

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

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

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report 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."

Remedial Investigation Report

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by Carriage Factory Special Needs Apartments, L.P. ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

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, 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 on-site are located beneath the building. Groundwater is flowing towards the northeast away from the residential neighborhood.

Additional Details

To facilitate the renovation of the former Carriage Factory building, an Interim Remedial Measure is currently underway. Contaminated soils beneath the building and in the southern portion of the site were excavated and disposed of off-site at a permitted disposal facility.

A groundwater treatment system was installed beneath the building. The treatment system consists of slotted pipe installed below the basement slab. Sodium lactate was injected into the piping to encourage biological degradation of the contaminants to carbon dioxide and water.

A sealing membrane was placed beneath the basement slab, and a sub-slab depressurization system was installed to prevent vapors from entering the building. A sub-slab depressurization system is similar to a radon mitigation system. Slotted piping was installed below the membrane to collect vapors. Three pipes extend above the roofline, and small fans are installed at the ends of these pipes. The fans are designed to vent the vapors from beneath the basement floor and discharge them to the air.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" below). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. 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 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. The 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 included: 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. Storm water catch basins exist in the streets adjacent to the site. Groundwater flow is generally to the northeast.

The DEC signed the Brownfield Cleanup Agreement for this site on February 26, 2013.

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=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 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: <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
phone: 585-428-7300

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
todd.caffoe@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
(518)402-7860
BEEI@health.ny.gov

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

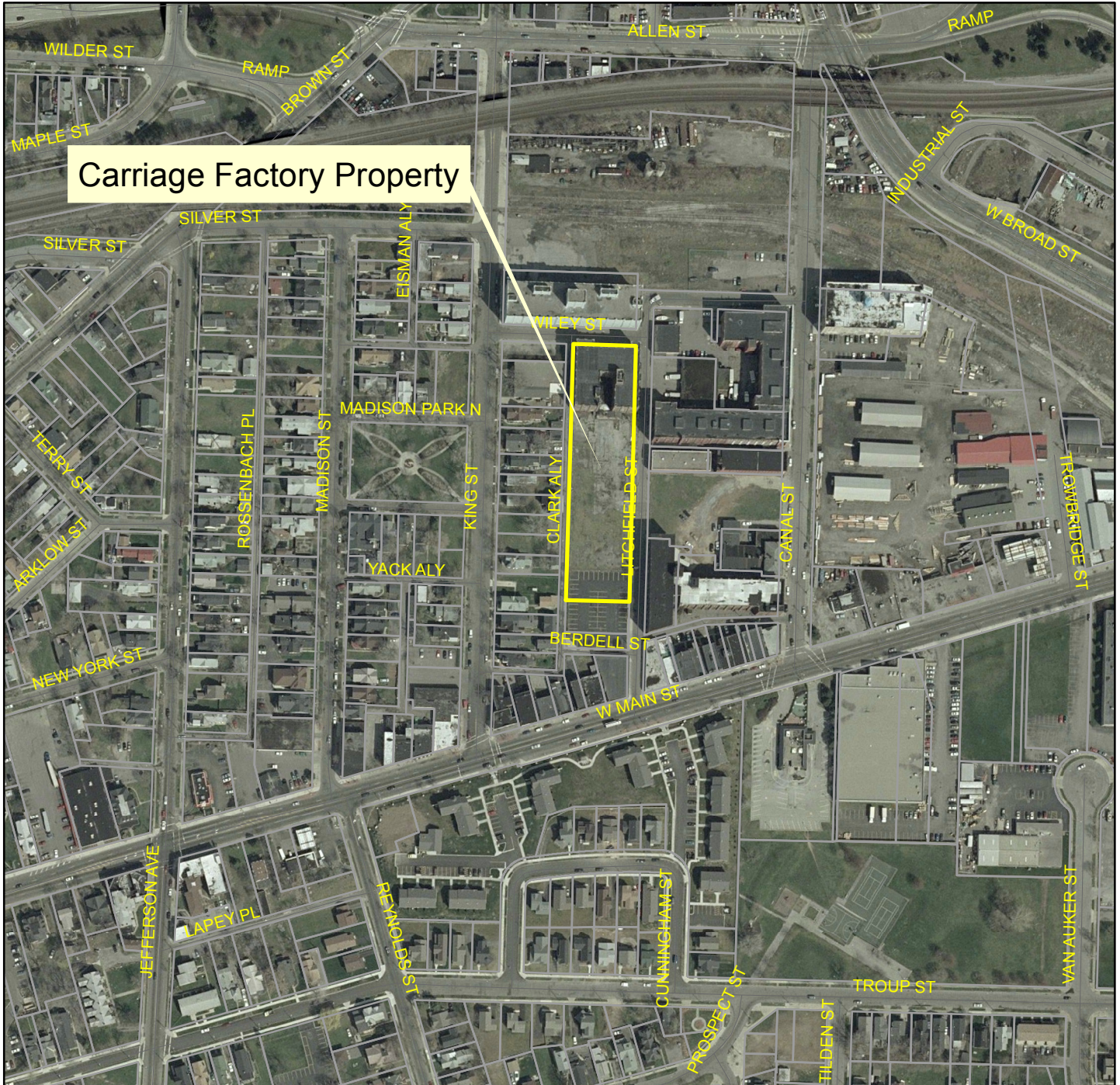
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



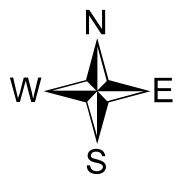
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



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Feet

Carriage Factory Property

