



FACT SHEET

Brownfield Cleanup Program

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

**Former Crescent Puritan Laundry
Site No. C828163
City of Rochester, NY**

April 2011

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address contamination at the Former Crescent Puritan Laundry site (site) located at 1630 Dewey Avenue, and 149 and 161 Palm Street in the City of Rochester, Monroe County, New York under New York's Brownfield Cleanup Program. See map for site location.

The cleanup action for the site includes removal of two underground storage tanks, excavation of onsite soils that contain significant levels of contamination and treatment of contaminated groundwater. The cleanup activities will be performed by 1630 Dewey Avenue, LLC ("applicant"). The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight.

Highlights of the Upcoming Cleanup Activities

The cleanup activities are intended to:

- 1) address contamination at the site to achieve cleanup levels that protect public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the site.

Based on prior subsurface investigations, underground storage tanks and associated petroleum impacted soils were identified on the site. The tanks historically contained petroleum products such as gasoline, fuel oil, and petroleum-based dry cleaning chemicals. Low levels of chlorinated compounds commonly used in dry cleaning were also identified in groundwater at the site.

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:
www.dec.ny.gov/chemical/8450.html

The cleanup action for the site includes:

- Excavation, removal and proper disposal of two underground storage tanks;
- Excavation, removal and proper disposal of impacted site soils;
- Testing of historic fill material at the site;
- Groundwater treatment by accelerated bioremediation; and
- Testing the soil and groundwater to verify the effectiveness of the cleanup.

The public may notice the following during the course

of the cleanup:

- A fence around the site;
- Increased traffic from heavy equipment such as dump trucks;
- Noise typical of construction sites;
- Work hours will be between 7:00 am and 6:00 pm, Monday through Friday; and
- Reduced on-street parking near the site.

Community air monitoring will be performed during cleanup activities to verify that site related contaminants are not migrating off-site. Dust and odors will be controlled at the site as needed.

Next Steps

The applicant is expected to begin cleanup activities at the site in early April. These activities are anticipated to take about three months to complete.

The upcoming cleanup is being completed as an Interim Remedial Measure. An Interim Remedial Measure is a cleanup activity that can be taken without extensive investigation and evaluation. After the applicant completes the cleanup activities, they will prepare an Interim Remedial Measure Construction Completion Report that summarizes the results and recommends whether cleanup of site contamination was complete or whether additional investigation or cleanup work is required. NYSDEC will review the report, make any necessary revisions, and if appropriate approve the report.

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 restricted residential purposes.

The site contains three adjacent parcels located in the City of Rochester at the southeast corner of Dewey Avenue and Palm Street and is about 1.34 acres in size. The area has historically been a mix of residential and commercial uses. The 1630 Dewey Avenue property contained a vacant approximately 52,000 square foot 2-story brick building (the Former Crescent Puritan Laundry) that was removed in early 2011. The 149 and 161 Palm Street properties currently form an asphalt covered parking area behind the former laundry facility.

Crescent Puritan Laundry operated as a commercial laundry at the site from 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 Palm Street properties previously had a vehicle garage and petroleum storage operation.

A series of investigations and site assessments were completed at the property including a Phase I and Phase II Environmental Site Assessment for the City of Rochester Department of Environmental Services in 1999. A Phase I/II Environmental Site Assessment for 1630 Dewey Avenue and 149/161 Palm Street was 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 was completed in July 2010.

Records and field investigations indicate that petroleum products, such as gasoline, fuel oil and petroleum-based dry cleaning chemicals 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 at the following location(s) to help the public stay informed. These documents include the Interim Remedial Measure cleanup plan.

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) 226-5324
Hours: Monday-Friday 8:30AM-4:30PM
Call for an appointment

Who to Contact

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

Project Related Questions

Frank Sowers, P. E.
Division of Environmental Remediation
New York State Department of
Environmental Conservation Region 8
6274 East Avon-Lima Road
Avon, NY 14414
(585) 226-5357

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

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: 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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

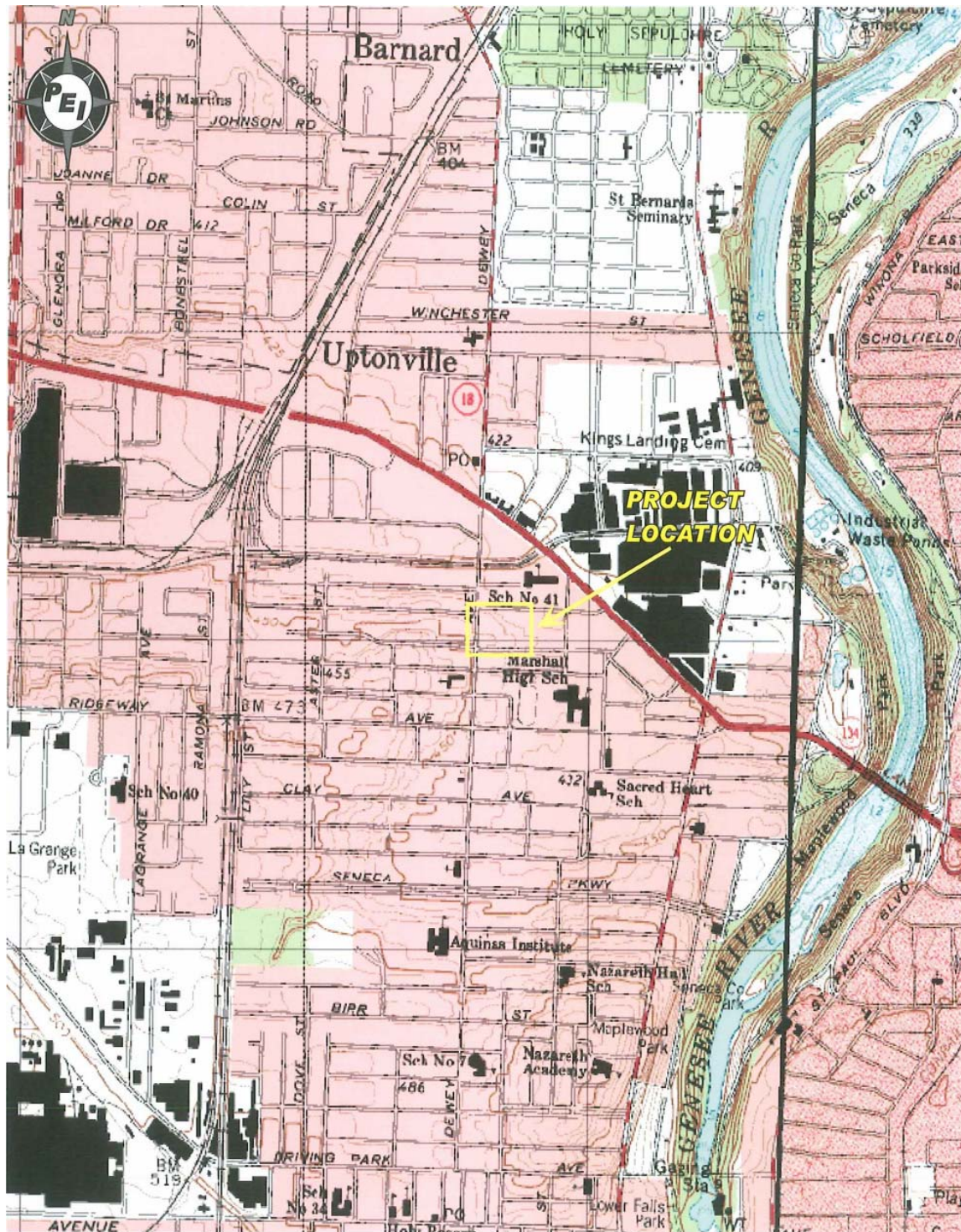


Figure 1. Project areas ocation in the City of Rochester, Monroe County, New York (USGS 7.5' Quadrangle, Rochester West,



Property Location