



FACT SHEET State Superfund Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Artco Industrial Laundries
DEC Site #: 828102
Address: 331-337 West Main Street
Rochester, NY 14608

Have questions? See "Who to Contact" Below

Investigation Completed at State Superfund Site; Results Will Help to Evaluate Ways to Address Contamination

An investigation has been completed for the Artco Industrial Laundries site ("site") located at 331-337 West Main Street, Rochester, Monroe County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." The investigation was conducted by AFES, LLC with oversight provided by New York State Department of Environmental Conservation (NYSDEC).

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

NYSDEC has accepted a report, called a "Remedial Investigation Report," that describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

Remedial Investigation field activities were completed in multiple phases between 2000 and 2013. Activities included testing of soil, groundwater, soil vapor, and indoor air. Testing was completed on and off-site to define the nature (type) and extent (location) of contamination.

The primary chemical of concern at the site is called tetrachloroethene (also known as perc or PCE). PCE, a volatile organic compound commonly used in dry-cleaning, was used at the site from about 1972 until 1999. When released into the environment, PCE can remain in soils and move through the subsurface through groundwater and soil vapor.

The highest levels of PCE in the soil are found under the eastern section of the building where the former dry-cleaning equipment was located.

Soil contamination has resulted in groundwater contamination. PCE is present in the groundwater both under the building and outside the building footprint at concentrations significantly above groundwater standards. Elevated levels of PCE are also present off-site in the groundwater. Off-site groundwater impacts are most significant under the portion of West Main Street that is just north of the site. PCE impacted groundwater is present at depths to 45 feet below ground, but the most significant impacts are from 6 feet to 35 feet below ground.

People will not come into contact with the contaminated soil unless they perform ground-intrusive work at the site. Contaminated groundwater is not being used for drinking water because the area is served by the public water supply.

Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A sub-slab depressurization system (a system that ventilates/removes air beneath the building) has been installed at the on-site building to prevent the inhalation of site-related contamination. Sampling indicates soil vapor intrusion is not a concern off-site.

Next Steps

A Feasibility Study will be conducted based on information obtained during the investigation to achieve the following:

- 1) define the objectives of the site cleanup program;
- 2) develop cleanup alternatives; and
- 3) screen and analyze the alternatives.

NYSDEC will then develop a draft cleanup plan, called a "Proposed Remedial Action Plan." This plan describes the remedy preferred by NYSDEC to address contamination related to the site. The draft cleanup plan will explain 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 announce the draft cleanup plan in a future fact sheet and present it 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

Location: The Artco Industrial Laundries (Artco) site is located in a commercial area on the west side of the City of Rochester, Monroe County. The site located on the south side of West Main Street approximately 0.6 miles west of the Genesee River and roughly 300-ft west of the intersection of West Main Street and Ford Street.

Site Features: The site is approximately 1.8 acres in size. The main site feature is an approximately 54,500 sq. ft occupied building. The rest of the site is mostly paved with some grass and landscaped areas immediately north and west of the building.

Current Zoning and Land Use: The site is currently used as an industrial laundry and is zoned Center City District which allows for a variety of uses. The site is owned by AFES, LLC and is occupied by Cintas Corp. The surrounding parcels are currently used for a variety of non-residential activities including commercial, light industrial, roads, and utility right-of-ways. The nearest residence is approximately 300 ft. southeast on Favor Street.

Past Use of the Site: The site and adjoining properties have long been an area of commercial and industrial development since the early 1900's. The site property was previously developed with former structures dating back to the 1800's. The area, including the site parcel, was part of a former rail yard from the early 1900s through the 1960s. Redevelopment as the Artco facility occurred in the late 1960s to early 1970s. Artco operated an industrial laundry service at the site between approximately 1972 and 1999. Artco's operations included a dry cleaning process that used tetrachloroethene (PCE) as a solvent and it is this use that appears to have led to the PCE contamination at the site. The current occupant never used PCE at the site.

Environmental testing performed in the early 1990s prior to and during construction of an adjacent building indicated that PCE was present in the soil and groundwater. In 1999, NYSDEC conducted an investigation which indicated that the dry cleaning operation at Artco was an apparent source of the PCE.

In 2000, Artco entered the Voluntary Cleanup Program (VCP). Elevated levels of PCE were detected in the soil underneath the building and in 2004 a soil vapor extraction system was installed as an interim remedial measure to treat contaminated soil. Groundwater was contaminated with PCE and appeared to be migrating off-site to the north, west and east.

In 2005, Artco sold the property to KramKnarf, LLC, which assumed responsibility for the investigation and cleanup under the VCP. In 2006, KramKnarf notified NYSDEC that they would not perform additional investigation and remediation activities. As a result, the VCP was terminated and the soil vapor extraction system was shut down.

In 2007, a new property owner, Barnes/Stevens Redevelopment, LLC (BSR), was accepted into the Brownfield Cleanup Program (BCP) as a Volunteer. BSR was responsible for investigating contamination on the site while NYSDEC was responsible for investigating contaminants that had migrated off-site.

NYSDEC's off-site investigation started in 2009 and included collecting groundwater and vapor intrusion samples at several nearby properties. BSR failed to complete the on-site investigation, so NYSDEC terminated the BCP in August 2009.

In October 2009, NYSDEC listed the site in the Registry of Inactive Hazardous Waste Disposal Sites. In September 2010, AFES, LLC, who acquired ownership of the property from BSR, entered into an Order on Consent with NYSDEC to complete a full remedial program for the site. AFES also paid NYSDEC for the cost of the 2009 off-site investigation.

Site Geology and Hydrogeology: The site is generally flat. The overburden soils generally consist of a layer of fill materials varying in thickness from 4 to 8 feet below ground surface underlain generally by silty fine sand.

Groundwater at the site is present in the overburden at a depth of approximately 7 feet below ground surface. Bedrock is present at approximately 11 feet below ground surface. Groundwater from the site generally flows to the northwest, but is variable. Groundwater flow direction appears to be influenced by underground utilities, the depth interval evaluated, and seasonality.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=828102>

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/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

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

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

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Phillis Wheatley Community Library
Attn: Lori Frankunas
33 Dr. Samuel McCree Way
Rochester, NY 14608
phone: (585) 428-8212

Who to Contact

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

Project Related Questions

Frank Sowers
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
frank.sowers@dec.ny.gov

Site-Related Health Questions

Melissa Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
1-518-402-7860
BEEI@health.ny.gov

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.

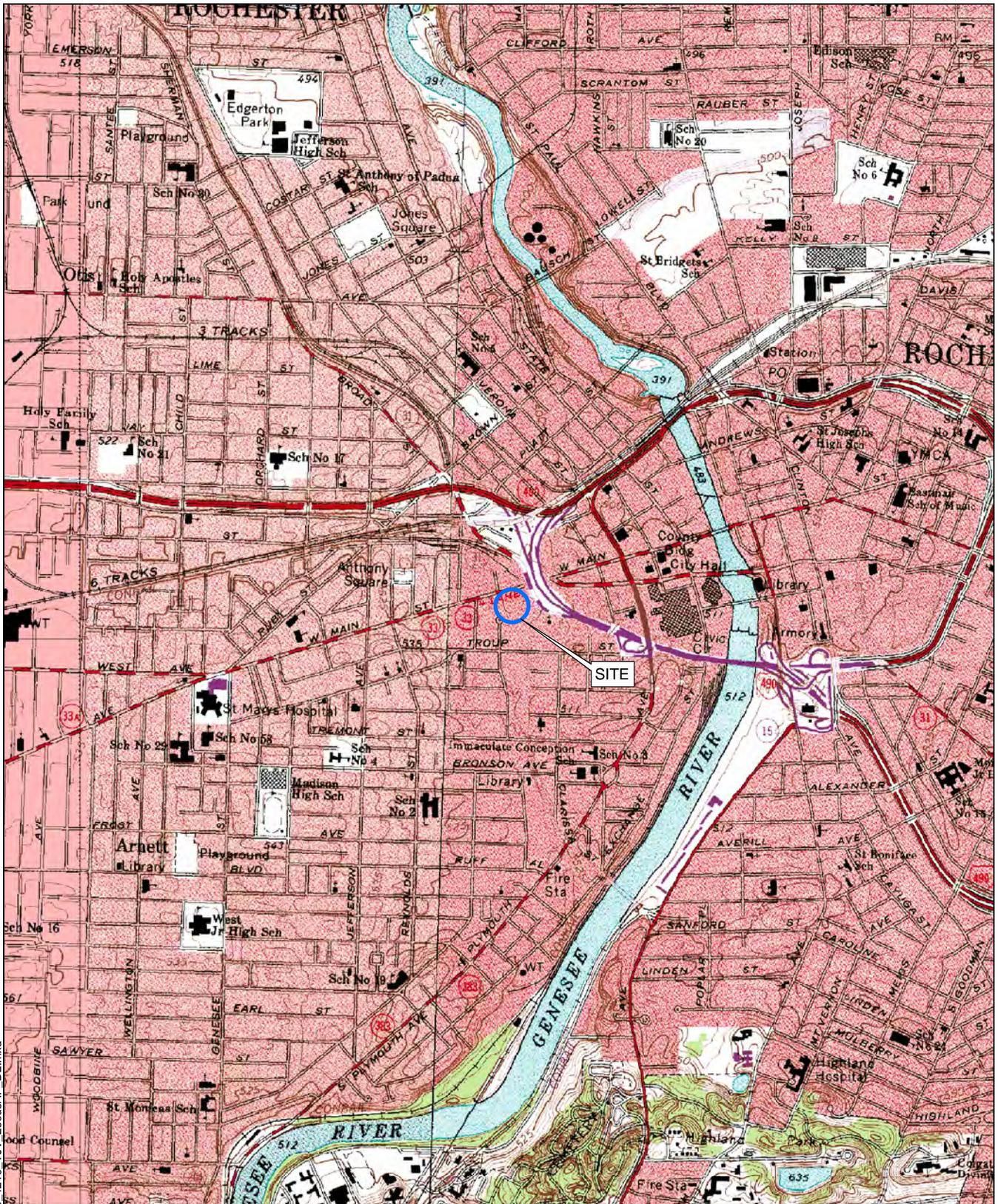
Receive Site Fact Sheets by Email

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: <http://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.

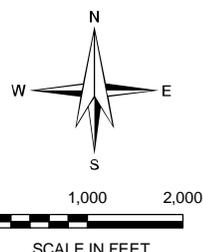
Note: Please disregard if you already have signed up and received this fact sheet electronically.



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USGS QUADRANGLE:
ROCHESTER EAST, NY



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