FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email.* See Page 4 to Learn How.

Site Name: Carriage Factory
DEC Site #: C828184
Address: 33 Litchfield Street
Rochester, NY 14608

Have questions? See "Who to Contact" Below

Interim Remedial Measure Proposed

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Carriage Factory site ("site") located at 33 Litchfield 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." The IRM is being conducted as part of the Brownfield Cleanup Program (see page 3), and it is likely to represent a significant part of the cleanup for this site.

Draft Interim Remedial Measure Work Plan
An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

Contaminated soils beneath the building and in the southern portion of the site will be excavated and disposed of off-site a permitted disposal facility.

A groundwater treatment system will be installed beneath the building. The treatment system will consist of slotted pipe installed below the basement slab. Nutrients will be injected into the piping to encourage biological degradation of the contaminants to carbon dioxide and water.

A sealing membrane will be placed beneath the basement slab, and a sub-slab depressurization system will be installed to prevent vapors from entering the building. A sub-slab depressurization system is similar to a radon mitigation system. Slotted piping will be installed below the membrane to collect vapors. The piping will extend to above the roof line of the building, and a small fan will pull the vapors out and discharge them to the air.

Summary of the Investigation
The former Carriage Factory is being renovated into special needs apartments. Portions of this renovation project are being funded by New York State and local grants. During the renovations of the former carriage factory building, several areas of contaminated soil were encountered beneath the building. These soils were contaminated with volatile organic compounds (VOCs) related to former site activities. VOCs are a group of chemicals that evaporate easily into the air. The VOCs associated with this site are petroleum products and degreasing solvents.

Soils located south of the building are contaminated with lead, VOCs, and polycyclic aromatic hydrocarbons (PAHs). These contaminants appear to be associated with the urban fill material found south of the building and former site activities. PAHs are a class of chemicals that are combustion by-products. They can be found in coal ash, wood ash, and coal tar driveway sealer.

Groundwater is contaminated with VOCs associated with past site activities. The highest levels of contaminants in groundwater are located beneath the building. Groundwater is flowing towards the northeast away from the residential neighborhood.

Next Steps
The approved work plan will be made available to the public (see "Where to Find Information" below). The activities detailed in the work plan are underway and are expected to be completed this Fall. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background
Location: The Carriage Factory site is located in an urban area at 33 Litchfield Street in the City of Rochester. A densely populated residential area is located immediately to the west and commercial and industrial properties border the remaining portions of the property.

Site Features: The main site feature is a vacant 78,000 sq. ft. 4-story brick-walled building with a basement located on the northern portion of the property. Southern portion of the site is undeveloped open space.

Current Zoning/Use(s): The site is currently inactive but is in an area zoned by the City of Rochester as Center City District (CCD), Cascade-Canal District. This is a special use district defined in the Rochester City Code to preserve and enhance the existing heritage qualities of the area.

Historical Uses(s): The on-site building was constructed circa 1910, and historical site uses include: manufacture of wood trim/accent-related products for the automotive industry, other automotive parts, and manufacture of clothing washers and dryers. A variety of commercial and industrial tenants have occupied the building between 1962 and 1993. The property has been mostly vacant since 1993. Prior to 1910, the property was residential and a lumber yard.

Site Geology and Hydrogeology: Native soils on the site are identified as glacial till. Several feet

of urban fill soil overlies the native soils. The fill generally consists of ash, cinders, slag, brick, concrete and other miscellaneous materials. The bedrock underlying the site consists of dolostone of the Lockport Group.

Surface water drainage is generally to the south from the building. Stormwater catch basins exist in the streets adjacent to the site. Groundwater flow is generally to the northeast.

1/24/13-DEC signed the Brownfield Cleanup Program Acceptance Letter for this site.

2/26/13-DEC signed the Brownfield Cleanup Agreement for this site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C828184

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

FOR MORE INFORMATION

Where to Find Information

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

City of Rochester Public Library (Rundel Library)
Attn: Florence Morris
115 South Avenue
Rochester, NY 14604

Who to Contact

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

Project Related Questions
Todd Caffoe
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5350
tmcaffoe@gw.dec.state.ny.us

Site-Related Health Questions
Justin Deming
New York State Department of Health
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@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.

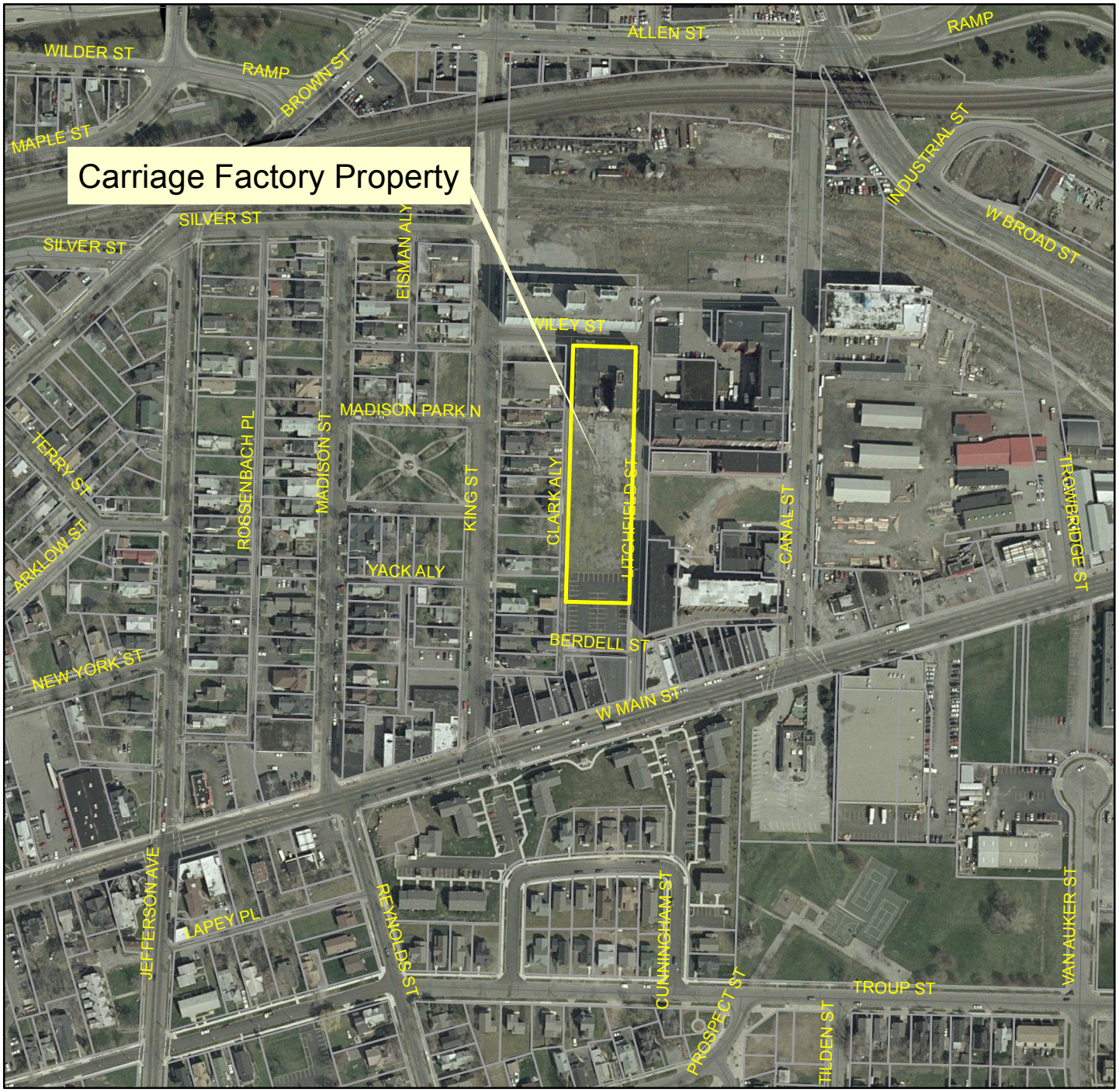
Receive Site Fact Sheets by Email

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.

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

Carriage Factory
33 Litchfield Street
Rochester, New York



NYSDEC - August 2013