



FACT SHEET Brownfield Cleanup Program

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

Site Name: Former Michelsen Furniture Co. Site
DEC Site #: C828189
Address: 182 Avenue D & 374 Conkey Avenue
Rochester, NY 14621

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Michelsen Furniture Co. Site ("site") located at 182 Avenue D & 374 Conkey Avenue, Rochester, Monroe County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by M+M Housing Development Fund Corp and Mills & Michelsen, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

The site remedy involved injection of an oxidizing agent into the groundwater to breakdown the contaminants into carbon dioxide and water. Sodium permanganate was injected into 8 wells within the source area of contamination and 3 wells along the northern property line. Follow up groundwater monitoring has indicated the remedy is working as designed. Periodic groundwater sampling will be conducted to monitor the effectiveness of the remedy. Additional injections may be conducted in the future to enhance the effectiveness of the treatment.

Additional Details

Three interim remedial measures (IRMs) have been completed at the site. Approximately 1,900 tons of contaminated soils were excavated and disposed of off-site at a permitted landfill. Two 3000-gallon underground storage tanks that were formerly used for fuel oil storage were removed. Fuel that was left in the tanks was pumped out and disposed of off-site. The excavations were backfilled with clean soil. Additionally, a sub-slab depressurization system was installed to prevent vapors from entering into the building. A sub-slab depressurization system is similar to a radon mitigation system. Several suction points were installed through the basement concrete slab to collect vapors. The suction points are connected to piping that extends above the roofline of the building. A small fan is mounted at the end of the pipes that are designed to pull the vapors out and discharge them to the air. The system is currently operating and is being monitored on a regular basis.

## Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

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.

## Background

**Location:** The site is 0.63 acres in area, and it is located in an urban neighborhood in the City of Rochester. It is bounded by Avenue D to the south, Conkey Avenue to the east, residential property to the north, and the E1 Camino Trail and City of Rochester Avenue D Recreation Center to the east.

**Site Features:** The property contains a four- story brick warehouse that was converted into low-income apartments and a parking lot on the northern portion of the property.

**Current Zoning and Land Use:** The property is zoned M-1 industrial. The City of Rochester Code allows for conversion of former industrial structures into multi-unit dwellings, a restricted residential land use.

**Past Use of the Site:** The site was utilized for furniture manufacturing between 1918 through 1954. Additional operators at the site in the 1950s included Columbia Carpet Co., Rice Tool and Die Co. and General Fabricators Co. Parcel 2 historically contained a railroad spur that serviced the Michelsen Building. The site has been utilized primarily for warehouse and distribution from the 1960's to present.

### Geology and Hydrogeology:

Soils on site include silt with varying amounts of fine and coarse sand and gravel underlain by clay. Bedrock was encountered at 13 to 15 feet below ground surface. Groundwater is encountered at 10 to 12 feet below ground surface and is moving northward.

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=C828189>

**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.

Monroe County Library System  
Attn: Lincoln Branch Library  
851 Joseph Avenue  
Rochester, NY 14621  
phone: 585-428-8210

### Who to Contact

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

#### Project Related Questions

Todd M. 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

Dawn Hettrick, P.E.  
New York State Department of Health  
Empire State Plaza Corning Tower, Room 1787  
Albany, NY 12237  
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*.

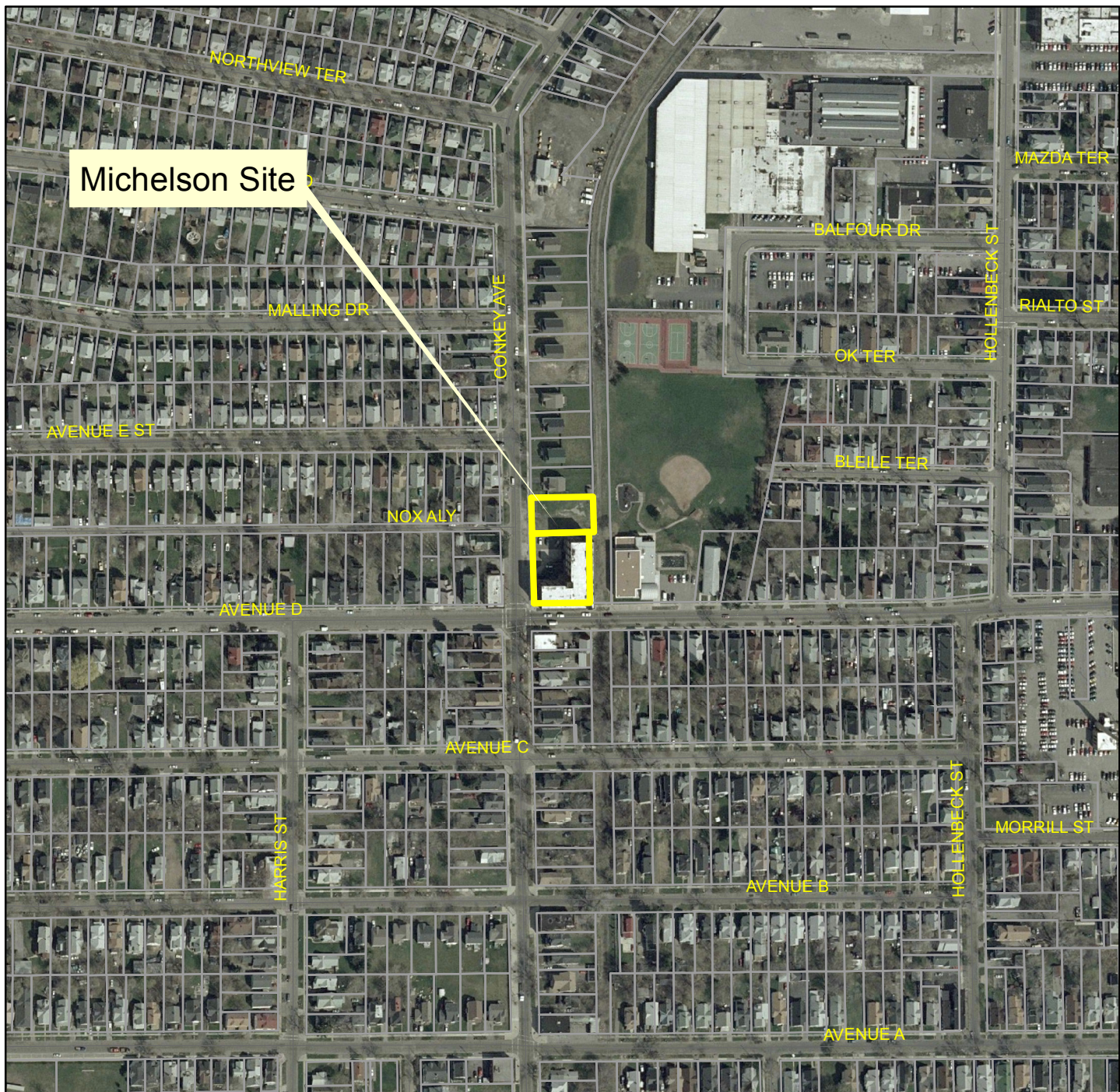


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

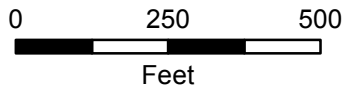
Note: Please disregard if you already have signed up and received this fact sheet electronically.



Michelson Site  
182 Avenue D  
Rochester, New York



NYSDEC - July 2014



Michelson Site

