



FACT SHEET

Brownfield Cleanup Program

October 2004
Site Number C828115
Rochester, NY

Commencement of Remedial (Cleanup) Work to Begin Former Rochester Drug Cooperative

The former Rochester Drug Cooperative located at 320 North Goodman Street in Rochester, Monroe County, has been accepted into New York's Brownfield Cleanup Program (BCP). See attached map for the location of the property. The Gary and Marcia Stern Family Limited Partnership has submitted to the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) for approval plans to investigate environmental contamination at the property. The plans, called a remedial investigation (RI) and interim remedial measure (IRM) were submitted and approved in September 2004, and are available for public review at the document repositories listed below. The IRM details how remediation of petroleum contamination in the parking lot area east of the on-site building will occur.

Public Comments About the Proposed Remedial Investigation (RI) and Interim Remedial Measures (IRM)

The public can provide the NYSDEC with comments during the implementation of the IRM and RI work. The full IRM and RI work plans are available for your review at the document repositories listed below. Your comments are important and strongly encouraged. Please direct comments to

Todd Caffoe, P.E. NYSDEC project manager
New York State Department of Environmental Conservation
6274 East Avon-Lima Road, Avon, NY 14414
(585)-226-5350
[email: tmcaffoe@gw.dec.state.ny.us](mailto:tmcaffoe@gw.dec.state.ny.us)

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 and business.

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.state.ny.us/website/der/bcp

NYSDEC previously accepted an application submitted by the Stern Family Partnership (the Applicant) to participate in the BCP. The application proposed that the site will be used for commercial or industrial purposes. The IRM and the RI will be performed by the Applicant with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Highlights of the Interim Remedial Measure:

The purpose of the upcoming IRM work is to remove petroleum contamination in the parking lot area east of the on-site building. The source of petroleum contamination was from four underground storage tanks that were

removed from the site. Grossly contaminated soils will be excavated and disposed of at a permitted off-site facility. Soils which are not grossly contaminated but exceed the cleanup goals will be treated on-site in a covered bio-pile. These soils will be treated until the cleanup goals are met and reused on-site. It is anticipated the bio-pile will be on-site for one year. The applicant will take confirmatory samples at the bottom and sides of the excavations to verify the remaining soils meet cleanup standards. Additionally, groundwater will be collected in the areas of excavation and disposed of off-site. This IRM work is expected to be completed in November 2004. After the IRM is completed, the Applicant must prepare a final IRM engineering report which summarizes the work performed.

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, groundwater and any other impacted media;
- 2) identify all on-site source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

Upon completion of the investigation activities, a final RI report will be prepared which summarize all of the remedial investigation work performed in and around the perimeter of the property. Once the NYSDEC, NYSDOH, and the public have a full opportunity to review the final RI and the final IRM report, a determination will be made as to whether: (1) the nature and extent of contamination was fully defined on the Site; (2) there are any other areas requiring remediation, and (3) to insure that no contamination is emanating from this site into the neighborhood. This determination will be made after the conclusion of the respective public comment periods and once the NYSDEC and NYSDOH have approved the final reports after consideration of your comments.

Your Opportunity to Comment on the Proposed Work: The public can provide either the NYSDEC or the NYSDOH with comments during the implementation of the IRM Work. The full IRM work plan describing the work to be performed is available for your review at the document repositories listed below. Your comments are important and strongly encouraged. Please direct comments to:

Mr. Todd Caffoe, P.E., Project Manager
NYSDEC
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414-9519
Telephone: 585-226-5350

Ms Debby McNaughton, Public Health Specialist
NYSDOH
Bureau of Environmental Exposure Investigation
335 E. Main St.
Rochester, N.Y. 14604-2127
Telephone: 585-423-8069

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the final RI report and selects a remedy. NYSDOH must concur in the approval of the RI report and remedy selection. The approved RI report will be placed in the document repository (see below). After the RI report and remedy selection is approved, the Stern Family Partnership may proceed with the implementation of the final site remediation.

Background

The Former Rochester Drug Cooperative site is a 2.7 acre property located at 320 North Goodman street in the City of Rochester. The site is immediately adjacent to a railyard and a commercial property and it is served by public water and sewers. Other nearby properties are a mix of residential and commercial uses. A 62,000 square-foot one and two-story building with a partial basements occupies the western portion of the property. Past uses of the site include a lumberyard, furniture manufacturing, offices, and warehousing. Currently the building is being refurbished by the applicant for use by multiple tenants.

Previous investigations at the site identified petroleum contamination in on-site soil and groundwater. The source of this contamination is four underground storage tanks that were formerly located on the eastern portion of the property. Two tanks were reportedly removed in the early 1970's and one tank was removed in 1998. There is no closure documentation for the fourth tank.

The Applicant submitted a BCP application in February 2004 and the agreement was executed in June 2004.

FOR MORE INFORMATION**Document Repository**

A local document repository has been established at the following location to help the public to review important project documents. These documents include the RI Work Plan, the IRM work plan, and the application to participate in the BCP accepted by NYSDEC:

NYSDEC Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414-9519
Telephone: (585)226-5350
Attn.: Todd Caffoe, P.E., Project Manager

Rochester Public Library
115 South Avenue
Rochester, New York 14604
585-428-7300

If you know someone who would like to be added to the project mailing 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.