

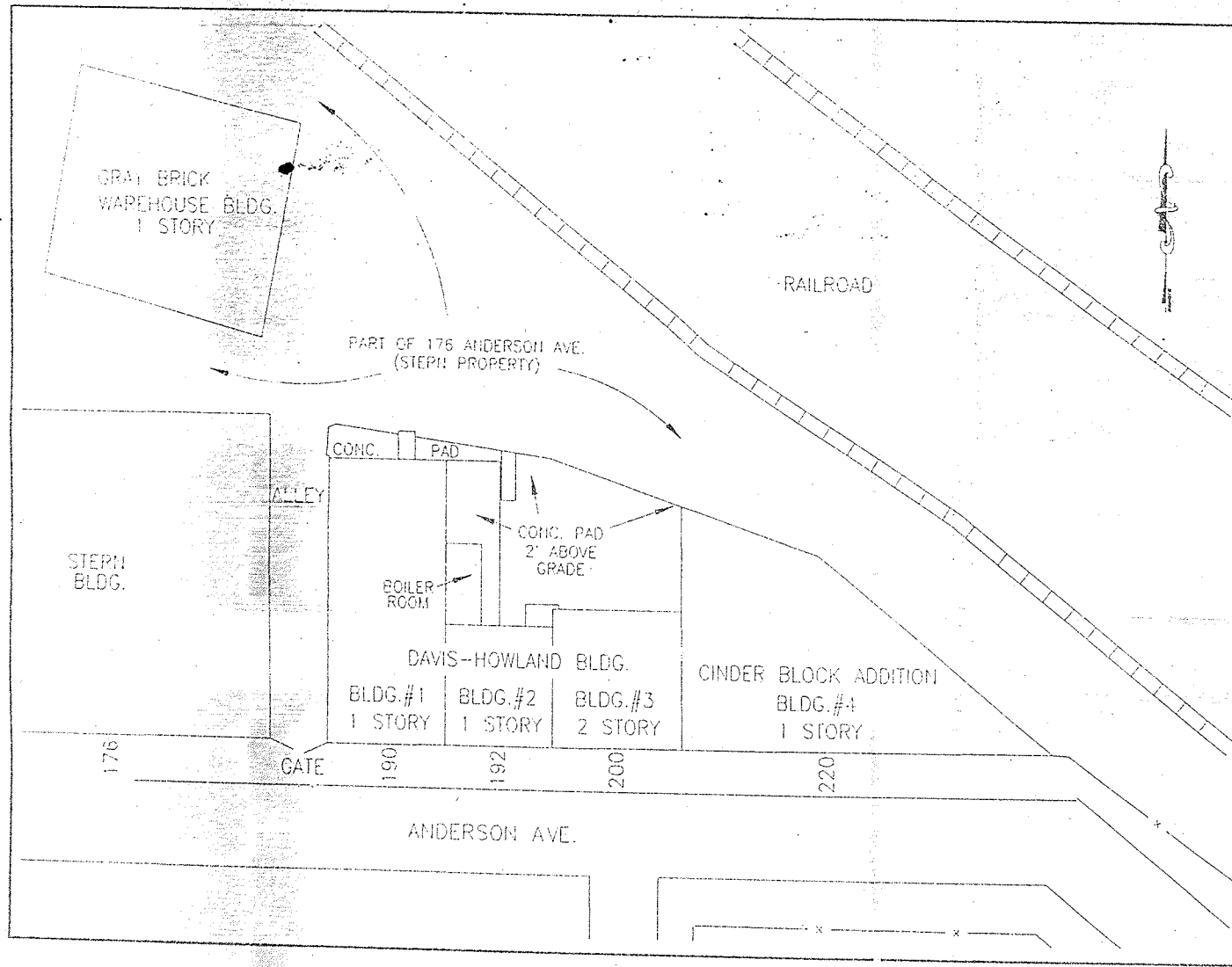
RI/FS, OU 1. Final Draft

Lawler, Matasky & Skelley Engineers LLP
Galson/Losier Engineers

1996

WST \ JOB \ 1996 \ 2240-003 \ RI FS. REV

000091



NO.	DATE	BY	REVISION

DATE	DESIGN	SCALE	PROJECT NO.

DATE	SCALE	PROJECT NO.



FIGURE 1-2
GENERAL SITE PLAN
DAVIS-HOWLAND OIL CORPORATION,
ROCHESTER, NY (NYDEC SITE NO. 8-28-088)

- 1985 Joseph Stern and Sons - Roofing Contractor
Corner Signs
Winen Woodworking - woodworking
Joseph Stern & Sons - warehouse
- 1986 Joseph Stern and Sons - Roofing Contractor
Corner Signs
Winen Woodworking - woodworking
Joseph Stern & Sons - warehouse
Asymmetrical Press Printing - printing
- 1987 Directory missing
- 1988 Joseph Stern & Sons - Roofing Contractor
Joseph Stern & Sons - Warehouse
- 1989 Joseph Stern & Sons - Roofing Contractor
Joseph Stern & Sons - Warehouse
Edgar G. Praus Productions, Inc.
Central Trust Co.
Asymmetrical Press
- 1990 Joseph Stern & Sons - Roofing Contractor
Joseph Stern & Sons - Warehouse
Edgar G. Praus Productions, Inc. - Photography lab, wholesale
Central Trust Co.
Asymmetrical Press
Both Sides Printing - printing
Victor Screw Products
Wilkins Commercial Construction - General Contractor
- 1991 Joseph Stern & Sons - Roofing Contractor
Edgar G. Praus Productions
Dimension Technologies Inc. - Computer Equipment
Mica Concepts Inc. - Furniture
Gary J. Enterprises
Manchee Douglas Studio - Photography
Victor Screw Products
Wilkins Commercial Construction - General Contractor
Central Trust Purchasing Facilities
Affordable Exterminating
Central Trust Co.

FINAL DRAFT

Lawler, Matusky & Skelly Engineers LLP
Galson/Lozler Engineers

Davis-Howland Oil Corporation Rochester, NY NYSDEC Site No. 8-28-088

- 1992 Edgar G. Praus Productions - Photo Lab
Mica Concepts Inc. - Furniture
Gary J. Enterprises
Kaptiek
Central Trust Purchasing Facilities
(all other sections (6 listed) vacant)
- 1993 Edgar G. Praus Productions - Photo Lab
Victor Screw Products
Mica Concepts
Gary J. Enterprises
(4 other vacant areas listed)
- 1994 Pure Lawn Inc. - Lawn Care
Edgar G. Praus Productions Inc. - Photo Lab *
Victor Screw Products
Mica Concepts
Gary J. Enterprises - Pad printing and hot stamping*

* First description of use

192 - 200 Anderson Avenue

- 1904-1913 No listing in Cole-Polk Directory
- 1914-1938 Hartmann Dried Fruit Co., Inc. - Processor evaporated fruits
- 1939 Vacant
- 1940-1942 Lustre Chemical Cleaning Corp. - Cleaning Compounds
- 1943-1977 H & W Chemicals - Commercial chemical products
- 1978-1979 Davis-Howland/H & W Chemical - Oils and industrial chemicals; commercial chemical products
- 1980 Directory missing
- 1981-1993 Davis-Howland/H & W Chemical - Oils and industrial chemicals; commercial chemical products

000093

000094

FINAL DRAFT

Lawler, Matusky & Skelly Engineers LLP
Galson/Lozler Engineers

Davis-Howland Oil Corporation Rochester, NY NYSDEC Site No. 8-28-088

220 Anderson Avenue

There were no listing for 220 Anderson Avenue in the directory until 1939 but it is believed that a coal shed may have been on site as early as 1927.

1939-1947	A.L. Proudfoot - Coal yard
1948-1957	Super Sand Blasting and Steaming Co. - Sand blaster/steamer
1958-1973	No listing in the Cole-Polk Directory
1973-1993	Davis-Howland/H & W Chemical - Oils and industrial chemicals; commercial chemical products #

Although there were no written entries for this time in the directories, we know that Davis-Howland and H & W Chemicals were conducting operations (either separately or jointly) at this location.

Davis-Howland Oil Corporation previously specialized in custom blending, compounding and repackaging of various types of lubricating products, including motor oils, hydraulic oils, cutting oils, and a variety of specialty petroleum products. H&W Chemicals, a division of Davis-Howland, began operations at the site in 1942. This division sold a full line of industrial chemicals, including acids, alkalis, alcohols, ketones, plating chemicals, and chlorinated and petroleum solvents. A Davis-Howland/H & W Chemicals brochure is presented in Appendix B. These products were formerly stored in many large tanks and drums throughout the site. In 1973, H&W Chemicals became affiliated with Davis-Howland through common ownership. Also, in 1973, Davis-Howland moved its operations to the site. H&W Chemicals and Davis-Howland ceased active operations in their product lines at the site sometime after 1993.

Current status of site structures and associated properties is presented in Section 2.

Site investigations were performed by the NYSDEC following the report of an oil spill in June 1991. Analytical results from investigations performed between 1991 and 1994 indicate soil and groundwater at the site have been contaminated with petroleum products, volatile organic compounds (VOCs) and metals. The following sub-sections describe those investigations.

Section 2.0

Site Location and Characteristics

2.1 Site Features

The Davis-Howland site is located at 200 Anderson Avenue, in the City of Rochester, Monroe County, New York. The site consists of adjacent land parcels to 200 Anderson Avenue upon which Davis-Howland conducted operations (see Figure 1-2). Neighboring properties to the Davis-Howland site include:

- North - New York Consolidated Railroad - directly adjacent
- West - Commercial structure (Stern Development) - directly adjacent
- East - New York Consolidated Railroad
- South - Gleason Works parking lot - directly South of Anderson Avenue
 - vacant lots (owned by Davis-Howland Oil) - directly South of Anderson Ave.
 - commercial structure - approximately 200 ± feet
 - private residences - approximately 270-350 ± feet
- Southeast - private residences - approximately 450 ± feet

There are two structures on the Davis-Howland site. The building entitled the Davis-Howland Building and the building entitled the Gray Brick Warehouse Building. Refer to Figure 1-2.

The Davis-Howland building, located at 190-220 Anderson covers all or almost all of the property. The building appears to consist of an original structure and three remaining additions. The one-story structure (original structure) located at 190 Anderson Avenue is building #1 of the Davis-Howland complex. Heading eastward, the one-story section at 192 Anderson Avenue is building #2. Building #3 is the two-story structure of the Davis-Howland building located at 200 Anderson Avenue. Building #4 is the large

000101

000102

cinderblock addition at 220 Anderson Avenue.

The Davis-Howland building formerly included the main operations area (buildings #1 through #3) and a cinder block warehouse (building #4) to store the various chemicals which were used at the Davis-Howland site. Concrete floor patches in these buildings indicate that there may have been floor drains present at one time.

The first floor of the main plant (production area) houses the boiler room. The boiler room, whose floor is below grade, contains two plastic fuel oil tanks, and it is suspected to contain two underground storage tanks (a 1000-gallon kerosene tank and a 1000-gallon fuel oil tank). An oil fuel line runs from the northwest corner of this room out to a loading dock, north of the building. According to the City of Rochester Fire Marshal Records, a 1,000 gallon fuel oil tank was installed in 1961, and a 2,000 gallon gasoline tank with pump was installed in 1972. The records also indicate the removal of a 2,000 gallon tank, which was replaced with a 1,000 gallon tank in 1982. In 1986, Fire Marshal records indicate that a 1,000 gallon kerosene tank was filled in place with K-crete, and in 1992 a 1,000 gallon gasoline tank with pump was removed. The closure of a fuel oil tank in the area of the boiler room was confirmed by the owner of DH in a letter to NYSDEC personnel dated January 1996. It is also suspected that an underground storage tank may exist in a room east of the boiler room. The second floor of this building is used as office space.

Building #4 is a single-story cinder block warehouse that was added to the main Davis-Howland building. This building (known as the "mixing room") formerly contained many of the chemicals, including drums of caustic soda and hypochlorite solution as well as drums of mixed oils, used in production at the site. This room has a sump and three floor drains, as well as tank oil feed lines which lead from the warehouse outside to the northeast and southeast side of the building. Petroleum products were formerly on-loaded and off-loaded into this building from these oil feed lines. Approximately ten vertical, aboveground storage tanks containing oil were formerly located outside along the northeast wall of the warehouse (three 6,000 gallon tanks, and seven 15,000 gallon tanks). The vertical tanks were removed in September of 1995.

FINAL DRAFT

Lawler, Matusky & Skelly Engineers LLP
Galson/Lozler Engineers

Davis-Howland Oil Corporation Rochester, NY NYSDEC Site No. 8-28-088

Building #1 and building #4 on the Davis-Howland property are currently being rented.

The western most building, Grey Brick Warehouse, is a two-story, brick structure, with a concrete slab floor situated on the 176 Anderson Avenue property. The existing structure is either a remaining portion of the main manufacturing building of Robeson-Rochester Corporation or constructed over the top of its manufacturing floor. The main manufacturing building extended into the area north of the Davis-Howland building. Robeson-Rochester has been identified at various times as a cutlery manufacturer, in the metal stamping business and as a metal goods manufacturer.

000103

3.4 Surface Soil Sampling

A series of ten surface soil samples were collected by Galson/Lozier personnel on August 16, 1995. The samples were collected at five locations (areas) (see Figure 3-4) as follows:

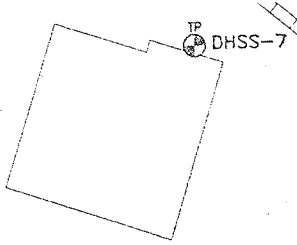
- DHSS-1, DHSS-2, and DHSS-3 - Vacant parcel at 236 Anderson Avenue southeast of site
- DHSS-4 - New York Consolidated Railroad property east of site
- DHSS-5 and DHSS-6 - Location of former above ground tanks; New York Consolidated Railroad property
- DHSS-7 - Adjacent to Grey Brick Warehouse building, on the Sterns Property
- DHSS-8 - Adjacent to commercial structure west of David-Howland property
- DHSS-9 and DHSS-10 - Vacant lot located on south side of Anderson Avenue

All surface soil samples with the exception of DHSS-5 and DHSS-6 were collected within two inches of the ground surface. At DHSS-5 approximately four inches of adsorbent was removed to reach soil. At DHSS-6 approximately one inch of adsorbent was removed to reach soil. Grasses, weeds and/or dead leaves were removed from the sampling areas prior to collecting samples DHSS-1, DHSS-2, DHSS-3, DHSS-8 and DHSS-9. The grass at sample location DHSS-9 was reported to be distressed. Black stained soils were observed at location DHSS-5, DHSS-7 and DHSS-8. Please see sample logs (Appendix D).

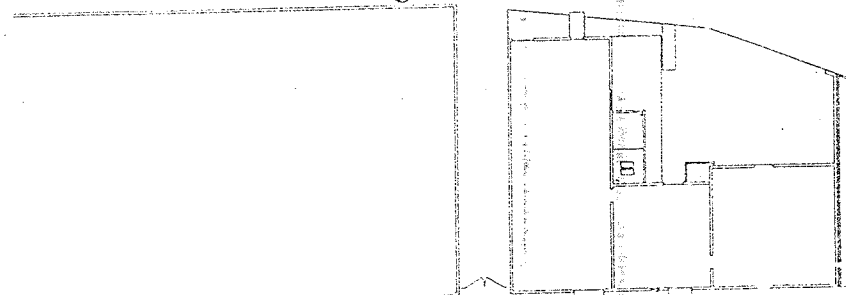
The surface samples were analyzed for: Target Compound List VOCs, SVOCs, PCBs/pesticides, TAL metals and cyanide. Each sample was collected using dedicated stainless steel scoops, and with the exception of VOC analytes, the sample was homogenized in dedicated aluminum pans. Samples to be analyzed for VOCs were collected prior to homogenization to minimize volatilization. These laboratory jars were filled to capacity, eliminating headspace.

A field blank was taken using laboratory prepared de-ionized water, a stainless steel scoop, and an aluminum pan. This procedure was performed in the same manner as the collection of the surface soil

000121



TP DHSS-8



TP DHSS-6

DHSS-5



TP DHSS-4

ANDERSON AVE.

TP DHSS-9

TP DHSS-10

STREET

STREET

STREET

STREET

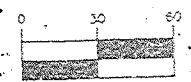
TP DHSS-1

TP DHSS-2

TP DHSS-3

TP DHSS-1 - SOIL SAMPLE POINT
SAMPLED ON 8/16

GRAPHIC SCALE



(IN FEET)

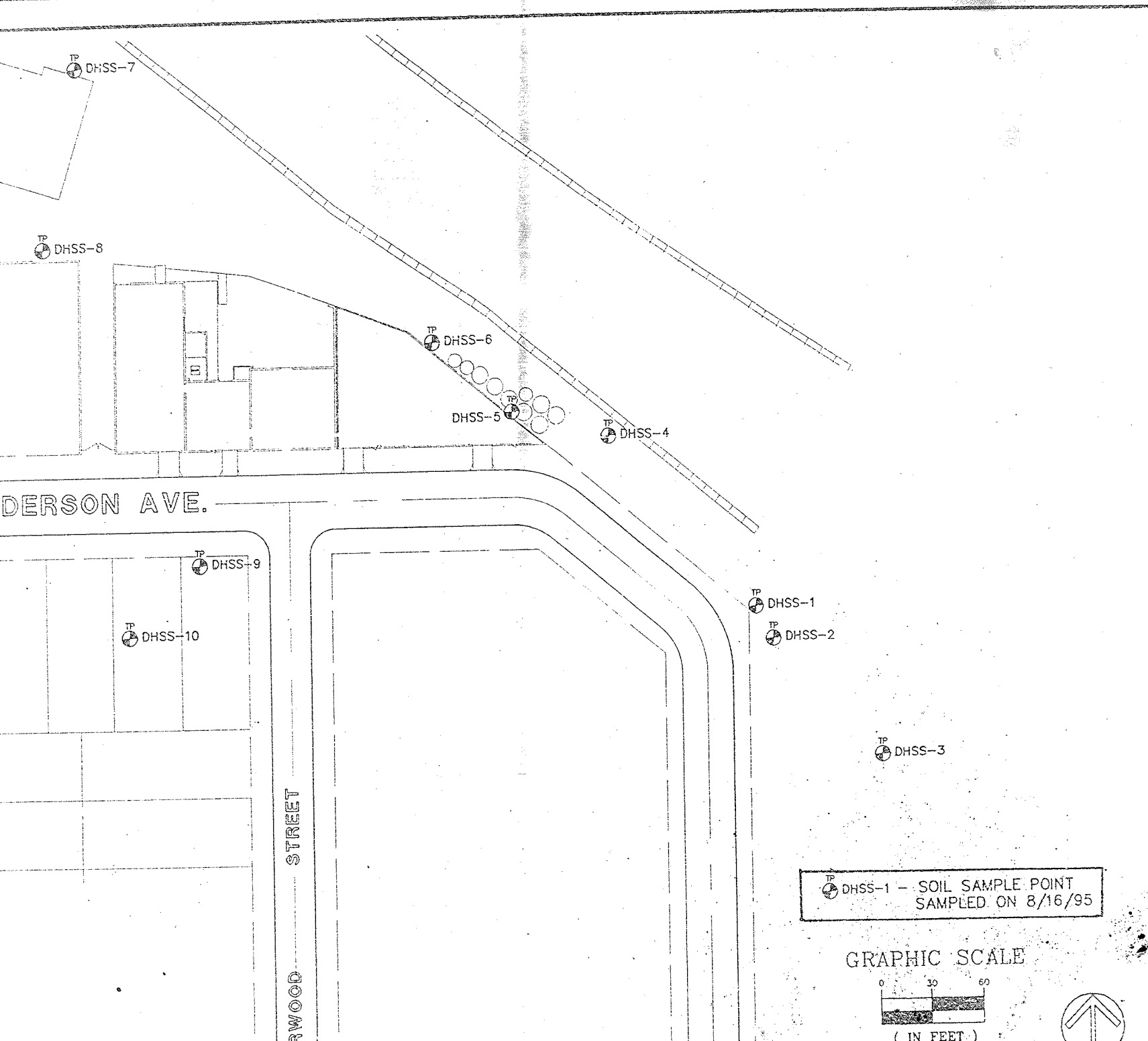
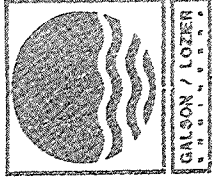


FIGURE 3-4
SURFACE SOIL SAMPLE PLAN
DAVIS-HOWLAND OIL CORPORATION, ROCHESTER, NY (NYSDEC SITE NO. 8-28-088)