



FACT SHEET

State Superfund Program

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Artco Industrial Laundries
Site #828102
Rochester, NY

December 2011

Investigation to Begin at State Superfund Site

AFES, LLC (the "responsible party") with oversight provided by The New York State Department of Environmental Conservation (NYSDEC) will soon begin a detailed environmental study at the Artco Industrial Laundries Site ("site") located at 331-337 West Avenue in Rochester, Monroe County, New York. The site is currently occupied by Cintas Corporation (Cintas). See map for site location.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). In NYSDEC regulations under Part 375, a Class 2 site is defined as a site representing "a significant threat to public health or the environment; action is required."

Highlights of the Site Investigation

The study to be done at the site is called a "Remedial Investigation," and will be performed under New York's State Superfund Program. The investigation work plan is called a "Remedial Investigation Work Plan" and is available for public review at the Phillis Wheatley Community Library and at the NYSDEC Region 8 office identified below under "Where to Find Information".

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC generally attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit:
www.dec.ny.gov/chemical/8439.html

The primary chemical of concern at the site is called tetrachloroethene (also known as perc or PCE). PCE is commonly used in the dry-cleaning process and was used at the site from the 1970s through 1999. The site has been subject to several phases of investigation dating back to a 1998 investigation conducted by NYSDEC after PCE was found on an adjacent property.

Results from a previous investigation also indicated that PCE in the soil vapor underneath the site building appeared to be migrating into the indoor air by a process known as soil vapor intrusion. To address this concern, AFES, LLC installed a sub-slab depressurization (SSD) system in 2011. SSD is a common method to prevent vapors from entering a building by reducing the air pressure beneath the slab. Vapor is drawn from below the building and vented through pipes to the atmosphere above the building where it is quickly dispersed which dilutes the vapor.

The upcoming remedial investigation will supplement previous investigation results and will include the following activities:

- Sampling of existing groundwater monitoring wells;
- Installation of additional groundwater monitoring wells to define the extent of groundwater contamination, including the depth of contamination;
- Sampling of the stormsewer system; and
- Additional soil sampling to characterize historic fill at the site.

The remedial investigation will begin with a survey of existing monitoring wells during December 2011 and continue with additional groundwater monitoring well installation, groundwater and soil sampling, and investigation during 2012 in accordance with the approved Remedial Investigation Work Plan.

Public water and sewers are available in the area. Area groundwater is not used as a source of drinking water.

Next Steps

The information collected during the remedial investigation will be summarized in a report. After the site investigation has begun, AFES, LLC, with oversight by NYSDEC, will conduct a “Feasibility Study.” This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination related to the site. Another possibility is that the information collected during the site investigation may support the conclusion that no action, or no further action, is needed to address site-related contamination.

NYSDEC then develops a draft cleanup plan, called a “Proposed Remedial Action Plan”. This plan describes the remedy preferred by NYSDEC, or a no action or no further action alternative. The draft cleanup plan summarizes the decision that led to the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of the plan will be to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 30-day comment period and at a public meeting.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

The site is located on the south side of West Main Street and the surrounding properties are primarily used for commercial purposes. No residential properties are adjacent to the site. The current site owner is AFES, LLC. The site property is approximately two acres in size and developed with an approximately 50,000 square-foot building.

The site and adjoining properties have long been an area of commercial and industrial development. The area, including the site parcel, was part of a former rail yard from the early 1900s through the 1960s. The site was redeveloped in the late 1960s to early 1970s with the construction of the current building. After the building was constructed, the site operated as the Artco Industrial Laundries, Inc. (Artco) facility. The former Artco laundry operated through the early 2000s when ownership interests in the site property and facility operations changed. The site building remains in use as a laundry facility, leased to and operated by Cintas. Cintas has not used PCE at the site.

From 1998 through 2009, several environmental investigations were completed by NYSDEC and former site owners under NYSDEC's Voluntary Cleanup Program and Brownfield Cleanup Program. The investigations determined that PCE is the primary contaminant at the site. When released to the environment, PCE can remain in soils and bedrock, or move in the subsurface through groundwater and soil vapor. Past investigations identified highly elevated levels of PCE in soil, soil vapor and groundwater beneath the on-site building. Contaminants appear to be migrating off-site in the groundwater, but off-site soil and soil vapor do not appear to be significantly impacted.

In October 2009, NYSDEC added the site to the list of State Superfund sites – assigned as a Class 2 site. In September 2010, AFES, LLC entered into an Order on Consent with NYSDEC to complete the remedial program for the site.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the Remedial Investigation Work Plan.

Phillis Wheatley Library
33 Dr. Samuel McCree Way
Rochester, New York 14608
Hours: call for hours
Phone: (585) 428-8212

NYSDEC Region 8
6274 E. Avon Lima Road (Rtes. 5&20)
Avon, NY 14414-9519
Hours: 8:30AM – 4:45 PM (Mon-Fri)
(call for appointment)
Phone: (585) 226-5324

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Project Manager
Mr. Frank Sowers
NYSDEC Region 8
Division of Environmental Remediation
6274 E. Avon-Lima Road
Avon, NY 14414-9519
(585) 226-5357
flsowers@gw.dec.state.ny.us

Site-Related Health Questions

Ms. Melissa Doroski
Public Health Specialist
NYSDOH
Flanigan Square
547 River Street
Troy, NY 12180-2216
1 (800) 458-1158, Option 6
mxm29@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

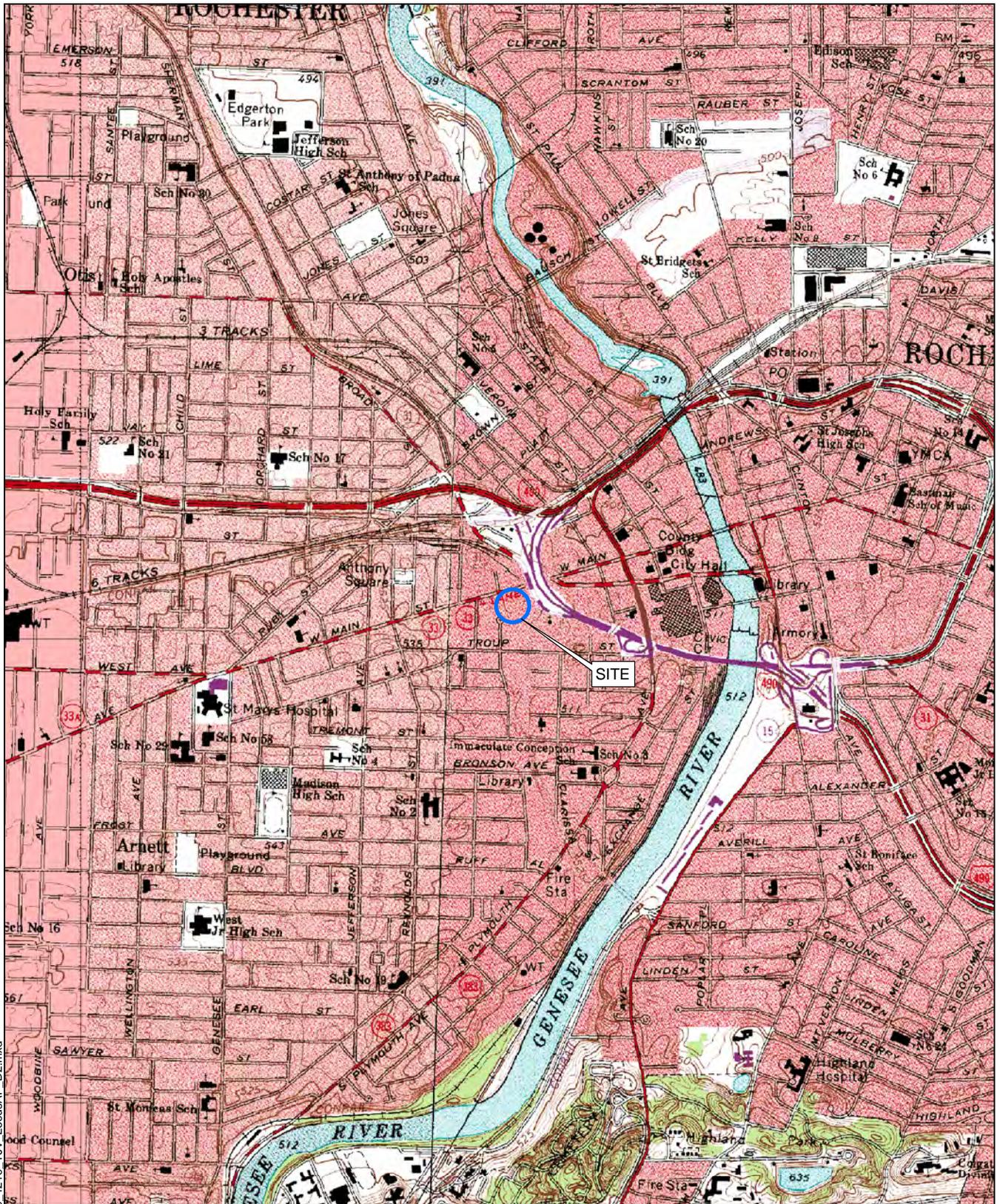
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



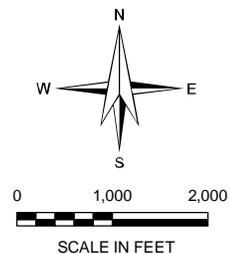
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



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HALEY & ALDRICH

FORMER ARTCO INDUSTRIAL LAUNDRIES, INC.
 REMEDIAL INVESTIGATION WORK PLAN
 331-337 WEST MAIN STREET
 ROCHESTER, NEW YORK

PROJECT LOCUS

SCALE: AS SHOWN
 DECEMBER 2010

FIGURE 1