



FACT SHEET

Brownfield Cleanup Program

Kirstein Building
Associated Parking Lot
Site No.: C828127
City of Rochester, NY

April 2010

Draft Remedial Action Work Plan Available for Public Comment

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Kirstein Building Associated Parking Lot (Site) located at 37 Bittner Street in the City of Rochester, Monroe County. See map for Site location.

The Proposed Remedy

The remedy proposed for the Site includes excavating soils on the Site that contain significant levels of contamination and pumping contaminated groundwater to the surface for treatment and disposal. 234-250 Andrews St. LLC (Applicant) developed the proposed remedy after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program.

The NYSDEC and the New York State Department of Health (NYSDOH) are in the process of determining if the Site poses a significant threat to the environment and/or public health. Once the significant threat determination has been made a fact sheet will be sent to the Site contact list notifying them of the determination.

The proposed remedy is described in a draft cleanup plan called a "Remedial Action Work Plan." The document is available for review at the locations identified below under "Where to Find Information".

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

How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from April 12 through May 26, 2010. Submit written comments to:

Ms. Charlotte B. Theobald, Project Manager
New York State Department of
Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414-9519
cbtheoba@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan identifies the proposed remedy has several goals:

1. Identify cleanup levels to be attained or the process to be used to determine these levels.
2. Explain why the proposed remedy will protect public health and the environment.

3. Provide a detailed description of the proposed remedy.

The overall remediation goal is to meet the Track 1 cleanup standards, which is the most stringent standards allowing for future unrestricted residential use. A Track 1 cleanup is considered to be protective of human health and the environment. The contamination at the Site is petroleum related volatile organic compounds in the groundwater and soil. The key remedial goals for this Site include the following:

- Physical removal of all contaminated soil at the Site through excavation and off-site disposal at a permitted landfill facility.
- Physical removal of contaminated groundwater through pumping. The groundwater will be pumped into an on-site tank. The Applicant will obtain a sewer discharge permit from Monroe County Pure Water. The groundwater will be treated (if required) and discharged to the City of Rochester sewer system.
- A soil vapor intrusion evaluation will be conducted for any new buildings constructed at the Site.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan that describes the proposed remedy is revised as needed to describe the selected remedy and will be made available to the public (see “Where to Find Information” below). The Applicant then may perform the cleanup action to address the Site’s contamination with oversight by NYSDEC and NYSDOH. It is estimated that the fieldwork activities to clean up the Site will take approximately 6-8 weeks. The Applicant proposes to implement the remedy during the summer of 2010. NYSDEC will keep the public informed during the cleanup of the Site.

Final Remedial Investigation Report Under Review

On June 13, 2005 the NYSDEC accepted an application submitted by 234-250 Andrews St. LLC to participate in the Brownfield Cleanup Program. The application proposes that the Site will be used for commercial/residential purposes. The investigation report, called a Remedial Investigation Report, was submitted by 234-250 Andrews St. LLC. under the Brownfield Cleanup Program and describes the results of the investigation at the Site.

Highlights of the Remedial Investigation Report

The remedial investigation report has several goals:

1. Describes the investigation activities completed.
2. Describes the nature and extent of contamination at the Site.
3. Provides information about off-site contamination issues.
4. Recommends whether cleanup of contamination is required.

The purpose of the remedial investigation was to further define the nature and extent of soil and groundwater contamination. The contamination of soil and groundwater is from petroleum related volatile organic compounds resulting from historic petroleum operations (a gas station) at the Site. The investigational activities included the following:

1. The installation of groundwater monitoring wells and soil borings to determine the nature and extent of the groundwater and soil contamination on-site.

2. The collection of soil and groundwater samples for laboratory analysis.
3. The collection of perimeter soil vapor samples for laboratory analysis.
4. An on-site and off-site qualitative human health exposure assessment.

The investigation determined that the nature and extent of petroleum contamination is at depths of between 8 to 15 feet below the surface. There is petroleum contaminated groundwater on-site that exceeds NYSDEC groundwater standards. The information obtained from the investigational activities was used to develop the proposed remedy that is presented in the Remedial Action Work Plan.

Background

The Site is located at 37 Bittner Street, adjacent to the north side of the Kirstein Building parcel at 242 Andrews Street. It is currently used as a public parking lot. Prior to the City reconfiguring streets in the subject area around 1980, Bittner Street was the northern extension of Franklin Street. Historic records 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, a preliminary 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.

FOR MORE INFORMATION

Document Repositories

A local document repository has been established at the following locations to help the public to review important project documents. These documents include the Remedial Investigation Work Plan, Remedial Investigation Report, Remedial Action Work Plan and the application to participate in the BCP accepted by NYSDEC:

Rochester Public Library 115 South Avenue Rochester, New York 14604 (585)428-7300 Hours: Mon & Thurs: 9:00am – 9:00pm Tues, Wed. & Fri.: 9:00am – 6:00pm Sat.: 9:00am – 5:00pm Sun. (Sept – May) 1:00pm – 5:00pm	New York State Department of Environmental Conservation Region 8 Office 6274 East Avon-Lima Road Avon, New York 14414-9519 (585) 226-5354 Please call for an appointment.
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Who to Contact

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

<u>Project Related Questions:</u> Ms. Charlotte Theobald, Project Manager NYSDEC, Region 8 Office Division of Environmental Remediation 6274 East Avon-Lima Road Avon, New York 14414-9519 (585) 226-5354 cbtheoba@gw.dec.state.ny.us	<u>Site Health Related Questions:</u> Ms. Kathrine Comerford Public Health Specialist New York State Department of Health 335 East Main Street Rochester, New York 14604-2127 (585) 423-8156 kjc05@health.state.ny.us
<u>Project Related Questions:</u> Ms. Lisa LoMaestro Silvestri NYSDEC, Region 8 Office Citizen Participation Specialist 6274 East Avon-Lima Road Avon, New York 14414-9519 (585) 226-5326 lasilves@gw.dec.state.ny.us	<u>Site Health Related Questions:</u> Mr. Jeff Kosmala, Senior Public Health Sanitarian Monroe County Health Department 111 Westfall Road PO Box 92832 Rochester, New York 14692 (585)753-5904 jkosmala@monroecounty.gov

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.

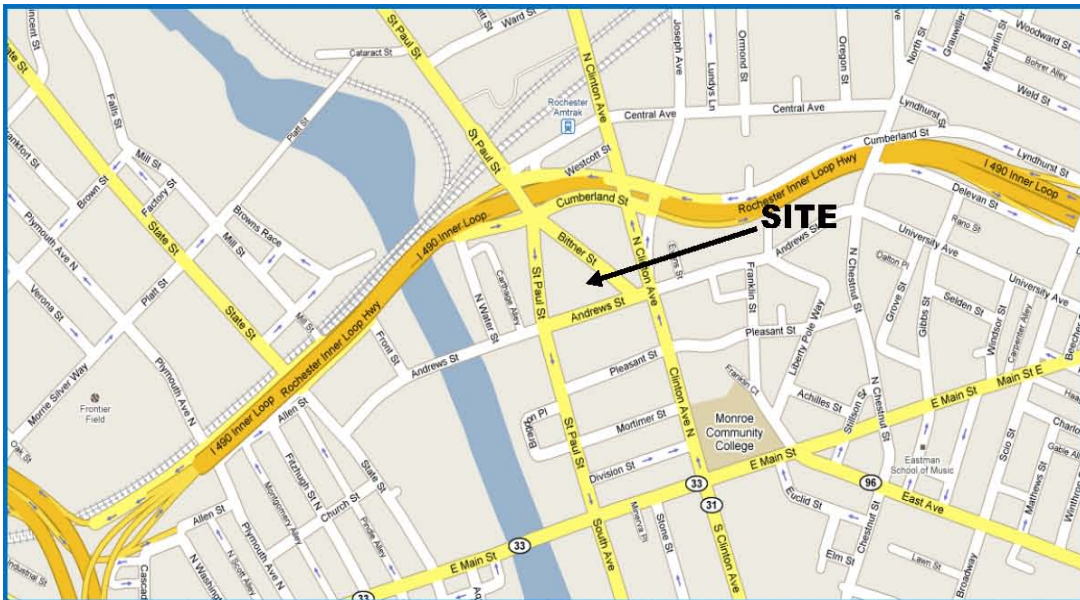


FIGURE 1

Location Map
37 Bittner Street
Rochester, NY

