

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv: www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily.
- Receive information about all sites in a chosen county - read what you want, delete the rest.
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



WHERE TO FIND INFORMATION

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

Some repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC Project Manager listed below for assistance.

<https://www.dec.ny.gov/data/DecDocs/C828209/>

Phillis Wheatley Library
c/o Lori Frankunas
33 Dr. Samuel McCree Way
Rochester, New York 14608
585-428-8212

NYSDEC, Region 8 Headquarters
6274 East Avon-Lima Road
Avon, New York 14414
BY APPOINTMENT ONLY
M-F 8:30 AM to 4:45 PM

Who to Contact:

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

Project-Related Questions:

Charlotte B. Theobald,
Project Manager
NYSDEC

6274 East Avon-Lima Road
Avon, New York 14414
585-226-5354

charlotte.theobald@dec.ny.gov

Project-Related Health Questions:

Arunesh Ghosh
NYSDOH

Bureau Environ. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, New York 12237
518-402-7860

bee@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

Former Wollensack Optical

872 & 886 Hudson Avenue
Rochester, NY 14620

SITE No. C828209
NYSDEC REGION 8

February 2021

Cleanup Action Completed at Brownfield Site

The cleanup to address the contamination related to the Former Wollensack Optical site ("site") located at 872 and 886 Hudson Avenue, City of Rochester, Monroe County has been completed. Please see the map for the site location.

Cleanup activities were performed under the New York State's Brownfield Cleanup Program (BCP) by Jefferson Wollensack LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) 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.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C828209/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will be completed soon to achieve the cleanup action objectives:

- Vapor mitigation – Installation of a sub-slab depressurization system to mitigate the potential for soil vapor intrusion. A sub-slab depressurization system is similar to a radon mitigation system.
- Installation of an in-situ groundwater treatment system. The treatment system consists of overburden and bedrock groundwater treatment wells to allow for additional injections of commercially available chemical oxidants for the treatment of the chlorinated VOC contaminated groundwater plume.
- Site Cover System - The new development of the site will maintain a site cover, which consists of the apartment building, asphalt pavement, and sidewalks comprising the site development as well as two feet of soil in landscaped areas.
- Environmental Easement – An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the Site Management Plan (SMP). The Environment Easement will be in place for the site in perpetuity and provides details on land use restrictions and groundwater use restrictions.

BROWNFIELD CLEANUP PROGRAM

- Site Management Plan - Implementation of a Site Management Plan for long-term management of any residual contamination as required by the Environmental Easement. The SMP includes: (1) Institutional and Engineering Controls (IC/ECs) Plan; (2) Remedial Monitoring Plan; (3) Operation and Maintenance Plan; and (4) an Excavation Work Plan as well as details on the site's periodic reporting and certification submittals to the NYSDEC.

Next Steps: When NYSDEC completes its review and issues an approval of an FER, it will be made available to the public (see "Where to Find Information.") and the NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is in an urban area in the City of Rochester at the intersection of Avenue D and Hudson Avenue on the northeastern side of the intersection. The site is bounded by Hudson Avenue to the west, Roycroft Drive to the north, residential properties to the east, and Avenue D to the south. The area surrounding and adjacent to the site is a mix of residential properties and commercial properties. The site is comprised of a total of approximately 0.491-acres with a renovated 26,000-square-foot, four-story former manufacturing facility with a partial basement. The remainder of the site is covered with parking lot and landscaped areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C828209) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

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: <https://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

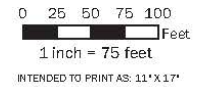
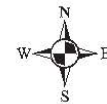
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

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

BROWNFIELD CLEANUP PROGRAM

Site Location



PROJECT:
REMEDIAL INVESTIGATION
WORK PLAN

FORMER WOLLENSACK OPTICAL
NYSDEC BCP CS28209
872 & 886 HUDSON AVENUE
ROCHESTER, NEW YORK

DRAWING NAME:
SITE FEATURES

PROJECT #/DRAWING #/ DATE

[2182207]
[FIGURE 2]