

COMFORT INN

Gates, NY

The Comfort Inn is located at 395 Buell Road in the Town of Gates, New York. Comfort Inn is a 2-story hotel building, built in 1961. Buell Automatics, Inc., at 381 Buell Road, is located just north of Comfort Inn. It was determined that a plume of groundwater contaminated with the chlorinated solvent trichloroethylene (TCE) has migrated from the Buell Automatics site towards the Comfort Inn site. While sampling the down gradient plume migration from Buell Automatics, tetrachloroethylene (a/k/a perchloroethylene, or PCE) was detected in basement sump water samples and sub-slab soil gas samples in the basement utility room of Comfort Inn. PCE contamination is not identified at Buell Automatics, and they are not responsible for remedial measures associated with the PCE detected at the Comfort Inn.

Passero Associates re-sampled the basement sumps and collected 17 additional groundwater samples from April 2004 to August 2004 in and around the boundary of the Comfort Inn site. It was confirmed that the PCE is concentrated beneath the basement utility room at Comfort Inn. To facilitate the sale of Comfort Inn in 2005, Passero Associates has conducted a Brownfield Cleanup Agreement (BCA) with NYSDEC as Site No. C828129. The BCA was designed to:

1. Further define and identify the nature and extent of any chlorinated solvents in on-site soils and/or groundwater; including a boundary investigation;
2. Evaluate on-site soil and groundwater quality;
3. Conduct an on- and off-site qualitative exposure assessment, including a human health exposure assessment and a fish & wildlife exposure assessment.

Passero Associates has concluded the BCA field work including sub slab soil vapor samples, ambient air samples, soil samples, and groundwater samples. We have concluded that the source of contamination appears to be on site only, and beneath the Comfort Inn basement utility room. We are proposing a remedial system of high vacuum vapor extraction to remove the PCE from beneath the utility room. Bioremediation measures will be utilized to treat the groundwater plume south of Comfort Inn.

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