



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Central Library of Rochester
115 South Avenue
Rochester, NY 14604
(585)428-7300

NYSDEC, Region 8 Headquarters
6274 East Avon-Lima Road
Avon, NY 14414
By Appointment Only
M-F 8:30 am – 4:45 pm

Who to Contact

Comments and questions are 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

Project-Related Health Questions

Julia Kenney, P.G.
New York State Department of Health
Empire State Plaza – Corning Tower Room
1787
Albany, NY 12237
(518)402-7860
beej@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

113-117 Clinton North

113-117 N. Clinton Avenue
Rochester, New York 14604

SITE No. C828195

NYSDEC REGION 8

November 2019

Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed No Further Action remedy for the 113-117 Clinton North site ("site") located at 113-117 N. Clinton Avenue, Rochester, Monroe County. Please see the map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends No Further Action at the site. The reports, called a Remedial Investigation (RI) Report and Remedial Alternatives Analysis Report (RAAR), were prepared and submitted to NYSDEC by Labella Associates, PC on behalf of Tallo Properties ("applicant(s)").

How to Comment: NYSDEC is accepting written comments about the Draft RI and RAAR for 45 days, from **November 8 through December 24, 2019**.

- Access the RI and RAAR and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C828195/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Proposed No Further Action Remedy: The No Further Action proposal is based on the completion of an expedited cleanup known as an Interim Remedial Measure (IRM). The IRM included the following:

- Installation of a sub-slab depressurization system (SSDS) to mitigate soil vapor intrusion from contamination associated with the adjacent Silver Cleaners Site (#828186);
- Monitoring and annual reporting of the SSDS operation; and
- Limiting site use to commercial or restricted residential uses.

After the IRM was completed, post mitigation indoor air sampling was conducted to confirm that contamination was below the NYSDOH indoor air guidance values. The applicant has submitted a Construction Completion Report to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

Next Steps: NYSDEC will consider public comments, make any necessary revisions and approve the reports and the no further action recommendation. The approved reports will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant(s). Upon receiving the COC, 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. However, because this site is not the source of contamination, this site would not be eligible for redevelopment (tangible) tax credits.

Site Description: The 0.11-acre site is located at 113-117 Clinton Avenue North in the downtown area of the City of Rochester. It is adjacent to the Former Silver Cleaners Site (#828186, where a remedy has been proposed) to the north. Nearly the entire site is occupied by a 5-story structure with a full basement. The entire site is either paved or covered by the building. The property is zoned Center City District which allows for a broad range of commercial and residential uses. The on-site building has commercial businesses on the ground floor and residential use as a boarding house on the upper floors.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C828195) at:
<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The RI did not identify a source of contamination on-site. Low levels of volatile

organic compounds (VOCs) were detected in groundwater beneath the site. This VOC contamination is migrating from the former Silver Cleaners dry cleaner site located immediately north of the site (see site map). Previous indoor air sampling indicated impacts from the dry-cleaning solvent tetrachloroethene (PCE). After the SSDS was installed, follow-up indoor air sampling indicated contamination levels are protective of public health.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:
<http://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

113-117 North Clinton Site
Rochester, New York



NYSDEC - November 2016

