DECISION DOCUMENT

Speedy's Cleaners
Brownfield Cleanup Program
Pittsford, Monroe County
Site No. C828109
December 2012

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Speedy's Cleaners
Brownfield Cleanup Program
Pittsford, Monroe County
Site No. C828109
December 2012

Statement of Purpose and Basis

This document presents the remedy for the Speedy's Cleaners site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the Speedy's Cleaners site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

During the course of the investigation certain actions, known as interim remedial measures (IRMs), were undertaken at the above referenced site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternatives analysis (AA). The IRM(s) undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment; therefore No Further Action is the selected remedy. The remedy may include continued operation of a remedial system if one was installed during the IRM and the implementation of any prescribed institutional controls/engineering controls (ICs/ECs) that have been identified as being part of the proposed remedy for the site.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

12/31/2012

Date

Michael Cruden, Director
Remedial Bureau E

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SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site resulted in threats to public health and the environment that were addressed by actions known as interim remedial measures (IRMs), which were undertaken at the site. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the remedial investigation (RI) or alternative analysis (AA). The IRMs undertaken at this site are discussed in Section 6.2.

Based on the implementation of the IRM(s), the findings of the investigation of this site indicate that the site no longer poses a threat to human health or the environment. The IRM(s) conducted at the site attained the remediation objectives identified for this site, which are presented in Section 6.5, for the protection of public health and the environment. No Further Action is the selected remedy. A No Further Action remedy may include continued operation of any remedial system installed during the IRM and the implementation of any prescribed controls that have been identified as being part of the remedy for the site. This DD identifies the IRM(s) conducted and discusses the basis for No Further Action.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. No comments on the remedy were received during the comment period. Site-related reports and documents were made available for review by the public at the following document repository:

Town of Pittsford Public Library
24 State Street
Pittsford, NY 14534
Phone: 585-248-6275

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program, Voluntary Cleanup Program, and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The Site is located at 3130 Monroe Avenue in a commercial area in the Town of Pittsford. The Speedy's Cleaners property (0.293 acres) is being investigated and remediated as part of the BCP. The Site together with an adjacent Rochester Gas & Electric (RG&E) right-of-way property was listed as a Class 2 Site (8-28-109) in the Registry of Inactive Hazardous Waste Disposal Sites in New York.

Site Features: The Speedy's Cleaners property is situated on 0.293 acres and consists of a small paved lot and a 4,900 square foot building.

Zoning/Use: The site is zoned for commercial use and the building is currently occupied by a nail salon and an optometrist. The surrounding parcels are currently occupied for commercial uses. A drainage ditch that connects to a class B stream is located approximately 100 feet north of the site.

Historical Use: Speedy's Cleaners operated as a dry cleaner at the site from approximately 1966 until 1993 and continued operating as a drop-off/pick-up location (without on-site dry cleaning) until 2005. The solvent tetrachloroethene (PCE or perc) was formerly used at the site to dry clean clothes for an undetermined period of time. Poor operating practices resulted in PCE being released to the ground over time.

Site Geology and Hydrogeology: The site consists of predominantly sandy soils from beneath the paved surface or building to approximately 12 to 14 feet below ground, underlain by a predominantly clay till. The top of the groundwater table is present at depths of about 8 to 12 feet below grade. Groundwater flows to the northeast from the site toward the adjacent RG&E right-of-way parcel and the Oak Hill Country Club beyond.

In May 1999, an underground fuel oil tank and approximately 80 tons of associated contaminated soils were excavated and removed from the property. Additional subsurface investigation revealed that the PCE contamination was present on the Speedy's Cleaner's property and the adjacent RG&E right-of-way. Related volatile organic compounds (VOCs),

including trichloroethene (TCE) and trans-1,2 dichloroethene, were also detected in the soil.

A state funded Preliminary Site Assessment (PSA) completed in the fall of 2002 showed concentrations of contaminants in groundwater and soil exceed NYS Class GA groundwater standards and the NYSDEC Soil Cleanup Objectives. Chlorinated solvents were detected in groundwater samples downgradient of the site at concentrations above NYS Class GA groundwater standards. PCE, TCE and vinyl chloride concentrations in groundwater exceeded the maximum Toxicity Characteristic regulatory level, making the subsurface soils at the site a hazardous waste.

A site location map is attached as Figure 1.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives that restrict the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) were evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the investigation to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the Remedial Investigation (RI) Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Volunteer does not have an obligation to address off-site contamination. The Department has determined that this site poses a significant threat to human health and the environment and there are off-site impacts that require remedial activities; accordingly, enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and

groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- air
- groundwater
- soil
- soil vapor
- indoor air
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

trichloroethene (TCE)
vinyl chloride
1,2-dichloroethene (1,2-DCE)
tetrachloroethene (PCE)
1,1-dichloroethene
benzene, toluene, ethylbenzene and xylenes (BTEX)
isopropylbenzene
acetone

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. These media were addressed by the IRM(s) described in Section 6.2. More complete information can be found in the RI Report.

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

The following IRM has been completed at this site based on conditions observed during the RI.

Sub-Slab Depressurization

Mitigation measures were taken at the on-site building to address indoor air contamination of volatile organic compounds associated with soil vapor intrusion. A sub-slab depressurization system was installed May 2006 and continues to operate. Several rounds of testing and modifications have been implemented to optimize system performance.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

The nature and extent of contamination, as defined under the remedial investigation (RI) performed as part of the Brownfield Cleanup Program, is limited to the presence of volatile organic compounds (VOCs) in site soils, groundwater, soil vapor, and indoor air.

VOCs detected in site soil during the RI at concentrations greater than the unrestricted use soil cleanup objectives (SCOs) include acetone (up to 0.31 ppm), vinyl chloride (up to 0.27 ppm), TCE (up to 0.65 ppm), cis-1,2-DCE (up to 16 ppm), and trans-1,2-DCE (up to 0.64 ppm). The concentrations of these compounds are at least one order of magnitude less than the restricted use SCOs for protection of public health for commercial use. Of these five VOCs, only TCE was also detected in site groundwater during the RI. The TCE concentration in one soil sample from beneath the building slab exceeds the restricted use SCO for protection of groundwater.

Three of four on-site monitoring wells that were sampled during the RI had VOC detections at concentrations greater than the applicable groundwater standards. The VOCs in site groundwater with the most significant exceedance of groundwater standards were PCE (up to 94 ppb), TCE (up to 46 ppb), 1,1-DCE (up to 52 ppb), ethylbenzene (up to 130 ppb), isopropylbenzenze (up to 680 ppb), and xylenes (up to 1,000 ppb). During the 2002 Preliminary Site Assessment, groundwater at and immediately down gradient of the adjacent RG&E right-of-way was determined to be contaminated with chlorinated solvent compounds at concentrations significantly greater than the groundwater contamination detected on the Speedy's BCP site during the RI.

PCE and TCE were detected in a sub-slab soil vapor sample at concentrations of 18,000 ug/m3 and 860 ug/m3 and in indoor air at concentrations up to 1,100 ug/m3 and 17.5 ug/m3,

respectively. As a result, a sub-slab depressurization system was installed at the on-site building in 2006. Indoor air concentrations in the on-site building have been below the guideline values of 100 ug/m^3 for PCE and 5 ug/m^3 for TCE since 2008. Soil vapor impacts were detected on-site at concentrations up to 139,000 ug/m^3 for PCE and 4,720 ug/m^3 for TCE adjacent to the on-site building. The maximum PCE and TCE concentrations detected in soil vapor samples collected at portions of the property perimeter closest to adjacent buildings were 3.31 ug/m^3 and 2.18 ug/m^3, respectively.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

People are not coming into contact with the contaminated groundwater because the area is served by a public water supply that is not affected by site-related contamination. Direct contact with contaminants in the soil is unlikely because contamination is not easily accessible below the on-site building and pavement. Volatile organic compounds in the groundwater may move into the soil vapor (air between soil particles), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A sub-slab depressurization system (a system that ventilates/removes air beneath the building) has been installed at the on-site building to prevent the inhalation of site-related contamination. Sampling conducted on-site indicates a need to evaluate the potential for exposures associated with soil vapor intrusion off-site.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.
- Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

Based on the results of the investigations at the site, the IRM that has been performed, and the evaluation presented here, the Department has selected No Further Action with continued operation of the sub-slab depressurization system at the on-site building and the implementation of ICs/ECs as the proposed remedy for the site. The Department believes that this remedy is protective of human health and the environment and satisfies the remediation objectives described in Section 6.5.

The elements of the IRM already completed and the institutional and engineering controls are listed below:

1) A site cover (consisting of the building, paved parking lot, and concrete walkways) currently exists and will be maintained to allow for commercial use of the site. Any site redevelopment will maintain a site cover, which may consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

2) Imposition of an institutional control in the form of an environmental easement for the controlled property that:

a) requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);

b) allows the use and development of the controlled property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;

c) restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and

d) requires compliance with the Department approved Site Management Plan.

3) A Site Management Plan is required, which includes the following:

A) An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The environmental easement discussed above.

Engineering Controls: The sub-slab depressurization system, and the site cover system discussed above.

This plan includes, but may not be limited to:

a) an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;

b) descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;

c) a provision for evaluation of the potential for soil vapor intrusion for any new buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;

d) a provision for the continued operation, maintenance, and monitoring of the existing sub-slab depressurization system at the on-site building;

e) provisions for the management and inspection of the identified engineering controls;

f) maintaining site access controls and Department notification; and

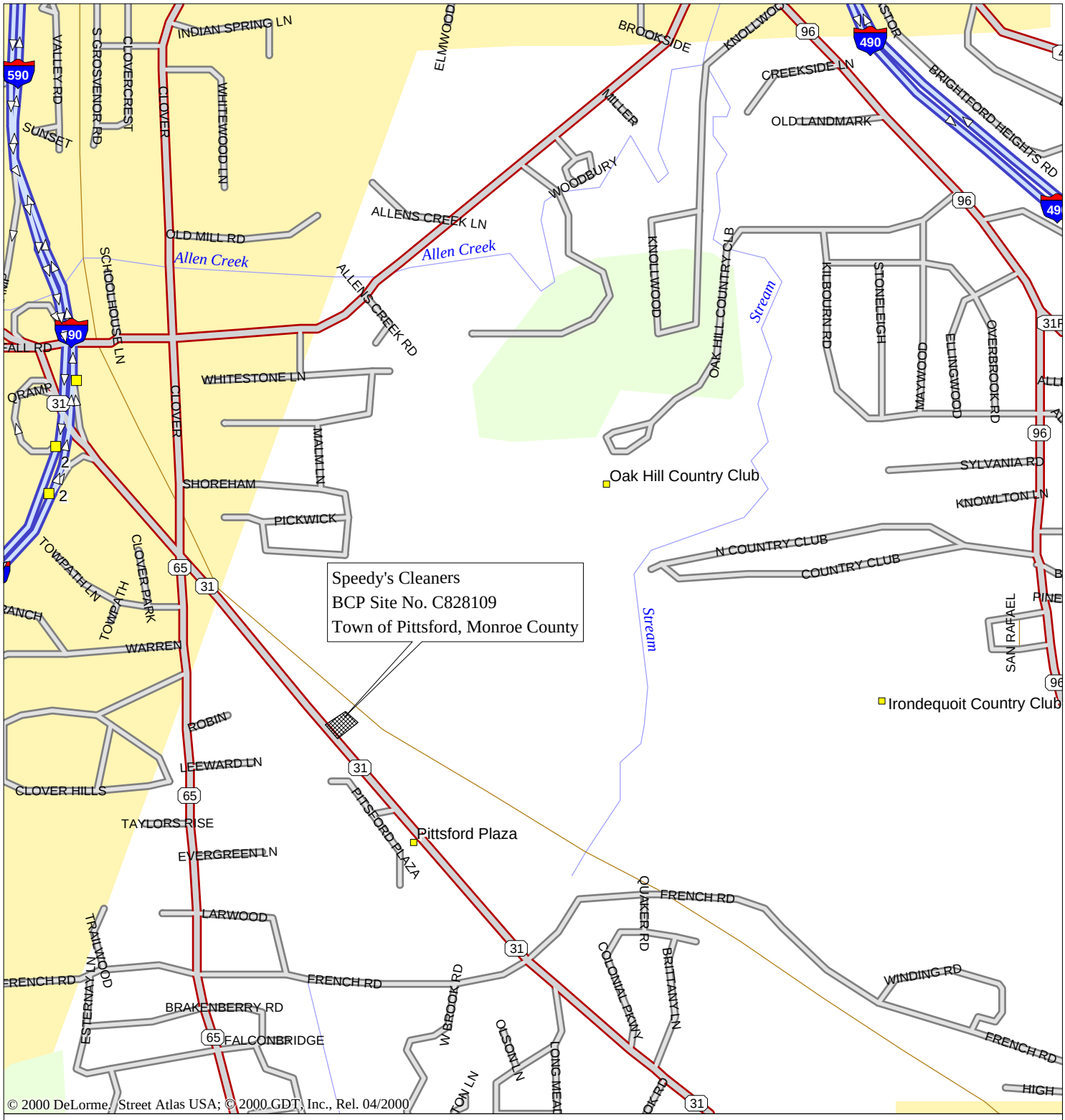
g) the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

B) A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

a) monitoring of groundwater and indoor air to assess the performance and effectiveness of the remedy;

b) a schedule of monitoring and frequency of submittals to the Department; and

c) monitoring for soil vapor intrusion for any buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



Scale 1:15,625 (at center)

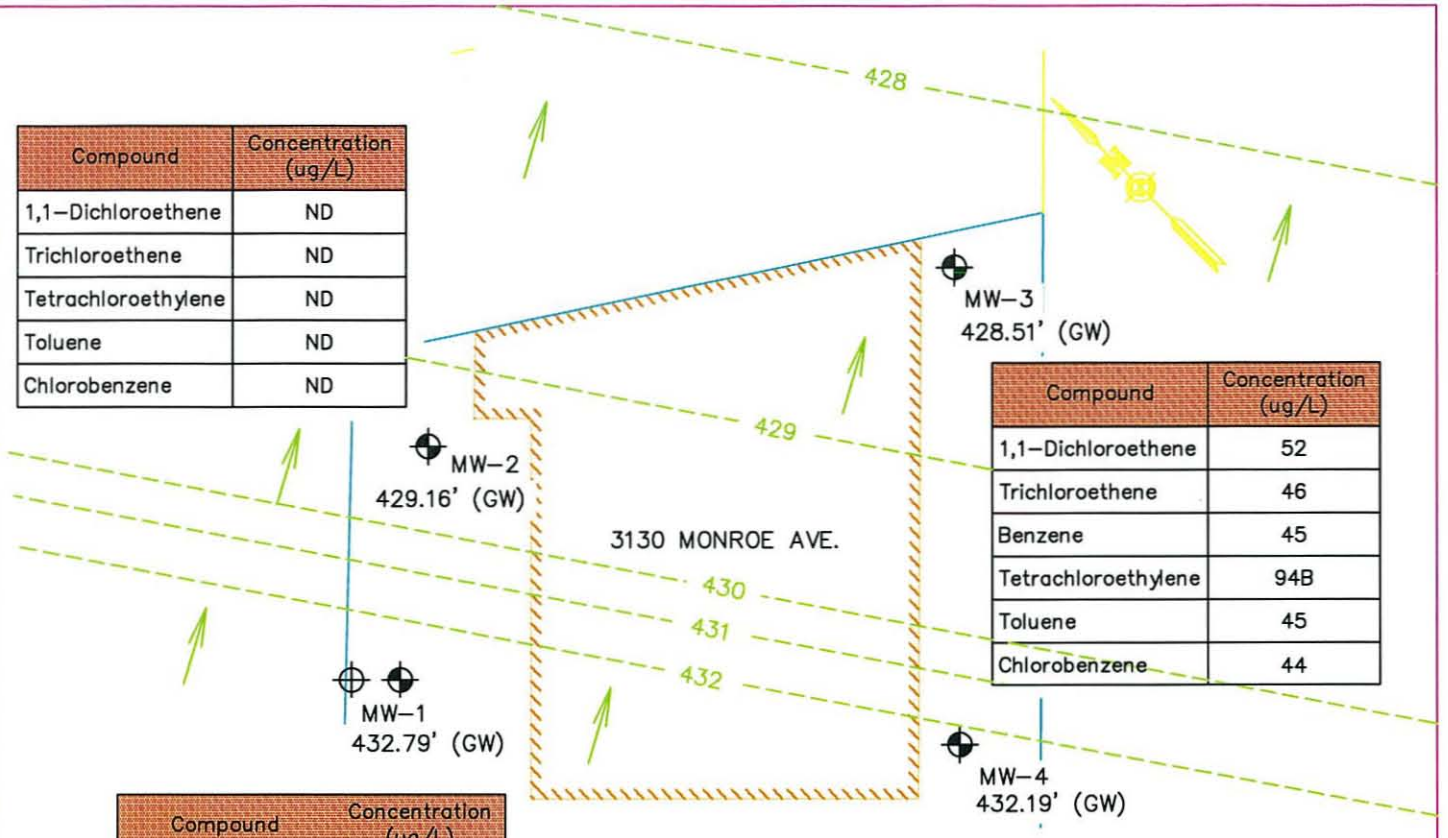
1000 Feet

500 Meters

- Local Road
- Major Connector
- State Route
- Trail
- Interstate/Limited Access
- Exit
- Point of Interest
- Population Center
- Woodland
- River/Canal

N

Decision Document Figure 1



Compound	Concentration (ug/L)
1,1–Dichloroethene	ND
Trichloroethene	ND
Tetrachloroethylene	ND
Toluene	ND
Chlorobenzene	ND

Compound	Concentration (ug/L)
1,1–Dichloroethene	52
Trichloroethene	46
Benzene	45
Tetrachloroethylene	94B
Toluene	45
Chlorobenzene	44

Compound	Concentration (ug/L)
1,1–Dichloroethene	33
Trichloroethene	30
Tetrachloroethylene	64B
Toluene	29
Chlorobenzene	28
Benzene	29

Compound	Concentration (ug/L)
Ethylbenzene	130
Total Xylenes	1,000
Isopropylbenzene	680

(GW) = GROUND WATER ELEVATION MEASURED

Compound	SCGs (ug/L)
1,1–Dichloroethene	5
Trichloroethene	5
Tetrachloroethylene	5
Toluene	5
Chlorobenzene	5
Benzene	2
Ethylbenzene	5
Isopropylbenzene	5

Decision Document Figure 2

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Engineering Surveying
Architecture Planning

Project:	SPEEDY'S CLEANERS BCP FIGURE 6 GROUNDWATER ELEVATION CONTOURS AND VOC RESULTS SEPTEMBER 9, 2005	Scale: 1" 30' Date: 03-28-2012 PIC: John Caruso, P.E. PM: Ed Freeman, P.L.S.
Client:	SPEEDY'S CLEANERS SITE PITTSFORD, NEW YORK SITE NO. 8-28-109	Designer: R.D.C. Project No. 99000018.0015