

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C828101/>  
and at these location(s):

**Gates Public Library**  
902 Elmgrove Road  
Rochester, NY 14624  
(585) 247-6446

NYSDEC Region 8 Headquarters  
(by appointment)  
6274 Avon-Lima Road  
Avon, NY 14414  
(585) 226-5357

## Who to Contact

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

**Project-Related Questions**  
Timothy Schneider, Project Manager  
6274 Avon-Lima Road  
Avon, NY 14414  
(585) 226-5480  
[Timothy.schneider@dec.ny.gov](mailto:Timothy.schneider@dec.ny.gov)

**Project-Related Health Questions**  
Julia Kenney  
NYSDOH  
Empire State Plaza,  
Corning Tower, Rm 1787  
Albany, NY 12237  
(518) 402-7873  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

September 2021

Frm. Alliance Metal Stamping  
12 Pixley Industrial Parkway  
Gates, NY 14624

SITE No. C828101  
NYSDEC REGION 8

## Interim Remedial Measures Completed; No Further Action Required at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed no further action remedy for the Former Alliance Metal Stamping and Fabrication Facility site ("site") located at 12 Pixley Industrial Parkway, Gates, Monroe County. Please see the map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The report, called a Draft Interim Remedial Measures/Alternatives Analysis Report (IRM/AAR), was prepared and submitted to NYSDEC by Maguire Family Properties, Inc. ("applicant(s)") dated August 2021.

**How to Comment:** NYSDEC is accepting written comments about the Draft IRM/AAR for 45 days, from **September 30 through November 15, 2021.**

- Access the IRM/AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C828101/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Proposed No Further Action Remedy:** The no further action proposal is based on the completion of expedited cleanups / activities known as Interim Remedial Measures (IRMs) and the implementation of Institutional and Engineering controls. The IRMs were conducted in conjunction with the Remedial Investigation and the scope of work presented in the approved IRM workplan.

The completed IRMs included:

- Installing a Sub-slab Depressurization System (SDS) that covers the entire building to mitigate the potential for soil vapor intrusion into indoor air.
- Modifying / reducing the depth of stormwater recharge well RW-2 to mitigate potential vertical migration of contaminants in groundwater; and
- Installing clean soil covers and new turf.

When the IRMs were completed, end point samples were collected to confirm that potential soil vapor intrusion has been mitigated and that soil cover meets restricted commercial soil cleanup objectives. IRM activities will be documented in a Construction Completion Report.

# BROWNFIELD CLEANUP PROGRAM

Institutional and Engineering Controls will be implemented to ensure:

- A protective cover system consisting of existing buildings, pavement and landscaped areas will be maintained;
- Implementing a Site Management Plan (SMP) to provide for the long-term monitoring, operation and maintenance of Sub-slab Depressurization System and management of remaining contamination to prevent any potential public exposure; and
- Recording of an Environmental Easement to restrict the use of the property to commercial activities and prohibit use of groundwater from the site.

The applicant will be submitting a Final Engineering Report and Site Management Plan for NYSDEC review, to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed restricted commercial site use.

**Next Steps:** NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report and a NYSDEC "Decision Document" will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant(s). Upon receiving the COC, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

**Site Description:** The site is a seven-acre parcel in a mixed commercial/industrial business area at 12 Industrial Parkway in the Town of Gates. The site has a single 120,000 sq. ft. building that is currently partitioned into multiple commercial, light industrial, warehousing and recreational tenant spaces. The site was originally developed and industrially operated by Alliance Metal Stamping and Fabrication from 1967 until 1995 including stamping, forming, cleaning, grinding, painting, and deburring metal parts.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C828101) at:

<https://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The nature and extent of contamination in soil, groundwater, soil vapor and indoor air has been fully investigated. Volatile organic compounds (VOCs) including tetrachloroethene (PCE), trichloroethene (TCE) and 1,1,1 trichloroethane (TCA), were found in groundwater and soil vapor above applicable standards and guidance values. Extensive soil investigation at the site and underneath the building did not detect contaminant sources. Groundwater contamination is primarily limited to the shallow bedrock zone, 10-15 feet below ground surface, with minor vertical migration and lateral migration across and off the site to the southeast. Groundwater is not used for drinking at or near the site, no one is coming in contact with contaminated groundwater and no public water supplies are threatened. Potential exposure to contaminated vapors below the building through soil vapor intrusion have been mitigated by the installation of sub-slab depressurization systems.

**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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

***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.***

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>



# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

