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**PERIODIC REVIEW REPORT**  
for the  
**FORMER AMES/HILLS PLAZA SITE**  
**(SITE NO. C907029)**

**JAMESTOWN, NEW YORK**

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July 2014

0265-012-001

Prepared for:

REHC5, LLC

Prepared By:



TurnKey Environmental Restoration, LLC  
2558 Hamburg Turnpike, Suite 300  
Buffalo, NY 14218  
(716) 856-0635

# PERIODIC REVIEW REPORT

## Former Ames/Hills Plaza Site

### Table of Contents

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	Site Information .....	1
1.2	Remedial History.....	1
1.3	Compliance .....	2
1.4	Recommendations.....	2
<b>2.0</b>	<b>SITE OVERVIEW .....</b>	<b>3</b>
<b>3.0</b>	<b>REMEDY PERFORMANCE.....</b>	<b>4</b>
<b>4.0</b>	<b>SITE MANAGEMENT PLAN .....</b>	<b>5</b>
4.1	Soil/Fill Management Plan .....	5
4.2	Operation, Monitoring and Maintenance Plan .....	5
4.3	Environmental Easement .....	5
4.3.1	<i>Engineering and Institutional Control Requirements and Compliance .....</i>	<i>6</i>
4.3.1.1	<i>Institutional Controls.....</i>	<i>6</i>
4.3.1.2	<i>Engineering Controls.....</i>	<i>6</i>
4.3.1.3	<i>Annual Inspection and Certification Program .....</i>	<i>6</i>
<b>5.0</b>	<b>CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>8</b>
<b>6.0</b>	<b>DECLARATION/LIMITATION .....</b>	<b>9</b>

**PERIODIC REVIEW REPORT**  
**Former Ames/Hills Plaza Site**  
**Table of Contents**

**FIGURES**

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Figure 1	Site Location and Vicinity Map
Figure 2	Site Plan and Cover System Verification

**APPENDICIES**

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Appendix A	Institutional and Engineering Controls Certification Form
Appendix B	Site Photograph Log

## 1.0 INTRODUCTION

TurnKey Environmental Restoration, LLC (TurnKey), has prepared this Periodic Review Report (PRR), on behalf of REHC5, LLC (REHC5), to summarize the post-remedial status of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Former Ames/Hills Plaza Site (Site) (C907029).

This PRR has been prepared in accordance with the NYSDEC DER-10 *Technical Guidance for Site Investigation and Remediation* (May 2010) and the NYSDEC's Institutional and Engineering Controls (IC/EC) Certification Form has been completed for the Site (see Appendix A). REHC5 received a Site Management Periodic Report Notice, including Institutional and Engineering Controls Certification Forms. This PRR and the associated IC/EC Certification form have been prepared on behalf of REHC5.

This PRR and the associated inspection form have been completed for the post-remedial activities at the Site for the June 22, 2011 to June 22, 2014 reporting period.

### 1.1 Site Information

The Former Ames/Hills Plaza Site is located in the City of Jamestown, County of Chautauqua, New York (see Figure 1). The Site addressed as 15 South Main Street (SBL: 387.49-1-4.1) is approximately 5.8-acres. The Site was formerly used as a furniture production, automobile repair and filing operations, and metal working, including foundries and machine shops.

Historic operations contaminated on-Site soil and groundwater with semi-volatile organic compounds (SVOCs) and metals, and petroleum contamination associated with a former underground storage tank (USTs).

### 1.2 Remedial History

REHC5 entered into a Brownfield Cleanup Agreement (BCA), Site (#C907029) with the NYSDEC in 2005 to investigate and remediate the Site under the Brownfield Cleanup Program (BCP). REHC5 then completed the investigation and remediation of the Site under the supervision of the NYSDEC and NYSDOH.

The Remedial Investigation/Interim Remedial Measures (RI/IRM) Work Plan was submitted to the NYSDEC in 2005. Remedial activities, including IRMs were completed on site during 2005 and 2006.

The remedial program was successful in achieving the remedial objectives for the Site, and the Site Management Plan (SMP) and Final Engineering Report (FER) were approved by the Department in December 2006. An Environmental Easement was filed with the Chautauqua County Clerk on December 6, 2006, and the NYSDEC issued a Certificate of Completion (COC) for the Site on December 22, 2006.

### **1.3 Compliance**

At the time of the Site inspection, the Site was compliant with the Department's approved SMP.

### **1.4 Recommendations**

Based on the post-remedial status for the Site, TurnKey makes no recommendations for modification at this time.

## 2.0 SITE OVERVIEW

The Former Ames/Hills Plaza Site is located in the City of Jamestown, Chautauqua County, New York and is an approximate 5.8 acre Site (see Figures 1 and 2). The Site is bordered by the Chadakoin River to the north and east, Harrison Street to the south, and S. Main Street to the west.

The Site is currently developed with the renovated former Ames/Hills department store building located on the eastern portion of the Site. Other Site improvements include asphalt pavement access roads, parking lots, concrete walkways, green space areas, and wood mulch cover system. Along the north and east boarder of the Site is a public access river walk that follows the Chadkoin River bank.

The contamination of the Site was well characterized through the collection and analysis of groundwater, surface soil, subsurface soil, indoor air, and soil vapor samples. Semi-Volatile Organic Compounds (SVOCs) and metals contamination was present in the surface and subsurface soil across the Site. Petroleum impacts were localized to the north/northwest corner of the Site due to the presence of an underground storage tank (UST). Both the petroleum contaminated soils and UST were removed and disposed off-Site during the interim remedial measure (IRM).

The soil cover system has been implemented across the entire Site with the following features:

- A minimum of two feet thick layer of clean soil – in green space areas
- A minimum of six inch thick layer of wood mulch – in green space areas with mature trees
- Asphalt – in areas for parking lots and access roads
- Concrete – for building foundation and walkways

Remedial activities were completed in December 2006. The FER and SMP for the Site were approved by the Department in December 2006. The Certificate of Completion (COC) was issued for the Site on December 22, 2006.

### 3.0 REMEDY PERFORMANCE

Annual inspections have been completed at the Site since 2007. The Site inspection includes a walk-over of the entire BCP Site to visually observe and document the use and integrity of the cover systems, including wood mulch thickness measurements. Additionally, the southwestern bank of the Chadakoin River is visually inspected for petroleum contamination emitting from the subsurface. The 2012, 2013, and 2014 Site Inspections indicates that the soil cover system has been maintained and functioning, and is compliant with the SMP requirements.

The completed IC/EC Certification form and site photographs are included in Appendix A and Appendix B, respectively.

## 4.0 SITE MANAGEMENT PLAN

A SMP was prepared for the Site, and approved by the Department in December 2006. The SMP includes a Soil/Fill Management Plan, an Operation, Monitoring and Maintenance Work Plan and a copy of the Environmental Easement. A brief description of these SMP components is presented below.

### 4.1 Soil/Fill Management Plan

A SFMP was included in the approved-SMP for the Site. The SFMP provides guidelines for the management of soil and fill material during any intrusive activities.

- During this reporting period, REHC5, LLC submitted a notification in 2011 to notify the Department of planned intrusive activities being completed on the BCP Site related to the building expansion. REHC5, LLC completed an addition to the existing building in 2012. Excavation documentation was provided to the Department in the Summary of Temporary Disturbance of Site Cover (Arcadis, October 5, 2012) in accordance with the SMP.

No other intrusive activities requiring management of on-Site soil or fill material; or the placement of backfill materials occurred during the monitoring period.

### 4.2 Operation, Monitoring and Maintenance Plan

The OM&M Plan consists of three major components, including the Active Sub-slab Depressurization System (ASD); the Long-Term Groundwater Monitoring (LTGWM) Plan; and the Annual Inspection & Certification Program.

### 4.3 Environmental Easement

The Environmental Easement details the requirements of the site owner's to comply with the SMP, including the SFMP and O,M&M Plan, as described above. The Environmental Easement also describes the Institutional and Engineering Controls (IC/ECs), as described below.



### ***4.3.1 Engineering and Institutional Control Requirements and Compliance***

As detailed in the Environmental Easements, several Institutional and Engineering Controls (IC/ECs) need to be maintained as a requirement of the BCA for the Site.

#### ***4.3.1.1 Institutional Controls***

- Implementation of the SMP.
- Implementation of the O&M Plan.
- Land-Use Restriction - the controlled property may be used for commercial and/or industrial use only.
- Groundwater-Use Restriction – the use of groundwater for potable and non-potable purposes is prohibited, without treatment to render it safe for the intended purpose;

#### ***4.3.1.2 Engineering Controls***

- Cover System – The cover system, including building foundations, concrete sidewalks, concrete or asphalt driveways and parking areas, and landscaped vegetated/mulched areas are all being maintained in compliance with the SMP.

At the time of the site inspection, the Site was fully compliant with all engineering and institutional control requirements.

#### ***4.3.1.3 Annual Inspection and Certification Program***

The Annual Inspection and Certification Program outlines the requirements for the Site, to certify and attest that the institutional controls and/or engineering controls employed at the Site are unchanged. The Annual Certification will primarily consist of an annual Site Inspection to complete the auto-generated NYSDEC Institutional and Engineering Controls (IC/EC) Certification Form. The site inspection will verify that the IC/ECs:

- Are in place and effective.
- Are performing as designed.

And that:

- Nothing has occurred that would impair the ability of the controls to protect the public health and environment.

- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access is available to the Site to evaluate continued maintenance of such controls.

In August 2012, REHC5, LLC requested a modification of the annual certification reporting to be reduced to a triennial (every 3-year) reporting frequency. The NYSDEC approved the modification on September 18, 2012.

Annual Site Inspections of the property were conducted by a TurnKey Qualified Environmental Professional (QEP) on October 12, 2012, June 28, 2013, and July 3, 2014. At the time of the inspections, the property was being used as a commercial office building.

The Site is connected to municipal water supply, and no observable use of groundwater was noted during the site inspection.

The Site includes paved roadways/walkways, green space (mulch covered), and parking areas, and area were deemed competent with no apparent penetrations of the cover system noted. During annual site inspections, mulched areas are inspected to verify that a minimum of six-inches of mulch is present. Mulch thickness was greater than six-inches in all cases. Figure 2 shows the locations and thickness of the mulch across the Site.

Visual inspection of the Chadokain River was also completed, with no visual evidence of contaminant emissions noted along the river bank adjacent to the site.

The completed Institutional and Engineering Controls Certification Form is included in Appendix A. A photolog of the site inspection is included in Appendix B.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions and recommendations are as follows:

- At the time of the site inspection, the Site was in compliance with the Site Management Plan.

## 6.0 DECLARATION/LIMITATION

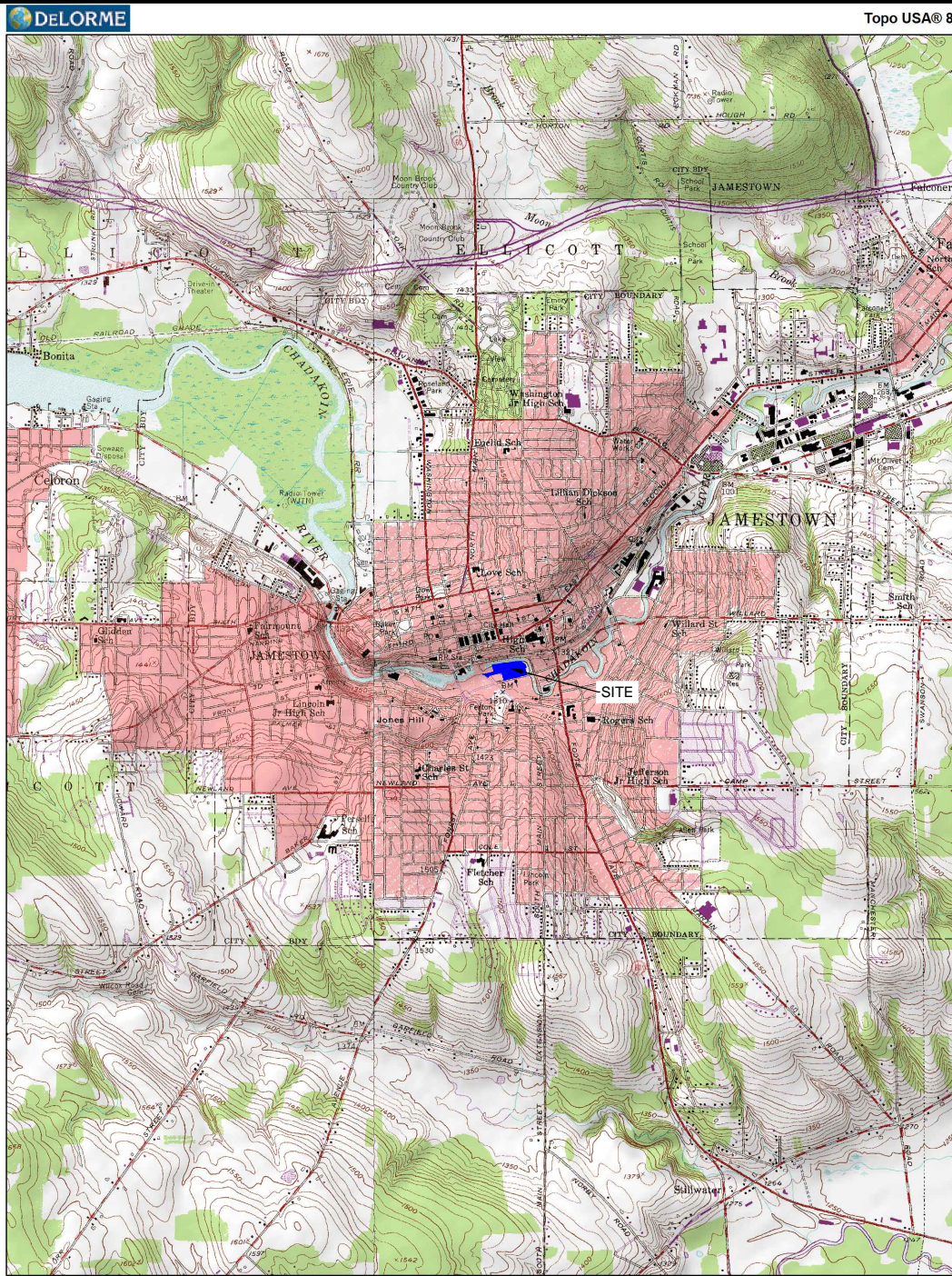
TurnKey Environmental Restoration, LLC personnel conducted the annual site inspections for Brownfield Cleanup Program Site No. C907029, located in Jamestown, New York, according to generally accepted practices. This report complied with the scope of work provided to REHC5 by TurnKey Environmental Restoration, LLC.

This report has been prepared for the exclusive use of REHC5. The contents of this report are limited to information available at the time of the site inspection. The findings herein may be relied upon only at the discretion of REHC5. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of TurnKey Environmental Restoration, LLC.

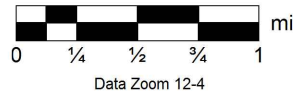
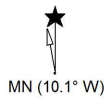
# FIGURES




**FIGURE 1**



Data use subject to license.  
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 www.delorme.com



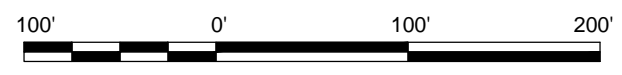
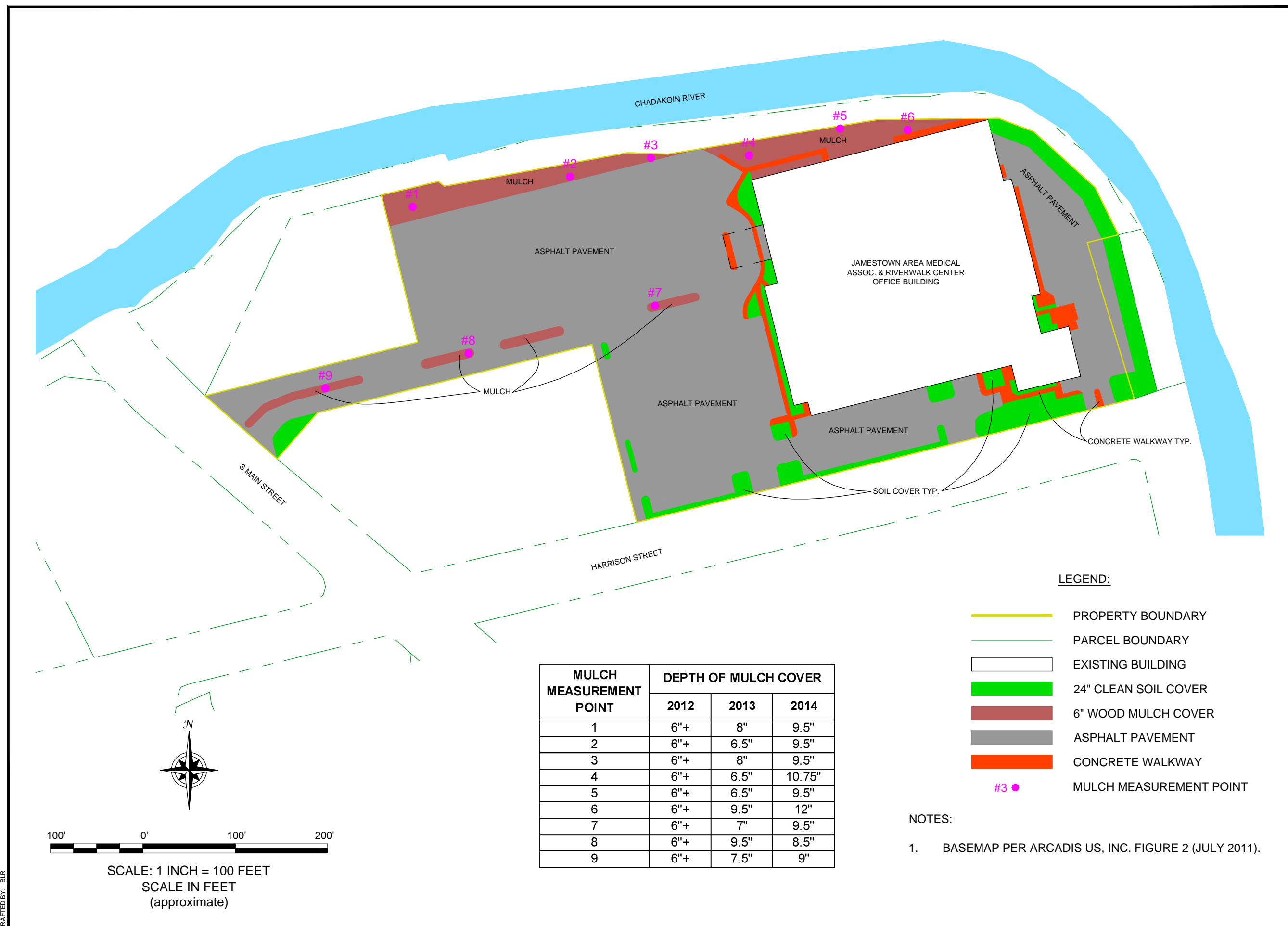
	<b>2558 HAMBURG TURNPIKE                  SUITE 300                  BUFFALO, NY 14218                  (716) 856-0635</b>
	PROJECT NO.: 0265-012-001
	DATE: JULY 2014 DRAFTED BY: BLR

**SITE LOCATION & VICINITY MAP**

2014 PERIODIC REVIEW REPORT  
 FORMER AMES/HILLS PLAZA SITE  
 15 SOUTH MAIN STREET  
 JAMESTOWN, NEW YORK  
 PREPARED FOR  
 REHC5, LLC

**DISCLAIMER:**  
 PROPERTY OF TURNKEY ENVIRONMENTAL RESTORATION, LLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF TURNKEY ENVIRONMENTAL RESTORATION, LLC.





SCALE: 1 INCH = 100 FEET  
SCALE IN FEET  
(approximate)

MULCH MEASUREMENT POINT	DEPTH OF MULCH COVER		
	2012	2013	2014
1	6"+	8"	9.5"
2	6"+	6.5"	9.5"
3	6"+	8"	9.5"
4	6"+	6.5"	10.75"
5	6"+	6.5"	9.5"
6	6"+	9.5"	12"
7	6"+	7"	9.5"
8	6"+	9.5"	8.5"
9	6"+	7.5"	9"

**LEGEND:**

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- EXISTING BUILDING
- 24" CLEAN SOIL COVER
- 6" WOOD MULCH COVER
- ASPHALT PAVEMENT
- CONCRETE WALKWAY
- #3 ● MULCH MEASUREMENT POINT

**NOTES:**

1. BASEMAP PER ARCADIS US, INC. FIGURE 2 (JULY 2011).

**SITE PLAN**

2014 PERIODIC REVIEW REPORT  
FORMER AMES/HILLS PLAZA SITE  
15 SOUTH MAIN STREET  
JAMESTOWN, NEW YORK  
PREPARED FOR  
REHC5, LLC



2558 HAMBURG TURNPIKE  
SUITE 300  
BUFFALO, NY 14218  
(716) 856-0635

JOB NO.: 0265-012-001

**FIGURE 2**

DISCLAIMER: PROPERTY OF TURNKEY ENVIRONMENTAL RESTORATION, LLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF TURNKEY ENVIRONMENTAL RESTORATION, LLC.

# APPENDIX A

## INSTITUTIONAL & ENGINEERING CONTROLS CERTIFICATION FORM





Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
 Site Management Periodic Review Report Notice  
 Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No. C907029		
<b>Site Name Former Ames/Hills Plaza</b>		
Site Address: 15 South Main St. Zip Code: 14701		
City/Town: Jamestown		
County: Chautauqua		
Site Acreage: 5.8		
Reporting Period: June 22, 2011 to June 22, 2014		
		YES NO
1. Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Box 2
		YES NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b>		
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
387.49-1-4.1	REHC-5	Soil Management Plan Landuse Restriction Ground Water Use Restriction O&M Plan
i) Implementation of OM&M Plan, Soil/Fill Management Plan - 12/2006 ii) Maintenance of Cover System. iii) Prohibition of use of groundwater		
387.49-1-6	REHC 5, Attn: Peter Krog	O&M Plan Ground Water Use Restriction Soil Management Plan Landuse Restriction
i) Implementation of OM&M Plan, Soil/Fill Management Plan - 12/2006 ii) Maintenance of Cover System. iii) Prohibition of use of groundwater		

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
387.49-1-4.1	Cover System
i) Implementation of OM&M Plan, Soil/Fill Management Plan - 12/2006 ii) Maintenance of Cover System. iii) Prohibition of use of groundwater	
387.49-1-6	Cover System
i) Implementation of OM&M Plan, Soil/Fill Management Plan - 12/2006 ii) Maintenance of Cover System. iii) Prohibition of use of groundwater	

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES      NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

- (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES      NO

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C907029

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Daniel Reinger at REHC5, LLC, 155 Main St  
print name print business address Jamestown, NY  
am certifying as Designated Representative (Owner or Remedial Party)  
Member/Manager

for the Site named in the Site Details Section of this form.

 7/25/14  
Signature of Owner, Remedial Party, or Designated Representative Date  
Rendering Certification

IC/EC CERTIFICATIONS

Qualified Environmental Professional Signature

Box 7

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

Michael Lesakowski Turn Key Environmental Restoration  
print name print business address

am certifying as a Qualified Environmental Professional for the Owner  
(Owner or Remedial Party)

[Signature]  
Signature of Qualified Environmental Professional, for  
the Owner or Remedial Party, Rendering Certification

[Stamp]  
Stamp  
(Required for PE)

7/30/14  
Date

# APPENDIX B

## SITE PHOTOGRAPH LOG

## SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 1: Subject property – Cover system - looking west.

Photo 2: Subject property – Building/River Walk - looking east.

Photo 3: Subject property – Chadakoin River - looking northwest.

Photo 4: Subject property – Building/Parking Area (No. 2) - looking south.

**Former Ames/Hills Plaza Site  
Jamestown, New York**

Photo Date: July 3, 2014





## SITE PHOTOGRAPHS

Photo 5:



Photo 6:



Photo 7:



Photo 8:



Photo 5: Subject property – northern portion of property - looking west.

Photo 6: Subject property – northern portion of property - looking east.

Photo 7: Subject property – Mulch Cover/Parking Area (No. 4) – looking southwest.

Photo 8: Subject property – Building/Mulch Cover No. 5) - looking west.

**Former Ames/Hills Plaza Site  
Jamestown, New York**

Photo Date: July 3, 2014





## SITE PHOTOGRAPHS

Photo 9:



Photo 10:



Photo 11:



Photo 12:



Photo 9: Subject property – Parking Area/Mulch Cover (No. 8) - looking east.

Photo 10: Subject property – Parking Area/Mulch Cover (No. 9) – looking west.

Photo 11: Mulch cover verification point (No. 7 – 2013)

Photo 12: Mulch cover verification point (No. 7 – 2014).

**Former Ames/Hills Plaza Site  
Jamestown, New York**

Photo Date: July 3, 2014

