New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

8-28 Ward Street
Site Number C828136
Rochester, New York

October 2008

Draft Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (DEC) requests public comments as it reviews a proposed remedy to address contamination related to the "8-28 Ward Street site" (Site) located at 8-28 Ward Street in the City of Rochester. Please refer to the map on page 4 for the location of the Site. The proposed remedy is described in a draft "Remedial Action Work Plan" that was submitted by Germanow-Simon Corporation as a volunteer under New York's Brownfield Cleanup Program (BCP).

Public Comments Now Being Accepted
DEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from October 7, 2008 through November 20, 2008. The draft Remedial Work Plan is available for public review at the Lincoln Branch of the Rochester Public Library (see page 3).

Written comments should be submitted to:

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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 and business.

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/brownfields.html

Background

The Site is a 1.2 acre parcel located in a mixed residential commercial/industrial area. Historically the Site was occupied by a dry cleaner and a mill supply and machinery company. Currently, the Site is vacant and used as a parking lot. The Site is immediately adjacent to the Ward Street Site (BCP Site #C828117) to the north and west, and residential areas to the south and east. Indoor air sampling at the residential tower located south of the Site did not reveal any Site-related contaminants.

The documented historic uses of the 8-28 Ward Street property suggest that a source of volatile organic compounds (VOCs) might be present on the Site. A limited site investigation of the Site was subsequently performed by its former owner. However, these investigations did not identify a source of the VOCs found in front of the Site or define the extent of the VOC contamination. Therefore, after acquiring the Site, Germanow-Simon entered the property into the Brownfield Cleanup Program (BCP) and submitted to New York State Department of Environmental Conservation (DEC) a work plan for a full Remedial Investigation with the objective of determining the nature and extent of contamination on, at or migrating from the Site. The Brownfield Cleanup Agreement (BCA) for the Site was executed by the DEC on October 4, 2006, designating the Site as BCP Site Number C828136. Pursuant to the BCA, a remedial investigation of the Site was performed.

Remedial Investigation

Prior to the development of the Draft Remedial Work Plan, Germanow-Simon completed a remedial investigation for the Site. Germanow-Simon has submitted to the DEC a "Remedial Investigation Report" (RI) which is also concurrently under review. The RI describes the results of the remedial investigation of the Site and recommends actions to address contamination. The RI is available at the document repository, located at the Lincoln Branch of the Rochester Public Library (see address on page 3).

The remedial investigation was completed in February 2008. The RI for the Site was generated in accordance with a DEC-approved Work Plan dated May 2006. The remedial investigation included a passive soil vapor sampling survey, a test pit excavation, soil sampling of 10 test borings, installation of five groundwater monitoring wells, and the sampling of groundwater at the five new wells and the five existing wells from the previous investigations. The RI findings have identified and defined the nature and extent of the contamination at the Site. There are low levels of chlorinated VOCs present in soil vapor and groundwater at the Site. The contamination affects the western and southern portions of the Site.

The RI findings also confirmed the off-Site presence of VOC contamination of soil vapor, soil, and groundwater in the area of monitoring wells MW-23 and MW-23R, a monitoring well pair located off-Site in the Ward Street right-of-way. Soil vapor impacts were identified at the MW-23 location, and low-level soil vapor impacts were identified at five nearby locations. The RI findings suggest that the off-Site source of the contamination is probably located at or in the immediate vicinity of MW-23 and MW-23R. Low level groundwater impacts were also identified at on-Site monitoring well MW-45.

Given the interest of Germanow-Simon in a potential expansion of its manufacturing operations onto the Site, Germanow-Simon has concluded that the goals for remedial action at the Site should be the removal and control of the VOCs detected on-Site and off-Site in the area of MW-23 and MW-23R by expanding the extraction well network for the adjacent Ward Street Site Multi-Phase Vapor Extraction (MPVE) system to add two new extraction wells in the MW-23/MW-23R area. Please refer to the map on page 5 for the proposed extraction wells and piping.

Highlights of the Draft Remedial Work Plan

The work will be performed by Germanow-Simon with oversight by DEC and the New York State Department of Health (DOH). Based on the nature and extent of contamination found at the Site, the MPVE system will involve the conversion of two monitoring wells into extraction wells.

The remedial action at the Site will remove or control the VOCs detected on-Site and off-Site in the vicinity of monitoring wells MW-23 and MW-23R. The subsurface contamination in the off-site area will be addressed by expanding the extraction well network for the adjacent Ward Street Site MPVE system. The minimum objective will be to remove the on-Site source of groundwater contamination, to address the off-Site plume in front of the Site, and to implement institutional and engineering controls pursuant to a DEC-approved site management plan. The ultimate goal, if feasible, is to remove the contaminants in groundwater in excess of DEC standards and guidance values.

Based on the nature and extent of contamination found at the Site, MPVE has been selected as the most effective and reliable solution for the remediation of the chlorinated and non-chlorinated VOCs at the Site. MPVE is an on-site remediation technology that will simultaneously recover VOCs from subsurface soils and groundwater. The MPVE system applies a vacuum to the subsurface through extraction wells across the contaminated zone(s). The system induces a flow of air which volatilizes and extracts VOCs from the soil and groundwater.

The Remedial Work Plan concludes that the results of remediation will protect public health and the

environment because the MPVE system will remove the source of contaminants in on-site soil while at the same time removing contaminants from groundwater on-Site. The remedy will also control the off-Site migration of the plume to the extent feasible.

The site management plan will be used to guide future Site development activities. Institutional controls will also be implemented including an Environmental Easement in favor of the DEC and placing the Site on the City of Rochester Building Information System (BIS) flagging system to address any potential residual impacts.

Next Steps

DEC will consider public comments when it completes its review, at which point, DEC will have any necessary revisions made and, if appropriate, approve the Remedial Work Plan. DOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. Once DEC approves the Remedial Work Plan, Germanow-Simon may proceed with the design and construction of the two extraction wells. DEC will keep the public informed during the remediation of the Site. It is estimated that design and construction activities will take about one month.

FOR MORE INFORMATION

Document Repository
A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial work plan, Remedial Investigation Report, and the application to participate in the BCP accepted by DEC.

City of Rochester Public Library
Lincoln Branch
851 Joseph Avenue
Rochester, New York 14621

Hours: Monday and Wednesday – 10:00 am to 7:00 pm
Tuesday, Thursday, and Friday – 12:00 pm to 6:00 pm
Saturday – 12:00 am to 4:00 pm
Sunday – closed
Contact: Joan Lee, Branch Manager (585) 428-8210

Whom to Contact

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

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If you know someone who would like to be added to the project mailing list, have them contact the DEC project manager above. 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.