



FACT SHEET

Brownfield Cleanup Program

Former Davidson Collision Site
Site No. C828091
Rochester, NY

October 2010

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the City of Rochester (“applicant”) has achieved cleanup requirements to address contamination related to the Former Davidson Collision Site (“site”) located at 399 Gregory Street in the City of Rochester, Monroe County under New York’s Brownfield Cleanup Program. See map for site location.

NYSDEC has issued a Certificate of Completion to the applicant regarding the site. The applicant is now eligible to redevelop the site. A copy of the Notice of the Certificate of Completion is available at the locations identified below under “Where to Find Information”.

Completion of Project

Cleanup activities were completed at the site in June 2009. The following is a summary of the cleanup activities completed at the site:

1. Removal of the concrete slab (floor), most of the foundation footers of the former building, and removal of select portions of the adjacent asphalt parking lot.
2. Excavation of contaminated soil from the three remedial areas of concern at the site. Soils at the site were contaminated by petroleum products and metals such as arsenic, cadmium, copper, lead, and selenium. The contaminated soils were disposed off-site at a permitted landfill. The soil removal protects public health and the environment by eliminating potential exposure to contaminated soil and removes the source of the groundwater contamination at the site. Laboratory analysis of confirmatory soil samples collected after the soil removal was completed demonstrated that soil cleanup objectives established by NYSDEC had been achieved.

3. An oxygen releasing bioremediation agent was applied to the open excavation where the petroleum contaminated soils were removed. The bioremediation agent was applied prior to backfilling the excavation with clean soil. This product is designed to promote the cleanup of the contaminated groundwater in place.

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, business or other uses.

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/8450.html

4. Placement of clean soil and crushed stone in the areas where the concrete slab had been removed and where remedial excavations were completed.

5. Development and implementation of a Site Management Plan (SMP) approved by NYSDEC for long term management of potential unidentified remaining contamination. The SMP contains the

following:

- An Excavation Plan with guidance for future excavation activities that may be conducted during construction or underground utility work at the site;
- A Groundwater Monitoring Plan with specifications for periodic groundwater sampling which will confirm that groundwater cleanup requirements for Area 1 have been achieved.
- Flagging of the site property in the City of Rochester Building Information System such that all future permit applications will be reviewed by the City Division of Environmental Quality for compliance with the SMP.
- A conceptual design for a sub-slab depressurization system that may be required for proposed structures to minimize the potential for exposure to volatile organic compounds via soil vapor intrusion.

Institutional Controls/Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional control has been put in place on the site:

- The execution and recording of an Environmental Easement at the Monroe County Clerk's office that restricts future site land use to appropriate uses (restricted residential/commercial) and prevents future exposure to any potential unidentified remaining contamination at the site.

Next Steps

NYSDEC issued the Certificate of Completion based on review and approval of a Final Engineering Report submitted by the applicant. The Final Engineering Report includes: 1) a description of the cleanup activities completed; 2) certification that cleanup requirements have been achieved for the site; 3) a description of any institutional/engineering controls to be used; and 4) a certification that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- 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 cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential/commercial purposes.

The City of Rochester acquired the 399 Gregory Street property in November 2004 through delinquent tax foreclosure. The 0.46 acre 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 Former Davidson Collision building was previously demolished and the site is vacant.

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 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.

The 1991 and 1993 activities were performed without NYSDEC approval or oversight. In 1994, NYSDEC conducted an investigation and determined that the 1993 soil removal activity did not remove all of the subsurface contamination. NYSDEC conducted an investigation in 2000-2002 to obtain additional information regarding the nature and extent of contamination and to determine if the site represented 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 Brownfield Cleanup Program. Most of the cleanup project has been financed using a \$200,000 United States Environmental Protection Agency Brownfield Cleanup Grant secured by the City.

FOR MORE INFORMATION - Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the Notice of the Certificate of Completion.

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

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

Who to Contact

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

Project Related Questions

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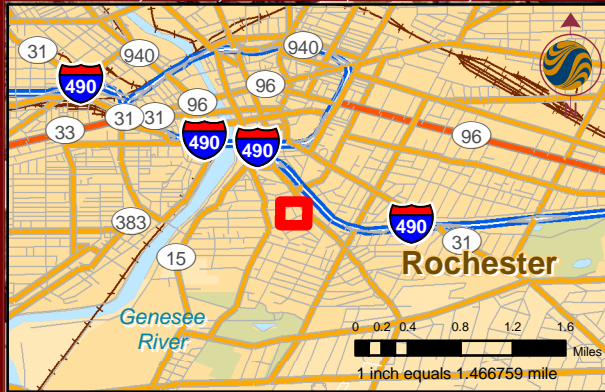
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Site-Related Health Questions

Melissa Menetti, Project Manager
New York State Department of Health
Flanigan Square
547 River Street, Room 300
Troy, New York 12180-2216
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Sr. Public Health Engineer
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If you know someone who would like to be added to the site contact 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.



Stantec

Geographic Information Systems

Cartographic Design By: Marc Bouchard

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399 Gregory Street
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