



# 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

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 500 South Union St. Site ("site") located at 500 South Union Street, Spencerport, Monroe County under New York State's Brownfield Cleanup Program. 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."

The cleanup activities will be performed by Eyezon Associates, Inc. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

#### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

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.

**Next Steps**

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, environmental easement) or engineering controls (for example, a site cover system) necessary at the site in relation to the issuance of the Certificate of Completion.

**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/cfm/external/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, New York 14559  
Telephone: 585-617-6181

New York State Department of Environmental Conservation  
Region 8 Office  
6274 East Avon-Lima Road  
Avon, New York 14414  
Telephone: 585-226-5354  
Please call for an appointment to view the documents

### 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, New York 14414  
Telephone: 585-226-5354  
Email: [cbtheoba@gw.dec.state.ny.us](mailto:cbtheoba@gw.dec.state.ny.us)

#### Site-Related Health Questions

Stephanie Selmer  
New York State Department of Health  
Bureau Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, New York 12237  
Telephone: 518-402-7860  
Email: [BEEI@health.state.ny.us](mailto: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.





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 Street)
5. Restaurant (2273 Timber Ridge)

100' 0' 100' 200'

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



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(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.

FIGURE 2