



# FACT SHEET

## Brownfield Cleanup Program

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Genesee Marina, Inc.

C828130

City of Rochester, NY

February 2012

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

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 Genesee Marina, Inc. ("site") located at 118 Petten Street in the City of Rochester, Monroe County. See map for site location.

#### The Proposed Remedy

The remedy proposed for the site includes excavation of soils on the site that contain significant levels of contamination and capping the site with 1 foot of NYSDEC approved cover material. Additives rich with oxygen and nutrients will be placed in the open excavations to aid the naturally occurring microbes (bugs) in the breakdown of any residual contamination in the soil and/or groundwater. Genesee Marina, Inc. ("applicant") developed the proposed remedy after performing a detailed investigation of the site under New York's Brownfield Cleanup Program.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

The activities discussed below have been designed to address the identified contamination.

**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/8450.html](http://www.dec.ny.gov/chemical/8450.html)

The proposed remedy is described in a draft decision document prepared by NYSDEC. The document is available for review at the locations identified below under "Where to Find Information".

#### How to Comment

NYSDEC is accepting written comments about the proposed remedy for 45 days, from February 15, 2012 through March 30, 2012.

Submit written comments to:

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

### **Summary of the Proposed Remedy**

The draft decision document that 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 proposed remedy can be successfully implemented and will be able to achieve the soil cleanup values for a commercial property and meet the State's groundwater standards and guidance values. The proposed remedy will be protective of human health and the environment. The following presents the significant components of the remedy:

1. A limited design investigation to further define the limits of the petroleum contamination in the area of the closed in place underground storage tanks.
2. Excavation and off-site disposal of the petroleum contaminated soils in the area of the closed in place underground storage tanks.
3. The addition of bioremediation amendments to the open excavation to enhance the natural breakdown of any residual petroleum contamination in the soil and groundwater.
4. An engineering control is a physical barrier or method used to prevent exposures to any remaining contamination at the site. An engineering control, a cover system, will be used at the site. The cover system will be NYSDEC approved cover material (one foot of clean soil, pavement, etc) that will be placed on the non-wetland areas of the site.
5. An institutional control is a non-physical way of enforcing restrictions on the use of the site and the groundwater at the site, provides notice to potential owners, operators, etc., and prevents actions that might get in the way of the remedy or might stop the effectiveness of operation, maintenance, or monitoring activities at the site.

An institutional control in the form of an environmental easement will be placed on the site that restricts the site to commercial and or industrial use. The easement will also restrict the use of the groundwater at the site. The easement cannot be removed from the site without NYSDEC and NYSDOH approval. As part of the easement a Site Management Plan will be developed and must be implemented at the site.

### **Next Steps**

NYSDEC will consider public comments, revise the draft decision document as necessary, and approve the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft decision document 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 design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take about 12 months.

NYSDEC will keep the public informed during the 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 purposes.

The Genesee Marina site is located at 118 Petten Street in the City of Rochester, Monroe County. The site is located adjacent to the Genesee River. The site's address has also been known as 00 Petten Street, 18 Petten Street, and 18 Petten Street Extension.

The site is located in an urban setting and consists of approximately 25 acres with an estimated 2500 feet of frontage along the western shore of the Genesee River south of the Port of Rochester. The site is an operating marina that includes multiple buildings and more than 200 boat slips. There are 2 boat ramps located along the river front. The site also consists of asphalt and gravel roadways and parking areas, woods, and wetlands that are regulated federally and by the NYSDEC.

The site has been operated commercially as a marina including boat slips, a boat repair shop, storage for boats and boat parts, and a retail boat refueling facility from approximately 1947 to present. The site also contains offices, a shop, and a parking area that was for patrons of the former Spirit of Rochester cruise boat, which ceased operation in 2003. A portion of the site was used as a railroad yard by the New York Central Railroad prior to the marina operation. Railroad spurs traversed the northern portion of the site from approximately 1918 to 1978. The off-site railroad spur along the western property boundary is still active.

Based on investigation activities completed to date, the primary contaminants of concern are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. The VOCs and SVOCs detected at the site are typical of petroleum releases. These contaminants have been detected in soil, sediment, and groundwater samples collected from the site. The contamination appears to be widespread across the site and associated with historical use of the site.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft decision document.

Rochester Public Library – Charlotte Branch  
3557 Lake Avenue  
Rochester, New York 14612  
Phone: 585-428-8216  
Hours of Operation:  
Monday through Thursday: 11:30 AM to 7:00 PM  
Friday: 11:30 AM to 5:30 PM  
Saturday: 10:00 AM to 2:00 PM  
Sunday: Closed

NYSDEC, Region 8 Office  
6274 East Avon-Lima Road  
Avon, New York 14414  
Phone: 585-226-5354  
Hours of Operation:  
Monday through Friday: 8:30 AM to 4:45 PM  
Please call for an appointment.

### **Who to Contact**

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

#### Project Related Questions

Charlotte B. Theobald  
NYSDEC, Region 8 Office  
6274 East Avon-Lima Road  
Avon, New York 14414  
585-226-5354  
Email: [cbtheoba@gw.dec.state.ny.us](mailto:cbtheoba@gw.dec.state.ny.us)

#### Site-Related Health Questions

Justin Deming  
NYSDOH  
Flanigan Square  
547 River Street  
Troy, New York 12180-2216  
(800) 458-1158, Option 6  
Email: [beej@health.state.ny.us](mailto:beej@health.state.ny.us)

**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 email listservs available at the following web page: [www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html) .

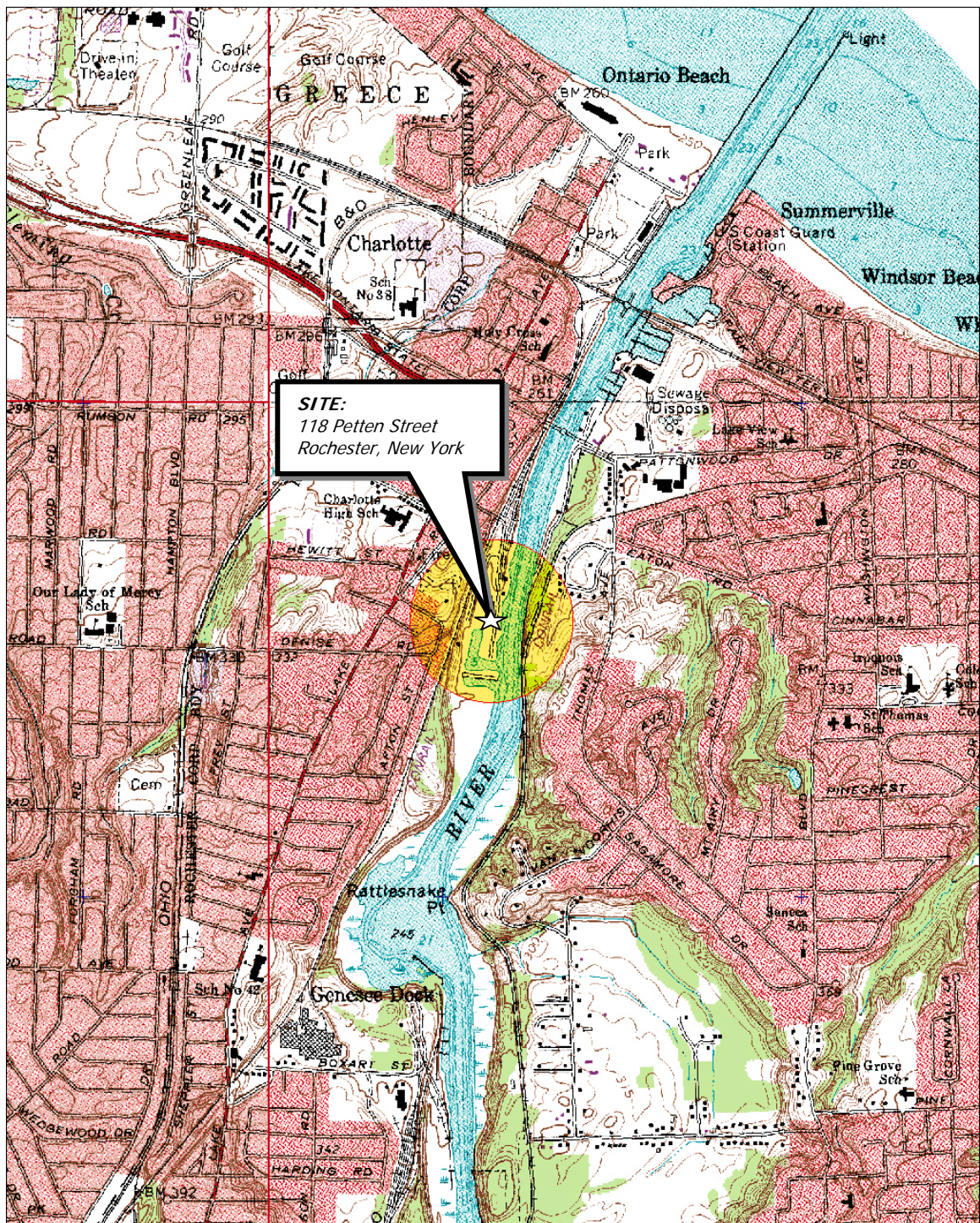


***It's quick, it's free, and it will help keep you better informed.***

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

**Note:** Please disregard if you already have signed up and received this fact sheet electronically.





3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 550 ft Scale: 1" = 19,200' Detail: 14-0 Datum: WGS84

Drawing Produced From: 3-D TopoQuads, DeLorme Map Co., referencing USGS quad maps Rochester East and West (NY) 1995. Site Lat/Long: N43° 14.57' – W77° 36.87'

<p>DATE <b>9/6/2011</b></p> <p>DRAWN BY <b>CAH</b></p> <p>SCALE <b>1" = 2000'</b></p>	<p><b>day</b> DAY ENVIRONMENTAL, INC. ENVIRONMENTAL CONSULTANTS ROCHESTER, NEW YORK 14614-1008 NEW YORK, NEW YORK 10165-1617</p>	<p>PROJECT TITLE <b>118 PETTEN STREET ROCHESTER, NEW YORK</b></p> <p><b>REMEDIAL ALTERNATIVES ANALYSIS</b></p> <p>DRAWING TITLE <b>PROJECT LOCUS MAP</b></p>	<p>PROJECT NO. <b>4592R-11</b></p> <p><b>FIGURE 1</b></p>
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