



FACT SHEET

Brownfield Cleanup Program

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

July 2011

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Crescent Puritan 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 investigation work plan, called a "Remedial Investigation Work Plan," 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 investigation work plan for 30 days, from **July 8, 2011** through **August 7, 2011**. The draft investigation work plan is available for review at the locations identified below under "Where to Find Information". Submit written comments to:

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
flsowers@gw.dec.state.ny.us

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

Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

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

As discussed in the Background section below, several environmental investigations were completed by the applicant and others prior to entering the Brownfield Cleanup Program. Based on these previous 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. Impacted soils and buried underground storage tanks are being removed through the Interim Remedial Measure described in the April 2011 Fact Sheet.

Because of the environmental investigations that were completed before the site entered the Brownfield Cleanup Program and the nearly finished interim remedial measures, the scope of work proposed in the Remedial Investigation Work Plan is limited to collecting groundwater and soil vapor samples to determine if contaminated groundwater or soil vapor are leaving the site. The scope of work will be expanded, as needed, to achieve the goals discussed in the Highlights of the Proposed Site Investigation section above.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the initial phase of the investigation will take about two weeks.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed during the investigation and 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 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 formed 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.

An Interim Remedial Measure was implemented in April 2011 to remove underground storage tanks and impacted soils. The Interim Remedial Measure also provides for limited treatment of groundwater in select areas where impacted soil is removed.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following locations to help the public stay informed. These documents include the draft investigation work plan 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) 226-5324
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
flsowers@gw.dec.state.ny.us

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
jhd01@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: 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.

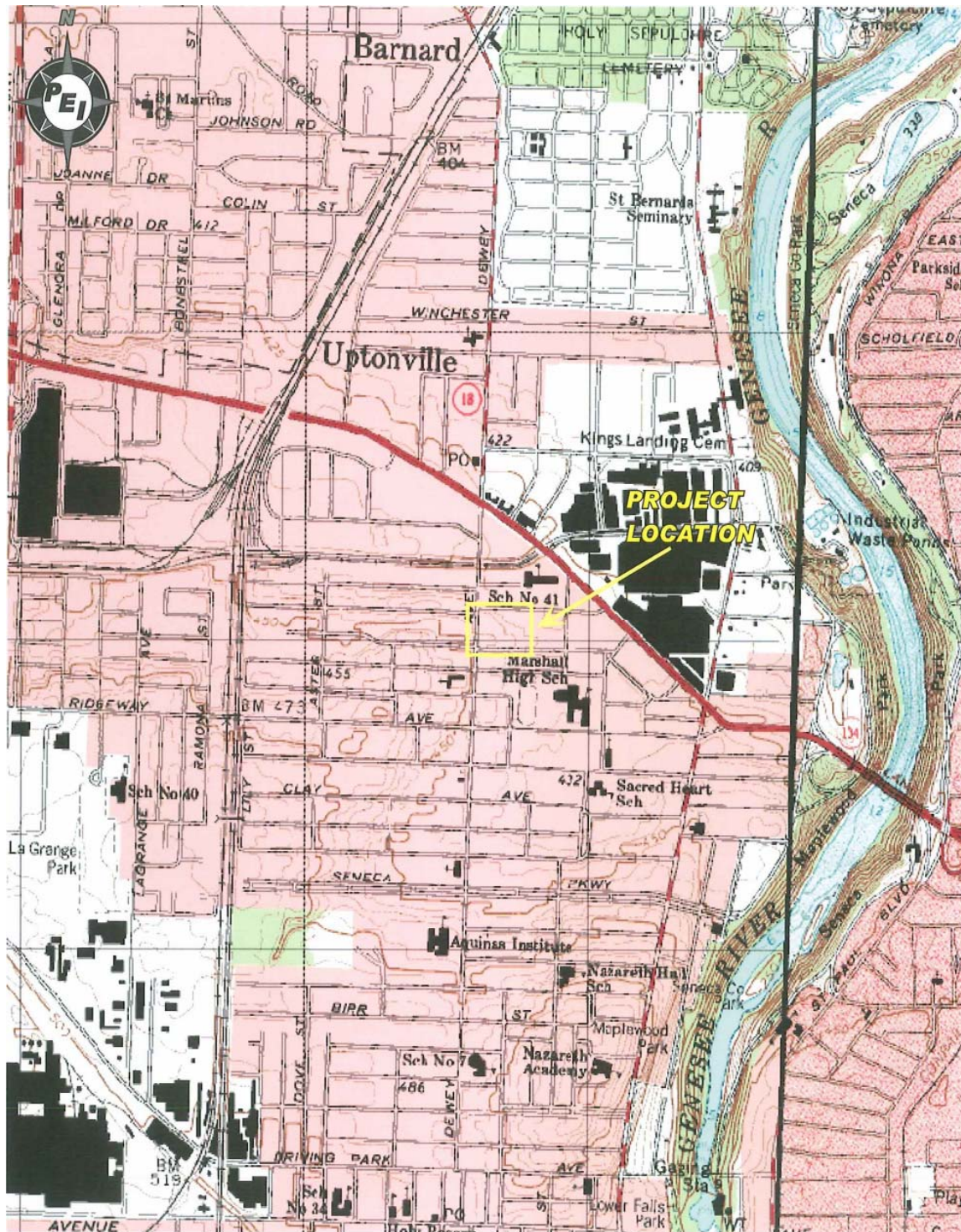


Figure 1. Project areas ocation in the City of Rochester, Monroe County, New York (USGS 7.5' Quadrangle, Rochester West,



Property Location