



FACT SHEET

Brownfield Cleanup Program

Former Vogt Manufacturing
NYSDEC Site #C828119
Rochester, NY

January 2007

Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for the Former Vogt Manufacturing site located at 100 Fernwood Avenue in the city of Rochester, Monroe County, under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. Conifer Development, Inc. has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation/Remedial Alternatives Analysis (RI/RAA) Report" which is under review. The RI/RAA Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI/RAA Report is available at the document repository identified in this fact sheet. Conifer Development, Inc. proposes that the site will be used for restricted residential, commercial, or industrial purposes.

NYSDEC previously accepted an application submitted by Conifer Development, Inc. to participate in the BCP. In April 2004, Conifer Development, Inc. submitted an application to enter the NYSDEC Brownfield Cleanup Program. A Brownfield Cleanup Agreement was fully executed by Conifer Development, Inc. and the NYSDEC in October 2004, and investigation activities began in November 2004.

Highlights of the Remedial Investigation/Remedial Alternatives Analysis Report

The RI/RAA Report had several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues,
- 4) recommend whether the Applicant believes that remediation is required. "Remediation" means all necessary actions to address any known or suspected contamination associated with the site;
- 5) evaluate remedial alternatives; and
- 6) recommend a remedial alternative.

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

Tasks performed as part of the investigation includes:

- A passive soil gas survey to evaluate the presence of volatile organic compounds (VOCs) at the Site. VOCs are chemicals such as cleaning solvents and gasoline, which are commonly used in industrial settings;
- Evaluation of three pad-mounted transformers located east of the main building, and hydraulic lifts at three loading docks on the main building;
- Sampling and analysis of soil and groundwater to determine the presence of VOCs, SVOCs (chemicals similar to VOCs that do not evaporate as easily), metals, pesticides and PCBs;

- A vapor intrusion study was done to evaluate whether VOCs in soil or groundwater were volatilizing and impacting indoor air inside the smaller church building on the site, and
- Evaluation of environmental data for the adjoining former JML Optical, Inc. property located west of the Site.

The following remedial measures were completed before or during the remedial investigation:

- A 15,000-gallon underground storage tank (UST) was removed from a location near the northwest corner of the main building. Four smaller USTs (ranging in size from 2,000- to 8,000-gallons) were removed from the same area of the site. The USTs held petroleum and plasticizers used in the production of auto trimmings.
- A bioremediation system was constructed within the former tank pit area to treat contaminated soils displaced/disturbed during the UST closure work. Post-treatment monitoring was performed to evaluate the effectiveness of the bioremediation system.

Findings of the Remedial Investigation and remedial measures are summarized below:

- The site's primary contaminants of concern are the petroleum products and plasticizers that leaked from the former USTs and impacted soil and groundwater. This contamination has migrated radially outward at least 60 feet away including areas beneath the northwest corner of the main building and onto a small portion of the adjoining former JML Optical, Inc. property to the west.
- The analysis of post-treatment soil and groundwater samples indicate that the bioremediation system is working and has reduced contaminants by approximately 40%, but some contaminants were still present in soil and groundwater at concentrations above regulatory criteria.
- Some SVOCs were detected at levels above regulatory criteria in site soils that are not associated with the former tank pit contaminants. The source of these SVOCs is unknown, but may be attributable to a variety of causes, including fallout from nearby air discharges, the local geology or urban setting of the site, or the nature of fill soils used at the Site.
- Chlorinated VOCs were detected at low levels in some of the groundwater samples collected at the site. An on-site source was not found during the soil and groundwater studies performed. It is possible that the chlorinated VOCs are attributable to an off-site source(s) that has resulted in an area-wide groundwater condition.
- Indoor air in the smaller church building was found to be impacted with chlorinated VOCs at levels of concern. The church building is currently vacant. Additional indoor testing and possible mitigation will be required prior to re-occupancy of this building.
- The hydraulic loading docks and pad-mounted transformers at the Site do not appear to have adversely impacted environmental conditions at the site.

Based on the findings, Conifer Development, Inc. has concluded that remediation (further cleanup) is warranted. Four remedial alternatives were developed and can be reviewed in the RI/RAA report at the document repository. NYSDEC will consider the evaluation of these alternatives and Conifer's recommendation during its review of the RI/RAA.

Significant Threat Determination

As part of the NYSDEC's review, a significant threat determination will be made for the site. The NYSDEC, in conjunction with the New York State Department of Health, determines if the results of this study indicate that the site poses a health hazard to humans and/or the environment. If the Site is determined to be a significant threat, the NYSDEC will select the final cleanup remedy; that is protective of human health and the environment.

Next Steps

NYSDEC will complete its review, have any necessary revisions made and, if appropriate, approve the RI/RAA Report. The approved RI/RAA Report will be placed in the document repository. Conifer Development, Inc. will then develop a Remedial Work Plan. This plan will detail how Conifer will clean-up the contamination. When Conifer Development, Inc. submits a draft Remedial Work Plan for approval, NYSDEC will announce the availability of the plan for public review and a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and remediation of the Former Vogt Manufacturing Site.

Background

The subject property consists of eleven contiguous parcels totaling approximately 8.14 acres. The Site is zoned industrial, and is located in a mixed-use urban area. The Site is bounded to the north and west by commercial, industrial and residential properties and to the south and east by residential properties.

There are two buildings on the Site. The main building is an approximately 120,000-square foot, one-story concrete block building with a partial basement that was constructed between 1926 and 1930. The smaller building is an approximately 3,000-square foot, one-story brick building with a basement that was constructed between 1910 and 1922. The main building has been vacant since 2002 and was originally constructed as Vogt Manufacturing Corporation, which manufactured plastic products (i.e., primarily interior auto trimmings such as vinyl-coated spun or woven textile trimmings). In about 1970, Vogt Manufacturing Corporation became known as Voplex Corporation. The main building was later converted for multi-tenant light industrial/commercial use. Former uses by tenants of the main building include: plastic products manufacturing, tool and die makers, machine shops, painters, printers, graphics companies, and sheet metal contractors. The smaller building was used as a church; however, it was also occupied by light industrial/commercial tenants, including: Empire Engraving Company (metal cutting allied services) and Phoenix Equipment Co., which reconditioned and sold laboratory instrumentation and also serviced laboratory instrumentation.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public review important project documents. These documents include the RI/RAA Report and the application to participate in the BCP that was accepted by NYSDEC:

Central Library of Rochester and Monroe County
115 South Avenue
Rochester, New York 14604
(585) 428-8000
Hours: Mon. & Thurs. (9AM-9PM); Tue., Wed. & Fri. (9AM-6PM), Sat. (9AM-5PM),
Sun. (1PM-5PM)

Who to Contact

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

Project Related Questions

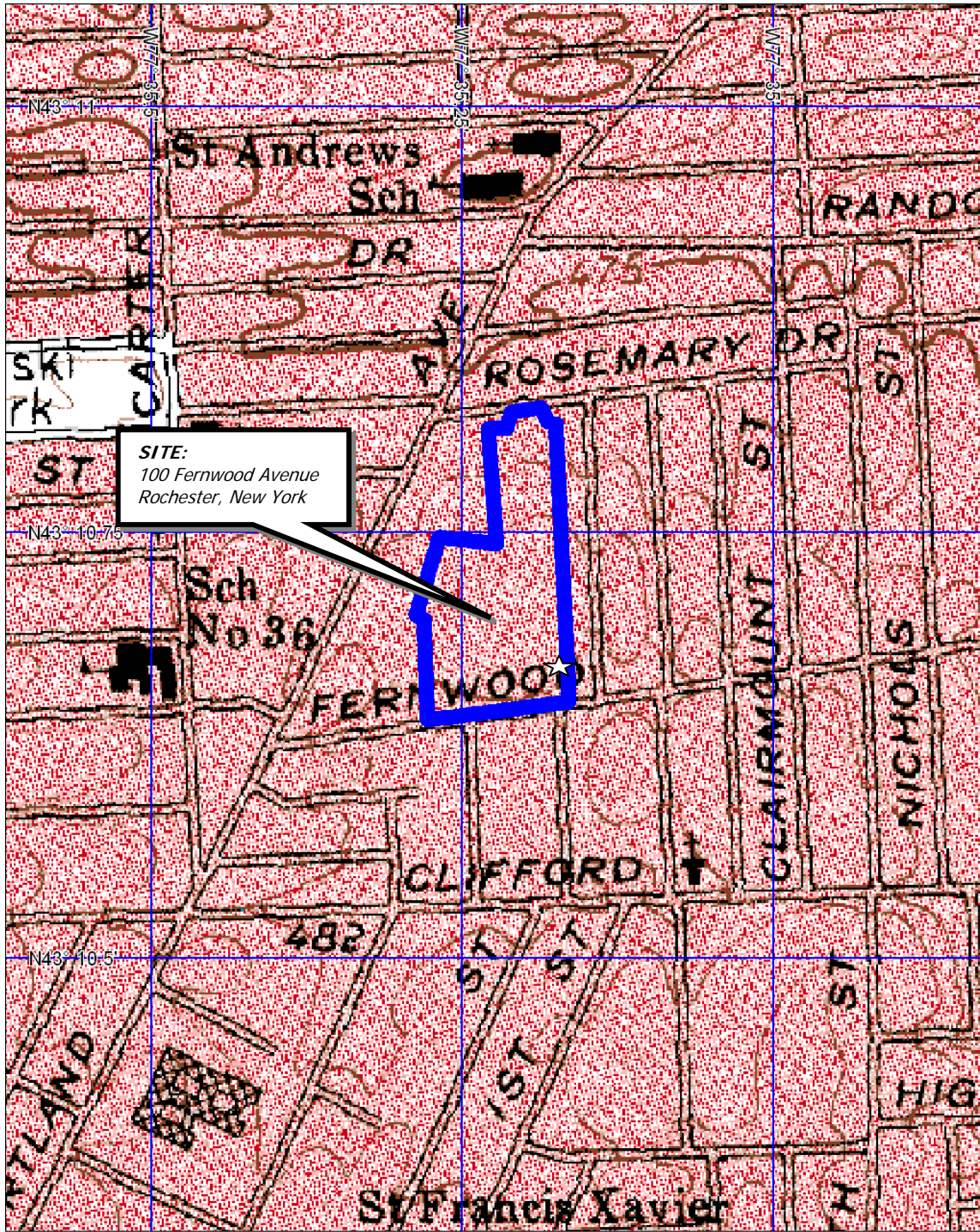
Mr. Gregory B. MacLean, P.E.
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Conservation – Region 8
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Health Related Questions

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Mr. Joseph Albert
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Rochester, NY 14692
(585) 753-5904

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.



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 150 ft Scale: 1:5,000 Detail: 142 Datum: WGS84

Drawing Produced From: 3-D TopoQuads, DeLorme Map Co., referencing USGS quad map Rochester East (NY) 1995. Site Lat/Long: N43d-10.66' – W77d-35.22'

DATE 09-27-2006	 DAY ENVIRONMENTAL, INC. ENVIRONMENTAL CONSULTANTS ROCHESTER, NEW YORK 14623-2700	PROJECT TITLE 100 FERNWOOD AVENUE ROCHESTER, NEW YORK	PROJECT NO. 3458S-04
DRAWN BY RJM		DRAWING TITLE PROJECT LOCUS MAP	FIGURE 1
SCALE As Shown			