

**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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Carriage Factory site ("site") located at 33 Litchfield Street, Rochester, Monroe County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Carriage Factory Special Needs Apartments, L.P. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

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 selected remedy includes several institutional and engineering controls to ensure the IRMs conducted remain protective of public health and the environment.

Additional Details

To facilitate the renovation of the former Carriage Factory building and construction of the parking lot, 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.

To address the groundwater contamination beneath the building, a groundwater treatment system was installed beneath the basement floor. The treatment system consisted of slotted pipe in trenches installed below the basement slab. Sodium lactate was injected into the piping to encourage biological degradation of the contaminants to carbon dioxide and water.

Finally, 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.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes 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.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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

- Environmental Easement
- Land Use Restriction
- Groundwater Use Restriction
- Institutional Control/Engineering Control Plan
- Operation and Maintenance Plan
- Site Management Plan

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

- Vapor Mitigation
- Cover System
- Groundwater Treatment Systems

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is 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, there is a failure to comply with the terms of the order or 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 78,000 sq. ft. 5-story brick-walled building with a basement located on the northern portion of the property. The building was recently renovated into apartments and the southern portion of the site is currently a parking lot.

Current Zoning and Land Use: The site is currently used for apartments, and 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, and allows existing warehouse and industrial style buildings to be adapted to a variety of uses and functions.

Past Use of the Site: 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 was reportedly vacant from 1993 to 2012. 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. One to two feet of urban fill soil overlies the native soils beneath portions of the parking lot. The fill generally consists of ash, cinders, slag, brick, concrete and other miscellaneous materials. Depth to bedrock ranges from 2 to 13 feet below ground surface. The bedrock underlying the site consists of dolostone of the Lockport Group. Groundwater occurs in overburden and bedrock and generally ranges 3 to 8 feet below ground surface and flows generally to the northeast.

Surface water drainage is generally to the south from the building. Storm water is collected in on-site catch basins in the parking lot and in drains on the streets adjacent to the site.

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 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, P.E.
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

