

**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 Completed at Brownfield Site

Action has been completed to address the contamination related to the 1440 Empire Boulevard site ("site") located at 1440 Empire Boulevard, Town of Penfield, Monroe County under New York State's Brownfield Cleanup Program. Please see the attached Figures for the site location.

The cleanup activities were performed by the Brownfield Cleanup Program (BCP) applicant, Southpoint Cove, LLC with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

On-site soils which exceeded the NYSDEC's soil cleanup objectives (SCOs) for Polychlorinated Biphenyls (PCBs) and Lead were excavated and transported off-site for disposal. Soil removal activities were conducted at the site between October 17, 2013 and December 27, 2013. The locations on the site where soil was excavated is shown in Figure 3. The SCOs that were applied to the soil excavation were:

- Restricted Residential SCOs (400 ppm) for lead, as defined by 6 NYCRR Part 375-6.8 and;
- PCBs removal was based on NYSDEC Policy CP-51 / Soil Cleanup Guidance, which includes a soil cleanup level for PCBs of 1 ppm in the surface soils (top two feet) and 10 ppm in the subsurface.

Approximately 295 tons of lead and PCB contaminated soils were excavated and disposed of as non-hazardous waste at Waste Management's Mill Seat Landfill in Bergen, NY. Approximately 132.5 tons of PCB-impacted soils were excavated and disposed of as hazardous waste at Wayne Disposal, Inc. landfill in Belleville, Michigan. Excavated soils were staged on site prior to characterization and removal.

Following the removal of lead and PCB contaminated soils a site cover was constructed to allow for the proposed use of the site as restricted residential (townhomes). The cover consists of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use.

Approximately 11,860 cubic yards of soil were imported from the adjacent property to the west of the site (Figure 3). Soil samples were collected from within the area where the cover soils were excavated. Sample results have shown that the soils are acceptable for use by meeting the soil cleanup objectives, restricted residential use, proposed for the site. Soil cover construction took place from November 18, 2013 to December 30, 2013. Additional cap stabilization work was performed from January – April 2014.

In addition to the soil cover, an environmental easement has been established on the site which:

1. requires annual certification to the NYSDEC that site controls remain in place and effective;
2. allows the use and development of the property restricted residential uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
3. restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or County DOH;
4. requires compliance with the NYSDEC approved Site Management Plan.

The required Site Management Plan includes the following:

1. an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
2. descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
3. provisions for the management and inspection of the identified engineering controls;

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

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 Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 4.738 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 is located in the Lasalle's Landing Development District which 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. 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.

Site Geology and Hydrogeology: Groundwater has been found at approximately 30 feet below ground surface (bgs) on the east side of the site and 70 feet bgs on the west. Groundwater appears to have a gradient to the west-northwest toward Irondequoit Bay. Perched groundwater has also been found at 10 feet bgs and is assumed to be associated with the connection point between fill materials and native soils.

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

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

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 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: <http://www.dec.ny.gov/chemical/8450.html>

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
(pgough@libraryweb.org)

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

Melissa Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room #1787
Albany, NY 12237
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.

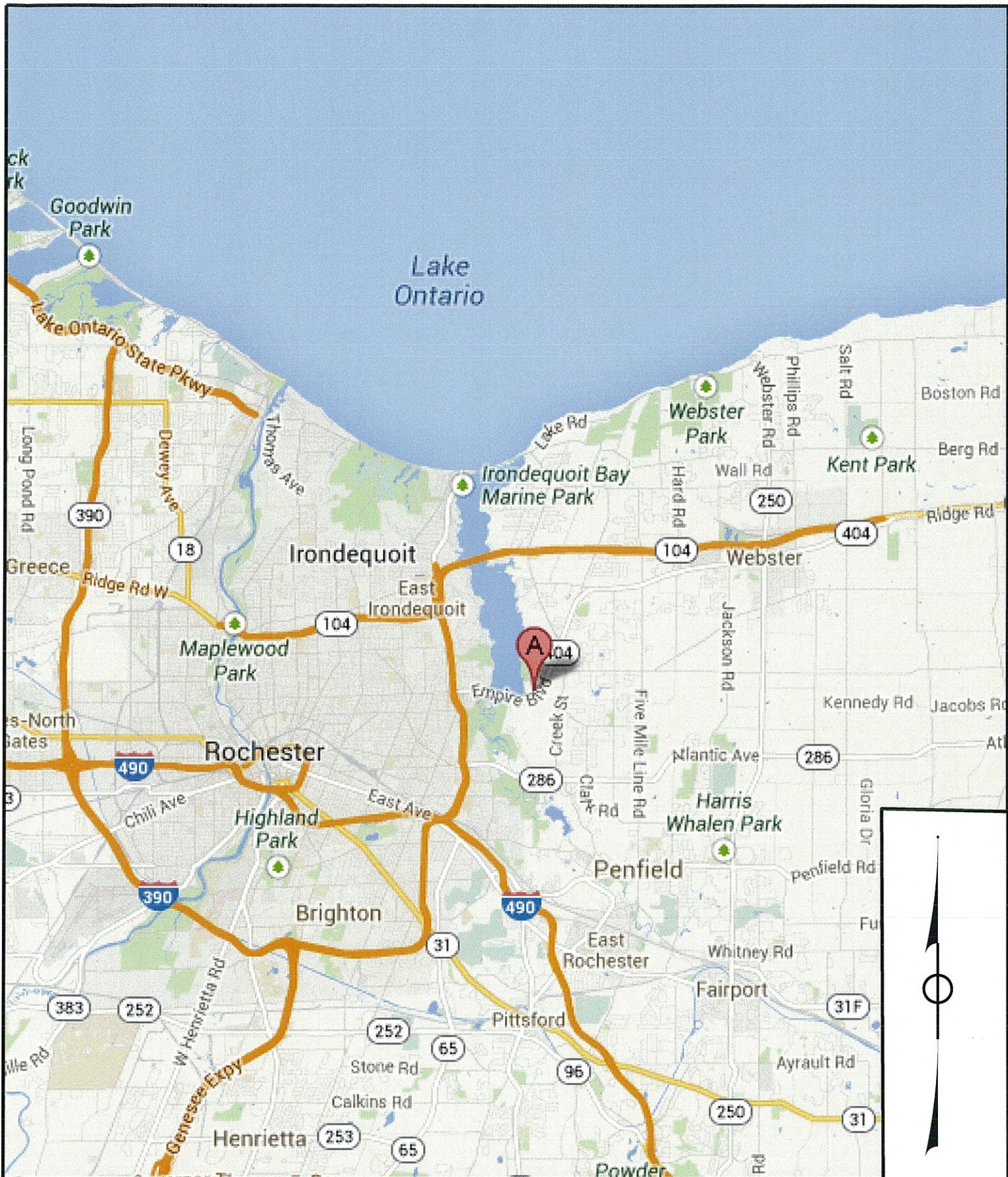
Receive Site Fact Sheets by Email

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.

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



A - PROJECT LOCATION

TITLE:

FIGURE 1 - PROJECT SITE LOCATION MAP

1440 EMPIRE BOULEVARD
TOWN OF WEBSTER
STATE OF NEW YORK 14580

PROJECT ENGINEER:

RAVI ENGINEERING & LAND SURVEYING, P.C.
CONSULTING ENGINEERS & SURVEYORS
2110 SOUTH CLINTON AVENUE, SUITE 1
ROCHESTER, NEW YORK 14618
TL: (585) 223-3660 FX: (585) 223-4250

DRAWN:

RJB
CHKD
PSM

PROJECT NO.

45-12-043-0G

DATE

12/5/13

SCALE

NTS

LOCATION MAP

1440 Empire Blvd.
Town of Penfield, New York

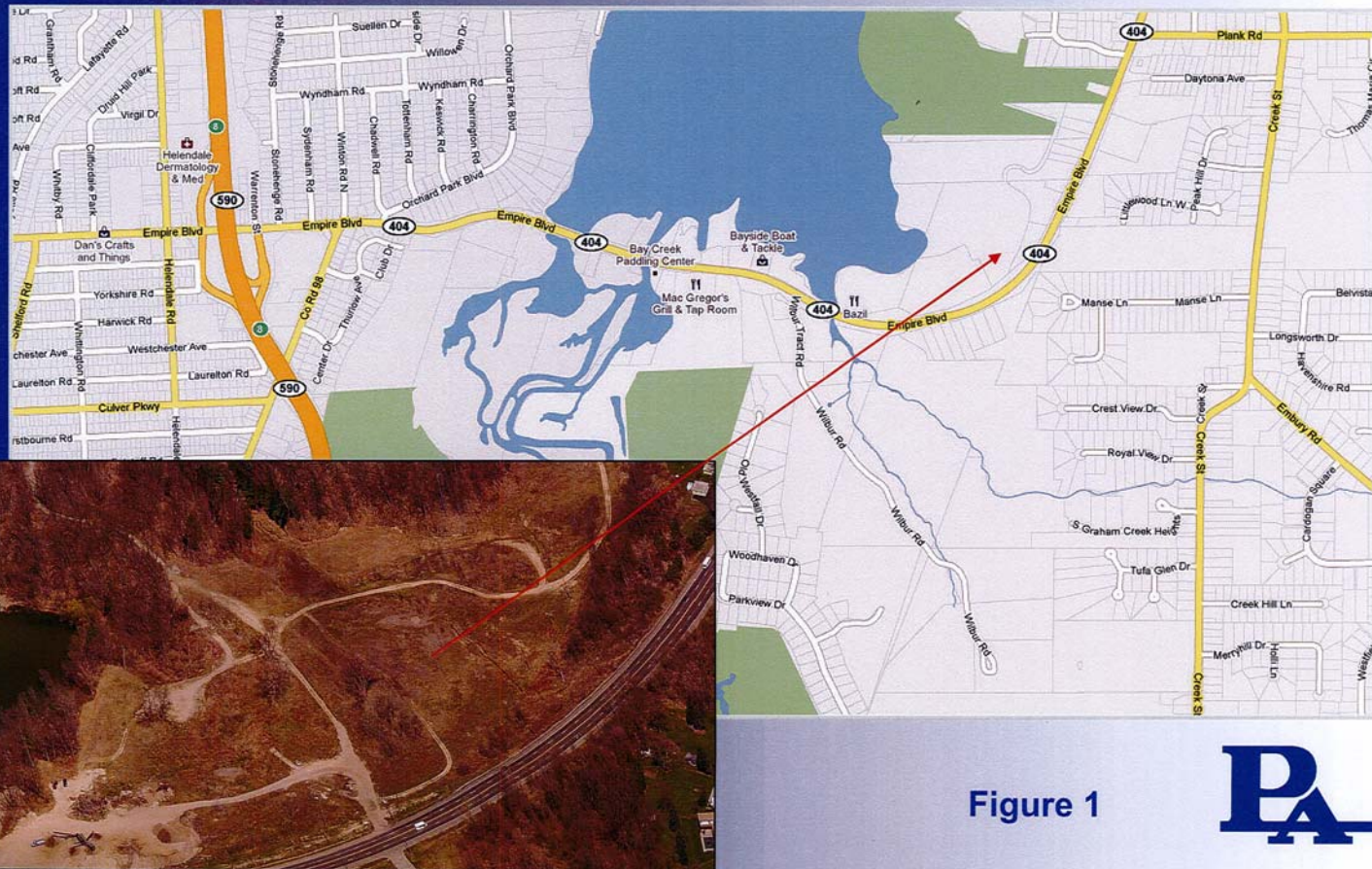
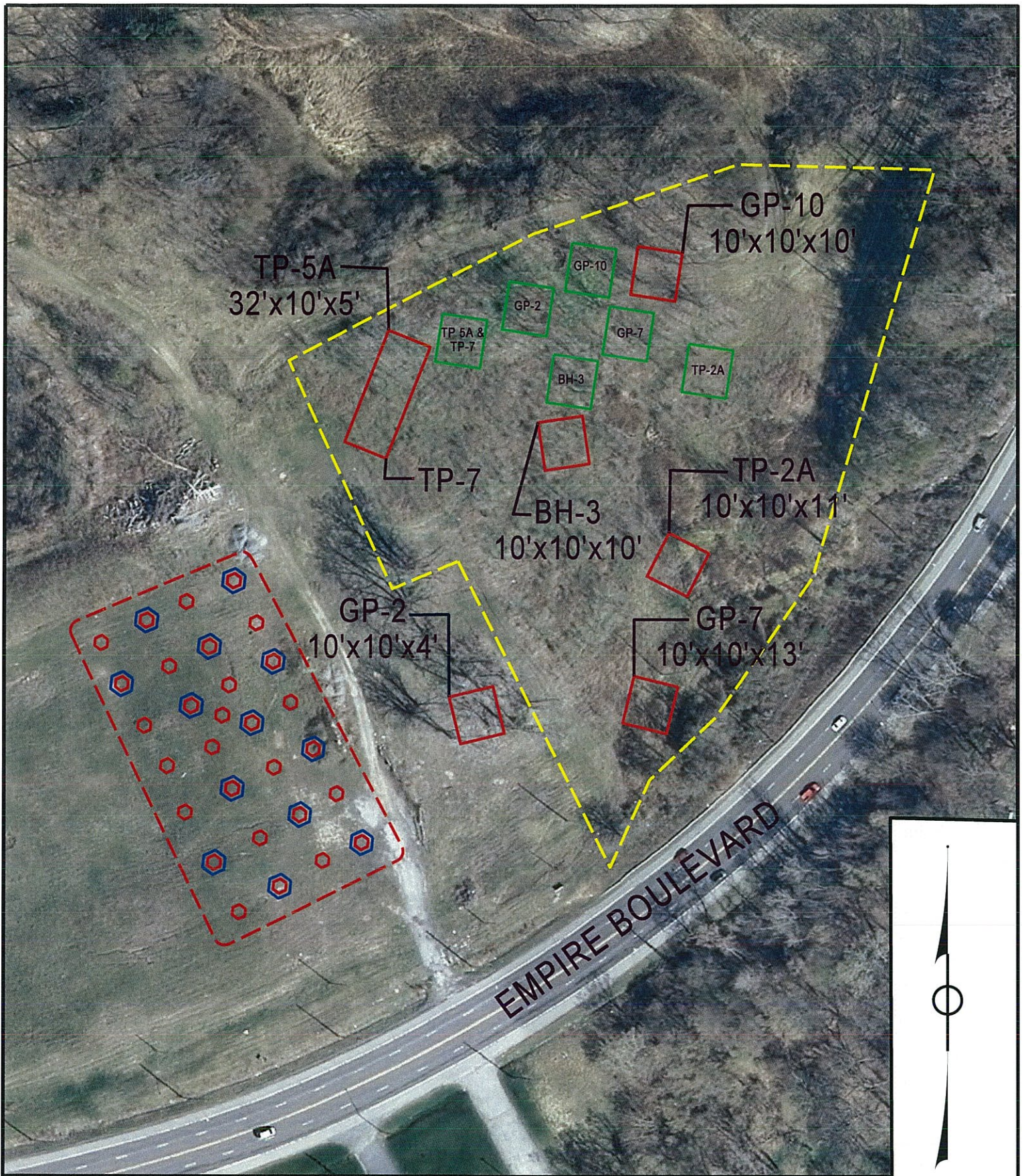


Figure 1





| | | | |
|----------------------------|-----------------------------|----------------------|---|
| — BROWNFIELD BOUNDARY LINE | ○ COMPOSITE SAMPLE LOCATION | □ GP-2 10'x10'x4' | EXCAVATION ID & LENGTH x WIDTH x DEPTH STAGED CONTAMINATED SOIL LOCATION |
| — BORROW PIT BOUNDARY LINE | ○ DISCRETE SAMPLE LOCATION | □ | |

TITLE:
FIGURE 3 - AREAS OF EXCAVATION MAP

1440 EMPIRE BOULEVARD
TOWN OF WEBSTER
STATE OF NEW YORK 14580

PROJECT ENGINEER:

RAVI ENGINEERING & LAND SURVEYING, P.C.
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