



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 690 Saint Paul Street
DEC Site #: C828159
Address: 690 Saint Paul Street (also known as 175 Martin Street)
 Rochester, NY 14614

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 10/14/2014 at 5:00 PM
690 Saint Paul Street (also known as 175 Martin Street) – Room 413

NYSDEC invites you to a public meeting to discuss the proposed remedy to address contamination at the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

Can't Make the Meeting?

There will be availability sessions **before** and **after** the meeting. NYSDEC and NYSDOH staff will be available at each session to discuss the site with you. The first session will start at **4:00 PM**. The second session will start at the conclusion of the meeting and end at about **7:00 PM**. So arrive when it's convenient for you!

You can also contact NYSDEC and NYSDOH directly – see "Who to Contact" below.

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 690 Saint Paul Street site ("site") located at 690 Saint Paul Street, Rochester, 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, and soil vapor. 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 **September 29, 2014** through **November 14, 2014**. 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.

Remedial Alternatives Analysis and the Proposed Remedy

The cleanup plan is described in the “Elements of the Proposed Remedy.” The cleanup plan is based on, and attached to, the “Remedial Alternatives Analysis.” The proposed remedy primarily consists of pumping compounds into the ground to treat the contaminated groundwater, covering the remaining impacted soil, and installing sub-slab ventilation systems in all occupied buildings.

The proposed remedy was developed by Genesee Valley Real Estate Company, LLC and Hartel Properties, LLC (“applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Remedial Investigation Report

NYSDEC is also reviewing the “Remedial Investigation Report” that was submitted by the applicant. The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

The Remedial Investigation Report describes field investigations that were conducted between November 2009 and December 2013 to determine the nature (type) and extent (location) of contamination on the site.

The report also describes interim remedial measures which included:

- Removal and off-site disposal of approximately 1,390 tons of contaminated soil, 185 tons of bedrock, and 60,000 gallons of water from various locations throughout the site;
- Placing 2-feet of clean soil on top of soil that appears to contain crushed asphalt;
- Periodically removing oil floating on top of the groundwater;
- Operating a sub-slab ventilation system and indoor air monitoring at Building 14B.

The interim remedial measures discussed above removed a significant amount of contaminated soil and groundwater from the site. The primary areas with remaining contamination include:

- Two areas where the groundwater contains elevated levels of chlorinated organic compounds, primarily trichloroethene (TCE). TCE was commonly used by industry to remove grease from parts. In both areas, the impacted groundwater appears to be migrating off-site to the west towards Saint Paul Street. A thin layer of oil was also found floating on the groundwater.
- Fill material across much of the site has the potential to contain elevated levels of metals and polycyclic aromatic hydrocarbons (PAHs). PAHs are commonly found in asphalt and asphalt sealers. Some of the fill material contains what looks like crushed asphalt.

People are not likely to come into contact with contaminated soils because they have been removed from the site or are covered by buildings and pavement. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination.

Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A sub-slab ventilation system has been installed in the school portion of the building (Building 14B) to address exposures from soil vapor intrusion. Environmental sampling at the property boundary indicates that off-site vapor intrusion is a potential exposure pathway that warrants additional investigation.

The Remedial Investigation Report indicates that remedial measures are needed to address the on-site soil, groundwater, and soil vapor impacts described above.

Next Steps

NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The Elements of the Proposed Remedy 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 also complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” below).

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

Background

Location: The 690 Saint Paul Street site is located in an urban area in the City of Rochester, Monroe County, just north of the intersection of Saint Paul Street and Upper Falls Boulevard.

Site Features: The site covers approximately 4.7 acres. The main site features include four buildings. All of the buildings are at least partially occupied. A paved parking lot is located on the northern and eastern portions of the site. A lawn area and a small playground are on the eastern side of the site.

Current Zoning: The site is zoned for industrial uses. Current uses include a school, light industrial operations, and a workshop for creating theater sets.

Historical Use: From around 1920 until the late 1960s, the property was owned and operated by Bausch & Lomb (B&L) to manufacture lenses and other products. A foundry was also present near the northeast corner of the site.

Prior uses that appear to have led to site contamination include underground storage tanks (USTs) that may have leaked. These tanks appear to have contained chlorinated solvents including trichloroethene (TCE) and petroleum products including gasoline and fuel oil. In 2002, a 500-gallon UST was removed from the site and contaminated soil was encountered. In 2008, an investigation identified an area of petroleum contaminated soil. The investigation was followed by the excavation of petroleum impacted soil and a previously undocumented UST.

Groundwater sample results from 2008 also identified an area impacted by chlorinated solvents, primarily TCE, near an occupied building. A sub-slab depressurization system was installed under the building to help prevent contaminant vapors from getting into the indoor air.

In 2009, the applicant entered the Brownfield Cleanup Program to investigate and remediate the remaining environmental contamination on the site.

Site Geology and Hydrogeology: The ground surface at the site generally slopes to the south and west. The depth to bedrock ranges from less than two to twelve feet. The depth to groundwater ranges from approximately four to nine feet below the ground surface. Groundwater generally flows to the west.

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

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C828159>

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.

Central Library of Rochester and Monroe County
115 South Avenue
Rochester, NY 14604-1896
phone: 585-428-7300

Lincoln Branch Library
851 Joseph Avenue
Rochester, NY 14621
phone: (585) 428-8210

Rochester City School District Offices
131 W Broad St
Rochester, NY 14614-1187
phone: (585) 262-8100

Phillis Wheatley Community Library
33 Dr. Samuel McCree Way
Rochester, NY 14608
phone: (585) 428-8212

Who to Contact

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

Project Related Questions

Frank Sowers
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
frank.sowers@dec.ny.gov

Site-Related Health Questions

Bridget Boyd
New York State Department of Health
Bureau of Environmental Exposure
Investigation Empire State Plaza, Corning
Tower, Room 1787
Albany, NY 12237
1-518-402-7860
BEEI@health.ny.gov

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.

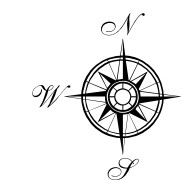
SITE LOCATION MAP

REMEDIAL INVESTIGATION
REPORT

BROWNFIELD CLEANUP
PROGRAM

690 SAINT PAUL STREET
ROCHESTER, NEW YORK

VOLUNTEER:
GENESEE VALLEY
REAL ESTATE COMPANY



0 25 50 100 Feet

1 inch = 80 feet
Intended to Print on 11"x17"

Legend

 PROPERTY & BCP BOUNDARY

NOTE: Property boundary is approximate.
2012 Aerial photograph obtained from GIS
Clearinghouse.

[209280]

[FIGURE 2]

Meeting Location
690 Saint Paul St.
(also know as 175 Martin St.)
Room 413

BUILDING 22

BUILDING 14B

BUILDING 16

BUILDING 14A

Martin St.

Saint Paul St.