File

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

Erin M. Crotty
Commissioner

MEMORANDUM

TO: See Distribution Below

PROM: Kelly A Lewandowski, NYSDEC - DER Bureau of Technical Support Kelly A Lewandowski

SUBJECT: Environmental Restoration Projects Application
Former C&B Dry Cleaners, #E907028

DATE: AUG 24 2004

The attached Environmental Restoration Projects (ERP) Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Environmental Restoration Projects procedcres. Note the following:

A County tax map with identifier numbers is missing from the application;
The municipality docs not currently own this property.

These deficiencies/comments must be resolved prior to the project manager approving the application

If you require additional copies or the complete series of the related application's attachments, please contact me at 518-402-9553.

T&A Code for the subject site: TBA by Program Management.

Attachment(s)

Distribution
Original (with all attachments) to:
Jaspal Walia, NYSDEC - Region 9
Copy (with all attachments) to:
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Esposure Investigation
Edward Belmore, NYSDEC - DER Remedial Bureau D
Copy (without attachments) to:
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat
Joseph Ryan, NYSDEC - DEE, Region 9
Martin Doster, NYSDEC - Region 9

CHAUTAUQUA COUNTY DEPARTMENT OF PUBLIC FACILITIES

MARK WTHOMAS
County Executive

KENNETH B. **BRENTLEY**
Director of Public Facilities

August 4,2004

Ms. Kelly Bologna
Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Dear Ms. Bologna:

Please find enclosed three (3) copies of the Application for Investigation: Former C & B Dry Cleaners submitted by Chautauqua County. One of the copies has original signatures and the raised seal on the supporting resolution.

I have also forwarded one (1) copy to Martin L. Doster, PE, Hazardous Waste Remediation Engineer, NYSDEC Region 9.

If you have any questions, please feel free to contact this office.

Regards,

Cheryl A. Ruth
Chautauqua County Brownfields Coordinator

CAR/car
Enc.
Cc: Mark W. Thomas, Chautauqua County Executive
Kenneth Brentley, Director, Chautauqua County Dept. of Public Facilities
Fred Larson, Esq., Chautauqua County Attorney

454 NORTH WORK STREET, FALCONER, NEW YORK 14733, (716) 661-8400, FAX (716) 665-4496

TVGA
CONSULTANTS

1996 CLEAN WATER/CLEAN AIR BOND ACT ENVIRONMENTAL RESTORATION PROJECT

APPLICATION FOR INVESTIGATION

FORMER C&B DRY CLEANERS

2241 Washington Street, City of Jamestown
Chautauqua County

PREPARED ON BEHALF OF:
Chautauqua County Department of Public Facilities
454 North Work Street
Falconer, New York 14733

July 2004

PREPARED FOR:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPLICATION CONTENTS

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

ENVIRONMENTAL RESTORATION PROGRAM (ERP) APPLICATION

1996 CLEAN WATER/CLEAN AIR BOND ACT

ECL ARTICLE 56 - 6NYCRR 375-4

10/9/03

NAME OF MUNICIPALITY	Chautauqua County		
NAME OF INDIVIDUAL AUTHORIZED TO SIGN APPLICATION	Mark W. Thomas		
TITLE OF AUTHORIZED INDIVIDUAL	County Executive		
ADDRESS	Gerace Office Building, 3rd Floor		
CITY/TOWN	Mayville	ZIP CODE	14757
PHONE	716-753-4211	FAX 716-753-4756	E-MAIL
NAME OF COMMUNITY BASED ORGANIZATION (IF APPLICABLE)			
COMMUNITY BASED ORGANIZATION'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	

SITE NAME	Former C&B Dry Cleaners		
SITE ADDRESS	2241 Washington Street		
CITY/TOWN	Jamestown	ZIP CODE	14701
COUNTY	Chautauqua	SIZE (ACRES)	0.22
LATITUDE	42° 6' 45.84"	LONGITUDE	79° 14' 47.85"

PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7 5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.

1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? ☒YES ☐NO
   IF NO. PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME)_____ ☐YES ☒NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? ☐YES ☒NO
   IF YES, FILL IN CURRENT REGISTRY SITE NUMBER AND CLASSIFICATION.

   REGISTRY SITE NUMBER:_____CLASSIFICATION: _____

1. HAS THE APPLICANT GENERATED. TRANSPORTED OR DISPOSED OF. OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF. HAZARDOUS WASTE OR PETROLEUM ON THE SITE? ☐YES ☒NO

2. HAS THE APPLICANT UNDERTAKEN, OR INTEND TO UNDERTAKE, ANY INDEMNIFICATION OBLIGATION RESPECTING A PARTY RESPONSIBLE UNDER LAW FOR THE REMEDIATION OF THE SITE? ☐YES ☒NO

3. HAS THE APPLICANT LEASED THE SITE TO ANOTHER PARTY THAT GENERATED, TRANSPORTED OR DISPOSED OF, OR THAT ARRANGED FOR OR CAUSED THE GENERATION. TRANSPORTATION OR DISPOSAL OF HAZARDOUS WASTE OR PETROLEUM ON THE SITE? IF YES. CHECK ONE OF THE FOLLOWING: ☐YES ☒NO

   ☐ A. THE APPLICANT DID NOT KNOW THAT SUCH OTHER PARTY GENERATED. TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM.

   ☐ B. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED. TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION. TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND DID NOT TAKE ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.

   ☐ C. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED. TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION. TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND TOOK ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.

4. DOES THE APPLICANT CURRENTLY OWN THE SITE OR HAS IT OBTAINED TEMPORARY INCIDENTS OF OWNERSHIP FOR AN INVESTIGATION PURSUANT TO ECL *515-0508?* ☐YES ☒NO

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING INFORMATION (REFER TO THE ENVIRONMENTAL RESTORATION PROGRAM PROCEDURES HANDBOOK FOR DETAILED INSTRUCTIONS).

- PURPOSE AND SCOPE OF THE PROJECT;
- CURRENT AND PROPOSED FUTURE USE OF THE SITE (RESIDENTIAL, COMMERCIAL, INDUSTRIAL);
- ESTIMATED PROJECT COST (INCLUDE ANY RESPONSIBLE PARTY COST RECOVERY PAYMENTS RECEIVED OR ANTICIPATED, AS WELL AS ANY OTHER ACTUAL OR POTENTIAL FUNDING SOURCES FOR THE PROJECT);
- HOW THE PROJECT WOULD SATISFY THE CRITERIA OF ECL 56-0505; AND
- ESTIMATED PROJECT SCHEDULE (FIELD WORK MUST BEGIN WITHIN 12 MONTHS OF THE APPLICATION APPROVAL DATE)

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. ENVIRONMENTAL DATA
   A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.
2. OWNERS
   A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").
3. OPERATORS
   A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP. IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	X	X			
Other VOCs	X	X			
SVOCs	X	X			
Metals	X	X			
Pesticides					
PCBs					
Other*_____					

*PLEASE DESCRIBE: _____

1. HAS THE DEC ISSUED A RECORD OF DECISION FOR THE SITE UNDER THE ERP? ☐YES ☐NO
2. HAS GROUNDWATER OR A SURFACE WATER BODY BEEN CONTAMINATED ABOVE STANDARDS? ☐YES ☐NO
   IF YES. CHECK ALL THAT APPLY:
   - ☐ A. THE INFLUENT TO A PUBLIC OR PRIVATE WATER SUPPLY HAS BEEN CONTAMINATED OR THREATENED.
   - ☐ B. A CLASS A OR AA SURFACE WATER BODY OR A PRIMARY OR PRINCIPAL AQUIFER HAS BEEN CONTAMINATED WITHOUT AFFECTING AN EXISTING WATER SUPPLY.
   - ☐ C. GROUNDWATER HAS BEEN CONTAMINATED ABOVE STANDARDS OR A SURFACE WATER HAS BEEN IMPACTED.
3. HAVE ENDANGERED, THREATENED OR RARE SPECIES. STATE PROTECTED STREAMS. OR STATE REGULATED WETLANDS BEEN IMPACTED BY RELEASES FROM THE SITE? ☐YES ONO
4. ARE CONTAMINANTS PRESENT IN SOILS/WASTE AT LEVELS THAT EXCEED DEC DIVISION OF ENVIRONMENTAL REMEDIATION GUIDANCE VALUES? ☐YES ☐NO
5. IS THE SITE LOCATED IN A DESIGNATED EMPIRE ZONE? RYES ☐NO
6. IS THE SITE LOCATED IN A DESIGNATED EN-ZONE PURSUANT TO TL § 21 (b)(6)? RYES ☐NO
7. HAS ALL OR PART OF THE SITE BEEN IDLE OR ABANDONED FOR MORE THAN ONE YEAR? ☐YES ☐NO
7. HAS THE APPLICANT SIGNED AN AGREEMENT WITH A PRIVATE PARTY TO REUSE THE SITE ONCE IT IS RESTORED? ☐YES ☐NO
8. HAS THE APPLICANT COMMITTED TO A NEW PUBLIC OR RECREATIONAL USE? ☐YES ☐NO
9. HAS THE APPLICANT COMPLIED WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) REGARDING THIS ACTION? IF YES, INCLUDE THE DETERMINATION (NEGATIVE DECLARATION OR FINDINGS STATEMENT) IN THE ATTACHED PROJECT DESCRIPTION AND IDENTIFY ALL INVOLVED AGENCIES IN THE COORDINATED REVIEW. ☐YES ☐NO
10. IS THE APPLICANT AWARE OF OTHER FUNDING SOURCES FOR REMEDIATING THE SITE? IF YES, PROVIDE SOURCES(S) AND DOLLAR AMOUNT IN THE AITACHED PROJECT DESCRIPTION. ☐YES ☐NO

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

- All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full in this application. or are set out in full in exhibits attached to this application and incorporated by this reference: and
- The individual whose signature appears hereon is authorized to sign this application for the municipality.

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

Mark W Thurnau — 7/30/04

Signature ofIndividual Authorized to Sign the Application — Date

The undersigned on behalf of the Community Based Organization acting in partnership with the municipality does hereby certify that:

- The Community Based Organization is a not-for-profit corporation. exempt from taxation under section 501(c)(3) of the internal revenue code whose stated mission is promoting reuse of brownfield sites within a specified geographic area in which the Community Based Organization is located, which has 25% or more of its board of directors residing in the community in such area:
- The Community Based Organization represents a community with a demonstrated financial need:
- Not more than 25% of the members. officers or directors of the Community Based Organization are or were employed by or receiving compensation from any person responsible for a site under title 13 or title 14 of article 27 of the Environmental Conservation Law. article 12 of the navigation law or under applicable principles of statutory or common law liability; and
- The individual whose signature appears hereon is authorized to sign this application for the Community Based Organization.

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

Signature of Individual Authorized to Sign for the Community Based Organization — Date

SUBMITTAL INFORMATION:

Four (4) complete copies, one with original signatures, are required.

- **Three (3)** of the copies, one with original signatures, must be sent to:

  Chief, Site Control Section
  New York State Department of Environmental Conservation
  Division of Environmental Remediation
  625 Broadway
  Albany, NY 12233-7020

  One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: http://www.dec.state.ny.us/website/der/index.html

FOR DEPARTMENT USE ONLY:

RP SITE NO: _____ **ERP SITE T&A CODE:** _____ **PROJECT MANAGER:** _____

CHAUTAUQUA COUNTY
RESOLUTION NO. 118-04

KBB ok	5/27/04
SKP	5/28/04
FAL	5/26/04
MWT	5/26/04

TITLE: Authorizing the County Executive to apply for and Administer NYS Grant Funds for the Investigation of the former C & B Dry Cleaner Site in the City of Jamestown

BY: Public Facilities Committee and Audit & Control Committee

AT THE REQUEST OF: the County Executive and Legislators Anthony Teresi and Lula M. Taylor

WHEREAS, in November 2001, Chautauqua County foreclosed on a former commercial dry cleaner site located at 2241 Washington Street and identified on tax maps as City of Jamestown, Section 109-Block 3-Lots 11.2 and 12.1 for purposes of redevelopment, and

WHEREAS, the County has previously invested in environmental assessments, investigatious and remedial actions including asbestos abatement and building demolition at the site and has assisted the City of Jamestown and the New York State Department of Environmental Conservation with cleanup activities at a neighboring site, i.e. the former Pelican Manufacturing site, and

WHEREAS, the City of Jamestown has identified the Washington Street corridor as prime commercial property, and

WHEREAS, the City of Jamestown's Chadakoin Park recreational area is directly adjacent to the commercial dry cleaner site located 2241 Washington Street, and

WHEREAS, this site is within the borders of the newly created Federal Renewal Community, and

WHEREAS, previous studies have indicated the potential presence of subsurface contaminants from the dry cleaner operations, and the County has been asked by The New York State Department of Environmental Conservation to initiate this activity as an alternative to listing on the NYSDEC Registry of Hazardous Sites which would exclude the County from State funding, and

WHEREAS, NYS administers the Environmental Restoration Program (ERP) which provides grant funds to conduct this investigation, and

WHEREAS, these funds would pay for 90% of the estimated costs of $85,000.00, now therefore be it

RESOLVED, that the County Executive is authorized to apply for and administer NYS Grant Funds for the investigation of this site, and be it further

RESOLVED, that Chautauqua County commits to its 10% share of the total project costs in either cash, in-kind services or a combination of both.

_____ **APPROVED**
_____ **VETOES (VETO MESSAGE ATTACHED)**

Mark W. Thomas — 6/24/04

County Executive **Date**

A. PURPOSE AND SCOPE

The purpose of this project is to investigate known contamination at the former C & B Cleaners Site (project site) located at 2241 Washington Street, Jamestown, New York (Figure 1), and to develop and evaluate appropriate remedial alternatives. The project site consists of approximately 0.22 acres located within the City of Jamestown limits and is identified by SBL numbers 109-3-11.2 and 109-3-12.1. The configuration of the project site is depicted on Figure 2.

Chautauqua County and the City of Jamestown have identified the project site as a prime candidate for restoration and redevelopment. The following provide some of the project site's major attributes.

Located within a designated Federal Renewal Community.

- Located in an active commercial district.
- Situated on a four-lane city thoroughfare within 1.6 miles of Interchange 11 of Interstate 86 (1-86).
- Existing infrastructure is available at the project site including municipal sanitary sewer, water, electric, etc.
- Previous above grade structures have been removed from the project site.

However, the presence of environmental contamination and the associated short and long-term liability represents a significant obstacle to site redevelopment.

The Project Site was used as a commercial dry cleaner from about 1936 until its closure in 1999. Chautauqua County acquired the Project Site by tax foreciosure in November of 2001. Subsurface contamination was discovered on the project site during the removal of two USTs in December 19, 2001. Analytical results from soil/fill samples collected from the excavation sidewalls indicated the presence of VOCs, specifically tetrachloroethylene (PCE). Test pits excavated at the bottom of the UST cavity and 35-feet to the west encountered soils exhibiting visual, olfactory, and photoionic evidence of contamination. Analytical results from samples collected from the test pits indicated the presence of VOCs at cumulative concentrations well above the NYSDEC guidance level of 10,000 ug/kg.

Based upon the historical use of the project site for dry cleaning operations and previous assessments, investigations and removal actions completed at the project site, the following potential areas of environmental concern have been identified:

- Former UST Area – Elevated VOC concentrations were detected in soil samples collected in locations under and west of the former USTs;
- Site-Wide Groundwater – On-site groundwater may contain VOCs from on-site and/or off-site sources.
- Preferential Pathways - The close proximity of the Project Site to the former Pelican Manufacturing site, a Class 2 IHWS with documented TCE impacts, indicates that uninvestigated preferential pathways, such as the roadway and

storm and sanitary sewer lines, could act as sources of on-site VOC contamination.

- Soil/Fill – Because the on-site soil/fill is of unknown origin and composition, the material could contain contaminants in excess of the relevant standards.

The scope of the Site Investigation (SI) developed to address these environmental concerns is detailed in the attached Draft Statement of Work for the Site Investigation/Remedial Alternatives Report (Section 5).

B. INTENDED FUTURE USE

The primary goals of this brownfield restoration project are to characterize and remediate threats to public health, safety and the environment posed by current site conditions, and return the project site to productive commercial use following the completion of any required site remediation. By returning the project site to the tax roles and encouraging investment opportunities in the City of Jamestown and Chautauqua County, the ultimate goal of job creation will be realized.

One possible scenario identified by the County for redevelopment of the project site involves combining it with the adjoining Swanson property and the nearby, recently remediated Former Pelican Manufacturing Site, thereby creating a larger site with greater development potential. The combined properties would be suitable for construction of new automobile sales and service facility or other commercial development that is consistent with the current surrounding land use and character. The project site represents a viable candidate for restoration and redevelopment based upon the positive attributes identified in Section A.

C. COST ESTIMATE

The estimated cost for completing the Site Investigation/Remedial Alternatives Report (SI/RAR) for the project is presented in Table 1. The estimated costs should only be used as a budgetary guideline. These costs are based upon related project experience and anticipated field conditions without the formal solicitation of contractor bids.

D. FUNDING SOURCES

Chautauqua County utilized an EPA Brownfield Assessment Demonstration Pilot grant to fund the preliminary assessment. investigation and removal actions performed at the project site. This grant has since expired, and the County's efforts to procure a supplemental EPA brownfield grant to address this site have not been successful. The County lacks the resources to undertake the investigation and cleanup of the project site. Furthermore, the tax debt and environmental condition of the project site are likely to continue to hinder privately funded remediation and redevelopment. Therefore, the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program is the proposed primary funding source available for this project.

Chautauqua County intends to fund the Site Investigation pursuant to the certified resolution contained in this application, which provides funding for the investigation of the project site, and authorizes the appropriation of the County's 10% share under the Bond Act.

E. PROJECT BENEFITS

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

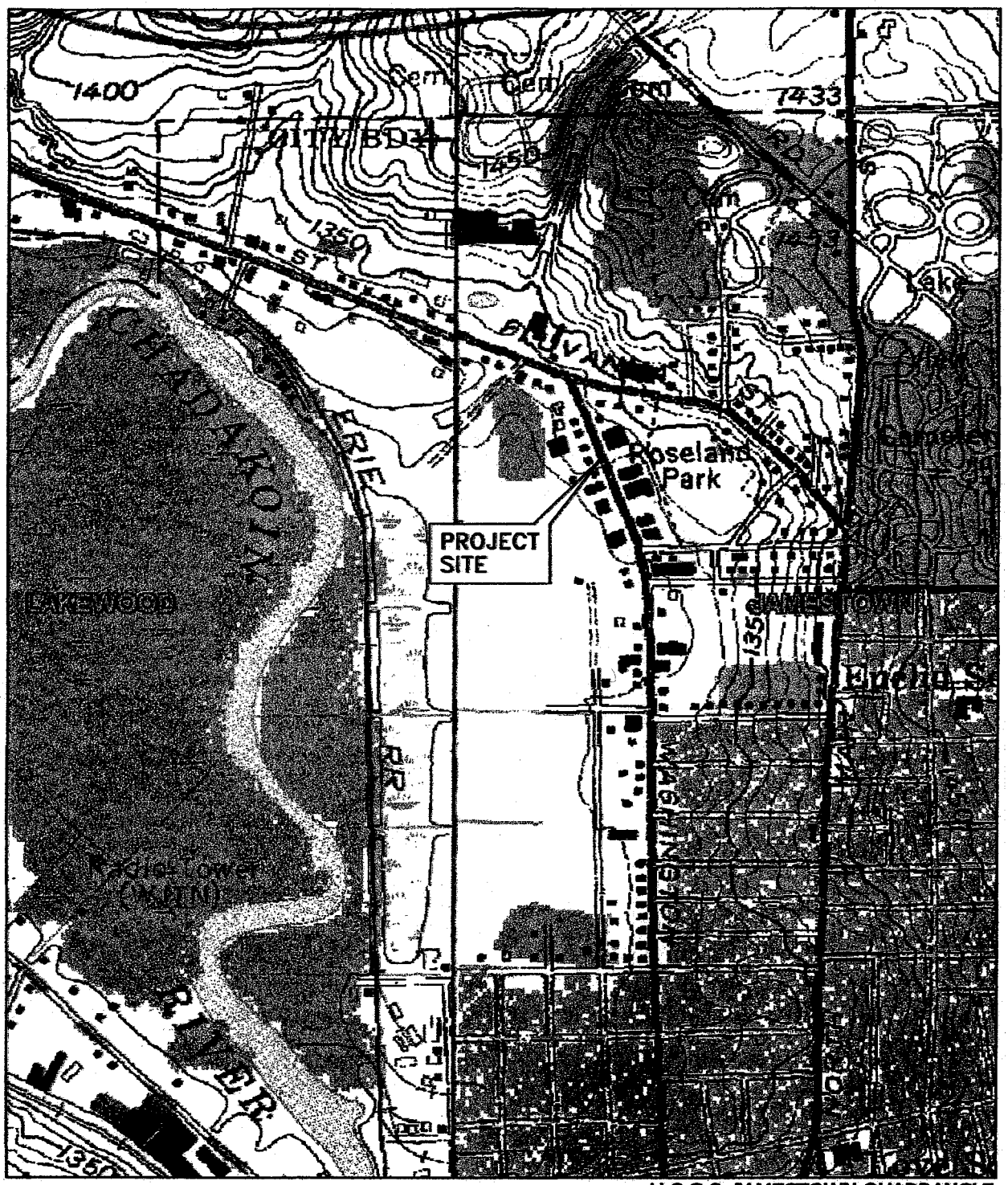
This environmental restoration project will result in a benefit to public health, safety and the environment through the remediation of documented soil contamination and potential sources of groundwater contamination occurring on the project site. As such, the project will address historic contamination that might otherwise go unmitigated.

The return of the project site to a productive use will also result in economic benefits to the community and New York State in the form of increased employment and tax revenues. Lastly the redevelopment of the project site will take advantage of the area's existing infrastructure, while avoiding the potential impacts and additional costs associated with construction on undeveloped green space.

F. ESTIMATED PROJECT SCHEDULE

A Draft Work Plan for the SI was submitted to the NYSDEC for review in advance of this application. Comments on the Draft Work Plan were received from the NYSDEC on May 14, 2004. It is anticipated that the Work Plan for the SI would be finalized and approved within two months of the application approval date. Field work would be initiated within three months of application approval date. and the SI/RAR is expected to be complete within 9-12 months of this date.

FIGURES



U.S.G.S. JAMESTOWN QUADRANGLE

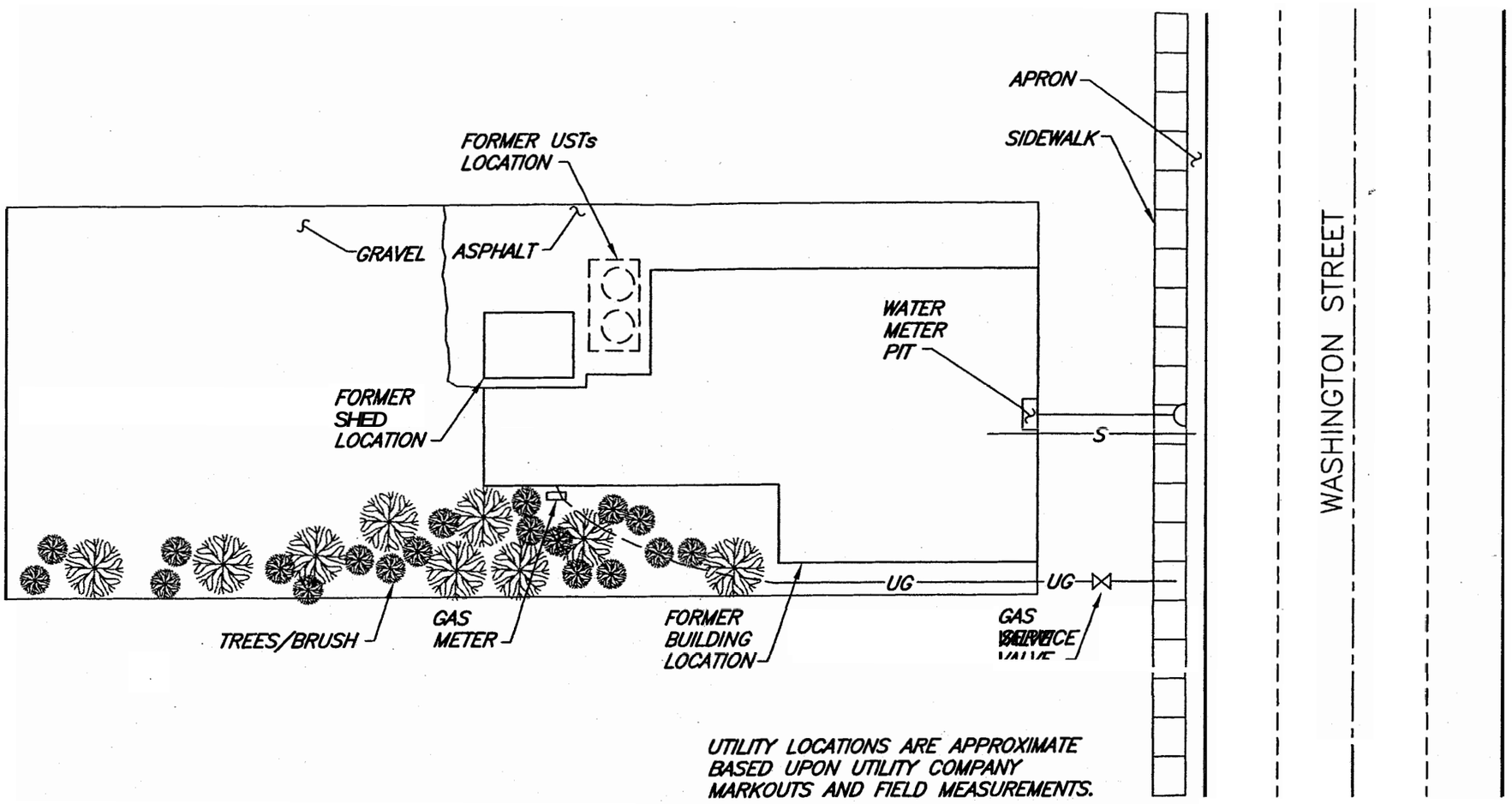
SITE LOCATION MAP

TVGA CONSULTANTS
1000 MAPLE ROAD, P.O. BOX H
ELMA, NEW YORK 14059-0264
P. 716.655.8842
F. 716.655.0937
www.tvga.com

C & B CLEANERS
2241 WASHINGTON STREET
JAMESTOWN, NEW YORK 14701

PROJECT NO. 0020031	SCALE 1:1000	DATE: 07/08/03	FIGURE NO. 1

S:\Environ\0031 Chaut Co Pilot\CADD\C&BCLEANERS.dwg 07/08/2003 10:31:02 AM ED



SITE **PLAN**

TVGA CONSULTANTS
1000 MAPLE ROAD
ELMA, NEW YORK 14059-9530
P. 716.655.8842
F. 716.655.0937
www.tvga.com

C & B CLEANERS
2241 WASHINGTON STREET
JAMESTOWN, NEW YORK 14701

PROJECT NO. 0020031	NOT TO SCALE	DATE: 07/31/03	FIGURE NO. 2

S:\Engineering\0020031 - Chaut Co Plot\CADD\FIG2-4.DWG 07/10/2003 03:00:33 PM EDT

Table 1 - Estimated Project Cost

Site Investigation/Remedial Alternatives Report

CB Dry Cleaners Site

PHASE	TASKS	COST BREAKDOWN		SUBTOTAL
Work Plan	Work Plan Finalization	Labor	$4,100	
		Expenses	$100	$4,200
Citizen Participation	Coordination, Public Meetings and Fact Sheets	Labor	$4,700	
		Expenses and Equipment	$100	$4,800
Site Investigation	Soil Gas Survey	Labor	$9,700	
	Push Probing	Expenses and Equipment	$2,400	
	Soil Borings/Monitoring Wells, Sampling	Subcontractor Services	$7,000	
	Laboratory	Laboratory	$20,400	
	Site Survey	Site Survey	$4,300	$43,800
Draft SI Report	Data Review and Evaluation	Labor	$13,400	
	Risk Assessment	Expenses	$1,500	$14,900
	Report Preparation			
Draft RAR	Remedial Alternatives ID	Labor	$14,000	
	Evaluation	Expenses	$100	$14,100
	Report Preparation			
Final SI/RAR	Report Preparation	Labor	$4,700	
		Expenses	$200	$4,900
SI/RAR Estimated Cost				**$86,700**
TOTAL PROJECT COST				***$86,700***

STATE ASSISTANCE CONTRACT (90%)	**$78,030**
CHAUTAUQUA COUNTY (10%)	**$8,670**

Class 3 designation and the separation distance from the Project Site of approximately 3,000 feet, adverse impacts to the Project Site are not expected.

The Pelican Manufacturing Site is designated as a Class 2 IWHS due to confirmed groundwater and surface water contamination by trichloroethylene (TCE). Class 2 sites represent a significant threat to public health or the environment, and require remedial action. The remedial actions completed at this site consisted of soil vapor extraction to remove volatile organic compounds (VOCs) from soil; groundwater extraction; and treatment and off-site disposal of contaminated sediments. Remedial activities have ceased and the former on-site building was recently demolished. Based on a review of NYSDEC records and a discussion with NYSDEC representatives, the remediation has been completed. However, an investigation of on-site and off-site sewers has not been completed. Although remedial activities have ended, the Pelican Manufacturing Site represents a potential environmental threat to the Project Site due to its close proximity (approximately 200 feet) and the existence of uninvestigated preferential pathways such as the roadway, storm sewers, and sanitary sewers.

The remaining sites identified during the data base search are not considered to represent threats to the environmental integrity of the Project Site based upon their location and/or their current regulatory status.

During the site reconnaissance, debris including empty drums, discarded laundry machines, and miscellaneous rubbish was observed outside the former building. Abandoned clothing, equipment and materials were observed within the former building. Numerous containers, some partially to completely full, of chemicals and detergents were identified throughout the former building, including:

- Stain remover;
- Titanium stripper;
- Liquid sour;
- Bleach;
- Tetrachloroethene (PCE) fabric detergent;
- Ethylene-based solvent; and
- An unnamed solvent.

A subsequent emergency removal action of these materials for off-site disposal was initiated by CCDPF and performed by Environmental Services Group, Inc.

A sludge-like material, likely waste generated from cleaning clothes, was observed in a box near a laundry machine, in five-gallon buckets, and on the floor of the boiler room. The majority of the sludge was removed from the Project Site during the removal of the underground storage tanks (USTs), which is detailed below.

Based on the location of drains and cleanouts within the former building, the drains appear to discharge in the direction of the municipal sanitary sewer system along Washington Street.

A. SUMMARY OF ENVIRONMENTAL HISTORY

The Project Site has been the subject of previous environmental assessments, investigations, and remedial actions. The following subsections outline the scope of services and results from these previous activities

Preliminary Environmental Assessment

A Preliminary Environmental Site Assessment of the Project Site was completed by the CCDPF and included a records review, site reconnaissance and interviews with knowledgeable persons. The Preliminary Environmental Site Assessment was performed in 2001, prior to the demolition of the on-site structures, which occurred in July 2003.

Based on this assessment, it was determined that the Project Site was used as a commercial dry cleaner from about 1936 until its closure in 1999. Chautauqua County acquired the Project Site by tax foreclosure from James and Joann Perry in November of 2001. Previous owner/operators of the dry cleaner also included Ronald and Janice Hodges, from August 1986 to June 1991; A.F. & A. Maruccia, R. Olson & J. O'Connell; and Carpenter and Bacot.

Historical records indicated:

- The main portion of the former building was constructed in 1931;
- The boiler room at the rear of the former building was constructed in 1936; and
- An addition on the south side of the building was constructed in 1939.

An environmental database service company, EcoSearch, was contracted to provide a site-specific environmental database search report for the Project Site and vicinity. The search of standard local, state and federal record sources relating to the presence or occurrence of facilities or spill sites involving solid and/or hazardous wastes and petroleum products indicated the following:

- C&B Cleaners was listed as a Resource Conservation and Recovery Act (RCRA) conditionally exempt small quantity generator;
- The former Jamestown City Landfill (west of the Project Site) and the Pelican Manufacturing Site (south of the Project Site) are New York State Inactive Hazardous Waste Sites (IHWS);
- Adjoining properties Pepsi-Cola and McFadden Ford (east of the Project Site across Washington Street) are both petroleum bulk storage facilities; and
- A number of petroleum spill sites exist within the vicinity of the Project Site.

The Jamestown City Landfill is designated as a Class 3 IHWS by the NYSDEC. Class 3 sites do not present significant threats to public health or the environment, and do not require immediate response actions. The landfill is estimated to be 100 acres in size, with reportedly 70 tons of waste paint, waste solvent, and degreaser sludge deposited within its boundaries. Based on the

There were no indications of underground dry injection wells or septic systems observed. Based on a conversation with the City of Jamestown, the former building was connected to the municipal sewer system since 1931.

A number of pipes protruding from the south side of the boiler room were observed during the site visit. Some of the pipes were associated with the natural gas service to the boiler system. The purpose for several of the remaining pipes in this area could not be readily identified.

Prior to demolition of the building, a pre-demolition asbestos survey was completed to identify and quantify asbestos-containing materials (ACMs). Because the survey determined that ACMs were present in the building, an ACM abatement program was completed prior to demolition. The demolition of the on-site structures occurred in July 2003.

UST Investigation

Because the site reconnaissance revealed the presence of several abandoned pipes along the north side of the building, raising suspicion of the existence of USTs, a preliminary exploration program was implemented. The CCDPF completed excavations that revealed two USTs on the west side of the building. The USTs were located adjacent to each other and had been abandoned in place by filling with pea gravel. The USTs measured approximately 64 inches in diameter, with an estimated capacity of 500 gallons each. The USTs also contained a liquid with a volatile hydrocarbon odor.

A photoionization detector (PID) was used to screen the soil/fill and the UST contents for total organic vapors (TOVs) during the exploratory excavation. Excavated soil/fill and UST contents with elevated TOV measurements were stockpiled on, and covered with high-density polyethylene sheeting. Chemical analysis of samples collected from the southern UST indicated the presence of VOCs, including 1,1,2,2-Tetrachloroethane (48,000 uglkg) and 4-Chlorotoluene (3,700 uglkg).

UST Removal Action

A removal action was initiated by CCDPF, and on December 19, 2001 both USTs and associated piping were emptied, cleaned and removed by Global Environmental Industrial, Inc. (GEI) of Dunkirk, New York. A PID was used to screen excavated soil/fill for TOVs and soil samples were collected from the excavation. Analytical results from soil/fill samples collected from the excavation sidewalls indicated the presence of VOCs, specifically PCE, at concentrations ranging from 7 ug/kg to 25 ug/kg.

A test pit excavated at the bottom of the UST excavation (6.5 to 8.5 feet below ground surface) encountered soils exhibiting visual, olfactory, and photoionic evidence of contamination. Although no Target Compound List (TCL) VOCs were detected in the sample collected from this location, 20 tentatively identified compounds (TICs) were detected. The total concentration of these TICs was 503,300 ug/kg, which is above the NYSDEC guidance level of 10,000 ug/kg.

PRELIMINARY STATEMENT OF WORK

SITE INVESTIGATION/REMEDIAL ALTERNATIVES REPORT

FORMER C&B CLEANERS SITE
2241 WASHINGTON STREET, CITY OF JAMESTOWN
CHAUTAUQUA COUNTY, NEW YORK

Prepared for:

CHAUTAUQUA COUNTY DEPARTMENT OF PUBLIC FACILITIES
454 North Work Street
Falconer, New York
14733

Prepared by:

TVGA CONSULTANTS
1000 MAPLE ROAD
ELMA, NEW YORK 14059

JULY 2004

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1.0 GENERAL DISCUSSION

The ***Statement of Work*** (SOW) outlined herein has been developed for the completion of a ***Site Investigation/Remedial Alternatives Report*** (SI/RAR) for the former C&B Cleaners Site (project site) located at **2241** Washington Street, Jamestown, New York. Figure **1** is included as a Site Location Map. This SOW has been prepared on behalf of the Chautauqua County Department of Public Facilities (CCDPF) in association with the possible environmental restoration and redevelopment of the project site under the Environmental Restoration Program administered by the New York State Department of Environmental Conservation (NYSDEC). The CCDPF is applying to the NYSDEC for State financial assistance under Title 5 of the Clean Water/Clean Air Bond Act of 1996 for the investigation of the project site. The purpose of the SI/RAR is to investigate the magnitude and extent of suspected contamination at the project site and to develop and evaluate remedial alternatives, as appropriate.

Based upon the historical use of the project site for dry cleaning operations and previous assessments, investigations and removal actions completed at the project site, the following potential areas of environmental concern have been identified:

Former UST Area – Elevated VOC concentrations were detected in soil samples collected in locations under and west of the former USTs;

- Site-Wide Groundwater – On-site groundwater may contain VOCs from on-site and/or off-site sources.
- Preferential Pathways - The close proximity of the project site to the former Pelican Manufacturing site, a Class **2** IHWS with documented TCE impacts, indicates that uninvestigated preferential pathways, such as the roadway and storm and sanitary sewer lines, could act as sources of on-site VOC contamination.

Soil/Fill – Because the on-site soil/fill is of unknown origin and composition, the material could contain contaminants in excess of the relevant standards.

Based upon the findings from the previous assessments, investigations and removal actions, additional investigation is warranted. The objectives of the Site Investigation are to:

- Characterize the VOC contamination detected in subsurface soil/fill on the project site;
- Determine whether the contaminated soil/fill constitutes a characteristic hazardous waste;
- Confirm or deny the presence of VOC contamination in groundwater, and, if present, characterize the groundwater contamination;
- Determine groundwater flow direction, gradient and velocity; and
- Generate analytical data from on-site media to enable the completion of an exposure assessment and the preliminary identification of response actions capable of ensuring the protection of human health and the environment under current and future use scenarios.

The following sections outline the primary tasks associated with the completion of the SI/RAR for the project site. Information and data obtained during preliminary stages of the site investigation (e.g., review of historical records) will direct the nature and extent of subsequent phases of the investigation.

2.0 SITE INVESTIGATION/REMEDIAL ALTERNATIVES REPORT WORK PLAN

A Draft Site Investigation Work Plan was developed for the project site in accordance with the ***U.S. EPA Region 2 Brownfields Project Planning Guidance*** (December 2002) and was submitted to the NYSDEC in April 2004. Components of the Work Plan include a Health and Safety Plan; Quality Assurance Project Plan; Sampling, Analysis and Monitoring Plan; and Standard Operating Procedures and associated forms. Comments received from the NYSDEC indicate that the Work Plan is generally acceptable for use under the ERP, although some modifications are necessary prior to finalization. Upon approval of this application, the Draft Work Plan will be revised to address NYSDEC comments and finalized for implementation at the project site.

3.0 SITE INVESTIGATION

The site investigation will be performed in accordance with the Final Work Plan and will involve the field work necessary to complete the site characterization program, including but not limited to: a soil gas survey, soil probes and test borings, monitoring well installation, environmental sampling and measurement, field screening, laboratory analyses, surveying, and data validation. The site investigation will provide sufficient information to:

- Further identify the study area of the SI/RAR;
- Identify potential remedial alternatives;
- Identify probable remedial goals and determine the extent to which they have been exceeded or contravened; and
- Perform a qualitative health and environmental risk assessment, as necessary.

The scope of the site characterization program is detailed in the Draft Work Plan (April 2004) previously submitted to the NYSDEC. As previously noted, this Work Plan will be revised to address NYSDEC comments issued on May 14, 2004 prior to finalization. Please refer to the Draft Work Plan and corresponding NYSDEC comments for more detail regarding the scope of the site investigation program.

4.0 DATA EVALUATION AND ASSESSMENT OF RISKS

Once the accuracy and precision of the data has been verified, evaluation of the data will be performed. All site investigation data will be analyzed and the results of the analyses will be presented in an organized and logical manner so that the relationship between site investigation results for each medium is apparent. Typical activities associated with data evaluation include:

- Data review, reduction and tabulation;
- Comparison with applicable regulatory levels; and

- Environmental fate and transport modeling/evaluation.

Using these data, a risk assessment will be performed to qualitatively assess the potential human health and environmental risks associated with the site. The following activities are typically associated with this task:

- Identification of contaminants of concern;
- Exposure assessment;
- Toxicity assessment; and
- Risk Characterization.

5.0 SITE INVESTIGATION REPORT

A SI Report will be prepared which: (1) summarizes and documents the investigative methods employed to characterize the site; (2) describes the physical characteristics of the site; (3) defines the nature and extent of contamination; (4) presents the results of contaminant fate and transport modeling/evaluations; (5) identifies potential health and environmental risks posed by the site; and (6) provides recommendations relative to future work requirements and remedial action objectives. A draft Table of Contents for the SI Report is presented in Attachment A.

6.0 DEVELOPMENT AND ANALYSIS OF REMEDIAL ALTERNATIVES

6.1 Development of Alternatives

A range of remedial alternatives will be developed to address contaminated media at the site, as deemed necessary in the SI, and to provide adequate protection of human health and the environment. The potential alternatives will encompass a range of alternatives including treatment, containment and removal options.

General response actions will be identified for each medium of interest. General response actions typically include containment, excavation, extraction, treatment, disposal or other actions, singly or in combination to satisfy remedial action objectives. Volumes or areas of media to which general response actions may apply will be identified. Subsequently, treatment technologies for each general response action will be identified and screened relative to their technical and economic feasibility for implementation at the site, and the potential technologies will be combined into media-specific or site-wide alternatives. The alternatives will be screened on a general basis with respect to their effectiveness, implementability, and cost, to limit the number of alternatives that undergo the detailed analysis and to provide consideration of the most promising options.

6.2 Detailed Analysis of Alternatives

A detailed analysis of each alternative will be completed in accordance with the requirements outlined in 6 NYCRR Part 375-1.10, Remedy Selection. An individual analysis of each alternative will be performed relative to the following criteria:

- Overall protection of human health and the environment;
- Compliance with Standards, Criteria and Guidance;
- Short-term effectiveness;
- Long-term effectiveness and permanence;
- Reduction of toxicity, mobility, or volume;
- Feasibility; and
- Community Acceptance.

Furthermore, a comparative analysis of all of the remedial alternatives with respect to each other will be completed in terms of the above listed criteria.

7.0 REMEDIAL ALTERNATIVES REPORT

A ***Remedial Alternatives Report*** (RAR) will be prepared that describes the process utilized to develop and screen remedial alternatives, presents the results of the detailed analysis of alternatives, and identifies the most suitable remedy considering the remedial action objectives. A draft Table of Contents for the RAR is presented in Attachment B. The RAR will present sufficient information to enable the preparation of a ***Proposed Remedial Action Plan*** (PRAP), which summarizes the proposed remedy for public review and comment.

8.0 FINAL SI/RAR

A final SI/RAR that addresses comments from the NYSDEC, NYSDOH and the CCDPF will be prepared. As part of this process, responses to one round of comments on the draft reports from each of these agencies will be prepared, and the documents will be revised after obtaining agency concurrence on said responses. The Final SI/RAR will serve as the basis for the PRAP and ***Record of Decision*** (ROD) for the project.

ATTACHMENT A

SITE INVESTIGATION REPORT
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4.1 Presents the results of site Characterization, both natural chemical components and contaminants in some, but not necessarily all, of the following media:

- 4.1.1 Sources (lagoons, sludges, tanks, etc.)
- 4.1.2 Soils and Vadose Zone
- 4.1.3 Groundwater
- 4.1.4 Surface Water and Sediments
- 4.1.5 Air

5. Contaminant Fate and Transport

- 5.1 Potential Routes of Migration (i.e., air, groundwater, etc.)
- 5.2 Contaminant Persistence
  - 5.2.1 If they are applicable (i.e., for organic contaminants), describe estimated persistence in the study area environment and physical, chemical, and/or biological factors of importance for the media of interest.
- 5.3 Contaminant Migration
  - 5.3.1 Discuss factors affecting media of importance (e.g., sorption onto soils, solubility in water, movement of groundwater. etc.)
  - 5.3.2 Discuss modeling methods and results, if applicable.

6. Baseline Risk Assessment (If necessary)

- 6.1 Public Health Evaluation
  - 6.1.1 Exposure Assessment
  - 6.1.2 Toxicity Assessment
  - 6.1.3 Risk Characterization
- 6.2 Environmental Assessment

7. Summary and Conclusions

- 7.1 Summary
  - 7.1.1 Nature and extent of Contamination
  - 7.1.2 Fate and Transport
  - 7.1.3 Risk Assessment
- 7.2 Conclusions
  - 7.2.1 Data Limitations and Recommendations for Future Work
  - 7.2.2 Recommended Remedial Action Objectives

Appendices

A. Technical Correspondence on Field Activities (if applicable)
B. Analytical Data and QA/QC Evaluation Results
C. Risk Assessment Methods

REMEDIAL ALTERNATIVES REPORT
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An additional test pit was excavated approximately 35 feet west of the former USTs to evaluate the soils for evidence of contamination. The test pit was excavated to approximately seven feet below ground surface (bgs), where visual and photoionic evidence of contamination were evident. No TCL VOCs were detected in a sample collected from the bottom of this test pit, but 20 TICs were detected. The total concentration of these TICs was 1,058,370 ug/kg, which is above the NYSDEC guidance level of 10,000 ug/kg.

The excavated soil/fill that exhibited evidence of VOC contamination was placed in a lined roll-off container, and covered with high-density polyethylene sheeting. This material was transported to and disposed at an approved landfill facility in Model City, New York.

Areas of Concern

Based upon the historical use of the Project Site for dry cleaning operations, previous assessments, investigations and removal actions completed at the Project Site, the following potential areas of environmental concern have been identified:

- Former UST Area – Elevated VOC concentrations were detected in soil samples collected in locations under and west of the former USTs;
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