LABELLA Associates, D.P.C.
Engineering
Architecture
Environmental
Planning

Contained-In Demonstration Work Plan
NYSDEC BCP Site No. C828189

Location:

Former Michelsen Furniture Co. Site
BCP Site No. C828189
182 Avenue D & 374 Conkey Avenue
Rochester, New York

Prepared for:

Urban League of Rochester Economic Development Corporation
312 State Street
Rochester, New York 14614

LaBella Project No. 214633.02

October 2014

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1.0 INTRODUCTION & BACKGROUND

LaBella Associates, D.P.C. (LaBella) has been retained by the Urban League of Rochester Economic Development Corporation (URLEDC) to prepare this "Contained-In" Demonstration Work Plan (CIDWP) for the property located at 182 Avenue D and 374 Conkey Avenue in the City of Rochester, Monroe County, New York, hereinafter referred to as the "Site". A Site Location Map is included as Figure 1. The site has been enrolled in the NYSDEC BCP Program and has been assigned Site No. C828189.

This CIDWP is being submitted to forward information on soil and groundwater sampling completed at the Site during subsurface investigation activities performed by LaBella. In addition, this CIDWP provides a proposed sampling plan. This CIDWP was prepared in accordance with the "Contained-In" Criteria identified in NYSDEC Technical and Administrative Guidance Memorandum (TAGM) 3028.

1.1 Site Description & History

The Site consists of two (2) contiguous tax parcels encompassing approximately 0.62 acres. The Site location and surrounding area are shown on Figure 2. The Site is located in a primarily residential 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 El Camino Trail and City of Rochester Avenue D Recreation Center to the east.

Parcel 1, addressed 182 Avenue D, encompasses approximately 0.4 acres and is improved with an approximately 44,000 square foot, four story brick warehouse building. Parcel 2 is a vacant lot addressed 374 Conkey Avenue and encompasses approximately 0.22 acres. The Site was initially operated by the George J. Michelsen Furniture Company from at least 1918 through 1954 and was utilized for furniture manufacturing. Based on a review of historical street directories, additional operators at the Site in the 1950s included Columbia Carpet Co., Rice Tool & 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 September 2014.

1.2 Prior Investigations

The following environmental investigations have been performed at the Site:

- Phase I Environmental Site Assessment, 182 Avenue D, Rochester, NY, LaBella Associates, P.C., September 2011
- Phase II Environmental Site Assessment, 182 Avenue D, Rochester, NY, LaBella Associates, P.C., November 2012
- Additional Subsurface Investigations, 182 Avenue D and 374 Conkey Avenue, Rochester, NY, LaBella Associates, D.P.C, January & March 2014

Previous investigations have revealed the presence of tetrachloroethene (PCE), trichloroethene (TCE) and petroleum contamination at the Site. Previous investigation locations are depicted on Figure 2. Laboratory analysis of soil and groundwater samples collected during previous investigations is summarized on Tables 1 through 4.

1.3 Remedial Investigation Work Plan

LaBella prepared a Remedial Investigation Work Plan (RIWP) to evaluate the areas of concern identified during previous investigations and the extent of remedial actions required (if any) at the Site. The RIWP was submitted in July 2014 along with the Brownfield Cleanup Program Application. NYSDEC approved the RIWP in January 2015. Remedial Investigation activities are ongoing at the Site.

1.4 Summary of Contamination

Approximately 150 cubic yards (CY) of soil was excavated in preparation for construction of a new entryway vestibule at the Site. The soil was placed on and covered with 6-mil polyethylene sheeting. Laboratory analysis of a sample collected from the soil pile detected low concentrations of PCE and TCE (25.2 and 24.7 µg/Kg, respectively). A sample analyzed by the Toxicity Characteristic Leaching Procedure (TCLP) did not detected VOCs in the TCLP extract.

2.0 PROPOSED "CONTAINED-IN" SAMPLING

2.1 Proposed Sampling for "Contained-In"

Approximately 150 CY of soil has been staged on and covered with polyethylene sheeting. The soil will be sampled in accordance with Table 5.4 of DER-10. Based on the anticipated volume of soil to be removed, three (3) discrete soil sample will be collected. Samples will be submitted under chain-of-custody procedures to a NYSDOH ELAP certified laboratory for the following analysis:

- USEPA Target Compound List (TCL) list VOCs by USEPA Method 8260
- Toxicity Characteristic Leaching Procedure (TCLP) for VOCs by USEPA Method 1311

This sampling will be conducted in order to characterize the waste for appropriate disposal and to compare the testing results against the "Contained-In" Criteria identified in NYSDEC TAGM 3028.

Currently it is anticipated that the soil will be approved for 'contained-in' and will be disposed of at a solid waste landfill with a 6 NYCRR Part 360 Permit (i.e., Waste Management's Mill Seat Landfill in Riga, NY). The specific facility will be provided with the request for "Contained-In" when sampling results are received.

3.0 "CONTAINED-IN" REQUEST

Subsequent to completing/receiving the laboratory reports, LaBella will submit a "Contained-In" request that provides the sampling completed, the laboratory reports, the quantities of soil, etc. This request will provide the proposed disposal facility and request approval by NYSDEC (if data supports the request).

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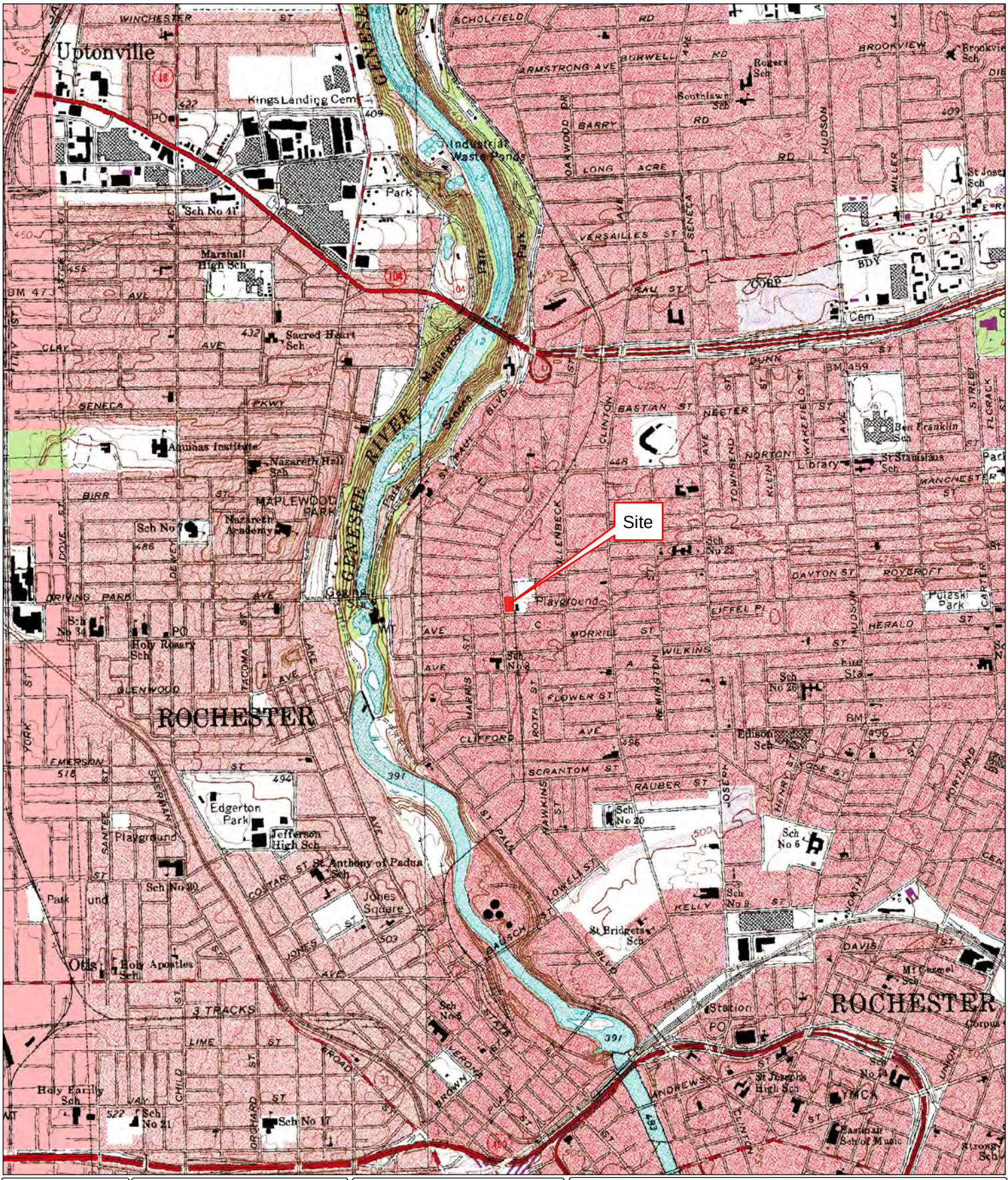
FIGURES



PROJECT/DRAWING NUMBER

214539

FIGURE 1

DRAWING TITLE

SITE LOCATION MAP

ISSUED FOR: DRAFT

DESIGNED BY: DKE

DRAWN BY: DKE

REVIEWED BY:

DATE: 03/19/2015

PROJECT/CLIENT

Condained In Demonstration Work Plan

Former Michelsen Furniture Co. Site
182 Avenue D & 374 Conkey Ave.
Rochester, New York

Client: Urban League of Rochester Economic Development Corp.

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0 1,050 2,100 4,200 Feet

1 inch = 2,000 feet

N W E S

Path: J:\Urban League of Rochester Economic Development\214539 - Michelson BCP Site RI & Remediation\Drawings\CIDWP\Fig. 1 - Site location.mxd

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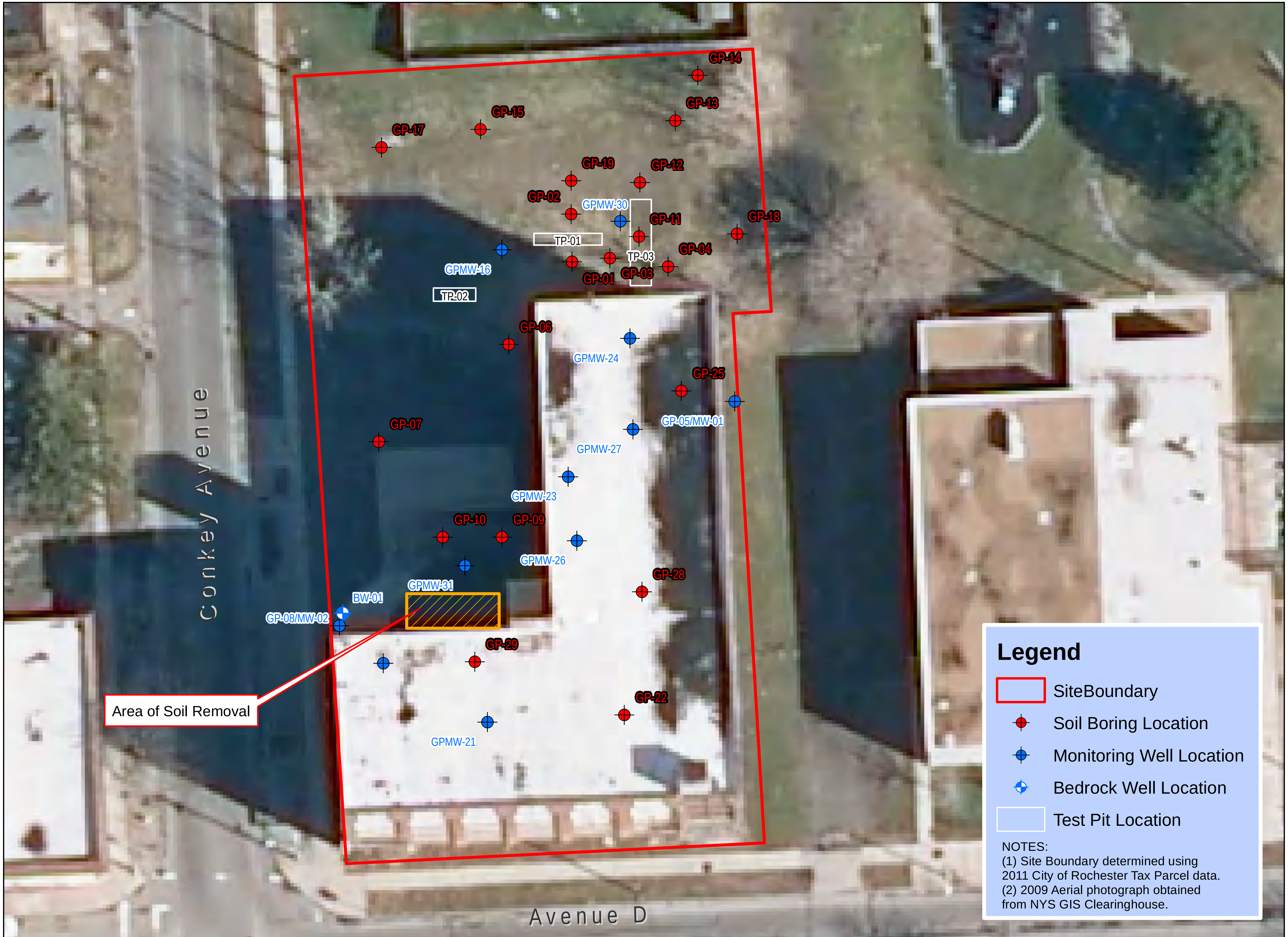

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Contained In Demonstration Work Plan

Former Michelsen Furniture Co. Site

182 Avenue D
&
374 Conkey Avenue
Rochester, New York

Urban League of Rochester Economic Develoment Corporation

Title:

Previous Investigaiton Locations

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1 inch = 25 feet

214539

Figure 2

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TABLES

Table 1
Interim Remedial Measures Work Plan
Former Michelsen Furniture Co. Site
182 Avenue D & 374 Conkey Avenue
Rochester, New York

Summary of Volatile Organic Compounds (VOCs) in Soil Samples
Results in Milligrams per Kilogram (mg/Kg) or Parts Per Million (PPM)

Sample ID	Soil Samples													NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objectives
	GP-05	GP-08	GP-09	GP-12	GP-22	GP-23	GP-24	GP-26	GP-27	GP-28	GP-29	GP-30	GP-31	
Depth	3'-4'	13'-13.5'	13'-14.1'	12'	7.6'	6.8'-8.4'	2'-3'	7.5'-7.7'	8'-8.2'	6.8'-7.1'	7.8'-8.4'	13.5'-14'	13.5'-14'	
Sample Collection Date	10/10/12	10/10/12	10/10/12	1/17/14	1/17/14	1/17/14	1/17/14	3/14/2014	3/14/2014	3/14/2014	3/14/2014	3/14/2014	3/14/2014	
Chloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
Vinyl chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.02
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.33
Acetone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.05
Carbon disulfide	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2.7**
Methylene chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.05
Methyl acetate	ND	ND	1,300	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
Methyl cyclohexane	ND	ND	ND	0.820	ND	ND	0.160	ND	ND	ND	ND	ND	ND	NA
trans-1,2-dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.19
Methyl tert-butyl ether	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.93
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.27
2-Butanone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.3**
cis-1,2-dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.25
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.37
Chloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
1,2-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.02
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.06
Trichloroethene	ND	**0.960**	ND	ND	ND	0.012	ND	**3.300**	0.022	0.011	**0.470**	ND	0.230	0.47
Toluene	ND	ND	ND	ND	ND	ND U	ND	ND	ND	ND	ND	ND	ND	0.7
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	ND U	ND	ND	ND	ND	ND	ND	ND	NA
Tetrachloroethene	ND	0.016	ND	ND	ND	ND U	ND	0.039	ND	ND	ND	ND	0.010	1.3
Ethylbenzene	ND	ND	ND	0.170	ND	ND U	0.270	ND	ND	ND	ND	0.160	ND	1
m,p-Xylene	ND	ND	ND	0.072	ND	ND U	0.150	ND	ND	ND	ND	ND	ND	0.26
o-Xylene	ND	ND	ND	ND	ND	ND U	ND	ND	ND	ND	ND	ND	ND	0.26
Isopropylbenzene	ND	ND	ND	ND	ND	ND U	ND	ND	ND	ND	ND	ND	ND	2.3**
n-Propylbenzene	ND	ND	ND	0.460	ND	ND U	0.370	ND	ND	ND	ND	ND	ND	3.9
1,3,5-Trimethylbenzene	ND	ND	ND	2.600	ND	ND U	0.840	ND	ND	ND	ND	1.400	ND	8.4
1,2,4-Trimethylbenzene	ND	ND	ND	0.760	ND	ND U	2.000	ND	ND	ND	ND	1.400	ND	3.6
tert-Butylbenzene	ND	ND	ND	0.044	ND	ND U	ND	ND	ND	ND	ND	0.036	ND	5.9**
sec-Butylbenzene	ND	ND	ND	0.580	ND	ND U	0.280	ND	ND	ND	ND	0.520	ND	11
4-Isopropyltoluene	ND	ND	ND	0.950	ND	ND U	0.410	ND	ND	ND	ND	0.400	ND	10**
n-Butylbenzene	ND	ND	ND	0.910	ND	ND U	0.370	ND	ND	ND	ND	0.690	ND	12
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	ND U	ND	ND	ND	ND	ND	ND	ND	1.1
Naphthalene	ND	ND	ND	2.500	ND	ND U	3.100	ND	ND	ND	ND	4.000	ND	12

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method SW846 8260.
Bold type indicates that the constituent was detected above NYCRR Part 375-6.8(A) Unrestricted Use Soil Cleanup Objectives
U - Indicates that the constituent was not detected.
NA = Not Applicable or Not Available
*Indicates no Part 375-6 SCO for this compound; SCO from NYSDEC Commissioner Policy 51 Supplemental SCOs for Protection of Groundwater.
**Indicates no Part 375-6 SCO or CP-51 SSCO for this compound; SCO from NYSDEC CP-51 Table 2: Soil Cleanup Levels for Gasoline Contaminated Soil.

Table 2
Interim Remedial Measures Work Plan
Former Michelsen Furniture Co. Site
182 Avenue D & 374 Conkey Avenue
Rochester, New York

Summary of Semi-Volatile Organic Compounds (SVOCs) in Soil Samples
Results in Milligrams per Kilogram (mg/Kg) or Parts Per Million (PPM)

Sample ID	Soil Samples						NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objectives
	GP-05	GP-08	GP-09	GP-22	GP-23	GP-24	
Depth	3'-4'	13'-13.5'	13'-14.1'	7.6'	6.8'-8.4'	2'-3'	
Sample Collection Date	10/10/12	10/10/12	10/10/12	1/17/14	1/17/14	1/17/14	
Naphthalene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	2.700	12
Acenaphthylene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	0.120	100
Acenaphthene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	0.600	20
Fluorene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	0.690	30
Phenanthrene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	2.000	100
Anthracene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	0.120	100
Fluoranthene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	0.042	100
Pyrene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	0.200	100
Benzo(a)anthracene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	1
Chrysene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	1
Benzo(b)fluoranthene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	1
Benzo(k)fluoranthene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	0.8
Benzo(a)pyrene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	1
Indeno(1,2,3-cd)pyrene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	0.5
Dibenzo(a,h)anthracene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	0.33
Benzo(g,h,i)perylene	<0.037 U	<0.041 U	<0.043 U	<0.040 U	<0.039 U	<0.041 U	100

Notes:

SVOC analysis by United States Environmental Protection Agency (USEPA) Method SW846 8270.

Bold type indicates that the constituent was detected above NYCRR Part 375-6.8(A) Unrestricted Use Soil Cleanup Objectives

U - Indicates that the constituent was not detected.

NA = Not Applicable or Not Available

Table 3
Interim Remedial Measures Work Plan
Former Michelsen Furniture Co. Site
182 Avenue D & 374 Conkey Avenue
Rochester, New York

Summary of Detected Volatile Organic Compounds in Groundwater Samples
Results in Micrograms per Liter (ug/L)

Sample ID	MW-01	MW-02	GPMW-16	GPMW-21	GPNW-23	GPMW-24	BW-01	GPMW-26	GPMW-27	GPMW-30	GPMW-31	NYSDEC Part 703 Groundwater Standards
Sample Collection Date	10/10/2012	10/25/2012	1/17/2014	1/17/2014	1/17/2014	1/17/2014	1/24/2014	3/14/2014	3/14/2014	3/19/2014	3/19/2014	
Chloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
Vinyl chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2
1,1,1-Trichloroethane	ND	ND	3.3	ND	ND	ND	ND	ND	ND	ND	ND	5
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
Acetone	ND	ND	ND	ND	ND	ND	ND	ND	**120.0**	ND	ND	50
Carbon disulfide	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
Methylene chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
trans-1,2-dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
Methyl tert-butyl ether	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	10
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
2-Butanone	ND	ND	15	ND	ND	ND	ND	ND	15.0	ND	ND	50
cis-1,2-dichloroethene	ND	ND	**7.9**	ND	ND	**3,500**	ND	**9.3**	**84.0**	ND	ND	5
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	7
Chloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
Cyclohexane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
1,2-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.6
Benzene	**1.7**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Trichloroethene	ND	**280**	**21**	**6.0**	**82**	ND	**600**	**420.0**	**420.0**	ND	**1100.0**	5
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Tetrachloroethene	ND	**5.8**	3.5	ND	**14**	ND	ND	ND	1.3	ND	ND	5
Ethylbenzene	4.0	ND	ND	ND	ND	**230**	ND	**14.0**	ND	**110.0**	**8.1**	5
m,p-Xylene	**6.4**	ND	ND	2.8	ND	ND	ND	ND	1.3	ND	ND	5
o-Xylene	ND	ND	ND	ND	ND	ND	ND	ND	3.1	ND	ND	5
Isopropylbenzene	1.9	ND	ND	ND	ND	ND	ND	ND	ND	**98.0**	ND	5
n-Propylbenzene	**5.1**	ND	ND	ND	ND	ND	ND	ND	ND	**150.0**	ND	5
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	**160**	ND	ND	ND	**380.0**	ND	5
tert-butylbenzene	<1.0	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
1,2,4-Trimethylbenzene	**30**	ND	1.9	1.2	ND	**520**	ND	ND	4.6	**320.0**	ND	5
sec-Butylbenzene	3.6	ND	ND	ND	ND	ND	ND	ND	ND	**140.0**	ND	5
4-Isopropyltoluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	**85.0**	ND	5
n-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	**140.0**	ND	5
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3
Naphthalene	3.1	ND	ND	ND	ND	**580**	ND	ND	ND	**1200.0**	**66.0**	10

Notes:
VOC analysis by United States Environmental Protection Agency (USEPA) Method SW846 8260B.
Bold and highlighted type indicates that the constituent was detected above NYSDEC Part 703 Groundwater Standards
U - Indicates that the constituent was not detected.
NA = Not Applicable or Not Available

Table 4
Interim Remedial Measures Work Plan
Former Michelsen Furniture Co. Site
182 Avenue D & 374 Conkey Avenue
Rochester, New York

Summary of Semi-Volatile Organic Compounds in Groundwater
Results in Micrograms per Liter (ug/L)

Sample ID	MW-01	MW-02	MWGP-16	MWGP-21	MWGP-23	MWGP-24	NYSDEC Part 703 Groundwater Standards
Sample Collection Date	10/10/2012	10/25/2012	1/17/2014	1/17/2014	1/17/2014	1/17/2014	
Naphthalene	3.1	<0.25 U	1.1	0.55	0.50	**630**	10
Acenaphthylene	<0.050 U	<0.050 U	0.20	<0.050 U	<0.050 U	<25 U	NA
Acenaphthene	0.84	0.050	<0.050 U	<0.050 U	<0.050 U	**90**	20
Fluorene	0.42	<0.050 U	0.10	0.20	0.17	**94**	50
Phenanthrene	0.55	0.16	0.12	0.44	0.38	**220**	50
Anthracene	0.078	<0.050 U	<0.050 U	<0.050 U	<0.050 U	**210**	50
Fluoranthene	0.13	0.10	<0.050 U	<0.050 U	<0.050 U	<25 U	50
Pyrene	0.095	0.12	<0.050 U	<0.050 U	<0.050 U	19	50
Benzo(a)anthracene	<0.050 U	<0.050 U	<0.050 U	<0.050 U	<0.050 U	**1.0**	0.002
Chrysene	<0.050 U	<0.050 U	<0.050 U	<0.050 U	<0.050 U	**1.4**	0.002
Benzo(b)fluoranthene	<0.050 U	0.054	<0.050 U	<0.050 U	<0.050 U	**0.68**	0.002
Benzo(k)fluoranthene	<0.050 U	<0.050 U	<0.050 U	<0.050 U	<0.050 U	**0.22**	0.002
Benzo(a)pyrene	<0.050 U	<0.050 U	<0.050 U	<0.050 U	<0.050 U	0.62	NA
Indeno(1,2,3-cd)pyrene	<0.050 U	<0.050 U	<0.050 U	<0.050 U	<0.050 U	**0.34**	0.002
Dibenzo(a,h)anthracene	<0.050 U	<0.050 U	<0.050 U	<0.050 U	<0.050 U	0.10	NA
Benzo(g,h,i)perylene	<0.050 U	<0.050 U	<0.050 U	<0.050 U	<0.050 U	0.39	NA

Notes:

AVOC analysis by United States Environmental Protection Agency (USEPA) Method SW846 8270.

U - Indicates that the constituent was not detected.