

**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 No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a no further action remedy 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 identified below under "Where to Find Information."

New York State Department of Environmental Conservation (NYSDEC) is reviewing a report that recommends no further action at the site. The report, called "Alternatives Analysis Report and Remedial Action Work Plan," was submitted to NYSDEC by Carriage Factory Special Needs Apartments, L.P. ("applicant"). The report describes the results of the remedial investigation and recommends no further action.

How to Comment

NYSDEC is accepting written comments about the remedial action work plan for 45 days, from **October 21, 2014** through **December 8, 2014**. The work plan is available for public review at the location identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

No Further Action Remedy

Interim remedial measures (IRMs) were conducted during the renovation of the former Carriage Factory building located on-site. These IRMs are further described below. The proposed remedy will include several institutional and engineering controls to ensure the IRMs conducted remain protective of public health and the environment.

Additional Details (IRMs)

To facilitate the renovation of the former Carriage Factory building. 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 consisted 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.

Institutional and Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. 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.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Environmental Easement
- Operation and Maintenance Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation
- Cover System
- Groundwater Treatment Systems

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report and its no further action recommendation. The approved report will be made available to the public (see “Where to Find Information” below).

If the approved investigation report concludes that no further action is needed to address the site, NYSDEC will issue a "Certificate of Completion" to the applicant. Upon receiving a Certificate of Completion, the applicant:

- 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.

The applicant will be eligible to redevelop the site after receiving the Certificate of Completion from NYSDEC. A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms and conditions of its Brownfield Cleanup Agreement with NYSDEC.

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 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*.



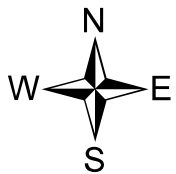
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

