



FACT SHEET

Brownfield Cleanup Program

**Kirstein Building Associated Parking
Lot Site
C828127
Rochester, NY**

September 2005

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the Kirstein Building Associated Parking Lot Site located at 37 Bittner Street, City of Rochester and Monroe County. See attached map for the location of the site – Figure 1. The draft “Remedial Investigation Work Plan” was submitted by 234-250 Andrews St. LLC under New York’s Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by 234-250 Andrews St. LLC to participate in the BCP. The application proposes that the site will be used for residential/commercial purposes - a basement and first floor commercial parking with residential apartments on the upper floors.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from September 30, 2005 through October 30, 2005. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Ms. Charlotte B. Theobald
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414-9519

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

Background

The Kirstein Building Associated Parking Lot Site (the “Site”) is located at 37 Bittner Street, Rochester, New York on the west side of Bittner Street, adjacent to the north side of the Kirstein Building parcel at 242 Andrews Street. Prior to the City reconfiguring streets in the subject area in circa 1980, Bittner Street was the northern extension of Franklin Street. The subject Site is currently used as a public parking lot. The historic Sanborn Fire Insurance maps and Polk City directories indicate that this parcel was historically comprised of two parcels listed as 191 and 201 Franklin Street. The northern parcel (201 Franklin Street) was utilized as a public gas station from at least 1930 through 1960. The Site was historically

known as the Franklin Street parking lot and gas station, Monroe Union Oil Co., Inc. gas station, and John J. DeCamilla gas station.

In November and December 2004, an environmental investigation was performed on the Site, which identified petroleum-related soil and groundwater contamination on the north side of the subject Site relative to the historic gas station operations present from the 1930's through the 1960's. The petroleum contamination occurs at depths of 8.5 feet below ground surface to approximately 14 feet below ground surface. During test pitting at the Site, the apparent remains of a hydraulic lift system were identified. No underground storage tanks were encountered during the test pitting investigation.

Highlights of the Proposed Remedial Investigation

The purpose of this remedial investigation is to further define the nature and extent of potential on-site impacts resulting from historic operations at the Site. The extent of potential off-site impacts will be also be evaluated at the property boundary. The results of the investigation will be used to evaluate remedial actions that might be required to render the site suitable for the proposed commercial parking lot and upper floor residential apartments. Specifically, the remedial investigation is intended to:

1. Further define the nature and extent of petroleum contamination in soil, surface water, groundwater, and any other impacted media;
2. Identify the source (s) of the contamination;
3. Conduct an on-site and off-site qualitative exposure assessment, including a human health exposure assessment and a fish and wildlife exposure assessment; and
4. Provide information to support the development of a Remedial Work Plan to address the contamination.

Proposed activities for the upcoming Remedial Investigation include the following:

- Drilling of soil borings at the site to further define the source area of contamination and perform a boundary investigation;
- Installation of four new groundwater monitoring wells to supplement the three existing groundwater wells and two rounds of groundwater sampling from all seven wells;
- Performance of an electromagnetic survey to locate underground storage tanks;
- Evaluation of the potential for off-site migration of contaminants;
- Evaluation of the potential for off-site human exposures; and
- Preparation of a BCP Remedial Investigation Report.

The investigation will be performed by 234-250 Andrews St. LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the Remedial Investigation Work Plan. NYSDOH must concur in the approval of the Remedial Investigation Work Plan. The approved Remedial Investigation Work Plan will be placed in the document repository (see below). After the Remedial Investigation Work Plan is approved, 234-250 Andrews St. LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take several months.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the Kirstein Building Associated Parking Lot Site.

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 draft Remedial Investigation Work Plan and the application to participate in the BCP accepted by NYSDEC.

ROCHESTER PUBLIC LIBRARY

115 South Avenue

Rochester, New York 14604

Telephone: 585-428-7300

Hours:

Mon & Thurs: 9 AM - 9 PM

Tues, Wed, and Fri: 9 AM - 6 PM

Sat: 9 AM - 5 PM

Sun: 1 PM - 5 PM

Who to Contact

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

Project Related Questions

Ms. Charlotte Theobald, Project Manager
New York State Department of
Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414-9519
Telephone: 585-226-5354

Health Related Questions

Ms. Debby McNaughton, Public Health Specialist
New York State Department of Health
335 East Main Street
Rochester, New York 14604
Telephone: 585-423-8069

Mr. Joseph Albert, Senior Public Health Sanitarian
Monroe County Health Department
111 Westfall Road
P.O. Box 92832
Rochester, New York 14692
Telephone: 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.

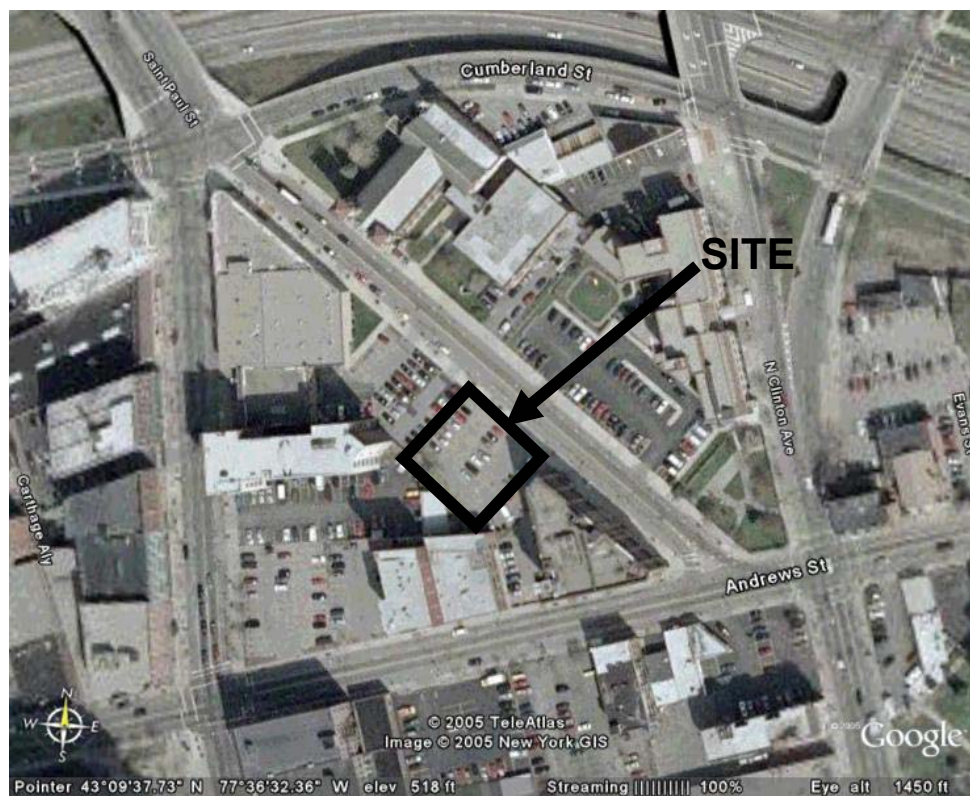
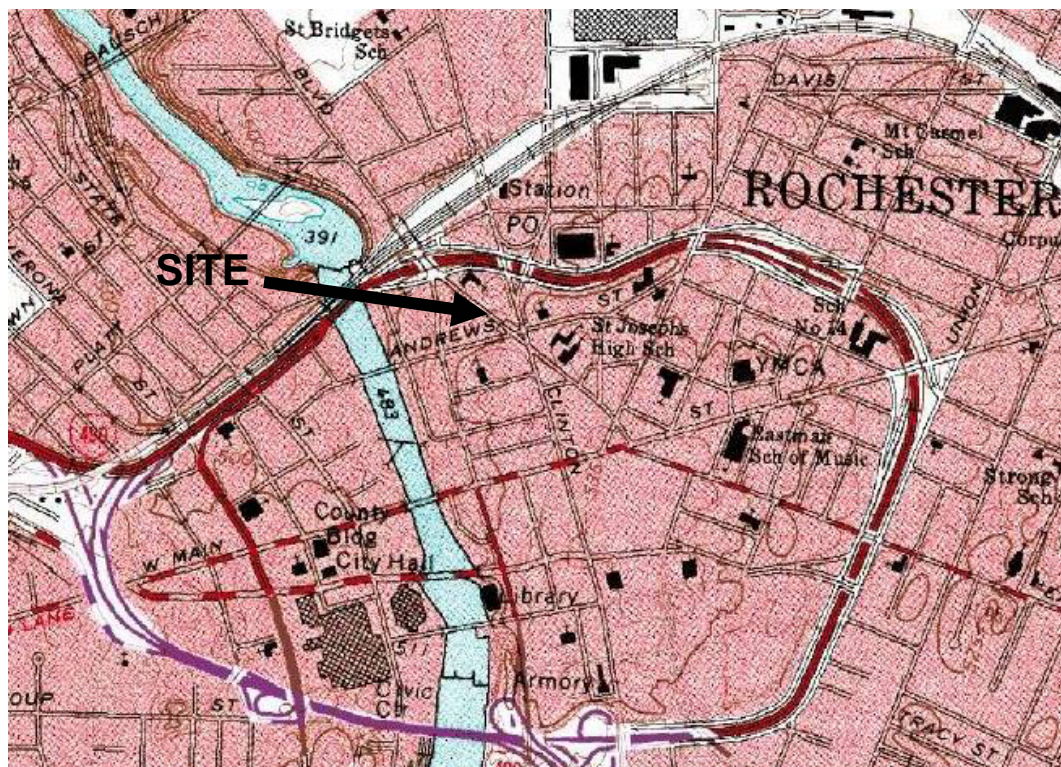


FIGURE 1 – SITE LOCATION MAP