



FACT SHEET

Brownfield Cleanup Program

Former Crescent Purity laundry
Site No. C828163
City of Rochester, NY

September 2010

Draft Interim Remedial Measures Work Plans for Brownfield Site Available for Public Comment

The public is invited to comment on the draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to remediate the Former Crescent Purity Laundry site ("site") located at 1630 Dewey Avenue, 149 and 161 Palm Street in the City of Rochester, Monroe County, New York. See map for site location. The draft remediation work plan, called "Work Plan for Interim Remedial Measure (IRM) Site Remediation of Former Crescent Purity Laundry Site" was submitted to NYSDEC by 1630 Dewey Avenue, LLC ("applicant") under New York's Brownfield Cleanup Program.

How to Comment

NYSDEC is accepting written comments about the draft remediation work plans for 45 days, from **September 10, 2010** through **October 24, 2010**. The "Draft Interim Remedial Measure Work Plan" is available for review at the locations identified below under "Where to Find Information".

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

Submit written comments to:

Gary E. Bonarski, P. E.
Environmental Engineer I
Division of Environmental Remediation
New York State Department of Environmental
Conservation Region 8
6274 East Avon - Lima Road
Avon, NY 14414
(585) 226-5328
gebonars@gw.dec.state.ny.us

Highlights of the Proposed Interim Remedial Measures

Interim Remedial Measures (IRM) are cleanups which can be completed quickly and in conjunction with an environmental investigation. The proposed Interim Remedial Measures cleanup

will be performed by the applicant with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

The Interim Remedial Measures cleanup has several goals:

- 1) Excavation, removal and proper disposal of two underground storage tanks.
- 2) Excavation, removal and proper disposal of impacted site soils.
- 3) Groundwater treatment by accelerated bioremediation.

Based on prior subsurface soil investigations, underground storage tanks (USTs) and associated petroleum impacted soils were identified on open areas of the site. The USTs historically contained petroleum products and possible dry cleaning solvents. After demolition of the former Crescent Puritan Laundry facility building, Interim Remedial Measures are planned for the excavation and removal of the underground storage tanks and petroleum impacted soils off-site for proper disposal.

Monitoring wells installed on-site during the subsurface investigations revealed that groundwater on a portion of the site has been impacted with low levels of petroleum related compounds and very low levels of dry cleaning solvents. As part of the Interim Remedial Measures Work Plan, after the impacted soils have been removed in the area of the impacted groundwater, compounds will be added to the soil and clean backfill to enhance naturally occurring microorganisms. Over time, a natural breakdown of the petroleum/solvent related contaminants in the groundwater will occur. The success of this treatment will be monitored by analyzing groundwater samples from the monitoring wells. The work plan also includes a health and safety plan, and a community air monitoring plan, to assure that the health and safety of the site workers and the surrounding community is protected.

Next Steps

NYSDEC will consider public comments, revise the plans as necessary, and approve the IRM work plan. New York State Department of Health (NYSDOH) must concur with the plan. The approved IRM work plan will be made available to the public (see “Where to Find Information” below). After the IRM work plan is approved, the applicant may proceed with the remediation. It is estimated that the Interim Remedial Measures will take about three months to complete.

When the IRM is completed, the applicant will prepare and submit an IRM completion Report that summarizes the results and recommends whether cleanup of site contamination was complete or whether additional investigation or work is required. NYSDEC will review the report, make any necessary revisions, and if appropriate approve the report.

It is anticipated that the IRM will serve as the final remediation of the site.

When the Applicant completes cleanup activities, a Final Engineering Report will be completed that certifies cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

NYSDEC will keep the public informed during the 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 and/or restricted residential purposes such as housing

The subject site contains three adjacent parcels located in the City of Rochester at the southeast corner of Dewey Avenue and Palm Street encompassing approximated 1.34 acres). The area is historically mixed residential/commercial. The 1630 Dewey Avenue property contains a vacant approximately 52,000 square foot 2-story brick building (the Former Crescent Purity Laundry). The 149 and 161 Palm Street properties currently form an asphalt covered parking area behind the former laundry facility.

This existing vacant facility operated as a commercial laundry (Crescent Puritan Laundry) since the late 1920's to the mid 1970's or early 1980's. After the laundry closed, the property was occupied by a number of tenants for various functions including plastic fabrication, printing, tool machining, bathroom and kitchen cabinet sales, and other commercial/retail uses through the early 1980's and 1990's. The 149 and 161 Palm Street properties currently form an asphalt covered parking area behind the former laundry facility. These properties most likely supported the laundry facility operation and contained a vehicle garage and petroleum storage operation. A series of investigations and site assessments have been completed at the property including a Phase I and Phase II Environmental Site Assessment, completed for the City of Rochester Department of Environmental Services in 1999, and Phase I/II Environmental Site Assessment for 1630 Dewey Avenue and 149/161 Palm Street completed in 2006. Also, a Modified Phase I Environmental Site Assessment for 149 and 161 Palm Street was completed in 2000 and a Supplemental Site Characterization completed in July 2010.

Records and field investigations indicate solvents and petroleum products were stored at the site in underground storage tanks which may have leaked over time. Soils and groundwater have been impacted due to this leakage.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the environmental investigative/assessment reports noted above and the application to participate in the Brownfield Cleanup Program.

Maplewood Public Library
1111 Dewey Avenue, Rochester, NY
(585) 428-8220

Hours:
Monday-Thursday 11:30AM-7:00PM
Friday 11:30AM-5:30PM
Saturday 10:00AM-2:00PM

Division of Environmental Remediation
New York State Department of
Environmental Conservation
Region 8
6274 East Avon - Lima Road
Avon, NY 14414
(585) 226-5328
Hours: Monday –Friday 8:30AM-4:30PM
(call for appointment)

Who to Contact

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

Project Related Questions

Gary E. Bonarski, P. E.
Division of Environmental Remediation
New York State Department of
Environmental Conservation Region 8
6274 East Avon - Lima Road
Avon, NY 14414
(585) 226-5328

Site-Related Health Questions

Justin Deming
NYSDOH Bureau of Environmental
Exposure Investigation
Flanigan Square, Room 300
547 River Street
Troy, NY 12180-2216
(518) 402-7860
1-800-458-1158 x27860

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.

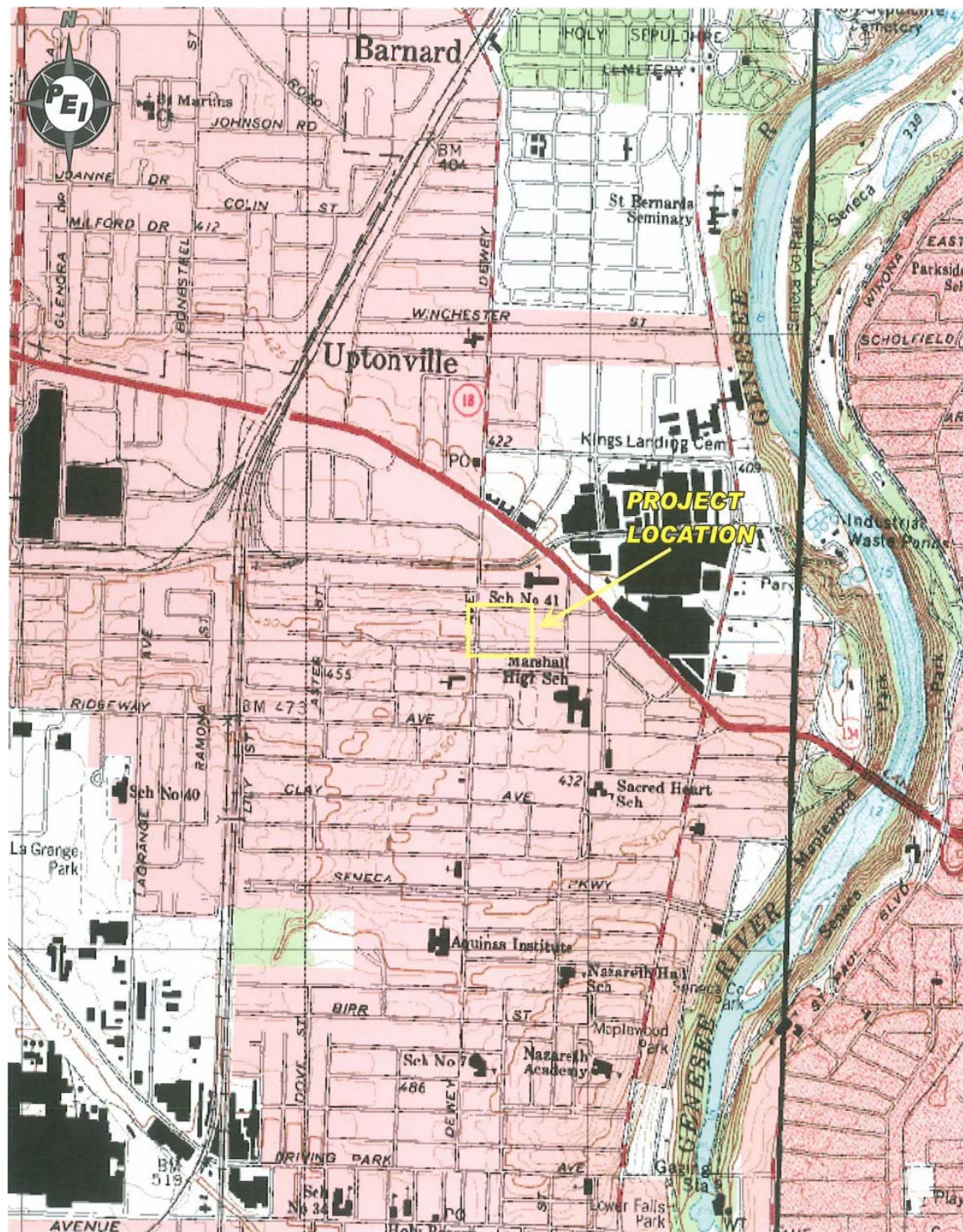


Figure 1. Project areas ocation in the City of Rochester, Monroe County, New York (USGS 7.5' Quadrangle, Rochester West,



Property Location