



FACT SHEET

Brownfield Cleanup Program

**Former Monoco Oil Facility
BCP Site # C828137
Pittsford, NY**

October 2007

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate the Former Monoco Oil facility located at 75 Monroe Avenue, Pittsford, Monroe County, New York. See maps for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Pittsford Canalside Properties, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Pittsford Canalside Properties, LLC to participate in the BCP. The application proposes that the site will be used for mixed commercial and residential purposes.

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **October 18, 2006** through **November 18, 2007**. The draft RI Work Plan was submitted to NYSDEC and is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Charlotte Theobald
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Highlights of the Proposed Remedial Investigation

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

The remedial investigation 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.

The investigation will be performed by Pittsford Canalside Properties, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Previous work completed at the Site has identified petroleum contamination in the soil and groundwater at the Site. However, the United States Environmental Protection Agency (USEPA) conducted a remedial project at the Site in 2003 and 2004.

The RI will conduct additional soil and groundwater sampling in order to evaluate the Site for other potential residual contaminants and define the nature and extent of petroleum contamination at the Site. A summary of the RI work to be complete is below.

- Surface Soil Sampling
- Overburden Test Pitting Investigation
- Overburden Soil Boring Investigation
- Overburden Groundwater Investigation
- Soil Gas Investigation
- Qualitative Exposure Assessment

The above work includes evaluation of on-site contamination including property lines and potential off-site impacts.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, Pittsford Canalside Properties, LLC may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about 6 months.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of the Former Monoco Oil Facility.

Background

The Site is approximately 7.5-acres, which is partially located in the Town of Pittsford (6-acres under Tax Account #151.17-3-3) and partially located in the Village of Pittsford (1.5-acres under Tax Account #151.18-1-51). The Village of Pittsford tax parcel is zoned Canal Waterfront Business District and the Town of Pittsford parcel is zoned Commercial. The surrounding areas currently include residential, agricultural, commercial, and municipal properties.

The Site was initially developed in the mid 1920s for the storage and distribution of petroleum products. The Site appears to have been initially developed on the eastern portion of the Site and then expanded over the years to the west. In about 1980, the Site was reconfigured for storing and distributing liquid asphalt and fertilizer. In addition, in the mid 1980s, the handling of petroleum products ceased with the exception of petroleum for the on-site boiler systems, machines/equipment and vehicles.

The significant administrative activities within the BCP are as follows:

- BCP Application submitted on August 18, 2006.
- Brownfield Cleanup Agreement executed on August 14, 2007.

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 RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Pittsford Community Library
24 State Street
Pittsford, NY 14534
(585) 248-6275

Who to Contact

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

Project Related Questions:

Charlotte Theobald
New York State Department of Environmental
Conservation
6274 East Avon-Lima Road
Avon, New York 14414
(585) 226-5354
cbtheoba@gw.dec.state.ny.us

Press Inquiries:

Lisa Silvestri
New York State Department of Environmental
Conservation
Citizen Participation Specialist
6247 East Avon-Lima Road
Avon, New York 14414
(585) 226-5326
lasilves@gw.dec.state.ny.us

Health Related Questions:

Deborah McNaughton
New York State Department of Health
Rochester Field Office
335 East Main Street
Rochester, New York 14604-2127
(585) 423-8067
dam20@health.state.ny.us

Health Related Questions:

Joe Albert
Monroe County Health Department
Sr. Public Health Sanitarian
111 Westfall Road
P.O. Box 92832
Rochester, New York 14692
(585) 753-5904
JAlbert@monroecounty.gov

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

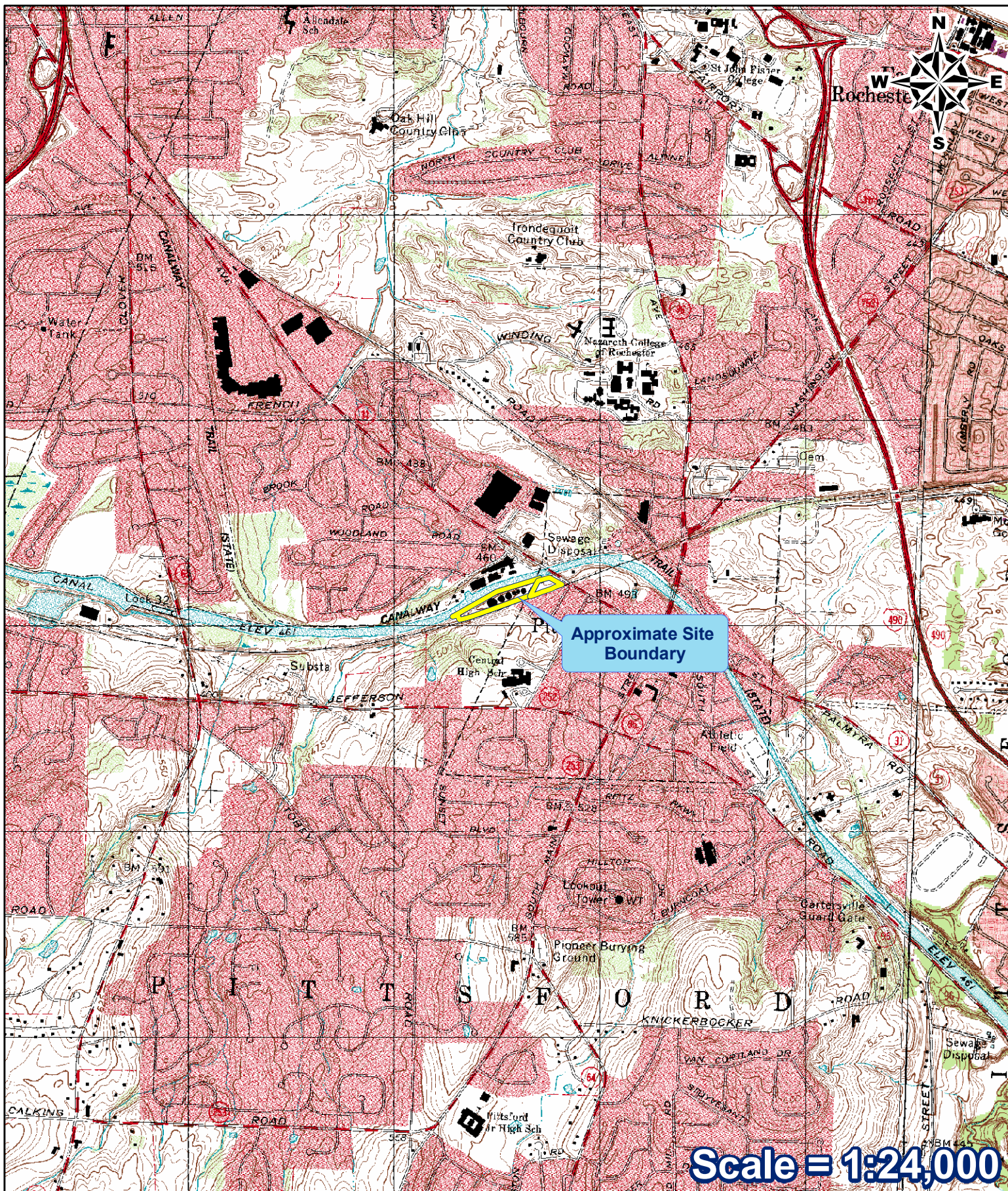


FIGURE 1

207801

PROJECT DRAWING NUMBER

**SITE MAP WITH USGS
7.5 MINUTE TOPO MAP
PITTSFORD QUAD**

DESIGNED BY: JWW
DRAWN BY: JWW
REVIEWED BY: DPN
DATE: SEPTEMBER, 2007

**Monoco Oil
BCP Site #C828137**

75 Monroe Avenue
Pittsford, New York

LABELLA
Associates, P.C.

300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
www.labellapc.com
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