

FACT SHEET

Brownfield Cleanup Program

Former JML Optical
C828151
Rochester, NY

September 2009

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the former JML Optical Site located at 678-690 Portland Avenue in Rochester, NY, Monroe County. See map for site location. The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC by 690 Portland Avenue Company under New York's Brownfield Cleanup Program.

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **October 1, 2009** through **October 30, 2009**. The draft investigation work plan is available for review at the locations identified below under "Where to Find Information". Submit written comments to:

Mr. Gary E. Bonarski, P. E.
Project Manager
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414
gebonars@gw.dec.state.ny.us

Highlights of the Proposed Site 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 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 site investigation has several goals:

1. Define the nature and extent of contamination in soil, surface water, groundwater, and any other parts of the environment that may be affected;
2. Identify the source(s) of the contamination;
3. Assess the impact of the contamination on public health and the environment; and
4. Provide information to support the development of a proposed remedy to address the contamination.

The investigation will be performed by the applicant with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Previous sampling data collected has confirmed the presence of volatile organic chemicals (VOCs), petroleum-related contaminants, chlorinated solvents, and semi-volatile organic compounds (SVOCs) in the soil and groundwater beneath the site. It is suspected that the chlorinated solvents and some of the petroleum-related contaminants could be present in the soil gas beneath the site as well as adjacent parcels down-gradient of the site. Additional investigation will be required to confirm the presence or absence of soil vapor intrusion into on-Site buildings and adjacent structures. There are no known significant sources of polychlorinated biphenyls (PCBs), pesticides, or herbicides on the site.

The proposed investigation will be performed by 690 Portland Avenue Company with oversight by NYSDEC and the NYSDOH. The Remedial Investigation (RI) will include the following activities:

- The installation of soil borings on-site;
- Collection of subsurface soil samples at the site;
- The installation of groundwater monitoring points on-site;
- Collection of groundwater samples at the site;
- The installation of sub-slab soil vapor sampling points; and
- Collection of sub-slab soil vapor, indoor air, and ambient air samples.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the investigation will take about four months.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. 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 during the investigation and cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for commercial, industrial purposes.

The former JML Optical brownfield site is an approximately 1.565-acre parcel of land almost entirely covered with buildings or paved surfaces, except for a mowed grass area along the Portland Avenue entrance and a strip of grass along the eastern property boundary. The site and neighboring properties are currently located in an Industrial (M-1) zoning district according to the City of Rochester Department of Community Development, Bureau of Building and Zoning, except for the parcel located immediately south of the site (76 Fernwood Avenue), which is zoned Low Density Residential (R-1)

The site has been utilized for the manufacturing of specialty optical lenses from approximately 1930 to 2005. Operations were relocated in 2005 and the site has remained vacant since.

Adjacent properties also have a long history of industrial use. The parcel located at 42 Fernwood Avenue (south of the site) has been identified as a source of chlorinated solvents migrating onto the southern portion of the site and the parcel located at 100 Fernwood Avenue (east of the site) has been identified as a source of petroleum-related compounds migrating onto the eastern portion of the site.

A Phase I Environmental Site Assessment was completed by Labella Associates, P.C. (Labella) for the site in February 2005. Recognized environmental conditions identified included:

- Subsurface petroleum contamination observed during the removal of a 5,000-gallon No. 2 fuel oil underground storage tank;
- Floor drains in the area of chlorinated solvent (particularly TCE) usage with an unknown historical discharge location;
- A sub-floor collection sump;

A Phase II Environmental Site Assessment (ESA) – Preliminary Site Characterization was completed by Labella in June 2005 and a Phase II ESA Supplemental Site Characterization was conducted in June 2006 to investigate the recognized environmental conditions. Soil and groundwater samples collected confirmed the presence of VOCs, petroleum-related contaminants, chlorinated solvents, and SVOCs in the soil and groundwater beneath the site. Solvent-related compounds, primarily trichloroethylene (TCE), were identified to have been released in the sump and in the degreasing area located near the western end of the former manufacturing building. Additionally, it appears that solvent-related compounds released at the Preferred Electric Motors, Inc. site have impacted the groundwater quality at the south end of the site and petroleum-related compounds associated with the 100 Fernwood Avenue site have migrated onto the eastern side of the site.

A 5,000-gallon No. 2 fuel oil UST was once located between the boiler house and manufacturing building and utilized for the boilers. At the time of the tank removal in 1999, impacted soil and a sheen on the groundwater was observed in the excavation. The oil spill was reported to the NYSDEC on March 29, 1999 based upon the contamination observed. Where possible, contaminated soils were reportedly excavated and disposed of off-site.

A BCP application was submitted by 690 Portland Avenue Company on December 28, 2007 and approved by the NYSDEC on October 29, 2008. The Brownfield Cleanup Agreement was approved by all parties and executed on December 23, 2008. A work plan to conduct a remedial investigation at the former JML Optical Site was submitted to the NYSDEC on February 2, 2009 and comments were received on March 30, 2009.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

1. Rochester Public Library

Lincoln Branch
851 Joseph Avenue
Rochester, NY 14621-4750
(585) 428-8210
Hours: Mon 12:00-8:00 PM
Tues-Fri 12:00-6:00 PM
Sat. 10:00 AM-2:00 PM

**2. New York State Department
of Environmental Conservation**

NYSDEC, Region 8, Avon Office
6274 East Avon-Lima Rd.
(Rtes. 5 and 20)
Avon, NY 14414-9519
(585) 226-2466
Hours: 8:30 AM- 4:30 PM

How to Contact

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

Project Related Questions

Mr. Gary E. Bonarski, P.E.
Project Manager
New York State Department of Environmental
Conservation
6274 East Avon-Lima Road, Avon, NY 14414
(585) 226-5328

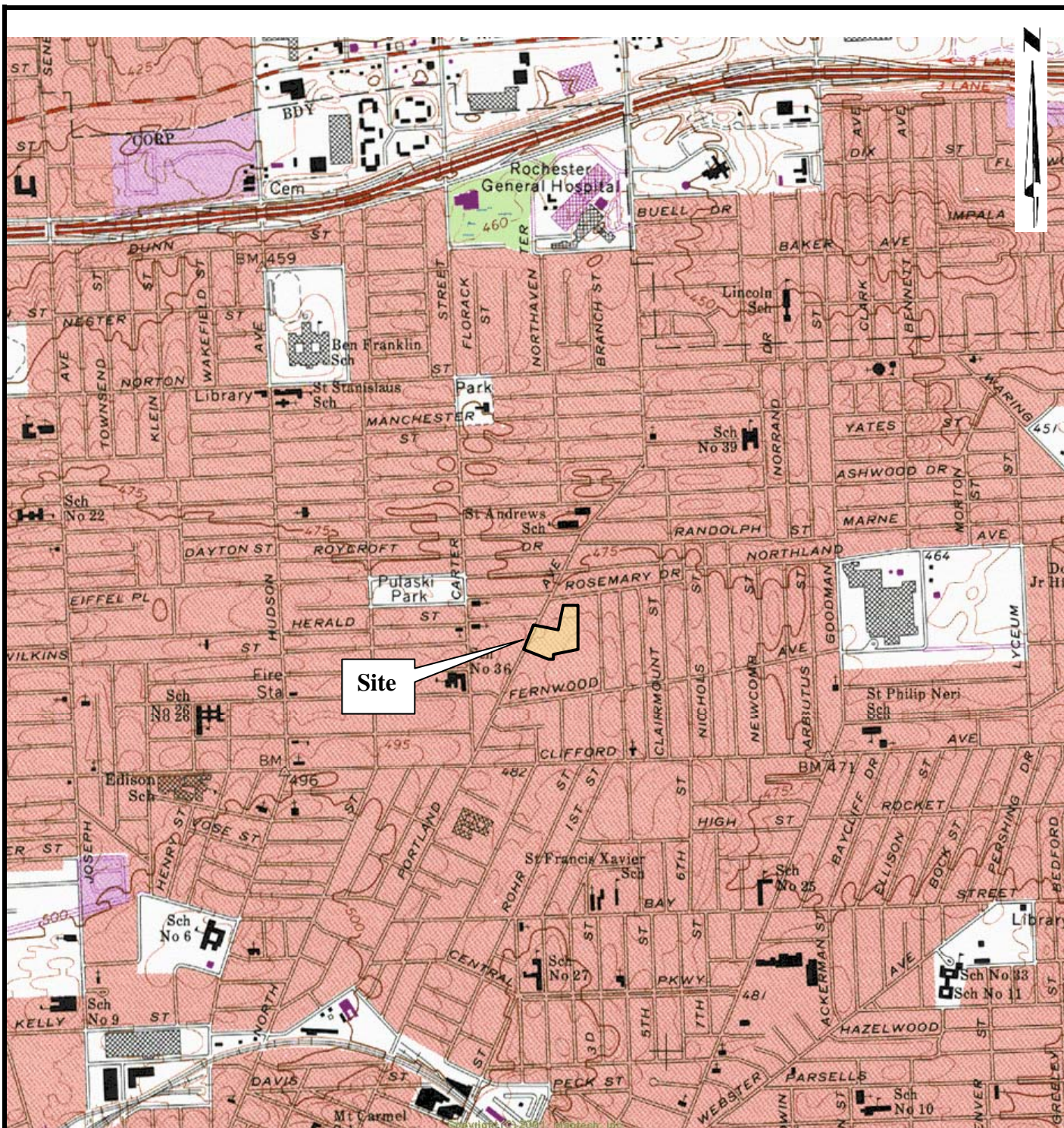
gebonars@gw.dec.state.ny.us

Call for an appointment

Health Related Questions

Ms. Katherine Comerford
Public Health Specialist
New York State Department of Health
335 East Main Street,
Rochester, NY 14604
(585) 423-8156

If you know someone who would like to be added to the site contact 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.



Source: Rochester East Quadrangle, USGS



441 South Salina Street, Syracuse, NY 13202-4712
Main: (315) 471-3920 • www.chacompanies.com

FIGURE 1 SITE LOCATION MAP

JML Optical Site
678-690 Portland Avenue
CITY OF ROCHESTER
MONROE COUNTY, STATE OF NEW YORK

Project:
17781

Date: 1/13/09

Drawing Not to
Scale