OIL & HAZARDOUS MATERIAL SITE EVALUATION FLINT-EXCHANGE SITE ROCHESTER, NEW YORK

by

H&A of New York Rochester, New York

for

Rochester City School District Rochester, New York

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EXECUTIVE SUMMARY

This investigation is a preliminary evaluation of the potential for oil and hazardous material to exist on the subject property, and potential site construction considerations (foundation types and disposal of site materials) so as to assist RCSD in evaluating the potential liability associated with ownership, financing and development of a school on the property. consists of an area generally bounded by the Genesee River, Violetta St., Exchange St., Fenwick St., Plymouth Ave., and Flint St. in Rochester, New York. The investigation consisted of a review of readily available information in public files; interviews with individuals familiar with the site use and history; limited subsurface exploration on the site consisting of 28 soil vapor sampling locations and 3 test borings; limited analyses of site soils; and visual observation of readily apparent surface and environmental conditions. review of this information, H&A has the following conclusions and recommendations:

- The Vacuum Oil Company was located on most of the site from 1866 to 1936. Vacuum Oil performed distillation of unrefined oil to produce petroleum products and derivatives. Available site historical information indicates the site was also used for the storage (in above ground tanks) and disposal of these products. Since 1936 the site has been used for warehouse, manufacturing and tool and die operations. Several underground storage tanks are reported to exist on the site; the locations and/or condition of the tanks could not be determined from available records.
- Twenty-eight soil vapor samples were analyzed and three test boring explorations completed on the site. Each of the borings was located within the former Genesee Valley Canal. The borings were terminated at the apparent top of bedrock, approximately 11-13 feet below the ground surface. Fill materials encountered in the borings generally consisted of sand, cinders, brick and concrete.
- o Laboratory analyses for volatiles, semi-volatiles, priority pollutant metals, petroleum hydrocarbons and hazardous waste characteristics were conducted on site soils. A fill sample which had a petroleum odor was analyzed for volatile organics and petroleum hydrocarbons. No petroleum hydrocarbon compounds or volatile organic compounds were detected above the laboratory detection limits (0.0003



parts per million or less). A composite soil sample from site borings was analyzed for semi-volatile organic compounds. Ten compounds were possibly present at the detection limit (0.00033 ppm) but could not be quantified. The compounds detected are common by-products of fossil fuel combustión and, where criteria have been established, sample concentrations fall below published USEPA Health Based Criteria for residues in soil. A composite of surficial soils was submitted for analysis for priority pollutant metals because of the higher likelihood of human contact with shallow soils. Each metal concentration detected in the sample fell below the reported average for metal compounds naturally present in soils. Analysis for hazardous waste characteristics (EP Toxicity, Reactivity, Corrosivity, Ignitability) was also performed on a shallow The sample was not hazardous based on these soil sample. characteristics.

- Loose fill was encountered in all three site borings up to a depth of 11± ft. below ground surface and approximately 1 to 2± ft. above the apparent top of bedrock. Depending on the building configuration considered for the site, recommended foundation types appropriate for this site may include drilled-in piers with slab-on-grade floors or spread footings. These may require partial or total removal of site fill. Relatively high groundwater conditions were also encountered which should be considered if a basement is contemplated.
- Removal of site fill may require one or more types of special handling. Cinder fill from the Genesee Valley Canal area is classified as a solid waste and would likely require disposal at a sanitary landfill. If site soils are found to contain petroleum products or derivatives (from Vacuum Oil operations) they may require disposal as a hazardous waste (if reactive, ignitable, corrosive, EP toxic, or containing a listed organic substance), or a special waste (if found to contain a petroleum product but not exhibit hazardous characteristics). Hazardous waste would have to be disposed at a NYSDEC permitted hazardous waste treatment storage and disposal facility; petroleum stained soils could be landfilled at a NYSDEC permitted sanitary landfill.
- o The walkover and subsurface investigations were limited to the city owned, vacant portion of the site from the end of Flint and Violetta Streets to the Genesee River. The remainder of the site is privately owned warehouse,



industrial and manufacturing properties where many of the Vacuum Oil Company tanks and buildings formerly were located. Neither a walkover nor subsurface investigations were performed on the portion of the site where the highest potential for oil or hazardous materials appears to be present. Vacuum Oil operations and subsequent permitted underground storage tanks are or were on the portions of the site H&A personnel were unable to view. A thorough walkover and additional subsurface investigations (test borings and soil vapor sample locations) should be conducted on the remainder of the site with particular emphasis on the portion of the site considered for the school building location.

In summary, based on the scope of work performed, and our conclusions and recommendations described above, the property evaluated appears to be capable of undergoing re-development provided that prior to development evaluation of and accommodations for the fill material and soils potentially containing petroleum derivatives are made. Of the compounds detected on site (volatile organics, semi-volatile organics and metals), none appear to be present in concentrations above USEPA Health Based Criteria or levels naturally expected to occur in soil at the limited locations sampled. However, the potential for hazardous materials to be present in areas not explored during this investigation appears to be high based on past and present site land use.

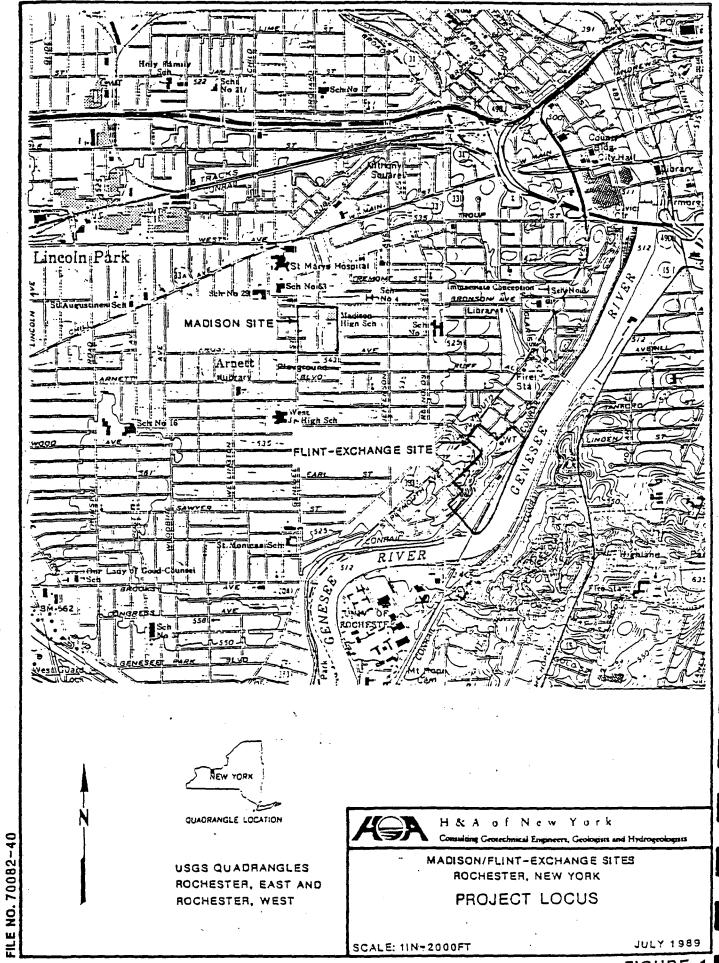
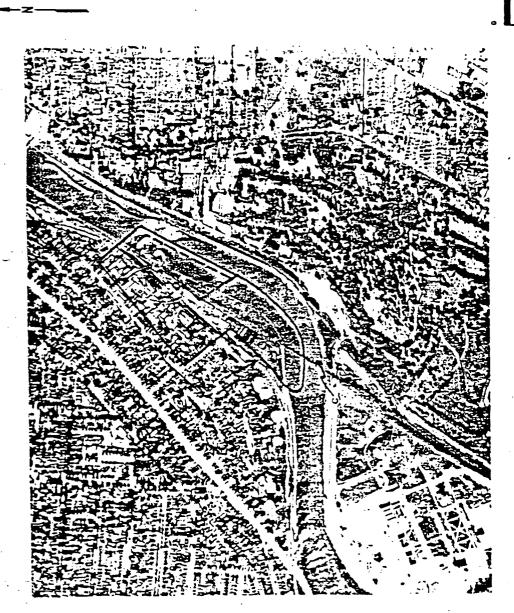


FIGURE 1



Legend:

GENESEE RIVER

BALLBOAN BRIDGE

- APPROXIMATE SITE BOURDARY

ALL SITE BOUNDABLES AND SITE FEATURE LACATIONS APPROXIMATE.

FLIMI-EXCHANGE SITE ROCHESTER, NEW YORK

1930 SITE AERIAL PHOTOGRAPH

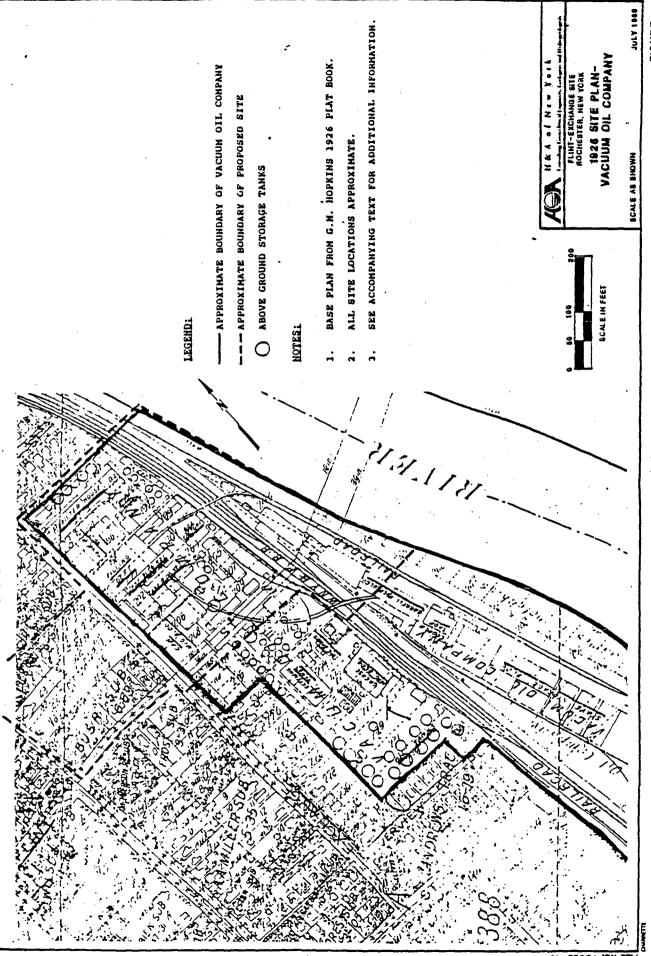
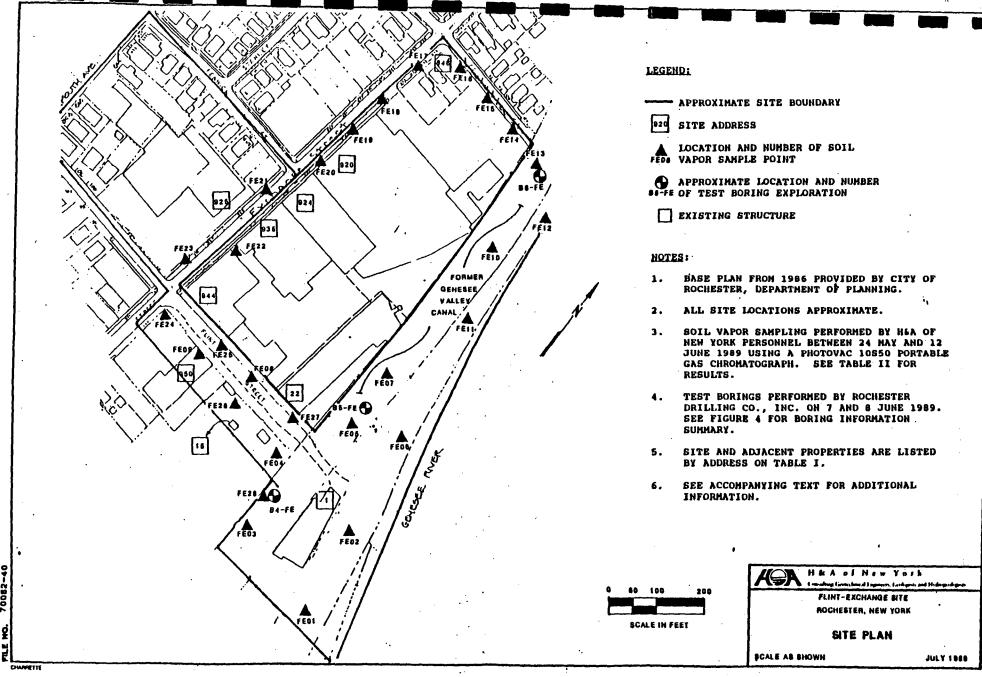


FIGURE 3



ADORESS YEAR		NAME:	USAGE (POSSIBLE/DOCUMENTED OGHN USAGE)			
932-94 EXCI	18 HANGE	1945-19477	GENESEE BREWING	INDUSTRIAL ALCOHOL (BULK STORAGE OF 10,000 GAL.		
•				ALCOHOL FOR DISTILLING USE, FIRE MARSHAL)		
	ю .	1950	RGEE WAREHOUSE			
			BACUM CORP.	WAREHOUSE		
			CHAMBERLAIN CO.	WEATHER STRIPPING		
			GENESEE TILE	WAREHOUSE		
			STROMBERG/CARLSON			
			ROCHESTER CONVEYOR			
			MACHINE MFG.	MANUFACTURING		
			ROCHESTER	PETROLEUM DISTILLING (POSSIBLE PETROLEUM PRODUCT STORAGE)		
			DISTILLING			
11	10	1960	WEATHER MASTER	WEATHER STRIPPING		
			ONTARIO LIQUOR	DISTRIBUTOR		
		,	ALLISON CORP.	FURNITURE WHOLESALE		
		1969-1983	KOLKO PAPER	(2000 GAL. GAS. FIRE MARSHAL)		
		1707 1705				
	u , .	1970	KOLKO PAPER			
	,		ROCH. MUNICIPAL	WAREHOUSE		
			ALLISON CORP.	FURNITURE WHOLESALE		
10		1978	KOLKO PAPER	1000 GAL. GAS REMOVED, (FIRE MARSHAL) FURNITURE WAREHOUSE		
			ALLISON CORP.			
	10	1983	KOLKO PAPER			
		.,	VACANT	•		
H	10	1985	KOLKO PAPER	(2000 GAL. GAS REMOVED, FIRE MARSHAL)		
и		1989	H.P. NEUN			
			KOLKO PAPER			
		·	ALLISON CORP.	FURNITURE WAREHOUSE		
950 E	EXCHANGE	1950	LUCAS SCREW	SCREW PRODUCTS (POSSIBLE OILS AND METAL CLEANING SOLVENTS)		
	10	1960-1970	ONTARIO MACH.	TOOL & DIE (POSSIBLE DILS AND METAL CLEANING SOLVENTS)		
	22	1978-1989	XL TOOL & DIE	(POSSIBLE OILS AND METAL CLEANING SOLVENTS)		

ADDRESS	YEAR	NAME	USAGE (POSSIBLE/DOCUMENTED O&HM USAGE)				
925 EXCHANGE	1960	TALLMAN TOOL- AND MACHINE	MANUFACTURER (POSSIBLE SOLVENTS AND OILS)				
u 11	1970	WOODHILL PRODUCTS	•				
10 M	1978	PRECISION PRODUCTS					
18 <u>.</u> 16	1983	NATIONWIDE PRECISION PRODUCTS	•				
	1989	CANFIELD & TACK					
926 EXCHANGE	1936	VACUUM OIL ROCHESTER DISTILLING	PETROLEUM DISTILLATE PRODUCTS				
	1950	GENERAL SOLVENTS	(POSSIBLE SOLVENT STORAGE)				

ADDRES:	S	YEAR	KAŅE	USAGE (POSSIBLE/DOCUMENTED O&HM USAGE)
846 EX	CHANGE	1960-1989	ROCHESTER SANITARY PRODUCTS	DISINFECTANT SALES/DISTRIBUTION
920 EX	CHANGE	1960-1970	SEARS	SERVICE CENTER
tt.	19	1971	BEVACO FOOD	FREEZER/WAREHOUSE (1000 GAL., 2000 GAL AND 3000 GAL. GAS TANKS, FIRE MARSHAL)
19	M	1978	EGAN FOCO	FREEZER/WAREHOUSE
*	'n	1979	NORTH ATLANTIC FISHERIES	(2000 GAL. GAS TANK REMOVED, FIRE MARSHAL)
10	- •	1983	BEVACO FOOD	FREEZER/WAREHOUSE
	*	1986	EGAN FOOD NORTH ATLANTIC FISHERIES	(3000 GAL. GAS TANK, FIRE MARSHAL) (2 FUEL OIL TANKS FILLED WITH CONCRETE, FIRE MARSHAL)
	ts	1989	NORTH ATLANTIC FISHERIES BUDGET BALANCER FOOD CLUB	FREEZER/WAREHOUSE (GAS PUMP OBSERVED)
924 EX	CHANGE	1950-1970	SEARS .	WHOLESALE, REPAIRS (POSSIBLE OILS AND SOLVENTS)
10	•	1971	EGAN FOCO	(3000 GAL. GAS TANK, FIRE MARSHAL)
Ħ	tt	1978	SPECIALIZED	WAREHOUSE
10	н	1983	VACANT	

ADDRESS	YEAR	HAME	USAGE (POSSIBLE/DOCUMENTED OF USAGE)					
		,						
22 FLINT STREET	1950	SCHUARTZ	ELECTRICAL EQUIPMENT (POSSIBLE METAL CLEANING SOLVENTS OR PCBS)					
10 10	1960	MILLS TALBOT	ELECTRICAL EQUIPMENT (POSSIBLE METAL CLEANING SOLVENTS OR PCBS)					
10	1960-1967	7	(1000 GAL. GAS TANK, FIRE MARSHAL)					
19 10	1970	EAT CORP.	WAREHOUSE					
H 19	1974	?	(MAINTAIN 1000 GAL. GAS TANK, FIRE MARSHAL)					
10	1978	SPECIALIZED	WAREHOUSE					
10 ED	1983	NIBLACK	FOCO WAREHOUSE					
н, н	1983	NIBLACK TADCO	BULK FCCOS					
•		CORN HILL EX. PRINTER'S WRHSE UPSTATE TRADING	WAREHOUSE (POSSIBLE INKS, SOLVENTS)					

ADDRESS YEAR		NAME	USAGE (POSSIBLE/DOCUMENTED O&HM USAGE)				
AREA BOUND BY GENESEE RIVER, VIOLETTA EXCHANGE AND FLINT STREETS	1866-1936	VACUUM OIL CO.	PETROLEUM DISTILLING PLANT (PRODUCTS INCLUDED NAPTHA, KEROSEHE AND OILS; NEWS ACCOUNTS REFER TO DISPOSAL OF PROCESS WASTES BY DUMPING INTO THE GENESEE VALLEY CANAL, GENESEE RIVER, AND BY LAND BURIAL				
1 FLINT STREET	1950	VACLUM OIL CO.	VACANT BARREL BUILDING				
es n	1960	DANNEMILLER	COFFEE WAREHOUSE				
10 10	1970	FASCO	WAREHOUSE				
# W	1978	VACANT	VACANT WAREHOUSE				
. 18	1983	KNEPPAR METAL	METAL BUYERS				
pp 19	1989	KNEPPAR	LICENSED HAZARDOUS WASTE TRANSPORTER				
15 FLINT STREET	1950	ROCHESTER SCRAP BAILING CO.	METAL DEALERS				
18 19	1960	EE , 66 SS					
10 10	1946-19617		METAL DEALERS (1000 GAL. GAS TANK, FIRE MARSHAL)				
н н	1970	VACANT	VACANT				
10 14	1978-1989	FLINT AUTO WRECKERS	AUTO JUNKYARD (POSSIBLE PETROLEUM PRODUCT STORAGE)				

	Depth	_							Total
Sample Date	<u>(ft.)</u>	HEX	8MZ	TOL	<u> 283</u>	H-XYL	O-XYL	Unknowns**	Detected
			_						
Probe Blank 6-7-	89	••	• ••		••	••			••
FE01	3.25		••	••	••	••	••	0.077	0.077
FE02	3.25	••	•• •		••		•• .	0.159*	0.159
FEO2D	3.25	••	••		••	••		0.145*	0.145
FE03	3.25		••	• ••		••	-049	0.625	0.674
FE03D	3.25	••	••	••	••	••	.062	0.861	0.923
FE04	3.25	••	• ••	••	••	••	••	TR	0.012
FE05	3.25	••	••	••	••		••	TR	0.019
FEO6	3.25	••	••	•-	••			0.040	0.040
FE07	3.25	**	••		••		•• •	0.033	0.033
FEOS	3.25	**	••		••		•• .	TR	0.027
FE09	3.25	••				••		0.030	0.030
Probe Blank 6-8-	89		••		••	••	••	0.040	0.040
Probe Blank	••	••	••				••	TR	0.015
FE10	3.25		••	••	••	••	••	0.060*	0.060
FE11 .	3.25	••		TR	••	•		0.179*	0.193 _\
FE110	3.25	••		TR			••	0.190*	0.204
FE12	3.25				••	••	••	0.057*	0.057
Carrier Gas 6-12	2-89	••	••	••	••	••	• ••	•• ,	
Probe Blank				••		•• .	••	• ••	•• .
FE13	3.25	••	•	••	••	••	••	0.143*	0.143
FE14	3.25		•••	. ••	••	, ••	••	TR	0.014-
FE15	3.25		••		••		••	0.036	0.036
FE16.	3.25							0.034	0.034
FE17	3.25	••	••		••	••	••	TR	0.018
FE 170	3.25	••	••	••	••	••	••	, TR.	0.019
FE18	3.25		•	••	••	••	••	TR	0.020
FE19	3.25	••	••	••	. ••		••	0.042	0.042
	3.25	••	••	••	•• .		••	0.054	0.054
Probe Blank 6-1.			••	••			••	TR	0.012
FE21	3.25	••	••	••	••	••	••	TR	0.012
FE2Z	3.25	••	•		••	••	• • •	••	
FE23	3.25		••	••	••			••	••
FEZ4	3.25	••			••	••	••	••	
FE25	3.25		••	••	••	••	••	0.034	0.034
FE26	3.25	••	••	••	••	••		0.051	0.051
	-				••	••		TR	0.015
FE27	3.25		••	••	••	••	••	TR	0.022
FE28	3.25							• • • • • • • • • • • • • • • • • • • •	J. VLL

- Notes: 1. All concentrations listed in parts per million (ppm).
 - 2. Compound Abbreviations:

HEX = hexane TOL = toluene

M-XYL = m-xylene

BNZ = benzene EBZ = ethyl benzene

O-XYL = o-xylene

- ** Unknown volatile compounds quantified as sum of unidentified peak areas compared to the signal response of toluene.
- * Possible presence of methane.
- 5. IR Trace (concentration between 0.01 and 0.03 ppm).
 - -- Not detected (concentrations less than 0.01 ppm).
- 6. O Duplicate Sample.
- 7. See Figure 2, Site and Subsurface Exploration Plan, for sample locations.
- 8. Sail vapor sampling performed by M&A of New York personnel between 7 and 13 June 1989 using a Photovac 10550 Portable Gas Chromatograph.
- 9. See accompanying text for additional information.

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ACK HEA OF NOW YOUR ROCHESTER, NEW YORK FLINT-EXCHANGE SITE

SUMMARY OF SUBSURFACE CONDITIONS AND LABORATORY ANALYTICAL RESULTS

TABLE III

JULY 1988

SEE ACCOMPANYING REPORT FOR ADDITIONAL INFORMATION AND TEST

BORING REPORTS.

APPENDIX A

Test Boring Reports



				• .				
Co	nsulting	YORK, ROCHES Geotechnica ts and Hydro	il Engineer:	3,		TEST BORING REPORT	BORING	NO. B4-FE
PROJECT: CLIENT: CONTRACT		ROCHE	-EXCHANGE STER CITY STER DRILL	SCHOOL DIS			FILE NO SHEET N LOCATIO	O. 1 OF 1
	TEM		CASING	DRIVE SAMPLER	CORE BARREL	DRILLING EQUIPMENT & PROCE	EDURES ELEVATI	ON:
TYPE INSIDE D IAMMER WI		(IN) (LB)	AUGER 4-1/4	SS 1-3/8 140 30		RIG TYPE: CME 75, Truck-I BIT TYPE: DRILL MUD: OTHER: Advanced augers to	START: FINISH:	: T. Smith
EPTH (FT)	CASING BLOWS PER FT	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSI	FICATION AND REMARK	S
,		7 5 3	\$1 4"/24"	2.0		Loose light brown coarse to asphalt fragments.	fine SAND, little	fine gravel with
						••		
· –	•	2 2 3 5	8"/24"	7.0		Loose dark brown to black c fine gravel, with brick fra odor.	oarse to medium SAN gments, wet. Sligh	D, trace nt petroleum
					10.0			
		2 3 100/0.1 100/0.1	1	<u>11.1</u>	11.1		-FLUVIAL ock at 11.1 ft.	
 			,			-SEVERELY Notes: 1. Completed borehole back	WEATHERED BEDROCK-	le cuttings.
								·
 - 20 —				·	,			
. <u>-</u>								•
 - 25 —								•
•		WATER LEVEL	DATA			SAMPLE IDENTIFICATION	SUMM	ARY
DATE	TIME	ELAPSED		H (FT) TO:	1	0 Open End Rod	OVERBURDEN (LIN F	
	1400	TIME (HR)	BOTTOM OF CASING	BOTTOM OF HOLE	WATER	T Thin Wall Tube U Undisturbed Sample S Split Spoon	ROCK CORED (LIN F	1): 45
6/8/89	1600	0.5	11.0	11.2	4.6	.1	BORING NO.	84-FE

	Co	nsulting	YORK, ROCHES Geotechnica	l Engineer	3,		TEST BORING REPORT		BORING NO.	85-FE				
	PROJECT: CLIENT: CONTRACT		ROCHE	-EXCHANGE STER CITY STER DRILL	SCHOOL DIS				FILE NO. SHEET NO. LOCATION:	70082-40 1 OF 1 See Plan				
	1	TEM		CASING	DRIVE SAMPLER	CORE BARREL	DRILLING EQUIPMENT & PROC		ELEVATION:					
	TYPE INSIDE D HAMMER W HAMMER F.	EIGHT	(IN) (LB) (IN)	AUGER 4-1/4	ss 1-3/8 140 30	•••	RIG TYPE: CME 75, Truck-M BIT TYPE: DRILL MUD: OTHER: Advanced augers to		DATUM: START: FINISH: DRILLER: H&A REP:	9 June 1989 9 June 1989 T. Smith W. Lanik				
	DEPTH (FT)	CASING BLOWS PER FT	SAMPLER BLOWS PER 6 IN	SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSI	FIÇATION AN	D REMARKS					
			7 16	S1	0.0		Dense light brown gravelly	coarse to f	ine SAND, tr	ace roots.				
			23 10	711/2411	2.0		•	-FILL-	•					
			6 42	52 15#/24#	2.0 4.0		Dense black CINDER PARTICLE	S and red B	RICK FRAGMEN	TS.				
9	-		30 12	s3	4.0		Medium dense dark brown to	black CINDE	R PARTICLES.					
ľ	5		14. 11	13"/24"	6.0			-FILL-						
ı		·	10	S4	6.0		 Medium dense dark brown coa	rse sandy c	oarse to fin	e GRAVEL,				
	-	٠	10	611/241	8.0		wet.							
. [4 1 2 4 2 100/0.4	4 1 2 4	4	4	4	\$5	8.0		Loose dark brown coarse to	fine GRAVEL	, trace coar	se sand.
	10							6"/24"	10.0			-FILL-	• .	•
						56 12"/17"	10.0 11.4	11.0	Same.					
	<u>. </u>						11.4	Dark gray fine sandy SI	LT. -FLUVIAL-					
							Top of R	ock at 11.4	ft.					
				,	!		Note:		•					
•	15				!	÷	1. Completed borehole back	filled with	borehole cu	ttings.				
ł						1								
f						!								
I														
İ						N								
İ	— 20 —			,										
-	—25 —													
İ	·		WATER LEVEL	DATA			SAMPLE IDENTIFICATION		SUMMARY					
	DATE	TIME	ELAPSED	DEPT	H (FT) TO:		0 Open End Rod			11.4 ft.				
			TIME (HR)	BOTTOM OF CASING	BOTTOM OF HOLE	WATER	T Thin Wall Tube U Undisturbed Sample S Split Spoon	ROCK CORED	(LIN FT):	6S				
	6/9/89	0900	0.5	8.0	11.4	7.7	a april apoort	BORING NO.		85-FE				
ı			<u>. </u>			L	L							

Ca	onsulting	YORK, ROCHES Geotechnica sts and Hydro	il Engineers	3,		TEST BORING REPORT	BORING NO. BE	i-fE
PROJECT: CLIENT: CONTRACT	-	ROCHE	-EXCHANGE S STER CITY S STER DRILLI	SCHOOL DIS			SHEET NO. 1	0082-40 OF 1 ee Plan
ı	ITEM		CASING	DRIVE SAMPLER	CORE BARREL	DRILLING EQUIPMENT & PROCEDURE	ELEVATION:	
TYPE INSIDE D HAMMER WI HAMMER F.		(IN) (LB) (IN)	AUGER 4-1/4	\$\$ 1-3/8 140 30		RIG TYPE: CME 75, Truck-Mounte BIT TYPE: DRILL MUD: OTHER: Advanced augers to 13.0	START: 9 FINISH: 9 ft. DRILLER: T.	June 1989 June 1989 Smith Lanik
DEPTH (FT)	CASING BLOWS PER FT		SAMPLE NUMBER & RECOVERY	SAMPLE DEPTH (FT)	STRATA CHANGE (FT)	VISUAL CLASSIFĮCAT	TION AND REMARKS	
_		23 27 10	S1 8#/24#	0.0		Dense gray to black coarse to f SAND, with concrete fragments.	ine gravelly coarse to	o medium .
	1 '	10 6	8"/24"	2.0		-FII	u-	
· . ¬	1						i	
_5 ¹	<u> </u>	2	S2	5.0		Loose brown fine sandy SILT, tra	ace gravel, trace coa	rse sand.
• •	<u> </u>	3 4	10"/24"	7.0		-FI	ILL-	
	<u> </u>							
10	<u> </u>	3	\$3	10.0	10.0	Medium dense gray fine sandy SI	LT. trace clay, wet.	
] '	5 6	14"/24"	12.0		• •	WIAL-	
	-	100/0.2	54	13.0	13.0		c at 13.0 ft.	
 15			2"/2"	13.2		Very dense dark gray silty DOLO Notes:	MITE FRAGMENTS.	
- ·-			1			1. Completed borehole backfill	ed with borehole cutt	ings.
	1		!					
 20	-				\ \ \			
	1						:	
- -							•	
- 	-							
— 25 —	1							
•		WATER LEVEL		:::: 10		* SAMPLE IDENTIFICATION	SUMMARY FORUMOEN (IIN ET): 13	
DATE	TIME	ELAPSED TIME (HR)	BOTTOM OF CASING	BOTTON OF HOLE	WATER	0 Open End Rod	ERBURDEN (LIN FT): 13 CK CORED (LIN FT):	, -
6/9/89	1100	1.0	12.5	13.2	9.2	S Split Spoon SAM	MPLES: 4S	
l		1			<u> </u>	BOF	RING NO. 86	5-FE

- 100 mm - 1