

Public Meeting Invitation

**Monday
March 16, 2009
7:00 p.m.**

Town of Gates Town Hall
Town Hall Meeting Room
1605 Buffalo Road, Gates,
(585) 247-6100

The New York State Departments of Environmental Conservation and Health will discuss the proposed remedy for the 640 Trolley Boulevard Site. At the meeting, representatives from the NYSDEC and NYSDOH will:

- Describe results of the site investigations;
- Explain the proposed remedy;
- Answer your questions about the remedy; and
- Receive your verbal or written comments about the proposal.

PUBLIC COMMENT PERIOD

**From: February 27, 2009
To: March 28, 2009**

FACT SHEET

February 2009

640 TROLLEY BOULEVARD SITE
SITE No. 828108
640 Trolley Boulevard,
Gates, New York

Remedial Action Proposed for the 640 Trolley Boulevard Site

Public Meeting, Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), has proposed a cleanup remedy to address contamination identified at the 640 Trolley Boulevard site in Gates, New York (*see location map on page 4*).

The Proposed Cleanup Action: Highlights include excavation of contaminated soils, long-term groundwater quality monitoring, and imposition of an environmental easement with periodic certification. This proposal is described in the site's Proposed Remedial Action Plan or PRAP. The PRAP was developed following a detailed investigation of the site. It evaluates different options to clean up the site and presents the alternative preferred by the NYSDEC and NYSDOH.

See pages 2 and 3 of this fact sheet for a summary of the PRAP, site background, and summary of the site investigation. The full PRAP is available for your review at the document repositories listed on page 3.

Your Opportunities to Comment on the Proposed Remedy: Release of the PRAP begins a process to finalize selection of the remedy for the site. Your comments and input about the proposed clean up are important and encouraged.

Your oral and written comments about the PRAP are welcome at the **public meeting** (see sidebar) and during the **public comment period** which runs until March 28, 2009. Written comments also may be mailed until the end of the comment period to:

Jason M. Pelton
New York State Department of Environmental Conservation
Division of Environmental Remediation
12th Floor, 625 Broadway
Albany, NY 12233-7016
email: jmpelton@gw.dec.state.ny.us

What Happens Next: All comments received during the public comment period will be considered as the remedy for the 640 Trolley Boulevard site is finalized. Public input will be factored into a report called the Record of Decision which will describe the remedy selected and why it was chosen. NYSDEC will respond to comments in a responsiveness summary included in the Record of Decision.

Summary of Proposed Remedial Action

The PRAP identifies the remedy preferred by the NYSDEC and NYSDOH to remediate PCB and volatile organic compound (VOC) contamination in site soil and VOC contamination in site groundwater. The proposed alternative was chosen following a detailed investigation of the site and evaluation of alternatives for remediating the contamination.

The primary elements of the proposed remedy include:

- Excavation of contaminated soil in two separate areas north of the 640 Trolley Boulevard Building to remove soils that have elevated concentrations of PCBs and VOCs.
- Imposition of an institutional control in the form of an environmental easement that would limit property use, require compliance with a site management plan, and restrict groundwater usage.
- A long-term groundwater monitoring program would be instituted. This program would allow the effectiveness of the soil excavation along with the natural breakdown of site contaminants to be monitored. Data collected during the RI document that VOCs in groundwater are degrading under natural site conditions.

Costs and Funding for the Site Remedy

The total present worth to construct and implement the proposed remedy is estimated at \$555,000. This remedy would be funded through the State Superfund. The State Superfund is used when responsible parties cannot be found or are unable to fund an investigation or cleanup. The State may try to recover costs from a responsible party after the investigation and cleanup are complete.

Site Investigation

The purpose of the NYSDEC remedial investigation (RI) was to define the nature and extent of contamination resulting from previous activities at the site. The investigation was conducted between July 2006 and November 2007. Detailed descriptions of the field activities and findings of the investigation are described in the remedial investigation report that is available for review in the document repositories.

During the RI, monitoring wells were installed and groundwater samples were collected for lab analysis to

define the limits of the groundwater contamination. Soil vapor, sub-slab soil vapor, and indoor air samples were collected at the on-site and adjacent off-site property to evaluate the potential for vapor intrusion. Finally, surface and subsurface soil samples were collected from several locations at the 640 Trolley Boulevard property to assess the distribution of PCBs and VOCs and to identify possible disposal areas.

Data collected as part of the RI suggest that PCB and VOC disposal occurred at the location of a former drywell/disposal pit. This disposal has resulted in VOC and PCB contamination in soil and groundwater around the former drywell/disposal pit. The data also suggests that during past parking lot expansion activities, some surface soils containing PCBs from around the drywell/disposal pit were relocated to the northwest margin of the parking area. The results from sub-slab soil vapor and indoor air sampling completed at four locations did not require actions to be taken to address exposures to site contaminants.

Interim Remedial Measures

An interim remedial measure or IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed immediately.

During the PSA, 20 gallons of liquid waste and 19.5 tons of PCB and VOC contaminated soil were removed from the drywell area and disposed of off-site. At the start of the RI, approximately 280 tons of additional PCB contaminated soil was excavated from the north-central part of the site and disposed of off-site.

Site Related Exposure Assessment

No completed exposure pathways have been identified at this site. The surrounding area is served by public water and the site is completely paved or covered by the on-site structure and a portion of the site is fenced; therefore, exposures to drinking contaminated groundwater or exposures to contaminated sub-surface soil are not likely. The potential for exposures related to soil vapor intrusion has been evaluated in the on-site and adjacent off-site structure and it was determined that no further actions are necessary at this time.

Site History

The 640 Trolley Boulevard site is located in the Town of Gates, and is bounded by Trolley Boulevard to the south, Trolley Circle to the east, and by industrial and commercial properties to the north and west. The approximately 1.12-acre parcel is zoned general industrial and located in a mixed commercial and light industrial area. The area is served by municipal water and sewer.

Several commercial businesses operated as tenants at the 640 Trolley Boulevard site since construction in 1964. In 2000 while a tenant was expanding the rear parking area, a drywell/disposal pit was discovered immediately north of the site building. With the

discovery of a drywell/disposal pit and its contents including a brown oily liquid, the NYSDEC completed a Preliminary Site Assessment (PSA). The PSA documented high concentrations of PCBs and VOCs in soil around the drywell and VOCs in site groundwater. The use and handling of PCBs and VOCs and the possible disposal of these contaminant into the drywell by site tenants has contributed to the on-site contamination.

Due to the presence of PCBs and VOCs in site soil and groundwater, the site was listed as a Class 2 site on the NYS Registry of Inactive Hazardous Waste Disposal Sites in 2002.

Document Repositories: *To review the complete PRAP and other site information:*

Gates Public Library

1605 Buffalo Road
Gates, NY 14624
(585) 247-6446
Hours: M-F 10-9
(Contact Judy MacKnight)

NYSDEC Region 8 Office

6274 E. Avon-Lima Road
Avon, New York 14414
Hours: M - F 8:30 a.m. - 4:00 p.m.
Appointment requested;
contact Lisa LoMaestro Silvestri at
(585) 226-5326

NYSDEC Central Office

625 Broadway, 12th Floor
Albany, NY 12233-7016
Hours: M - F 8:30 a.m. - 4:00 p.m.
Appointment requested;
contact Jason Pelton at
(518) 402-9814 or 888-459-8667

For More Information: *Call or write the following staff for more information about:*

**Meeting/Comment Period/
Technical Information:**

Jason Pelton, Project Manager
NYSDEC Central Office
625 Broadway, 12th Floor
Albany, NY 12233-7016
Phone: (518) 402-9814 or
(888) 459-8667
E-mail: jmpelton@gw.dec.state.ny.us

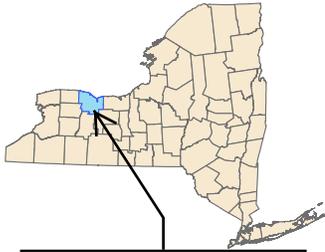
**Site-Related Health
Information:**

Katherine Comerford
NYSDOH, Rochester Office
335 E. Main Street
Rochester, New York 14604-
2127
Phone: (585) 423-8156
Email: kjc05@health.state.ny.us

Citizen Participation:

Lisa LoMaestro Silvestri
NYSDEC Region 8
6274 E. Avon-Lima Road
Avon, New York 14414
Phone: (585) 226-5326
Email: lasilves@gw.dec.state.ny.us

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



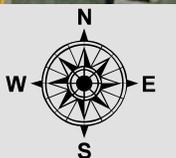
Monroe County



New York State Department of Environmental Conservation
Division of Environmental Remediation



640 Trolley Boulevard Site



North American Datum 1983
UTM Zone 18N



FIGURE 1
Site Location Map