



FACT SHEET

Brownfield Cleanup Program

Former Davidson Collision Site
Site No. 828091
399 Gregory Street
Rochester, New York

May 2008

Draft Remedial Work Plan Available for Public Comment **Public Meeting Announced**

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Former Davidson Collision Site located at 399 Gregory Street in the City of Rochester, Monroe County. See the attached map for the location of the site. The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by City of Rochester under New York's Brownfield Cleanup Program.

Public Comments About the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from **May 21, 2008** through **July 5, 2008**. The draft Remedial Work Plan is available for public review at the document repositories identified at the end of this fact sheet.

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:
www.dec.ny.gov/chemical/brownfields.html

Public Meeting
June 5, 2008
7:00 PM

389 Gregory Street
Rochester, New York
In the Coffee Shop
Entrance on Cayuga Street

NYSDEC invites you to a public meeting to discuss the draft Remedial Work Plan to address contamination at Former Davidson Collision Site. You are encouraged to provide comments at the meeting, or during the 45-day comment period described in this fact sheet.

Written comments should be submitted to:
Charlotte Theobald, Project Manager
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414-9519
(585) 226-5354
cbtheoba@gw.dec.state.ny.us

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) Identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) Explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
- 3) Provide a detailed description of the remedy selected to address site contamination. The work will be performed by the City of Rochester with oversight by NYSDEC and the New York State Department of Health.

“*Remediation*” means all necessary actions to address any known or suspected contamination associated with the site.

The City of Rochester proposes to excavate and dispose of contaminated soils at a permitted landfill pursuant to 6 NYCRR Part 375 restricted use soil cleanup objectives for the protection of public health in a restricted-residential setting (Restricted Residential Soil Cleanup Objectives). This will protect public health and the environment by eliminating potential exposure pathways involving direct contact, ingestion, and inhalation. Removal of the contaminated soils will remove the source of the volatile organic compounds causing the groundwater contamination.

Protection of public health and the environment from residual groundwater contamination that is not addressed by the soil removal program will be addressed by a bioremediation process. The Site’s groundwater cleanup goal is to achieve NYS groundwater standards. The City of Rochester prohibits the use of groundwater as a drinking water supply within the city limits. The public will be further protected by the incorporation of institutional and engineering controls at the Site.

- The proposed remediation of impacted soils includes excavation and off-site disposal of impacted source soils from three (3) Remedial Areas of Concern (RAOCs):
 - The Former Paint Booth Area known as RAOC1,
 - The Former Vehicle Maintenance/Trench Drain Area known as RAOC2 (RAOC2 has been subdivided into RAOC2A and RAOC2B), and
 - MW-105 Area known as RAOC3.Please see the attached map that shows these remedial areas of concern. The contaminated soil from each of these will be removed from the Site and disposed at a permitted landfill.
- The excavation work will include the removal of the entire concrete slab and portions of asphalt paving.
- Provisions will be made for incorporating a soil vapor ventilation system into future building construction as part of the Site Management Plan.
- To address the groundwater contamination in the Former Paint Booth Area known as RAOC1, a bioremediation process will be completed. The bioremediation process will include the application of an oxygen-releasing compound, EHC-O™, to the groundwater. This product promotes in-situ (in-place) bioremediation through the controlled release of oxygen.
- It is proposed that two (2) years of quarterly post-excavation groundwater monitoring (groundwater sample collection and analysis) will be conducted in RAOC1 to evaluate the effectiveness of the bioremediation process in addressing the volatile organic compounds in the groundwater.
- A Site Management Plan will be used to guide future Site development activities. Institutional controls including an Environmental Easement with the NYSDEC and placing the site on the City of Rochester Building Information System (BIS) flagging system will address any potential residual impacts.

Significant Threat Determination

NYSDEC has determined that Former Davidson Collision Site poses a significant threat to the environment. The New York State Department of Health concurred in the determination that the site also poses a significant threat to human health.

NYSDEC made the determination that the site poses an environmental significant threat because the VOC contaminated groundwater and the elevated concentration of metals in subsurface soils.

Former Davidson Collision Site will not be placed on the Registry of Inactive Hazardous Waste Disposal Sites, unless:

1. The project is not meeting the objectives of the Brownfield Cleanup Agreement executed by the

- City of Rochester and NYSDEC, or
2. The City of Rochester or NYSDEC terminates the Brownfield Cleanup Agreement.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, the City of Rochester may proceed with the design and construction of the site remedy. NYSDEC will keep the public informed during the remediation of former Davidson Collision Site. It is estimated that design and construction activities will take about 6 months.

Remedial Investigation and Alternatives Analysis Report Under Review

An investigation has been completed for the Former Davidson Collision Site located at 399 Gregory Street in the City of Rochester, Monroe County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. The City of Rochester has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation and Alternatives Analysis Report" (RI/AAR) which is under review. The RI/AAR describes the results of the environmental investigation of the site and recommends action to address contamination. The RI/AAR is available at the document repository identified at the end of this fact sheet.

Highlights of the Remedial Investigation and Alternatives Analysis Report

The RI/AAR Report has several goals:

- 1) Describe the investigation activities completed;
- 2) Describe the nature and extent of contamination at the brownfield site;
- 3) Provide information about off-site contamination issues, and
- 4) Recommend whether the Applicant believes that remediation is required.

The Remedial Investigation involved the following activities:

- Eighteen (18) soil borings were completed;
- Soil sampling was performed at each of the borings;
- Six (6) new groundwater monitoring wells were installed;
- An initial round of groundwater sampling was completed on the six (6) new wells and ten (10) existing wells;
- A second round of groundwater sampling was conducted on the six (6) new wells;
- The new and existing monitoring wells were surveyed for horizontal and vertical control;
- Three (3) complete rounds of groundwater elevation measurements and light non-aqueous phase liquid evaluations were completed on all new and existing wells;
- Two rounds of soil vapor sampling were completed at the adjacent 395 Gregory Street property; and
- An independent third party data usability report was prepared for the soil, groundwater, and soil vapor sampling data.

Three (3) Remedial Areas of Concern (RAOCs) have been identified at the Site. See the attached site map.

- RAOC 1: located in a former waste paint disposal area. Impacts to soils at concentrations above NYSDEC Recommended Soil Cleanup Objectives for volatile organic compounds and semi-volatile organic compounds have been reported. Elevated volatile organic vapor readings and petroleum odors were reported. Groundwater samples collected in RAOC 1 during the remedial investigation contained low-level volatile organic compounds but at concentrations above NYSDEC groundwater standards and guidance values. A very thin light non-aqueous phase liquid layer was also observed in one well. The contamination was observed to extend under a

- small portion of the adjoining parking lot at 395 Gregory Street.
- RAOC 2: the former vehicle maintenance area. Shallow impacted soils/fill material were reported to contain concentrations of acetone and metals such as copper, cadmium, lead, and zinc above Recommended Soil Cleanup Objectives, as well as petroleum odors.
- RAOC 3: an area that straddles the 399 Gregory Street and 10 Cayuga Street property boundary. Metals such as arsenic, beryllium, cadmium, nickel, and selenium were reported in soils in MW-105 at a depth of 6-8 ft. below ground surface at concentrations above the Recommended Soil Cleanup Objectives.

Background

The Former Davidson Collision Site is located at 399 Gregory Street and operated as an auto body shop from the early 1960s until it went out of business in March 1993. In June 1993, the auto body shop reopened for a brief period of time under new management and the new name of Southwedge Collision. The City of Rochester (City) acquired 399 Gregory Street in November 2004 through delinquent tax foreclosure proceedings. The Site is presently vacant with the exception of a 6,000+/- sq. ft. concrete floor slab from the Former Davidson Collision building, which was previously demolished. The 399 Gregory Street parcel is zoned Community Center District (C-2).

Gregory Street and residential structures are located north of the Site. Residential properties and a distribution facility are located east of the Site. A residential house and associated garage is located south of the Site. Cayuga Street, residential properties, and a combination four story commercial and residential building are located west of the Site.

Previous investigations at the Site between 1991 and 1994 identified the disposal of paint waste including paint thinner through a pipe leading from a paint booth inside the former collision shop to a storage container outside the building. In January 1993, some contaminated soil from the waste disposal area was excavated. However, confirmatory soil samples were not taken and the vertical and lateral limits of impacted soil were not determined prior to backfilling. The 1991 and 1993 activities were performed without DEC approval or oversight. In 1994, the DEC conducted an investigation and determined the 1993 soil removal activity did not remove all of the subsurface contamination at the Site. As such, the DEC conducted an investigation in 2000-2002 to obtain additional information regarding the nature and extent of contamination and to determine if the Site represents a significant threat to human health or the environment. The DEC concluded there was a small, highly impacted Volatile Organic Compound (VOC) source area, but nearby residential properties were not impacted. Following acquisition of the property, the City obtained an EPA Brownfield grant and entered the Site into the State's Brownfield Cleanup Program.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial Work Plan, Remedial Investigation Report, and the application to participate in the BCP accepted by NYSDEC:

NET Office
846 South Clinton Street
Rochester, New York 14620
Phone: (585) 428-7640
Hours: Monday – Friday 8:00 am to 5:00 pm
For Appointments: Call (585) 428-7640
NET Office Contact: Mr. Pete Saxe

City of Rochester Public Library
Rundel Library
115 South Avenue
Rochester, New York 14604
Hours: Monday and Thursday – 9:00 am to 9:00 pm
Tuesday, Wednesday, and Friday – 9:00 am to 6:00 pm
Saturday – 9:00 am to 5:00 pm
Sunday – 1:00 pm to 5:00 pm
Contact: Shirley Iverson (585) 428-8370

Whom to Contact

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

Project Questions:

Charlotte Theobald Project Manager
NYSDEC
6274 East Avon-Lima Road
Avon, New York 14414-9519
(585) 226-5354
cbtheoba@gw.dec.state.ny.us

Mark Gregor, Manager
Division of Environmental Quality
City of Rochester
City Hall, Room 300-B
30 Church Street
Rochester, New York 14614
(585) 428-5978
Mark.Gregor@CityofRochester.Gov

Press Inquiries:

Lisa LoMaestro Silvestri
Citizen Participation Specialist
NYSDEC
6274 East Avon-Lima Road
Avon, New York 14414-9519
(585) 226-5326
lasilves@gw.dec.state.ny.us

Site Health Questions:

Melissa Menetti
NYS Department of Health
Flanigan Square
547 River Street, Room 300
Troy, New York 12180-2216
(518) 402-7860
mxm29@health.state.ny.us

Jeffrey M. Kosmala, P.E.
Monroe County Health Department
Sr. Public Health Engineer
111 Westfall Road, Room 938
Rochester, New York 14620
(585) 753-5470
jkosmala@monroecounty.gov

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.



