



FACT SHEET

Brownfield Cleanup Program

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Site Name: Former Crescent Puritan Laundry

July 2012

DEC Site #: C828163

Site Address: 1630 Dewey Avenue, 149 and 161 Palm Street
Rochester, NY 14615

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC or Department) to address contamination related to Former Crescent Puritan Laundry ("site") located at 1630 Dewey Avenue, 149 and 161 Palm 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."

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>

Remedial Investigation Report

NYSDEC is also reviewing a report that recommends cleanup action at the site. The report, called a "Remedial Investigation Report," was submitted to NYSDEC by 1630 Dewey Avenue LLC ("applicant(s)"). The report describes the results of the site investigation.

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 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 July 16, 2012 through August 31, 2012. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document

The remedy proposed for the site includes:

1. The Interim Remedial Measures (IRMs) already completed including building demolition, underground storage tank removal, soil excavation, and in-situ bioremediation of groundwater.

2. The performance of the sub-slab depressurization system (SSDS) that was installed in the on-site building will be evaluated. If necessary, the system may be modified, replaced, or a soil vapor intrusion evaluation will be conducted.

3. A site cover currently exists and will be maintained to allow for restricted residential use of the site. Any site redevelopment will maintain a site cover, which may consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is required it will be a minimum of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

4. Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allows the use and development of the controlled property for restricted residential, commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- requires compliance with the Department approved Site Management Plan.

5. A Site Management Plan is required, which includes the following:

a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: The Environmental Easement discussed in Paragraph 4 above.

Engineering Controls: The soil cover discussed in Paragraph 3 and the sub-slab depressurization system discussed in Paragraph 2 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and/or groundwater restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater, sub-slab soil vapor, indoor air, and ambient air to assess the performance and effectiveness of the remedy;

- a schedule of monitoring and frequency of submittals to the Department;
 - monitoring for vapor intrusion for any buildings occupied or developed on the site, as may be required by the Institutional and Engineering Control Plan discussed in item a above.
- c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
- maintaining site access controls and Department notification;
 - providing the Department access to the site and O&M records; and
 - the operation of a SSDS in the on-site building.

6. Green remediation principles and techniques will be implemented to the extent feasible in the site management of the remedy as per DER-31. The major green remediation components are as follows;

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gas and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste.

The proposed remedy was developed by the applicant after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, approve the investigation report and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document 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 keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Former Crescent Puritan Laundry site is located in an urban area at the corner of Dewey Avenue and Palm Street in the City of Rochester, Monroe County.

Site Features: The main site feature is a 3 story building that also has a basement. The building has a footprint of approximately 25,000 square feet. Construction was initiated in 2011 and completed in 2012. An active sub-slab depressurization system was installed under the entire building, including the basement, when the building was constructed. The rest of the 1.4 acre site is covered by a mix of asphalt parking lot, concrete sidewalks and vegetated areas.

Current Zoning/Uses: The current site use is multi-tenant affordable housing. The site is zoned for industrial use with a special use permit to allow multi-tenant residential use. The surrounding parcels are currently used for a combination of roads, commercial, and residential uses. The nearest off-site residences are directly north of the site on the other side of Palm Street.

Historic Uses: From the 1920s until the mid 1970s or early 1980s, the site operated as a commercial laundry. The main historical site feature was a 52,000 square foot 2-story brick building which also had a basement. This building was demolished in 2011.

The property had various tenants after the laundry closed including plastic fabrication, printing, tool machining, and bathroom and kitchen cabinet sales. Prior uses that appear to have led to site contamination include several underground storage tanks apparently used to store gasoline and fuel oil and the use of Stoddard solvent which was commonly used for a variety of industrial applications including dry cleaning.

A 1999 Phase I/Phase II assessment indicated the potential presence of underground storage tanks at the site. Another Phase I/Phase II completed in 2000 identified two areas of petroleum contaminated soil. Two additional areas of petroleum contaminated soil were identified in 2006 and notice was provided to the DEC Spills unit. Additional investigation activities were completed in 2010 which verified the presence of two underground storage tanks and further defined the extent of petroleum contaminated soil. One tank was approximately 8,000 gallons and the other was approximately 1,000 gallons. Four additional underground storage tanks were later identified.

In 2010, the site was accepted into the Brownfield Cleanup Program.

Site Geology and Hydrogeology: Prior to re-development, fill materials were observed from the surface to a depth of from two (2) to three (3) feet across the open area of the site. This fill consisted of coarse to fine gravel, fine to medium sand, traces of coal, and bits of concrete. In areas adjacent to the former building walls and foundations fill material was observed to be as much as to 12 feet in depth especially adjacent the foundations of the old building basement areas. A significant volume of the original fill was removed during remediation and re-development activities and replaced with imported stone fill.

Below the original fill layer, to a depth of up to 12 feet, the site generally consists of fine to medium sandy silt. From 10 feet to 15 feet below grade, the geology consists of a hard silty clay. Bedrock was encountered at approximately 15 feet below grade.

Groundwater flow beneath the site is from the south-southwest to the north-northeast and the depth to groundwater varies from approximately 3 to 7 feet.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C828163>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Maplewood Public Library
1111 Dewey Avenue

Rochester, NY 14613-1305
phone: 585-428-8220

Rochester Public Library
115 South Avenue
Rochester, NY 14604-1817
phone: 585-428-7300

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
flsowers@gw.dec.state.ny.us

Site-Related Health Questions

Justin H. Deming
New York State Department of Health
Flanigan Square 547 River St., Room 300
Troy, NY 12180
800-458-1158, Opt. 6
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: <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.

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.

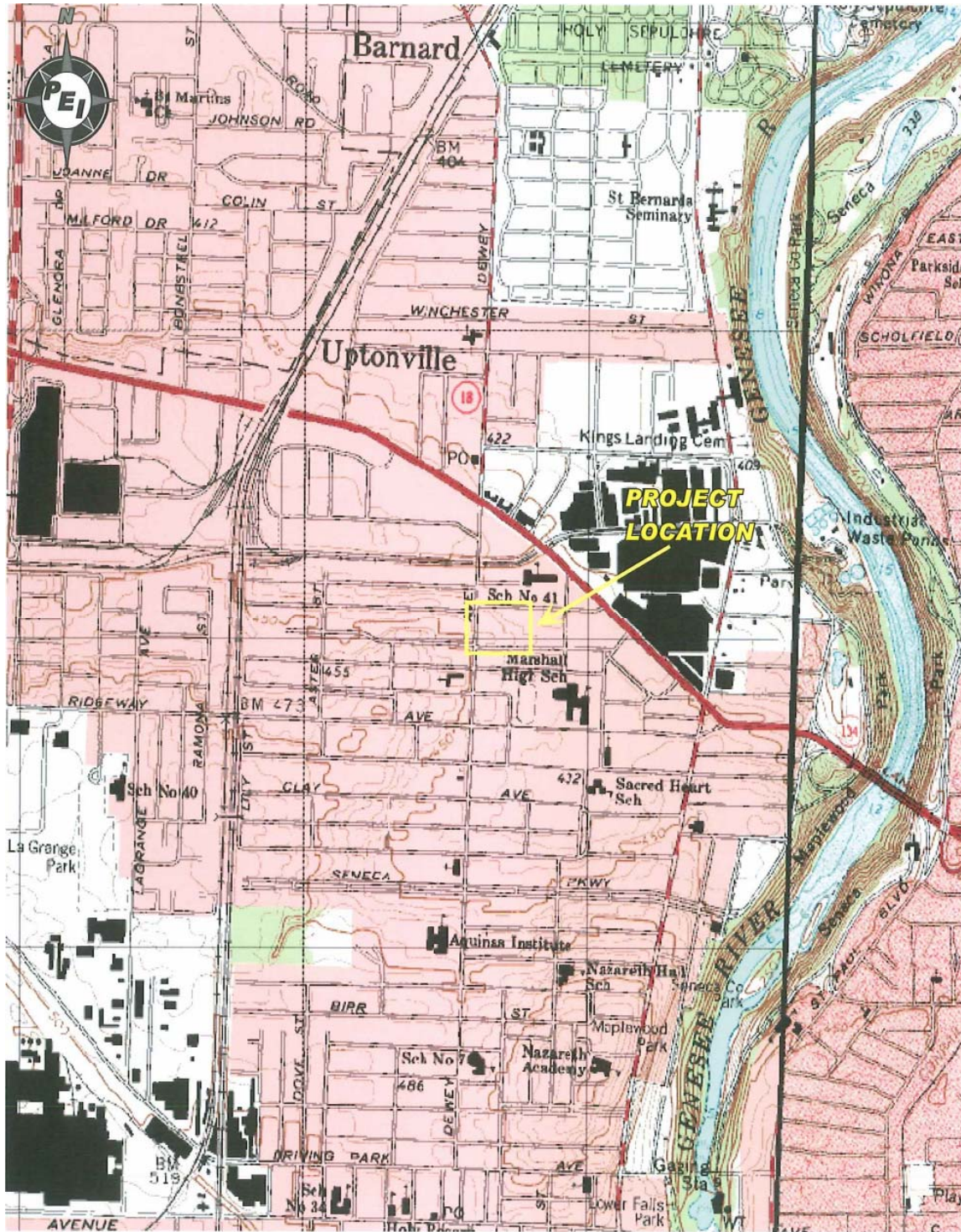


Figure 1. Project areas ocation in the City of Rochester, Monroe County, New York (USGS 7.5' Quadrangle, Rochester West,



Property Location