
Brownfield Cleanup Program

Citizen Participation Plan for Carriage Cleantown

Site # C828131
1600 Penfield Road
Town of Penfield
Monroe County, New York

October 2005

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s remedial process.

Applicant: **Dave Clements**
Site Name: **Carriage Cleantown**
Site Number: **C828131**
Site Address: **1600 Penfield Road, Town of Penfield**
Site County: **Monroe County**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate (clean up) and redevelop brownfields. A brownfield is any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants accepted into the BCP as they conduct brownfield site remedial activities. The BCP contains strict investigation and remediation (cleanup) requirements, ensuring that cleanups protect public health and the environment based on the intended use of the brownfield site. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use. For more information about the BCP, go online at: www.dec.state.ny.us/website/der/bcp

2. Citizen Participation Plan Overview

A Citizen Participation (CP) Plan provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation (cleanup) of a site under the BCP.

This CP Plan has been developed for the Carriage Cleantown (hereafter referred to as “the site”) under the BCP. Appendix D contains a map locating the site. NYSDEC is committed to informing and involving the public concerning the investigation and remediation (cleanup) of the site. This CP Plan describes the public information and involvement program that will be carried out with assistance from Dave Clements (hereafter referred to as “the Applicant”) who has applied and been accepted to participate in the BCP.

Appendix A of this CP Plan identifies NYSDEC project contact(s) to whom the public may address questions or request information about the site’s remedial program. The locations of the site’s document repositories also are identified in Appendix A. The document repositories provide convenient access to important project documents for public review and comment.

Appendix B contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and remediation process. The brownfield site contact list includes, at a minimum:

- chief executive officer and zoning board of each county, city, town and village in which the site is located;
- residents on and/or adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on and/or adjacent to the site for purposes of posting and/or dissemination at the facility; and,
- document repositories and their contacts.

The brownfield site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project, including notifications of upcoming remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A.

Appendix C identifies the CP activities that have been and will be conducted during the site's remedial program.

The CP activities are designed to achieve the following objectives:

- Help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of an Applicant's efforts, under State oversight, to investigate and, if appropriate, remediate (clean up) a brownfield site.
- Ensure open communication between the public and project staff throughout a brownfield site's remedial process.
- Create opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation (cleanup).

This CP Plan may be revised due to changes in major issues of public concern or in the nature and scope of remedial activities. Modifications may include additions to the site contact list, updates to major issues of concern to the public, and changes in planned citizen participation activities. The public is encouraged to discuss its ideas and suggestions about the citizen participation program with the project contact(s) listed in Appendix A.

3. Site Information

Site Description

The Site is located at 1600 Penfield Road, Town of Penfield, Monroe County, New York. The Site is located in a commercial area, surrounded by various other commercial properties. The Site consists of approximately 0.60 acres of land occupied by an approximately 4,550 square foot building. The adjacent properties are:

- North – Commercial property (with Day Care) with Residential Apartments Beyond;
- East – Commercial automated bank (unoccupied) with commercial beyond;
- South – Penfield Road with parking lot beyond then commercial buildings; and,
- West – Commercial property with several businesses.

A Site Location Map is included in Appendix D.

Site History

The Site is currently occupied by Carriage Cleaners. The current building was constructed in approximately 1961 and has been used as a dry cleaning facility since that time. Due to the historical use, soil and groundwater at the Site have been impacted by chlorinated solvents used in dry cleaning. Specifically, soil and groundwater at the Site have been documented to be impacted with tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE). In addition, soil gas at the Site has been documented to be impacted with PCE and TCE. These solvents are commonly used in dry cleaning operations. The extent of contamination is unknown.

Environmental History

In June 2002 environmental questions arose regarding several recognized environmental conditions at the Site. These recognized environmental conditions are in relation to the presence of floor drains with unknown discharge locations.

LaBella Associates (the Site consultant) conducted a preliminary Phase II Environmental Site Assessment (ESA) in August 2002 at the Site. The Phase II ESA consisted of advancing nine (9) test borings at the Site and installing one groundwater monitoring well. Soil and groundwater samples were collected/analyzed as part of the Phase II ESA. The Phase II ESA identified the presence of solvent-impaired soil and shallow groundwater at the Site. [*Note: A copy of the Phase II ESA is at the document repository.*]

Based on observations made during the soil boring and sampling study, and the comparison of the sampling results to the applicable NYSDEC soil and groundwater criteria, there appeared to be a remedial concern with regard to solvent impaired soil and groundwater in the vicinity of a 1,500-gallon pre-cast concrete wastewater holding tank located north of the building under the north parking lot.

The sampling results indicated that PCE is present in soil at levels above the NYSDEC guidance values. Additionally, PCE is present above the NYSDEC groundwater standard in the shallow groundwater monitoring well installed at the Site.

LaBella Associates performed a Passive Soil Gas Survey on August 27, 2003 to determine the presence, identity, and relative strength of targeted contaminants along the down-gradient property lines at the Site. The survey looks for contaminants in shallow soil gas, which can indicate a plume in soil and/or groundwater. Survey results were used to assess whether targeted compounds may potentially be migrating off site. *[Note: A copy of the Passive Soil Gas Survey report is at the document repository.]*

The analytical results from the Passive Soil Gas Survey indicated that the highest constituent detected at the Site was PCE with lesser amounts of the breakdown product TCE. A comprehensive Passive Soil Gas Survey Report was submitted to the NYSDEC on October 27, 2003.

4. Remedial Process

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants.

The Applicant in its Application proposes that the site will be used for commercial purposes. Specifically, the Site will be developed into an automated car wash facility.

To achieve this goal, the Applicant will conduct remedial activities at the site with oversight provided by NYSDEC. The Applicant and NYSDEC have signed a Brownfield Cleanup Agreement that sets forth the responsibilities of each party in conducting a remedial program at the site.

The Applicant will conduct a remedial investigation (RI) of the site with NYSDEC oversight. The RI has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and

- 4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicant will prepare an RI Report after it completes the RI. This report will summarize the results of the RI and will include the Applicant's recommendation of whether remediation (cleanup) is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. Before the RI Report is approved, a fact sheet that describes the RI Report will be sent to the site's contact list.

NYSDEC determines whether the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is a "significant threat," a qualifying community group may be eligible to apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

For more information about the TAG Program and the availability of TAGs, go online at: www.dec.state.ny.us/website/der

After NYSDEC approves the RI Report, the Applicant will be able to develop a Remedial Work Plan. The Remedial Work Plan describes how the Applicant would address the contamination related to the site.

The public would have the opportunity to review and comment on the remediation (cleanup) proposal. The site contact list would be sent a fact sheet that describes the Remedial Work Plan and announces a 45-day public comment period. NYSDEC would factor this input into its decision to approve, reject or modify the Remedial Work Plan.

Approval of the Remedial Work Plan by NYSDEC would allow the Applicant to design and construct the alternative selected to remediate (clean up) the site. The site contact list would receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a Remedial Action Report that certifies that remediation (cleanup) activities have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use for the site. The site contact list would receive a fact sheet that announces the completion of remedial activities and the review of the Remedial Action Report.

NYSDEC would then issue the Applicant a Certificate of Completion. This Certificate states that remediation (cleanup) goals have been achieved, relieves the Applicant from future remedial liability subject to statutory conditions, and allows the Applicant to begin to redevelop the site. If the Applicant used institutional controls or engineering controls to achieve remedial objectives, the site contact list would receive a fact sheet discussing such controls.

An institutional control is a non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of site management at or pertaining to a brownfield site. An example of an institutional control is a deed restriction or an environmental easement.

An engineering control is a physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination. Examples include caps and vapor barriers.

Site management will be conducted by the Applicant as required with appropriate NYSDEC oversight.

Activities required to be conducted to inform and involve the public during the site's remedial process are introduced in section 5 and identified in the chart in Appendix C.

5. Citizen Participation Activities

CP activities that have already occurred and are planned during the investigation and remediation of the site under the BCP are included in Appendix C: Summary of Citizen Participation Activities. NYSDEC will ensure that these CP activities are conducted, with appropriate assistance from the Applicant.

All CP activities seek to provide the public with significant information about site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Proposed Remedial Work Plan.

The CP Plan for the site may be revised based on changes in the site's remedial program or major issues of public concern.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed.

6. Major Issue of Public Concern

This section of the CP Plan identifies major issues of public concern as they relate to the site. Additional major issues of public concern may be identified during the site's remedial process.

- Although no major issues to date have been identified, there is a potential for off-site migration of impacted groundwater and soil gas. These areas of concern will be evaluated as part of the RI.

Appendix A – Project Contacts and Document Repositories

Project Contacts

For information about the site’s remedial program, the public may contact the following NYSDEC project contacts:

David G. Pratt, P.E.
Project Manager
NYSDEC - Region 8
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414
585-226-5355

Lisa LoMaestro Silvestri
Citizen Participation Specialist
NYSDEC – Region 8
6274 East Avon-Lima Road
Avon, New York 14414
585-226-5326

Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Penfield Public Library
1985 Baird Road
Penfield, New York 14526
Attn: Todd Randall
Phone: 585-340-8720
Hours: Monday through Thursday: 10-9
Friday: 10-6
Saturday: 10-5 (Except summer)
Sunday: 2-5 (Except summer)

NYSDEC Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414-9519
Attn: David G. Pratt
Phone: 585-226-5326
Hours: Monday – Friday 8:30 – 4:30
(call for appointment)

Appendix B – Identification of Citizen Participation Activities

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
Application Process:		
<ul style="list-style-type: none"> • Prepare brownfield site contact list (BSCL) • Establish document repositories • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period • Publish above ENB content in local newspaper • Mail above ENB content to BSCL 	<p>At time of preparation of application to participate in BCP</p> <p>When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.</p>	<p>~8-11-2005</p> <p>8-15-2005</p> <p>8-18-2005</p> <p>8-18-2005</p> <p>8-11-2005</p>
After Execution of Brownfield Site Cleanup Agreement:		
<ul style="list-style-type: none"> • Prepare citizen participation (CP) plan 	Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution	8-21-2005
After Remedial Investigation (RI) Work Plan Received:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.	8-11-2005
After RI Completion:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL describing results of RI 	Before NYSDEC approves RI Report	
After Remedial Work Plan (RWP) Received:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period • Public meeting by NYSDEC about proposed RWP (if requested by public) 	Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.	
After Approval of RWP:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL summarizing upcoming remedial construction 	Before the start of remedial construction	
After Remedial Action Completed:		
<ul style="list-style-type: none"> • Mail fact sheet to BSCL announcing that remedial construction has been completed • Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets should be combined when possible if there is not a delay in issuance of COC	

Appendix C – Brownfield Site Contact List

1. Monroe County Executive – Maggie Brooks
39 West Main Street, Room 110
Rochester, New York 14614
ph: (585) 428-5301

George C. Wiedemer
Supervisor - Town of Penfield
3100 Atlantic Avenue
Penfield, New York 14526-9798
Ph: (585) 340-8600

Town of Penfield
Zoning Board Members
3100 Atlantic Avenue
Penfield, New York 14526-9798
ph: (585) 340-8600

2. Site Owner/Occupant:

- **Site Owner/Occupant:**
Current – James Reitze
Sixteen Hundred Penfield Rd, Inc.
2101 Monroe Avenue
Rochester, NY 14618

3. Local News Media:

Penfield Post
Pressroom Superintendent
1 Grove Street, Suite 101
Pittsford, NY 14534
(585) 381-3300

NEWS DIRECTOR
WROC-TV 8
201 HUMBOLDT ST
ROCHESTER NY 14610

ASSIGNMENT DESK
R NEWS CHANNEL 9
71 MT HOPE AVE
ROCHESTER NY 14620

ASSIGNMENT EDITOR
WHEC-TV 10
191 EAST AVE
ROCHESTER NY 14604

ASSIGNMENT EDITOR
WOKR/WHAM-TV 13
PO BOX 20555
ROCHESTER NY 14602-0555

NEWS DIRECTOR
WXXI-TV 21
280 STATE ST
ROCHESTER NY 14614

Local News Media (Continued)

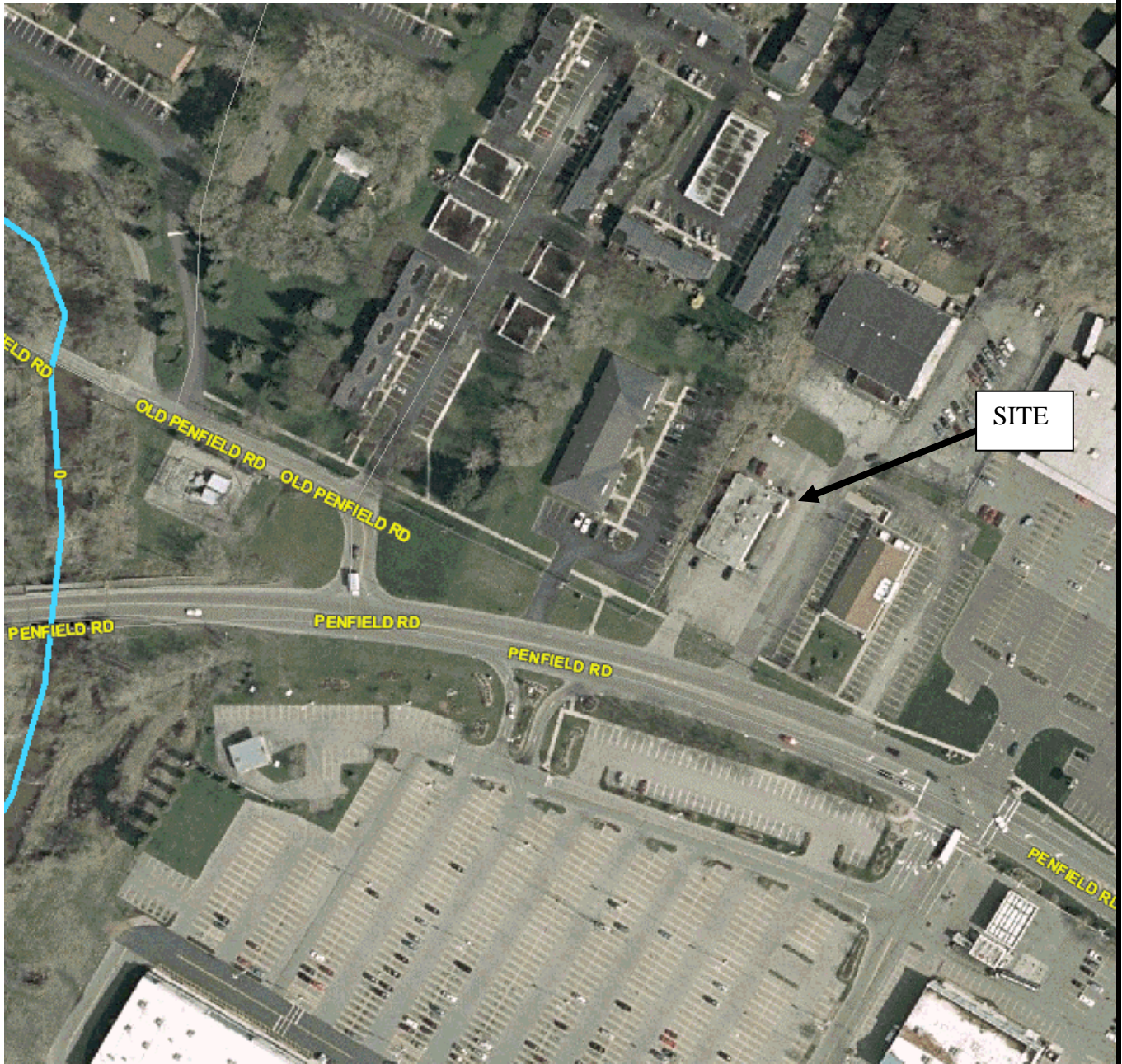
NEWS DIRECTOR
WUHF FOX 31
360 EAST AVE
ROCHESTER NY 14604

NEWS DIRECTOR
WHAM-AM Radio
207 MIDTOWN PLAZA
PO BOX 40400
ROCHESTER NY 14604

NEWS DIRECTOR
WXXI-AM
280 STATE ST
ROCHESTER NY 14614

Misty Edgecomb
Environmental Reporter
DEMOCRAT & CHRONICLE
55 EXCHANGE BLVD
ROCHESTER NY 14614-2001

4. Public Water Supplier:
Monroe County Water Authority
475 Norris Drive
Rochester, New York 14610-0999
ph: (585) 442-2000
5. Additional Persons Requesting to be on Contact List:
 - None at this time.
6. Schools or Day Care Facilities:
 - a. Schools do not appear to be located within a ½-mile of the Site.
 - b. Children's Discovery Center Day Care Facility is located North of the Site.
Administrator – Debbie Tranello
1606 Penfield Road
Penfield, New York 14526
Ph: (585) 586-3940
7. Document Repository:
Penfield Public Library
1985 Baird Road
Penfield, New York 14526
585-340-8720



Note: Location Map is based on 2002 Aerial Photograph obtained from www.nysgis.state.ny.us, current Site and surrounding features may vary.



APPENDIX D SITE LOCATION MAP

Citizen Participation Plan
1600 Penfield Road
Penfield, New York

LABELLA

PROJECT NO.
205237

