



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

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

December 2021

SITE No. C828101
NYSDEC REGION 8

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) 226-5480

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

Project-Related Health Questions

Julia Kenney
NYSDOH
Empire State Plaza,
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7873
beci@health.ny.gov

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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Alliance Metal Stamping and Fabrication Facility site ("site") located at 12 Pixley Industrial Parkway, Gates, Monroe County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Maguire Family Properties, Inc. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C828101/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Installed a Sub-Slab Depressurization System (SSDS) that covers the entire building to mitigate the potential for soil vapor intrusion into indoor air.
- Reduced depth of stormwater recharge well RW-2 to mitigate potential vertical migration of contaminants in groundwater.
- Installed 1-foot thick, clean soil covers and new turf.
- Developed a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

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Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. 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.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-slab Depressurization System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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/EXTAPPS/DEREXTERNAL/INDEX.CFM?PAGEID=3>

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 NYSDEC 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

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>

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Site Location

