



# FACT SHEET

## Brownfield Cleanup Program

Genesee Marina, Inc.  
C828130  
City of Rochester, NY

May 2010

### Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends cleanup action at Genesee Marina, Inc. (Site), located at 118 Petten Street in the City of Rochester under New York's Brownfield Cleanup Program (BCP). See map for Site location.

The report, called a "Remedial Investigation Report," was submitted to NYSDEC by Genesee Marina, Inc. (Applicant). The report describes the results of the site investigation and recommends action to address contamination. The activities discussed below have been designed to address the identified contamination.

#### Highlights of the Investigation Report

The investigation report has several goals:

- 1) Describe the investigation activities completed
- 2) Describe the nature and extent of contamination at the site
- 3) Provide information about off-site contamination issues
- 4) Recommend whether cleanup of contamination is required.

The Remedial Investigation was undertaken to evaluate the nature and extent of contamination at the Site. The scope of work included confirmation and/or further delineation of contamination in

**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 may 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:  
[www.dec.ny.gov/chemical/brownfields.htm](http://www.dec.ny.gov/chemical/brownfields.htm)

areas of concern identified during previous studies; identification of the nature and extent of impact, evaluation of the fate and transport of contaminants, and the performance of a human health exposure assessment.

The remedial investigation activities included the following:

- i. Surface water and Sediment sampling: Three (3) surface water and six (6) sediment samples were collected from the Genesee River and the marina's basin. The surface water samples were analyzed for

volatile organic compounds, semi-volatile organic compounds, metals, PCBs, pesticides, cyanide, and hardness. The sediment samples were analyzed for volatile organic compounds, semi-volatile organic compounds, metals, PCBs, pesticides, cyanide, and total organic carbon.

- ii. Soil sampling: 75 surface and near-surface soil samples and 29 soil borings were screened with a photoionization detector (an instrument that measures the concentration of organic vapors being emitted from the soil sample) and a XRF meter (an instrument that can detect concentrations of metals in soil samples). Based on the screening results, 51 soil samples were submitted to an approved laboratory for analysis. The soil samples were analyzed for volatile organic compounds, semi-volatile organic compounds, metals, PCBs, pesticides, and cyanide.
- iii. The excavation of test pits: 41 test pits were excavated at the Site. The test pits evaluated the nature and extent of the fill material at the Site. Soil samples were collected from the test pits and were then screened with a photoionization detector and a XRF meter. Based on the field screening, 20 soil samples were submitted to an approved laboratory for analysis. The soil samples were analyzed for volatile organic compounds, semi-volatile organic compounds, metals, PCBs, pesticides, and cyanide.
- iv. Groundwater Sampling: 10 new groundwater monitoring wells were installed at the Site to supplement the 12 existing wells. Two (2) rounds of groundwater sampling were completed. Groundwater samples were collected from the 22 groundwater monitoring wells. The groundwater samples were submitted to an approved laboratory for analysis. The groundwater samples were analyzed for volatile organic compounds, semi-volatile organic compounds, metals, PCBs, pesticides, and cyanide.

The remedial investigation found that following:

- Sediment in the Genesee River adjacent to the Site and within the marina's basin had exceedances of NYS standards for semi-volatile organic compounds, metals, and pesticides.
- Surface soil and near surface soil (the native soil under the clean gravel layer) at the Site had exceedances of the soil cleanup standards for semi-volatile organic compounds, metals, and pesticides.
- Subsurface soil at the Site had exceedances of the soil cleanup standards for semi-volatile organic compounds and metals.
- Groundwater at the Site had exceedances of NYS standards/guidance values for volatile organic compounds, semi-volatile organic compounds, metals, and pesticides.
- A qualitative human health exposure assessment determined that the public (including future residents) or current Site workers may be exposed to site-related contaminants that are present in surface soil, subsurface soil, or groundwater. The future use of groundwater at the Site also represents a potential exposure pathway to site-related contaminants. Additionally, if buildings were to be occupied or constructed on the site, the potential for soil vapor intrusion to occur would need to be evaluated.

**Next Steps**

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved Remedial Investigation Report will be made available to the public (see “Where to Find Information” below). The applicant may then develop a cleanup plan, called a “Remedial Work Plan.” This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Background**

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial and restricted residential purposes.

The site is located in an urban setting (residential and commercial) and consists of approximately 25 acres with an estimated 2,500 feet of frontage along the western shore of the Genesee River at the Port of Rochester. The site is improved with a marina known as Riverview Yacht Basin. The site has been used as a marina since 1947 and includes multiple buildings, many of which are in poor condition, and more than 200 boat slips, many of which are unusable. The site also contains offices, a shop, and a parking area for the *Spirit of Rochester* cruise boat which ceased operation in 2003. There are two boat ramps located along the riverfront. The site contains asphalt and gravel roadways and parking areas, woods, and both federally and NYSDEC regulated wetlands. The site was used for the disposal of construction and demolition debris from the 1960’s until recently. The New York Central Railroad used a portion of the site as a railroad yard. Railroads spurs traversed the northern portion of the site from approximately 1918 to 1978. The railroad spur along the western boundary is active.

Three previous environmental site assessments and investigations have been conducted at the Site. The previous investigations indicate the detection of elevated levels of contaminants, and this was confirmed by the BCP remedial investigation.

**FOR MORE INFORMATION**

**Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed.

Charlotte Branch Rochester Public Library 3615 Lake Avenue Rochester, New York 14612 Telephone: 585-428-8216 Hours: Mon.-Th. 11:30 AM – 7:00 PM Fri. 11:30 AM – 5:30 PM Sat. 10:00 AM – 2:00 PM	NYSDEC Region 8 6274 East Avon-Lima Road Avon, New York 14414 Telephone: 585-226-5354 Hours: Mon.-Fri. 8:30 AM – 4:45 PM 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> Charlotte B. Theobald Project Manager New York State Department of Environmental Conservation Region 8 6274 East Avon-Lima Road Avon, New York 14414 Telephone: 585-226-5354 Email: cbtheoba@gw.dec.state.ny.us	<u>Site-Related Health Questions</u> Justin Deming Public Health Specialist New York State Department of Health Center for Environmental Health Flanagan Square 547 River Street Troy, New York 12180 Telephone: 1-800-458-1158, ext.27860 Email: jhd01@health.state.ny.us
<u>Project Related Questions:</u> Lisa Silvestri Citizen Participation Specialist New York State Department of Environmental Conservation Region 8 6274 East Avon-Lima Road Avon, New York 14414 Telephone: 585-226-5326 Email: 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 Telephone: 585-753-5904 jkosmala@monroecounty.gov

If you know someone who would like to be added to the site contact 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.



Charlotte

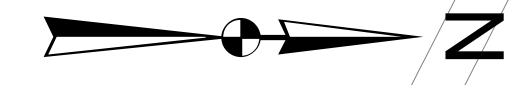
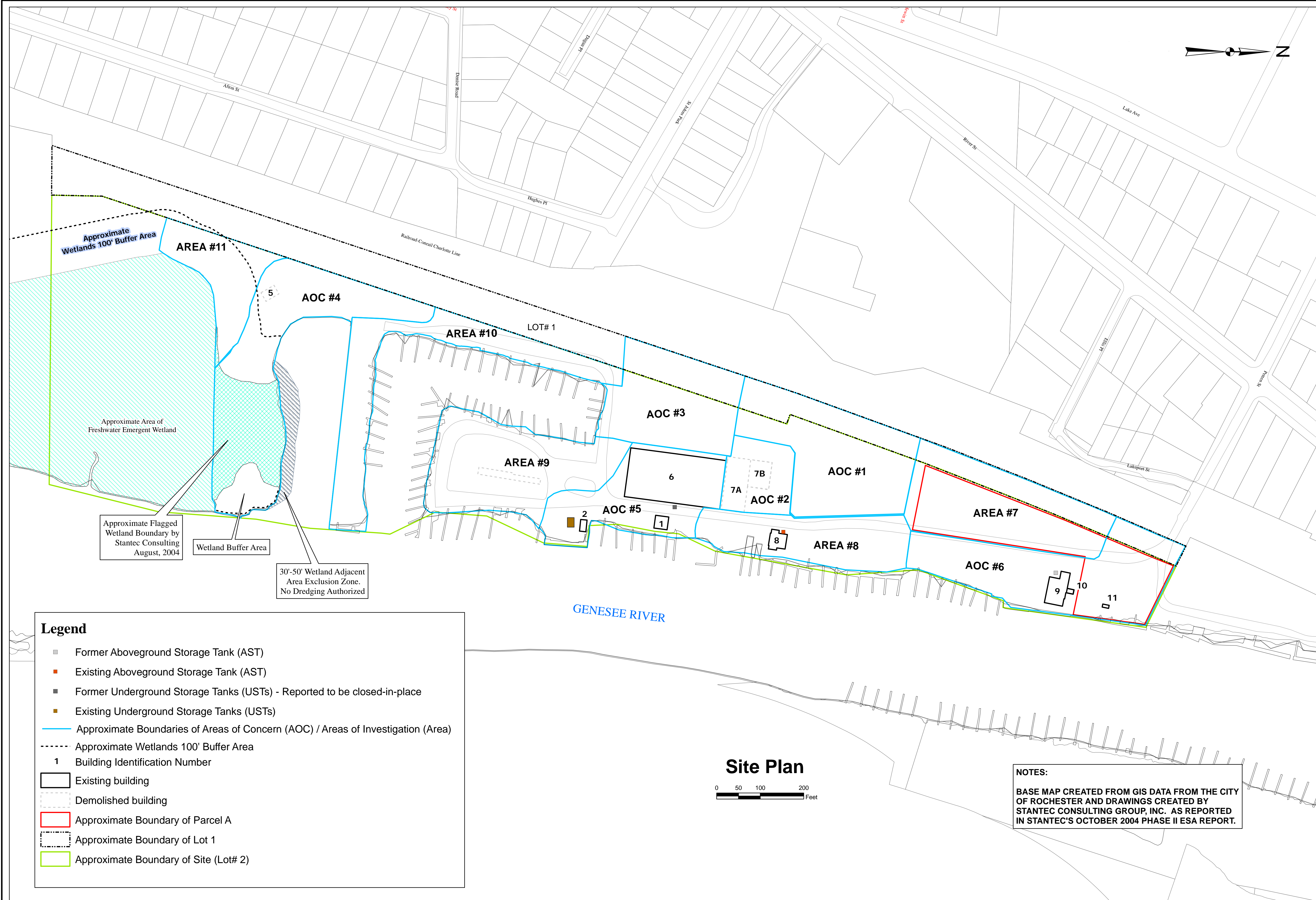
Site Location

99  
124  
N

Strohm St  
Atwell St  
Pollard Ave  
Lake Ave  
River St  
Petten St  
Ellis Pl  
Lakereport St  
Joy Ln  
Pattonwood Dr  
Hewitt St  
River St  
Hannahs Terrace  
St Johns Park  
Dugan Pl  
Hughes Pl  
Denise Rd  
Lake Ave  
Petten Street Ext  
Joy Ln  
Smugglers Ln  
Beaconview Ct  
Harbor Hill



CLIENT: MAPS/PHOTOS/RENDERINGS/AS NOTED



DESIGNED BY:	DJG	DATE:	06-2008
DRAWN BY:	CPS	DATE:	09-2009
CHECKED BY:	RJM	DATE:	09-2009
APPROVED BY:	DD	DATE:	09-2009
SCALE:	AS NOTED	DATE:	09-28-2009

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WITHOUT THE WRITTEN APPROVAL OF  
DAY ENVIRONMENTAL, INC.

NO.	REVISIONS	DATE	BY

**day**  
DAY ENVIRONMENTAL, INC.  
ENVIRONMENTAL CONSULTANTS  
ROCHESTER, NEW YORK 14614-1008  
NEW YORK, NEW YORK 10105-1017

PROJECT TITLE:  
**GENESEE MARINA  
118 PETTEN STREET  
ROCHESTER, NEW YORK**

REMEDIAL INVESTIGATION  
DRAWING TITLE:  
**SITE PLAN WITH AREAS OF CONCERN AND AREAS OF INVESTIGATION**

PROJECT NO.:  
**3903S-06**

**FIGURE 3**

**Legend**

- Former Aboveground Storage Tank (AST)
- Existing Aboveground Storage Tank (AST)
- Former Underground Storage Tanks (USTs) - Reported to be closed-in-place
- Existing Underground Storage Tanks (USTs)
- Approximate Boundaries of Areas of Concern (AOC) / Areas of Investigation (Area)
- - - - - Approximate Wetlands 100' Buffer Area
- 1 Building Identification Number
- ▭ Existing building
- ▭ Demolished building
- ▭ Approximate Boundary of Parcel A
- ▭ Approximate Boundary of Lot 1
- ▭ Approximate Boundary of Site (Lot# 2)

Approximate Flagged Wetland Boundary by Stantec Consulting August, 2004

Wetland Buffer Area

30'-50' Wetland Adjacent Area Exclusion Zone. No Dredging Authorized

**Site Plan**

0 50 100 200 Feet

**NOTES:**  
BASE MAP CREATED FROM GIS DATA FROM THE CITY OF ROCHESTER AND DRAWINGS CREATED BY STANTEC CONSULTING GROUP, INC. AS REPORTED IN STANTEC'S OCTOBER 2004 PHASE II ESA REPORT.