



FACT SHEET

Brownfield Cleanup Program

Former Davidson Collision Site
Site No. C828091
399 Gregory Street
Rochester, New York

February 2009

Remedial Action to Address Brownfield Site Contamination to Begin; Public Meeting Announced

Environmental cleanup is about to begin at 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 the attached map for the location of the site. The City of Rochester will soon begin remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). In April 2005, the NYSDEC and City of Rochester entered into a Brownfield Cleanup Agreement for the site. The City has since completed a detailed investigation of the site, and in July 2008, the City's proposed remediation plan was approved by the NYSDEC. The approved plan requires the City to achieve a "restricted residential" level of cleanup that would allow a variety of commercial and "mixed" commercial and residential reuses of the site.

Public Meeting
March 3, 2009
7:00 PM

St. Boniface School
Meeting Room 1
330 Gregory Street
Rochester, New York

NYSDEC invites you to a public meeting to discuss the Remedial Action to address site contamination at 399 Gregory Street. You are encouraged to provide comments at the meeting.

Highlights of the Upcoming Site Remedial Activities

Remedial activities have several goals:

- 1) Remediate contamination at the site to a level that is fully protective of public health and the environment, and
- 2) Account for the intended or reasonably anticipated future use of the site.

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/brownfield

"Remedial activities" and *"remediation"* refer to all necessary actions to address any known or suspected contamination associated with the site. The City of Rochester plans to perform the following remedial activities:

- Contaminated site soils will be excavated and disposed off-site at a permitted landfill. This will protect public health and the environment by eliminating potential exposure to contaminated soils and will remove the source of groundwater contamination at the site. The excavation work will include the removal of the entire concrete slab and portions of the asphalt paving that

remain at the site following demolition of the Former Davidson Collision building.

- Residual groundwater contamination that is not addressed by the soil removal program will be addressed by a bioremediation process. 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. Quarterly post-excavation groundwater monitoring (groundwater sample collection and analysis) will be conducted to evaluate the effectiveness of the bioremediation process in addressing the volatile organic compound (VOC) contaminants present in the groundwater.
- The public will be further protected by the implementation of institutional and engineering controls at the Site. A Site Management Plan will be used to guide future Site development activities. Provisions will be made for incorporating a soil vapor ventilation system into future building construction as part of the Site Management Plan. Institutional controls including an Environmental Easement with the NYSDEC and placing the site on the City of Rochester Building Information System (BIS) flagging system which will identify the Site, provide a map the Site's location, and address any potential residual impacts.

Next Steps

The City of Rochester is expected to begin remedial activities at the Former Davidson Collision Site on or about March 9, 2009. The remedial activities are expected to be completed in 3 to 4 weeks, including one week for site preparation (installation of temporary fencing, set-up of soil staging areas) and mobilization of equipment, and two to three weeks for excavation, loading and removal of contaminated soil and placement of clean backfill. Restoration of the asphalt pavement at the adjacent property may need to be delayed until warm weather conditions permit.

During the two to three week period in March and early April when excavation and removal of soils and delivery and placement of backfill are being performed, noise at the site and truck traffic on adjacent sections of Cayuga and Gregory Streets will be at levels that are typical of a commercial construction site. While the remedial actions are taking place, public access to the Site will be restricted, soil piles will be covered after hours, and air monitoring will be conducted to ensure that the public is not exposed. Hours of operation will be during daylight hours, from approximately 7:00 a.m. to 5:00 p.m., Monday through Friday. The NYSDEC and the New York State Department of Health (NYSDOH) will oversee the remedial activities to ensure that all actions are protective of public health.

Application of oxygen-releasing compound for groundwater treatment will be performed during excavation activities. The groundwater monitoring program will be conducted on a quarterly basis for a period of one year following completion of remedial activities.

Within 90 days of completing remedial activities, the City of Rochester must submit to NYSDEC a Remedial Action Report (RA Report). The RA Report will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the site, it will approve the RA Report. NYSDEC then will issue a Certificate of Completion to the City of Rochester. Upon issuance of a Certificate of Completion, the City of Rochester has no liability to the State for contamination at or coming from the site, subject to certain conditions. The City of Rochester would be eligible to redevelop the site after it receives the Certificate of Completion from NYSDEC.

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

Background

The site was operated by Davidson Collision 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 under new management and the name of Southwedge Collision. The City of Rochester acquired the 399 Gregory Street property in November 2004 through delinquent tax foreclosure. 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 are located south of the Site. Cayuga Street, residential properties, and a combination four story commercial and residential building are located west of the Site.

Investigations at the Site between 1991 and 1994 identified the presence of soil contamination by paint waste including paint thinner that had been released from 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. 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 NYSDEC approval or oversight. In 1994, NYSDEC conducted an investigation and determined the 1993 soil removal activity did not remove all of the subsurface contamination at the Site. NYSDEC 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. NYSDEC concluded there was a small, highly impacted VOC source area, but nearby residential properties were not impacted. After obtaining a United States Environmental Protection Agency brownfield assessment grant to investigate the site, the City foreclosed on the property in 2004 and entered the State's BCP. Most of the planned cleanup project will be financed using a \$200,000 US EPA brownfield cleanup grant that was also secured by the City.

FOR MORE INFORMATION

Document Repository

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

NSC 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
NSC 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

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
1-800-458-1158 ext. 27860
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.



Geographic Information Systems

Cartographic Design By: Marc Bouchard

Thursday, January 24, 2008 6:37:03 AM
\\us1275-402\shared_projects\190500196\drawing\RAWP_January2008\Figure1_RAWP_Site_Location_Jan08.mxd

Stantec Consulting
2250 Brighton Henrietta Townline Road
Rochester, NY 14623
Phone 585.475.1440 Fax 585.424.5951
www.stantec.com
Copyright 2007

Former Davidson Collision Site

Site No. 828091
399 Gregory Street
Rochester, New York



Stantec