of concern at the site were petroleum related contaminants and chlorinated volatile organic compounds. Soil contamination was mainly limited to petroleum based contaminants in the immediate vicinity of multiple USTs. Localized petroleum related groundwater impacts were identified in areas where soil was contaminated with petroleum. Groundwater in the central and southern portion of the site is contaminated with chlorinated volatile organic compounds including trichloroethene (TCE), tetrachloroethene (PCE) and cis-1,2-dichloroethene. Groundwater contamination extends off-site to the south. Off-site soil vapor intrusion was not found to be a concern. A soil vapor intrusion investigation was not completed on-site because no buildings remain on-site other than small storage buildings. The potential for on-site soil vapor will be evaluated and/or mitigated on all newly constructed on-site buildings.

Next Steps

DEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. DOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be

made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:
The Signore site is located at 43 Jefferson Street in the rural ski village of Ellicottville in southern western New York. The Site is 8.43 acres in size and is located within a larger site that is listed as Class 4 on the NYS Registry of Inactive Hazardous Waste Disposal Sites (as site #905023).

Site Features:
Main site features include one large concrete pad in the former location of the manufacturing facility (demolished in 2013). Several smaller ancillary buildings remain on-site. Plum Creek traverses the western and southern portion of the site.

Current Zoning/Use(s):
The site is currently zoned for commercial/manufacturing use(s). The site is currently vacant. Proposed redevelopment includes mixed residential/commercial use.

Historical Use(s):
This site is part of a former manufacturing facility that fabricated metal lockers and cabinets. Principal operations included: stamping, cuffing, notching, bending, degreasing, phosphatizing, painting, and assembly.

In 1986, the facility undertook a soil and groundwater sampling program which indicated the presence of volatile organic compounds (VOCs) at the site. Subsequent studies found down gradient private and public drinking water wells were affected. The contamination was attributed to spills, leakage and other plant operations.

In 1989 Signore signed a Consent Order to perform a Remedial Investigation / Feasibility Study (RI/FS) at the site and implement Interim Remedial Measures (IRMs) to address the contaminated water supplies. The RI field work was completed in 1990. Interim remedial measures (IRMs) were completed including connecting up to 34 residential properties served by private wells to the existing public water supply and the installation of an interceptor well up gradient of the Town's municipal water supply well. The RI was completed and a Record of Decision (ROD) was signed on January 31, 1992. The selected remedial alternative consisted of operating an on-site ground water extraction and treatment system and long term groundwater monitoring. Monitoring data indicated a general decrease in site contaminants and off-site migration with time.

In 2002, the Company was granted permission to discontinue the on-site groundwater pump and treat system as groundwater concentrations on-site and off-site were at or near groundwater standards. The interceptor well near the public water supply remains in-place as a precautionary

measure, though it has not been operated since 2002. Long term sampling results at both the Interceptor Well and the Town Well indicate groundwater contaminate concentrations are non-detect or below State drinking water standards.

In approximately 2006, Signore Tool and Die ceased operations and abandoned the facility. In 2008, Iskalo Ellicottville Holdings LLC purchased the Signore property and entered the Brownfield Cleanup Program in 2011. Iskalo completed an off-site soil vapor intrusion investigation and removed several on-site underground storage tanks and associated petroleum contaminated soil.

Site Geology and Hydrogeology:
Surface geology at the site consists of the following: A thin surficial layer of topsoil underlain by a 10 to 30 foot thick alluvial unit consisting of brown sandy silt with some clay and gravel. Beneath the alluvial unit is an outwash deposit extending to a depth of approximately 50 feet consisting of a fine to coarse grained sand and gravel with little silt. Below the 50 foot depth the material becomes sandier with less gravel. Limestone bedrock was encountered at a depth of 89 feet. The on-site groundwater table is approximately 10 feet below ground surface and flows to the south.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: http://www.dec.ny.gov/chemical/8450.html

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location to help the public stay informed.

Ellicottville Memorial Library
6499 Maples Road
Ellicottville, NY 14731
(716) 699-2842

Selected project documents are also available on DEC website at:
http://www.dec.ny.gov/chemical/76035.html.

Who to Contact
Comments and questions are always welcome and should be directed as follows:

Project Related Questions
Chad Staniszewski
New York State Department of Environmental Conservation
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220
chad.staniszewski@dec.ny.gov

Site-Related Health Questions
Scarlett McLaughlin
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza-Corning Tower Room 1787
(518) 402-7860
beei@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email
Have site information such as this fact sheet sent right to your email inbox.

DEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.