



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Speedy's Cleaners
DEC Site #: C828109
Address: 3130 Monroe Avenue
Pittsford, NY 14618

Have questions?
See
"Who to Contact"
Below

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 Speedy's Cleaners site ("site") located at 3130 Monroe Avenue, Pittsford, 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 3130 Monroe Avenue Associates, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Based on the results of the investigations at the site, the interim remedial measure (IRM) that has been performed (installation of a sub-slab depressurization system), and the evaluation presented in the Decision Document, the Department has selected the following remedy for the site: No Further Action with continued operation of the sub-slab depressurization system at the on-site building and the implementation of institutional and engineering controls.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, 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:

- Environmental Easement
- Ground Water Use Restriction
- Site Use Restriction (commercial or industrial use)
- Site Management Plan

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

- Vapor Mitigation
- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant will continue the existing commercial use of 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, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

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.

Historic 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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C828109>

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

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

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

NYS Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-2466

Who to Contact

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

Project Related Questions

Greg MacLean
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5356
gbmaclea@gw.dec.state.ny.us

Site-Related Health Questions

Melissa Doroski
New York State Department of Health
Empire State Plaza Corning Tower Room #1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

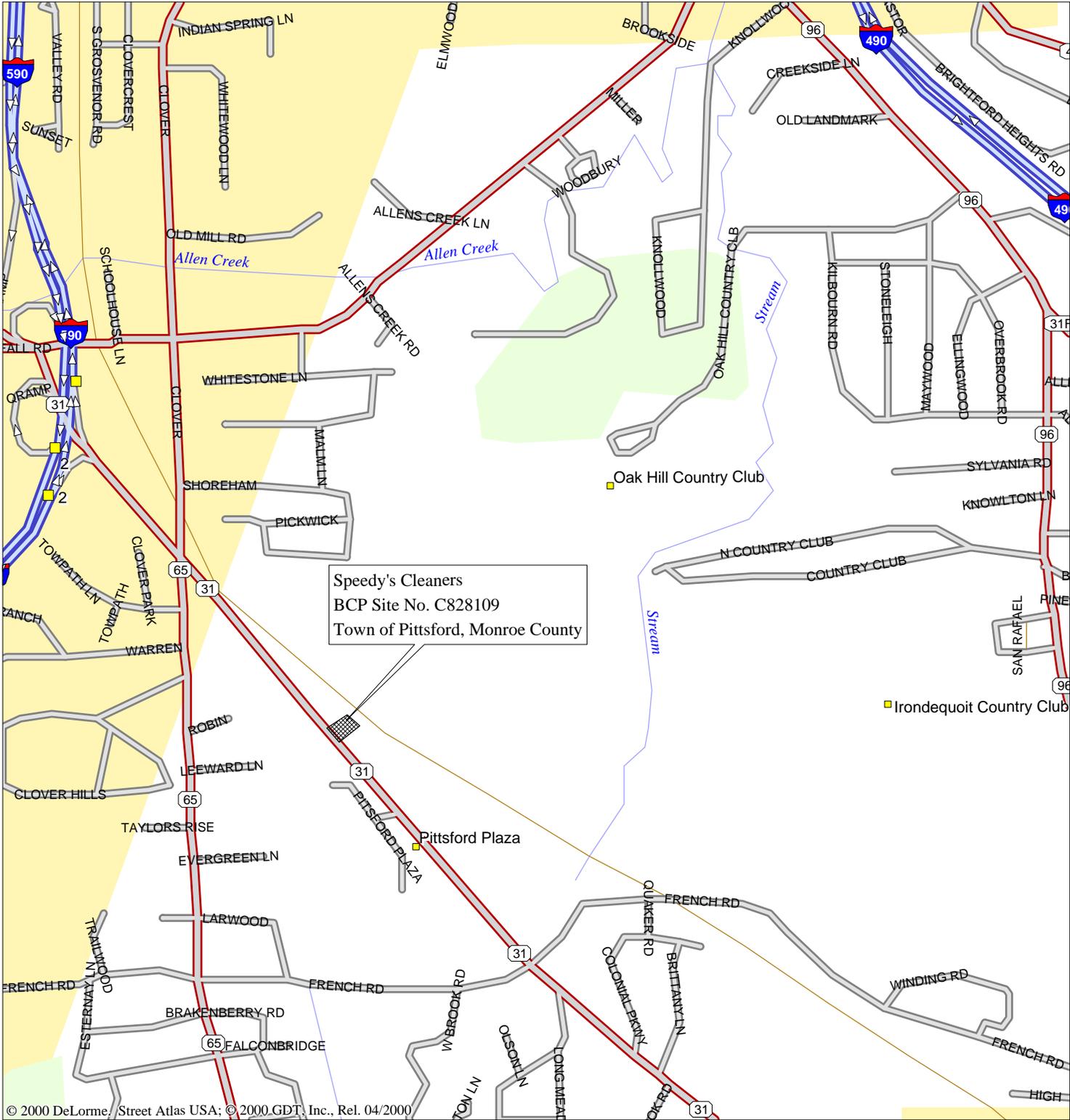
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



© 2000 DeLorme, Street Atlas USA; © 2000 GDT, Inc., Rel. 04/2000

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

