



# FACT SHEET

## Brownfield Cleanup Program

Former General Circuits, Inc.  
Rochester, NY  
C828085

January 2008

### Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at the former General Circuits facility located at 95 Mount Read Boulevard in the City of Rochester in Monroe County (Site) under New York State's Brownfield Cleanup Program (BCP). See map for the location of the site. 95 Mt. Read Blvd., LLC will soon begin remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC previously accepted an application submitted by 95 Mt. Read Blvd., LLC to participate in the BCP. The application proposes that the site will be used for commercial/industrial purposes.

#### Highlights of the Upcoming Site Remedial Activities

The upcoming remedial activities have several goals:

- 1) remediate groundwater contamination at the site, and
- 2) account for the intended or reasonably anticipated future use of the site.

*"Remedial activities"* and *"remediation"* refer to the necessary actions to address any known or suspected contamination associated with the site.

In the upcoming months, 95 Mt. Read Blvd., LLC will be implementing a remedial action (clean up) as stipulated in the Record of Decision (ROD) dated March 2005. The ROD specifies remediation of both soils and groundwater at the site. The construction necessary for the next phase of the cleanup will take place on-site (i.e., within and in proximity to the on-site building), and will address contaminated groundwater. Groundwater remediation will be performed using an extraction (pump) and treatment system designed to contain the contaminant plume (i.e. prevent contaminants from moving off of the site), and to remove the contaminants from the groundwater. The components of the groundwater extraction and treatment system include:

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

- Installation of four groundwater extraction wells on-site. Three of the extraction wells will be located inside the building to focus on the most contaminated areas. The fourth extraction well will be placed outside of the building, adjacent to the building's northeast exterior wall. The purpose of this exterior well is to prevent groundwater contaminants from moving off-site. Pumps installed in each extraction well will continuously withdraw groundwater for treatment. Groundwater will also be extracted from the basement sump

system. Installation of the groundwater extraction wells is anticipated to begin by March of 2008.

- Installation of four new on-site groundwater monitoring wells. The monitoring wells will be periodically tested to determine if the extraction and treatment system is successfully cleaning up the groundwater.
- Installation of an on-site groundwater treatment system to remove contaminants from the extracted groundwater prior to discharging it to the Monroe County sanitary sewer system. The groundwater treatment system will handle an estimated flow of 3.5 gallons per minute and will be located in the basement. Testing will be performed to verify that the treatment system successfully reduces contaminants to levels compliant with the site's sanitary sewer discharge permit.

The construction work described herein will be completed on-site, with the majority of the work being completed indoors, in an area that is primarily industrial in nature. Impacts upon the general public are anticipated to be minor, consisting primarily of some noise being generated during installation of the groundwater wells. Impacts upon current tenants of the building will include general construction noise and site access limitations during construction, the most significant of which will be temporarily blocked hallways and other site areas. To minimize these impacts, some construction activities will be scheduled for completion during off-hours (nights and weekends), as feasible. Site activities will be monitored in accordance with the project's Health and Safety Plan and Community Air Monitoring Plan to minimize potential exposures.

### **Next Steps**

95 Mt. Read Blvd., LLC is expected to begin groundwater remedial activities at the site by March of 2008. The construction activities are expected to take two to three months to complete. The groundwater extraction and treatment system will operate for 5 to 10 years, or until chromium concentrations are reduced to levels that will not interfere with other planned groundwater remediation activities. NYSDEC will oversee the remedial activities.

The construction of the groundwater extraction and treatment system represents one part of the overall cleanup plan for the former General Circuits site. Sub-slab depressurization systems and air purifiers were previously installed at the site to limit human exposures to contaminant vapors. These systems are tested to verify that they are effective and corrective measures are taken as needed. Other parts of the cleanup plan that will be completed in the future include:

- removal and off-site disposal of chromium contaminated soils from the area of greatest contamination located underneath a portion of the building;
- *in-situ* (in place) chemical reduction of the contaminated groundwater;
- development of a Site Management Plan;
- implementation of an institutional control in the form of an environmental easement; and
- periodic certification that the remedy remains effective.

Upon completing all remedial activities, 95 Mt. Read Blvd., LLC must submit to NYSDEC a Final Engineering Report (FER). The FER will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

Once NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then issue a Certificate of Completion to 95 Mt. Read Blvd., LLC. Upon issuance of a Certificate of Completion, 95 Mt. Read Blvd., LLC:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A fact sheet will be sent to the site contact list that describes the content of the FER. The fact sheet will identify any institutional controls (for example, an environmental easement) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

## **Background**

The site consists of approximately 3.5 acres of land which is zoned industrial/commercial and which has been improved with a single story 108,000 square-foot building with a partial basement. The original portion of the building was constructed in 1920 and was reportedly owned and operated by Rochester Lithograph Corporation, which used the site as a printing facility. General Circuits became the owner/operator in the early 1960's and manufactured printed copper circuit boards using chromic acid as an etching agent. As a result of bankruptcy, General Circuits closed the facility in 1990.

Environmental investigations of the property were performed in 1990 as part of the property transfer procedure. The results indicated that groundwater beneath the building was contaminated with various volatile organic compounds (VOCs), including the chlorinated VOCs trichloroethene (TCE) and perchloroethene (PCE). TCE and PCE are commonly used in industrial processes for removing grease from parts. Maguire Properties Inc. (MPI) purchased the site in 1991, and subdivided and leased the building to small light industrial and commercial businesses. In 1992 a groundwater treatment system was installed to treat the basement sump effluent to meet Monroe County Pure Waters permit requirements for discharge to the sanitary sewer system.

Additional investigation activities were performed between 1992 and 1995. The results from these investigations indicated that chromium was also present at elevated concentrations in soil and groundwater. The highest concentrations were located within a former shipping room that was identified as the likely source area. In 1996, a removal action was conducted in the chromium source area. The removal action included the excavation and removal of floor drains, soil and an underground sump in the former shipping room. At the conclusion of the removal efforts, elevated chromium concentrations remained in the subsurface soil.

In 1998, MPI signed an Order-on-Consent, with NYSDEC. The agreement required MPI to conduct a formal Remedial Investigation (RI) to assess the environmental contamination associated with the site and subsequently complete a Feasibility Study (FS) to evaluate options for cleanup. The RI was completed in several phases between 1998 and 2004. The RI results confirmed that soil and groundwater beneath portions of the building were contaminated with chromium and VOCs; however, the surrounding properties did not appear to be impacted. The results also indicated that TCE and PCE were present as vapors beneath select portions of the building. To address the TCE and PCE vapors, a sub-slab depressurization system was installed to extract vapors from underneath the building and vent it to the outside air via roof penetrating pipes. In addition, activated carbon air purifiers were also installed in the building in areas where it was determined the sub-slab depressurization system had no effect. The effectiveness of these measures is being evaluated.

The FS was completed in January 2005. Based on the results of the RI/FS, NYSDEC issued a ROD dated March 2005 in which soil removal and groundwater extraction and treatment followed by *in-situ* chemical reduction was selected as the remedy.

MPI transferred the property to the current owner, 95 Mt. Read LLC, in 2005. Subsequently, 95 Mt. Read Blvd., LLC submitted a BCP application that was accepted in June 2005. The remedial work identified in the March 2005 ROD will be conducted under a Brownfield Cleanup Agreement between 95 Mt. Read Blvd. LLC and NYSDEC. Documents associated with the RI, FS, ROD, and BCP application are available for review at the document repositories listed below.

## **FOR MORE INFORMATION**

### **Document Repository**

Local document repositories have been established at the following locations to help the public review important project documents. These documents include the Remedial Design Work Plan for the groundwater extraction and treatment system and the application to participate in the BCP accepted by NYSDEC:

Arnett Branch Library  
310 Arnett Boulevard  
Rochester, New York  
(585) 428-8214  
Hours:  
Mon & Wed: 12-6  
Tues: 10-8  
Thurs: 11-8  
Fri: 12-5  
Sat: 12-4  
Sun: Closed

NYS Department of Environmental Conservation  
Region 8 Office  
6274 E. Avon-Lima Rd.  
Avon, NY 14414-9519  
Hours: Monday – Friday 8:30-4:45  
(585) 226-5326  
(Contact Lisa A. LoMaestro Silvestri for an appointment)

### **Who to Contact**

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

#### Project Related Questions

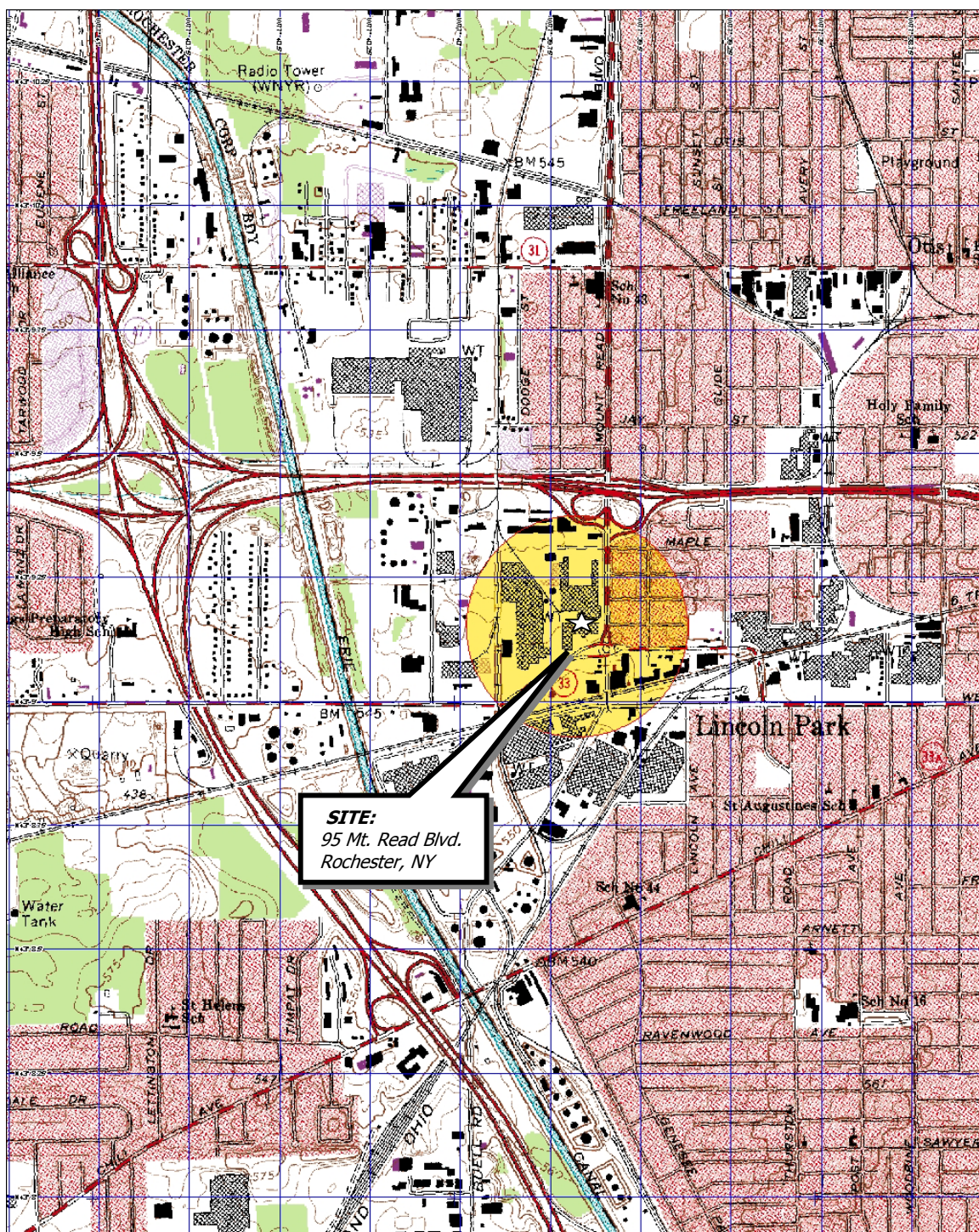
Frank Sowers P.E., Project Manager  
(585) 226-5357  
Lisa A. LoMaestro Silvestri,  
Citizen Participation Specialist  
(585) 226-5326  
New York State Department of Environmental  
Conservation  
6247 East Avon-Lima Road  
Avon, NY 14414-9519

#### Site-Related Health Related Questions

Melissa Menetti  
New York State Department of Health  
Flanigan Square  
547 River Street  
Troy, NY 12180  
(518) 402-7860  
1-800-458-1158 ext. 27870  
  
Joseph Albert  
Monroe County Health Department  
111 Westfall Road - PO Box 92832  
Rochester NY 14692  
(585) 753-5904

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.





Drawing Produced From: 3-D TopoQuads, DeLorme Map Co., referencing USGS quad map Rochester West (NY) 1995. Site Lat/Long: N43d-09.15' – W77d-39.67'

DATE  
**1-12-2006**

DRAWN BY  
**RJM**

SCALE  
**1" = 2000'**

**day**

DAY ENVIRONMENTAL, INC.  
ENVIRONMENTAL CONSULTANTS  
ROCHESTER, NEW YORK 14614-1008

PROJECT TITLE  
**95 MT. READ BOULEVARD  
ROCHESTER, NEW YORK**

## GROUNDWATER EXTRACTION AND TREATMENT WORK PLAN

DRAWING TITLE  
**PROJECT LOCUS MAP**

PROJECT NO.  
**3681R-05**

### FIGURE 1