



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Crescent Puritan Laundry

November 2012

DEC Site #: C828163

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

Cleanup Action Completed at Brownfield Site Final Engineering Report Under Review

Action has been completed to address the contamination related to Former Crescent Puritan Laundry ("site") located at 1630 Dewey Avenue, 149 and 161 Palm Street, Rochester, Monroe County under New York State's Brownfield Cleanup Program. Please see the map for the site location. The Final Engineering Report states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

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>

The cleanup activities were performed by 1630 Dewey Avenue LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC or Department).

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) describe the cleanup activities completed;
- 2) certify that cleanup requirements have been achieved or will be achieved for the site;
- 3) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier; and
- 4) certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicant(s).

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/externalapps/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
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12237
800-458-1158, ext: 27860
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.

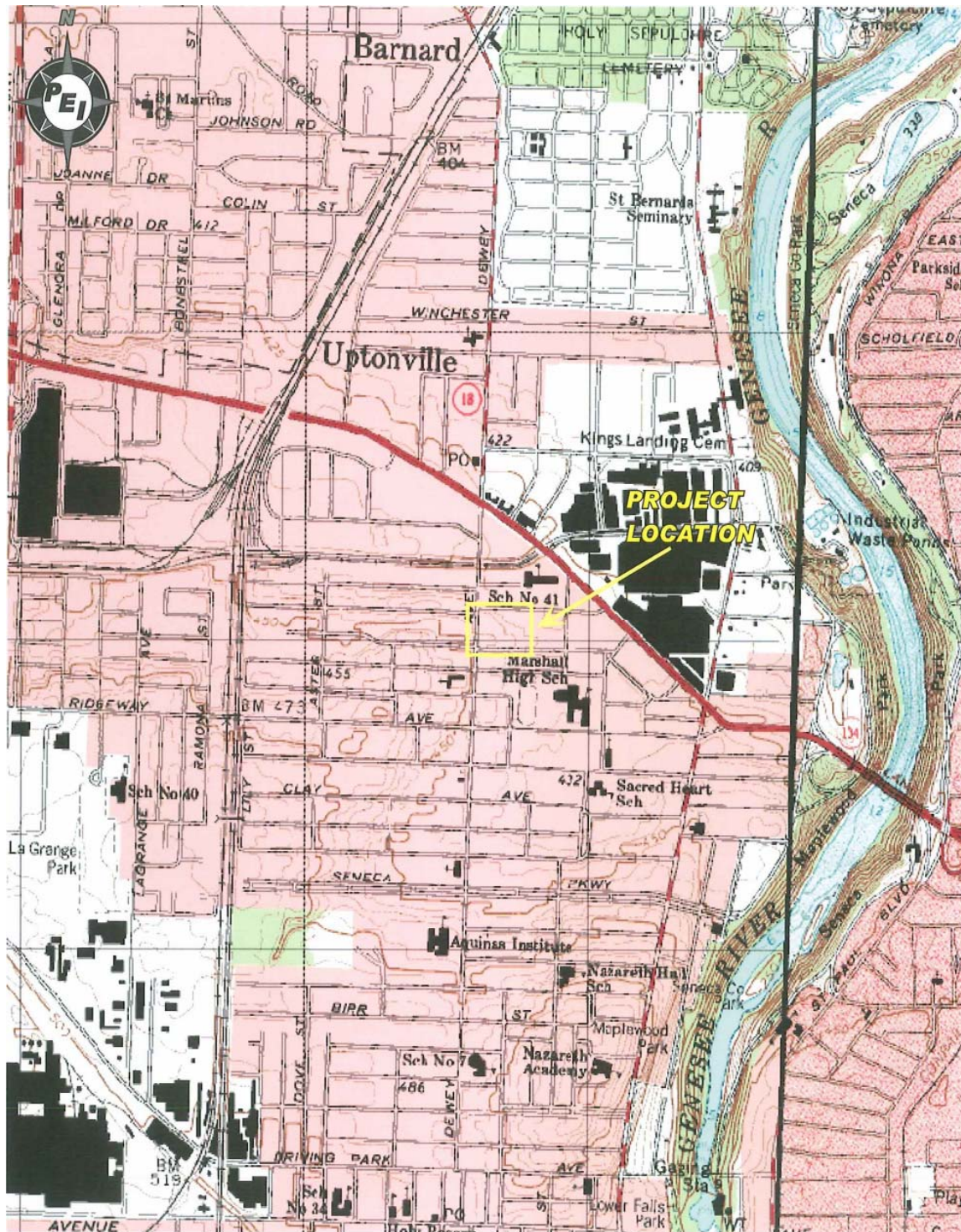


Figure 1. Project areas ocation in the City of Rochester, Monroe County, New York (USGS 7.5' Quadrangle, Rochester West,



Property Location