



FACT SHEET

February 2005



DEC Proposes Cleanup for Former General Circuits Property: Seeks Public Input

The New York State Department of Environmental Conservation (DEC) in cooperation with the New York State Department of Health (NYSDOH) and the Monroe County Health Department invite you to a public information meeting to discuss the former General Circuits site located at 95 Mount Read Blvd. in the City of Rochester (see attached map). DEC will discuss results of the environmental investigation conducted under the auspices of the NYS Superfund Program. DEC will also present the proposed cleanup plan for the site.

The public is encouraged to provide comments or offer suggestions on the cleanup plan (called a Proposed Remedial Action Plan or PRAP; see summary on page 2) at the meeting and during the public comment period (**February 21, 2005 through March 21, 2005**). All comments received during the public comment period will be considered as the selection for the cleanup is finalized. Public comments will be factored into a document called the Record of Decision, which will describe the remedy selected and why it was chosen. A responsiveness summary will provide responses to public comments and questions received. Work can then begin to design the selected remedy. A summary of the environmental contamination at the site and the proposed cleanup plan is provided below.

Site Background:

The site consists of approximately 3.5 acres of land improved by a single story 108,000 square-foot building. There is a basement under a small portion of the building. The site is currently owned by Maguire Properties, Inc. (MPI).

PUBLIC MEETING

March 1, 2005

7:00 - 9:00 PM

**Arnett Branch Public Library
310 Arnett Boulevard, Rochester**

At the meeting, state officials will discuss the results of the environmental investigation and outline the State's proposal for remediation.

Public Comments Welcome

DEC will accept comments on the proposed plan at the meeting and in writing until March 21, 2005. Please send your comments to:

Frank Sowers, P.E.
NYS Dept. of Environmental Conservation
6274 E Avon-Lima Rd.
Avon NY 14414-9519
(585) 226-5357

General Circuits manufactured printed circuit boards at the property from the early 1960's until approximately 1990 when General Circuits closed as a result of bankruptcy. MPI purchased the site in 1991, and subdivided and leased the building to small light-industrial and commercial businesses.

Environmental investigations of the property were performed in 1990 as part of the property transfer. The results, which were provided to the DEC,

indicated that groundwater beneath the building was contaminated with various volatile organic compounds (VOCs), including the chlorinated VOCs trichloroethene (TCE) and perchloroethene (PCE). TCE and PCE were commonly used in many industries to remove grease and dirt from parts. In 1992, the DEC listed the site as a Class 2 site in the Registry of Inactive Hazardous Waste Disposal Sites in New York. A Class 2 site is where hazardous waste presents a significant threat to the public health or the environment and cleanup action is required. Also in 1992, a system approved by Monroe County Pure Waters was installed to clean the water collected in the basement sumps. The cleaned water is discharged to the sanitary sewer system.

Additional investigation activities were performed between 1992 and 1995. These results indicated that chromium was also a significant contaminant at the site in both soil and groundwater. Chromium, in the form of chromic acid, was used to etch copper circuit boards. Some chromium contaminated soil was removed from underneath the building in 1996, but follow-up sampling indicated that very high concentrations of chromium remained.

In 1998, MPI signed a legal agreement, called an Order-on-Consent, with the DEC. The agreement required MPI to conduct a formal investigation, called a remedial investigation (RI), of the environmental contamination associated with the site and evaluate options for cleanup by completing a feasibility study (FS). The RI was completed in several phases between 1998 and 2004 and the FS was completed in January 2005. Documents associated with the RI and FS are available for you to review at the document repositories listed below.

The RI results indicated that soil and groundwater beneath portions of the building were contaminated with chromium and VOCs, but surrounding properties do not appear to be impacted. The results also indicated that TCE and PCE were present in the vapors just underneath some sections of the building, and that some of these vapors were migrating into the building. To prevent contaminated vapors from entering the building, a sub-slab venting system was installed underneath the impacted portions of the building. The venting system pulls contaminated air from underneath the building and vents it to the outside air through pipes at the top of the building. Air purifiers were also installed in the basement. A sub-slab venting system is not practical in the basement due to the presence of groundwater directly below the floor.

Summary of the Proposed Remedial Action Plan (PRAP):

DEC prepared a PRAP that summarizes the history of the site, the RI, the interim remedial measure (IRM) completed at the site, and the remedial alternatives (cleanup options) that were evaluated. Remedial alternatives outlined in the PRAP were organized into three broad categories:

- Alternatives that apply to the entire site;
- Alternatives that apply primarily to soil; and
- Alternatives that apply primarily to groundwater.

Alternatives outlined in the PRAP that apply to the **entire site** include: no further action; and engineering/institutional controls.

Alternatives outlined in the PRAP that apply to **soil** include: soil stabilization; and soil removal (either small, medium or large amounts of soil).

Alternatives outlined in the PRAP that apply to **groundwater** include: chemical oxidation; chemical reduction; extraction and treatment of either a small or large area; and extraction and treatment of a small area followed by chemical reduction of a large area in the future.

The PRAP presents DEC's rationale for the proposed selection of engineering/institutional controls, soil removal in a small area that is heavily contaminated, and extraction and treatment of groundwater in a small area of greatest chromium contamination followed by chemical reduction of a large area in the future. Specific features of the proposed remedy include:

- A remedial design program to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedy.
- Maintenance of the site's existing protective cover (asphalt/concrete pavement, flooring, etc.) to prevent exposure to contaminated soils and to minimize storm water infiltration.
- Development and implementation of a site management plan (SMP) to address residual contamination; address vapor intrusion for any new buildings or building additions; provide for the operation and maintenance of the components of the remedy; provide for long term monitoring of the groundwater, treated groundwater, soil vapor, and indoor air; and identify any use restrictions on site development or groundwater use. The property owner would also be required to periodically certify compliance with the SMP.
- Imposition of an institutional control in the form of an environmental easement that would require compliance with the SMP; limit the use of the property to commercial and industrial uses only (health care and day care uses would be prohibited); restrict the use of groundwater as a source of drinking or process water; and require the property owner to periodically certify compliance with the easement.
- Removal and off-site disposal of chromium contaminated soils from the source area (area of greatest contamination located underneath a portion of the building).
- Extraction and on-site treatment of groundwater from the source area (underneath a portion of the building) followed by chemical reduction of the entire area of groundwater contamination.
- Improvements to the vapor mitigation system in the basement.
- Implementation of a long term monitoring program would be instituted. The sub-slab depressurization system and the basement air purification system which were installed as an IRM would be monitored to verify that they are effectively preventing contaminant vapors from entering the building. Groundwater would be monitored to assess the effectiveness of the remedy and to verify that contaminants are not migrating off-site. The treated groundwater would be monitored to ensure compliance with discharge limits. This program would allow the effectiveness of the groundwater treatment system to be monitored and would be a component of the operation, maintenance, and monitoring for the site.

Operation, maintenance, and monitoring of the remedy would continue until the remedial objectives have been achieved, or until the DEC determines that continued operation is technically impracticable or not feasible.

The costs for the proposed remedy are estimated at \$3,900,000 and will be paid for by MPI.

For More Information:

Details of the environmental investigation, remedy alternatives studied, site history, and clean up history can be found in the Feasibility Study Report and Proposed Remedial Action Plan (PRAP) which are

available for review at the document repositories locations listed below. The PRAP will also be made available on the internet at the following address: <http://www.dec.state.ny.us/website/der/projects/>

Documents related to this investigation are available for you to review at:

Arnett Branch Library
310 Arnett Boulevard
Rochester
(585) 428-8214
Hours:
Mon/Wed 12-6;
Tues 10-8;
Thurs 11-8; Fri 12-5;
Sat 12-4

NYS Department of Environmental Conservation
Region 8 Office
6274 E. Avon-Lima Rd.
Avon, NY 14414-9519
Hours: Monday - Friday 8:30 - 4:45
(585) 226-5326
(Contact Lisa LoMaestro Silvestri for an appointment)

We encourage you to contact the representatives listed below with questions, comments or concerns. If you know someone who would like to be added to the mailing list, have them send in the attached mailer or contact one of the people listed below. You do **not** have to return the mailer if you received this fact sheet in the mail; your name will automatically remain on the mailing list. Because our mailing list includes property owners, we encourage you and any building owners to share this Fact Sheet with neighbors and tenants, and/or post this Fact Sheet in a prominent area of your building for tenants, employees and visitors to view.

➤ **For Question About the Proposed Remedy, Contact:**

Frank Sowers P.E., Project Manager
(585) 226-5357
Lisa A. LoMaestro Silvestri, Citizen Participation Specialist
(585) 226-5326
NYS Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, NY 14414-9519

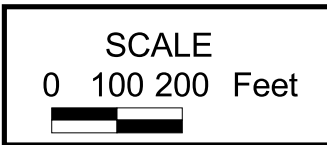
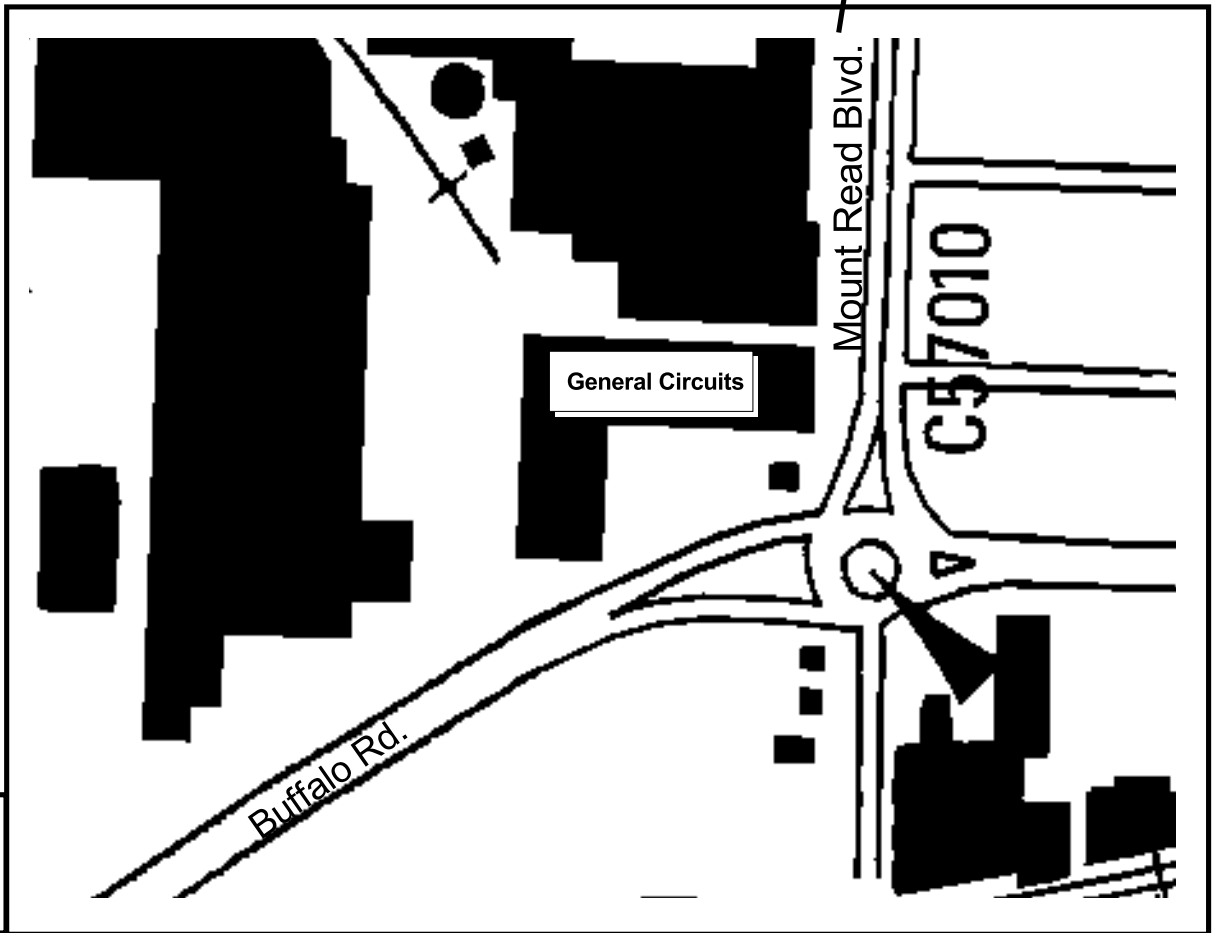
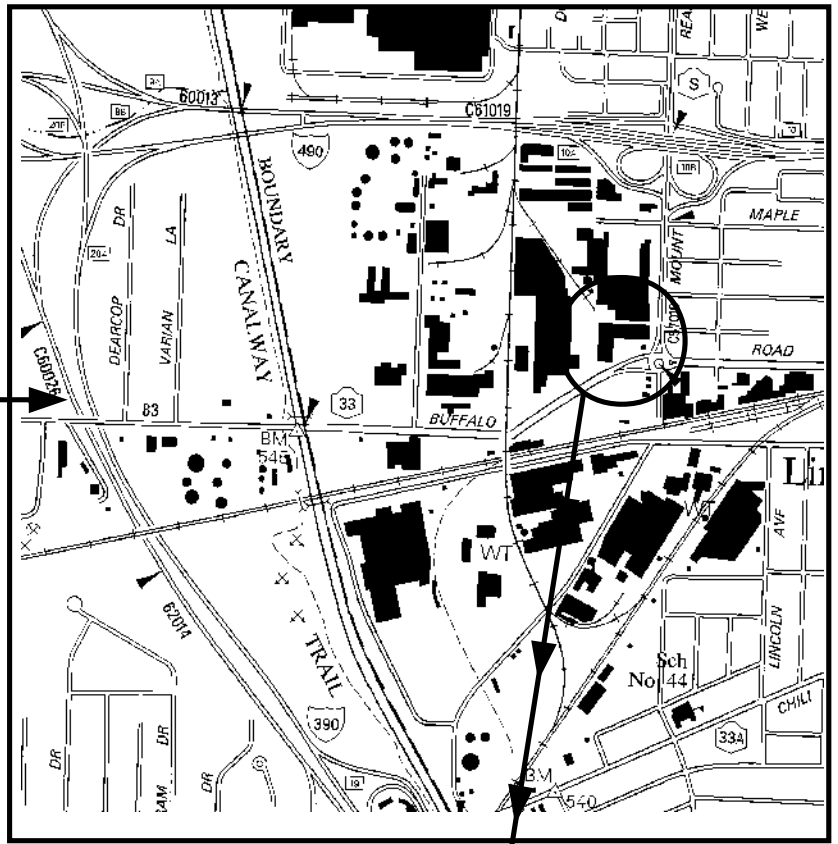
➤ **For Site-Related Health Questions, Contact:**

Charlotte Bethoney
NYS Department of Health
Flanigan Square
547 River Street
Troy, NY 12180
(800) 458-1158 ext. 27860 or
(518) 402-7860

Joseph Albert
Monroe County Health Department
111 Westfall Road - PO Box 92832
Rochester NY 14692
(585) 274-6904

➤ **Media Inquiries, Contact:**

Lisa LoMaestro Silvestri, Citizen Participation Specialist (585) 226-5326
NYS Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, NY 14414-9519



General Circuits
95 Mount Read Boulevard

NYSDEC Mailer

Please feel free to use this mailer for any of the following purposes:

- _____ 1. You would like to be placed on our General Circuits mailing list.
- _____ 2. You would like to include the name and address of someone you know who may be interested in receiving future fact sheets.
- _____ 3. You would like to be taken off our General Circuits mailing list
- _____ 4. You would like to provide us with a change of name or address. If you are moving, future fact sheets are NOT automatically forwarded unless we are notified by you.
- _____ 5. You would like to provide us with a comment or concern.

FOLD

Please complete the form as indicated below, fold and mail directly to the NYSDEC.

Add the following name(s):

Delete the following name(s):

Make the following changes:

(Old) _____	(New) _____

FOLD

Comments or Concerns:

Frank Sowers, P.E.
Project Manager
New York State Department of Environmental Conservation
6274 East Avon-Lima Rd
Avon, NY 14414-9519