

Legend

- ⊙ Direct Push Location
- ⊕ Monitoring Well
- ⊖ Recovery Well
- Gas Line (Approximate)

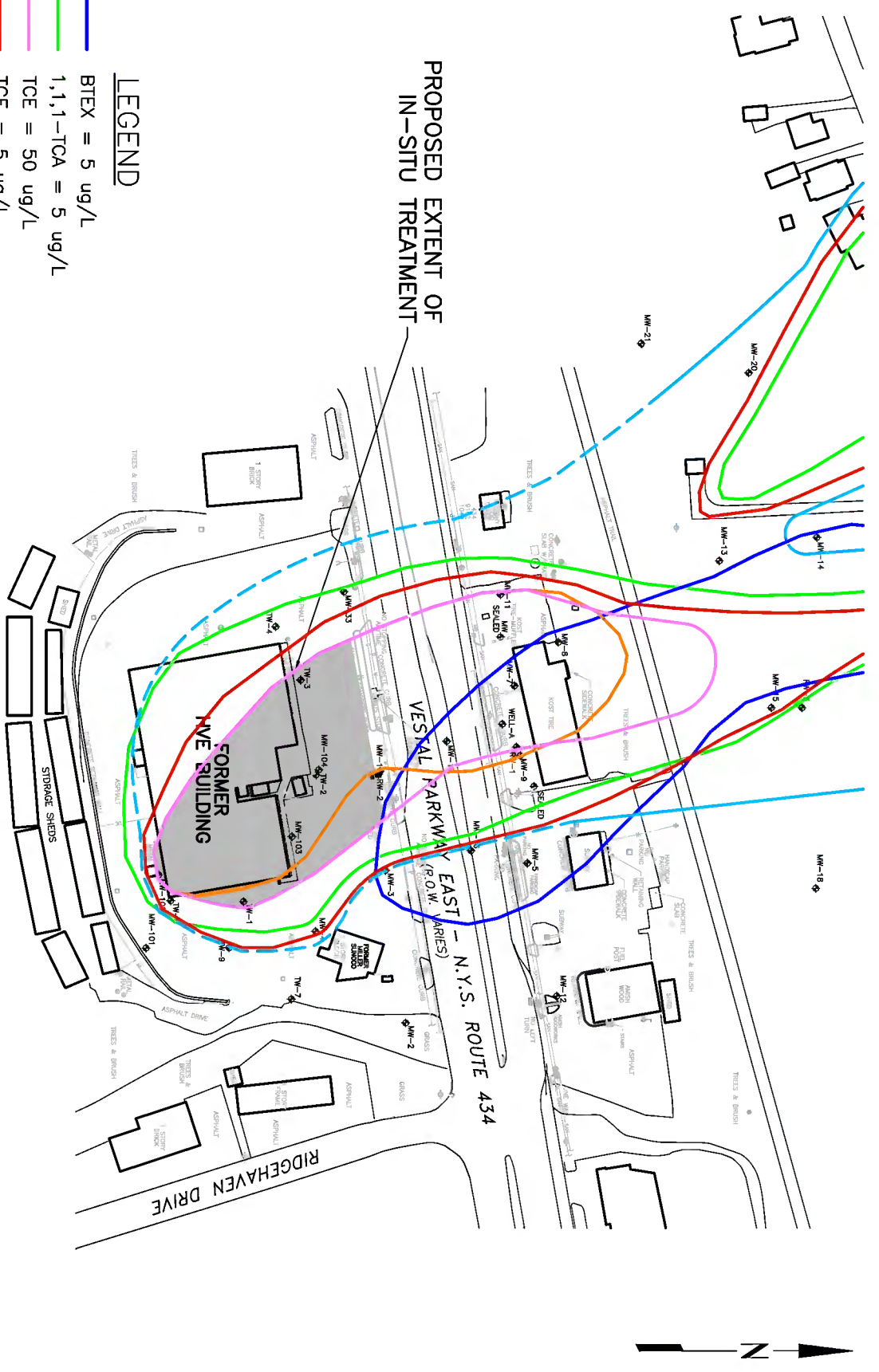
ND = Not Detected
J = Estimated Value

0 50 100 Feet

Notes:

1. Groundwater results (in µg/L) for RW-1, MW-7 and MW-11 from Figure 4.2, Remedial Investigation Report, August 2006.
2. Groundwater results (in µg/L) for the Direct Push locations are portable laboratory results obtained in July 2007. Values are the highest detections observed at those locations.
3. Broome County color digital orthoimagery (2002) obtained from New York State GIS Clearinghouse at: <http://www.nysgis.state.ny.us>

Prepared/Date: BRP 02/08/08
Checked/Date: TDL 02/08/08



PROPOSED EXTENT OF IN-SITU TREATMENT

LEGEND

- BTX = 5 ug/L
- 1,1,1-TCA = 5 ug/L
- TCE = 50 ug/L
- TCE = 5 ug/L
- TCE = 1 ug/L
- 1,1 DCE = 5 ug/L

SOURCE: SURVEY PERFORMED FOR YEC, INC. BY: HAWK LAND SURVEYING
 CENTRE PLAZA, 53 CHENANGO STREET BINGHAMTON, NEW YORK 13901

R/FS REPORT
 HIDDEN VALLEY ELECTRONICS SITE
 VESTAL, NEW YORK



PROPOSED EXTENT OF IN-SITU TREATMENT
 Project 3612-07-2082
 Figure 15

Prepared/Date: DEL 1/24/08
 Checked/Date: RTB 1/25/08

APPENDIX A

Responsiveness Summary

RESPONSIVENESS SUMMARY

Hidden Valley Electronics Site

Town of Vestal, Broome County, New York

Site No. 704029

March 2008

The Proposed Remedial Action Plan (PRAP) for the Hidden Valley Electronics site, was prepared by the New York State Department of Environmental Conservation (the Department) in consultation with the New York State Department of Health (NYSDOH) and was issued to the document repositories on February 27, 2008. The PRAP outlined the remedial measure proposed for the contaminated soil, groundwater, soil vapor, sub-slab vapor and indoor air at the Hidden Valley Electronics site.

The release of the PRAP was announced by sending a notice to the public contact list, informing the public of the opportunity to comment on the proposed remedy.

A public meeting was held on March 18, 2008, which included a presentation of the Remedial Investigation (RI) and the Feasibility Study (FS) as well as a discussion of the proposed remedy. The meeting provided an opportunity for citizens to discuss their concerns, ask questions and comment on the proposed remedy. These comments have become part of the Administrative Record for this site. The public comment period for the PRAP ended on March 27, 2008.

This responsiveness summary responds to all questions and comments raised during the public comment period. The following are the comments received, with the Department's responses:

COMMENT 1: When did you find 1,1,1-trichloroethane (TCA) and trichloroethene (TCE) soil contamination behind the building (to the south)?

RESPONSE 1: Soil contamination was found during the Department's Phase 1 on-site soil and groundwater investigations in the fall of 2004.

COMMENT 2: Is the nearby fuel leak cleaned up and done? Are the monitoring wells that were installed as part of that investigation still going to be used?

RESPONSE 2: This investigation and cleanup of the former Sunoco station fuel spill began in 1995 and was completed in 2007. The on-site and off-site monitoring wells that were installed as part of this investigation are still available for use, and some of them will continue to be used to monitor groundwater levels, groundwater flow direction, and groundwater quality and cleanup operations both on-site and off-site, as described in the Proposed Remedial Action Plan (PRAP). Some of the wells will no longer be needed and will be properly decommissioned.

COMMENT 3: Are the monitoring and recovery wells that were installed for the investigation/cleanup of the former Sunoco station fuel spill the same ones that will be used for the Hidden Valley Electronics remedial action?

RESPONSE 3: One or two of the groundwater recovery wells that were used for cleanup of the fuel spill will continue to be used to assist in the cleanup of the Hidden Valley Electronics (HVE) contamination. In addition, two more groundwater recovery wells have been installed at locations to optimize contaminant recovery. Several of the monitoring wells will also be used, as described in Response 2, above.

COMMENT 4: Will the same treatment system that was used for the fuel spill be used for HVE?

RESPONSE 4: The same treatment building will be used, but with several modifications to more effectively remediate the types of contaminants originating from the former HVE facility (primarily TCE, TCA and cis 1,2 dichloroethene (cis 1,2 DCE)). Whereas the original treatment system included a vapor-phase granular activated carbon adsorption system to treat volatile organic compounds (VOCs) from a soil vapor extraction (SVE) system, the SVE system is not part of the new design and will not be included as part of the treatment design. Groundwater treatment will likely be addressed through an air stripping tower to remove VOCs from contaminated groundwater. If additional treatment is needed to “polish” this treated water, a liquid-phase granular activated carbon adsorption system may be employed.

COMMENT 5: What is the plan for retesting homes that have been given sub-slab depressurization systems (SSDSs) as part of the HVE project?

RESPONSE 5: Once a SSDS is installed at a home, its effectiveness will be confirmed within one year after installation. As part of this confirmation, the pressure gauge (manometer) is checked to make sure that the system is creating adequate depressurization to prevent the migration of vapors into the structure.

COMMENT 6: My home has yet to be sampled for vapor intrusion. Will it be sampled in the future?

RESPONSE 6: At this site, vapors coming off of contaminated groundwater would be the source of contamination which could impact indoor air quality within a structure via the vapor intrusion pathway. As such, when determining which structures within the neighborhood to sample, the State used a step-wise approach, starting with the structures closest to the source (i.e., known contaminated groundwater plume). The soil vapor intrusion and groundwater data collected as part of the investigation fully delineate the vapor plume, and those structures with the potential for soil vapor intrusion have been mitigated. Since the remedy will stop the migration of contaminated groundwater from flowing into the neighborhood and decrease the levels of contaminants in groundwater, the levels of contaminants in soil vapor and the potential for soil vapor intrusion will also decrease over time, limiting the need for future structure sampling.

COMMENT 7: How long will the groundwater pump and treat system be operational?

RESPONSE 7: The Department routinely estimates the cost to operate a groundwater extraction and treatment (GWET) system based on an operational period of 30 years. However, the actual cleanup period is difficult to predict and is dependant on numerous complex factors related to the size, depth and concentration of the contaminant plume, the types of contaminants present in the groundwater, the types of soils where the contaminants are present, the soil and groundwater chemistry, as well as the type of

groundwater recovery system that is installed. It is expected that the GWET system will operate for several years, until the contaminants in the groundwater drop to levels where continuing groundwater extraction, based on the operational costs and the limited contaminant removal, is no longer feasible.

COMMENT 8: How long will the SSDS in my house be operational?

RESPONSE 8: As with the GWET system, the length of operation of the SSDS is difficult to predict. The systems will continue to be maintained and monitored on a periodic basis and will not be shut down until the potential for exposure to site-related contaminants is no longer a concern.

COMMENT 9: Who will do maintenance on the mitigation system in my house? If the fan dies in eight years can I call the DOH and get it fixed?

RESPONSE 9: The potential responsible party (PRP) or the Department will have the responsibility of operating and maintaining the existing SSDSs (and any additional SSDSs that may need to be installed) operating as a result of impacts from the HVE Site. The PRP or the Department will periodically inspect these systems and will respond to any maintenance issues that should arise. If a homeowner has any questions about their system, or if there is a maintenance issue which needs to be addressed, the homeowner may contact the Department or NYSDOH to have the issue resolved.

COMMENT 10: Are you still expanding the number of homes that you are testing for indoor air quality?

RESPONSE 10: The latest round of sub-slab and indoor air sampling (Round 8) was completed during the week of March 10, 2008 and the Department expects these results to be available in April 2008. The State has a good grasp of the extent of the impacts to homeowners and businesses as a result of contamination from the HVE Site and is hopeful that this latest round will complete our delineation of those impacts. The State is confident that, if additional sampling is necessary based on this latest round of data, it will be very limited in scope. See Comment # 6.

COMMENT 11: Does this site and its contamination pose any dangers for gardening or vegetable gardens?

RESPONSE 11: No. The kinds of impacts affecting homeowners in the Twin Orchards neighborhood would not affect soil quality and, as such, there would be no adverse impacts related to gardening and garden vegetables.

COMMENT 12: Have any studies been done on the values of the homes near HVE and the effect on their value because of the soil vapor intrusion?

RESPONSE 12: None that the Department or NYSDOH are aware of. Issues related to property values are outside the scope of the remedial program.

COMMENT 13: How much money has been spent on this site up to this point in time?

RESPONSE 13: Since the Department began this project in 2004, approximately \$760,000 has been spent to date and this total includes all of the environmental testing conducted and mitigation systems installed.

COMMENT 14: Have any potentially responsible parties been identified?

RESPONSE 14: The Department has made and continues to make efforts to identify potentially responsible parties who are legally liable for remediation of the site. To date, the potential responsible parties include C.G. Properties, LLC, Allen Green, Hidden Valley Electronics, Inc., Federal Electronics, Inc., and Harvey Electronics, Inc. If no responsible party commits to remediate the site in the immediate future, the Department will undertake the work using State Superfund monies. The Department will then take action to recover the costs at a later date.

COMMENT 15: What houses have been affected in Twin Orchards?

RESPONSE 15: A total of 59 homes were sampled in the Twin Orchards development. Among these 59 homes, 35 required no further action; 9 required further monitoring; and 15 required SSDSs, of which 13 accepted SSDSs. Four additional homes were sampled in the Twin Orchards development in March 2008, however, the results will not be available until April 2008.

COMMENT 16: Is there a reason why the plume ends where it does? Is it predictable?

RESPONSE 16: A number of factors may explain the current extent of the groundwater plume, including the current and historical nature of the source area (the volume, concentration and distribution of contaminants in the area of the contaminant release); the nature of the soils in the affected plume area, including soil particle size and distribution as well as the organic content of the soils; the groundwater flow rate; and several other factors as well. The contaminant concentrations have been relatively stable since they were discovered in the mid-1990s and their distribution has remained largely unchanged. Given these factors, the character and distribution of the groundwater plume has remained predictable.

COMMENT 17: Has vegetation (e.g., trees) been affected by this contamination?

RESPONSE 17: The Department has not identified any impacts to vegetation in the vicinity of the site-related contamination, and would not expect to see such impacts based on the type and concentration of contaminants identified at this site.

COMMENT 18: How do you determine if a sub-slab depressurization system (SSDS) is necessary?

RESPONSE 18: In evaluating the potential for soil vapor intrusion to occur in a structure, the State collects outdoor, indoor and sub-slab soil vapor samples. We also complete a product inventory and building questionnaire at each structure to determine whether household products that are used or stored can be impacting the indoor air. To determine if actions are necessary to address the potential for vapor intrusion, the State uses an approach consisting of multiple lines of evidence, which includes, but is not limited to, the following: a comparison of the analytical data (indoor air, sub-slab soil vapor and outdoor air concentrations), surrounding environmental data, and a review of the building questionnaire and

product inventory. In general, the structures associated with this investigation were mitigated because of the potential for vapor intrusion to impact indoor air quality, not current exposures.

COMMENT 19: Are contaminant levels in the indoor air of the HVE building very high?

RESPONSE 19: Low levels of trichloroethene (TCE) were detected in the indoor air samples collected within the former HVE building. All samples had a concentration of TCE of 4 $\mu\text{g}/\text{m}^3$ or less. The State's air guideline for TCE is 5 $\mu\text{g}/\text{m}^3$. This level (5 $\mu\text{g}/\text{m}^3$) is lower than the levels that have caused health effects in animals and humans. In addition, the guideline is based on the assumption that people are continuously exposed to this level of TCE in air for a lifetime. This is rarely true, as most people do not stay in one-place 24 hours a day, 365 days a year, for a lifetime. Also, due to the primary use of this building (fitness center), people's exposure to TCE at these low concentrations would be very limited and therefore no health effects associated with TCE are expected.

APPENDIX B

Administrative Record

Administrative Record

Hidden Valley Electronics Site Site No. 704029

1. Referral Memorandum, dated July 10, 2003, for referral of the Hidden Valley Electronics Site to the Division of Environmental Remediation for the undertaking of a Remedial Investigation/Feasibility Study, and, if appropriate, interim remedial measures.
2. Remedial Investigation/Feasibility Study Work Plan, Hidden Valley Electronics Site, Site No. 704029, Work Assignment No. D003826-9, August 26, 2004. Prepared for the New York State Department of Environmental Conservation by Harding Lawson Associates (currently Mactec Engineering and Consulting, P.C.).
3. Fact Sheet, Hidden Valley Electronics, Site No. 704029, October 6, 2004. Prepared by the New York State Department of Environmental Conservation.
4. Enhanced Sub-Slab Ventilation System, Interim Remedial Measure Work Plan, Hidden Valley Electronics, Work Assignment No. D003826-9, September 2005. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
5. Remedial Investigation/Feasibility Study Work Plan (Amendment No. 1), Hidden Valley Electronics, Site No. 704029, September 26, 2005. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
6. Remedial Investigation/Feasibility Study Project Management Work Plan Amendment, Hidden Valley Electronics, Work Assignment No. D003826-9.1, October 2005. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
7. Fact Sheet, Former Hidden Valley Electronics Environmental Investigation, August 2006. Prepared by the New York State Department of Environmental Conservation.
8. Operation, Maintenance and Monitoring Report, Sub-Slab Ventilation System, Fall 2005-Summer 2006, Hidden Valley Electronics, September 2006. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
9. Scope of Work, Groundwater Monitoring Well Installation, Former Hidden Valley Electronics Site, Vestal, Broome County, New York, Work Assignment No. D003826-9, September 2006. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.

10. Final Operation, Maintenance and Monitoring Program, Sub-Slab Ventilation System, Hidden Valley Electronics, Site No. 704029, Work Assignment No. D003826-9, December 2006. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
11. Operation, Maintenance and Monitoring Report, Sub-Slab Ventilation System, Summer 2006-Summer 2007, Hidden Valley Electronics, Site No. 704029, July 2007. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
12. Scope of Work, Upgrade of Existing Miller's Sunoco/Kost Tire Groundwater Extraction and Treatment System, Former Hidden Valley Electronics Site, Site No. 704029, Work Assignment No. D004444-7, September 2007. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
13. Direct Push Investigation Report, Hidden Valley Electronics, Site No. 704029, Work Assignment No. D004444-7, September 2007. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
14. Remedial Investigation/Feasibility Study Project Management Work Plan Amendment, Hidden Valley Electronics, Site No. 704029, Work Assignment No. D004444-7, November 2007. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
15. Remedial Investigation/Feasibility Study Report, Hidden Valley Electronics, Site No. 704029, Work Assignment No. D004444-7, February 2008. Prepared for the New York State Department of Environmental Conservation by Mactec Engineering and Consulting, P.C.
16. Proposed Remedial Action Plan for the Hidden Valley Electronics Site, February 2008. Prepared by the New York State Department of Environmental Conservation.
17. Fact Sheet, Proposed Remedy for the Hidden Valley Electronics Site, February 22, 2008. Prepared by the New York State Department of Environmental Conservation.
18. Record of Decision, Hidden Valley Electronics Site, March 2008. Prepared by the New York State Department of Environmental Conservation.

