NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
BCP Significant Threat Determination Report

4/20/2021

Site Code C907047 **Site Name** Jamestown Brewery
City Jamestown **Town** Jamestown (c)
Region 9 **County** Chautauqua
Current Classification A
Estimated Size 0.5900 **Allowable Use**
Significant Threat: Unknown **Project Manager** Damianos Skaros

Summary of Approvals

Originator/Supervisor: Andrea Caprio **03/24/2021**

Regional Hazardous Waste Remedial Engineer: Stan Radon: **04/15/2021**

BEEI of NYSDOH: **04/16/2021**

CO Bureau Director: Michael Cruden, Director, BURE: **04/16/2021**

Assistant Division Director: George Heitzman, P.E.: **04/20/2021**

Basis for Significant Threat Determination

The site's historic use of chlorinated solvents and other compounds resulted in subsurface and ground water contamination. Following the partial completion of a remedial investigation through the NYSDEC BCP, NYSDOH and NYSDEC project managers observed significantly elevated concentrations of VOCs, specifically TCE and other breakdown compounds, within groundwater and side wall samples. These elevated concentrations suggest the offsite migration of contaminants has occurred and pose a potential direct threat to the adjacent parcels. Given that the surrounding area consists of densely populated mixed use commercial/residential properties, offsite investigation is warranted.

Site Description - Last Review: 03/09/2021

Location: The Jamestown Brewery site is an approximately 0.59-acre site located in an urban area at 115-121 West Third Street in the City of Jamestown, Chautauqua County. It is south of West Third Street, east of Washington Street (New York State Route 60), and north of West Second Street.

Site Features: The site consists of a commercial building on the northwest portion of the site, asphalt-paved parking areas to the east and south of the building, and landscaped areas along the south exterior of the building.

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Current Zoning and Land Use: According to the City of Jamestown Zoning Map, the site is located in a Central Business District (C-3) and the building on site is currently being renovated. The surrounding parcels are used for various commercial purposes and road right-of-ways.

Past Use of the Site: The site has been used for various commercial purposes since at least 1886. Commercial operations of note have included a photo facility, a dry cleaner, a taxi company, an automotive repair shop and a parking garage. From at about 1930 to about 1949, a gasoline underground storage tank was located within the Washington Street right-of-way along the southwest corner of the site. In 2003, a 3,000-gallon #2 fuel oil underground storage tank was closed-in-place under NYSDEC direction within the Washington Street right-of-way proximate to the west exterior of the site Building. Adjacent properties appear to have been developed since at least 1886 and have been utilized commercially since that time.

Site Geology and Hydrogeology: According to the United States Department of Agriculture (USDA) Web Soil Survey, the site consists of Urban Land. Urban Land is characterized as areas highly developed for commercial, industrial, or residential use were the ground surface is covered by impervious features. Generally, the uppermost native soils have been removed, disturbed, or fill material has been placed over native soils. Based on the results of LaBella's November 10, 2017 Phase II ESA report and February 9, 2018 Supplementary Soil Investigation report, crushed asphalt was encountered followed by a gravel subbase mixed with brown clay silts from approximately one to two feet below the ground surface (ft bgs). Apparent native soils consisting of glacial till comprised of silts and clays were generally
encountered across the site beyond two ft bgs. Groundwater has been measured at the site at depths between 12.7 and 14.5 ft bgs. Groundwater is assumed to flow to the south towards Chadakoin River. Bedrock beneath the site is reported to consist of Ellicott and Dexterville Formations shale and siltstone, dating from the Upper Devonian age.

Contaminants of Concern (Including Materials Disposed) **Quantity Disposed**

OU

Analytical Data Available for :

Applicable Standards Exceeded for:

Site Environmental Assessment - Last Review: 03/09/2021

Nature and Extent of Contamination:
Based on investigations completed to date, contamination at the site consists of volatile organic compounds (VOCs), metals, semi-volatile organic compounds (SVOCs), and PFOA/PFOS, above protection of groundwater standards and/or TOGS 1.1.1.

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A Remedial Investigation (RI) and Interim Remedial Measures (IRM) was conducted in 2018 which consisted of surface soil, subsurface soil/fill, and groundwater investigation. While the current remedial efforts are still underway, preliminary laboratory analysis and post excavation confirmatory sample analysis has provided some information as to the nature and extent of impacted material. A preliminary summary of the impacts is provided below:

Soil:
The concentrations of volatile organic compounds were up to: ethylbenzene 16,000 ppb (PGW: 1,000 ppb); napthalene 17,000 ppb (12,000 ppb PGW); n-propylbenzene 13,000 ppb (PGW: 3,900 ppb); tetrachloroethene 100,000 ppb (PGW: 1,300 ppb); toluene 3,700 ppb (PGW: 700 ppb); trichloroethene 7,900 ppb (PGW: 470 ppb); 1,2,4-trimethylbenzene 97,000 ppb (PGW: 3,600 ppb); 1,3,5-trimethylbenzene 39,000 ppb (PGW: 8,400 ppb); xylene 73,000 73,000 ppb (PGW: 1,000 ppb).

Groundwater:
The concentration of volatile organic compounds were up to: 2-butanone (TOGS: 50 ppb); acetone 440 bbp (TOGS: 50 ppb); cis-1,2-dichloroethene 7,400 ppb (TOGS: 5.0 ppb); tetrachloroethane 8,000 ppb (TOGS: 5.0 ppb); toluene 2,800 ppb (TOGS: 5.0 ppb); trichloroethene 1,200 ppb (TOGS: 5.0 ppb); vinyl chloride 970 ppb (TOGS: 2.0 ppb).

The concentration of SVOCs were up to: phenol 34 ppb (TOGS: 1.0 ppb); naphthalene 20 ppb (TOGS: 10 ppb).

The concentrations of metals were up to: aluminum 7,940 ppb (TOGS: 2,000 ppb); arsenic 35.6 ppb (TOGS: 25 ppb); barium 1,610 ppb (TOGS: 1,000 ppb).

The RI investigation continues to be implemented in order to further characterize the site conditions in both groundwater and subsurface soils.

Site Health Assessment - Last Update: 03/08/2021

Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater and soil may move into the soil vapor (air spaces within the soil), which in turn may move into nearby buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A subslab depressurization system was installed in the on-site building to prevent vapors beneath the slab from entering the building. Additional investigation is necessary to determine if the potential exists for the indoor air impacts due to soil vapor intrusion in offsite structures.

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	Start		End	
OU 00				
Certificate of Completion	10/1/21	PLN	12/20/21	PLN
Periodic Review	3/30/23	PLN	5/14/23	PLN
Site Management	11/30/21	PLN	11/30/51	PLN
OU 01				
Agreement	7/12/18	ACT	7/23/18	ACT
Application Approval	5/1/18	ACT	7/12/18	ACT
Application Completion	3/22/18	ACT	5/1/18	ACT
OGC Docket - Eligibility Determination	5/1/18	ACT	7/12/18	ACT
OGC Docket - Environmental Easement	4/9/19	ACT	9/30/21	PLN
Reclass Pkg.	3/24/21	ACT	4/25/21	PLN
Remedial Action	12/5/18	ACT	11/30/21	PLN
Remedial Design	5/1/18	ACT	8/30/18	ACT
Remedial Investigation	8/30/18	ACT	10/21/21	PLN
OU 01A				
Remedial Action	12/3/18	ACT	9/1/21	PLN

Remedy Description and Cost

Remedy Description for Operable Unit 00

Total Cost

Remedy Description for Operable Unit 01

Total Cost

Remedy Description for Operable Unit 01A

Total Cost

SIGNIFICANT THREAT DETERMINATION WORKSHEET

□ State Superfund Program
6 NYCRR 375-2.7

X Brownfield Cleanup Program
ECL 27-1411.1(c)

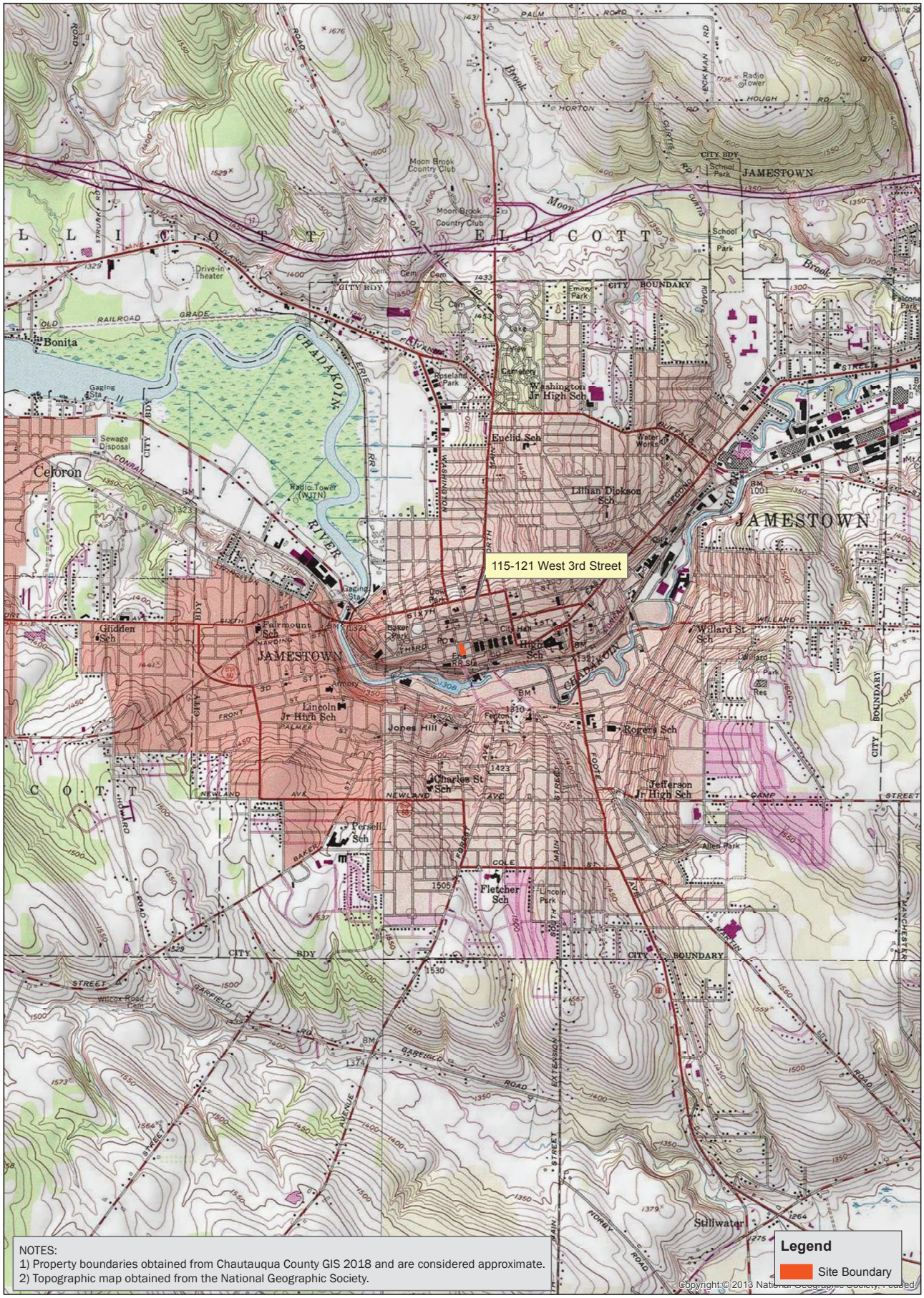
Site Name: Jamestown Brewery Site ID No. C907047

City/Town: Jamestown County: Chautauqua

1. Has all available and relevant evidence regarding the Site been reviewed and the factors in 375-2.7(a)(3) considered?	X Yes (go to 2)	□ No (stop)	□ Unsure (stop)
2. Does Site contamination result in significant adverse impacts (375-2.7(a)(1)) to:			
a. species that are endangered, threatened, or of concern?	□ Yes (go to b)	X No (go to b)	□ Unsure (go to b)
b. protected streams, tidal/freshwater wetlands, or significant fish and wildlife habitat?	□ Yes (go to c)	□ No (go to c)	X Unsure (go to c)
c. flora or fauna from bioaccumulation or leads to a recommendation to limit consumption?	□ Yes (go to d)	X No (go to d)	□ Unsure (go to d)
d. fish, shellfish, crustacea, or wildlife from concentrations that cause adverse/chronic effects?	□ Yes (go to e)	□ No (go to e)	X Unsure (go to e)
e. the environment due to a fire, spill, explosion, or reaction that generates toxic gases, vapors, fumes, mists or dusts?	□ Yes (go to f)	□ No (go to f)	X Unsure (go to f)
f. areas where individuals or water supplies may be present and NYSDOH has determined there to be a significantly increased risk to public health (including from soil vapor)?	X Yes (go to 3)	□ No (go to 3)	□ Unsure (go to 3)
3. Does Site contamination result in significant environmental damage (375-2.7(a)(2))?	X Yes (go to 4)	□ No (go to 4)	□ Unsure (stop)
4. If any box in items 2 or 3 have been checked "Yes," the site presents a significant threat to public health or the environment; check here.	Significant threat to: X Public Health □ Environment		
5. If no boxes in items 2 or 3 have been checked "Yes," the site does not present a significant threat to public health or the environment; check here.	□ Not a Significant Threat		

Damianos Skaros		3/1/2021
Project Manager Name/Title (Print)	Project Manager Name (Signature)	Date
Andrea Caprio		3/23/21
Bureau Director/RHWRE Name/Title (Print)	Bureau Director/RHWRE Name (Signature)	Date

07/29/10



NOTES:
1) Property boundaries obtained from Chautauqua County GIS 2018 and are considered approximate.
2) Topographic map obtained from the National Geographic Society.

PROJECT #/DRAWING #/ DATE	DRAWING NAME:	CLIENT:	
2180345 FIGURE 1 5/13/2020	SITE LOCATION MAP	GPATTI ENTERPRISES, LLC PROJECT: JAMESTOWN BREWERY 112-121 WEST THIRD STREET JAMESTOWN, NEW YORK	N W E S 0 1,000 2,000 Feet 1 inch = 2,000 feet INTENDED TO PRINT AS: 11" X 17"

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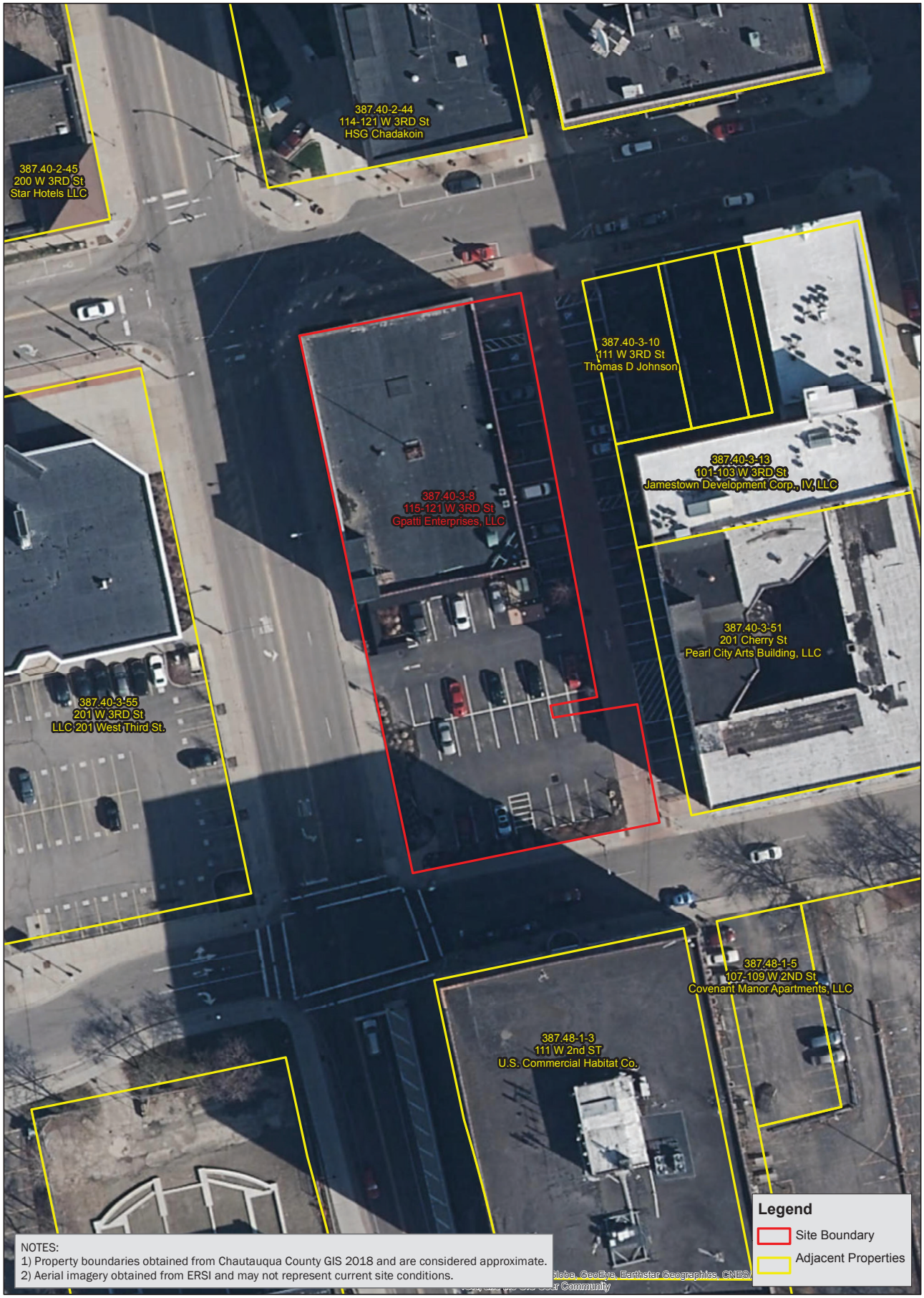
Path: I:\Gpatti Enterprises Inc\2180345 - 115-121 W 3rd 200-210 Washington\Reports\Combined IRM & RI Report\Combined Figures\Figure 1 - Site Location Map.mxd



PROJECT #/DRAWING #/ DATE	DRAWING NAME:	CLIENT:	
2180345 FIGURE 2 5/13/2020	SITE BASE MAP	GPATTI ENTERPRISES, LLC PROJECT: JAMESTOWN BREWERY 112-121 WEST THIRD STREET JAMESTOWN, NEW YORK	N W E S 0 20 40 Feet 1 inch = 40 feet INTENDED TO PRINT AS: 11" X 17"

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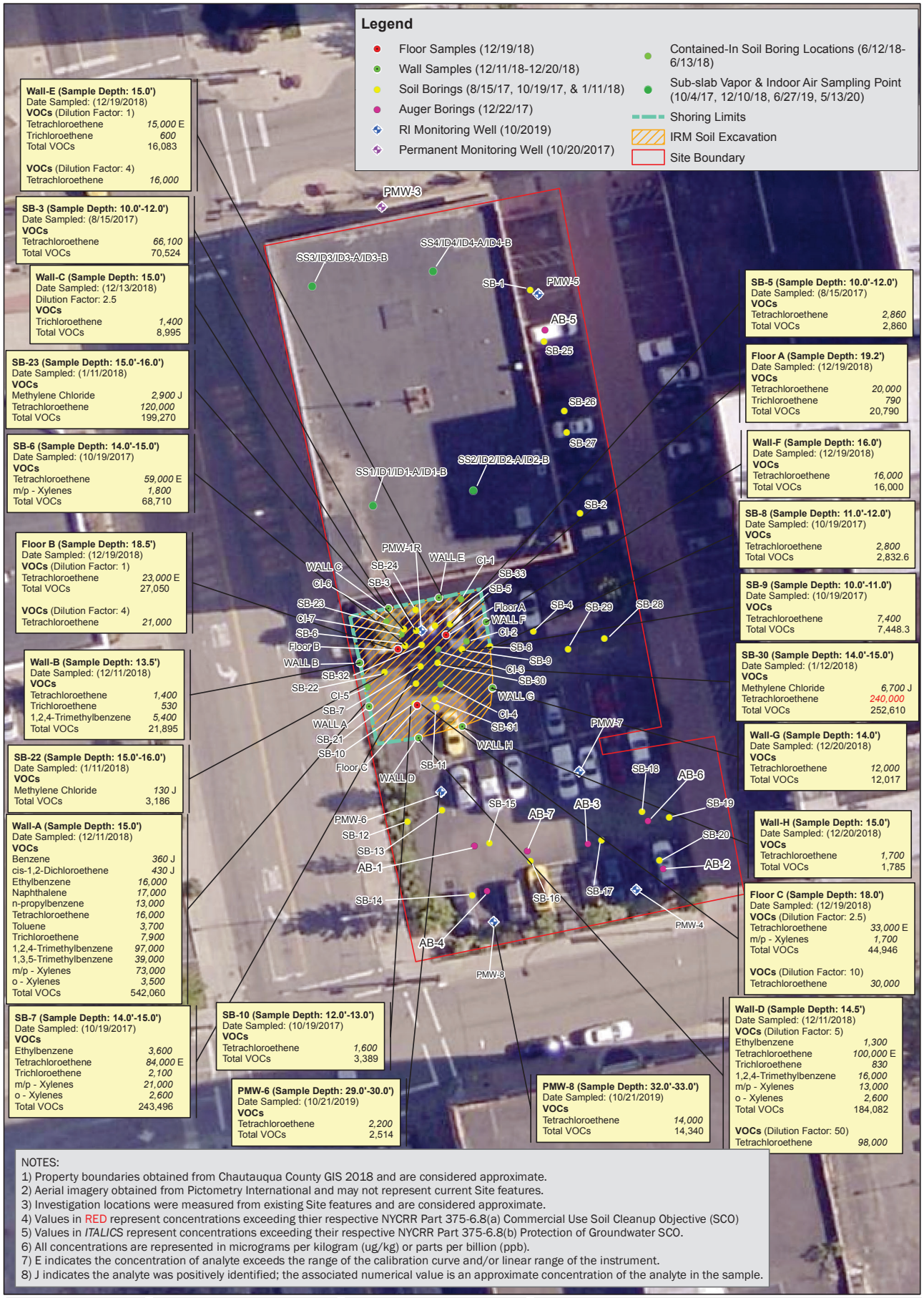

PROJECT #/DRAWING #/ DATE

2180345

FIGURE 4

5/27/2020

DRAWING NAME:

CUMULATIVE INVESTIGATION LOCATIONS & DETECTED COMPOUNDS IN SOIL ABOVE SITE SCGs

CLIENT:

GPATTI ENTERPRISES, LLC

PROJECT:

JAMESTOWN BREWERY
112-121 WEST THIRD STREET
JAMESTOWN, NEW YORK

N
W E
S

0 15 30

Feet

1 inch = 30 feet

INTENDED TO PRINT AS: 11" X 17"

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PROJECT #/DRAWING #/ DATE	DRAWING NAME:	CLIENT:	
2180345 FIGURE 5 5/27/2020	GROUNDWATER CONTOURS (OCTOBER 2019) & ANALYTICAL EXCEEDANCES	GPATTI ENTERPRISES, LLC PROJECT: JAMESTOWN BREWERY 112-121 WEST THIRD STREET JAMESTOWN, NEW YORK	N W E S 0 15 30 Feet 1 inch = 30 feet INTENDED TO PRINT AS: 11" X 17"

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Path: I:\Gpatti Enterprises Inc\2180345 - 115-121 W 3rd 200-210 Washington\Reports\Combined IRM & RI Report\Combined Figures\Figure 5 - Groundwater Contour Map & Exceedances.mxd

NEW YORK STATE OF OPPORTUNITY. Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

LISA J. PINO, M.A., J.D.
Executive Deputy Commissioner

April 16, 2021

Michael Cruden
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway
Albany, New York 12233

Re: **Significant Threat Determination**
Jamestown Brewery
Site #C907047
Jamestown, Chautauqua County

Dear Mr. Cruden:

At your Department's request, we have reviewed the available information, including the *Remedial Investigation Report*, for the referenced site. Based on that review, I understand that on-site soil, groundwater, and soil vapor are contaminated with chlorinated volatile organic compounds (cVOCs) and petroleum related VOCs at concentrations above applicable standards, criteria and guidance.

The site currently contains a vacant building and parking lot. Therefore, contact with contaminated soil or groundwater is unlikely at the site. Contaminated groundwater is not used for drinking, and the site and surrounding areas are served by a public water source not affected by this contamination.

Based on the sub-slab and indoor air concentrations detected on site, a sub-slab depressurization system was installed and has been operating since December 2018 within the site building. Current site data suggests that there is potential for the presence of volatile organic compounds (VOCs) in soil and groundwater off-site. Additionally, there is a potential for off-site migration of VOCs into indoor air via the soil vapor intrusion pathway in the nearby structures. Therefore, additional investigation is necessary to evaluate this exposure pathway and delineate off-site impacts.

Based on the available information and the potential for human exposure to site-related contaminants both on- and off-site, I believe this site represents a significant threat to public health. If you have any questions, or would like to discuss this site further, please contact me at (518) 402-7871.

Sincerely,

Charlotte M. Bethoney

Charlotte M. Bethoney, Chief
Regions 1 & 9
Bureau of Environmental Exposure Investigation

ec: C. Vooris / S. Bogardus / e-File
A. Bonamici / C. Nicastro – NYSDOH WRO
M. Stow – CCHD
G. Heitzman / K. Lewandowski – NYSDEC Central Office
A. Caprio / D. Skaros – NYSDEC Region 9