



FACT SHEET

Brownfield Cleanup Program

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1440 Empire Boulevard
NYSDEC Site #C828135
Town of Penfield, NY

May 2011

Report Describes Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing a report that describes the results of a remedial investigation at the 1440 Empire Boulevard site (“site”), located at 1440 Empire Boulevard in the Town of Penfield, Monroe County under New York’s Brownfield Cleanup Program. See the attached map for site location.

The report, called a “Remedial Investigation Report,” was submitted to NYSDEC by Upstate Brownfield Partners, LLC (“applicant”). The report describes the results of the site investigation and recommends action to address contamination.

Highlights of the Investigation Report

The investigation report has several goals:

- describe the investigation activities completed;
- describe the nature and extent of contamination at the site;
- provide information about off-site contamination issues;
- recommend whether cleanup of contamination is required.

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

The investigation included the following sample collection actions:

- 10 surface soil samples collected at soil boring location.
- 15 sub-surface soil samples were collected from soil borings at typically 4 to 12 feet below ground.
- 6 sub-surface soil samples collected from soil borings associated with the installation of groundwater monitoring wells.
- 6 groundwater samples collected from groundwater monitoring wells.
- 23 test pits were excavated to identify the extent of historic fill material on the site.
- Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs), and metals.

The results of the Remedial Investigation Report showed that contamination was identified primarily in surface and sub-surface soils. Soil and groundwater contamination was identified above New York State soil cleanup objectives and groundwater standards. Contamination appears to be related to the placement of historic fill material on the site. Contaminants include SVOCs and metals related to petroleum products and combustion ash, respectively, along with PCBs potentially related to the historic disposal of construction and demolition debris. The area associated with the highest levels of contaminants is identified as AOC 1 on the attached figure. Soil borings were used to identify the extent of fill material by locating the vertical and horizontal extent of fill material. The extent of historic fill is associated with the boundaries of AOC 2 and extends from 0 to 12 feet below ground. The Remedial Investigation Report concludes that remedial action alternatives will be evaluated to address the contamination identified on the site.

Next Steps

NYSDEC will complete its review, make 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 oversight. 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 on August 8, 2006. The application proposes that the site will be used for restricted residential purposes including development of town homes.

The Brownfield site is approximately 4 acres in size and is a portion of a larger 16 acre parcel. The property is currently undeveloped. A portion of the site was reportedly used as a sand quarry and for the unpermitted disposal of construction and demolition (C&D) debris from the late 1940s to the 1980s.

Environmental assessments on the property currently being investigated were completed in 2000 and 2001. These assessments confirmed that environmental contamination is present at the site.

The results of the reports included documentation showing:

- the presence of empty 55-gallon drums in various areas of the site;
- C&D debris on the site including asphalt, cement blocks, PVC pipes, metal, and concrete;
- the presence of other fill materials including municipal solid waste and ash;
- the former operation of the site as a C&D debris disposal site; and the historic use of portions of the site as a sand borrow pit or quarry.

The analysis of site soils identified the presence of the following contaminants in site soils: petroleum-related VOCs and SVOCs; metals including mercury, zinc, arsenic, cadmium, chromium, copper, lead; and polychlorinated biphenyls (PCBs). Additional soil analyses were performed in November and December, 2002. Consistent with the previous investigations, soil contamination assumed to be associated with the historic placement of fill material was identified including SVOCs and PCBs.

FOR MORE INFORMATION

Where to Find Information

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

Penfield Public Library

1985 Baird Road,
Penfield, NY 14526
Phone: 585-340-8720
Hours: Mon-Thurs 10am-9pm;
Fri 10am-6pm; Sat 10am-5pm;
Sun 2-5pm

New York State Department of Environmental Conservation

6274 East Avon-Lima Rd
Avon, NY 14414-9516
(585) 226-5308
Call for an appointment

Who to Contact

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

Project Related Questions

Matthew P. Gillette, PE
New York State Department of
Environmental Conservation
6274 East Avon-Lima Rd
Avon, NY 14414-9516
(585) 226-5308
mpgillet@gw.dec.state.ny.us

Site-Related Health Questions

Melissa Doroski - Project Manager
New York State Department of Health
Flanigan Square – Room 300
547 River Street
Troy, NY 12180-7866
800-458-1158, select option 6
mxm29@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 . 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.

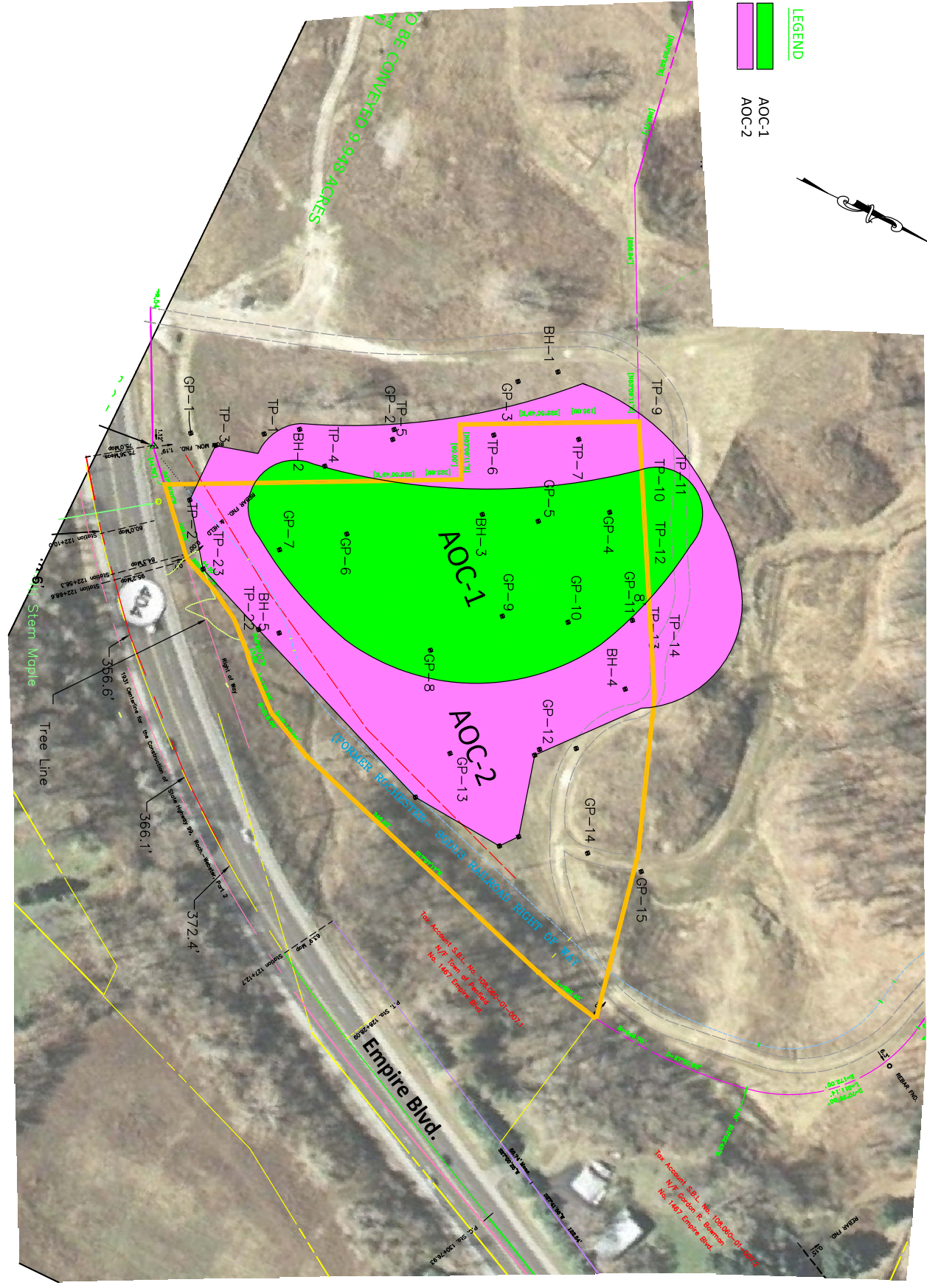
Note: Please disregard if you already have signed up and received this fact sheet electronically.



AOC-1
AOC-2

LEGEND

AOC-1
AOC-2



TO BE CONVEYED 9,948 ACRES

AOC-1

AOC-2

EMPIRE BLVD.

POPULAR ROAD RIGHT OF WAY

Starbuck Stern Maple

Tree Line

366.1'

372.4'

356.6'

100' - 144' - 100'

100' - 144' - 100'

For Account S&L No. 082600-01-001
N.Y. Region R. Bowen
No. 140 Empire Blvd.

For Account S&L No. 1082600-01-001
N.Y. Region R. Bowen
No. 140 Empire Blvd.

627' - 912' - 1267' - 1267' - 627'

91.325 - 126.263 - 91.325

627' - 912' - 1267' - 1267' - 627'

91.325 - 126.263 - 91.325