2012
Periodic Review Report
Mr. C's Dry Cleaners Site
NYSDEC Site No. 9-15-157
Village of East Aurora
Erie County, New York

April 2013

Prepared for:

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
625 Broadway
Albany, New York 12233-7013

Prepared by:

ECOLOGY AND ENVIRONMENT ENGINEERING, P.C.
368 Pleasant View Drive
Lancaster, New York 14086

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List of Abbreviations and Acronyms

AGC	annual guideline concentrations
Agway site	Agway Retail Store and Agway Energy Products site
AS	air sparging
ATDV	automatic tank drain valve
BGS	below ground surface
BTEX	benzene, toluene, ethyl benzene, and xylene
DER	Division of Environmental Remediation
EEEPC	Ecology and Environment Engineering, P.C.
EPA	(United States) Environmental Protection Agency
ESD	Explanation of Significant Differences
FS	Feasibility Study
GAC	granular activated carbon
GES	Groundwater & Environmental Services, Inc.
gpm	gallons per minute
IAQ	indoor air quality
IC/EC	institutional controls and engineering controls
IO&MM	Inspection, Operations, Maintenance, and Monitoring
IEG	Iyer Environmental Group, PLLC
$\mu g/m^3$	micrograms per cubic meter
Matrix	Matrix Environmental Technologies, Inc.
MBE	minority-owned business enterprise
MPI	Malcolm-Pirnie, Inc.
MTBE	methyl tert-butyl ether
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation

List of Abbreviations and Acronyms (cont.)

O & M	operation and maintenance
OM&M	operations, maintenance, and monitoring
OMEI	O&M Enterprise, Inc.
PCE	perchloroethylene, or tetrachloroethene
PLC	programmable logic controller
PRR	Periodic Review Report
QIS	Quality Inspection Services, Inc.
PVC	polyvinyl chloride
RI	remedial investigation
ROD	record of decision
SGC	short-term guideline concentrations
SIM	Selected Ion Monitoring
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
Spectrum	Spectrum Analytical, Inc. (Formerly Mitkem Corporation)
SSDS	sub-slab depressurization system
STL	Severn-Trent Laboratories, Inc.
SVE	soil vapor extraction
SVII	Soil Vapor Intrusion Investigation
TAGM	Technical and Administrative Guidance Memorandum
TCA	trichloroethane
TCE	trichloroethylene
TUO	temporary use and occupancy
Tyree	The Tyree Organization, Ltd.
VOC	volatile organic compound

Enclosure 1

Engineering Controls – Engineering Standby Contractor Certification Form

Mr. C's Dry Cleaners Site
NYSDEC Site Number – 9-15-157

Enclosure 1

Engineering Controls - Engineering Standby Contractor Certification Form

Site Details **Box 1**

Site No. 915157

Site Name Mr. C's Dry Cleaners

Site Address: 586 Main Street Zip Code: 14052
City/Town: East Aurora
County: Erie
Site Acreage: 1.0

Reporting Period: December 31, 2011 to December 31, 2012

	YES	NO
1. Is the information above correct?	☒	☐
If NO, include handwritten above or on a separate sheet.		
2. To your knowledge has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
3. To your knowledge has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☒	☐
4. To your knowledge have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☒	☐
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.	SEE ATTACHMENT	
5. To your knowledge is the site currently undergoing development?	☒	☐

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	☒	☐
7. Are all ICs/ECs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and contact the DEC PM regarding the development of a Corrective Measures Work Plan to address these issues.

Signature of Engineering Standby Contractor Date

SITE NO. 915157 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
164.20-7-24	DELTORA, LLC - Paul Bandrowski	Monitoring Plan O&M Plan Site Management Plan
164.200-7-23	DELTORA, LLC - Paul Bandrowski	Monitoring Plan O&M Plan Site Management Plan

Box 4

Description of Engineering Controls

Parcel	Engineering Control
164.20-7-24	Groundwater Treatment System
164.200-7-23	Groundwater Treatment System

Engineering Control Details for Site No. 915157

Parcel: 164.20-7-24

There is no consent order; the site has been in the State Superfund program with state lead throughout its entire life on the Registry.

As called for in the March 1997 Record of Decision, the January 2008 Site Management Plan (SMP) shall govern Operation, Maintenance and Monitoring (OMM) of the site. The SMP includes treatment of groundwater by pump and treat technology under NYSDEC management. Treated water is being sampled, monitored and discharged through a dedicated discharge line along Whaley Avenue to Tannery Brook off Ridge Road and in accordance with discharge limits established by the NYSDEC's Division of Water. Treated air is also being sampled, monitored and discharged in accordance with NYS guidelines. OMM of two SSDSs is also required by the SMP.

Parcel: 164.200-7-23

As called for in the March 1997 Record of Decision, the January 2008 Site Management Plan (SMP) shall govern Operation, Maintenance and Monitoring (OMM) of the site. The SMP includes treatment of groundwater by pump and treat technology under NYSDEC management. Treated water is being sampled, monitored and discharged through a dedicated discharge line along Whaley Avenue to Tannery Brook off Ridge Road and in accordance with discharge limits established by the NYSDEC's Division of Water. Treated air is also being sampled, monitored and discharged in accordance with NYS guidelines. OMM of two SSDSs is also required by the SMP.

Box 5

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, including data and material prepared by previous contractors for the current certifying period, if any;

   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 compete.

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) nothing has occurred that would constitute a failure to comply with the Site Management Plan, or equivalent if no Site Management Plan exists.

YES	NO
☒	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and contact the DEC PM regarding the development of a Corrective Measures Work Plan to address these issues.

_____ _____

Signature of Engineering Standby Contractor Date

IC/EC CERTIFICATIONS

Box 6

Professional Engineer Signature

I certify that all information in Boxes 2 through 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.

I Gerald A. Strobel at Ecology and Environment Engineering PC
print name

368 Pleasant View Drive

Lancaster, NY 14086,
(print business address)

am certifying as a Professional Engineer.

Gerald Strobel
Signature of Professional Engineer

STATE OF NEW YORK
GERALD A. STROBEL, P.E.
044791
LICENSED PROFESSIONAL ENGINEER
Stamp (Required for PE)

04-19-2013
Date

ecology and environment engineering, p.c.
International Specialists in the Environment
BUFFALO CORPORATE CENTER
368 Pleasant View Drive
Lancaster, New York 14086
Tel: (716) 684-8060, Fax: (716) 684-0844

MEMORANDUM

To: William Welling, Project Manager, NYSDEC
M. Steffan, EEEPC - Buffalo

From: Ecology and Environment Engineering, P.C. – J. Wood

Date: May 7, 2012

Subject: 586 Main Street Mr. C's Dry Cleaner's Site Property Usage Modification

Cc: D. Szymanski, Region 9, NYSDEC – Buffalo
CTF- 002700.DC13.02.01.01

Ecology and Environment Engineering, P.C. (EEEPC) is pleased to provide this memo for the Mr. C's Dry Cleaners Site, NYSDEC Site # 9-15-157, located in East Aurora, New York. EEEPC conducted the following investigations to determine if the Mr. C's Dry Cleaner's Site property is changing property ownership and usage.

Mr. C's Dry Cleaner's Site Property Usage Investigation:
EEEPC visited the Mr. C's Dry Cleaner's Site on Monday, May 07, 2012 to investigate the possible use of the Mr. C's Dry Cleaner's Site as an office space. There was a large orange sign on the former Mr. C's Dry Cleaner's window indicating that an AT&T office would be occupying the former Mr. C's Dry Cleaner's Site soon. New carpeting had been installed and the back wall was painted orange.

EEEPC also visited the Town of East Aurora Assessor's Office to determine if the Mr. C's Dry Cleaner's property had been sold to a new owner. The Town Assessor indicated that the Mr. C's Dry Cleaner's Site, 586 Main Street, had not been sold and was still currently owned by Deltora, LLC. The town did not have any information about tenants of the property.

Action Items:
It is recommended that a soil vapor investigation (SVI) be conducted at the Mr. C's Dry Cleaner's Site property to understand existing VOC levels in the building.

New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau E, 12th Floor
625 Broadway, Albany, New York 12233-7017
Phone: (518) 402-9814 • **Fax:** (518) 402-9819
Website: www.dec.ny.gov

Joe Martens
Commissioner

MEMORANDUM

TO: File

FROM: Will Welling, Remedial Section D, Remedial Bureau E WW

SUBJECT: 120717 Telecom Notes, Telephone conversation with Paul Bandrowski, Owner of Mr. C's Dry Cleaner Site, ID No. 915157

DATE: July 17, 2012

I received a call at 3:45 p.m. on July 17, 2012 from Mr. Paul Bandrowski, owner of Mr. C's property, 586 Main Street, East Aurora, New York, and several adjacent parcels all under the name of Del Tora, LLC. We had a significant conversation.

Paul apologized for his lack of communication with me. He said he has been gravely ill, only recently released from the hospital.

I said that I originally needed contact information, I have names and some info from Mike Steffan, but now that Paul and I have spoken I am relieved. My contact information is that 586 Main Street is currently owned by Del Tora, LLC. The point of contact remains Paul Bandrowski at 231-313-1954. Paraphrased from Mike Steffan, May 10, 2012:

> "as discussed yesterday, a change in use of the facility is occurring with AT&T moving into the facility. AT&T is leasing the space from:
>
> Intrepid Automotive Partners
> 574 Main Street, Suite 302
> East Aurora, NY 14052
> 716 655-4442, 800 838-8377

Dave Kern, [President,] 481-5703, through a lease agreement from Del Tora, LCC. Intrepid Automotive Partners still owns the AGWAY site (566 Main Street) and leases space on the Doeing property (572 Main Street) – former hardware store . . . ."

Mike Steffan also reported to me that, "The current change in status of the facility does not currently impact the remedial program, but may affect the need for awareness and understanding of the environmental concerns around the site of the new occupants in the facility."

Paul Bandrowski gave me his email address during the call: bandro@mac.com. I will email him this memo. I have an obligation to keep him informed of the remediation of his property. Routinely I require contact information in order to send the property owner our review reports and to have him or his representative annually certify that the site's institutional controls are still in place until the site is completely cleaned up.

As the technical lead for the site remediation, I need to know what's going on when the property owner is doing things which could affect the operation of the remedy. I said in conversation that any time he or his leasee plans construction on the properties under restriction, a "change of use" form needs to be filed with me. He (or his representative) needs to communicate the plan with me. Property transfer is also a type of change of use. It helps me greatly to have accurate, current ownership information and 60-day notification of a pending transfer/sale.

I am in favor of re-development and I want to see the property used for good purpose. I told Paul that there were several stories in the media which seemed to gloss over the environmental issues. Paul said that each time a development idea was put forward, he made sure that he explained the ongoing environmental remediation to the Town/Village. He described what would have to be done in a basement of a new building in order to preserve our pumps and piping. What he described for the Town/Village then may not apply now - hence the need for communication with the DEC.

I told him that the groundwater system has been run for ten years and we will be making changes to it. This fall our consultant, Ecology & Environment (E&E), will be starting a pilot program to assess our progress and to see whether biological enhancement can bring us more quickly to closure. A biological enhancement (bio) to the remedy will require shutting off the pumps for a period of time while we run the pilot study. This will be a temporary situation but under a full bio program, pumping will stop for good. When pumping ends, we won't need our underground infrastructure any more.

Paul said that over the years he has spoken many times to Mike Steffan of E&E and to Dave Szymanski, Region 9, DEC. In conversation today I described E&E's role and mentioned the Region's involvement with the site.

Paul explained that he had purchased the dry cleaner from Mr. Crawford, a.k.a, "Mr. C." Paul said he knew the Crawford family and provided an expedient means for Mr. C to sell his property. A condition of the purchase was that Mr. C would remove the dry cleaning machinery. That has been completed. The current on-site laundry business is strictly drop-off and pick-up, Paul said; no more active dry cleaning is being done on site.

For longevity, Paul created a "single asset corporation," an LLC, to own the property. He said he did this to make things easier on his family in the long run. "It's all carefully been worked out," he said. Paul set up David Kern with a purchase right to the property. Mr. Kern has a lease agreement with Paul which essentially pays the mortgage. Paul says he has transferred the responsibility of the property to David Kern. This agrees with what Mike Steffan had told me, above.

I asked why David just didn't just purchase the property from him. Paul said that he would buy when the site is cleaned up. David didn't want to be liable for any present cleanup costs. Paul said that he made sure David knows that he must do everything DEC requires of him.

I began discussing the current indoor air issue in the Mr. C's building. I told Paul that we sampled sub-slab air beneath our side of the partition in the Mr. C's building. Of the two samples taken, both had high levels of dry cleaning fluid, "perc" contamination and one was extremely "hot." I strongly recommended that he install a radon mitigation system in the building to eliminate any health threat due to breathing harmful concentrations of perc in indoor air. A radon sub-slab system would also lessen his legal liability.

Paul interjected that his brother is Mike Bandrowski, an EPA staff person in California. Refer to Mike Bandrowski, the Radiation Protection Program, email address: bandrowski.mike@epa.gov, phone: (415) 947-4194, website: http://www.epa.gov/region9/air/r9contacts.html.

Through his brother, Paul is knowledgeable about radon mitigation. He agreed that he would install a sub-slab mitigation system. I said that he will be receiving a letter from me to that effect soon.

I asked him again about correspondence. Paul again reiterated that David Kern, Intrepid Automotive Enterprises, is his representative and all correspondence should go to him. Paul does not want to be copied unless it is absolutely necessary. Paul gave me his email address, above, and the conversation concluded.

cc: David Kern, Intrepid Automotive Partners
ec: S. Edwards
M. Steffan, E&E
D. Szymanski, NYSDEC, Region 9
P. Bandrowski

Permit No. 12-106

BUILDING DEPARTMENT

TOWN OF AURORA/VILLAGE OF EAST AURORA

County of Erie

Location: **586 Main St** SBL#: **164.20-7-24**
Date **June 29, 2012**

CERTIFICATE OF COMPLIANCE

THIS CERTIFIES that the installation at premises indicated above conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Installation Permit dated **April 18, 2012** pursuant to which Installation Permit was issued, according to requirements of New York State Law. This Certificate shall remain valid provided the pond/unit is not moved from the approved placement or misused.

This Certificate is issued for **Interior renovations (windows)**

This Certificate is issued to **Deltora LLC (D Kern)** owner of the aforesaid property.

William R. Kern

Superintendent of Buildings/Building Inspector

Executive Summary

The 2012 Periodic Review Report (PRR) describes the effectiveness of the operations, maintenance, and monitoring (OM&M) work being performed at the Mr. C's Dry Cleaners Site (Mr. C's site), New York State Department of Environmental Conservation (NYSDEC) Site No. 915157, for the period from December 31, 2011 to December 31, 2012. The PRR also recommends additional actions to support eventual site closure.

The current OM&M work for the site is being performed by Ecology and Environment Engineering, P.C. (EEEPC) under Work Assignment D007617-11, which was approved by the NYSDEC Division of Environmental Remediation on June 14, 2012. The EEEPC site management work assignment is to continue until June 14, 2015.

The Mr. C's site is located at 586 Main Street in the village of East Aurora, Erie County, New York. The environmental contamination associated with the site resulted from the improper handling and management of perchloroethene or tetrachloroethene (PCE), a solvent used in the dry cleaning process. The poor management practices caused contamination of the groundwater beneath and downgradient of the Mr. C's facility.

From 2001 to 2003, a groundwater pump-and-treatment system was installed to recover and treat contaminated groundwater beneath and downgradient of the site. OM&M services for the Mr. C's site treatment system and ancillary equipment have been performed by EEEPC since November 2003. In 2012 remedial operations were also conducted at two nearby properties (the First Presbyterian Church of East Aurora and a private residence at 27 Whaley Avenue), where subslab depressurization systems (SSDS) were installed in 2004 and 2005, respectively. A network of 34 groundwater monitoring wells ring site and adjacent properties. Monitoring and analytical reporting of the groundwater monitoring well network and recovery wells is performed on an annual basis. The long-term monitoring program on the wells was performed in 2012.

Effectiveness of the Remedial Program in 2012

The effectiveness of the remedial systems at the Mr. C's site during the 2012 reporting period was follows:

- **Mr. C's Remedial Groundwater Pumping and Treatment System**
  For the 2012 reporting period, the Mr. C's remedial groundwater pump-and-treatment system effectively operated 100% of the time based on the reporting hours of operation. The original goal was based on 90% annual uptime operations. The system treated 3,810,866 gallons of contaminated groundwater in 2012, and removed 28.74 pounds of volatile organic compounds (VOC). The contaminant removal efficiency of the treatment system in 2012 was at 99.5%. The volume of contaminant removal over the last 10 years has decreased every year, except in 2003 and 2009. The basis of this trend is directly related to the reduced volume of groundwater removed. From treatment startup until December 2012, approximately 1,557 pounds of VOCs have been removed.

  The remedial treatment system and equipment is still achieving the remedial objectives established by the Record of Decision (ROD) for the site.

- **Former Agway Site AS/SVE Treatment System**
  In 2001, an air sparging/soil vapor extraction (AS/SVE) treatment system was installed at the former Agway site to remediate an underground gasoline tank spill. After discussions with NYSDEC, it was agreed that the system was providing little benefit to the overall site remediation, and the system was permanently decommissioned. On December 12, 2011, the former Agway site AS/SVE treatment system ceased operation.

  The former Agway site AS/SVE system was not part of the original remedy for the Mr. C's site.

- **First Presbyterian Church of East Aurora – Subslab Depressurization System(s)**
  In 2012, the three subslab depressurization systems (SSDS) at the First Presbyterian Church site were inspected for operational effectiveness. All SSDS units continue to operate as initially installed and in a manner protective of the public health and safety. No analytical air testing was performed in 2012, as directed by the NYSDEC Project Manager.

  The SSDS units installed in the church were not part of the original remedy for the Mr. C's site.

- **27 Whaley Avenue – Subslab Depressurization System**
  In 2012, no inspection of the private residence and SSDS unit could be performed, as repeated calls to the property owner to obtain access were unanswered. The effectiveness of the SSDS unit at 27 Whaley Avenue could not be evaluated in 2012.

  The SSDS unit installed on the 27 Whaley Avenue property was not part of the original remedy for the Mr. C's site.

- **Groundwater Monitoring Well Network**
  The long-term groundwater monitoring program was established in 2002 as substantial part of the remedial construction. In 2012, improvements were

made to the groundwater monitoring well network to close data gaps in the reporting and evaluation of the contaminant plume. The improvements included the replacement of eight monitoring wells, installation of two new monitoring wells, and the decommissioning of six damaged wells in accordance with NYSDEC's monitoring well decommissioning policy (CP-43).

Thirty-four monitoring and pumping wells were then sampled to evaluate the effectiveness of the groundwater pumping and treatment program. The analytical data obtained provided a clearer picture of plume movement and information to support the consideration of any additional remedial options for the site and surrounding properties. At present, groundwater is not being used as a potable water source in the current area of concern around the site.

The 2012 monitoring well improvements have made it easier to identify the location of the contaminant plume and develop ways to optimize the remedial treatment system.

Currently, groundwater contamination remaining at the site has been effectively isolated and contained. An expanded site history and associated regulatory information is presented as part of the Site Management Plan (SMP). Section 2 of the PRR presents monthly and annual inspection report details, and Section 3 presents excerpts and commentary regarding identification, maintenance, and assessment of the site's Institutional Control (IC)/Engineering Control (EC) Plan.

Compliance

Currently, the ICs and ECs outlined in the SMP remain in force, and the site is in compliance with the site remedy specified in the ROD issued in March 1997 (NYSDEC 1997) and modified by Explanations of Significant Differences (ESD) issued in April 2000 (NYSDEC 2000). The SMP stipulates the required inspection, maintenance, and monitoring event frequency for all remedial and monitoring elements at the Mr. C's site.

In 2012, EEEPC issued monthly OM&M compliance reports for the operation of the groundwater pump-and-treatment system and the effluent discharge to Tannery Brook. EEEPC subcontracted the OM&M services to Iyer Environmental Services, PLLC, of Orchard Park, New York, for the entire period of the work assignment. EEEPC provided oversight of the OM&M work. In 2012, the remedial treatment system and ancillary equipment operated in compliance with the requirements of the State Pollutant Discharge Elimination System (SPDES) Equivalency Permit.

Recommendations

Section 6 of the PRR provides recommendations that support eventual site closure or a change in site classification. Recommended remedial actions include:

1. Continued operation, maintenance, and monitoring of the Mr. C's remedial groundwater treatment system.

2. Completion of the soil vapor intrusion investigation of the existing structures at the Mr. C's site and at three downgradient properties to evaluate the need for the installation of subslab depressurization system (SSDS) units based on the facility's current change in use.

3. Decommissioning of the former Agway site AS/SVE unit and removal of the equipment from the site.

4. Continued inspection and air monitoring of the existing SSDS units at the First Presbyterian Church and the 27 Whaley Avenue locations.

5. Continue the long-term groundwater monitoring program and evaluate the results on an annual basis.

6. Perform a site optimization review to determine whether the treatment system needs to continue operation beyond that time frame specified in the ROD, and whether any adjustments to the system need to be made, including re-evaluating the appropriateness of the selected remedy to achieve the cleanup objectives.

7. Continue the groundwater bioremediation pilot study as a part of the search for a better way to speed up the groundwater remediation process at a lower cost.

8. Continue to evaluate the SMP and submit recommended changes to the SMP based on upgrades/changes in treatment system(s) at the site.

9. Continue annual PRR reporting in 2013 and 2014.

1 Site Overview

This is the sixth-annual Periodic Review Report (PRR) for the Mr. C's Dry Cleaners site (NYSDEC Site number 9-15-157) since 2007 (EEEPC 2007, 2008, 2009, 2010, 2011). In accordance with the requirements specified in the Mr. C's Site Management Plan (SMP) of 2012, this PRR presents information on the operations, maintenance, monitoring, compliance activities, and associated costs for the Mr. C's Dry Cleaners site during calendar year 2012. The volatile organic compound (VOC) contaminant plume (consisting mainly of tetrachloroethene and its degradation by-products) extends beyond the immediate Mr. C's Dry Cleaners site treatment system facility. Therefore, this PRR was prepared for the following systems located in the village of East Aurora, Erie County, New York, which are collectively operated, maintained, and monitored under the overall Mr. C's Dry Cleaners Site Work Assignment:

- The Mr. C's Dry Cleaners site remedial treatment system, located at 586 Main Street;
- The groundwater pumping and recovery network;
- The former Agway Retail Store and Agway Energy Products site (former Agway site) air sparging and soil-vapor extraction unit (AS/SVE), located at 566 Main Street (decommissioned in 2011);
- The First Presbyterian Church sub-slab depressurization system (SSDS), located at 9 Paine Street;
- The 27 Whaley Avenue residence SSDS; and,
- The groundwater monitoring well network.

A general location map is provided as Figure 1-1. A site map is provided as Figure 1-2 (back pocket). These systems are described below.

1.1 Site Treatment and Monitoring Systems

Mr. C's Dry Cleaners Site – Remedial Treatment System

The remedial treatment system consists of eight groundwater-pumping wells, a groundwater treatment system, and appurtenances at the Mr. C's Dry Cleaners

site. The groundwater wells pump contaminated groundwater through double-walled piping to the treatment system located at the Mr. C's Dry Cleaners site. The treatment facility uses air stripping to treat the contaminated groundwater. The treated effluent is then discharged through 1,300 linear feet of double-walled polyvinyl chloride (PVC) piping to Tannery Brook, a small tributary of the East Branch of Cazenovia Creek that flows through the village of East Aurora.

Former Agway Site

The existing remedial treatment system at the site includes eight air-sparging (AS) points, nine fully screened vapor-extraction points, and approximately 200 linear feet of soil-vapor extraction (SVE) collection piping. This system was designed to collect extracted vapor contaminants, transport them to a central location, and discharge them at one central emission point into the atmosphere without treatment. The AS/SVE system was originally installed and operated by Matrix Environmental, Inc. (Matrix) from 1999 to 2003 (Matrix 2003). The AS/SVE system at the former Agway site was operated and maintained by EEEPC from 2005 to December 2011, when its operation was discontinued with the approval of NYSDEC. An inventory of the systems components was compiled and sent to the NYSDEC on December 16, 2011, so that the equipment could possibly be reused at another NYSDEC site.

First Presbyterian Church and 27 Whaley Avenue Residence

Three SSDS units were installed at the First Presbyterian Church (NYSDEC 2004), and one SSDS unit was installed in the private residence at 27 Whaley Avenue (NYSDEC 2005). As a part of the installation program, the head custodian at First Presbyterian Church and the property owner at 27 Whaley Avenue were instructed on the general operations of the SSDS units. Each was provided with contact information for Ecology and Environment Engineering, P.C. (EEEPC) and the operations, maintenance, and monitoring (OM&M) subcontractor in the event electrical or mechanical issues were encountered with the unit(s). The systems operate on a continuous basis. The access agreements to facilitate inspections and maintenance for both SSDS units are included in the 2012 Site Management Plan (SMP) (EEEPC 2012a).

Groundwater Monitoring Well Network

To monitor the groundwater conditions around the site, a total of 34 monitoring wells were installed to evaluate the movement and extent of the contaminant plume from the Mr. C's Dry Cleaner site. The network of monitoring wells consists of observation wells installed by Earth Dimensions, Inc., of East Aurora, New York, in the late 1980s for purposes of initial site assessment and by Empire Soil Investigations, Inc., of East Aurora, New York, and Malcolm-Pirnie, Inc., of Orchard Park, New York, from 1992-1996 during the remedial investigation/feasibility study (RI/FS) (MPI 1995a, 1995b, and 1996). Monitoring wells were installed by Matrix Environmental Technologies, Inc., of Orchard Park, New York, in 1992-1993 to monitor groundwater at the former Agway site. Groundwater pumping wells, piezometers, and monitoring wells were installed as part of the remedial construction performed by the Tyree Organization, Ltd., of Latham,

New York, in 2001-2002. In 2004 to 2012, Ecology and Environment Engineering, PC, of Lancaster, New York, installed additional monitoring wells and replacement wells, and decommissioned damaged and inactive wells around the site.

1.2 Site Management Plan

The original operations and maintenance (O & M) plan was issued by the contractor as part of the remedial project plan deliverables for final completion in September 2003 (Tyree 2003). The document was amended by EEEPC in March 2005 as a result of the removal of the vapor-phased granular activated carbon (GAC) units from the treatment process. The GACs were removed by EEEPC based on an air modeling study performed by EEEPC in 2004 and subsequent approved by NYSDEC.

Under EEEPC Work Assignment D004442-DC13, a revised SMP was prepared and submitted in January 2008. The revised SMP describes measures to monitor and evaluate the performance and effectiveness of the ongoing remedial action with respect to the individual remedial units at and around the site, including:

- operations and maintenance of the remedial treatment units,
- groundwater and air sampling,
- analysis of all environmental matrices, and
- reporting.

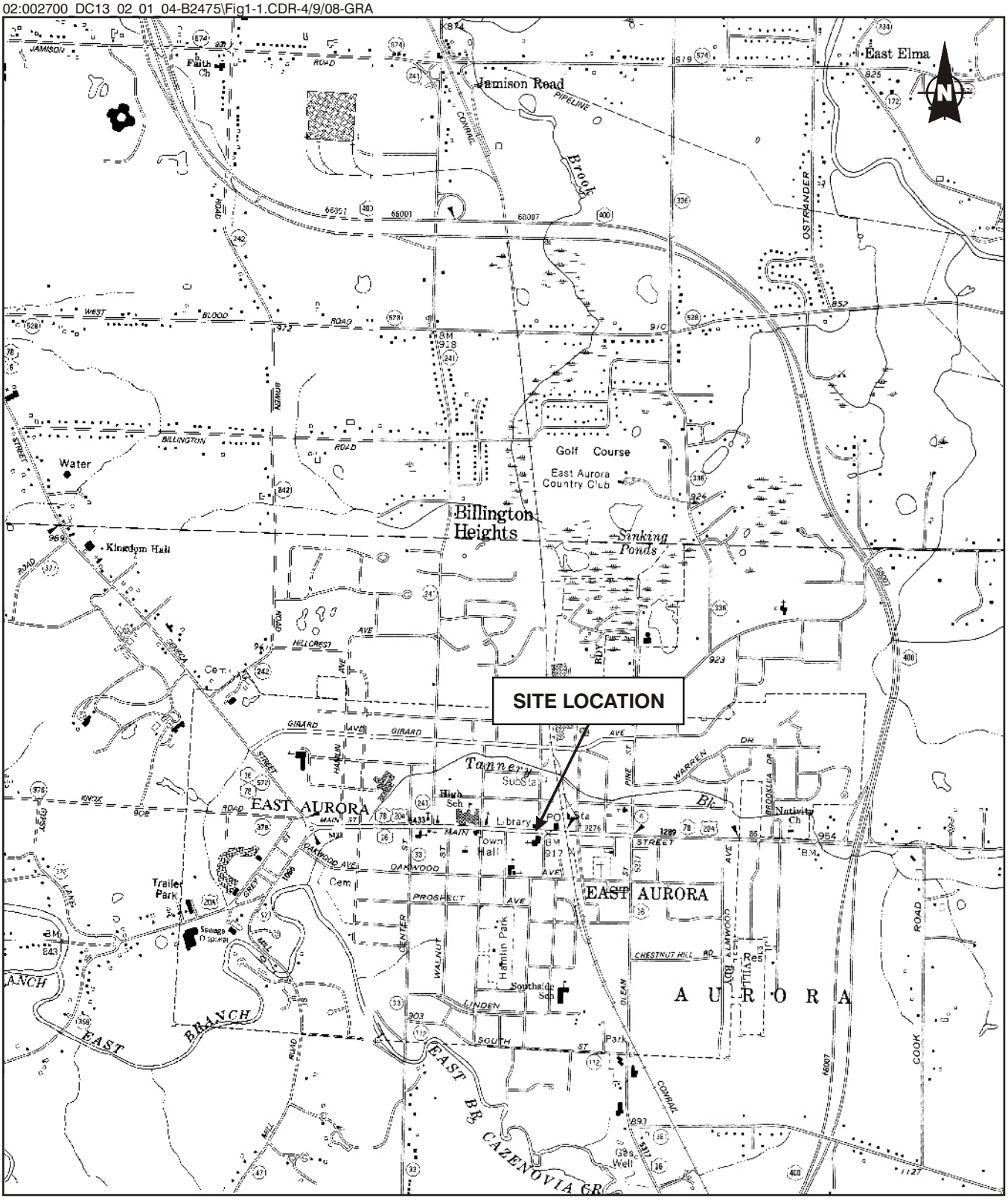
For the current EEEPC Work Assignment (D007016 – 0011), a new SMP was prepared and submitted to NYSDEC for approval in December 2012 (EEEPC 2012a). The new SMP was updated to follow the NYSDEC DER 10 template format for site management (NYSDEC 2010). The new SMP addresses the means for implementing the institutional controls (ICs) and engineering controls (ECs) required by the Environmental Deed Restriction for the site.

Significant Remedial Changes in 2012

With regard to the groundwater monitoring program, improvements have been made by the installation of new monitoring wells to eliminate site analytical data gaps resulting from damaged, inaccessible, or dry wells. The non-productive wells or damaged wells were decommissioned in accordance with NYSDEC CP-43: Groundwater Monitoring Well Decommissioning Policy (NYSDEC 2009).

EEEPC submitted a Monitoring Well Network Improvements Closeout Report for the Mr. C's Dry Cleaner site on July 27, 2012 (EEEPC 2012c).

02:002700_DC13_02_01_04-B2475\Fig1-1.CDR-4/9/08-GRA

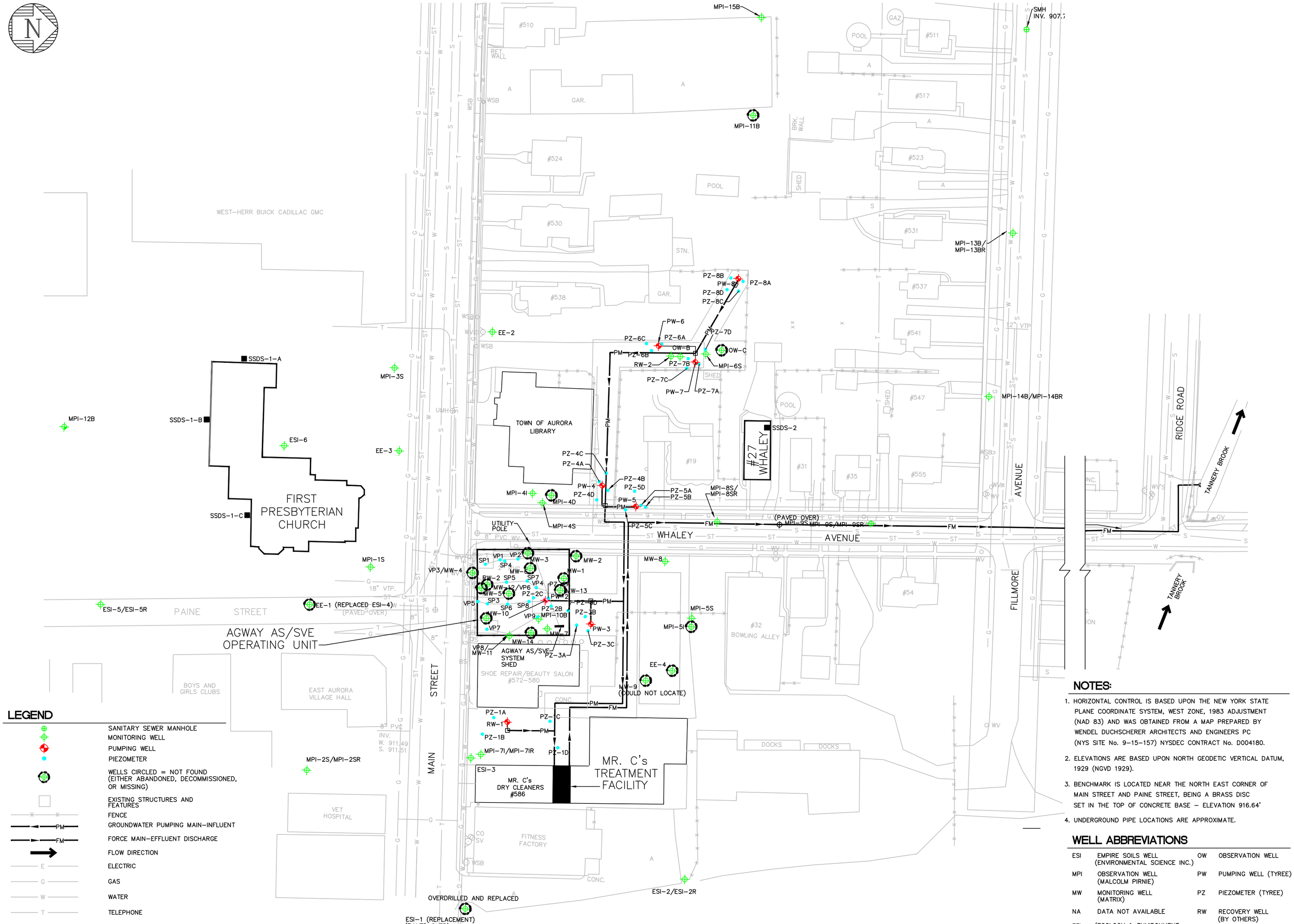


SOURCE: NYS Department of Transportation Raster Quadrangle, 1988.

Scale

0 2,000 4,000 Feet

Figure 1-1 General Site Location Map



LEGEND

- SANITARY SEWER MANHOLE
- MONITORING WELL
- PUMPING WELL
- PIEZOMETER
- WELLS CIRCLED = NOT FOUND (EITHER ABANDONED, DECOMMISSIONED, OR MISSING)
- EXISTING STRUCTURES AND FEATURES
- FENCE
- PM — GROUNDWATER PUMPING MAIN–INFLUENT
- FM — FORCE MAIN–EFFLUENT DISCHARGE
- FLOW DIRECTION
- E — ELECTRIC
- G — GAS
- W — WATER
- T — TELEPHONE
- ST — STORM SEWER
- S — SANITARY SEWER
- WV — WATER VALVE
- SUB-SLAB DEPRESSURIZATION SYSTEM

SCALE IN FEET

0 60 120 180

NOTES:

1. HORIZONTAL CONTROL IS BASED UPON THE NEW YORK STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 ADJUSTMENT (NAD 83) AND WAS OBTAINED FROM A MAP PREPARED BY WENDEL DUCHSCHERER ARCHITECTS AND ENGINEERS PC (NYS SITE No. 9–15–157) NYSDEC CONTRACT No. D004180.
2. ELEVATIONS ARE BASED UPON NORTH GEODETIC VERTICAL DATUM, 1929 (NGVD 1929).
3. BENCHMARK IS LOCATED NEAR THE NORTH EAST CORNER OF MAIN STREET AND PAINE STREET, BEING A BRASS DISC SET IN THE TOP OF CONCRETE BASE – ELEVATION 916.64'
4. UNDERGROUND PIPE LOCATIONS ARE APPROXIMATE.

WELL ABBREVIATIONS

ESI	EMPIRE SOILS WELL (ENVIRONMENTAL SCIENCE INC.)	OW	OBSERVATION WELL
MPI	OBSERVATION WELL (MALCOLM PIRNIE)	PW	PUMPING WELL (TYREE)
MW	MONITORING WELL (MATRIX)	PZ	PIEZOMETER (TYREE)
NA	DATA NOT AVAILABLE	RW	RECOVERY WELL (BY OTHERS)
EEI	(ECOLOGY & ENVIRONMENT, ENG. P.C.)		

FIGURE 1–2
MR.C'S DRY CLEANERS SITE LOCATION MAP
EAST AURORA, NEW YORK

F:\MrC\well analysis dec 2013\ver well map_Figure 1-2.dwg
BUFFplot: 3/29/13 KMK

2 Remedial Systems Compliance

The regulatory compliance requirements for the remedial groundwater treatment system deal primarily with the discharge of treated effluent waters from the groundwater treatment system at the Mr. C's site. The original State Pollutant Discharge Elimination System (SPDES) Equivalency Permit for the site's remedial treatment system was part of the remedial construction contract (MPI 1999), which expired in April 2006. Although it was not renewed, continuance of the SPDES Equivalency Permit is being handled by the New York State Department of Environmental Conservation (NYSDEC) project manager (PM).

The use of vapor-phase granular activated carbon to treat the air stripper off-gasses ended in October 2004.

The remedial operating units associated with the Mr. C's site were in compliance with the operating requirements for groundwater treatment throughout 2012. Information regarding each of the operating units is presented in the following subsections.

2.1 Mr. C's Dry Cleaners Site

Groundwater Treatment System

In 2012, the analytical results for samples collected from the remedial groundwater treatment system met the SPDES Equivalency Permit discharge requirements during each month except February and May. Following maintenance and cleaning of the air stripper unit in February and May, effluent samples were recollected and compliance was achieved. Additional information on the treatment system's performance during the individual months of operation is provided in Appendix C and Section 5 of this PRR. The current effluent discharge criteria used for the remedial treatment system at the Mr. C's site are presented in Table 2-1. The effluent criteria are based on the SPDES Equivalency Permit.

Table 2-1 Mr. C's Dry Cleaners Site Remediation, Effluent Criteria

Parameter/Analyte	Daily Maximum[1]	Units
Flow	216,000	gpd
pH	6.0 - 9.0	standard units
1,1 Dichloroethene	10	µg/L
1,2 Dichloroethane	10	µg/L
Trichloroethene	10	µg/L

Table 2-1 Mr. C's Dry Cleaners Site Remediation, Effluent Criteria

Parameter/Analyte	Daily Maximum[1]	Units
Tetrachloroethene	10	µg/L
Vinyl chloride	10	µg/L
Benzene	5	µg/L
Ethylbenzene	5	µg/L
Methylene chloride	10	µg/L
1,1,1 Trichloroethane	10	µg/L
Toluene	5	µg/L
Methyl-t-butyl ether	NA	µg/L
o-Xylene	5	µg/L
m, p-Xylene	10	µg/L
Xylenes, total	NA	µg/L
Iron, total[2]	600	µg/L
Aluminum[2]	4,000	µg/L
Copper[2]	48	µg/L
Lead[2]	11	µg/L
Manganese[2]	2,000	µg/L
Silver[2]	100	µg/L
Vanadium[2]	28	µg/L
Zinc[2]	230	µg/L
Total dissolved solids[2]	850	mg/L
Total suspended solids[2]	20	mg/L
Hardness	NA	mg/L
Cyanide, free[2]	10	µg/L

Notes:
[1] "Daily Maximum" excerpted from Attachment E of Addendum 1 to the Construction Contract Document D004180.
[2] Removed from the contaminant parameter list by NYSDEC Region 9 in February 2005.

Key:
gpd = Gallons per day.
µg/L = Micrograms per liter.
mg/L = Milligrams per liter.
NA = Not applicable.

Air Discharge

During the initial construction of the remedial treatment system in June 2002, two 6,500-pound vapor-phase granular activated-carbon (GAC) treatment units were installed in series to absorb the residual contaminant-laden vapors after treatment by the air-stripping process. In September 2004, EEEPC prepared and submitted the *Review for the Necessity of Granular Activated-Carbon Units on the Influent Air Stream, Mr. C's Dry Cleaner's Site* (EEEPC 2004b). This review evaluated the potential ambient air impacts resulting from the operation of the Mr. C's site air stripper without the vapor-phase GAC treatment units. The results of the air modeling study demonstrated that the two vapor-phase GAC treatment units were unnecessary. The results were subsequently evaluated and accepted by NYSDEC in October 2004. In January 2005, the two vapor-phase GAC treatment units

were decommissioned, removed from the Mr. C's site remedial treatment system, and sent to another NYSDEC site for use (EEEPC 2004b).

2.2 Former Agway Site

Groundwater Treatment

Contaminated groundwater beneath the former Agway site is treated on-site as a part of the overall Mr. C's remedy because it lies within the overall contaminated groundwater plume. Two groundwater pumping wells (PW-2 and PW-3) are located on the former Agway site property to treat the contaminated groundwater.

Air Discharge

No sampling or analysis was performed on the AS/SVE discharge emissions point in 2012, since the system was shut down for decommissioning in December 2011.

2.3 First Presbyterian Church and 27 Whaley Avenue Residence

Groundwater Treatment

Groundwater pumping and discharge are not a part of the remedial operations at the First Presbyterian Church or at 27 Whaley Avenue, East Aurora, New York. Therefore, no regulatory permit requirements for groundwater discharge compliance sampling or analysis have been established for these locations.

Sub-slab Air Discharge

The New York State Department of Health (NYSDOH) has determined that the concentrations of perchloroethylene (PCE) and trichloroethylene (TCE) in indoor air should not exceed 100 $\mu g/m^3$ (NYSDOH 2003) and 5 $\mu g/m^3$ (NYSDOH 2005), respectively. Therefore, EEEPC has adopted the approved inspection, operation, maintenance, and monitoring (IOM&M) program established at other NYSDEC SSDS installations in New York State.

First Presbyterian Church. No indoor air or sub-slab soil vapor/SSDS stack emission sampling was conducted in 2012.

In 2011, the concentrations of PCE in indoor air samples ranged from nondetect to 2.1 $\mu g/m^3$, and TCE concentrations were nondetect at each location. NYSDEC guidance values for PCE and TCE in indoor air are 100 $\mu g/m^3$ and 5 $\mu g/m^3$, respectively (NYSDOH 2003, 2005).

In sub-slab soil vapor samples from the drive way exhaust fan emission, the PCE and TCE concentrations were 56.35 $\mu g/m^3$ and 3.76 $\mu g/m^3$, respectively (EEEPC 2012b). However, NYSDEC and the NYSDOH have not established regulatory requirements for the discharge of sub-slab air into the atmosphere from any of the fan discharge points.

Non-routine and routine SSDS inspections were performed at the First Presbyterian Church on January 23 and December 3, 2012, respectively. Iyer Environmental Group, PLLC (IEG), an EEEPC subcontractor, inspected the west SVE fan at the First Presbyterian Church on January 23, 2012, following complaints from the church that the fan had become noisy; the fan was replaced on February 9, 2012. The results of a routine SSDS inspection in December 2012 indicated that the system was in good working condition).

27 Whaley Avenue. No indoor air sampling or SSDS inspection was performed at the 27 Whaley Avenue residence in 2012. The attempts made by EEEPC to contact the property owner to obtain access were unsuccessful. Further attempts to contact the property owner will be made in 2013. Air sampling at the 27 Whaley Avenue residence was last performed in November 2010 (EEEPC 2011a).

2.4 Groundwater Monitoring Well Network

Completion of the site remedy requires the groundwater quality to be remediated to meet the NYSDEC Class GA groundwater standards (NYSDEC 1998). Monitoring of the groundwater well network indicates that VOC contamination remains above the applicable standards, criteria, and guidance.

Table 2-2 identifies the VOCs detected in 2012 using Method 8260 and compares these results to the applicable Class GA standard (EEEPC 2012c).

Table 2-2 Summary of Positive Analytical Results for Groundwater Samples
Mr. C's Dry Cleaners

Analyte	Sample ID: Date: Screening Criteria [1]	EE-2-2812 02/08/12	EE-3-2712 02/07/12	EE-3-2712-Q 02/07/12	EE-4-2612 02/06/12	ESI-2R-2812 02/08/12	ESI-3-2812 02/08/12	ESI-5-R-060112 06/01/12
VOCs by Method 8260 (µg/L)								
1,1,1-Trichloroethane	5	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	**2.0 J**	5.0 U
1,1-Dichloroethane	5	**1.0 J**	5.0 U	5.0 U	5.0 U	5.0 U	**0.76 J**	5.0 U
1,1-Dichloroethene	5	**0.98 J**	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
2-Butanone	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Acetone	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Benzene	1	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Bromodichloromethane	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Bromoform	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Carbon disulfide	60(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Chloroform	7	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	**0.84 J**	5.0 U
Chloromethane	NA	**1.0 J**	5.0 U	5.0 U	5.0 U	**0.89 J**	**0.95 J**	5.0 U
cis-1,2-Dichloroethene	5	**190**	**0.70 J**	**0.66 J**	**3.3 J**	5.0 U	5.0 U	5.0 U
Cyclohexane	NA	5.0 U	5.0 U	5.0 U	**8.4**	5.0 U	5.0 U	5.0 U
Dibromochloromethane	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Isopropylbenzene	NA	5.0 U	5.0 U	5.0 U	**3.3 J**	5.0 U	5.0 U	5.0 U
Methyl tert-butyl ether	10	**54**	**29**	**30**	5.0 U	5.0 U	5.0 U	5.0 U
Methylcyclohexane	NA	5.0 U	5.0 U	5.0 U	**17**	5.0 U	5.0 U	5.0 U
Methylene chloride	5	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Tetrachloroethene	5	5.0 U	**3.3 J**	**4.0 J**	**0.68 J**	**1.1 J**	**200 J**	5.0 U
trans-1,2-Dichloroethene	5	**1.2 J**	5.0 U	5.0 U	**8.6**	5.0 U	5.0 U	5.0 U
Trichloroethene	5	**25**	5.0 U	5.0 U	**0.81 J**	5.0 U	**0.77 J**	5.0 U
Vinyl chloride	2	**18**	**13**	**13**	**4.6 J**	5.0 U	5.0 U	5.0 U

Notes:

1. Shaded cells exceed the screening value.
2. Bold values denote positive hits.
3. Screening values is Class GA standard or guidance value (NYSDEC 1998, 1999).

Key:

(g) = Guidance value (no applicable standard).
J = Estimated value.
U = Not detected (lab reporting limit shown).
UJ = Not detected/Estimated Value.
µg/L = Micrograms per liter
-- = Analyte not analyzed for.
VOCs = Volatile organic compounds.

Table 2-2 Summary of Positive Analytical Results for Groundwater Samples
Mr. C's Dry Cleaners

Analyte	Sample ID: Date: Screening Criteria [1]	ESI-6-2712 02/07/12	MPI-1S2912 02/09/12	MPI-2S2912 02/09/12	MPI-3S-2712 02/07/12	MPI-4I-2612 02/06/12	MPI-4S-2612 02/06/12	MPI-5S-2912 02/09/12
VOCs by Method 8260 (µg/L)								
1,1,1-Trichloroethane	5	10 U	5.0 U	**4.1 J**	5.0 U	5.0 U	5.0 U	5.0 U
1,1-Dichloroethane	5	**1.0 J**	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
1,1-Dichloroethene	5	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
2-Butanone	50(g)	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Acetone	50(g)	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Benzene	1	10 U	5.0 U	5.0 U	5.0 U	**0.62 J**	5.0 U	5.0 U
Bromodichloromethane	50(g)	10 U	5.0 U	5.0 U	5.0 U	5.0 U	**3.4 J**	5.0 U
Bromoform	50(g)	10 U	5.0 U	5.0 U	5.0 U	5.0 U	**1.2 J**	5.0 U
Carbon disulfide	60(g)	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Chloroform	7	10 U	5.0 U	**1.8 J**	5.0 U	5.0 U	**2.7 J**	5.0 U
Chloromethane	NA	10 U	**0.74 J**	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
cis-1,2-Dichloroethene	5	**17**	**1.3 J**	5.0 U	5.0 U	**74**	5.0 U	**6.0**
Cyclohexane	NA	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Dibromochloromethane	50(g)	10 U	5.0 U	5.0 U	5.0 U	5.0 U	**3.5 J**	5.0 U
Isopropylbenzene	NA	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Methyl tert-butyl ether	10	10 U	5.0 U	5.0 U	**81**	5.0 U	5.0 U	5.0 U
Methylcyclohexane	NA	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Methylene chloride	5	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Tetrachloroethene	5	**200 J**	**44 J**	**1.9 J**	5.0 U	**14 J**	5.0 U	**29 J**
trans-1,2-Dichloroethene	5	10 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	**6.8**
Trichloroethene	5	**13**	**1.4 J**	5.0 U	5.0 U	**2.2 J**	5.0 U	**6.9**
Vinyl chloride	2	10 U	5.0 U	5.0 U	5.0 U	**13**	5.0 U	**6.1**

Notes:

1. Shaded cells exceed the screening value.
2. Bold values denote positive hits.
3. Screening values is Class GA standard or guidance value (NYSDEC 1998, 1999).

Key:

(g) = Guidance value (no applicable standard).
J = Estimated value.
U = Not detected (lab reporting limit shown).
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µg/L = Micrograms per liter
-- = Analyte not analyzed for.
VOCs = Volatile organic compounds.

Table 2-2 Summary of Positive Analytical Results for Groundwater Samples
Mr. C's Dry Cleaners

Analyte	Sample ID: Date: Screening Criteria [1]	MPI-6S-2712 02/07/12	MPI-7IR-2712 02/07/12	MP1-8S-R-060112 06/01/12	MP1-9S-R-060112 06/01/12	MPI-10B-2712 02/07/12	MP1-13B-R-060112 06/01/12	MP1-13B-R-060112/Q 06/01/12
VOCs by Method 8260 (µg/L)								
1,1,1-Trichloroethane	5	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
1,1-Dichloroethane	5	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
1,1-Dichloroethene	5	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
2-Butanone	50(g)	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Acetone	50(g)	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Benzene	1	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Bromodichloromethane	50(g)	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Bromoform	50(g)	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Carbon disulfide	60(g)	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Chloroform	7	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Chloromethane	NA	250 U	**1.4 J**	5.0 U	5.0 U	10 U	5.0 U	5.0 U
cis-1,2-Dichloroethene	5	250 U	5.0 U	**5.0**	5.0 U	**1.1 J**	5.0 U	5.0 U
Cyclohexane	NA	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Dibromochloromethane	50(g)	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Isopropylbenzene	NA	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Methyl tert-butyl ether	10	250 U	5.0 U	**0.58 J**	5.0 U	**1.1 J**	5.0 U	5.0 U
Methylcyclohexane	NA	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Methylene chloride	5	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U
Tetrachloroethene	5	**6800 J**	**1.8 J**	**180**	**0.75 J**	**250 J**	**3.6 J**	**3.6 J**
trans-1,2-Dichloroethene	5	250 U	5.0 U	**1.6 J**	5.0 U	10 U	5.0 U	5.0 U
Trichloroethene	5	**30 J**	5.0 U	**22**	5.0 U	**3.6 J**	**0.80 J**	**0.81 J**
Vinyl chloride	2	250 U	5.0 U	5.0 U	5.0 U	10 U	5.0 U	5.0 U

Notes:

1. Shaded cells exceed the screening value.
2. Bold values denote positive hits.
3. Screening values is Class GA standard or guidance value (NYSDEC 1998, 1999).

Key:

(g) = Guidance value (no applicable standard).
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-- = Analyte not analyzed for.
VOCs = Volatile organic compounds.

Table 2-2 Summary of Positive Analytical Results for Groundwater Samples
Mr. C's Dry Cleaners

Analyte	Sample ID: Date: Screening Criteria [1]	MPI-14BR2912 02/09/12	MPI-15B-2712 02/07/12	MW7-2712 02/07/12	MW8-2612 02/06/12	MW-11-2812 02/08/12	MW-11-2812Q 02/08/12	PW-2-2912 02/09/12
VOCs by Method 8260 (µg/L)								
1,1,1-Trichloroethane	5	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
1,1-Dichloroethane	5	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
1,1-Dichloroethene	5	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
2-Butanone	50(g)	5.0 U	**180**	50 U	20 U	5.0 U	5.0 U	5.0 U
Acetone	50(g)	5.0 U	**2300**	50 U	20 U	5.0 U	5.0 U	5.0 U
Benzene	1	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Bromodichloromethane	50(g)	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Bromoform	50(g)	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Carbon disulfide	60(g)	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Chloroform	7	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Chloromethane	NA	**0.60 J**	**1.5 J**	50 U	20 U	**0.68 J**	**0.92 J**	5.0 U
cis-1,2-Dichloroethene	5	**1.3 J**	5.0 U	50 U	**15 J**	**1.2 J**	**1.2 J**	5.0 U
Cyclohexane	NA	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Dibromochloromethane	50(g)	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Isopropylbenzene	NA	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Methyl tert-butyl ether	10	5.0 U	**4.1 J**	50 U	20 U	5.0 U	5.0 U	5.0 U
Methylcyclohexane	NA	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Methylene chloride	5	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U
Tetrachloroethene	5	**10 J**	**1.1 J**	**670 J**	**250 J**	**1500 J**	**1500 J**	**770 J**
trans-1,2-Dichloroethene	5	5.0 U	5.0 U	50 U	**11 J**	**1.2 J**	**1.2 J**	5.0 U
Trichloroethene	5	**1.0 J**	5.0 U	50 U	**92**	**5.8**	**5.8**	**2.2 J**
Vinyl chloride	2	5.0 U	5.0 U	50 U	20 U	5.0 U	5.0 U	5.0 U

Notes:

1. Shaded cells exceed the screening value.
2. Bold values denote positive hits.
3. Screening values is Class GA standard or guidance value (NYSDEC 1998, 1999).

Key:

(g) = Guidance value (no applicable standard).
J = Estimated value.
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Table 2-2 Summary of Positive Analytical Results for Groundwater Samples
Mr. C's Dry Cleaners

Analyte	Sample ID: Date: Screening Criteria [1]	PW 3-2912 02/09/12	PW 4-2912 02/09/12	PW 5-2912 02/09/12	PW 6-2912 02/09/12	PW 7-2912 02/09/12	PW 8-2912 02/09/12	RB1-060112 06/01/12
VOCs by Method 8260 (µg/L)								
1,1,1-Trichloroethane	5	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
1,1-Dichloroethane	5	5.0 U	5.0 U	5.0 U	**0.59 J**	5.0 U	5.0 U	5.0 U
1,1-Dichloroethene	5	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
2-Butanone	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Acetone	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Benzene	1	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Bromodichloromethane	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Bromoform	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Carbon disulfide	60(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	**0.78 J**
Chloroform	7	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Chloromethane	NA	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
cis-1,2-Dichloroethene	5	5.0 U	**44**	**16**	**76**	**2.2 J**	**13**	5.0 U
Cyclohexane	NA	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Dibromochloromethane	50(g)	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Isopropylbenzene	NA	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Methyl tert-butyl ether	10	5.0 U	**0.95 J**	5.0 U	**4.0 J**	5.0 U	**2.3 J**	5.0 U
Methylcyclohexane	NA	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U
Methylene chloride	5	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	**2.1 U**
Tetrachloroethene	5	**220 J**	**2200 J**	**3100 J**	**1000**	**550**	**140**	**2.1 J**
trans-1,2-Dichloroethene	5	5.0 U	**1.8 J**	**5.9**	5.0 U	5.0 U	5.0 U	5.0 U
Trichloroethene	5	**4.3 J**	**170**	**87**	**79**	**8.9**	**11**	5.0 U
Vinyl chloride	2	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U

Notes:

1. Shaded cells exceed the screening value.
2. Bold values denote positive hits.
3. Screening values is Class GA standard or guidance value (NYSDEC 1998, 1999).

Key:

(g) = Guidance value (no applicable standard).
J = Estimated value.
U = Not detected (lab reporting limit shown).
UJ = Not detected/Estimated Value.
µg/L = Micrograms per liter
-- = Analyte not analyzed for.
VOCs = Volatile organic compounds.

Table 2-2 Summary of Positive Analytical Results for Groundwater Samples
Mr. C's Dry Cleaners

Analyte	Sample ID: Date: Screening Criteria [1]	RW-1-2912 02/09/12	RW-1-2912Q 02/09/12	TB01-2612 02/06/12	TB1-060112 06/01/12
VOCs by Method 8260 (µg/L)					
1,1,1-Trichloroethane	5	**1.3 J**	**1.3 J**	5.0 U	5.0 U
1,1-Dichloroethane	5	5.0 U	5.0 U	5.0 U	5.0 U
1,1-Dichloroethene	5	5.0 U	5.0 U	5.0 U	5.0 U
2-Butanone	50(g)	5.0 U	5.0 U	5.0 U	5.0 U
Acetone	50(g)	5.0 U	5.0 U	5.0 U	5.0 U
Benzene	1	5.0 U	5.0 U	5.0 U	5.0 U
Bromodichloromethane	50(g)	5.0 U	5.0 U	5.0 U	5.0 U
Bromoform	50(g)	5.0 U	5.0 U	5.0 U	5.0 U
Carbon disulfide	60(g)	5.0 U	5.0 U	5.0 U	5.0 U
Chloroform	7	**0.61 J**	**0.63 J**	5.0 U	5.0 U
Chloromethane	NA	**0.91 J**	**0.68 J**	5.0 U	5.0 U
cis-1,2-Dichloroethene	5	**1.0 J**	**0.91 J**	5.0 U	5.0 U
Cyclohexane	NA	5.0 U	5.0 U	5.0 U	5.0 U
Dibromochloromethane	50(g)	5.0 U	5.0 U	5.0 U	5.0 U
Isopropylbenzene	NA	5.0 U	5.0 U	5.0 U	5.0 U
Methyl tert-butyl ether	10	5.0 U	5.0 U	5.0 U	5.0 U
Methylcyclohexane	NA	5.0 U	5.0 U	5.0 U	5.0 U
Methylene chloride	5	5.0 U	5.0 U	**1.2 J**	**1.3 J**
Tetrachloroethene	5	**250 J**	**270 J**	5.0 U	5.0 U
trans-1,2-Dichloroethene	5	5.0 U	5.0 U	5.0 U	5.0 U
Trichloroethene	5	**1.5 J**	**1.4 J**	5.0 U	5.0 U
Vinyl chloride	2	5.0 U	5.0 U	5.0 U	5.0 U

Notes:

1. Shaded cells exceed the screening value.
2. Bold values denote positive hits.
3. Screening values is Class GA standard or guidance value (NYSDEC 1998, 1999).

Key:

(g) = Guidance value (no applicable standard).
J = Estimated value.
U = Not detected (lab reporting limit shown).
UJ = Not detected/Estimated Value.
µg/L = Micrograms per liter
-- = Analyte not analyzed for.
VOCs = Volatile organic compounds.

3 Site Institutional and Engineering Controls Compliance Reporting

Both site institutional controls (ICs) and engineering controls (ECs) are employed on the Mr. C's Dry Cleaners site to support remedial operations. Evaluations of the ICs and ECs in 2012 are provided below.

3.1 Institutional Controls

3.1.1 Mr. C's Dry Cleaners Site

Permanent easements, temporary use and occupancy (TUO) agreements, and access agreements have been obtained to provide access to nine private and public properties. The access was obtained to facilitate operation of the Mr. C's Dry Cleaners site remedial treatment system and groundwater pumping locations. Information on all permanent easements, occupancy agreements, and access agreements for the Mr. C's Dry Cleaners site remedial treatment facility and groundwater pumping locations is provided in appendices to the Mr. C's Dry Cleaners SMP.

The main ICs for the Mr. C's Dry Cleaners site are TUO agreements for the piping and treatment facility at the Mr. C's Dry Cleaners site (586 Main Street) and the former Crawford property (584 Main Street), both of which are currently owned by Deltora, LLC.

Based on a review of property ownership associated with the Mr. C's Dry Cleaners site from the Village of East Aurora Assessor (see Appendix A), as of December 5, 2012, there were no changes in property ownership during 2012. However, there was a change in use of the Mr. C's building. As of May 2012, the Mr. C's Dry Cleaners has been operating only as a dry cleaning drop-off/pick-up facility. Also in May 2012, aesthetic changes were made to the building in preparation for AT&T to move a retail store into the Mr. C's building. Changes included repaving the parking lot, removing exterior siding, repainting the side of the building, and interior renovations. Pursuant to the change in use, NYSDEC directed EEEPC to perform sub-slab vapor sampling for the protection of human health and safety; see Section 4.2 for additional information. Information pertaining to property use associated with the Mr. C's site was documented by NYSDEC on July 17, 2012, and is included in Appendix B.

3.1.2 Former Agway Site

Currently, there are no ICs for the former Agway site AS/SVE system.

On June 7, 2012, EEEPC received a call from an architect regarding the redevelopment of the former Agway property, located at 566 Main Street at the corner of Main Street and Whaley Avenue. EEEPC informed the architect that the property was associated with NYSDEC's Inactive Hazardous Waste Disposal Site Remedial Program for the Mr. C's site and referred the architect to NYSDEC's Division of Environmental Remediation. A contact report was prepared and issued to NYSDEC on June 7, 2012. A copy of report is included in Appendix I.

3.1.3 SSDS Units – First Presbyterian Church and 27 Whaley Avenue

Temporary access agreements have been obtained by EEEPC on behalf of NYSDEC for the First Presbyterian Church and 27 Whaley Avenue properties to facilitate the OM&M of the SSDS units.

3.1.4 Groundwater Monitoring Well Network

There are 26 operable groundwater monitoring wells and 8 active pumping wells in the groundwater monitoring well network. These wells are located on private property and in the rights-of-way of village streets.

All necessary access agreements for the future maintenance and monitoring of the various recovery and monitoring wells have been obtained for all locations (see Table 3-1).

The permanent easements and TUO agreements are adequate at this time. The pursuit of additional ICs in the future will be at the discretion of NYSDEC. The status of the ICs for the properties across the Mr. C's Dry Cleaners site and for the off-site monitoring well network is provided in Table 3-1. This information can be used to facilitate future decisions regarding ICs.

Table 3-1 Institutional Controls - Review of Easements/TUOs

Location	Controls in Place?	Extent and Type of Control	Recommend:	
			New	Modify
Mr. C's Dry Cleaners site (586 Main Street) and the former Crawford property (584 Main Street), both owned by Deltora, LLC.	Yes	TUO agreement for piping and treatment facility. Wells MPI-7I and ESI-3 may be covered under this TUO. MPI-71 was decommissioned and replaced in December 2011.	No	No
Former Agway site (566 Main Street)	Yes	TUO agreement for drainage pipeline, construction easement for rectangular area north of pipeline (expired), temporary vehicle parking for library patrons (2001) (expired), and vehicular parking for Department and contractor employees for the duration of the agreement (expired).	No	No

Table 3-1 Institutional Controls - Review of Easements/TUOs

Location	Controls in Place?	Extent and Type of Control	Recommend: New	Recommend: Modify
		No known IC for the existing wells on the corner of Whaley Avenue and Main Street, including MWs 1-14, MPI-10B, and MPI-5S and new well EE-4.		
First Presbyterian Church (9 Paine Street)	Yes	Temporary access agreement for inspection and maintenance on SVE systems. No known IC for existing monitoring wells, including MPI-3S, MPI-1S, ESI-6, and MPI-12B and new well EE-3.	No	No[1]
27 Whaley Avenue (DeBois property)	Yes	Temporary access agreement for inspection and maintenance on SVE system.	No	No
East Aurora Public Library (550 Main Street)	Yes	Permanent easement for the purposes of constructing, reconstructing, and maintaining the drainage pipeline, drainage structures, and appurtenances. Well MPI-6S may be covered under this easement. No known IC for the monitoring wells on the east side of the library property, including MPI-4S and MPI-4I. MPI-4D was decommissioned in December 2011.	No	No[1]
Pitt property (19 Whaley Avenue)	Yes	TUO agreement for appurtenances on southeast corner of property (PW-5 and PZ5A-D).	No	No[1]
Brownschidle property (578 Main Street)	Yes	TUO agreement for drainage pipeline.	No	No
People, Inc., property (538 Main Street)	Yes	TUO agreement for drainage line pipe on northeast corner of property. No known IC for the appurtenances on the property, including EE-2, PW-8, and PZA-D.	No	No
Village of East Aurora	Yes	TUO agreement for Ridge Road and outlet to Tannery Brook, and Whaley Avenue right-of-way.	No	No
Railroad property	No	No known IC for MW ESI-1; however, this well could not be found and is considered abandoned.	No	NA
Village of East Aurora – Village Hall (571 Main Street)	No	No known IC for MW MPI-2S. Decommissioned and replaced in December 2011. Well on village property.	No	NA
Future Fitness, Inc. property (594 Main Street)	No	No known IC for MW ESI-2. Well not found in 2011; replaced in December 2011.	No	NA

Table 3-1 Institutional Controls - Review of Easements/TUOs

Location	Controls in Place?	Extent and Type of Control	Recommend: New	Recommend: Modify
524 Main Street	No	No TUO agreement for MW MPI-11B, which has never been sampled. This well was covered with compacted stone when the property owner repaved their lot. This well is considered abandoned.	No	NA
Iwankow property (511 Fillmore Avenue)	No	No known IC for MPI-15B. Not found in 2011. Abandoned in place.	No	NA

Notes:
[1] Modification would be needed for any other type of remedial work.

Key:
MW = Monitoring Well.
NA = Not Applicable.
PW = Pumping Well.
TUO = Temporary Use and Occupancy

3.2 Engineering Controls

The ECs that support remedial operations at each operable unit, including the Mr. C's Dry Cleaners site, the former Agway site, and the First Presbyterian Church and 27 Whaley Avenue properties, are listed in Tables 3-2 through 3-6. Routine inspections confirm that the ECs are operating consistently as designed.

3.2.1 Mr. C's Dry Cleaners Site

In 2012, the results of the inspections of the groundwater treatment system, pumping wells, and piezometers were reported monthly to NYSDEC. The monthly reports are included in Appendix C. These OM&M service inspection requirements are described in the SMP. Table 3-2 lists the ECs for the Mr. C's site and the current status of each control.

Table 3-2 Engineering Controls – Mr. C's Dry Cleaners Site Groundwater Treatment System

EC Description	In Place?	Operating?	Still Required?
Bag filters	Yes	Yes	Yes
Air stripper	Yes	Yes	Yes
Blowers	Yes	Yes	Yes
Equalization tank	Yes	Yes	Yes
Influent/effluent conveyance piping	Yes	Yes	Yes
Groundwater pumping wells and pumps	Yes	Yes	Yes
Sequestering agents and pumps	Yes	Yes	Yes

3.2.2 Former Agway Site

In 2012, the AS/SVE system remained shut off for decommissioning. No inspections were performed on the AS/SVE system. The groundwater monitoring wells on the former Agway site were inspected during sampling under the long-term

groundwater monitoring program. The inspection form is provided in Appendix D. Table 3-3 lists the ECs for the former Agway site and the current status of each control.

Table 3-3 Engineering Controls – Former Agway Site AS/SVE System and Groundwater Monitoring

EC Description	In Place?	Operating?	Still Required?
Air sparge compressor	Yes	No[1]	No
Vacuum system blower	Yes	No[1]	No
Air sparge piping and injection points	Yes	No[1]	No
Vapor extraction points and piping	Yes	No[1]	No
Groundwater monitoring wells MW-7 and MPI-10B[2]	Yes	Yes	Yes

[1] The AS/SVE system was shut off in early December 2011 for decommissioning.
[2] Monitoring wells located on the former Agway site during the 2010 inspection.

3.2.3 SSDS Units

The SSDS systems at the First Presbyterian Church were inspected on December 3, 2012 (refer to Section 4.2 for additional information). Inspection forms are provided in Appendix E. Tables 3-4 and 3-5 lists the ECs for the SSDS units and the current status of each control.

Table 3-4 Engineering Controls – First Presbyterian Church SSDS

EC Description	In Place?	Operating?	Still Required?
SSDS units (3) and vapor extraction piping	Yes	Yes	Yes

In 2012, the SSDS system at 27 Whaley was not inspected. Access to inspect the system has not been granted by the property owner since 2010.

Table 3-5 Engineering Controls – 27 Whaley Avenue SSDS

EC Description	In Place?	Operating?	Still Required?
SSDS units (1) and vapor extraction piping	Yes	Unknown[1]	Yes

[1] Access not granted by property owner.

3.2.4 Groundwater Monitoring Well Network

The groundwater monitoring and pumping wells were inspected during sampling events under the long-term groundwater monitoring program. The inspection form is provided in Appendix D. Table 3-6 lists the ECs for the groundwater monitoring well network and the current status of each control.

Table 3-6 Engineering Controls – Area-wide Monitoring Well and Pumping Well Network

EC Description	In Place?	Operating?	Still Required?
Groundwater Monitoring Wells	Yes	Yes	Yes
Piezometers	Yes	Yes	Yes

3.3 IC/EC Certification

The completed IC/EC Certification forms for the Mr. C's site and associated remedial treatment systems are provided in Enclosure 1 of this report.

4 Monitoring Plan Compliance Report

The following section describes the remedial treatment system monitoring compliance at the Mr. C's Dry Cleaners, First Presbyterian Church, and Whaley Avenue properties.

4.1 Mr. C's Dry Cleaners Site

A summary of the remedial treatment operations at the Mr. C's Dry Cleaners site for the 12 months from the reporting time of January 4 to December 31, 2012, is provided below.

System Operational Uptime in 2012

The operational uptime percentages were calculated based on actual monthly hours of treatment system operations in the reporting period divided by the potential hours of operation in the reporting period.

Local power outages or equipment failure do affect operations of the remedial treatment system. To limit these downtimes, the system has an auto-dialer that sends an alarm to the OM&M subcontractor, Iyer Environmental Group PLLC (IEG), and EEEPC if an equipment failure, a power outage, or a high water level in the equalization tank occurs. In addition, the treatment facility can be called at (716) 652-0094 to check on the status of the various operating equipment in the building.

In 2012, based on information obtained from the weekly OM&M reports from IEG, the remedial treatment system operated 8,688 hours out of a possible 8,688 hours, for an uptime operation of 100%. This is an increase of 2.4% from the system uptime operations in 2011. Table 4-1 provides details on the monthly operation of the treatment system.

Groundwater Processed and Discharged through the Remedial Treatment System in 2012

The amount of groundwater processed and discharged is read directly from the effluent discharge water meter located after the air-stripper unit. Readings are taken weekly and then calculated for each monthly reporting period.

Table 4-1 Treatment System Uptime in 2012, Mr. C's Dry Cleaners Site

Month	Actual Period	Reporting Hours/ Maximum Hours	Operational Uptime (%)
January 2012	1/4/12 - 2/2/12	696 / 696	100%
February 2012	2/2/12 - 3/5/12	768 / 768	100%
March 2012	3/5/12 - 4/4/12	720 / 720	100%
April 2012	4/4/12 - 4/30/12	624 / 624	100%
May 2012	4/30/12 - 6/6/12	888 / 888	100%
June 2012	6/6/12 - 7/2/12	624 / 624	100%
July 2012	7/2/12 - 7/30/12	672 / 672	100%
August 2012	7/30/12 - 9/4/12	864 / 864	100%
September 2012	9/4/12 - 10/1/12	648 / 648	100%
October 2012	10/1/12 - 11/7/12	888 / 888	100%
November 2012	11/7/12 - 12/3/12	624 / 624	100%
December 2012	12/3/12 - 12/31/12	672 / 672	100%
Total Hours of Operation in 2012		**8,688 / 8,688**	
Average Operational Uptime in 2012:			**100%**

In 2012, based on information obtained from weekly monitoring reports from the OM&M subcontractor, the remedial treatment system processed and discharged 3,810,866 gallons of groundwater to Tannery Brook (see Table 4-2). This was a decrease of approximately 7% from the 4,105,066 gallons of groundwater processed and discharged in 2011. The decrease was a result of RW-1 being down due to electrical issues. While pumps PW-6 and PW-7 were replaced with higher capacity pumps, only intermittent flows are produced by these two recovery well locations. This decrease continues a declining trend in the system's ability to remove groundwater (see Figure 4-1). The diminishing system performance will be evaluated in the upcoming system optimization review (see Section 6.2).

Table 4-2 Volumes of Groundwater Processed and Discharged by the Remedial Treatment System in 2012

Month	Actual Period	Gallons
January 2012	1/4/12 - 2/2/12	451,020
February 2012	2/2/12 - 3/5/12	422,955
March 2012	3/5/12 - 4/4/12	357,397
April 2012	4/4/12 - 4/30/12	208,864
May 2012	4/30/12 - 6/6/12	348,980
June 2012	6/6/12 - 7/2/12	236,975
July 2012	7/2/12 - 7/30/12	240,837
August 2012	7/30/12 - 9/4/12	268,929
September 2012	9/4/12 - 10/1/12	211,231
October 2012	10/1/12 - 11/7/12	346,225
November 2012	11/7/12 - 12/3/12	325,770
December 2012	12/3/12 – 12/31/12	391,683
Total Gallons Treated in 2012:		**3,810,866**

Volatile Organic Compounds Removal in 2012

The estimated amount of VOCs removed is based on the analytical results for influent and effluent samples and the total flow processed. In 2012, based on calculations prepared by EEEPC, approximately 28.74 pounds of VOCs were removed from the groundwater by the remedial treatment system (see Table 4-3). This was a decrease of 38% from the 46.02 pounds of VOCs removed in 2011.

Table 4-3 VOCs Removal in 2012, Mr. C's Dry Cleaners Site

Month	Actual Period	Influent VOCs (µg/L)	Effluent VOCs (µg/L)	Removal Efficiency (%)	VOCs Removed (pounds)
January 2012	1/4/12 - 2/2/12	2,829.0	2.90	99.9%	10.77
February 2012	2/2/12 - 3/5/12	809.7	3.77	99.5%	2.84
March 2012	3/5/12 - 4/4/12	653.0	3.30	99.5%	1.94
April 2012	4/4/12 - 4/30/12	602.0	2.10	99.7%	1.05
May 2012	4/30/12 - 6/6/12	431.5	1.52	99.6%	1.25
June 2012	6/6/12 - 7/2/12	690.1	1.80	99.7%	1.36
July 2012	7/2/12 - 7/30/12	615.6	0.56	99.9%	1.24
August 2012	7/30/12 - 9/4/12	266.8	0.00	100%	0.60
September 2012	9/4/12 - 10/1/12	153.5	0.00	100%	0.27
October 2012	10/1/12 - 11/7/12	661.0	0.00	100%	1.91
November 2012	11/7/12 - 12/3/12	886.1	0.00	100%	2.41
December 2012	12/3/12 - 12/31/12	953.7	4.90	99.5%	3.10
Total Amount of VOCs Removed in 2012:					**28.74**

Key:
VOC = Volatile organic compound.
µg/L = Micrograms per liter.

Notes:

1. Two compliance samples were collected in February. The results of the compliance sampling on February 6, 2012, indicated an effluent TCE concentration of 13µg/L, which was noncompliant with the effluent discharge requirement for TCE of 10 µg/L. The effluent concentration used in the compliance calculations is based on the compliant results from the February 28 sample that was collected after response activities.
2. Two compliance samples were collected in May. The results of the compliance sampling on May 7, 2012, indicated an effluent PCE concentration of 27µg/L, which was noncompliant with the effluent discharge requirement for PCE of 10 µg/L. The effluent concentration used in the compliance calculations is based on the compliant results from the May 25 sample that was collected after response activities.

Historical Volatile Organic Compounds Removal

Both the amount of VOCs removed and the total process volume have generally been decreasing since 2002. However, in 2009, the process volume treated increased from 2008 (see Figure 4-1) due to maintenance and cleaning of the recovery wells. The total process volume treated continued to fall through 2012. The diminishing system performance will be evaluated in the upcoming system optimization (refer to Section 6.2).

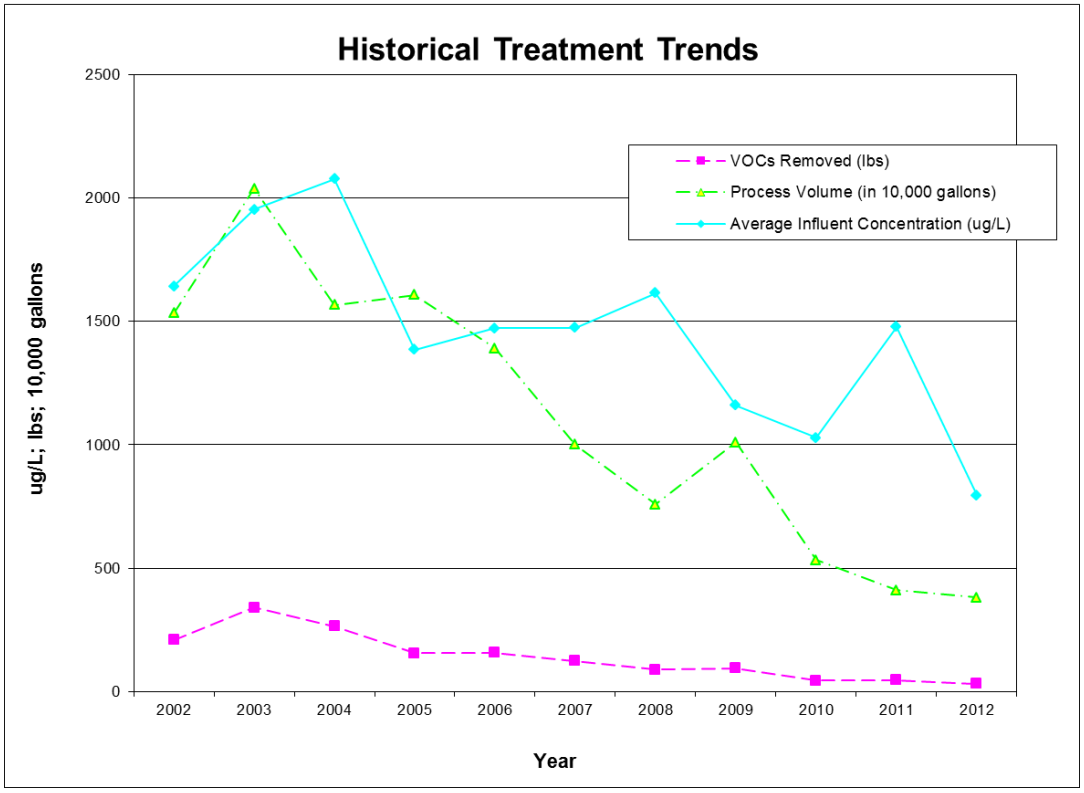

Figure 4-1 Historical Treatment Trends – Mr. C's Dry Cleaners Site

4.2 First Presbyterian Church and 27 Whaley Avenue Residence

First Presbyterian Church

Routine inspections of the SSDSs at the First Presbyterian Church of East Aurora were performed in December 2012. The inspection indicated that the systems at the church were operating as originally designed. Completed inspection forms are provided in Appendix E. No samples were collected at the First Presbyterian Church in 2012.

27 Whaley Avenue Residence

No inspection or air sampling was performed at the residence at 27 Whaley Avenue in 2012, because the property owner did not respond to EEEPC's attempt to contact him by mail and in person to schedule the inspection. In the event that the property owner responds, air sampling and inspection will be performed at this residence in 2013.

5 General Status of Remedial Treatment Equipment Oversight Activities and Replacement Program

Operation and maintenance for the Mr. C's Dry Cleaners site and the former Agway site is performed on a weekly basis by EEEPC's OM&M subcontractor, IEG. In the event of a major component system malfunction, a power outage, or a high water level in the equalization tank, an auto-dialer primary contact alarm for the Mr. C's Dry Cleaners site treatment system alerts IEG of the problem and a secondary alarm alerts EEEPC. Auto-dialer alarms are not connected to the former Agway site treatment system, the SSDS units at the First Presbyterian Church, or the residential home at 27 Whaley Avenue. However, the maintenance manager at the Church and the residents at 27 Whaley Avenue have been instructed to report any apparent malfunction of their SSDS units.

When equipment repairs are required, IEG reports them to EEEPC, and EEEPC reports them to NYSDEC. Information regarding all repairs performed on any of the four remedial systems is provided in the weekly OM&M report submitted to EEEPC and in a monthly report submitted to NYSDEC.

Analytical support services for groundwater and air analyses for all site and unit requirements are currently provided by Spectrum Analytical, Inc. The analytical frequency matrix is provided in Table 5-1.

Table 5-1 Analytical Frequency Matrix, Mr. C's Dry Cleaners Site

	Groundwater	Air	Schedule
Mr. C's Compliance Requirements			
a. Treatment System	X		Monthly
b. Groundwater Monitoring Wells Network	X		Two years
First Presbyterian Church		X	Two years
27 Whaley Avenue Site		X	Two years

Equipment is inspected on a periodic basis, or as needed. The SSDS units are routinely inspected every year. The need for any additional adjustments to the systems or equipment replacement is evaluated on a case-by-case basis.

5.1 Mr. C's Dry Cleaners Remedial Treatment System Condition, Replacement, and Repairs in 2012

Major components of the remedial treatment system, including the chemical sequestering system, equalization tank, bag filters, blowers, air-stripping unit, and groundwater pumping system, continue to operate at a high rate of efficiency as a result of the weekly monitoring and maintenance program. In particular, regular cleaning of the air stripper trays through the ports in the side have extended the system's ability to operate efficiently with minimal disturbance to the system's uptime. With use, the orifices in the air stripper trays become occluded by the buildup of calcium and iron. The analytical results for samples collected on February 6 and May 7, 2012, indicated PCE concentrations in the treatment system effluent had exceeded the effluent criteria (see Table 2-1). In accordance with the SMP, maintenance of the air stripper was immediately undertaken. Power washing and maintenance of the air stripper trays via the ports in the side was performed in February and May 2012. The analytical results for samples collected after the maintenance was completed on February 28 and May 30, 2012, indicated the treatment system effluent met the effluent criteria. Tear-down and cleaning of the air stripper was not performed in 2012; however, its frequency remains consistent with the maintenance requirements of the SMP.

The groundwater pumping network remains in working condition. Items that have had highest maintenance requirements over the last few years have been the pumps and the level transducers for the groundwater pumping system. These two active components have been in operation for over five years. The groundwater pumps and transducers have an anticipated life expectancy of approximately two to three years. Replacement pumps and replacement transducers are, therefore, kept on hand for quick replacement after failure or for pre-emptive replacement.

The auto-dialer alarm went off six times in 2012. IEG responded to the alarm and addressed the following issues:

- On January 23, 2012 the auto-dialer alarm was triggered by low pressure in the air stripper and a high water level in the equalization tank;
- On March 18, 2012 the alarm was triggered by a high water level;
- On April 20, 2012 the air stripper's blower #2 was overloaded;
- On June 19, 2012 the auto-dialer malfunctioned and was removed for repair – the repaired auto-dialer unit was re-installed on June 28, 2012;
- On August 11, 2012 the alarm was triggered by the circuit breaker being tripped; and

- On October 29, 2012, the alarm was triggered by low pressure in the air stripper (the system temporarily shut down for approximately 10 minutes due to a storm).

The repair and replacement work performed on the Mr. C's Dry Cleaners site remedial treatment system in 2012 is identified in Table 5-2.

Table 5-2 Mr. C's Dry Cleaners Site Equipment Repair and Replacement Program, 2012

Activity
Changed filter bags as needed
Inspected and cleaned pumps and transducers
Swept debris off of parking lot around well groups
Replaced pumps at RW-1, PW-4, and PW-5
Replaced aneroid bellows on pump PW-5
Replaced transducers on pump PW-5
Replaced pump wire at PW-4, PW-5
Replaced filter over sump well
Replaced missing top cover on PW-6
Temporarily sealed PZ-1B (missing top cover)
Replaced and repaired HD basket
Dug debris containment trench around Library parking lot
Lubricated blower motor #1, effluent pump #1, and influent pump #1
Disassembled and cleaned effluent meter
Power washed transducer, vertical pipe, and well pump at PW-4
Inspected effluent pipe and cleaned ball valve #1
Cleaned out effluent pipes with power washer
Replaced blower motor #2; repaired under warranty after auto-alarm issue
Had blower fan #2 balanced
Replaced main panel light bulb
Installed new vent cap on air stripper exhaust line
Replaced inner ring on PZ-1B and lowered height to mitigate damage from snowplows
Had Verbatim auto alarm repaired by RACO; reinstalled

5.2 SVI Investigation in Mr. C's Building

Pursuant to the change in use described in Section 3.1, NYSDEC directed EEEPC to perform sub-slab vapor sampling for the protection of human health and safety. EEEPC personnel set up two 6-liter summa canisters on May 31, 2012. The summa canisters were left in place for 24 hours to collect vapor samples from beneath the building slab in the Mr. C's treatment building. A location map of the sample points is provided as Figure 1 of the August 10, 2012, report. Samples were shipped to Spectrum Analytical, Inc., after collection was complete on June 1, 2012. The samples were analyzed for VOCs by EPA Method TO-15.

The detected concentrations of PCE and TCE exceeded the NYSDOH guidance values for indoor air of 100 µg/m^3 for PCE and 5 µg/m^3 for TCE. Guidance values are taken from NYSDOH's Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006. The Mr. C's sample number 01 sub-slab sample was collected inside the treatment operations area, near the west door. PCE was detected in this sample at a concentration of 4,280 µg/m^3 after a second dilution run by the lab, and TCE was detected at a concentration of 19 µg/m^3. The Mr. C's sample number 02 sub-slab sample was collected between the bag filter and equalization tank. In this sample, PCE was detected at a concentration of 21,900 µg/m^3, and TCE was nondetect. A summary table of all compounds detected is presented in the letter report submitted to NYSDEC on August 10, 2012. The letter report and complete Category B analytical results are included in Appendix F.

5.3 Groundwater Monitoring Well Network

5.3.1 Network Improvements

Improvements to the groundwater monitoring well network were implemented by the NYSDEC call-out remedial contractor Groundwater & Environmental Services, Inc. (GES), of Cheektowaga, New York, under a NYSDEC standby remedial services contract (Contract Number C100900). GES subcontracted the drilling work to Quality Inspection Services, Inc. (QIS), of Buffalo, New York.

Work began on December 12, 2011, and concluded on May 7, 2012. Improvements included the installation of 11 monitoring wells (two new wells and nine replacement wells) and the decommissioning of six monitoring wells. Decommissioning of wells was completed in accordance with NYDEC CP-43: Groundwater Monitoring Well Decommissioning Policy (NYSDEC 2009). Installation and decommissioning of off-street groundwater monitoring wells were completed in December 2011. Installation and decommissioning of wells in the right-of-way were postponed until May 2012, due to the Village of East Aurora's restriction on working in the public highway and the seasonal closure of asphaltic batch plants.

Remedial activities in the SOW that were implemented in December 2011 included the decommissioning of three wells (MPI-4D, MPI-7I, and MPI-2S) and the installation of two new wells (EE-3 and EE-4) and four replacement wells (MPI-7I-R, MPI-2S-R, ESI-2-R, and MPI-14B-R). Remedial activities in the SOW that were implemented in May 2012 included the decommissioning of three wells (ESI-5, MPI-13B, and MPI-8S) and installation of four replacement wells (ESI-5I-R, MPI-8S-R, MPI-9S-R, and MPI-13B-R). The monitoring wells installed in December 2011 were developed by GES on January 23 and 24, 2012; the wells installed in May 2012 were developed on May 24, 2012. The wells were surveyed on May 24, 2012, by Clear Creek Land Surveying, LLC, of Springville, New York. Well construction details for all wells in the Mr. C's groundwater monitoring network are provided in Table 5-3.

Table 5-3 Well Construction Summary, Mr. C's Dry Cleaners Site

Well ID	Well Casing/ Screen Inner Diameter (inches)	Total Well Depth (ft TOIC)	TOIC Casing Elevation (ft AMSL)	Ground Elevation (ft AMSL)	Screen Interval (ft BGS)	Sand Pack Interval (ft BGS)	Top of Seal (ft BGS)	Unit Screened	Northing[a]	Easting[a]
EE-1	2	26.37	913.46	913.63	23 - 28	21 - 28.5	15	OA	1008368.502	1140146.786
EE-2	2	31.34	916.3	916.51	22 - 32	20 - 32	15	OA	1008549.179	1139877.201
EE-3	2	28	914.64	914.9	18-28	16-28	14	OA	1008457.12	1139994.78
EE-4	2	14.25	916.69	916.9	5-15	3-15	0.5	OA	1008726.94	1140212.13
ESI-2-R	2	18.9	917.44	917.7	9-19	7-19	5	OA	1008739.35	1140418.33
ESI-3	2	15.42	915.85	916.41	7 - 17	6 - 18	4.1	OA	1008527.962	1140298.338
ESI-5-R	2	14.55	912.19	912.5	5-15	3-15	1	OA	1008162	1140146.65
ESI-6	2	15.93	914.48	914.92	7 - 17	6 - 18	3.8	OA	1008343.484	1139989.729
MPI-1S	2	18.64	915.08	915.38	9 - 19	7.2 - 19.5	5.3	OA	1008428.703	1140109.692
MPI-2S-R	2	18.4	915.63	915.9	8-18	6-18	4	OA	1008365.76	1140310.44
MPI-3S	2	17.41	914.4	914.79	8 - 18	5.7 - 18.5	3.7	OA	1008452.501	1139912.758
MPI-4S	2	20.24	914.82	915.12	11 - 21	8.8 - 21.5	6.8	OA	1008598.538	1140046.256
MPI-4I	2	41.5	915.66	916.12	32 - 42	29.8 - 42.5	4	LA	1008588.814	1140036.833
MPI-5S	2	17.34	916.45	916.78	8 - 18	5.9 - 18.4	3.9	OA	1008746.102	1140160.367
MPI-6S	2	21.65	915.03	915.35	12.3 - 22.3	10 - 23	7.9	OA	1008760.202	1139899.182
MPI-7I-R	2	38.5	915.44	915.8	28.9-38.9	26.5-39	24.5	LA	1008537.71	1140294.84
MPI-8S-R	2	17.4	913.96	914.5	8-18	6-18	4	OA	1008771.32	1140064.97
MPI-9S-R	2	16.52	913.38	914	8-18	6-18	4	OA	1008923.5	1140066.68
MPI-10B	2	31.11	915.68	916.07	16.5 - 31.5	13 - 32	11	OA	1008594.937	1140161.039
MPI-12B	2	34.62	911.19	911.44	20 - 35	15 - 35	11.5	OA	1008126.058	1139971.023
MPI-13B-R	2	29.5	912.69	913.2	16.5-31.5	14.5-31.5	12.5	LA	1009063.59	1139779.59
MPI-14B-R	2	28.2	913.71	914	15-30	13-30	11	LA	1009039.96	1139941.28
MPI-15B	2	28.15	913.72	913.7	NA	NA	NA	OA	1008815.15	1139566.43
MW-7	2	13.97	915.96	916.34	5 - 14.5	NA - 15	3	OA	1008603.486	1140170.72
MW-8	2	13.57	915.62	915.97	5 - 14.5	NA - 15	3	OA	1008719.861	1140104.112
MW-11	2	17.91	914.39	914.4	NA	NA	NA	--	1008565.98	1140177.64
RW-1	6	24.48	NA	NA	17.9 - 27.9	10 - 30	7	OA	1008563.899	1140262.844
PW-2	4	29.02	NA	NA	NA - 32	NA	NA	OA	1008601.547	1140142.874
PW-3	4	28.67	NA	NA	NA - 32	NA	NA	OA	1008646.528	1140166.174
PW-4	4	29.04	NA	NA	NA - 32	NA	NA	OA	1008657.699	1140029.129

Table 5-3 Well Construction Summary, Mr. C's Dry Cleaners Site

Well ID	Well Casing/ Screen Inner Diameter (inches)	Total Well Depth (ft TOIC)	TOIC Casing Elevation (ft AMSL)	Ground Elevation (ft AMSL)	Screen Interval (ft BGS)	Sand Pack Interval (ft BGS)	Top of Seal (ft BGS)	Unit Screened	Northing[a]	Easting[a]
PW-5	4	28.47	NA	NA	NA - 32	NA	NA	OA	1008691.158	1140049.864
PW-6	4	28.3	NA	NA	NA - 32	NA	NA	OA	1008713.539	1139891.103
PW-7	4	26.49	NA	NA	NA - 32	NA	NA	OA	1008749.764	1139907.169
PW-8	4	26.82	NA	NA	NA - 32	NA	NA	OA	1008792.235	1139824.621
Decommissioned Wells										
ESI-5	2	12.32	912.64	912.9	5 - 15	4 - 16	2	OA	1008162	1140146.65
MPI-2S	2	9.52	NA	NA	8 - 18	6 - 18.5	3.8	OA	1008365.76	1140310.44
MPI-4D	8	NA	NA	915.97	66-76	64-77.5	60	--	1008607.54	1140038.781
MPI-7I	2	13.37	916.14	916.42	29.5 - 39.5	27.1 - 40	5.3	LA	1008537.71	1140294.84
MPI-8S	2	6.54	NA	NA	8 - 18	6 - 18.5	4	OA	1008771.32	1140064.97
MPI-13B	2	31.43	913.25	913.49	17 - 32	15 - 32	10	OA	1009063.59	1139779.59
Abandoned or Missing Wells										
ESI-1 Replacement	2	19.74	916.99	917.35	10.5 - 20.5	8 - 21	4	OA	1008522.429	1140447.504
ESI-2	2	NA	NA	NA	9 - 19	8 - 20	6	OA	1008739.35	1140418.33
ESI-4	2	26.37	NA	NA	5 - 15	4 - 16	2	OA	NA	NA
MW-1	2	NA	NA	NA	12 - 22	10.6 - 22	9	OA	1008619.702	1140120.901
MW-2	2	NA	NA	NA	10 - 15	NA	NA	OA	1008631.906	1140098.904
MW-3	4	NA	NA	NA	7 - 17	6.1 - 18	3.7	OA	1008584.312	1140095.979
MW-4	4	16.67	914.02	914.47	7.3 - 17.3	6.6 - 18	4.7	OA	NA	NA
MW-5	2	NA	NA	NA	10 - 15	NA	NA	OA	1008538.419	1140130.518
MW-6	2	NA	NA	NA	5 - 14.5	NA - 15	3	OA	1008586.532	1140110.819
MW-9	2	NA	NA	NA	5 - 14.5	NA - 15	3	OA	1008700.677	1140221.924
MW-10	2	NA	NA	NA	4 - 13.5	NA - 14	2	OA	1008543.146	1140160.301
MW-14	2	NA	NA	NA	NA - 18.2 (TOIC)	NA	NA	OA	1008587.34	1140174.681
MPI-1D	NA	NA	NA	NA	NA	NA	NA	--	NA	NA
MPI-5D	**Borehole only – no well construction log**									
MPI-5I	NA	NA	NA	NA	32 - 42	30 – 42.5	8	OA	1008745.758	1140168.687
MPI-7D	**Borehole only – no well construction log**									
MPI-9S	2	NA	NA	NA	8 - 18	6.5 - 18.5	4.5	OA	1008923.5	1140066.68

Table 5-3 Well Construction Summary, Mr. C's Dry Cleaners Site

Well ID	Well Casing/ Screen Inner Diameter (inches)	Total Well Depth (ft TOIC)	TOIC Casing Elevation (ft AMSL)	Ground Elevation (ft AMSL)	Screen Interval (ft BGS)	Sand Pack Interval (ft BGS)	Top of Seal (ft BGS)	Unit Screened	Northing[a]	Easting[a]
MPI-11B	2	NA	NA	NA	15 - 30	13 - 30.5	8.5	OA	1008806.891	1139663.098
MPI-14B	2	27.54	913.18	913.68	15 - 30	11 - 30	8.5	OA	1009039.96	1139941.28
OW-B	2	26.41	NA	NA	22.5 - 27.5	10.5 - 27.5	8	OA	1008734.848	1139901.616
RW-2	4	NA	NA	NA	18 - 28	10 - 28	8	OA	1008725.751	1139901.252

Note:
Wells in *italic text* were previously abandoned or destroyed, or were otherwise not locatable in 2011.
[a] Coordinates system is New York State Plane West Zone (feet). Coordinates are either from the Clear Creek Land Surveying, LLC, survey on May 31, 2012, or estimated in AutoCAD relative to the May 2012 surveyed locations.

Key:
AMSL = Above mean sea level.
BGS = Below ground surface.
ft = Feet.
LA = Lacustrine aquifer.
NA = Not available.
OA = Outwash aquifer.
TOIC = Top of inner casing.

Soil samples were collected from each 2-foot interval during the drilling of new wells EE-3, located north of the First Presbyterian Church, and EE-4, located in the gravel parking lot west of the Mr. C's building. The samples were analyzed for VOCs. All supporting documentation for the monitoring well network improvements was provided to NYSDEC in the Monitoring Well Network Improvements Close-out Report for the Mr. C's Dry Cleaners Site on July 27, 2012 (EEEPC 2012b), which is also included as Appendix G.

5.3.2 Long-Term Groundwater Monitoring

Sampling of the groundwater monitoring wells under the long-term groundwater monitoring program was performed by EEEPC personnel from February 6 to February 9, 2012, and on June 1, 2012. A total of 34 wells were sampled during the 2012 groundwater sampling efforts. Wells sampled included two new and eight replacement wells, which were installed between December 2011 and May 2012. The wells completed in May 2012 were sampled in June 2012. Data summary tables and a graphical representation of contaminant concentrations within the plume are included in the long-term groundwater letter report submitted to NYSDEC on July 26, 2012. The results of the long-term groundwater monitoring program are presented in Appendix D, including the Mr. C's 2012 Long-term Groundwater Monitoring Report, full analytical results, field purge logs, and the well inspection log.

5.3.2.1 Well Purging and Sampling Procedures

Monitoring wells that were sampled were purged prior to sampling. The eight groundwater pumping wells (RW-1, PW-2, PW-3, PW-4, PW-5, PW-6, PW-7, and PW-8) did not require purging because they are consistently pumped as part of the groundwater treatment system.

The monitoring wells were purged using a submersible pump with new polyethylene tubing or disposable polyethylene bailers on new polypropylene line. Prior to purging, static water levels were measured to within ±0.01 foot in each well using a Solinst water level meter.

With the exception of the pumping wells, all of the wells were purged of approximately three to five times the volume (or greater) of water standing in the well. Purged water from the monitoring wells was containerized and transported to the treatment facility for processing. Temperature, pH, specific conductance, turbidity, and oxygen reduction potential (ORP) were measured and recorded, at a minimum, as follows: initially, after each well volume, and just prior to sampling using a LaMotte 2020 turbidity meter and a Myron 6P Ultrameter II (water parameter kit). Purging was performed until pH, specific conductance, and temperature had stabilized and turbidity was 50 nephelometric turbidity units (NTUs) or less. Purge records are included in Appendix D.

All of the wells, with the exception of the pumping wells, were sampled using disposable polyethylene bailers on new polypropylene line; the pumping wells

were sampled using dedicated bailers. Spectrum Analytical, Inc., analyzed the samples for VOCs using EPA Method 8260. A summary of detected concentrations of VOCs is presented in Appendix D; the complete analytical results will be provided in electronic form through EQuIS. A copy of the laboratory report is included in Appendix D.

5.3.2.2 Quality Control and Quality Assurance (QA/QC)

Field duplicate, matrix spike/matrix spike duplicate (MS/MSD), and rinsate blank samples were collected for QA/QC purposes. Independent data validation of the analytical results was performed by EEEPC. The data usability summary reports (DUSRs) are provided in Appendix D.

Three potential impacts on data usability were noted: (1) Methylene chloride was detected in the trip blank sample, (2) the matrix spike recovery and relative percent difference (RPD) criteria were not met for PCE in MS/MSD analysis, and (3) PCE dilutions were prepared outside of the holding time. Methylene chloride, which was detected only in the rinsate and trip blanks, was qualified as "U", non-detect. PCE results for samples collected during the same event as the affected MS/MSD samples were qualified as "J", estimated.

5.3.2.3 Groundwater Monitoring Results

Appendix D contains the iso-contour maps created to show the 2012 total VOC and PCE contaminant plumes. These figures were generated using Surfer Modeling Software. Appendix D also contains a groundwater contour map.

The results of the groundwater monitoring indicate the following:

- Eight VOCs (PCE, trichloroethene [TCE], cis-1,2-dichloroethene [cis-DCE], trans-1,2-dichloroehtene [trans-DCE], vinyl chloride, methyl tert-butyl ether [MTBE], 2-butanone, and acetone) were detected in the groundwater samples at levels that exceed the NYSDEC Class GA groundwater standards and guidance values used to screen the groundwater data.

- Acetone and 2-butanone were detected only in well MPI-15B. Acetone was detected at a concentration of 2,300 micrograms per liter (µg/L) and, for clarity, was not included in the interpolation of groundwater contaminant plume contours.

- PCE was detected above the groundwater standard for total VOCs (5 µg/L) in 20 wells across the site. The highest concentration of PCE (6,800 µg/L, estimated) was detected in a sample collected from monitoring well MPI-6I.

- TCE was detected above the groundwater standard for total VOCs (5 µg/L) in 12 wells across the site. The highest concentration of TCE (170 µg/L) was detected in a sample collected from pumping well PW-4.

- cis-DCE was detected above the groundwater standard for total VOCs (5 µg/L) in 10 wells across the site. The highest concentration of cis-DCE (190 µg/L) was detected in a sample collected from monitoring well EE-2.

- trans-DCE was detected above the groundwater standard for total VOCs (5 µg/L) in four wells, which were concentrated north of the former Agway site air sparge system and near or east of Whaley Avenue, in the gravel parking lot. The highest concentration of trans-DCE (11 µg/L, estimated) was detected in a sample collected from monitoring well MW-8.

- Vinyl chloride was detected in five wells above the reporting limit, which varies by sample depending on the dilution (refer to Table 2-2). The reporting limit for every sample was higher than the groundwater standard for vinyl chloride (2 µg/L). The highest concentration of vinyl chloride (18 µg/L) was detected in a sample collected from monitoring well EE-2.

- MTBE was detected above its groundwater guidance value (10 µg/L) in three wells and is confined to the west of Main Street and near or south of the library. The highest concentration of MTBE (81 µg/L) was detected in a sample collected from monitoring well MPI-3S.

5.3.2.4 Comparison to Previous Years

Iso-contour maps showing the total VOC and PCE contaminant plumes were created based on long-term groundwater sampling in 2002, 2003, 2004, 2007, and 2010. The monitoring well network improvements completed this year have permitted a more comprehensive estimation of contaminant iso-contours than has been possible since 2007.

Compared to previous years:

- The plume size continues to remain fairly stable. The iso-contours show that the groundwater plume is elongated from just west of the Mr. C's treatment facility on the former Agway site property to the northwest. It stretches approximately 900 feet from monitoring well MPI-2S-R to MPI-13B-R.

- Groundwater "Hot spots" persist in two main areas: one on the former Agway site property, this year centered on monitoring well MW-11, and one behind the 19 and 27 Whaley Avenue residences by MPI-6S. The highest total VOC concentrations were again detected near the MPI-6S "hot spot."

- PCE was detected at concentrations below groundwater standards on the western edge of the plume at MW-15B, MPI-13B-R, and at EE-2. Contamination at EE-2 is primarily cis-DCE, indicating that the PCE may be naturally degrading at this edge of the plume. Contamination at MPI-15B is primarily 2-butanone and acetone. In some cases acetone may be a by-product of PCE degradation; however, the contamination is likely coming from a different

source, since the acetone was detected at a much higher concentration (2,300 µg/L) than in the rest of the contaminant plume, in which 2-butanone and acetone were generally not detected.

- PCE was detected in the groundwater beneath the First Presbyterian Church property at ESI-6 at 200 µg/L. PCE was detected at much lower concentrations north and east of the church at the newly installed well EE-3 and MPI-1S. PCE concentrations are nondetect to the northwest, south, and southeast of the church, creating a small "hot spot" by the church. This "hot spot" has a much lower concentration compared to the "hot spots" in the main plume. The contamination at ESI-6 may be affected by some groundwater gradients coming from the east, but it is not clear how hydraulically connected the "hot spot" is to the rest of the plume.

- PCE was detected at concentrations below groundwater quality standards at new well EE-4, which is located northwest of the Mr. C's treatment facility and helped define the eastern boundary of the plume.

5.3.3 Maintenance Issues

EEEPC's OM&M subcontractor continued repairs of the groundwater monitoring wells. Well maintenance issues include replacing missing or stripped bolts, replacing existing or installing new asphalt/concrete pads, replacing existing well covers, installing a new water-tight well cap, and removal or replacement of a portion of a cracked casing. The OM&M subcontractor will continue to address maintenance issues in 2013.

5.4 Groundwater Bioremediation Pilot Study

EEEPC will complete a bioremediation pilot study to support site optimization in 2013. The study is part of a search for a better way to speed up the groundwater remediation process at a lower cost. Additional details regarding this program are provided in Section 6.2.

5.5 First Presbyterian Church and 27 Whaley Avenue Residence SSDS Condition, Replacement, and Repairs in 2012

IEG inspected the west SVE fan at the First Presbyterian Church on January 23, 2012, following complaints from the church that the fan had become noisy; the fan was replaced on February 9, 2012. Both property owners have been instructed to contact EEEPC if there are any unusual noises or if a system shutdown occurs. All warranties on SSDS fans at the First Presbyterian Church and 27 Whaley Avenue residence have expired. The routine SSDS inspection in December 2012 indicated that the systems are in good working condition.

The single SSDS unit at the 27 Whaley Avenue residence could not be inspected in 2012 (see Section 3.3) because permission to access the property could not be

obtained. However, the unit was in very good condition during the 2010 inspection.

6 Actions to Support Eventual Site Closure

The overall project goal is to reduce the concentrations of VOCs in the contaminated groundwater plume to the target concentrations established by NYSDEC. Attaining these concentrations will allow for the eventual closure of the groundwater recovery and treatment systems. Suggested future actions or modifications that would improve the individual operations and shorten the time required to attain the target VOC concentrations are presented below.

6.1 Mr. C's Dry Cleaners Site Treatment System

Throughout 2012, the groundwater treatment system continued to efficiently collect and treat VOCs through air stripping. In 2013, the OM&M program will continue to support the efficient removal of VOCs by the treatment system. Operation of the treatment system may be temporarily suspended if it is determined that it will interfere with the operation of the bioremediation pilot study. The operation of the remedial treatment system will not be suspended without prior written approval from NYSDEC.

6.2 Site Optimization

September 2013 will mark the tenth operating year of the Mr. C's on-site groundwater treatment system. The ROD mandates the operation of the Mr. C's Dry Cleaners site groundwater treatment system for a period of 10 years. The Mr. C's ROD anticipated that the remedial treatment system would achieve groundwater cleanup of the aquifer within 10 years.

Despite efficient removal of VOCs by the groundwater pumping system, the contaminant plume has remained fairly stable in size. This suggests that the VOCs being removed may be from non-aqueous phase liquids, or from contaminants sorbed to formation solids, or from dissolved contaminants diffusing from low-permeability strata.

A site optimization review will be performed to determine whether the treatment system needs to continue operation beyond that time frame specified in the ROD, and whether any adjustments to the system need to be made, including re-evaluating the appropriateness of the selected remedy to achieve the cleanup objectives. The bioremediation pilot study is part of that search for a better way to speed up the groundwater remediation process at a lower cost.

A kick-off conference call meeting was held with NYSDEC representatives on October 12, 2012, to review the overall schedule and scope of the bioremediation pilot study. Initial baseline sampling was performed on November 1, 2012. Bio-trap samplers were also installed on November 1, 2012. The samples were collected and shipped to Microbial Insights, Inc., on December 3, 2012, for analysis of *Dehalococcoides* species and their functional genes. Injection of an electron donor material to enhance bioremediation is planned for the spring of 2013. Injection of a dechlorinating microbial culture is planned to follow the injection of the electron donor material once reducing conditions have been achieved in the subsurface. Performance monitoring events will begin after the electron donor has been injected and will continue into 2014. Monitoring of the bioremediation pilot study will be coordinated with the network-wide long-term groundwater monitoring program to monitor the study's impact on the overall plume. Baseline sampling results (Summary and Validated Data) from the bioremediation pilot study are included in Appendix H.

6.3 Mr. C's Building – Sub-slab Depressurization

Due to the elevated levels of PCE in the sub-slab vapor of the Mr. C's treatment building (see Section 4.2), depressurization of the sub-slab and venting to above the roofline should be implemented to mitigate the concern for vapor intrusion and impacts on human health.

6.4 Former Agway Site

The AS/SVE system, monitoring wells, and pumping wells on the former Agway site remediated petroleum contamination from 1999 to 2003. These systems have been incorporated into the OM&M work assignment for the Mr. C's Dry Cleaners site because of elevated levels of VOCs detected in borehole samples collected in 2003. Based Matrix Environmental, Inc.'s Final Analytical Report of November 2003, the system has successfully cleaned up the upper aquifer (Matrix 2003). In the lower aquifer, VOCs are extracted by the Mr. C's groundwater pump-and-treat system. In 2012, the SVE system remained off following permanent shut down for decommissioning on December 12, 2011. An inventory of the system's components was compiled and sent to NYSDEC on December 12, 2011. Equipment from the AS/SVE should be evaluated for reuse at another NYSDEC site and removed from the former Agway site property.

6.5 SSDS Units – First Presbyterian Church and 27 Whaley Avenue Sites

No modifications to the SSDS units at these locations are currently recommended. All three SSDS units in the First Presbyterian Church continue to operate as designed and are protective of the health and safety of the public. Access to 27 Whaley for SSDS inspection or sampling has not been obtained since 2010.

6.6 Indoor Air Investigations

Soil vapor intrusion has not been evaluated in the building at 572 Main Street or in three other structures, despite the fact that the buildings are situated above the

groundwater contaminant plume. EEEPC has discussed the potential for an in-door air sampling investigation with the building owner to determine if sub-slab vapor intrusion could be impacting the health of the occupants. If indoor air concentrations are determined to exceed the NYSDOH guidance values, construction of an SSDS unit may be necessary.

The proposed scope of the soil vapor intrusion investigation (SVII) work to be performed includes sub-slab, indoor, and ambient air sampling at the following locations:

- The indoor air within the operations portion (storefront) of the former Mr. C's Dry Cleaners (586 Main Street, East Aurora, New York), currently owned by Deltora LLC.

- 578 Main Street, East Aurora, New York, currently owned by Mr. Lee Brownschilde.

- 572 Main Street, East Aurora, New York, currently owned by Mr. Dennis Doeing.

- 19 Whaley Avenue, East Aurora, New York, currently owned by Mr. Michael Pitt.

The number, type, and location of air sampling per location is as follows:

- Mr. C's Dry Cleaners – 586 Main Street, East Aurora, New York
  - Indoor ambient air – 1st floor: 2 samples

- 578 Main Street, East Aurora, New York
  - Sub-slab air: 1 sample
  - Indoor ambient (basement): 1 sample
  - Indoor ambient (1st floor): 1 sample
  - Outdoor ambient[1]: 1 sample

- 572 Main Street, East Aurora, New York
  - Sub-slab air: 1 sample
  - Indoor ambient (basement): 1 sample
  - Indoor ambient (1st floor): 1 sample
  - Outdoor ambient[1]: 1 sample

- 19 Whaley Avenue, East Aurora, New York
  - Sub-slab air: 1 sample
  - Indoor ambient (basement): 1 sample
  - Indoor ambient (1st floor): 1 sample

– Outdoor ambient[1]: 1 sample

A total of 14 samples could be collected, depending on the timing of the ambient air sample during the sampling of the four locations.

The proposed scope of work incorporates NYSDOH's Guidance for Evaluating Vapor Intrusion in the State of New York (NYSDOH 2006) and the standard operating procedure (SOP) for the proposed SVII scope of work at the Mr. C's Dry Cleaners site.

Therefore, the scope of work must be confirmed and discussed with the appropriate regulatory agencies, prior to the investigation start date, to verify that it has been accepted by the reviewing agency. This scope of work must be used in combination with an appropriate analytical method (e.g., EPA TO-15) (EEEPC 2012a).

In conjunction with the proposed sampling, EEEPC has provided NYSDEC with a proposed letter to the property owners regarding the sampling.

Per the requirements of the SMP, preliminary (i.e., unvalidated) SVII sampling data will be forwarded to NYSDEC and the NYSDOH for initial review and interpretation. Upon validation, the final data will be transmitted to the agencies, along with a recommendation for follow-up action, such as mitigation. The validated SVII data will also be transmitted to the property owner within 30 days of validation. If any indoor air test results exceed NYSDOH guidelines, relevant NYSDOH fact sheets will be provided to all tenants and occupants of the property within 15 days of receipt of the validated data.

[1] Outdoor ambient sample could be used in conjunction of sampling one or more properties during one sampling period.

7 Annual Remedial Action Costs

The total 2012 cost for work performed by EEEPC and its subcontractor, IEG, for the remedial treatment program for the Mr. C's Dry Cleaners site, including all the operating units, was $264,400 (see Table 7-1).

Table 7-1 2012 Remedial Action Costs, Mr. C's Dry Cleaners Site

Description	D007017-11 ($)
A. Mr. C's Dry Cleaners Site Remedial Treatment System	
Sub - OM&M Services	39,800
Sub - Analytical Services	9,300
Utilities - Electric, Gas, and Telephone	17,700
Sequestering Agent for Air Stripper	20,900
Replacement Equipment	14,300
Bioremediation Pilot Study	22,200
Monitoring Well Network Improvements	15,100
Long-term Monitoring Program	33,700
EEEPC Admin and Reporting	78,000
Subtotal A:	**251,000**
B. Former Agway Site	
Sub - OM&M Services	0
Sub - Analytical Services	0
Utilities – Electric	0
Replacement Equipment	0
EEEPC Admin and Reporting	500
Subtotal B:	**500**
C. First Presbyterian Church SSDS Units	
Sub - OM&M Services	0
Sub - Analytical Services	3,700
Replacement Equipment	0
EEEPC Admin and Reporting	8,700
Subtotal C:	**12,400**
D. 27 Whaley Avenue SSDS Unit	
Sub - OM&M Services	0
Sub - Analytical Services	0
Replacement Equipment	0
EEEPC Administration and Reporting	500
Subtotal D:	**500**
Grand Total (Items A-D):	**264,400**

8 Local Public Reporting in 2012

Local newspaper articles and information that EEEPC identified during 2012 provided information that has or could impact on the Mr. C's Dry Cleaners site. Newspaper articles related to proposed work in and around the Mr. C's site are provided in Appendix I. This information includes the following:

- **Town offices to be closed during move to new site.** It was reported on September 27, 2012 that the Town of Aurora was moving into the Gleed Avenue building. This concludes the local debates over the joint government facility and expanded library for town and village offices in East Aurora (on Whaley Avenue and Main Street) that was proposed in 2009.

- **Proposed new co-op building on the former Agway site property.** A local architect was commissioned by Intrepid Automotive, Inc., to prepare conceptual plans and elevations for a new co-op facility on the former Agway site property (866 Main Street). Conceptual plans and elevation drawings were scheduled to be released in early January 2013 for review and comment concerning the potential impact on the subsurface remediation.

- **The former bowling alley located at 24 Whaley Avenue is scheduled for demolition.** Demolition of the former bowling alley occurred in February 2013. The area is expected to provide additional off-street parking for the proposed co-op facility and general parking in the village of East Aurora. Demolition of the bowling alley and construction of the parking area are not expected to impact the remedial system.

9 References

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A Property Ownership of Current and Potential Easements

A-1
578 Main Street – Brownschidle Property

File Edit View Toolbar Window Help

164.20-7-22 | 142401 East Aurora | Active | R/S: 1 | School: East Aurora Un
Brownschidle, Lee A | Roll Year: 2013 Curr Yr | Det row bldg | Land AV: 13,000
578 Main St | Land Size: 31.00 x 120.00 | Total AV: 56,600

- Parcel 164.20-7-22
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Bldg 1 Sec 1
      - Com Use
      - Valuation
  - Sale12/30/97
  - Sale03/14/96

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total 1 Owners. To open, click the appropriate row. (Right Click to Add)

Lee A Brownschidle	Owner Type: Primary	Data Status

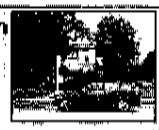
Last Name / Company: Brownschidle
First Name: Lee
MI: A
Jr., Sr., etc:
Attention To / In Care Of:
Additional Address:
Street No: 2065
Prefix Dir: W
Street / Rural Route: River
St Suffix: Rd
Post Dir:
UnitName:
Unit No:
Po Box No:
City/Town: Grand Island
State: NY
Zip Code: 14072-
Country: enter if not "USA"
Bar Cd:
Ownership: e.g. Life Use
Owner Type: P = Primary

Prints the screen

A-2
538 Main Street – People, Inc., Property

File Edit View Toolbar Window Help

164.20-7-31 | 142401 East Aurora | Active | R/S: 8 | School: East Aurora Un
People Inc. | Roll Year: 2013 Curr Yr | 1 Family Res | Land AV: 7,100
538 Main St | Land Size: 70.00 x 262.00 | Total AV: 81,700



- Parcel 164.20-7-31
  - Notes
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total: 1 Owners: To open, click the appropriate row (Right Click to Add)

People Inc	Owner Type: Primary	Desc: Status:

Last Name / Company: | First Name: | MI: | Jr., Sr., etc:
People Inc

Attention To / In Care Of: | Additional Address:

Street No: 1219 | Prefix Dir: N | Street / Rural Route: Forest | St Suffix: Rd | Post Dir: | UnitName: | Unit No:

Po Box No: 650 | City/Town: Williamsville | State: NY | Zip Code: 14231

Country: enter if not "USA" | Bar Cd: | Ownership: e.g. Life Use | Owner Type: P = Primary

Prints the screen

A-3
594 Main Street – Future Fitness, Inc., Property

File Edit View Toolbar Window Help

164.20-7-25
Future Fitness Inc
594 Main St

142401 East Aurora **Active** R/S: **1** School: **East Aurora Un**
Roll Year: **2013 Curr Yr** **Health spa** Land AV: **70,000**
Land Size: **116.48 x 220.00** Total AV: **223,900**

- Parcel 164.20-7-25
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Bldg 1 Sec 1
    - Com Use
    - Valuation
  - Sale02/07/02
  - Sale06/11/96
  - Sale06/10/96
  - Sale06/01/92

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total: 1 **Owners: To open, click the appropriate row (Right Click to Add)**

Future Fitness Inc	Owner Type Primary	Posit Status

Last Name / Company: Future Fitness Inc | First Name: | MI: | Jr., Sr., etc:

Attention To / In Care Of: | Additional Address:

Street No: | Prefix Dir: | Street / Rural Route: | St Suffix: | Post Dir: | UnitName: | Unit No:

Po Box No: 90 | City/Town: Orchard Park | State: NY | Zip Code: 14127-

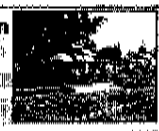
Country: enter if not "USA" | Bar Cd: | Ownership: e.g. Life Use | Owner Type: P = Primary

Prints the screen

A-4
510 Main Street – Krastev Property

File Edit View Toolbar Window Help

164.20-7-34.2 | 142401 East Aurora | Active | R/S:1 | School: East Aurora Un
Krastev, Steven | Roll Year: 2013 Curr Yr | Diner/lunch | Land AV: 32,100
510 Main St | Land Size: 0.39 acres | Total AV: 76,600



- Parcel 164.20-7-34.2
  - Notes
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Bldg 1 Sec 1
    - Com Use
      - Notes
      - Valuation
  - Sale07/17/98

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total: 1 Owners: To open, click the appropriate row (Right Click to Add)

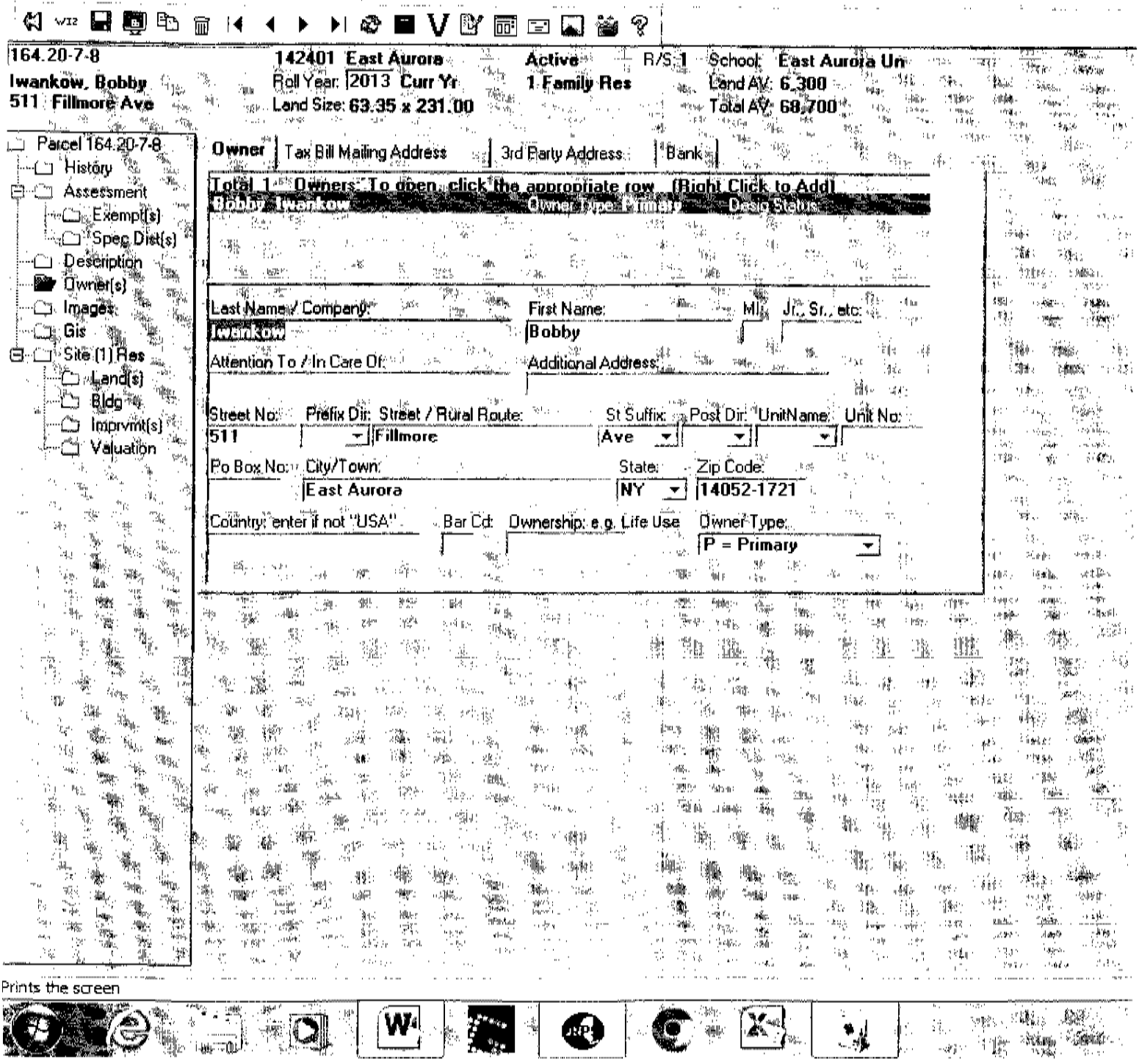
Steven Krastev	Owner Type: Primary	Deed Status:

Last Name / Company: Krastev
First Name: Steven
MI: Jr., Sr., etc:
Attention To / In Care Of:
Additional Address:
Street No: 510
Prefix Dir: Street / Rural Route: Main
St Suffix: St
Post Dir:
UnitName:
Unit No:
Po Box No:
City/Town: East Aurora
State: NY
Zip Code: 14052-
Country: enter if not "USA":
Bar Cd:
Ownership: e.g. Life Use
Owner Type: P = Primary

Prints the screen

A-5
511 Fillmore Avenue – Iwankow Property

File Edit View Toolbar Window Help



Prints the screen

A-6
572 Main Street – Doeing Property

File Edit View Toolbar Window Help

164.20-7-21 142401 East Aurora Active R/S: 1 School: East Aurora Un
Doeing, Dennis Roll Year: 2013 Curr Yr Att row bldg Land AV: 7,700
572 Main St Land Size: 50.00 x 144.00 Total AV: 141,000

- Parcel 164.20-7-21
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Bldg 1 Sec 1
    - Com Use
    - Valuation
  - Sale02/01/88

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total 1 Owners: To open, click the appropriate row [Right Click to Add]

Dennis Doeing	Owner Type: Primary	Desig Status:

Last Name / Company:	First Name:	MI:	Jr., Sr., etc:
Doeing	Dennis		

Attention To / In Care Of: Additional Address:

Street No: Prefix Dir: Street / Rural Route: St Suffix: Post Dir: UnitName: Unit No:

Po Box No:	City/Town:	State:	Zip Code:
104	Java Center	NY	14082-

Country: enter if not "USA" Bar Cd: Ownership: e.g. Life Use Owner Type:
P = Primary

Prints the screen

A-7
586 Main Street – Mr. C's Dry Cleaners Site – Deltora, LLC

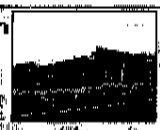
File Edit View Toolbar Window Help

164.20-7-24
Deltora, LLC
586 Main St

142401 East Aurora
Roll Year: 2013 Curr Yr
Land Size: 46.90 x 216.70

Active
Det row bldg

R/S: 1 School: East Aurora Un
Land AV: 33,400
Total AV: 120,600



- Parcel 164.20-7-24
  - Notes
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Bldg 1 Sec 1
    - Bldg 1 Sec 2
    - Com Use
    - Valuation
  - Sale12/20/06

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total: 1 Owners: To open, click the appropriate row [Right Click to Add]

Deltora, LLC	Owner Type: Primary	Desig Status:

Last Name / Company: Deltora, LLC
First Name:
MI:
Jr., Sr., etc:
Attention To / In Care Of:
Additional Address:

Street No:	Prefix Dir:	Street / Rural Route:	St Suffix:	Post Dir:	UnitName:	Unit No:
673		Main	St		Ste	4

Po Box No:
City/Town: East Aurora
State: NY
Zip Code: 14052-
Country: enter if not "USA"
Bar Cd:
Ownership: e.g. Life Use:
Owner Type: P = Primary

1/2 drycleaners
1/2 AT+T store

Prints the screen

A-8
584 Main Street – Deltora, LLC

File Edit View Toolbar Window Help

164.20-7-23 | 142401 East Aurora | Active | R/S: 1 | School: East Aurora Un
Deltora, LLC | Roll Year: 2013 Curr Yr | Parking lot | Land AV: 12,600
584 Main St | Land Size: 40.10 x 120.00 | Total AV: 14,400

- Parcel 164.20-7-23
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Valuation
  - Sale12/20/06
    - Site (1) Com
      - Land(s)
      - Imprvmt(s)
      - Valuation
  - Sale07/15/04
  - Sale03/01/88

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

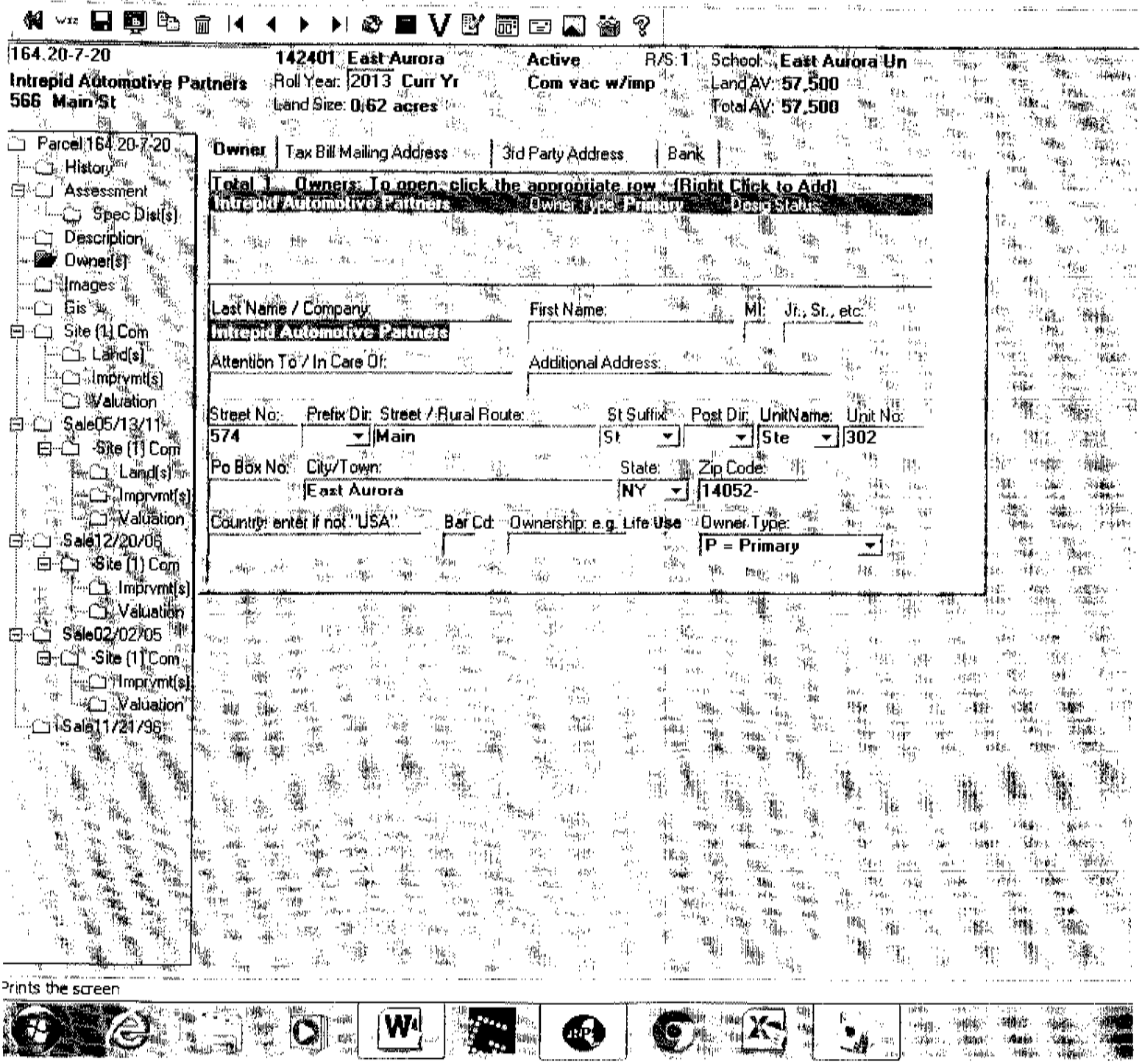
Total 1 Owners: To open, click the appropriate row (Right Click to Add)
Deltora, LLC | Owner Type: Primary | Desig Status:

Last Name / Company: Deltora, LLC | First Name: | MI: | Jr., Sr., etc:
Attention To / In Care Of: | Additional Address:
Street No: 673 | Prefix Dir: | Street / Rural Route: Main | St Suffix: St | Post Dir: | UnitName: Ste | Unit No: 4
Po Box No: | City/Town: East Aurora | State: NY | Zip Code: 14052-
Country: enter if not "USA" | Bar Cd: | Ownership: e.g. Life Use | Owner Type: P = Primary

Prints the screen

A-9
566 Main Street – Former Agway Site – Intrepid Automotive Partners

File Edit View Toolbar Window Help

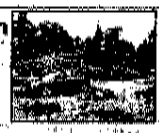


Prints the screen

A-10
550 Main Street – East Aurora Public Library

File Edit View Toolbar Window Help

164.20-7-30 | 142401 East Aurora | Active | R/S: 8 | School: East Aurora Un
Aurora Town Public Library | Roll Year: 2013 Curr Yr | Library | Land AV: 61,200
550 Main St | Land Size: 186.90 x 263.50 | Total AV: 281,900



- Parcel 164.20-7-30
  - Notes
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Bldg 1 Sec 1
    - Com Use
    - Valuation

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total: 1 Owners: To open, click the appropriate row. (Right Click to Add)

Aurora Town Public Library	Owner Type: Primary	Desc Status:

Last Name / Company: Aurora Town Public Library | First Name: | MI: | Jr., Sr., etc:

Attention To / In Care Of: | Additional Address:

Street No: 550 | Prefix Dir: | Street / Rural Route: Main | St Suffix: St | Post Dir: | UnitName: | Unit No:

Po Box No: | City/Town: East Aurora | State: NY | Zip Code: 14052-1705

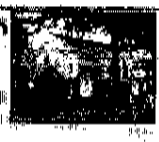
Country: enter if not "USA" | Bar Cd: | Ownership: e.g. Life Use: | Owner Type: P = Primary

Prints the screen

A-11
9 Paine Street – First Presbyterian Church

File Edit View Toolbar Window Help

164.20-9-7 142401 East Aurora Active R/S: 8 School: East Aurora Un
First Presbyterian Church Roll Year: 2013 Curr Yr Religious Land AV: 97,700
Main St Land Size: 1.80 acres Total AV: 1,196,000



- Parcel 164.20-9-7
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Bldg 1 Sec 1
    - Com Use
    - Valuation

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total: 1 Owners: To open, click the appropriate row. (Right Click to Add)

First Presbyterian Church	Owner Type: Primary	Dest Status:

Last Name / Company: First Presbyterian Church | First Name: | M: | Jr, Sr, etc:

Attention To / In Care Of: | Additional Address:

Street No: 9 | Prefix Dir: | Street / Rural Route: Paine | St Suffix: St | Post Dir: | UnitName: | Unit No:

Po Box No: | City/Town: East Aurora | State: NY | Zip Code: 14052-2355

Country: enter if not "USA" | Bar Cd: | Ownership: e.g. Life Use | Owner Type: P = Primary

Prints the screen

A-12
27 Whaley Avenue – Dubois Property

File Edit View Toolbar Window Help

164.20-7-28 | 142401 East Aurora | Active | R/S: 1 | School: East Aurora Un
Dubois, David | Roll Year: 2013 Curr Yr | 2 Family Res | Land AV: 6,000
27 Whaley Ave | Land Size: 60.00 x 258.26 | Total AV: 68,800

- Parcel 164.20-7-28
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale09/29/06
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale08/16/06
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale11/23/05
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale06/08/04

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

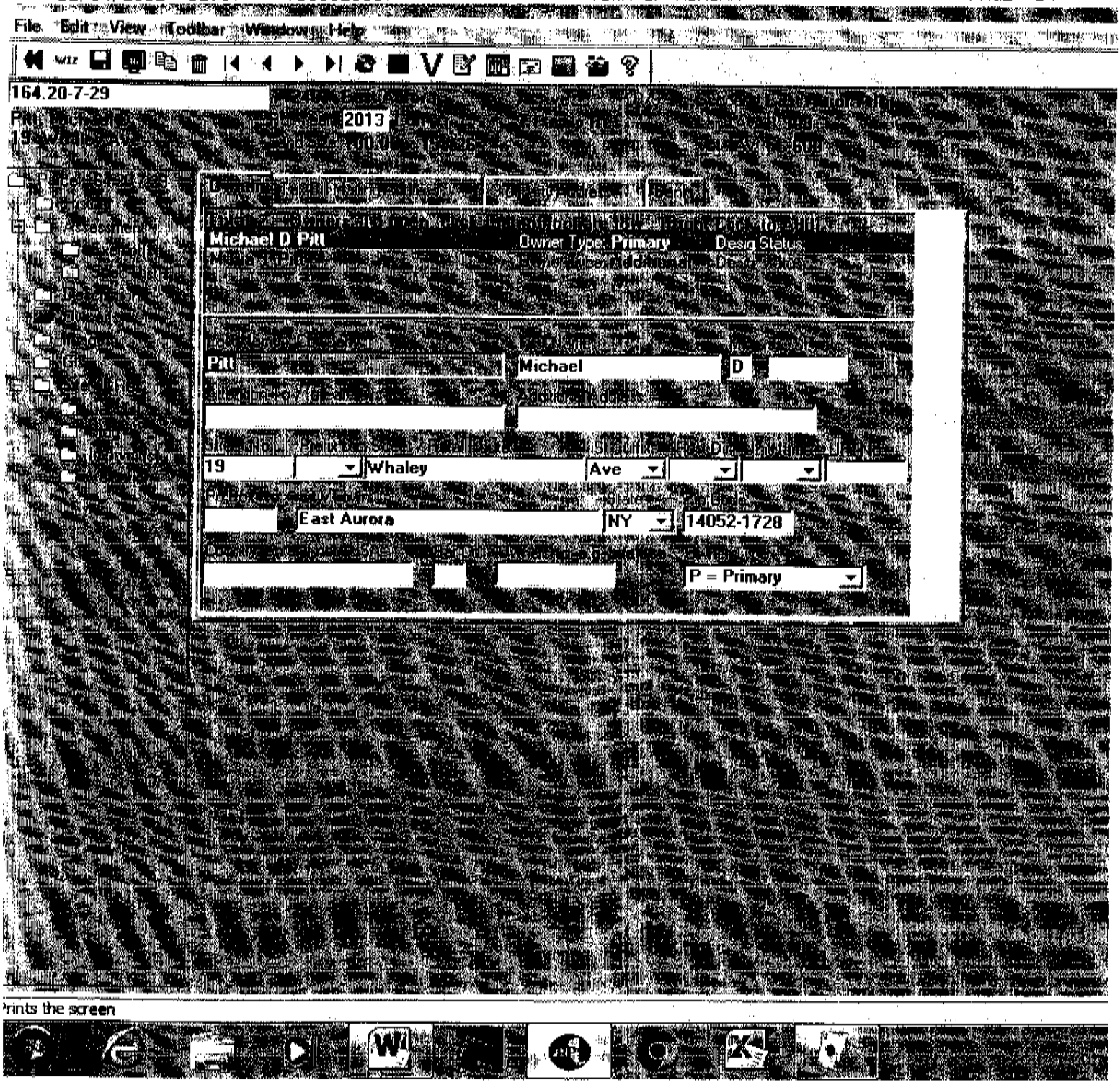
Total 1 Owners: To open, click the appropriate row (Right Click to Add)

1 David Dubois	Owner Type: Primary	Desig Status:	

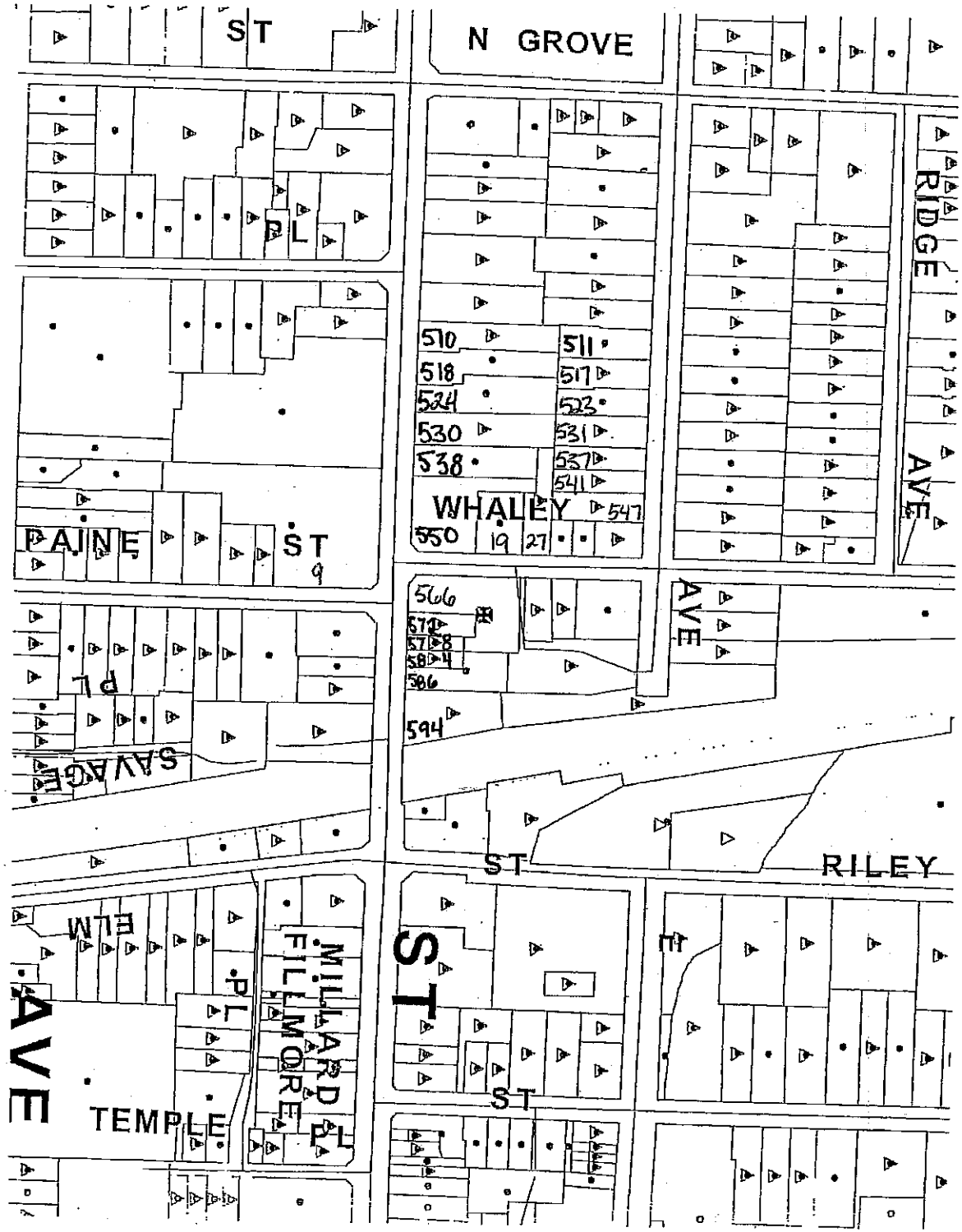
Last Name / Company: Dubois
First Name: David
MI: Jr., Sr., etc:
Attention To / In Care Of:
Additional Address:
Street No: 27
Prefix Dir:
Street / Rural Route: Whaley
St Suffix: Ave
Post Dir:
UnitName:
Unit No:
Po Box No:
City/Town: East Aurora
State: NY
Zip Code: 14052-
Country: enter if not "USA"
Bar Cd:
Ownership: e.g. Life Use
Owner Type: P - Primary

Prints the screen

A-13
19 Whaley Avenue – Pitt Property


File Edit View Toolbar Windows Help
164.20-7-29
2013
Michael D Pitt
Owner Type: Primary
Desig Status:
Pitt
Michael
D
19
Whaley
Ave
East Aurora
NY
14052-1728
P = Primary
Prints the screen

A-14
Map Summary


ST
N GROVE
PL
RIDGE
AVE
510
511
518
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531
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537
541
WHALEY
547
550
19
27
PAINE
ST
9
566
571
578
584
586
594
AVE
PL
SAVAGE
ST
RILEY
ELM
PL
MILLARD PL
FILLMORE
AVE
TEMPLE
ST
ST

B Property Use

ecology and environment engineering, p.c.
International Specialists in the Environment
BUFFALO CORPORATE CENTER
368 Pleasant View Drive
Lancaster, New York 14086
Tel: (716) 684-8060, Fax: (716) 684-0844

MEMORANDUM

To: William Welling, Project Manager, NYSDEC
M. Steffan, EEEPC - Buffalo

From: Ecology and Environment Engineering, P.C. – J. Wood

Date: May 7, 2012

Subject: 586 Main Street Mr. C's Dry Cleaner's Site Property Usage Modification

Cc: D. Szymanski, Region 9, NYSDEC – Buffalo
CTF- 002700.DC13.02.01.01

Ecology and Environment Engineering, P.C. (EEEPC) is pleased to provide this memo for the Mr. C's Dry Cleaners Site, NYSDEC Site # 9-15-157, located in East Aurora, New York. EEEPC conducted the following investigations to determine if the Mr. C's Dry Cleaner's Site property is changing property ownership and usage.

Mr. C's Dry Cleaner's Site Property Usage Investigation:
EEEPC visited the Mr. C's Dry Cleaner's Site on Monday, May 07, 2012 to investigate the possible use of the Mr. C's Dry Cleaner's Site as an office space. There was a large orange sign on the former Mr. C's Dry Cleaner's window indicating that an AT&T office would be occupying the former Mr. C's Dry Cleaner's Site soon. New carpeting had been installed and the back wall was painted orange.

EEEPC also visited the Town of East Aurora Assessor's Office to determine if the Mr. C's Dry Cleaner's property had been sold to a new owner. The Town Assessor indicated that the Mr. C's Dry Cleaner's Site, 586 Main Street, had not been sold and was still currently owned by Deltora, LLC. The town did not have any information about tenants of the property.

Action Items:
It is recommended that a soil vapor investigation (SVI) be conducted at the Mr. C's Dry Cleaner's Site property to understand existing VOC levels in the building.

New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau E, 12th Floor
625 Broadway, Albany, New York 12233-7017
Phone: (518) 402-9814 • **Fax:** (518) 402-9819
Website: www.dec.ny.gov

Joe Martens
Commissioner

MEMORANDUM

TO: File

FROM: Will Welling, Remedial Section D, Remedial Bureau E WW

SUBJECT: 120717 Telecom Notes, Telephone conversation with Paul Bandrowski, Owner of Mr. C's Dry Cleaner Site, ID No. 915157

DATE: July 17, 2012

I received a call at 3:45 p.m. on July 17, 2012 from Mr. Paul Bandrowski, owner of Mr. C's property, 586 Main Street, East Aurora, New York, and several adjacent parcels all under the name of Del Tora, LLC. We had a significant conversation.

Paul apologized for his lack of communication with me. He said he has been gravely ill, only recently released from the hospital.

I said that I originally needed contact information, I have names and some info from Mike Steffan, but now that Paul and I have spoken I am relieved. My contact information is that 586 Main Street is currently owned by Del Tora, LLC. The point of contact remains Paul Bandrowski at 231-313-1954. Paraphrased from Mike Steffan, May 10, 2012:

> "as discussed yesterday, a change in use of the facility is occurring with AT&T moving into the facility. AT&T is leasing the space from:
>
> Intrepid Automotive Partners
> 574 Main Street, Suite 302
> East Aurora, NY 14052
> 716 655-4442, 800 838-8377

Dave Kern, [President,] 481-5703, through a lease agreement from Del Tora, LCC. Intrepid Automotive Partners still owns the AGWAY site (566 Main Street) and leases space on the Doeing property (572 Main Street) – former hardware store . . . ."

Mike Steffan also reported to me that, "The current change in status of the facility does not currently impact the remedial program, but may affect the need for awareness and understanding of the environmental concerns around the site of the new occupants in the facility."

Paul Bandrowski gave me his email address during the call: bandro@mac.com. I will email him this memo. I have an obligation to keep him informed of the remediation of his property. Routinely I require contact information in order to send the property owner our review reports and to have him or his representative annually certify that the site's institutional controls are still in place until the site is completely cleaned up.

As the technical lead for the site remediation, I need to know what's going on when the property owner is doing things which could affect the operation of the remedy. I said in conversation that any time he or his leasee plans construction on the properties under restriction, a "change of use" form needs to be filed with me. He (or his representative) needs to communicate the plan with me. Property transfer is also a type of change of use. It helps me greatly to have accurate, current ownership information and 60-day notification of a pending transfer/sale.

I am in favor of re-development and I want to see the property used for good purpose. I told Paul that there were several stories in the media which seemed to gloss over the environmental issues. Paul said that each time a development idea was put forward, he made sure that he explained the ongoing environmental remediation to the Town/Village. He described what would have to be done in a basement of a new building in order to preserve our pumps and piping. What he described for the Town/Village then may not apply now - hence the need for communication with the DEC.

I told him that the groundwater system has been run for ten years and we will be making changes to it. This fall our consultant, Ecology & Environment (E&E), will be starting a pilot program to assess our progress and to see whether biological enhancement can bring us more quickly to closure. A biological enhancement (bio) to the remedy will require shutting off the pumps for a period of time while we run the pilot study. This will be a temporary situation but under a full bio program, pumping will stop for good. When pumping ends, we won't need our underground infrastructure any more.

Paul said that over the years he has spoken many times to Mike Steffan of E&E and to Dave Szymanski, Region 9, DEC. In conversation today I described E&E’s role and mentioned the Region’s involvement with the site.

Paul explained that he had purchased the dry cleaner from Mr. Crawford, a.k.a, "Mr. C." Paul said he knew the Crawford family and provided an expedient means for Mr. C to sell his property. A condition of the purchase was that Mr. C would remove the dry cleaning machinery. That has been completed. The current on-site laundry business is strictly drop-off and pick-up, Paul said; no more active dry cleaning is being done on site.

For longevity, Paul created a "single asset corporation," an LLC, to own the property. He said he did this to make things easier on his family in the long run. "It's all carefully been worked out," he said. Paul set up David Kern with a purchase right to the property. Mr. Kern has a lease agreement with Paul which essentially pays the mortgage. Paul says he has transferred the responsibility of the property to David Kern. This agrees with what Mike Steffan had told me, above.

I asked why David just didn't just purchase the property from him. Paul said that he would buy when the site is cleaned up. David didn't want to be liable for any present cleanup costs. Paul said that he made sure David knows that he must do everything DEC requires of him.

I began discussing the current indoor air issue in the Mr. C's building. I told Paul that we sampled sub-slab air beneath our side of the partition in the Mr. C's building. Of the two samples taken, both had high levels of dry cleaning fluid, "perc" contamination and one was extremely "hot." I strongly recommended that he install a radon mitigation system in the building to eliminate any health threat due to breathing harmful concentrations of perc in indoor air. A radon sub-slab system would also lessen his legal liability.

Paul interjected that his brother is Mike Bandrowski, an EPA staff person in California. Refer to Mike Bandrowski, the Radiation Protection Program, email address: bandrowski.mike@epa.gov, phone: (415) 947-4194, website: http://www.epa.gov/region9/air/r9contacts.html.

Through his brother, Paul is knowledgeable about radon mitigation. He agreed that he would install a sub-slab mitigation system. I said that he will be receiving a letter from me to that effect soon.

I asked him again about correspondence. Paul again reiterated that David Kern, Intrepid Automotive Enterprises, is his representative and all correspondence should go to him. Paul does not want to be copied unless it is absolutely necessary. Paul gave me his email address, above, and the conversation concluded.

cc: David Kern, Intrepid Automotive Partners
ec: S. Edwards
M. Steffan, E&E
D. Szymanski, NYSDEC, Region 9
P. Bandrowski

C

Groundwater Treatment System Monthly Reports

D Long-Term Groundwater Monitoring Results

E

Completed SSDS Unit Inspection Forms – Presbyterian Church

E-1
Routine, Non-Routine, and Post-Commissioning Inspection Log

Mr. C's Dry Cleaners Site

Inspection, Operations, Maintenance & Monitoring Program (IOM&M)

NYSDEC PROJECT NUMBER #9-15-157

Routine Inspection / Post Commissioning Review / Non-routine Maintenance Log - SSDS

Ecology and Environment Engineering, P. C.

Tracking #	*Initial Date*	*Site / Address*	*IOM&M Routine Work Performed*	*Date Completed*
NRI - 001	3/12/2007	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Fan repair to SSDS #3. Fan bearings on SSDS #3 have failed. Fan still under warrantee by Mitigation Tech. New fan received an installed by O&M Enterprises as part of the normal O&M services work.	3/20/2007
PCI - 001	9/12/2007	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Annual System(s) review and leak testing	9/12/2007
PCI - 002	9/12/2007	27 Whaley Avenue, East Aurora, NY	Annual System(s) review and leak testing	9/12/2007
NRI - 002	3/1/2008	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Fan repair to SSDS #2. Fan bearings on SSDS #2 have failed. Fan still under warrantee by Mitigation Tech. New fan received an installed by IEG Environmental as part of the normal O&M services work.	3/3/2008
RI-001	11/14/2008	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Annual System(s) review, air sampling, and leak testing	11/14/2008
RI-002	1/21/2009	27 Whaley Avenue, East Aurora, NY	Annual System(s) review, air sampling, and leak testing	1/21/2009
RI-003	11/5/2009	27 Whaley Avenue, East Aurora, NY	Annual System(s) review and leak testing	11/5/2009
RI-004	11/5/2009	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Annual System(s) review and leak testing	11/5/2009
RI-005	11/16/2010	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Annual System(s) review, air sampling, and leak testing	11/16/2010
RI-006	11/16/2010	27 Whaley Avenue, East Aurora, NY	Annual System(s) review, air sampling, and leak testing	11/16/2010
RI-007	12/12/2011	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Annual System(s) review, air sampling, and leak testing	12/12/2011
RI-008	12/3/2012	First Presbyterian Church, 9 Paine Ave. East Aurora, NY	Annual System(s) review, and leak testing. No air sampling per WA for 2012.	12/3/2012

PCI - Post Commissioning Inspection, RI - Routine inspection, NRI - Non-routine inspection or repair

E-2
Inspection Forms - 9 Payne Street

System Inspection Field Form
Soil Vapor Mitigation Systems
Mr. C's Dry Cleaner Site
Village of East Aurora, Erie County, New York 14052
NYSDEC Site #9-15-157

FAN AND ELECTRICAL INSPECTION FORM

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Date of Inspection: 12/3/12

Address: First Presbyterian Church 9 Pathe Ave East Aurora NY Tracking Number: RI008

Electric Meter Number: Last visit: N/A Current visit: 17390

Equipment Documentation

As Found		Manometer Reading (in. H_20)		As Left		Manometer Reading (in. H_20)	
Fan Model	Suction Point	Prior	Current	Fan Model	Suction Point	Prior	Current

	As Found Yes	As Found No	As Left Yes	As Left No
System Re-commissioning				
Is there a differential pressure shown in U-Tube manometer?	✓			
If yes, provide readings.	Perschool office 1.0, Cafe 1.9, Pantry 1.4			
Was each fan shroud removed?	No	Shroud		
Is each fan mounted securely?	✓			
Are coupling connections secure?	✓			
Does each fan run when the switch is in the ON position?	✓			
Does each fan shut down when the switch is in the OFF position?	✓			
Is excessive noise heard when fan is running?		✓		
Does each fan induce suction when running?	✓			
Is switch is locked in the ON position?	✓			
Electrical Check				
Are Romex connections secure?	✓			
Is each junction box closed?	✓			
Are conduit properly supported?	✓			
Does each fan start when the switch is ON position?	✓			
Are any appliances affected by fan operation?		✓		
Does each fan stop when the switch is in OFF position?	✓			
Are mitigation system labels applied?	✓			
Are the correct labels applied in the proper locations?	✓			

Deviations/Comments

Performed by: Larry Roedl Date: 12/3/12

System Inspection Field Form
Soil Vapor Mitigation Systems
Mr. C's Dry Cleaner Site
Village of East Aurora, Erie County, New York 14052
NYSDEC Site #9-15-157

STRUCTURE INSPECTION FORM

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: First presbyterian church 9 Parke Ave, East Aurora Tracking Number: RI-008

Date of Inspection: 12/3/12

Date of Last Inspection: 12/12/11

Have the following items changed since the last visit?

	No	Yes	If yes, explain...
Building Footprint	✓		
Basement/Slab Occupancy	✓		
Heating/Ventilating Systems	✓		
Basement Finish	✓		
Crawlspace	~~N/A~~ CM 12/3/12	(X)	NO crawlspace
Drains, Sumps, Floor Cracks	~~N/A~~		NO ep CM 12/3/12
Wall Penetrations, Cracks	✓		
Appliances (in basement)	✓		
Ownership	✓		
Siding	✓		

If any of these items have changed, a redesign may be required. Contact the maintenance supervisor for field review.

Deviations/Comments

Performed by: Larry Roell Date: 12/3/12

System Inspection Field Form
Soil Vapor Mitigation Systems
Mr. C's Dry Cleaner Site
Village of East Aurora, Erie County, New York 14052
NYSDEC Site #9-15-157

PIPING, SLAB, AND WALL INSPECTION FORM

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: First presbyterian church 9 paine Ave East Aurora Tracking Number: RI008

Date of Inspection: 12/3/12

	As Found		As Left	
Piping Check	**Yes**	**No**	**Yes**	**No**
Is glue evident at joints?	✓			
Are system suction points sealed?	✓			
Is piping system properly supported?	✓			
Are valves and manometers installed at proper locations?	✓			
Is excessive noise heard in piping joints?		✓		
Were piping modifications and 10% of old joints smoke tested?	✓			
Does smoke enter joints?		✓		
If yes: Was joint re-sealed?	N/A			
Does smoke enter re-sealed joint?	↓			
Slab Check				
Was each identified slab crack, repair, or modification smoke tested?	N/A			
Does smoke enter?.	↓			
If yes: Was area re-sealed with approved sealant*?	↓			
Does smoke enter re-sealed area?	↓			
Check/clean drain(s)/Dranjer(s)™?	↓			
Were drain(s)/Dranjer(s)™ smoke-tested?	↓			
Wall Check				
Was each visible wall crack smoke tested?	N/A			
Is movement observed at wall cracks?	↓			
If yes: Was crack was re-sealed with approved sealant?	↓			
Does smoke enter re-sealed crack?	↓			
Was the open course of top wall smoke tested?	↓			
Does smoke enter top course?	↓			
If yes: Open block re-sealed with approved sealant?	↓			
Does smoke enter open block tops?	↓			

Deviations/Comments

Performed by: Larry Boell Date: 12/3/12

* approved sealant shall be an odorless, non-toxic, non-flammable, environmentally safe product

System Inspection Field Form
Soil Vapor Mitigation Systems
Mr. C's Dry Cleaner Site
Village of East Aurora, Erie County, New York 14052
NYSDEC Site #9-15-157

TEST DATA AND BACKDRAFT

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: First presbyterian church 9 Pine Ave, East Aurora Tracking Number: RI008

Inspection Date: 12/3/12

Manometer Reading at Fan Inlet

Prior Visit: _____ Date: _____
As found: _____
As left: _____

Manometer Reading at Suction Points (SSD#) Rm 114 111 pellet rm

SSD#	Suction Points 1	2	3	4	5	6	7	8
Manometer Reading (Prior)	1.50"	1.0"	1.75"					
Manometer Reading (As Found)								
Manometer Reading (As Left)								

Valves and manometers installed at proper location? Yes

Communication Test (* See Comments)

Fan On	Suction Points Point A	Point B	Point C	Point D	Point E	Point F	Point G	Point H
Test point identifier								
Micromanometer Reading								
Distance to Closest SSP (ft)								
Smoke Test								

Fan Off	Suction Points Point A	Point B	Point C	Point D	Point E	Point F	Point G	Point H
Test point identifier								
Micromanometer Reading								
Distance to Closest SSP (ft)								
Smoke Test								

	As Found* Yes	No	As Left* Yes	No
All fans in operation?	✓			
Winter conditions simulated?		✓		
Each test point tested?	N/A			
Each test point sealed after testing?	↓			
Vacuum <-0.004 observed at each test point?	↓			
Smoke entered each test point?		✓		
All valves set prior to re-commissioning comm. test?	N/A			

Backdraft Test	As Found Yes	As Found No	As Left Yes	As Left No
Windows closed?	✓			
Venting appliances on?	N/A			
Doors closed?				
Combustion sources on?				
Backdraft Review				
Hot water heater?				
Furnace/Boiler?				
Fireplace?				
Dryer?				
Owner notified of existing backdraft condition?				
Was a previous backdraft condition present during any previous visit?	✓			

Redline Drawing	As Left Yes	As Left No
Piping redlines complete?	N/A	
Each switch and electrical tie in are identified?		
Cracks/penetrations are identified?		
As-built notes are complete?		
New ventilation devices identified?	✓	

Deviations/Comments

* As-found conditions = before corrective action.
* As-left conditions = after corrective action.

Performed by: Larry Roedl Date: 12/3/12

F

Mr. C's Soil Vapor Investigation (SVI) Results at the Mr. C's Treatment Building

G

Well Network Improvements Close-out Report

ecology and environment engineering, p.c.
Global Environmental Specialists
BUFFALO CORPORATE CENTER
368 Pleasant View Drive
Lancaster, New York 14086
Tel: (716) 684-8060, Fax: (716) 684-0844

July 27, 2012

Mr. William Welling, Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233–7013

Re: Monitoring Well Network Improvements Close-out Report for the Mr. C's Dry Cleaners Site in East Aurora, New York (NYSDEC Site No. 9-15-157)

Dear Mr. Welling:

This report summarizes the activities completed to install eleven monitoring wells (two new wells and nine replacement wells) and decommission six monitoring wells to improve the monitoring well network at the Mr. C's Dry Cleaners site, as described in the scope of work (SOW) prepared by Ecology and Environment Engineering, P.C. (EEEPC) in October 2011. The work was performed by the standby remedial contractor Groundwater and Environmental Services, Inc. (GES), of Cheektowaga, New York, under a New York State Department of Environmental Conservation (NYSDEC) standby remedial services contract (Contract Number C100900). GES subcontracted the drilling work to Quality Inspection Services, Inc. (QIS), of Buffalo, New York, and surveying work for the new well locations was performed by Clear Creek Land Surveying, LLC, of Springville, New York.

The Mr. C's site is located on an approximately 0.5-acre parcel at 586 Main Street in the village of East Aurora in Erie County, New York. Mr. C's is an inactive dry cleaning facility and is located in a one-story building on a concrete slab foundation with an adjacent paved parking lot. Tetracloroethene (PCE) and its daughter products are the contaminants of concern in the groundwater at the site. A remedial groundwater pump-and-treat system at Mr. C's site is currently housed inside the Mr. C's building, which consists of a sequestering agent feed system, bag filters, a 3,000-gallon holding tank, and a low-profile air stripper. Groundwater pumping wells and groundwater monitoring wells ring the entire Mr. C's Site.

Well Installation and Decommissioning

Implementation of the Groundwater Monitoring Well Network Improvement SOW commenced on December 12, 2011. Installation and decommissioning of off-street groundwater monitoring wells were completed in December. Installation and decommissioning of wells in the right-of-way were postponed until the following May due to the Village of East Aurora's restriction on working in the public highway and the seasonal closure of asphaltic batch plants. The SOW was completed on May 7, 2012. Refer to Table 1 for a summary of well decommissioning activities, Table 2 for a summary of new and replacement well installation activities, and Table 3 for a summary of construction details for the new and replacement wells. Attachment A (EEEPC's Daily Observation Reports) presents detailed descriptions of activities performed during this work. Attachment B presents the Well Decommissioning Logs, which were filled out by EEEPC personnel. (See attachments on enclosed CD.)

Oversight Activities

EEEPC performed oversight and monitoring of the work that was performed under the SOW. Site oversight personnel recorded project progress with photo-documentation and prepared daily observation reports and decommissioning logs. In addition, EEEPC reviewed the contractor's submittals for conformance with the SOW. The complete submittal log for the project is provided as Attachment C. (See attachments on enclosed CD.)

Monitoring Well Development

The monitoring wells installed in December 2011 were developed on January 23 and 24, 2012; the wells installed in May 2012 were developed on May 24, 2012. Well development records are provided in the Contractor's Final Report in Attachment D. (See attachments on enclosed CD.)

Sampling Results

Soil samples were collected from each 2-foot interval during the drilling of new wells EE-3, located north of the First Presbyterian Church, and EE-4, located in the gravel parking lot west of the Mr.C's building. The samples were analyzed for volatile organic compounds (VOCs). The complete analytical results for both wells are provided in the Contractor's Final Report in Attachment D.

EE-3 was drilled and sampled down to 28 feet bgs. The highest total VOC concentration (1,828.78 µg/kg) was detected in EE-3 in a sample collected at a depth of 20 to 22 feet below ground surface (bgs). EE-4 was drilled to 15 feet bgs and sampled to 12 feet bgs. The highest total VOC concentration detected in EE-4 (4.0 µg/kg) was detected in a sample collected at a depth of 8 to 10 feet bgs.

Waste Disposal

Purge water used in well development was pumped into 55 gallon drums, which were subsequently pumped into the Mr. C's Treatment building equalization tank via the sump in the on-site air stripper treatment system. The purge water was filtered through the bag filter in the treatment building as it was pumped into the sump in the treatment system building.

Decommissioned well parts and soil cuttings were placed in a roll-off dumpster for disposal. The roll-off dumpsters were located on the corner Agway property. One composite soil sample was collected from the compiled soil in the roll-off in December 2011 for laboratory analysis and creation of a waste profile. The same waste profile was used for the waste disposal in May 2012. Waste soil and construction debris were removed from the site in the roll-off dumpsters by Russo Environmental on January 23, 2012 and May 14, 2012. Wastes were disposed of at the Chaffee, NY, Waste Management Landfill. Waste disposal records are included in the Contractor's Final Report in Attachment D.

Surveying

The SOW required the surveying of nine replacement wells, two new wells, three existing wells to be decommissioned, and two existing wells. Existing and decommissioned wells were included, because they lacked top of inner casing elevations and/or coordinates. One replacement well was not installed, so it could not be surveyed. The wells were surveyed on May 24, 2012, by Clear Creek Land Surveying, LLC. Survey results for new and replacement well are presented in Table 3, and a summary of the survey results for existing wells MW-11 and MPI-15B and for decommissioned wells MPI-2S, MPI-8S, and MPI-4D are presented in Table 4. In accordance with the SOW, vertical elevations were referenced to the North American Vertical Datum of 1988 (NAVD88) to a control accuracy of ±0.01 foot, and the horizontal coordinates were referenced to

the State Plane Coordinate System (NYS State Plane West) to a control accuracy of ±0.5 foot. The complete survey results are included with the Contractor's Final Report in Attachment D.

Deviations from the Scope of Work

The following deviations from the original SOW were made during the implementation of the project:

- Based on discussions between EEEPC, NYSDEC, and Matthew Hoeh, the Village of Aurora Town Superintendent of Public Work, the installation and decommissioning of wells in the right-of-way (ROW) was postponed from December 2011 until the spring 2012. This deviation from the SOW was discussed with NYSDEC and agreed upon in December 2011. Repair of the ROW was precluded in December due to the Village of East Aurora's restriction on working in the public highway and the seasonal closure of asphaltic batch plants

- Well casings for wells ESI-5, MPI-8S, and MPI-13B, which were in the ROW, were not removed during decommissioning due to the potential to damage the asphalt road by overdrilling or pulling of the casing. This was acceptable to the NYSDEC PM.

- At the time of the bidding of the SOW, access to several wells, including MPI-11B-R, had not been arranged by NYSDEC or EEEPC. The property owner at this well location did not permit access for well installation; therefore, the well was not installed. Another previously installed well was located at the northwestern corner of the property, which will be used for monitoring in lieu of MPI-11B/BR. Note: MPI-11B was not located prior to drilling activities; it is thought to be covered by gravel in the northeastern corner of the property.

If you have any questions or comments regarding this report, please contact me at (716) 684-8060.

Sincerely,

ECOLOGY AND ENVIRONMENT ENGINEERING, P.C.

Michael G. Steffan

Michael G. Steffan
Project Manager

Attachments (provided on enclosed CD):

A: EEEPC Daily Observation Reports
B: EEEPC Decommissioning Logs
C: Submittal Log
D: Contractor's Final Report

cc: Mr. C's Project Folder
CTF-002700.DC.13.03

Table 1 Summary of Monitoring Well Decommissioning
Mr. C's Dry Cleaners, East Aurora, New York

Well ID	Date Began	Date Completed	Decommissioning Method	
			Proposed [a]	Actual
ESI-5	5/4/2012	5/4/2012	Casing pull	Tremie grouted from 0.5-14 ft.
MPI-2S	12/20/2011	12/20/2011	Casing pull	Overdrilled from 0-5 ft. Tremie grouted from 0.5-10 ft.
MPI-4D	12/19/2011	12/19/2011	Overdrill	Tremie grouted from 0.5-12 ft.
MPI-7I	12/14/2011	12/15/2011	Overdrill	Overdrilled from 0-5 ft. Tremie grouted from 0.5-34 ft.
MPI-8S	5/4/2012	5/4/2012	Casing pull	Tremie grouted from 0.5-7.5 ft.
MPI-13B	5/4/2012	5/4/2012	Grout in-place	Tremie grouted from 0.5-32 ft.

Note: [a] The proposed decommissioning method was for costing purposes. Field conditions required alternative decommissioning techniques.

Table 2 Summary of New and Replacement Well Installation
Mr. C's Dry Cleaners, East Aurora, New York

Well ID	Planned Action	Date Began	Date Completed	Date Developed
EE-3	New Well	12/16/2011	12/16/2011	1/24/2012
EE-4	New Well	12/15/2011	12/16/2011	1/24/2012
ESI-2-R	Replacement for ESI-2	12/15/2011	12/16/2011	1/23/2012
ESI-5-R	Replacement for ESI-5	5/7/2012 (moved to street)	5/7/2012 (moved to street)	5/24/2012
MPI-2S-R	Replacement for MPI-2S	12/19/2011	12/20/2011	1/23/2012
MPI-7I-R	Replacement for MPI-7I	12/13/2011	12/14/2011	1/24/2012
MPI-8S-R	Replacement for MPI-8S	5/2/2012 (moved to street)	5/7/2012 (moved to street)	5/24/2012
MPI-9S-R	Replacement for MPI-9S	5/2/2012 (moved to street)	5/7/2012 (moved to street)	5/24/2012
MPI-11B-R	Replacement for MPI-11B	Not completed - Found alternate existing well for monitoring.		
MPI-13B-R	Replacement for MPI-13B	12/12/2011 (hand cleared in grass)	5/8/2012 (moved to street)	5/24/2012
MPI-14B-R	Replacement for MPI-14B	12/12/2011	12/20/2011	1/23/2012

Table 3 Summary Of Construction Details for New and Replacement Wells, Mr. C's Dry Cleaners, East Aurora, New York

Well ID	Well Casing/ Screen ID	Total Well Depth (ft TOIC)	TOIC Casing Elevation [c] (ft AMSL)	Ground Elevation [c] (ft AMSL)	Screen Interval (ft BGS)	Sand Pack Interval (ft BGS)	Top of Seal (ft BGS)	Water Level [a] (ft TOIC)	Northing [b]	Easting [b]
EE-3	2	28	914.64	914.9	18-28	16-28	14	10.61	1,008,457.12	1,139,994.78
EE-4	2	14.25	916.69	916.9	5-15	3-15	0.5	11.86	1,008,726.94	1,140,212.13
ESI-2-R	2	18.9	917.44	917.7	9-19	7-19	5	12.48	1,008,739.35	1,140,418.33
ESI-5-R	2	14.55	912.19	912.5	5-15	3-15	1	8.35	1,008,162.00	1,140,146.65
MPI-2S-R	2	18.4	915.63	915.9	8-18	6-18	4	10.64	1,008,365.76	1,140,310.44
MPI-7I-R	2	38.5	915.44	915.8	28.9-38.9	26.5-39	24.5	10.46	1,008,537.71	1,140,294.84
MPI-8S-R	2	17.4	913.96	914.5	8-18	6-18	4	10.19	1,008,771.32	1,140,064.97
MPI-9S-R	2	16.52	913.38	914	8-18	6-18	4	9.66	1,008,923.50	1,140,066.68
MPI-13B-R	2	29.5	912.69	913.2	16.5-31.5	14.5-31.5	12.5	9.44	1,009,063.59	1,139,779.59
MPI-14B-R	2	28.2	913.71	914	15-30	13-30	11	9.65	1,009,039.96	1,139,941.28

Note:
[a] Water levels taken during well development on 1/23/12, 1/24/12, and 5/24/12.
[b] Coordinates system is New York State Plane West Zone (feet).
[c] Referenced to National Geodetic Vertical Datum of 1988 (NGVD).

Key:
AMSL = Above mean sea level.
BGS = Below ground surface.
ft = Feet.
ID = Inner diameter.
NA = Not available.
TOIC = Top of inner casing.

Table 4 Summary of Survey Results for Existing Wells
Mr. C's Dry Cleaners, East Aurora, New York

Well ID	Northing[a]	Easting[a]	Case Elevation[b]	Riser Elevation[b]	Ground Elevation[b]
MW-11	1008565.98	1140177.64	914.39	914.08	914.4
MPI-15B	1008815.15	1139566.43	913.72	913.37	913.7
MPI-2S	1008362.27	1140310.82	NA[c]	NA[c]	NA[c]
MPI-8S	1008767.18	1140065.32	NA[c]	NA[c]	NA[c]
MPI-4D	1008609.73	1140040.12	NA[c]	NA[c]	NA[c]

Note:
[a] Coordinates system is New York State Plane West Zone NAD83 (feet).
[b] Referenced to National Geodetic Vertical Datum of 1988 (NGVD).
[c] The SOW only required coordinates to be surveyed for the decommissioned wells.

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Baseline Sampling Results from the Bioremediation Pilot Study

2012 News Articles – Mr. C's Dry Cleaners Site

Town offices to be closed during move to new site

News Staff

Updated: September 27, 2012, 11:56 PM Published: September 27, 2012, 11:56 PM

Aurora town government offices are relocating.

The town will close its current offices today and Friday in Town Hall on the Roycroft campus on South Grove Street, while officials move more than 50 years worth of town government files and other items to the Southside Municipal Center at 300 Gleed Ave.

The "new" town hall - housed in the newly-named Southside Municipal Center, which the town bought a few years ago - will officially open on Monday. Renovations to the old Southside School, which is the new town hall, were recently completed and new government offices will be housed on the first floor or the complex.

News Staff