NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 9/3/2014

Site Code: 828106 **Site Name:** Preferred Electric Motors, Inc.
City: Rochester **Town:** Rochester (c)
Region: 8 **County:** Monroe
Current Classification: 02 **Proposed Classification:** 04
Estimated Size (acres): 0.25 **Disposal Area:** Structure
Significant Threat: Previously **Site Type:**
Priority ranking Score: 260 **Project Manager:** Vivekanandan Nattanmai

Summary of Approvals

Originator/Supervisor: Joseph White **05/09/2014**

RHWRE: Bart Putzig: **05/13/2014**

BEEI of NYSDOH: **07/25/2014**

CO Bureau Director: Michael Cruden, Director, Remedial Bureau E: **05/14/2014**

Assistant Division Director: Michael J. Ryan, P.E.: **07/28/2014**

Basis for Classification Change

The remedial action at the site was completed in June 2012. This action involved the removal of contaminated soil from outside and inside the building floor, sediment removal from sumps and groundwater treatment. The contamination in one area inside the building and underneath the building was not addressed because it was inaccessible. The contaminants in groundwater have declined but did not reach the standards. An environmental notice has been executed to restrict the future development of the site and the groundwater use. The site will be monitored for groundwater, off-site SVI and the asphalt cover system. The site will be reclassified from 2 to 4.

Site Description - Last Review: 05/02/2014

Site Location: Preferred Electric Motors,Inc. (PEM) is located at 42 Fernwood Ave. near the intersection with Portland Ave. in the city of Rochester in Monroe County in a residential area containing some light industry. The Site is situated on 0.25 acres in a mixed commercial and residential use area. The Site is surrounded by residential property.

Site Features: The site consists of a 13,215 square foot manufacturing building with a paved/gravel parking lot. The manufacturing building consists of a large two story building that fills most of the property, with a small courtyard and driveway. JML Optical, a designer, manufacturer and distributor of precision optical components and systems, is located approximately 60 feet northwest of the Site (vacated in the spring of 2006). A former textile manufacturing facility (Vogt Manufacturing Corporation) is located approximately

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Site Code: 828106 **Site Name:** Preferred Electric Motors, Inc.

1300 feet east of the Site. The former textile manufacturing facility (owned by Conifer Development) is participating in the Department's Brownfield Cleanup Program to investigate and/or implement remedial activities.

Current Zoning: The site is currently zoned as light manufacturing.

Past Use of the Site:

A 1911 Fire Insurance Map Indicates that the center portion of the Site building was constructed prior to 1911. Subsequent Fire Insurance Maps indicate that the southern and northern sections of the building were added to accommodate an automobile repair shop and additional equipment storage. Later additions include the current office space on the east side of the building and the hallway located on the west side of the building. Discussions with the former owner of the site, as well as later Fire Insurance Maps indicate that at least a portion of the facility was used for a soap manufacturing operation prior to its use by PEM. PEM operated its electric motor refurbishing business until approximately December 2000, when most, if not all, of the operations at the property ceased. PEM operations at the site included: removing paper and lacquer from motor coils, removing oil/residues with a small degreaser, winding motors and the custom fabrication/repair of metal parts. A number of the large machines may have had built in transformers, and possibly capacitors. A representative for the former property owner recalled that the facility used approximately 110 gallons of trichloroethene (TCE) per year in the late 1990's. From December of 2000 to December 2005, the owner cleaned out the building and removed the former heavy equipment, small electric motors and several large electric motors. Several intact containers of machine oil and degreasers, as well as remaining containers of soil from a previous remedial action were removed by MACTEC, under contract to the NYSDEC, in September 2005. The building was sold in December 2005 to Frontier Carpets, Inc. and is currently being used for storing carpets.

PEM contracted Environmental Products and Services to remove approximately fifteen 55-gallon drums of spent solvent, and remove the top several inches of soil from the Site yard for off-site disposal in May/June 2000.

A State Superfund Remedial Investigation / Feasibility Study (RI/FS) was completed in 2005 which included vapor intrusion investigation of nearby homes. An IRM for vapor intrusion was completed February 2007. The Record of Decision (ROD) for the site was signed on March 31, 2008. Additional homes were investigated for Vapor Intrusion in January 2009. The selected remedy in the ROD included the excavation of contaminated soils, cleaning the floors including the floor drain, treating the contaminated groundwater with bio-remediation compounds, placing an institutional control, monitoring the groundwater and periodic certification.

The remedial action completed at the site removed contaminated soils from the site and treated the groundwater with bio-remediation compound. Based on the Site Management Plan prepared for the site, the groundwater and off-site SVI will be monitored and periodic inspection of the asphalt cover. An environmental notice has been executed that will restrict the future use of the building and the groundwater.

Site Geology and Hydrogeology: Overburden soils at the site are approximately eight feet thick. Bedrock in the vicinity of the site consists of near horizontally bedded Upper Silurian age dolomite and shales. The

sedimentary bedrock in the Rochester area generally strikes from north-west to south-east or west to east, with a dip to the south southwest of 1 to 2 degrees. Lake Ontario is the regional groundwater discharge for the area. Groundwater at the site occurs primarily in the bedrock/overburden interface and the water table has been measured at depths ranging from 4.4 to 12.4 feet below ground surface across the area of investigation. Groundwater flows both north and south from a groundwater divide located near the north end of the site running east-west. The groundwater flow may be influenced by sewer lines which are trenched 2 to 4 feet into bedrock along the center line of Fernwood Ave. and 4 to 6 feet into bedrock along the center line of Portland Avenue. There are no known drinking water wells located within the area.

Contaminants of Concern (Including Materials Disposed)	**Quantity Disposed**	
OU 01		
TRICHLOROETHENE (TCE)	0.00	
TETRACHLOROETHYLENE (PCE)	0.00	
1,1,1 TCA		gal
BENZENE		gal
TOLUENE		gal
ETHYLBENZENE		gal
XYLENE (MIXED)		gal

Analytical Data Available for : Air, Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Air, Groundwater, Soil, Soil Vapor

Site Environmental Assessment- Last Review: 05/02/2014

Prior to Remediation

Contamination from the on-site disposal of waste solvents (TCE, TCA and PCE) has been documented and confirmed. Contamination was found in on site soils which leach into the groundwater below the site. The RI conducted at the site showed contamination in floor oil and soil residue, sediment from floor drains, subsurface soils and groundwater. The highest PCB concentration ranged from 5400 to 8400 parts per billion (ppb) or micrograms per kilograms (ug/kg) in the oil and soil residue samples collected from the floor. The total VOC concentration in the sediment sample collected from the floor drain was 9671 µg/kg and the SVOCs were detected at a total concentration of 116,000 µ/kg. The maximum concentrations of TCE (22,000 ug/kg) and PCE (390,000 ug/kg) were detected in one of the subsurface soil samples. The highest concentrations of the chlorinated solvent compounds such as 1,1,1- Trichloroethane (2500 µg/L), 1,1- Dichlorethane (730 µg/L), 1,1- Dichloroethene (52 µg/L), cis-1,2-Dicholoroethene (31 µg/L), vinyl chloride (31 µg/L) and Tetrachloroethene (14 µg/L) were detected in groundwater.

Post Remediation:

Subsequent to the PEM surface soil removal action the, NYSDEC conducted limited surface and sub-surface soil sampling in June 2000. In February 2001, based on the high concentration of chlorinated solvents (TCE, tetrachloroethene [PCE], and 1,1,1-trichloroethane [1,1,1-TCA]) detected in surface and sub-surface soils at the site, the NYSDEC contracted MARCOR Remediation to remove approximately 470 tons of contaminated soil and a 1000-gallon underground storage tank (UST) (reportedly contained fuel product) from the Site yard. The excavation was completed to bedrock at about eight-feet below ground surface (bgs). In response to the high concentrations of chlorinated solvents detected in Site soils, the New York State Department of Health

(NYSDOH) conducted indoor air sampling at adjacent residences in the summer and fall of 2000, and the winter of 2001. TCE and PCE were detected at concentrations of 440 micrograms per cubic meter (µg/m3) and 510 µg/m3, respectively in air samples collected from the basement of one residence, prompting an Interim Remedial Measure (IRM). In August 2000 the NYSDEC installed a soil vapor extraction (SVE) system in the basement and crawl space of that residence. Samples collected after installation of the SVE system were non-detect for TCE and PCE.

The remedial construction completed at the site has removed the contaminated soil and applied the bio-remediation compounds to address the contaminated soil located close to the building. The floor drain sediment was removed and the floor was cleaned by removing a layer of concrete and placing a new concrete floor. Additional injection of the bioremediation compounds was completed to address the groundwater contamination. The monitoring of groundwater indicates the decreasing trend in groundwater contaminant concentration.

Based on the Site Management Plan prepared for the site, the groundwater and off-site SVI will be monitored and periodic inspection of the asphalt cover. An environmental notice has been recorded that will restrict the future use of the building and the groundwater.

Site Health Assessment - Last Update: 05/01/2014

Measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site. Volatile organic compounds in the groundwater may move into the soil vapor (air between soil particles), 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. An evaluation of the potential for soil vapor intrusion to occur will be completed should the current use of the site change or new construction occur on-site. Environmental sampling has identified impacts associated with soil vapor intrusion at three off-site buildings and actions have been taken to address those impacts.

	Start		End	
OU 00				
Periodic Review	7/9/13	ACT	8/20/13	ACT
Periodic Review	7/10/18	PLN	8/24/18	PLN
Site Management	4/2/14	ACT	4/2/34	PLN
SSD or SVE Systems - Site Management	4/30/12	ACT	8/30/14	PLN
OU 01				
Interim Site Management	8/21/11	ACT	8/21/12	ACT
OGC Docket - Environmental Easement	6/7/12	ACT	10/30/13	TRM
OGC Docket - Environmental Notice	12/20/12	ACT	9/10/13	ACT
OGC Docket - SSF Order or Referral	3/31/08	ACT	8/6/08	ACT
Reclass Pkg.	5/14/14	ACT	10/30/14	PLN
Remedial Action	1/25/11	ACT	5/24/12	ACT
Remedial Design	1/6/09	ACT	9/22/10	ACT
Remedial Investigation	1/19/05	ACT	3/31/08	ACT
OU 01A				
IRWA	9/8/00	ACT	9/21/01	ACT

DATE: 9/3/2014

Site Code: 828106 **Site Name:** Preferred Electric Motors, Inc.

OU 01B

Remedial Action	1/1/07	ACT	2/28/07	ACT

Remedy Description and Cost

Remedy Description for Operable Unit 01

Based on the results of the Remedial Investigation and Feasibility Study (RI/FS) for the Preferred Electric Motors site and the criteria identified for evaluation of alternatives, the Department has selected the excavation of contaminated soils, application of bio-degradation enhancing chemicals to the bedrock in the excavation area, backfilling and constructing a cover system over residual contamination, and the installation of a vapor mitigation system in each of two adjacent homes. The components of the remedy are as follows:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program. It includes:

Design Element

- 2 additional monitoring wells will be installed. One will be located between the site and the sewer line and one will be located across Fernwood Ave from MW2 (to a depth of 25 feet);
- A survey will be conducted to find utility lines and obstructions under the ground surface;

Remedy Element

- Excavation of contaminated soil outside the building footprint will be conducted and sampling will be done to deliniate the extent of the excavation;
- The enhanced biodegradation will include the placement of an organic substrate to the bedrock interface and to the excavation side walls to promote biodegradation of chlorinated solvents; Additional applications of organic substrate will be applied based on monitoring results;
- The excavation will be backfilled with clean soil;
- A cover system will be installed over excavated areas;
- Floor surfaces will be cleaned with a solvent wash and sealed with epoxy coating;
- Sub-slab depressurization systems will be installed as necessary.
- Upgrade existing mitigation system.

2. Imposition of an institutional control in the form of an environmental easement that will require (a) compliance with the approved site management plan; (b) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (c) the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls.

3. Development of a site management plan which will include the following institutional and engineering controls: (a) management of the final cover system to restrict infiltration. Excavated

soil will be tested, properly handled to protect human health and safety in a manner acceptable to the Department; (b) continued evaluation of the potential for vapor intrusion, including provision for mitigation of any impacts identified; (c) monitoring of groundwater; (d) identification of any use restrictions on the site; and (e) provisions for the continued proper operation and maintenance of the existing vapor mitigation systems.

4. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that will impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.

Since the remedy results in untreated hazardous waste remaining at the site, a monitoring program will be instituted. This will included: monitoring well sampling; monitoring home mitigation systems to insure proper operation and effectiveness; and insure that institutional controls and site management plans are followed. This program will allow the effectiveness of the asphalt cover and home vapor intrusion mitigation systems to be monitored and will be a component of the long-term management for the site.

Total Cost $1,093,000

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Remedy Description for Operable Unit 01A

This IRM was conducted as an IRWA. It involved installation of a soil vapor extraction system at an adjacent home (40 Fernwood Ave.) and excavation and off-site disposal of an underground storage tank and contaminated soil.

Total Cost $76,121

DATE: 9/3/2014

Site Code: 828106 **Site Name:** Preferred Electric Motors, Inc.

Remedy Description for Operable Unit 01B

system was installed in at 46-48 Fernwood Av.

Total Cost

OU 00 **Site Management Plan Approval: 04/02/2014** **Status: ACT**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
9/3/2014

SITE DESCRIPTION

SITE NO. 828106

SITE NAME Preferred Electric Motors, Inc.

SITE ADDRESS: 42 Fernwood Avenue ZIP CODE: 14621

CITY/TOWN: Rochester

COUNTY: Monroe

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	YES
Monitoring Plan Operation and Maintenance (O&M) Plan	YES
Periodic Review Frequency: every five years	YES

Periodic Review Report Submittal Date: 07/10/2018

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Site Classification Report

DATE: 9/3/2014

Site Code: 828106 **Site Name:** Preferred Electric Motors, Inc.

Description of Institutional Control

Frontier Carpet
192 Maiden Lane
42 Fernwood Avenue
Environmental Notice
Block: 01
Lot: 077
Sublot:
Section: 106
Subsection: 270
S_B_L Image: 106.270-01-077
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
O&M Plan
Site Management Plan

Description of Engineering Control

Frontier Carpet
192 Maiden Lane
42 Fernwood Avenue
Environmental Notice - Institutional Control Instrument
Block: 01
Lot: 077
Sublot:
Section: 106
Subsection: 270
S_B_L Image: 106.270-01-077
Vapor Mitigation
Cover System

FACT SHEET

State Superfund Program

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

Site Name: Preferred Electric Motors, Inc.
DEC Site #: 828106
Address: 42 Fernwood Avenue
Rochester, NY 14621

Have questions? See "Who to Contact" Below

NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Preferred Electric Motors, Inc. site ("site") located at 42 Fernwood Avenue, Rochester, Monroe County under New York's State Superfund Program have been or will be met. Please see the map for the site location.

NYSDEC has approved a Final Engineering Report regarding the site. A copy of the report is available at the location(s) identified below under "Where to Find Information."

The cleanup activities were performed with oversight provided by NYSDEC.

Completion of Project
Following site cleanup, NYSDEC reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed – requires continued management) for the following reason(s):

Based on the results of the Remedial Investigation and Feasibility Study (RI/FS) for the Preferred Electric Motors site and the criteria identified for evaluation of alternatives, the Department has selected the excavation of contaminated soils, application of bio-degradation enhancing chemicals to the bedrock in the excavation area, backfilling and constructing a cover system over residual contamination, and the installation of a vapor mitigation system in each of two adjacent homes.

Final Engineering Report Approved
The NYSDEC has approved the Final Engineering Report, which:

1) Describes the cleanup activities completed.
2) Certifies that cleanup requirements have been or will be achieved for the site.
3) Describes any institutional/engineering controls to be used.
4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Institutional and Engineering Controls
Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:

-Environmental Notice

The following engineering controls have been or will be put in place on the site:

-Vapor Mitigation
-Cover System

Background
Site Location: Preferred Electric Motors,Inc. (PEM) is located at 42 Fernwood Ave. near the intersection with Portland Ave. in the city of Rochester in Monroe County in a residential area containing some light industry. The Site is situated on 0.25 acres in a mixed commercial and residential use area. The Site is surrounded by residential property.

Site Features: The site consists of a 13,215 square foot manufacturing building with a paved/gravel parking lot. The manufacturing building consists of a large two story building that fills most of the property, with a small courtyard and driveway. JML Optical, a designer, manufacturer and distributor of precision optical components and systems, is located approximately 60 feet northwest of the Site (vacated in the spring of 2006). A former textile manufacturing facility (Vogt Manufacturing Corporation) is located approximately 1300 feet east of the Site. The former textile manufacturing facility (owned by Conifer Development) is participating in the Department's Brownfield Cleanup Program to investigate and/or implement remedial activities.

Current Zoning: The site is currently zoned as light manufacturing.

Past Use of the Site:

A 1911 Fire Insurance Map Indicates that the center portion of the Site building was constructed prior to 1911. Subsequent Fire Insurance Maps indicate that the southern and northern sections of the building were added to accommodate an automobile repair shop and additional equipment

storage. Later additions include the current office space on the east side of the building and the hallway located on the west side of the building. Discussions with the former owner of the site, as well as later Fire Insurance Maps indicate that at least a portion of the facility was used for a soap manufacturing operation prior to its use by PEM. PEM operated its electric motor refurbishing business until approximately December 2000, when most, if not all, of the operations at the property ceased. PEM operations at the site included: removing paper and lacquer from motor coils, removing oil/residues with a small degreaser, winding motors and the custom fabrication/repair of metal parts. A number of the large machines may have had built in transformers, and possibly capacitors. A representative for the former property owner recalled that the facility used approximately 110 gallons of trichloroethene (TCE) per year in the late 1990's. From December of 2000 to December 2005, the owner cleaned out the building and removed the former heavy equipment, small electric motors and several large electric motors. Several intact containers of machine oil and degreasers, as well as remaining containers of soil from a previous remedial action were removed by MACTEC, under contract to the NYSDEC, in September 2005. The building was sold in December 2005 to Frontier Carpets, Inc. and is currently being used for storing carpets.

PEM contracted Environmental Products and Services to remove approximately fifteen 55-gallon drums of spent solvent, and remove the top several inches of soil from the Site yard for off-site disposal in May/June 2000.

A State Superfund Remedial Investigation / Feasibility Study (RI/FS) was completed in 2005 which included vapor intrusion investigation of nearby homes. An IRM for vapor intrusion was completed February 2007. The Record of Decision (ROD) for the site was signed on March 31, 2008. Additional homes were investigated for Vapor Intrusion in January 2009. The selected remedy in the ROD included the excavation of contaminated soils, cleaning the floors including the floor drain, treating the contaminated groundwater with bio-remediation compounds, placing an institutional control, monitoring the groundwater and periodic certification.

The remedial action completed at the site removed contaminated soils from the site and treated the groundwater with bio-remediation compound. Based on the Site Management Plan prepared for the site, the groundwater and off-site SVI will be monitored and periodic inspection of the asphalt cover. An environmental notice has been executed that will restrict the future use of the building and the groundwater.

Site Geology and Hydrogeology: Overburden soils at the site are approximately eight feet thick. Bedrock in the vicinity of the site consists of near horizontally bedded Upper Silurian age dolomite and shales. The sedimentary bedrock in the Rochester area generally strikes from north-west to south-east or west to east, with a dip to the south southwest of 1 to 2 degrees. Lake Ontario is the regional groundwater discharge for the area. Groundwater at the site occurs primarily in the bedrock/overburden interface and the water table has been measured at depths ranging from 4.4 to 12.4 feet below ground surface across the area of investigation. Groundwater flows both north and south from a groundwater divide located near the north end of the site running east-west. The groundwater flow may be influenced by sewer lines which are trenched 2 to 4 feet into bedrock along the center line of Fernwood Ave. and 4 to 6 feet into bedrock along the center line of Portland Avenue. There are no known drinking water wells located within the area.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=828106

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.

NYSDEC Region 8 Office
Attn: Bart Putzig
6274 East Avon-Lima Road
Avon, NY 14414
phone: 585-226-5349
(bart.putzig@dec.ny.gov)

Who to Contact

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

Project Related Questions
Vivek Nattanmai
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
518-402-9814
vivek.nattanmai@dec.ny.gov

Site-Related Health Questions
Melissa Doroski
New York State Department of Health
Empire State Plaza - Corning Tower Room #1787
Albany, NY 12237
518.402.7860
BEEI@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: 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.

Google earth

feet 200
meters 90

Name, Title	Address 1	Address 2	Street Address	City	State	Zip
Hon. Lovely A. Warren	Mayor, City of Rochester	City Hall, Room 307A	30 Church St.	Rochester	NY	14614
Honorable Maggie Brooks	Monroe County Executive	110 County Office Building	39 W. Main Street	Rochester	NY	14614
Judy A. Seil, Director	Monroe County Dept of Planning and Develo	8100 City Place	50 W. Main Street	Rochester	NY	14614
Robert Morrison	Water Bureau		10 Felix Street	Rochester	NY	14611
David L Watson, Chair	City of Rochester Planning Board	City Hall, Rm 121B	30 Church St.	Rochester	NY	14614
Byron S. Kennedy, MD, PhD, MPH, Director	Monroe County Dept of Public Health	Rm 952	111 Westfall Road	Rochester	NY	14620
Gary Johnson			40 Fernwood Avenue	Rochester	NY	14621
Anna Ortiz			646 Portland Avenue	Rochester	NY	14621
Raymond Rivera			664-666 Portland Avenue	Rochester	NY	14621
Richard Bachelder	JML Optical Industries		678-690 Portland Avenue	Rochester	NY	14621
Lisa Hilarski			29 Fernwood Avenue	Rochester	NY	14621
Current Occupant			35 Fernwood Avenue	Rochester	NY	14621
Current Occupant			39 Fernwood Avenue	Rochester	NY	14621
Current Occupant			43 Fernwood Avenue	Rochester	NY	14621
Lee Zugehoer			56 Fernwood Avenue	Rochester	NY	14621
Eugene Mazzola			626-636 Protland Avenue	Rochester	NY	14621

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, NY 12233-7020
Phone: (518) 402-9543 • Fax: (518) 402-9547
Website: www.dec.ny.gov

Joe Martens
Commissioner

July 31, 2014

Frontier Carpet
Attn: Carla Bonaldi
192 Maiden Lane
Rochester, NY 14616

Dear Ms. Bonaldi:

As mandated by Section 27-1305 of the Environmental Conservation Law (ECL), the New York State Department of Environmental Conservation (Department) must maintain a Registry of all inactive disposal sites suspected or known to contain hazardous waste. The ECL also mandates that this Department notify the owner of all or any part of each site or area included in the Registry of Inactive Hazardous Waste Disposal Sites as to changes in site classification.

Our records indicate that you are the owner or part owner of the site listed below. Therefore, this letter constitutes notification of change in the classification of such site in the Registry of Inactive Hazardous Waste Disposal Sites in New York State. The effective date of the classification change shall be 20 days from the date of this letter.

DEC Site No.: 828106
Site Name: Preferred Electric Motors, Inc.
Site Address: 42 Fernwood Avenue, Rochester, NY 14621
Classification change: Class 2 to Class 4

The reason for the change is as follows:
The remedial action at the site was completed in June 2012. Remedial actions implemented at the site included tank and waste removal, soil excavation, the installation of a soil vapor extraction system, actions to address exposures associated with soil vapor intrusion, and in-situ treatment of contaminated groundwater. The existing cover system, which is comprised of asphalt pavement, will be maintained and will prevent contact with remaining soil contamination. Institutional controls in the form of an environmental notice have been imposed to address human exposures to residual soil, soil vapor, and groundwater contamination at the site. The notice also prohibits the use of groundwater as a source of potable or process water. Compliance with an approved site management plan and annual certification by the property owner to the New York State Department of Environmental Conservation will ensure that the institutional controls remain effective.

Enclosed is a copy of the Department's Inactive Hazardous Waste Disposal Site Report form as it will appear in the Registry. An explanation of the site classifications is available at http://www.dec.ny.gov/chemical/8663.html. The Law allows the owner and/or operator of a site listed in the Registry to petition the Commissioner of the New York State Department of Environmental Conservation for deletion of such site, modification of site classification, or modification of any information regarding such site, by submitting a written statement setting forth the grounds of the petition.

Such petition may be addressed to:

Honorable Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1010

For additional information, please contact Vivek Nattanmai the project manager at 518-402-9685.

Sincerely,

Kelly A. Lewandowski, P.E.
Chief
Site Control Section

KAL/BA/sls
Enclosure

ec: w/Enc.
R. Schick
L. Zeppetelli
A. English
K. Lewandowski
V. Nattanmai, Project Manager

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
Inactive Hazardous Waste Disposal Report

Site Code	828106				
Site Name	Preferred Electric Motors, Inc.	**Address**	42 Fernwood Avenue		
Classification	04	**City**	Rochester	**Zip**	14621
Region	8	**County**	Monroe	**Town**	Rochester (c)
Latitude	43 degrees, 10 minutes, 39.67 seconds			**Estimated Size**	0.2500
Longitude	-77 degrees, 35 minutes, 20.55 seconds				
Site Type		**Disposal Area**	Structure		

Site Description

Site Location: Preferred Electric Motors,Inc. (PEM) is located at 42 Fernwood Ave. near the intersection with Portland Ave. in the city of Rochester in Monroe County in a residential area containing some light industry. The Site is situated on 0.25 acres in a mixed commercial and residential use area. The Site is surrounded by residential property.

Site Features: The site consists of a 13,215 square foot manufacturing building with a paved/gravel parking lot. The manufacturing building consists of a large two story building that fills most of the property, with a small courtyard and driveway. JML Optical, a designer, manufacturer and distributor of precision optical components and systems, is located approximately 60 feet northwest of the Site (vacated in the spring of 2006). A former textile manufacturing facility (Vogt Manufacturing Corporation) is located approximately 1300 feet east of the Site. The former textile manufacturing facility (owned by Conifer Development) is participating in the Department's Brownfield Cleanup Program to investigate and/or implement remedial activities.

Current Zoning: The site is currently zoned as light manufacturing.

Past Use of the Site:

A 1911 Fire Insurance Map Indicates that the center portion of the Site building was constructed prior to 1911. Subsequent Fire Insurance Maps indicate that the southern and northern sections of the building were added to accommodate an automobile repair shop and additional equipment storage. Later additions include the current office space on the east side of the building and the hallway located on the west side of the building. Discussions with the former owner of the site, as well as later Fire Insurance Maps indicate that at least a portion of the facility was used for a soap manufacturing operation prior to its use by PEM. PEM operated its electric motor refurbishing business until approximately December 2000, when most, if not all, of the operations at the property ceased. PEM operations at the site included: removing paper and lacquer from motor coils, removing oil/residues with a small degreaser, winding motors and the custom fabrication/repair of metal parts. A number of the large machines may have had built in transformers, and possibly capacitors. A representative for the former property owner recalled that the facility used approximately 110 gallons of trichloroethene (TCE) per year in the late 1990's. From December of 2000 to December 2005, the owner cleaned out the building and removed the former heavy equipment, small electric motors and several large electric motors. Several intact containers of machine oil and degreasers, as well as remaining containers of soil from a previous remedial action were removed by MACTEC, under contract to the NYSDEC, in September 2005. The building was sold in December 2005 to Frontier Carpets, Inc. and is currently being used for storing carpets.

PEM contracted Environmental Products and Services to remove approximately fifteen 55-gallon drums of spent solvent, and remove the top several inches of soil from the Site yard for off-site disposal in May/June 2000.

A State Superfund Remedial Investigation / Feasibility Study (RI/FS) was completed in 2005 which included vapor intrusion investigation of nearby homes. An IRM for vapor intrusion was completed February 2007. The Record of Decision (ROD) for the site was signed on March 31, 2008. Additional homes were investigated for Vapor Intrusion in January 2009. The selected remedy in the ROD included the excavation of contaminated soils, cleaning the floors including the floor drain, treating the contaminated groundwater with bio-remediation compounds, placing an institutional control, monitoring the groundwater and periodic certification.

The remedial action completed at the site removed contaminated soils from the site and treated the groundwater with bio-remediation compound. Based on the Site Management Plan prepared for the site, the groundwater and off-site SVI will be monitored and periodic inspection of the asphalt cover. An environmental notice has been executed that will restrict the future use of the building and the groundwater.

Site Geology and Hydrogeology: Overburden soils at the site are approximately eight feet thick. Bedrock in the vicinity of the site

consists of near horizontally bedded Upper Silurian age dolomite and shales. The sedimentary bedrock in the Rochester area generally strikes from north-west to south-east or west to east, with a dip to the south southwest of 1 to 2 degrees. Lake Ontario is the regional groundwater discharge for the area. Groundwater at the site occurs primarily in the bedrock/overburden interface and the water table has been measured at depths ranging from 4.4 to 12.4 feet below ground surface across the area of investigation. Groundwater flows both north and south from a groundwater divide located near the north end of the site running east-west. The groundwater flow may be influenced by sewer lines which are trenched 2 to 4 feet into bedrock along the center line of Fernwood Ave. and 4 to 6 feet into bedrock along the center line of Portland Avenue. There are no known drinking water wells located within the area.

Contaminants of Concern (Including Materials Disposed)	Quantity	
OU 01		
TRICHLOROETHENE (TCE)	0.00	
TETRACHLOROETHYLENE (PCE)	0.00	
1,1,1 TCA		gal
BENZENE		gal
TOLUENE		gal
ETHYLBENZENE		gal
XYLENE (MIXED)		gal

Analytical Data Available for : Air, Groundwater, Soil, Soil Vapor, Indoor Air

Applicable Standards Exceeded for: Air, Groundwater, Soil, Soil Vapor

Site Environmental Assessment

Prior to Remediation

Contamination from the on-site disposal of waste solvents (TCE, TCA and PCE) has been documented and confirmed. Contamination was found in on site soils which leach into the groundwater below the site. The RI conducted at the site showed contamination in floor oil and soil residue, sediment from floor drains, subsurface soils and groundwater. The highest PCB concentration ranged from 5400 to 8400 parts per billion (ppb) or micrograms per kilograms (ug/kg) in the oil and soil residue samples collected from the floor. The total VOC concentration in the sediment sample collected from the floor drain was 9671 µg/kg and the SVOCs were detected at a total concentration of 116,000 µ/kg. The maximum concentrations of TCE (22,000 ug/kg) and PCE (390,000 ug/kg) were detected in one of the subsurface soil samples. The highest concentrations of the chlorinated solvent compounds such as 1,1,1- Trichloroethane (2500 µg/L), 1,1- Dichlorethane (730 µg/L), 1,1-Dichloroethene (52 µg/L), cis-1,2-Dicholoroethene (31 µg/L), vinyl chloride (31 µg/L) and Tetrachloroethene (14 µg/L) were detected in groundwater.

Post Remediation:

Subsequent to the PEM surface soil removal action the, NYSDEC conducted limited surface and sub-surface soil sampling in June 2000. In February 2001, based on the high concentration of chlorinated solvents (TCE, tetrachloroethene [PCE], and 1,1,1-trichloroethane [1,1,1-TCA]) detected in surface and sub-surface soils at the site, the NYSDEC contracted MARCOR Remediation to remove approximately 470 tons of contaminated soil and a 1000-gallon underground storage tank (UST) (reportedly contained fuel product) from the Site yard. The excavation was completed to bedrock at about eight-feet below ground surface (bgs). In response to the high concentrations of chlorinated solvents detected in Site soils, the New York State Department of Health (NYSDOH) conducted indoor air sampling at adjacent residences in the summer and fall of 2000, and the winter of 2001. TCE and PCE were detected at concentrations of 440 micrograms per cubic meter (µg/m3) and 510 µg/m3, respectively in air samples collected from the basement of one residence, prompting an Interim Remedial Measure (IRM). In August 2000 the NYSDEC installed a soil vapor extraction (SVE) system in the basement and crawl space of that residence. Samples collected after installation of the SVE system were non-detect for TCE and PCE.

The remedial construction completed at the site has removed the contaminated soil and applied the bio-remediation compounds to address the contaminated soil located close to the building. The floor drain sediment was removed and the floor was cleaned by removing a layer of concrete and placing a new concrete floor. Additional injection of the bioremediation compounds was completed to address the groundwater contamination. The monitoring of groundwater indicates the decreasing trend in groundwater contaminant concentration.

Based on the Site Management Plan prepared for the site, the groundwater and off-site SVI will be monitored and periodic inspection of the asphalt cover. An environmental notice has been recorded that will restrict the future use of the building and the groundwater.

Site Health Assessment

Measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site. Volatile organic compounds in the groundwater may move into the soil vapor (air between soil particles), 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. An evaluation of the potential for soil vapor intrusion to occur will be completed should the current use of the site change or new construction occur on-site. Environmental sampling has identified impacts associated with soil vapor intrusion at three off-site buildings and actions have been taken to address those impacts.

Owners

Current Owner(s)

CARLA BONALDI

FRONTIER CARPET

192 MAIDEN LANE

ROCHESTER NY 14616

Disposal Owner(s)

ROB ALENT

PREFERRED ELECTRIC MOTORS, INC.

42 FERNWOOD AVENUE

ROCHESTER NY 14621

Operators

Current Operator(s)

Preferred Electric Motors, Inc.

42 Fernwood Avenue

Rochester NY 14621

NEW YORK
state department of
HEALTH

Howard A. Zucker, M.D., J.D.
Acting Commissioner of Health

Sue Kelly
Executive Deputy Commissioner

July 24, 2014

Mr. Michael Cruden
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

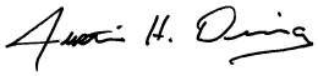
Re: **Final Engineering Report**
Preferred Electric
Site #828106
Rochester (C), Monroe County

Dear Mr. Cruden,

At your Department's request, we have reviewed the June 2012 *Final Engineering Report* for the referenced site. Based on our review, in conjunction with our review of the February 2014 Site Management Pan, I understand that remedial actions implemented at the site included tank and waste removal removal, soil excavation, the installation of a soil vapor extraction system, actions to address exposures associated with soil vapor intrusion, and in-situ treatment of contaminated groundwater. The existing cover system, which is comprised of asphalt pavement, will be maintained and will prevent contact with remaining soil contamination. Institutional controls in the form of an environmental notice have been imposed to address human exposures to residual soil, soil vapor, and groundwater contamination at the site. The notice also prohibits the use of groundwater as a source of potable or process water. Compliance with an approved site management plan and annual certification by the property owner to the New York State Department of Environmental Conservation will ensure that the institutional controls remain effective.

Based on our review, I believe that the remedial actions have been satisfactorily completed in accordance with the Remedial Design Specifications (September 2010) and that measures are in place to prevent human exposures to residual contamination at the site. If you have any questions, please contact me at (518) 402-7860.

Sincerely,



Justin H. Deming
Region Chief – Regions 2 & 8
Bureau of Environmental Exposure Investigation

ec: K. Anders, Ph.D./ M. Doroski / e-File
R. Van Houten – NYSDOH RFO
J. Frazer / S. Hallock – MCHD
J. White / V. Nattanmai – NYSDE Central Office
B. Putzig – NYSDEC Region 8

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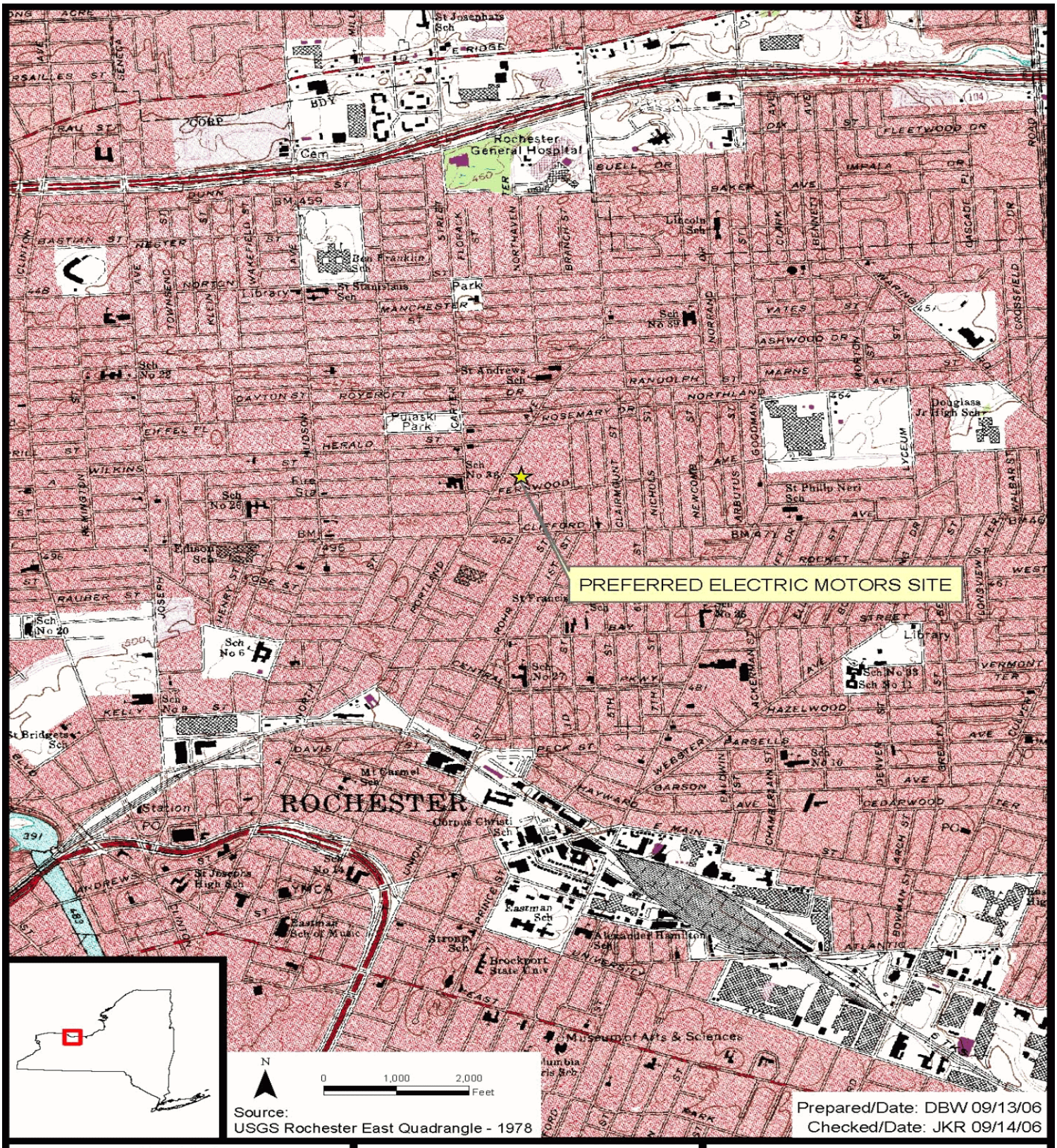
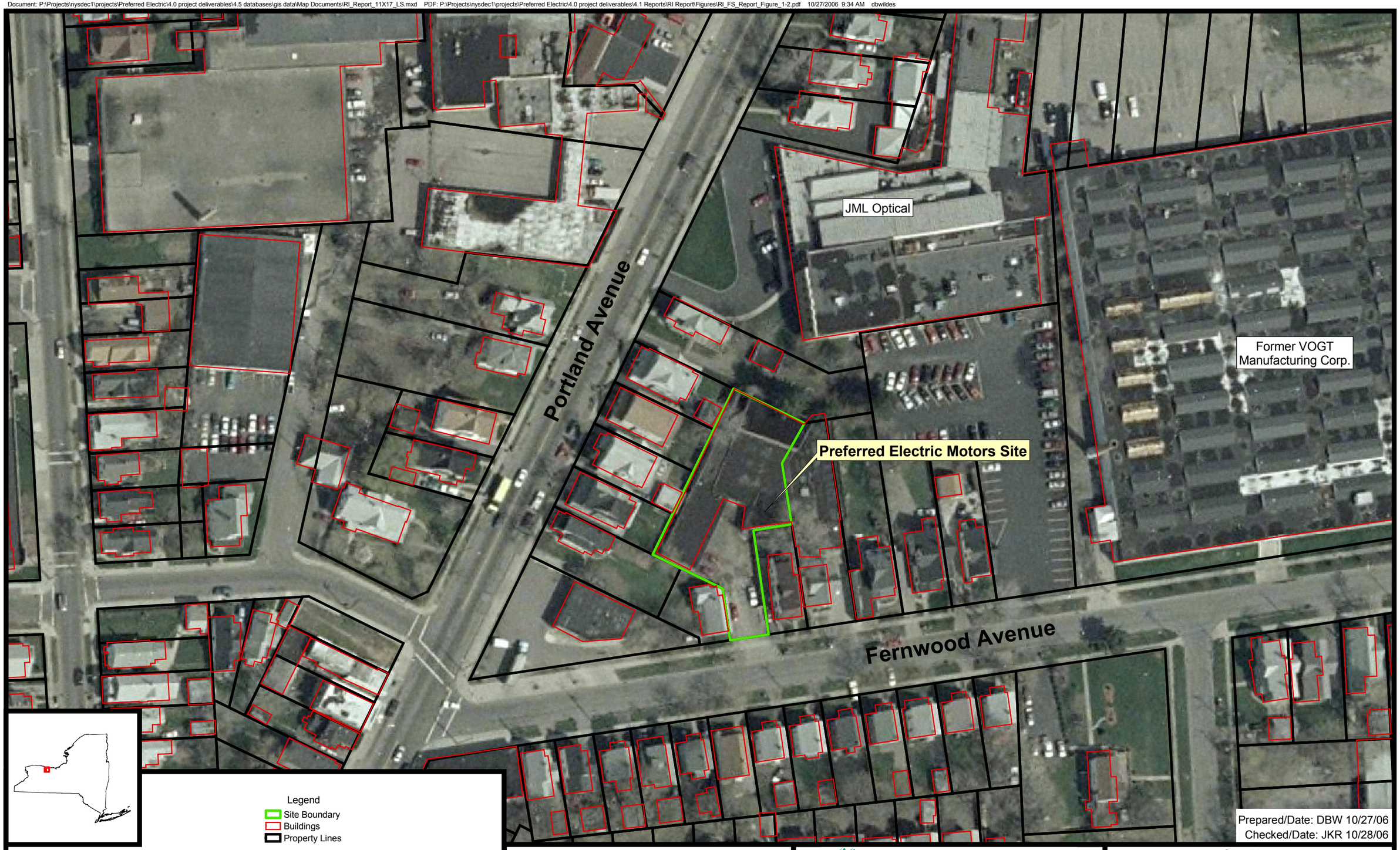


NYSDEC
Preferred Electric Motors Site
Rochester, New York

MACTEC

Site Location
RI/FS Report
Project 3612042020 Figure 1

Document: P:\Projects\nysdec1\projects\Preferred Electric\4.0 project deliverables\4.5 databases\gis data\Map Documents\RI_Report_11X17_LS.mxd PDF: P:\Projects\nysdec1\projects\Preferred Electric\4.0 project deliverables\4.1 Reports\RI Report\Figures\RI_FS_Report_Figure_1-2.pdf 10/27/2006 9:34 AM dbwildes



Legend
- Site Boundary
- Buildings
- Property Lines

N
0 40 80
Feet

Note: 2002 Aerial photo from NYS GIS Clearinghouse.
Property lines and buildings from Monroe County GIS Services

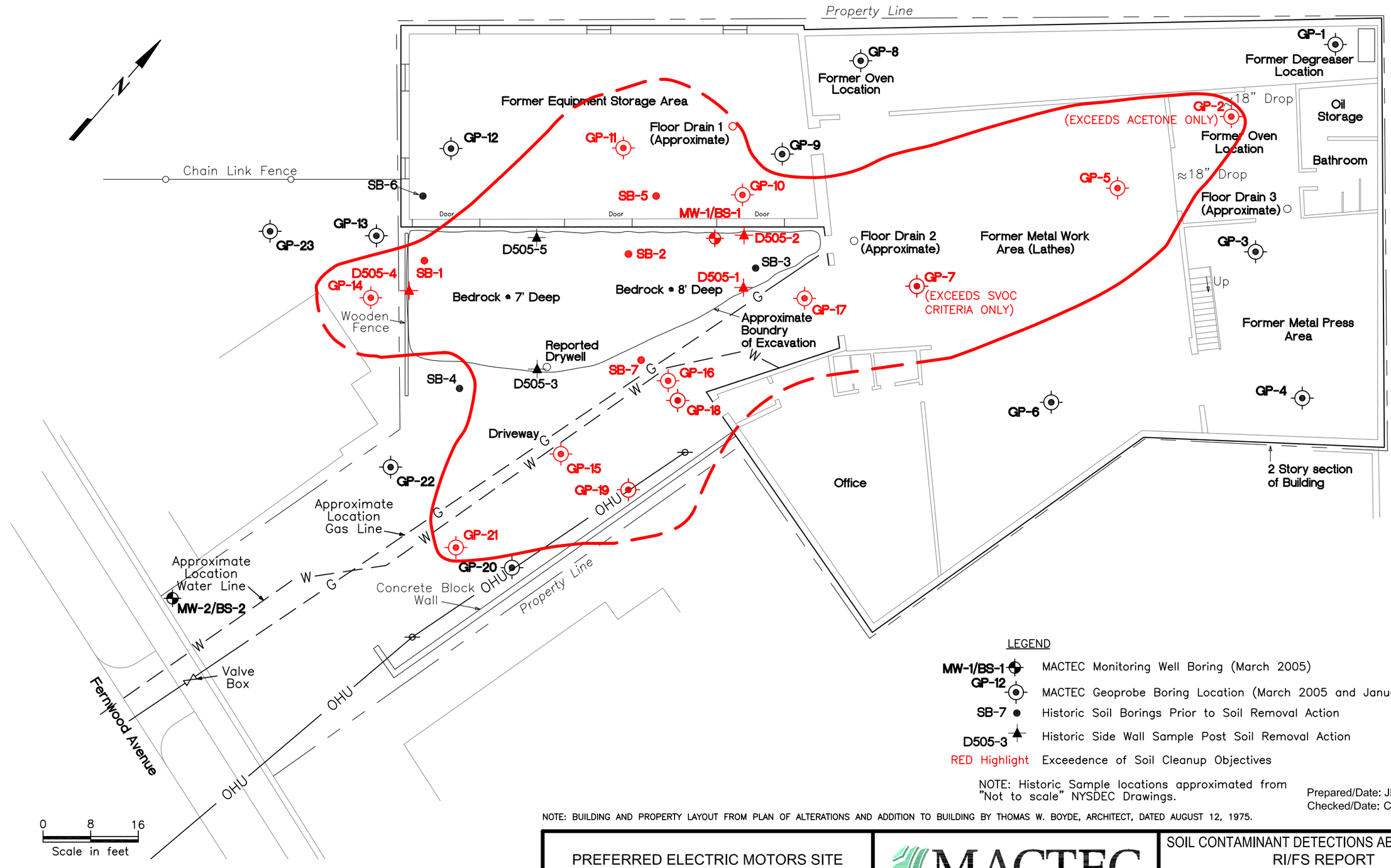
Prepared/Date: DBW 10/27/06
Checked/Date: JKR 10/28/06

NYSDEC
Preferred Electric Motors Site
Rochester, New York

MACTEC

Site Map
RI/FS Report
Project 3612042020

Figure 1



LEGEND

MW-1/BS-1	MACTEC Monitoring Well Boring (March 2005)
GP-12	MACTEC Geoprobe Boring Location (March 2005 and January 2006)
SB-7	Historic Soil Borings Prior to Soil Removal Action
D505-3	Historic Side Wall Sample Post Soil Removal Action
RED Highlight	Exceedence of Soil Cleanup Objectives

NOTE: Historic Sample locations approximated from "Not to scale" NYSDEC Drawings.

Prepared/Date: JKR 10/26/06
Checked/Date: CRS 01/22/07

NOTE: BUILDING AND PROPERTY LAYOUT FROM PLAN OF ALTERATIONS AND ADDITION TO BUILDING BY THOMAS W. BOYDE, ARCHITECT, DATED AUGUST 12, 1975.

PREFERRED ELECTRIC MOTORS SITE
ROCHESTER, NEW YORK

MACTEC

SOIL CONTAMINANT DETECTIONS ABOVE CRITERIA
RI/FS REPORT
Project 3612042020
Figure 3

M:\Projects\nysdec1\PREFERRED ELECTRIC\FIG-4-1.dwg Fri, 26 Jan 2007 - 11:36am delawrence

Document: P:\Projects\nysdec1\projects\Preferred Electric\4.0 project deliverables\4.5 databases\gis data\Map Documents\GW_Analytical_Results.mxd PDF: P:\Projects\nysdec1\projects\Preferred Electric\4.0 project deliverables\4.1 Reports\RI Report\Final\Updated Figures\RI_FS_Report_Figure_4_4.pdf 02/12/2007 11:55 AM crstaples

PZ-1
1,1,1-TCA ND
TCE ND

PZ-2
1,1,1-TCA ND
TCE 4 J

JML Optical

Portland Avenue

JML-1
1,1,1-TCA 0.4 J
TCE 50

JML-2
1,1,1-TCA ND
TCE ND

MW-5
1,1,1-TCA 17
TCE 21
1,1-DCA 14
Cis-1,2-DCE 28

MW-7
1,1,1-TCA ND
TCE ND

MW-4
1,1,1-TCA ND
TCE ND

MW-6
1,1,1-TCA ND
TCE 1 J

Preferred Electric Motors Site

MW-1
1,1,1-TCA 1500
TCE 12 J
1,1-DCA 590
1,1-DCE 47 J
Cis-1,2-DCE 35 J
PCE 13 J
trans-1,2-DCE 15 J
Vinyl chloride 29 J
BTEX 164 J

MW-2
1,1,1-TCA 95
TCE 400
1,1-DCA 550
1,1-DCE 25 J
Cis-1,2-DCE 70
PCE 88
Vinyl chloride 27 J
BTEX 147 J

MW-3
1,1,1-TCA ND
TCE ND

MW-9
1,1,1-TCA ND
TCE 0.9 J

MW-8
1,1,1-TCA ND
TCE ND

Dry

Fernwood Avenue

MW-11
1,1,1-TCA ND
TCE ND

MW-10
1,1,1-TCA ND
TCE ND

Trust Street

Legend

- Sewer Mains
- Site Boundary
- Buildings
- Property Lines
- MACTEC Well (shallow Bedrock)
- JML Well (overburden)
- Groundwater
- Microwell

Notes:
2002 Aerial photo from NYS GIS Clearinghouse.
Wells Surveyed by Lu Engineering.
Samples collected by Mactec in April 2006.
1,1,1-TCA + TCE results shown for all sample locations.
If no results shown, no samples were collected from that location.
All results shown in µg/L. BOLD indicates exceedence of NYS Criteria.

N
0 50 100
Feet

Prepared/Date: DBW 10/27/06
Checked/Date: JKR 10/28/06

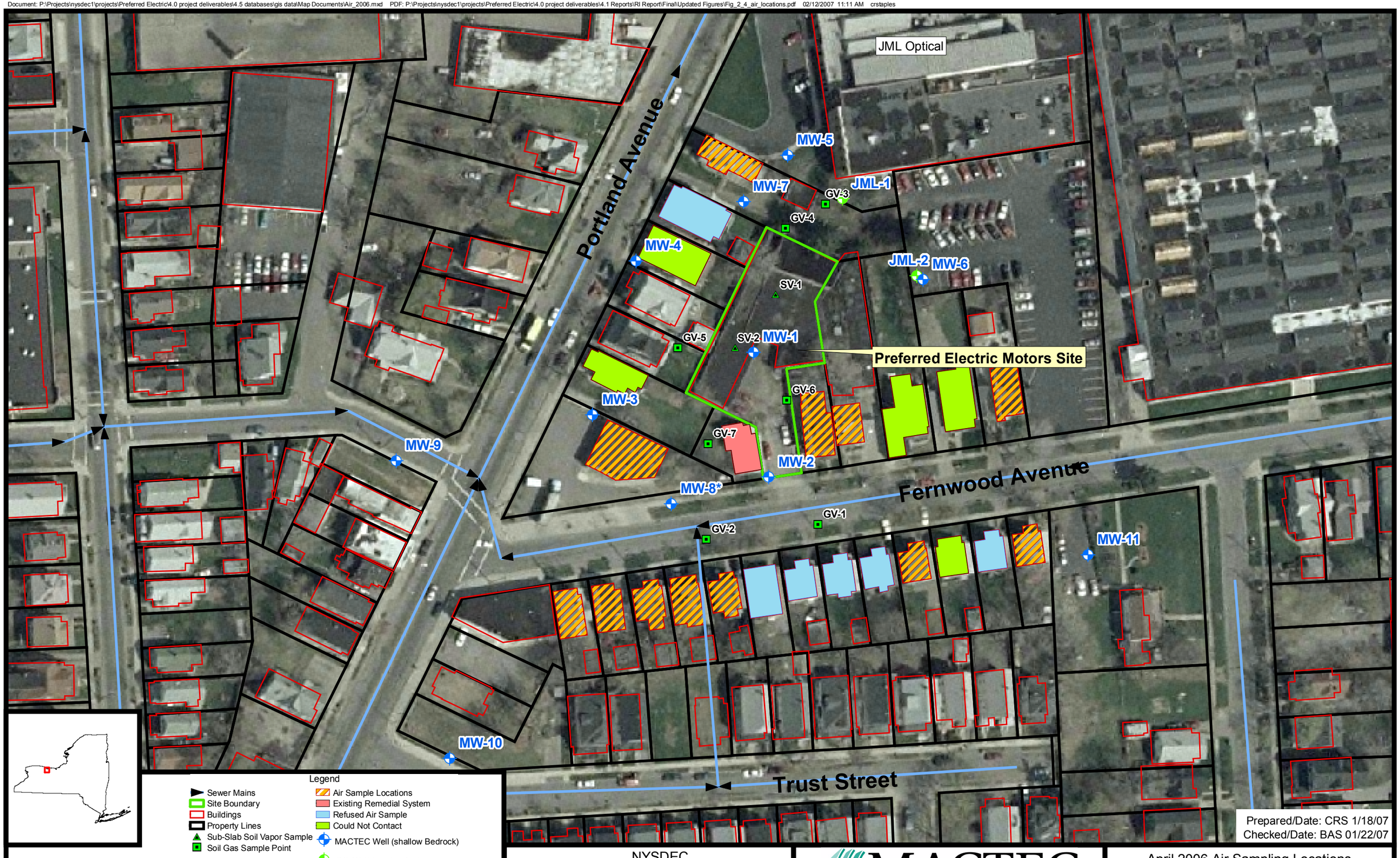
NYSDEC
Preferred Electric Motors Site
Rochester, New York

MACTEC

Phase II GW Results - VOC's Round 3
RI/FS Report
Project 3612042020

Figure 4

Document: P:\Projects\nysdec1\projects\Preferred Electric\4.0 project deliverables\4.5 databases\gis data\Map Documents\Air_2006.mxd PDF: P:\Projects\nysdec1\projects\Preferred Electric\4.0 project deliverables\4.1 Reports\RI Report\Final\Updated Figures\Fig_2_4_air_locations.pdf 02/12/2007 11:11 AM crstaples



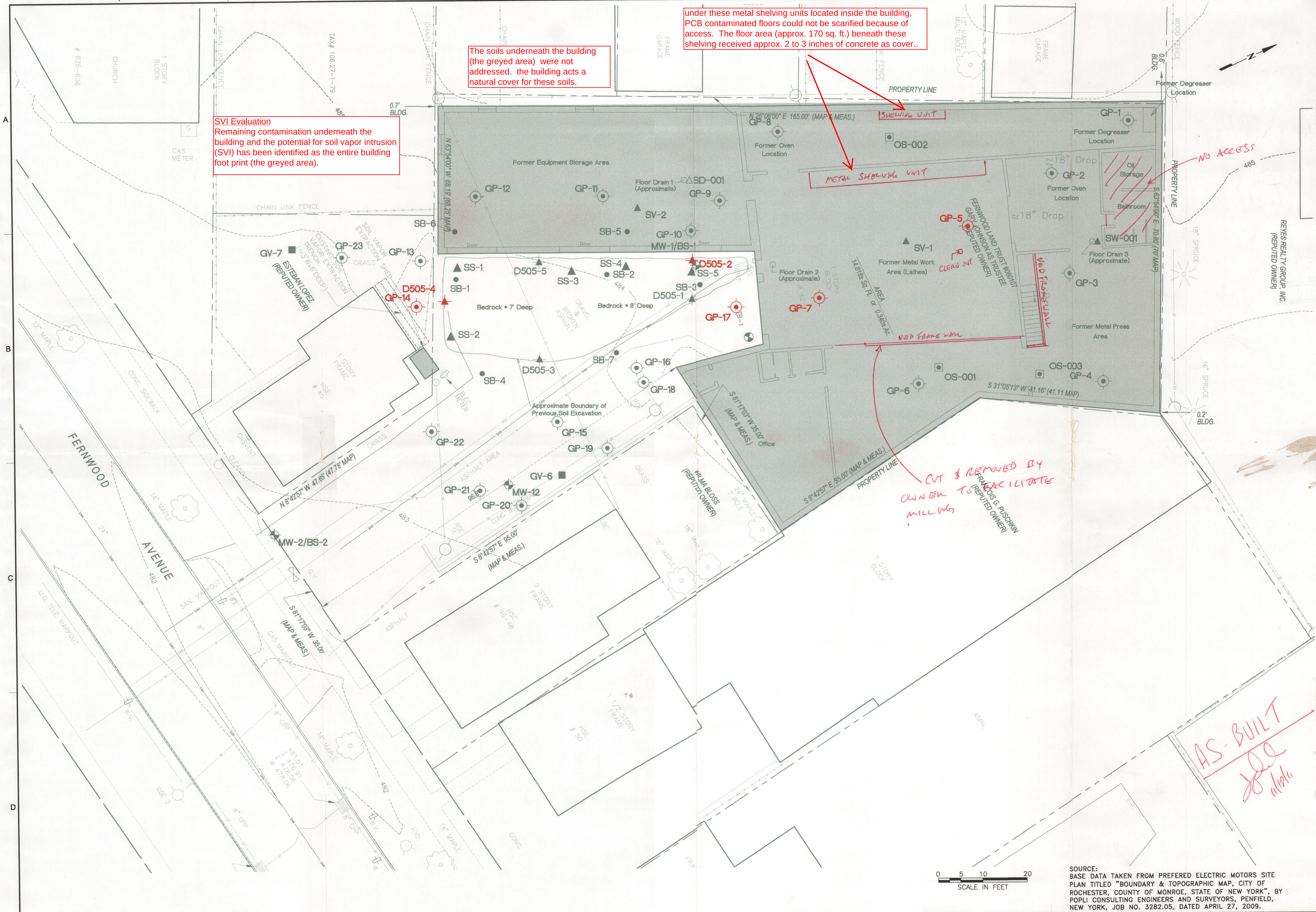
Prepared/Date: CRS 1/18/07
Checked/Date: BAS 01/22/07

NYSDEC
Preferred Electric Motors Site
Rochester, New York

MACTEC

April 2006 Air Sampling Locations

Project 3612042020 Figure 5



The soils underneath the building (the greyed area) were not addressed. the building acts a natural cover for these soils.
under these metal shelving units located inside the building, PCB contaminated floors could not be scarified because of access. The floor area (approx. 170 sq. ft.) beneath these shelving received approx. 2 to 3 inches of concrete as cover..
SVI Evaluation
Remaining contamination underneath the building and the potential for soil vapor intrusion (SVI) has been identified as the entire building foot print (the greyed area).
SHELVING UNIT
METAL SHELVING UNIT
NO ACCESS
WOOD FRAME WALL
CUT & REMOVED BY OWNER TO FACILITATE MILLING
AS-BUILT
CHURCH
GAS METER
CHAIN LINK FENCE
PROPERTY LINE
Former Equipment Storage Area
Former Oven Location
Former Degreaser Location
Former Metal Work Area (Lathes)
Former Metal Press Area
Oil Storage
Bathroom
Floor Drain 1 (Approximate)
Floor Drain 2 (Approximate)
Floor Drain 3 (Approximate)
Bedrock • 7' Deep
Bedrock • 8' Deep
Approximate Boundary of Previous Soil Excavation
SOIL VAPOR EXTRACTION SHED
GP-1
GP-2
GP-3
GP-4
GP-5
GP-6
GP-7
GP-8
GP-9
GP-10
GP-11
GP-12
GP-13
GP-14
GP-15
GP-16
GP-17
GP-18
GP-19
GP-20
GP-21
GP-22
GP-23
GV-6
GV-7
SB-1
SB-2
SB-3
SB-4
SB-5
SB-6
SB-7
SS-1
SS-2
SS-3
SS-4
SS-5
SV-1
SV-2
SD-001
SW-001
OS-001
OS-002
OS-003
MW-1/BS-1
MW-2/BS-2
MW-12
D505-1
D505-2
D505-3
D505-4
D505-5
FERNWOOD AVENUE
ESTEBAN LOPEZ (REPUTED OWNER)
FERNWOOD LAND TRUST #080107 GARY JOHNSON AS TRUSTEE (REPUTED OWNER)
REYES REALTY GROUP, INC. (REPUTED OWNER)
WILMA BLOSS (REPUTED OWNER)
FRANCOIS G. PUSCHKIN (REPUTED OWNER)
14,818± Sq. Ft. or 0.340± Ac.
N 26°06'00" E 165.00' (MAP & MEAS.)
S 31°05'13" W 41.16' (41.11 MAP)
N 8°42'57" W 47.85' (47.78' MAP)
S 8°42'57" E 95.00' (MAP & MEAS.)
S 81°17'03" W 35.00' (MAP & MEAS.)
0 5 10 20
SCALE IN FEET

SOURCE:
BASE DATA TAKEN FROM PREFERED ELECTRIC MOTORS SITE PLAN TITLED "BOUNDARY & TOPOGRAPHIC MAP, CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK", BY POPLI CONSULTING ENGINEERS AND SURVEYORS, PENFIELD, NEW YORK, JOB NO. 3282.05, DATED APRIL 27, 2009.

NO.	DATE	REVISION	BY	APVD
0	9/15/10	ISSUED FOR BID	MAP	MJS
B	12/07/09	90% DESIGN SUBMITTAL TO NYSDEC	MAP	MJS
A	6/26/09	30% DESIGN SUBMITTAL TO NYSDEC	MAP	MJS

DSGN Mark A. Peters DR Richard H. Holman CHK Mark J. Stelmack APVD Mark J. Stelmack

STATE OF NEW YORK LICENSED PROFESSIONAL ENGINEER MARK JAMES STELMACK 080317 9-15-10

New York State Department of Environmental Conservation

REMEDIAL DESIGN
PREFERRED ELECTRIC MOTOR SITE
ROCHESTER, NY
NYSDEC SITE NUMBER 8-28-106

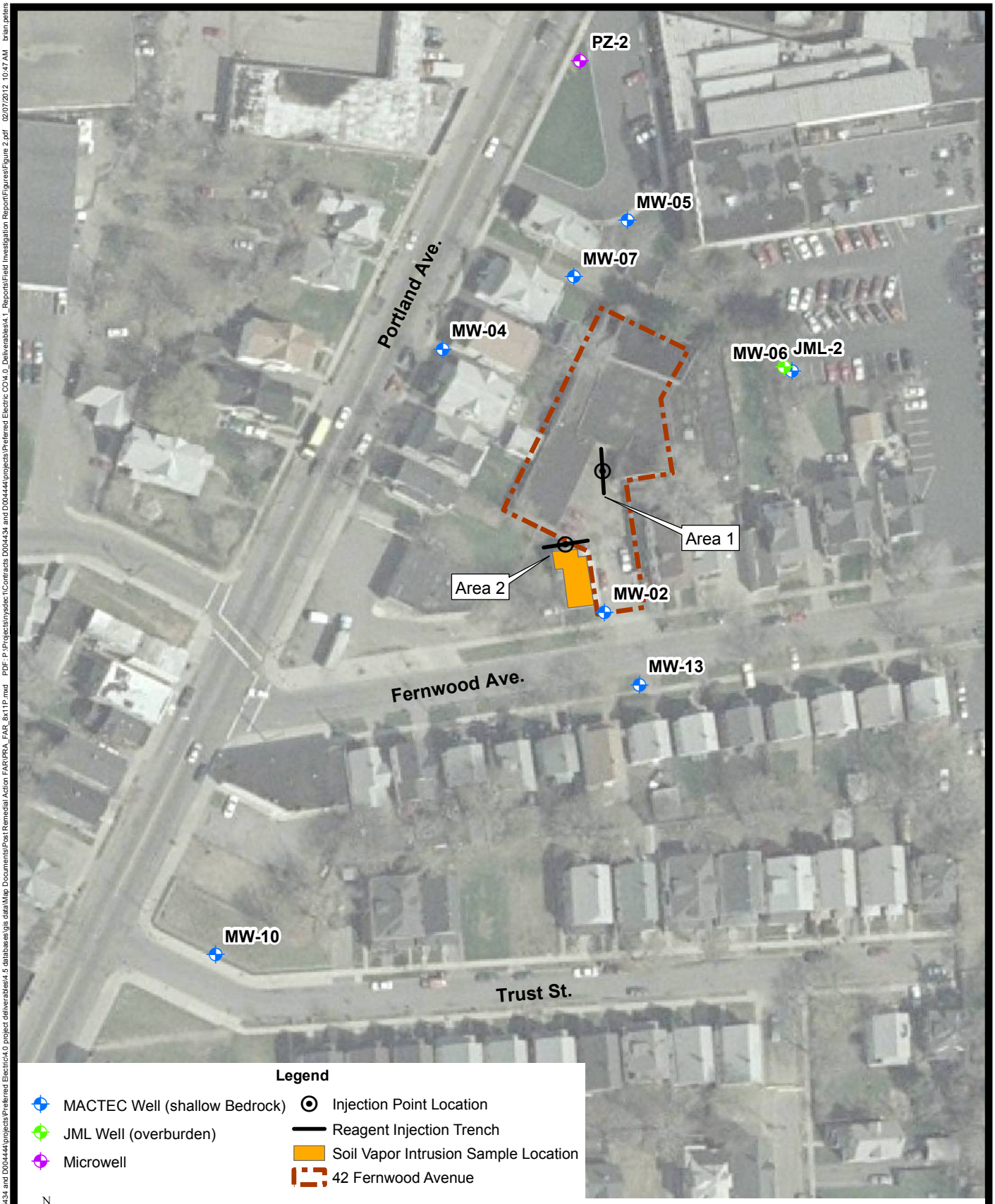
MACTEC
MACTEC Engineering and Consulting, Inc. P.O. Box 7050, 511 Congress Street Portland, Maine 04112-7050 (207) 775-5401

CIVIL
EXISTING CONDITIONS PLAN
Figure 6

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.

DATE	06/18/07
PROJ	3612082118
DWG	C-101
SHEET	3 OF 6

FILE NAME: M:\Projects\nysdec1\PREFERRED ELECTRIC\Remedial Design\C-101.DWG PLOT DATE: Thu, 16 Sep 2010 PLOT TIME: 10:08 AM



Monroe County color digital orthoimagery (2002) obtained from New York State GIS Clearinghouse at: http://www.nysgis.state.ny.us

Prepared/Date: BRP 02/07/12
Checked/Date: BAS 02/07/12

NYSDEC
Preferred Electric Motors Site
Rochester, New York

MACTEC

Sample Locations
Post-Remedial Action
Field Activities Report
Project 3612102171 Figure 7

Table 2: July 2012 Groundwater VOC Results

Location ID		MW-2		MW-4		MW-5		MW-6		MW-6	
Field Sample Date		7/9/2012		7/10/2012		7/9/2012		7/9/2012		7/9/2012	
Field Sample ID		828106-MW00201902		828106-MW00401102		828106-MW00501202		828106-MW00601102		828106-MW00601102D	
Field Sample Depth (ft bgs)		19		11		12		11		11	
QC Code		FS		FS		FS		FS		FD	
Parameter Name	**Criteria**	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1-Dichloroethane	5	**170**		0.5	U	0.5	U	0.5	U	0.5	U
Benzene	1	**20**		0.5	U	0.5	U	0.5	U	0.5	U
Chloroethane	5	0.5	U	0.5	U	0.5	UJ	0.5	U	0.5	U
Cis-1,2-Dichloroethene	5	**13**		0.5	U	**30**	J	0.5	U	0.5	U
Cyclohexane	NS	**13**	J	0.5	UJ	0.5	UJ	0.5	UJ	0.5	UJ
Ethyl benzene	5	1.5		0.5	U	0.5	U	0.5	U	0.5	U
Isopropylbenzene	5	**0.83**	J	0.5	U	0.5	U	0.5	U	0.5	U
Methyl cyclohexane	NS	3.4		0.5	U	0.5	U	0.5	U	0.5	U
Toluene	5	**0.91**	J	0.5	U	0.5	U	0.5	U	0.5	U
trans-1,2-Dichloroethene	5	**5.3**		0.5	U	**2.4**		0.5	U	0.5	U
Trichloroethene	5	**5.8**		**1.2**		**25**	J	**1.4**		**0.94**	J
Vinyl chloride	2	**120**		0.5	U	**2.1**		0.5	U	0.5	UJ
Xylenes (m&p)	5	1	U	1	U	1	U	1	U	1	U

Notes:

Results reported in micrograms per liter (µg/L)

Only detected compounds shown.

Samples analyzed for VOCs by EPA Method SW8260B

ft bgs = feet below ground surface

QC Code:

FS = Field Sample

FD = Field Sample

Qualifiers:

U = Not detected greater than the reporting limit

J = Estimated value

Criteria = Groundwater guidance or standard values from Technical and Operational Guidance Series (TOGS) 1.1.1, "Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations" (NYSDEC, 1998).

* = Guidance Value

NS = No guidance value for compound

Bold = Compound detected in sample

Highlighted results exceed criteria

Table 2: July 2012 Groundwater VOC Results

Location ID		MW-7		MW-8		MW-10		MW-13		JML-2	
Field Sample Date		7/10/2012		7/10/2012		7/9/2012		7/9/2012		7/9/2012	
Field Sample ID		828106-MW00701502		828106-MW00801202		828106-MW01001502		828106-MW01301502		828106-JML0200602	
Field Sample Depth (ft bgs)		15		12		15		15		6	
QC Code		FS		FS		FS		FS		FS	
Parameter Name	**Criteria**	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1-Dichloroethane	5	0.5	U	0.5	U	0.5	U	**36**		0.5	U
Benzene	1	0.5	U	0.5	U	0.5	U	**4**		0.5	U
Chloroethane	5	0.5	U	0.5	U	0.5	U	**3**		0.5	U
Cis-1,2-Dichloroethene	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Cyclohexane	NS	0.5	UJ	0.5	UJ	0.5	UJ	**4.9**	J	0.5	UJ
Ethyl benzene	5	0.5	U	0.5	U	0.5	U	**1**	J	0.5	U
Isopropylbenzene	5	0.5	U	0.5	U	0.5	U	**0.7**	J	0.5	U
Methyl cyclohexane	NS	0.5	U	0.5	U	0.5	U	**8.2**		0.5	U
Toluene	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
trans-1,2-Dichloroethene	5	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Trichloroethene	5	**1.3**		0.5	U	0.5	U	0.5	U	0.5	U
Vinyl chloride	2	0.5	U	0.5	U	**11**		0.5	UJ	0.5	U
Xylenes (m&p)	5	1	U	1	U	1	U	**1.5**	J	1	U

Notes:

Results reported in micrograms per liter (µg/L)

Only detected compounds shown.

Samples analyzed for VOCs by EPA Method SW8260B

ft bgs = feet below ground surface

QC Code:

FS = Field Sample

FD = Field Sample

Qualifiers:

U = Not detected greater than the reporting limit

J = Estimated value

Criteria = Groundwater guidance or standard values from Technical and Operational Guidance Series (TOGS) 1.1.1, "Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations" (NYSDEC, 1998).

* = Guidance Value

NS = No guidance value for compound

Bold = Compound detected in sample

Highlighted results exceed criteria