



FACT SHEET

Brownfield Cleanup Program

500 South Union Street Site
BCP Site No. C828153
Spencerport, NY

November 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 500 South Union Street Site (Site) located at 500 South Union Street in the Town of Ogden, Village of Spencerport, Monroe County, New York. See map for site location. The draft investigation work plan, called a "Remedial Investigation Work Plan (RIWP)," was submitted to NYSDEC by Eyezon Associates, Inc. (Applicant) 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 **November 23** through **December 23, 2009**. The draft investigation work plan is available for review at the locations identified below under "Where to Find Information."

Submit written comments to:

Charlotte Theobald, Project Manager

New York State Department of Environmental Conservation, Region 8

6274 East Avon-Lima Road

Avon, New York 14414-9516

cbtheoba@gw.dec.state.ny.us

Highlights of the Proposed Site Investigation

The site investigation has several goals:

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

- 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.
- 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).

Subsurface soil and groundwater investigations were completed by Rite Aid Corporation in 1998 and by 1093 Group, LLC in 2008. Those investigation activities identified the presence of chlorinated volatile organic compounds (VOCs), specifically tetrachloroethylene (PCE) and its chemical breakdown products, in soil and groundwater on-site. PCE is a common dry-cleaning solvent that was used at the Site. The distribution of PCE and other chlorinated VOCs in groundwater and soil suggests that the contamination may have originated from the eastern area of the Site. The eastern area of the Site was the former location of dumpsters into which spent dry cleaning filters were disposed until approximately 1986.

The following investigation activities are proposed at the Site:

- Collection of surface soil samples along the northern portion of the Site.
- Subsurface soil sampling within 8 soil borings; 3 shallow overburden borings approximately 16 feet below ground surface, and 5 deep overburden borings advanced to the top of bedrock (expected to be approximately 28.5 feet below ground surface).
- Subsurface soil sampling and the installation of 7 new groundwater monitoring wells and 1 new piezometer (a small diameter well) on-site.
- Development and groundwater sampling of monitoring wells and piezometers.
- Soil vapor sampling consisting of 1 ambient air (i.e., upwind background) sample and 8 soil vapor samples from on-site perimeter locations.

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 fieldwork investigation activities should take approximately 3-4 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 purposes.

The Site is an approximate 1.2-acre property improved with one approximate 12,750-square foot building located at the corner of South Union Street (Route 259) and Nichols Street (Route 31) in the Village of Spencerport. The Site is located in a highly developed suburban area containing

residential and commercial establishments. The Site was historically used as a button factory from the 1940s until the 1970s. It was converted to a commercial-retail building in the 1970s, which included a dry-cleaning business. Since that time, additions have been constructed to the original building and it has been occupied by various commercial tenants. Current tenants include a dry-cleaner, bakery/deli, pizzeria, restaurant/diner, and hair salon.

Previous site investigations in 1998 and 2008 revealed the presence of chlorinated VOCs in Site soils and groundwater related to the use of the Site as a dry cleaning facility and disposal of spent dry cleaning filters on-site.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following locations to help the public stay informed. These documents include the draft RIWP and the application to participate in the Brownfield Cleanup Program.

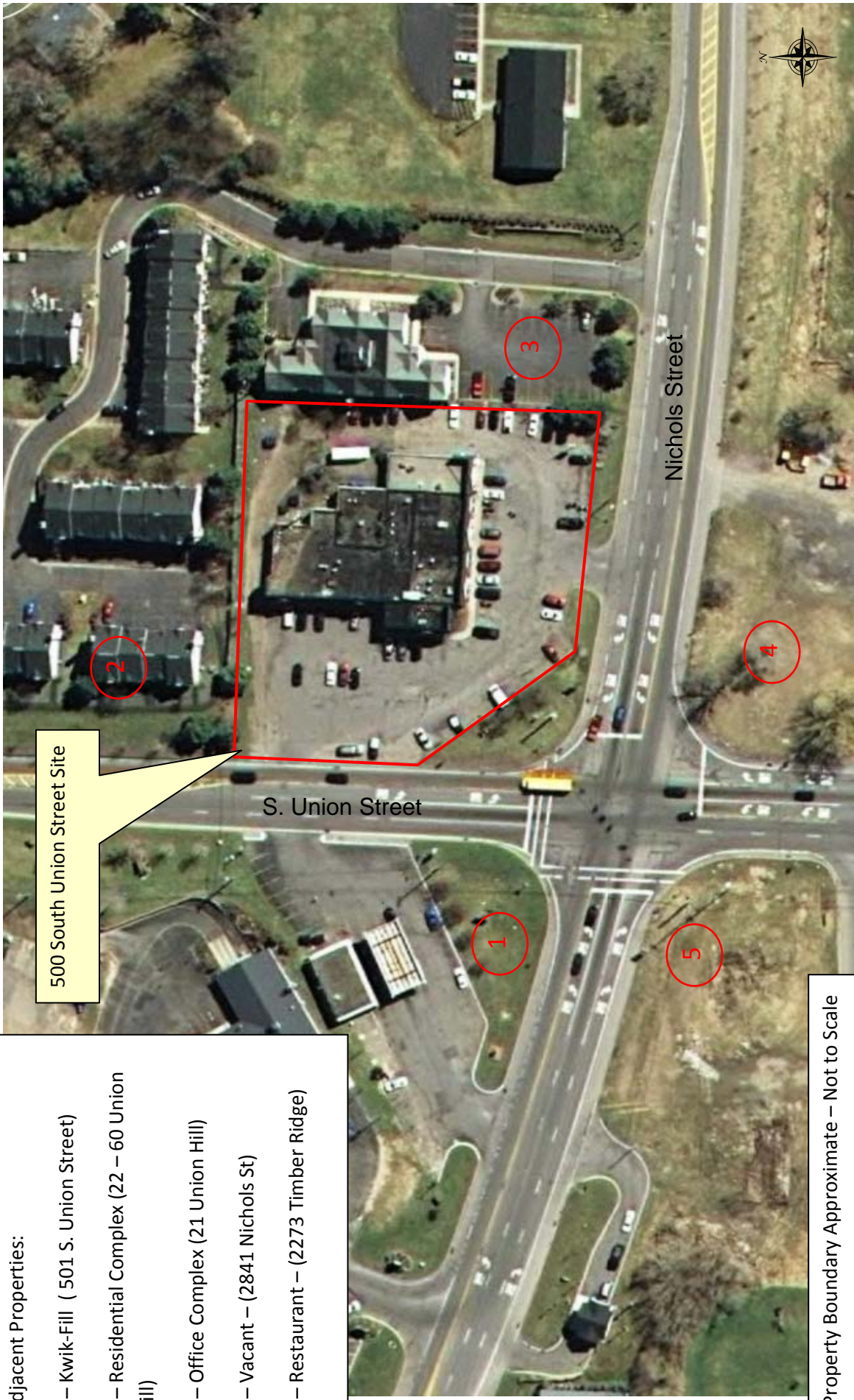
Town of Ogden Library 269 Ogden Center Road Spencerport, New York 14559 Attn: Kay Hughes-Dennett, Director Phone: (585) 617-6100 Hours: Mon-Thurs., 10:00am-8:00pm Friday and Sat., 10:00am-5:00pm	NYSDEC Region 8 Office 6274 East Avon-Lima Road Avon, New York 14414-9516 Attn: Ms. Lisa L. Silvestri Phone: (585) 226-5326 Hours: M-F 8:30-4:45 (Call for appointment)
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Who to Contact

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

<u>Project Related Questions</u> Charlotte Theobald, Project Manager New York State Department of Environmental Conservation Region 8 6274 East Avon-Lima Road Avon, New York 14414-9516 Phone: (585) 226-5354 cbtheoba@gw.dec.state.ny.us	<u>Site-Related Health Questions</u> Justin Deming, Project Manager New York State Department of Health Flanigan Square 547 River Street, Room 300 Troy, New York 12180-2216 1-800-458-1158 ext. 27860 beej@health.state.ny.us Jeff Kosmala, P.E. Monroe County Health Department Sr. Public Health Engineer 111 Westfall Road, Room 938 Rochester, New York 14620 (585) 753-5470 jkosmala@monroecounty.gov
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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.



Adjacent Properties:

- 1 – Kwik-Fill (501 S. Union Street)
- 2 – Residential Complex (22 – 60 Union Hill)
- 3 – Office Complex (21 Union Hill)
- 4 – Vacant – (2841 Nichols St)
- 5 – Restaurant – (2273 Timber Ridge)

500 South Union Street Site

Property Boundary Approximate – Not to Scale

FIGURE 1-2

SITE PLAN
BROWNFIELD CLEANUP PROGRAM APPLICATION
500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK
PREPARED FOR
EYEZON ASSOCIATES



726 EXCHANGE STREET
SUITE 824
BUFFALO, NEW YORK 14210
(716) 856-0635

PROJECT NO.: 0188-001-100

DATE: AUGUST 2008

DRAFTED BY: NTM