



FACT SHEET Brownfield Cleanup Program

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

Site Name: Volunteers of America Back Lot Site
DEC Site #: C828126
Address: 214 Lake Avenue
Rochester, New York 14608

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Volunteers of America Back Lot Site ("site") located at 214 Lake Avenue, Rochester, Monroe County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Volunteers of America of Western New York, Inc. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Green remediation principles and procedures will be implemented in the design, implementation, and site management of the remedy.

Excavation and off-site disposal of impacted soil/fill material including grossly contaminated soil and soils that create a nuisance conditions such as odor.

Clean fill material that meets NYSDEC's requirements will be imported to the site to backfill the excavation area and re-establish the grade of the site.

A site cover is required to allow for restricted residential use of the site. The cover will consist of two feet soil/fill material and/or structures such as buildings, pavement, sidewalks that would be part of the site when developed.

An environmental easement, which is known as an institutional control, will be placed on the property for perpetuity. The environmental easement will restrict the use of the site to restricted residential and will not allow for the use of the groundwater at the site without approval from NYSDEC and NYSDOH.

A Site Management Plan is required for the site. The Site Management Plan will include an Institutional and Engineering Control Plan, an Excavation Plan that details how future excavations must be managed at the site, an inspection and reporting schedule for the site, and a groundwater monitoring plan.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: This site is located on the rear parcel of 214 Lake Avenue in an urban area of the City of Rochester, Monroe County.

Site Features: The site includes portions of a paved parking lot and vacant vegetated land associated with the adjacent Volunteers of America Human Services Complex. Other surrounding parcels include various commercial and industrial properties.

Current Zoning/Use: The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial and light industrial uses.

Historical Use: A former deep ravine, which extends through roughly the center of the site from south to north, has been backfilled with historic fill. There are reports of landfilling at the site by RG&E. The site has also been used in the past for coal pile storage by RG&E, storage of parked cars by a former adjacent automobile dealership, and the storage and cleaning of empty containers by Kaplan Container Corporation.

Site Geology and Hydrogeology: The site consists of historic fill from the ground surface to depths ranging from 14 feet to greater than 45 feet below ground. A native glacial till is present below the historic fill and overlies the carbonate bedrock. The top of the groundwater table is present at depths ranging from about 18 to 43 feet below grade at the site. Overburden groundwater flows toward the former ravine from the west and east sides of the site and northerly through the ravine.

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.

Central Library of Rochester and Monroe County
115 South Avenue
Rochester, New York 14604
Phone: 585-428-8000

NYSDEC Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414
Phone: 585-226-5354
Please call for an appointment

Who to Contact

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

Project Related Questions

Charlotte Theobald
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414
585-226-5354
charlotte.theobald@dec.ny.gov

Site-Related Health Questions

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

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.

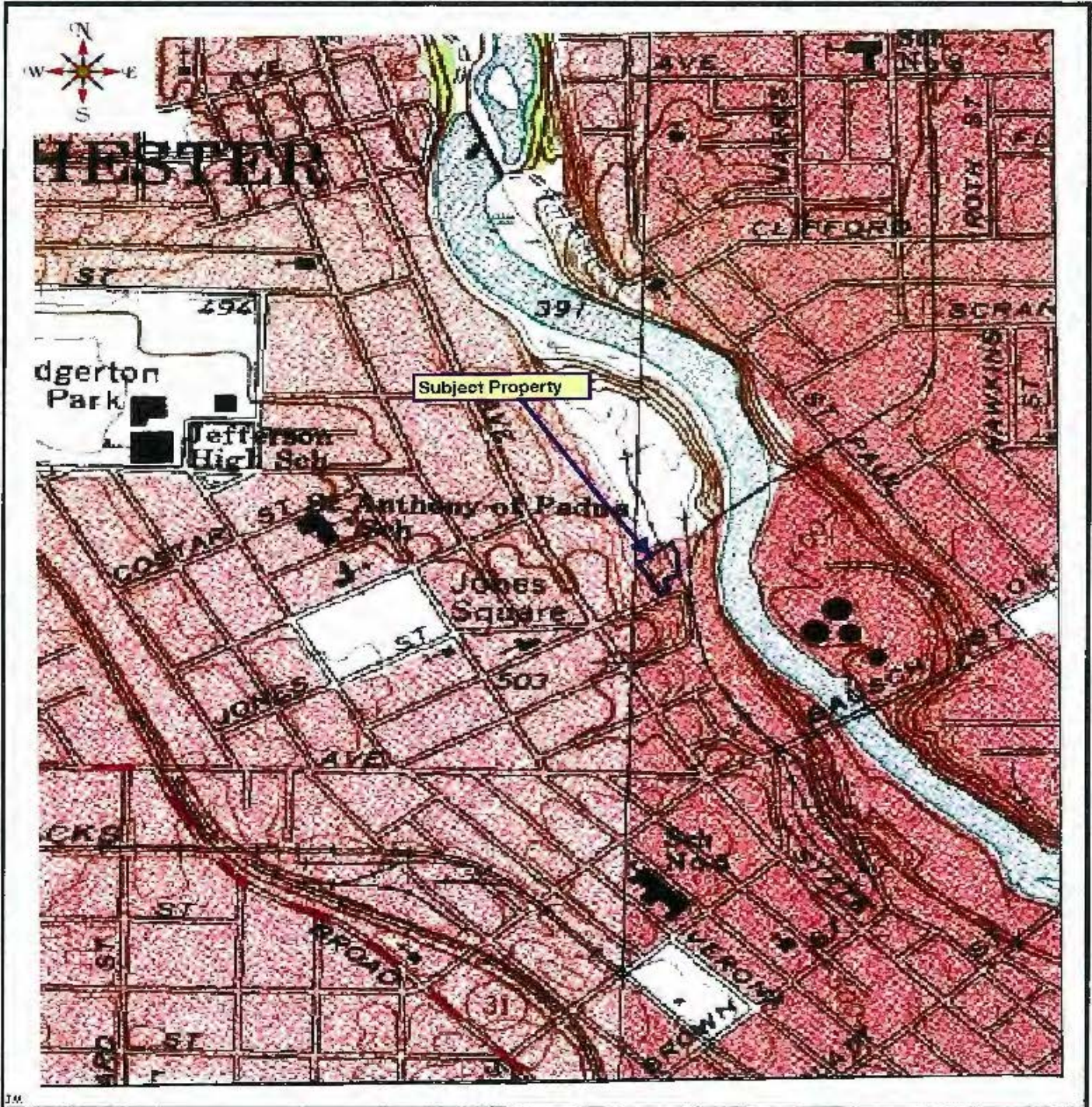
Receive Site Fact Sheets by Email

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 e-mail 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.



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Alternatives Analysis Report
 Volunteers of America of Western New York
 214 Lake Avenue
Site Vicinity Map
 Bergmann Associates

Date
November-12
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