



UNITED STATES

ENVIRONMENTAL PROTECTION AGENCY

REGION III

STATEMENT OF BASIS

VITCO CORPORATION  
WATERFORD, PENNSYLVANIA

EPA ID NO. PAD 000 428 136

## TABLE OF CONTENTS

SECTION	PAGE
I. Introduction.....	1
A. Facility Name.....	1
B. Purpose of Document/Proposed Decision.....	1
C. Importance of Public Input.....	2
II. Facility Background.....	2
III. Summary of the Environmental History .....	3
IV. Evaluation of EPA's Proposed Decision.....	3
V. Public Participation .....	3

### **I. Introduction**

#### **A. Facility Name**

The United States Environmental Protection Agency (EPA) has prepared this Statement of Basis (SB) for the Vitco Corporation facility located at 802 Walnut Street, Waterford, PA 16441 (hereinafter referred to as the Facility).

The Facility is subject to the Corrective Action program under the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (RCRA) of 1976, and the Hazardous and Solid Waste Amendments (HSWA) of 1984, 42 U.S.C. Sections 6901 to 6992k. The Corrective Action program is designed to ensure that certain facilities subject to RCRA have investigated and cleaned up any releases of hazardous waste and hazardous constituents that have occurred at their property.

Information on the Corrective Action program as well as a fact sheet for the Facility can be found by navigating <http://www.epa.gov/reg3wcmd/correctiveaction.htm>.

#### **B. Proposed Decision**

This SB explains EPA's proposed decision that Corrective Action is complete and no land use controls are required for the Facility. EPA's proposed decision is based on a review of EPA and Pennsylvania Department of Environmental Protection (PADEP) files regarding the environmental history of the Facility as presented in the Final Environmental Indicator Inspection Report submitted in May 2009. Based on this review, EPA has concluded that there are no current or unaddressed releases of hazardous waste or hazardous constituents from the Facility. Therefore, no further corrective action or controls are required at the Facility at this time.

### **C. Importance of Public Input**

Before EPA makes a final decision for the Facility, the public may participate in the remedy selection process by reviewing this SB and documents contained in the Administrative Record (AR) for the Facility. The AR contains the complete set of reports that document Facility conditions, including a map of the Facility, in support of EPA's proposed decision. EPA encourages anyone interested to review the AR. The AR is available for public review at the EPA Region III office, the address of which is provided in Section V, below.

EPA will address all significant comments received during the public comment period. If EPA determines that new information or public comments warrant a modification to the proposed decision, EPA will modify the proposed decision or select other alternatives based on such new information and/or public comments. EPA will approve its final decision in a document entitled the Final Decision and Response to Comments (FDRTC).

### **II. Facility Background**

The property is the former Combustion-Engineering Elgin Electronics (Elgin), which operated a manufacturing and electroplating business for printed circuit boards in Waterford, PA. Subsequently, Vitco, a manufacturer of pipes and fittings with porcelain coating, occupied the premises.

The facility is located on a 10-acre parcel of land in the western portion of a residential area in Waterford, Pennsylvania. The land use surrounding the site is mainly residential. The population of Waterford was approximately 1,400 according to the U.S. Census in 2000. Most of the residential properties are located along Routes 19 and 97, which run north and south through Waterford. State Game Lands No. 109, used for hunting, is situated to the north of the facility. There is very little industrial activity in the area.

The subject property is occupied by two buildings, a trailer, storage yard, and an undeveloped area (wooded). The facility could be entered via one of two entrances along Walnut Street. The northern entrance leads to the offices and a parking area while the southern entrance provides access to the former loading dock and storage yard. Building No. 1 is aligned with its longer wall parallel to Walnut Street and is approximately 135 by 325 feet in size. Building No. 2 is a smaller building approximately 80 feet by 230 feet in size, northwest of and connected via a breezeway to Building No. 1.

In 1988, Vitco, a manufacturer of pipes and fittings with porcelain coating, occupied the premises and began operations in the Building No. 1, the main plant. Elgin occupied the building for engineering and office space from 1987 until January 1990. From January 1990, Vitco became the sole occupant of the property. Vitco Corporation, which purchased the facility in 1993, retained ownership of the facility and changed its name to Walnut Street Enterprises (eventually to Walnut Street Associated Properties, LLC).

The facility has been empty since 2006 until 2008. At the time of the site visit in 2008, portions of the former office building (Building 2) of Vitco were being developed and renovated to support educational activities by a local university and the former main manufacturing

building continued to remain unoccupied. Building No. 1 was empty except for some inactive equipment, two drums containing baghouse dust, and several empty drums that formerly contained acetone and isopropyl alcohol. In November 2008, portions of Building No. 2 (including the former Elgin operations area) were being leased for an artist's studio and for storage of theatre equipment.

### **III. Summary of Environmental History**

The facility operated as a small quantity generator (SQG) under PAD000428136 during both Elgin and Vitco ownership and operation, although Elgin was initially listed as a large quantity generator (LQG). Vitco also operated under an air permit.

Investigations and remedial actions consisted of a site assessment and tank removal. In preparation for purchase of the facility from Waterford Development Authority (WDA), Vitco arranged for a Phase I Environmental Site Assessment (ESA) in 1992. WDA contracted with an environmental consultant for the removal and evaluation of the concrete underground storage tank (UST ) adjacent to the northern wall of Building No. 2 and analysis of soil samples at the location of the former 1,1,1-TCA above ground storage tank (AST) adjacent to the southern wall of Building No. 2. The July 1993 Closure Report by the environmental consultant concluded that that the two tanks had not impacted the surrounding soil at their locations and consequently, did not recommend further investigation or remedial action for either location.

A subsequent Phase I ESA was conducted in 2008, following Vitco's operations, to assist in the future sale of the property. The assessment included a review of documentation such as deeds, maps and environmental records and a site visit. The assessment report of September 2, 2008 stated "There are no recognized environmental conditions associated with the subject site, either reported or observed." The report noted only the presence of some containers of chemicals such as aerosols, paints, petroleum products, and cleaning materials, and a number of drums reportedly containing steel grit material used in the pipe-cleaning process employed by Vitco. These remaining unused materials were noted to be "de minimis" conditions related to the environment at the site.

### **IV. Evaluation of EPA's Proposed Decision**

EPA has determined that its proposed decision to make a Corrective Action Complete without Controls determination for Facility is protective of human health and the environment and that no further corrective action or controls are necessary at this time.

### **V. Public Participation**

Interested persons are invited to comment on EPA's proposed decision. The public comment period will last thirty (30) calendar days from the date that notice is published in a local newspaper. Comments may be submitted by mail, fax, e-mail, or phone to Mr. Hon Lee at the address listed below.

A public meeting will be held upon request. Requests for a public meeting should be

made to Mr. Hon Lee at the address listed below. A meeting will not be scheduled unless one is requested.

The Administrative Record contains all information considered by EPA when proposing a Corrective Action Complete without Controls determination for the Facility. The Administrative Record is available at the following location:

U.S. EPA Region III  
1650 Arch Street  
Philadelphia, PA 19103  
Contact: Mr. Hon Lee (3LC30)  
Phone: (215) 814-3419  
Fax: (215) 814 - 3113  
Email: lee.hon@epa.gov