FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: 500 South Union St. Site
DEC Site #: C828153
Address: 500 South Union Street
Spencerport, NY 14559

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 500 South Union St. Site ("site") located at 500 South Union Street, Spencerport, Monroe County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil. The activities in the report have been designed to address the identified contamination and the threat posed.

How to Comment
NYSDEC is accepting written comments about the proposed plan for 45 days, from **February 11, 2013** through **March 27, 2013**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document
The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

1. A remedial design program will provide the details for the construction, operation, maintenance, and monitoring of the remedy. Green (environmentally responsible) remediation principles and techniques will be implemented where feasible.

2. Direct injections of biological amendments in the area of the chlorinated volatile organic compound contamination. Microorganisms that already exist in the soil and groundwater naturally clean up chlorinated volatile organic compounds over time. The biological amendments provide a food source or other key ingredients necessary for them to thrive and breakdown the contaminants and help this natural cleanup process go faster.

3. The current on-site building will have a sub-slab depressurization system (similar to a radon system) installed to prevent vapor from entering the building from the soil and/or groundwater.

4. Removal and off-site disposal of surface soils that exceed the cleanup standards.

5. The site cover system (the building, asphalt parking lot, concrete sidewalks) already in place at the site will be maintained.

6. The placement of an environmental easement on the property that details use restrictions for the site and restrictions on groundwater use at the site. These are known as institutional controls.

7. Maintenance of the site's cover system and a sub-slab depressurization system (known as engineering controls).

8. Development of a Site Management Plan for the site. The Site Management Plan provides details on the institutional and engineering controls, an Excavation Plan for any future excavations and a Monitoring Plan that details the monitoring to be performed to determine the effectiveness of remedy as well as the schedule for submittals to the NYSDEC.

The proposed remedy was developed by Eyezon Associates, Inc. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation
The investigation included the collection of surface and subsurface soil samples, groundwater samples, and soil vapor samples. The soil and groundwater samples were analyzed for volatile organic compounds, semi-volatile organic compounds, metals, cyanide, PCBs, and pesticides. The soil vapor samples were analyzed for volatile organic compounds.

The primary contaminants of concern are chlorinated volatile organic compounds, semi-volatile organic compounds, and metals, which were detected in the soil, groundwater, and vapor samples collected at the site. The chlorinated volatile organic compounds, which are commonly associated with the dry cleaning activities, appear to be widespread across the site.

Next Steps
NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background
Location:
The 500 South Union Street site is located in the Village of Spencerport, Monroe County at the

intersection of Union Street and Route 31 (Nichols Street). The site is located in a mixed use commercial and residential area.

Site Features:
The main site feature is a multi-tenant commercial building (approximately 12,750 square feet) that is occupied by a dry cleaner, a restaurant, a pizzeria, a salon, and a delicatessen. The exterior of the site is covered with concrete walks, an asphalt parking lot, and minimal vegetation. Parcels adjacent to the site consist of: condominiums/apartments to the north, business offices to the east, a gasoline station and convenience store to the west, and Route 31 (Nichols Street) to the south with a restaurant and vacant parcel.

Current Zoning/Use(s):
The site is currently an active commercial/retail site and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, residential, and utility right of ways. The nearest residential area is directly to the north adjacent to the site.

Past Use(s):
The site was historically utilized as a button factory from the 1940s until the 1970's. In the early 1970s the site began use as a dry cleaner. The site is the currently the location of a dry cleaner, a restaurant, a pizzeria, a salon, and a delicatessen. The dry cleaner stopped using tetrachloroethene in their dry cleaning process in 2000. Prior housekeeping practices at the site by the dry cleaner operators/owners appear to have lead to the site contamination.

A Phase I and II Environmental Site Assessment (ESA) was conducted in 1998 as part of a real estate transaction. A second Phase I and II ESA was conducted in April 2008 as part of another real estate transaction. In July 2008 additional subsurface investigation activities were completed to further assess the up gradient and down gradient groundwater quality at the site. The studies indicated that the soil and groundwater at the site were impacted with tetrachloroethene, trichloroethene, and the associated breakdown products above the State's standards and guidance values.

Site Geology and Hydrogeology:
The overburden at the site is characterized by two subsurface areas: miscellaneous silt, sand, and gravel at depths of 0-1.5 feet below ground surface and stratified native clayey silt/sandy lean clay soils at depths of 1.5-20 feet below ground surface.

The bedrock underlying the overburden deposits consists of Silurian dolostone and was encountered at depths between 20 to 31 feet below ground surface.

The depth to groundwater ranges from 2.7 to 12.7 feet below ground surface across the site. Groundwater was encountered within two zones - shallow and deep. Shallow groundwater flow direction is estimated towards the west/southwest and follows site topography. Deep groundwater flow is toward the north/northeast following the general northerly dip of the underlying bedrock. However, deep groundwater flow direction in summer months appears to flow southwest. Seasonal variations in groundwater infiltration and storage may be the cause for the deep groundwater flow variation.

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

http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C828153

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.

Ogden Farmers' Library
Attn: Jen Magee
269 Ogden Center Road
Spencerport, NY 14559
phone: 585-617-6181

New York State Department of Environmental Conservation
Region 8 Office
6274 East Avon-Lima Road
Avon, NY 14414
phone: 585-226-5354
Please call for an appointment

Who to Contact

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

Project Related Questions
Charlotte Theobald
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5354
cbtheoba@gw.dec.state.ny.us

Site-Related Health Questions
Justin Deming
New York State Department of Health
Flanigan Square 547 River Street
Troy, NY 12180-2216
800-458-1158, ext: Opt 6
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.

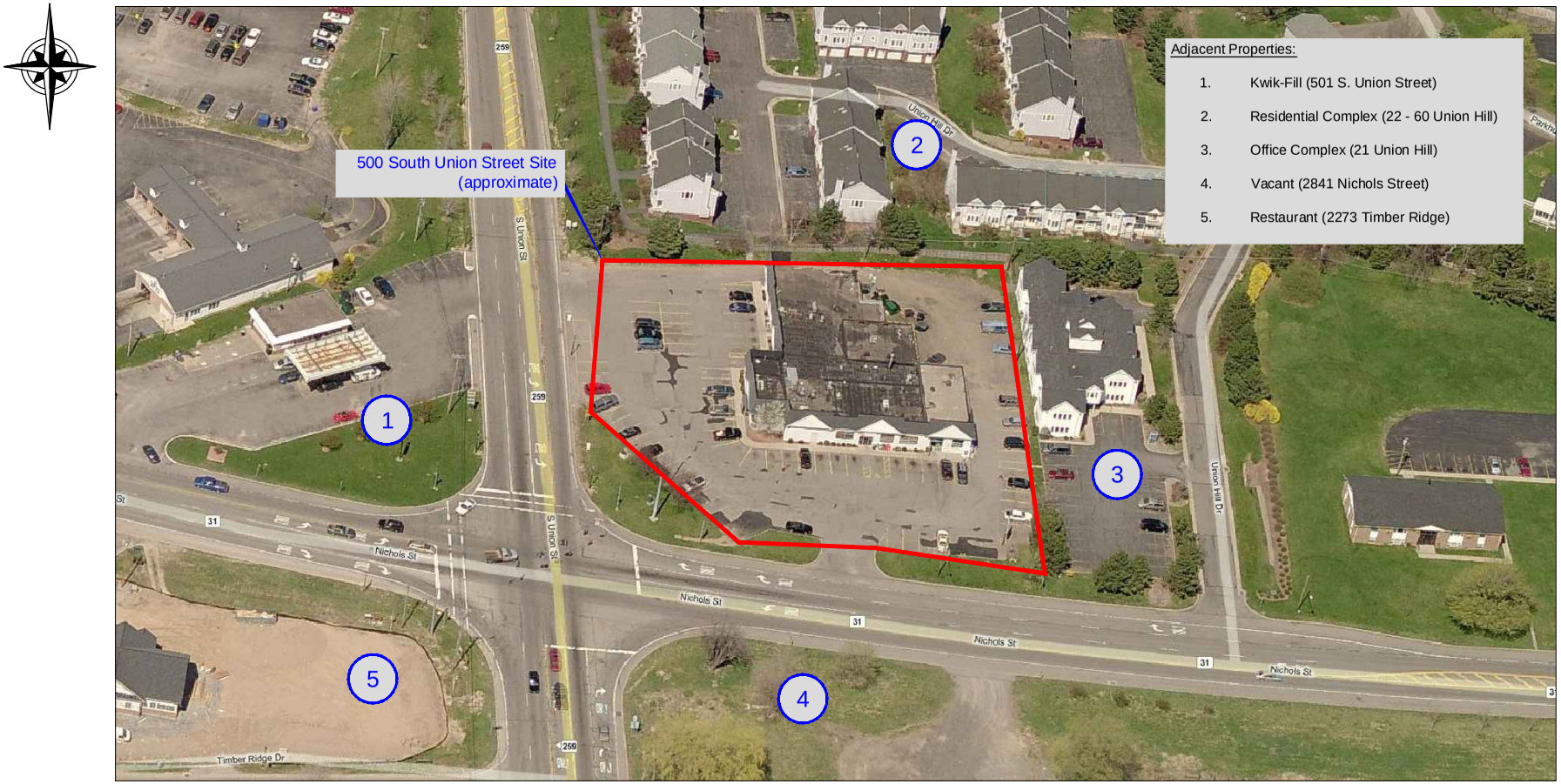
Receive Site Fact Sheets by Email

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.

F:\CAD\TurnKey\Eyezon Associates\Remedial Investigation\Figure 2; Aerial Site Plan.dwg



100' 0' 100' 200'

SCALE: 1 INCH = 100 FEET
SCALE IN FEET
(approximate)

TurnKey Environmental Restoration, LLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0188-001-102

DATE: FEBRUARY 2012

DRAFTED BY: BCH

AERIAL SITE PLAN

RI-AA REPORT

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK
BCP SITE NO. C828153

PREPARED FOR

EYEZON ASSOCIATES, INC.