



FACT SHEET

Brownfield Cleanup Program

Ward Street Site
Site Number C828117
Rochester, NY

December 2006

Remedial Action Completed at Ward Street Site; Final Engineering Report Under Review

Remedial action has been completed to address contamination related to the Ward Street Site located at 408 St. Paul Street in Rochester, Monroe County, under New York's Brownfield Cleanup Program (BCP). See Figure 1 for the location of the site. Germanow-Simon Corporation has completed the remedial action and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report (FER – also known as a Remedial Action Report,) , which is under review. The Final Engineering Report identifies the remedial measures that have been, and will be, implemented to address site contamination to fully protect public health and the environment for the proposed site use. The Final Engineering Report is available at the document repository identified in this fact sheet.

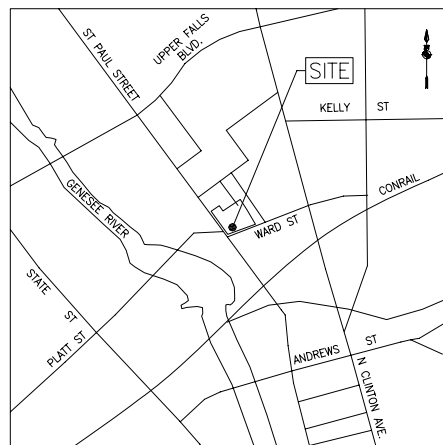


Figure 1: Site Location

NYSDEC previously accepted an application submitted by Germanow-Simon to participate in the BCP. The application proposes that the site will be used for commercial/industrial purposes.

Highlights of the Final Engineering Report

A Final Engineering Report (FER) has several goals:

- 1) describe the remedial activities completed;
- 2) certify that remediation requirements have been achieved or will be achieved;
- 3) define the boundaries of the site;
- 4) describe 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 the remedial action leaves residual contamination that 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;
- 5) certify that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

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

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with a site.

The completed and on-going remedial actions that have been performed at the Site and will be maintained as

engineering controls include:

- 1) A Multi Phase Vacuum Extraction (MPVE) system is operating on-site beneath, and off-site in front of, the Building B Annex, located at the corner of Ward and St. Paul streets. The MPVE system is also operating on-site beneath the former Lilac Laundry area, located between Buildings A, B and C and the south end of Cork Street. (see Figure 2) The MPVE system will be operated until the remedial requirements are achieved to the satisfaction of the NYSDEC;
- 2) A sub-slab depressurization system will be operated when the MPVE system is decommissioned; and
- 3) Impervious (non-penetrating) surfaces (such as concrete slabs) have been constructed over the affected areas.

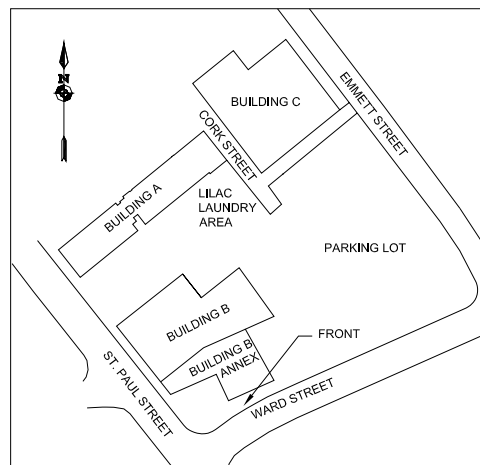


Figure 2: Site Map

The MPVE system is addressing groundwater, soil and soil vapor contamination by applying vacuums to 33 on-site and off-site extraction wells, thereby controlling on- and off-site contaminant migration. The MPVE system includes granulated activated carbon treatment for the vapor and water effluents extracted from the wells. Air flows through contaminated groundwater and soils to extractions wells, where the contaminants are removed from the subsurface. Treated vapor is discharged to the atmosphere through a 56 ft-high stack while treated groundwater is discharged to the Monroe County sanitary sewer. Following decommissioning of the MPVE system, potential vapor intrusion into the Building B Annex will be mitigated by way of a sub-slab depressurization system. This system works by installing a pipe through the foundation and into the soils below. The vapors that contain contaminants from beneath the building travel through the pipe and are vented to the outside through the stack by a fan.

An operation, monitoring & maintenance (OM&M) plan is currently under review by the NYSDEC. The OM&M plan proposes monthly vapor and water discharge monitoring of the MPVE system as well as quarterly groundwater sampling events to assess remediation's progress. The MPVE system is anticipated to operate for three years.

The following institutional controls will also be maintained at the Site:

- 1) NYSDEC and City of Rochester approval will be required prior to implementing any activity which breaches the installed impervious surfaces, or disturbs the soils beneath the affected areas; and
- 2) Prior approval of the NYSDEC and the City of Rochester will be required to use groundwater underlying the Site.

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the Final Engineering Report. NYSDEC will place the approved Final Engineering Report in the site document repository. NYSDEC then will issue a Certificate of Completion to Germanow-Simon. With its receipt of a Certificate of Completion, Germanow-Simon would:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- be eligible for tax credits to offset some of the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant has committed fraud regarding its application or its certification that the remedial system has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to Germanow-Simon if institutional or engineering controls are necessary for the site.

Background

The Germanow-Simon Corporation operates a manufacturing facility at the Site that produces bimetal thermometers, plastic optics, and gauge and watch crystals. Several environmental investigations have been completed at the 1.8-acre Site since 1999. The environmental investigations indicate the presence of volatile organic compounds in the soil and groundwater at the site apparently related to historic retail petroleum, dry cleaning and dry cleaning solvent distribution operations that preceded its use by Germanow-Simon.

The project was transferred into New York's Brownfield Cleanup Program (BCP) when the NYSDEC accepted an application submitted by Germanow-Simon Corporation to participate as a volunteer applicant in the BCP in October 2004. The application indicates that the Site will continue to be used for commercial/industrial purposes.

A complete summary of environmental investigations conducted at and adjacent to the Site is presented in the NYSDEC-approved Remedial Investigation Report dated June 29, 2006. The NYSDEC selected Multi Phase Vacuum Extraction (MPVE) as the remedial approach for the Site in its June 23, 2006 letter to Germanow-Simon. Stantec Consulting Services Inc. was retained by Germanow-Simon to coordinate the installation and commissioning of the MPVE system at the Site.

The MPVE design was outlined in the "Alternative Analysis Report and Remedial Work Plan" dated July 17, 2006, which was approved by the NYSDEC in its August 31, 2006 letter following completion of the required 45-day public comment period, and presented in detail in the "Remedial Design Work Plan" dated August 8, 2006.

Remedial activities began in August 2006 with extraction well installation. MPVE system construction activities (trenching, electrical, piping, etc.) were completed in October 2006. Operation, maintenance and monitoring of the MPVE system began in October 2006.

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 Final Engineering Report and the application to participate in the BCP accepted by NYSDEC:

City of Rochester Public Library

Lincoln Branch Library

851 Joseph Avenue

Rochester, New York 14621

Hours: Monday and Wednesday– 10:00 am to 7:00 pm

Tuesday, Thursday, and Friday – 12:00 pm to 6:00 pm

Saturday – 12:00 pm to 4:00 pm, Sunday – closed

Contact: Joan Lee, Branch Manager (585) 428-8210{Lincoln Branch Library}

Who to Contact

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

Project Related Questions

Todd Caffoe, P.E., Project Manager

(585) 226-5350

or

Lisa LoMaestro Silvestri, Citizen Participation

Specialist (585) 226-5326

New York State Department of Environmental
Conservation

6274 East Avon-Lima Road

Avon, New York 14414-9519

Health Related Questions

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Monroe County Department of Health

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Rochester, New York 14692-8932

(585) 274-6904

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.