



# FACT SHEET

## State Superfund Program

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Site Name: 235 Metro Park Brighton  
DEC Site #: 828150  
Site Address: 235 Metro Park  
Brighton, NY 14623

February 2012

### Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

**Public Meeting, Thursday, 3/15/2012 at 7:00 PM**

**Downstairs Meeting Room at the Brighton Town Hall, 2300 Elmwood Avenue**

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC or Department) related to 235 Metro Park Brighton ("site") located at 235 Metro Park, Brighton, 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."

**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>

#### How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 29, 2012 through March 29, 2012. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

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.

#### Proposed Remedial Action Plan

The remedy proposed for the site includes:

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

remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling, and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes that balance ecological, economic, and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.

2. Injections of biological amendments via direct injections will be conducted in the PCE and the TCE areas of concern. The biological amendments are anticipated to be injected to a depth of approximately 20 feet below grade. The injection method and depth will be modified as needed based on site conditions and the remedial design program discussed in item 1 above. Prior to full implementation of this technology, a bench-scale study will be conducted to more clearly define the design parameters. Once the bench-scale study has been completed the full scale implementation of the remedy will be conducted at the site. Based on the current understanding of the geological and hydrogeological conditions at the site it is anticipated that the injection points will be closely spaced.

3. A site cover currently exists and will be maintained to allow for commercial use of the site. Any site redevelopment will maintain a site cover, which may consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

4. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or Monroe County Health Department;
- prohibits agriculture or vegetable gardens on the controlled property; and
- requires compliance with the Department approved Site Management Plan.

5. A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and

engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

- Institutional Controls: See item #4 above.
- Engineering Controls: See item #3 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations;
- descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
- a provision for evaluation of the potential for soil vapor intrusion or any buildings occupied or developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- groundwater monitoring, primarily sampling for VOCs, will be conducted within the treatment area and downgradient of the treatment area to evaluate the effectiveness of the remedial alternative and determine the need for additional biological amendments;
- a schedule of monitoring and frequency of submittals to the Department;
- monitoring for vapor intrusion for any buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed in item 5 above.

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NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by Fischbach,LLC.

### **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. The project then moves to designing and performing the cleanup action to address the site contamination.

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

### **Background**

Location:

The 235 Metro Park Brighton site is located in a suburban area of Monroe County within the Town of Brighton. Metro Park is a commercial and light industrial park located along West Henrietta Road. The site is located approximately 4 miles south of downtown Rochester and is due west of Monroe Community College.

Site Features:

The main feature of the site includes a building with a footprint of approximately 20,000 sq ft that has a loading dock area and a parking lot. The site also has a vacant grassy area and a

landscaped lawn. Metro Park roadways bound the site on 2 sides.

**Current Zoning/Use(s):**

The site is currently an active site and is zoned for commercial and light industrial use. The building is being used for label manufacturing and associated office space. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is an apartment complex known as Rustic Village Apartments about 2 tenths of a mile north of the site.

**Past Use(s):**

A variety of light industrial and commercial enterprises have occupied the site. The building, reportedly constructed in 1968, was used for sales and service of electric motors and transformers until May 2001. The building has been used more recently for label making operations and associated office space. Prior uses that appear to have led to site contamination include the servicing of electric motors, including degreasing, coil stripping, and spray painting operations.

The remedial investigation, interim remedial measure (IRM), and remedial design phase work was conducted under the Voluntary Cleanup Program by the site's owner (235 Metro Park Associates, LLC). The IRM consisted of the removal of an underground storage tank, surficial soil removal, and cleanup of PCBs on flooring slab. The environmental data collected during the remedial investigation, IRM, and the remedial design investigation was used during the remedy selection process.

The site is currently known as 235 Metro Park Brighton. A cross reference site number associated with the VCA is V00942.

**Site Geology and Hydrogeology:**

Borings advanced at the site indicate undifferentiated silt, silty sand, and clay strata extending to approximately 65 to 68 feet below ground surface. Glacio-lacustrine deposits are underlain by a silty sand and to gravelly sand unit that may represent glacial outwash deposits. The glacial outwash deposits extend to approximately 74 feet below ground surface. Beneath the glacial outwash deposits is a very dense undifferentiated glacial till consisting of silty sand which is approximately 3.5 feet thick. Based on borings completed at the site the till contacted top of bedrock at 76.5 feet and 84 feet below ground surface.

The saturated water table is typically less than 5 feet below ground surface. The groundwater beneath the site flows radially toward the southwest, north-northeast, and northwest from an elevated groundwater mound in the southeastern portion of the site. A deeper zone of groundwater was encountered at approximately 18.5 - 24 feet below ground surface.

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

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=828150>

**FOR MORE INFORMATION**

**Where to Find Information**

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

Brighton Town Library  
Attn: Karen Kase-Mclaren  
2300 Elmwood Avenue  
Rochester, NY 14618  
Phone: (585) 784-5300

### **Who to Contact**

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

#### Project Related Questions

Charlotte Theobald  
Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5354  
cbtheoba@gw.dec.state.ny.us

#### Site-Related Health Questions

Katherine Fish  
New York State Department of Health  
335 East Main Street  
Rochester, NY 14604-2127  
585-423-8156  
kjc05@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**

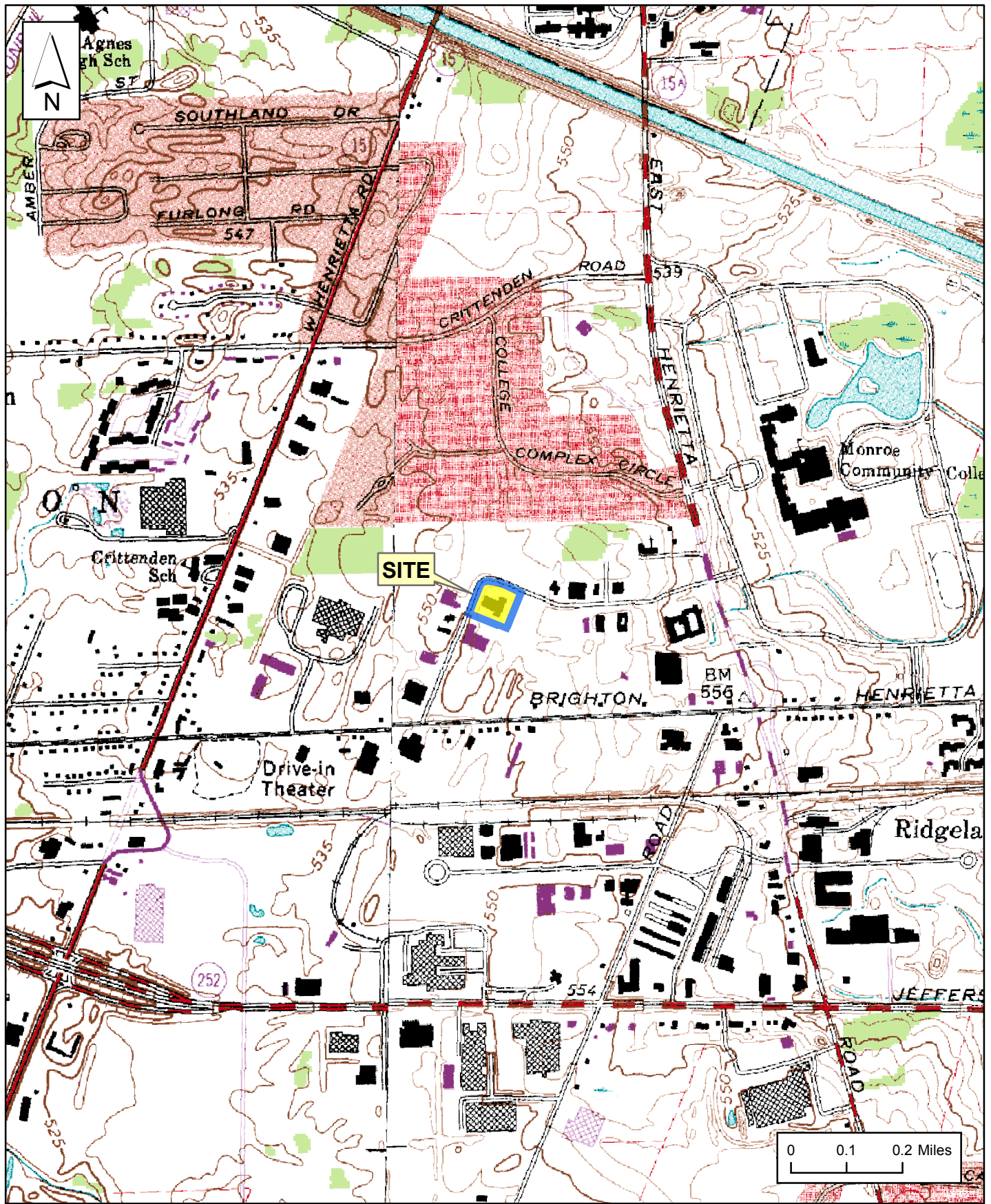
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



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

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.



**SITE LOCATION MAP**  
**235 METRO PARK, ROCHESTER, NY**

**FIGURE 1**