

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: 1440 Empire Boulevard
DEC Site #: C828135
Address: 1440 Empire Boulevard
Penfield, NY 14580

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at 1440 Empire Boulevard Brownfield Site

Action is about to begin that will address the contamination related to the 1440 Empire Boulevard site ("site") located at 1440 Empire Boulevard, Webster, Monroe County under New York State's Brownfield Cleanup Program. Please see the map for the site location. The remediation work is scheduled to occur during the month of October.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by the Brownfield Cleanup Program (BCP) applicant, Brownfield Partners, LLC, with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Excavation of Soils

Soil on the site has been identified as having contamination levels that exceed NYSDEC's cleanup objectives for polychlorinated biphenyls (PCBs) and lead. Soils identified during the site investigation that exceed the cleanup levels will be excavated and transported off the site for disposal at an NYSDEC regulated landfill. Truck traffic associated with soil disposal is expected during the remedial activities. The soil cleanup objectives for this site are:

- 400 parts per million for lead, based on the proposed future use of the site which is a townhome development;
- 1 part per million for Polychlorinated Biphenyls (PCBs) in the surface soils (top two feet) and 10 parts per million in the soils below two feet.

Following the removal of PCB and lead contaminated soils, the areas of excavation will be backfilled with soils that meet the soil cleanup objectives. The soil cleanup objectives are for restricted residential use which includes housing units such as townhomes and apartments.

Cover System

Once the excavated soil areas are backfilled, a soil cover will be required. The soil cover will consist two feet of soil meeting the cleanup objectives for restricted residential use. The soil cover will be placed over a layer of geotextile material to mark the boundary between residual contaminated site soils and clean cover soils. The upper six inches of the soil cover will be of sufficient quality to maintain a vegetation layer.

Site Use Restrictions

In addition to the soil excavation and soil cover, an environmental easement will be placed on the property that restricts the future use of the property and requires compliance with the NYSDEC approved Site Management Plan.

Site Management Plan

The Site Management Plan will include plans for the proper management of the soil cover, an excavation plan which details the provisions for management of future excavations, and require annual certification that site controls remain in place.

Next Steps

After the cleanup activities are complete, a Final Engineering Report will be completed and submitted to the NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, environmental easement) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The 1440 Empire Boulevard site is located in a suburban portion of Monroe County at 1440 Empire Boulevard (NYS Route 404) in the Town of Penfield. It is identified by County Tax ID Number 108-060-001-008.2.

Site Features: The site is approximately 4.7 acres in size which is part of a larger 16.7 acre parcel. The site is currently a combination of open area and dense brush.

Current Zoning/Use: The site is currently vacant and current zoning permits moderate density residential development, as well as certain commercial, recreational and open space uses. Woods and vacant land border the site to the north and west. Empire Boulevard borders the site to the south and east. Commercial properties are primarily south and west of the site with residential properties to the east of Empire Boulevard. The east shore of Irondequoit Bay is approximately 700 feet west of the Site.

Historic Use: A portion of the site was used as a sand quarry and an unpermitted disposal area for construction and demolition debris from the late 1940s to the early 1980s, which appears to have led to the identified contamination at the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C828135>

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
Attn: Pat Gough
1985 Baird Road
Penfield, NY 14526
phone: 585-340-8720

NYSDEC Region 8
Attn: Linda Vera
6274 East Avon-Lima Rd
Avon, NY 14414-9519
phone: 585-226-5324

Who to Contact

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

Project Related Questions

Matthew Gillette
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5308
mpgillet@gw.dec.state.ny.us

Site-Related Health Questions

Bridget Callaghan
New York State Department of Health
Empire State Plaza
Corning Tower Room #1787
Albany, NY 12237
518-402-7860
beei@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: <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.

LOCATION MAP

1440 Empire Blvd.

Town of Penfield, New York



Figure 1



1440 Empire Boulevard
NYSDEC # C828135

