



# FACT SHEET

# Environmental Restoration Program

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

**Site Name:** 24 Seneca Avenue  
**DEC Site #:** E828132  
**Address:** 24 Seneca Avenue  
Rochester, NY 14621

Have questions?  
See  
"Who to Contact"  
Below

## Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

**Public Meeting, December 7, 2015 at 6:30 PM**  
**Northeast Neighborhood Service Center**  
**500 Norton Street, Rochester, NY**  
NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the 24 Seneca Avenue site ("site") located at 24 Seneca Avenue, Rochester, Monroe County. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

### How to Comment

NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **November 16, 2015** through **December 31, 2015**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

**Environmental Restoration Program:** New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.  
  
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 ERP, visit: <http://www.dec.ny.gov/chemical/8444.html>

### Proposed Remedial Action Plan

The remedy proposed for the site includes: (See attached Figure)  
Excavation and off-site disposal of contaminants from source areas including:  
• Excavation and removal of two underground storage tanks along with underground piping from the west side of the main building; and

- Excavation and removal of the top foot of surface soils from the site to address semi-volatile organic compounds (related to petroleum use) and metals (copper) contamination which exceed soil cleanup objectives for the site; and
- Excavation and removal of sediment from four drainage structures, including the abandonment or replacement of these structures; and
- Excavation of sub-surface soils from six areas of the site to a depth of 14 feet below ground surface.

Excavation will address volatile organic compounds (related to historic solvent use) and semi volatile organic compounds (related to petroleum use) which exceed the soil cleanup objectives of the site. Approximately 2000 cubic yards of contaminated soil will be removed from the site. Excavation areas will be backfilled with clean fill meeting NYSDEC requirements.

A site cover will be installed at the site consisting of a new asphalt cover over areas at the north and south ends of the property. The site cover will also be considered to consist of the structures such as buildings, pavement, and sidewalks comprising the site. In areas where the upper one foot of soil is exposed, those soils will meet the applicable soil cleanup objectives for the site.

Groundwater will be treated with the injection of liquids intended to enhance the biological degradation of identified volatile organic compounds. Injections into groundwater will occur in the area surrounding the source area of contamination located under southern end of the main building. The biological breakdown of volatile organic compounds will be enhanced by the injection of a microbial food source such as lactate, vegetable oil, and water solution into the subsurface to promote microbe growth.

Indoor air and soil vapor samples will be collected at one off-site property and at the southern end of the site to re-evaluate and compare with the results of the remedial investigation.

An environmental easement and a site management plan will be required to be implemented for the site. The environmental easement will require:

- a periodic certification to the NYSDEC the remedy remains effective;
- restrict the use and development of the property to commercial or industrial use, although land use is subject to local zoning laws;
- restrict the use of groundwater at the site as a source of potable or process water; and
- require compliance with the NYSDEC approved Site Management Plan.

A Site Management Plan will include:

- an Excavation Plan which details requirements for management of future excavations in areas of remaining contamination;
- a description of the environmental easement including any land use and groundwater use restrictions;
- requirements for the evaluation of soil vapor intrusion in any reoccupied existing or future buildings developed on the site;
- the sampling of groundwater, indoor air, sub-slab soil vapor, and/or soil vapor to assess the performance and effectiveness of the remedy.

#### *Summary of the Investigation*

The environmental investigation included the sampling of surface soil, subsurface soils, groundwater, soil vapor, and indoor air for the presence of contamination related to the historic use of this property for industrial and commercial uses. Investigations collected samples from both on and off of the site to identify the nature and extent of contamination. Sampling identified the primary contaminants as chlorinated volatile organic compounds which are related to the use of industrial solvents. The presence of these contaminants in groundwater off of the site property resulted in evaluations of off-site properties for impacts to indoor air. The investigation was paid for by the City of Rochester with funding assistance provided by the NYSDEC. Results of the investigation are available at the document repositories listed on Page 4.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “analysis of alternatives” submitted under New York’s Environmental Restoration Program by the municipality, the City of Rochester.

<http://www.cityofrochester.gov/article.aspx?id=8589955966>

### **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments in a responsiveness summary. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

#### Location:

This site is located at 24 Seneca Avenue, in a mixed-use urban area consisting of commercial, industrial, and residential properties in the City of Rochester, Monroe County. The property has an area of approximately 2.29 acres and is bordered to the west by Seneca Avenue, to the east by Bremen Street, and to the south by Norton Street. See Attached figure.

#### Site Features:

The property includes one masonry and wood factory warehouse structure of approximately 87,131 square feet which covers most of the site property. The southern section of the property includes an open paved area.

#### Current Zoning and Land Use:

The site is currently zoned for manufacturing. The City of Rochester has obtained temporary incidents of ownership to access this property for the environmental investigation. The property is currently leased to several tenants and is used for a variety of commercial operations including machining, light manufacturing, and for the storage of commercial/industrial equipment and parts for resale. The southern end of the building is also used periodically for religious services.

#### Past Use of the Site:

The current building configuration was completed between 1920 and 1945 and is currently leased to several tenants and the property is used for a variety of commercial operations including machining, light manufacturing. The site has been used for a variety of historical operations including lock, electric motor, and other metal parts manufacturing. Discharge to floor drains and the use of various degreasing chemicals appears to have led to the identified site contamination.

#### Site Geology and Hydrogeology:

Overburden geology at the site can generally be characterized as fine/medium grained silty sand alternating with dense clay/silty clay that contains some sand and gravel to 10 feet below ground. Bedrock was encountered at the site at depths of approximately 10 feet below ground. The dolomitic mudstone that was encountered was generally fractured. Several of these fractures exhibited evidence of water movement.

Overburden water levels were measured between approximately 5 to 9.5 feet below ground. Overburden groundwater flows to the north/northwest, which mimics regional topography, which dips slightly to the west/northwest towards the Genesee River. Bedrock water levels were measured between 14 and 24 feet bgs. Bedrock groundwater at the site flows to the west and northwest; however, there is a component of flow to the south/southwest on the southern end of the Site. The bedrock was generally fractured, in various orientations, as observed throughout the length of core samples collected during the investigation. Groundwater flow in fractured bedrock is typically complicated and may have many components of local flow through these fractures, which may explain the bedrock groundwater flow observed at the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=E828132>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Rochester Public Library - Lincoln Branch  
Attn: Jason Gogniat  
851 Joseph Avenue  
Rochester, NY 14621  
phone: 585-428-8210

Northeast Neighborhood Service Center  
Attn: Pamela Reese-Smith  
500 Norton Street  
Rochester, NY 14621  
phone: 585-428-7660

City of Rochester Department of Environmental Services  
Division of Environmental Quality  
Attn: Jane Forbes  
City Hall  
30 Church Street, Room 300B  
Rochester, NY 14614  
phone: 585-428-7892

### Who to Contact

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

#### Project Related Questions

Matthew Gillette  
Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5308  
matthew.gillette@dec.ny.gov

#### Site-Related Health Questions

Mark Sergott  
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.

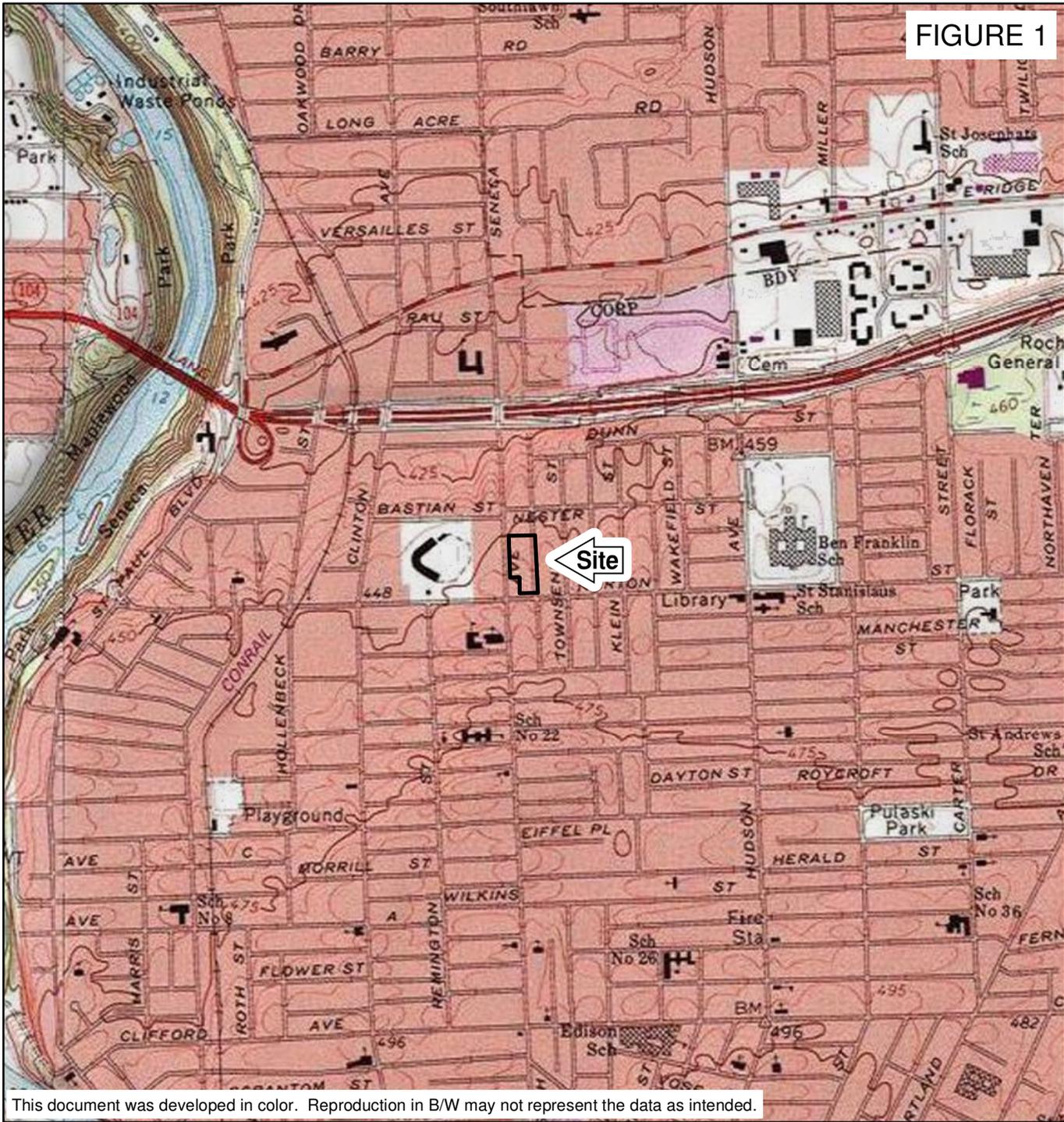
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<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.

FIGURE 1



This document was developed in color. Reproduction in B/W may not represent the data as intended.

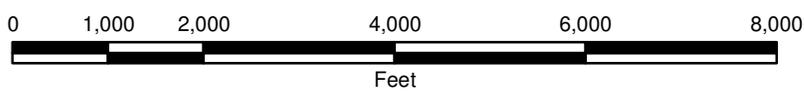
ADAPTED FROM: ROCHESTER EAST, NEW YORK USGS QUADRANGLE



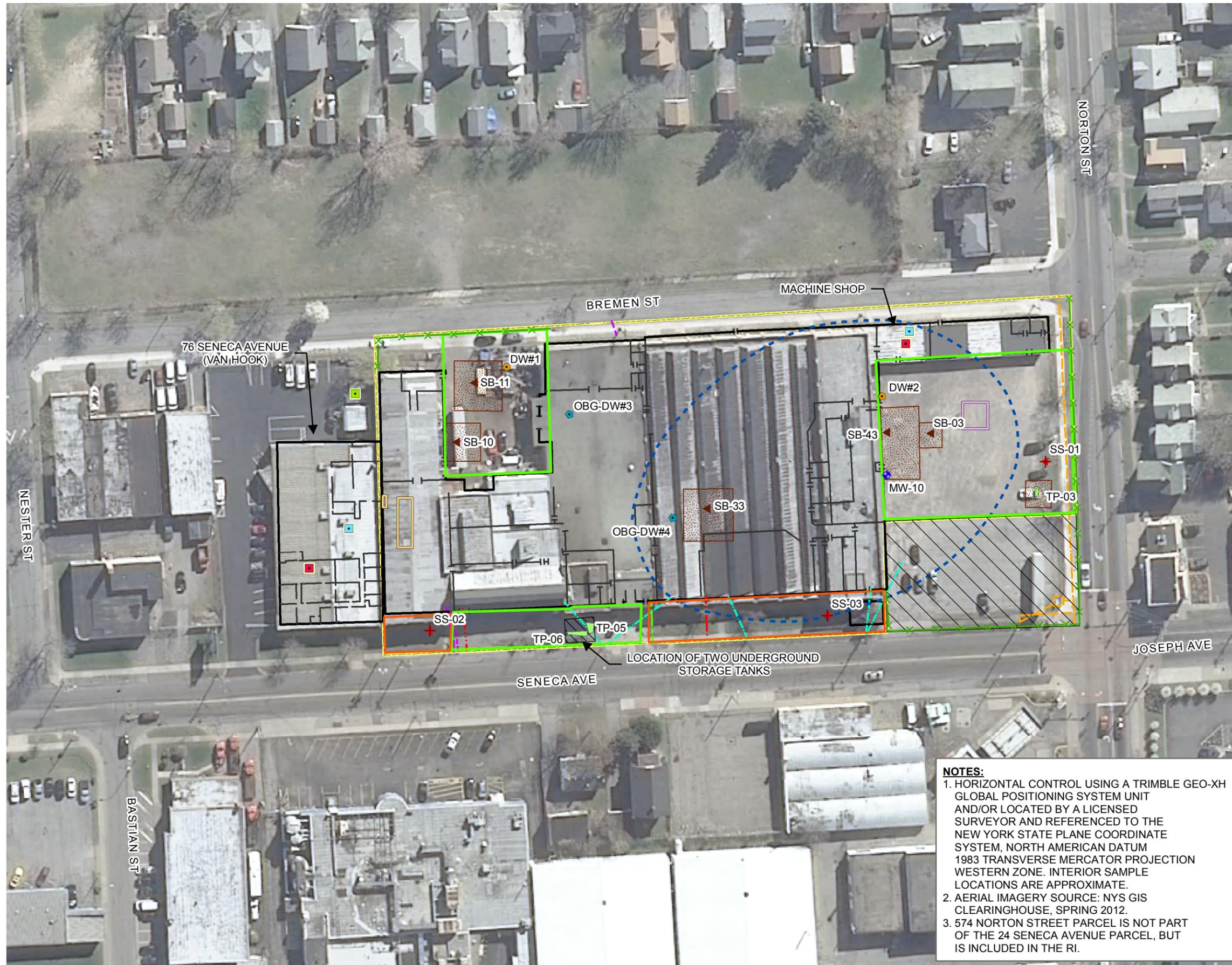
CITY OF ROCHESTER  
 SUPPLEMENTAL  
 RI REPORT  
 24 SENECA AVENUE  
 ROCHESTER, NEW YORK



**SITE LOCATION**



PATH: I:\Rochester-C.1186247362.24-Seneca-Suppl\Docs\DWG\IMXD\SR1\_Rpt\SITE\_LOC.mxd  
 PLOT DATE: 02/21/12 12:14:56 PM DiNardAM



**NOTES:**  
 1. HORIZONTAL CONTROL USING A TRIMBLE GEO-XH GLOBAL POSITIONING SYSTEM UNIT AND/OR LOCATED BY A LICENSED SURVEYOR AND REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 TRANSVERSE MERCATOR PROJECTION WESTERN ZONE. INTERIOR SAMPLE LOCATIONS ARE APPROXIMATE.  
 2. AERIAL IMAGERY SOURCE: NYS GIS CLEARINGHOUSE, SPRING 2012.  
 3. 574 NORTON STREET PARCEL IS NOT PART OF THE 24 SENECA AVENUE PARCEL, BUT IS INCLUDED IN THE RI.

**FIGURE 2**



**LEGEND**

- REMOVE EXISTING SURFACE (8") & REPLACE WITH NEW ASPHALT CAP
- x REPLACE OR REHABILITATE EXISTING CHAIN LINK FENCE
- REMOVE & REPLACE EXISTING TOPSOIL COVER (1')
- + BEDROCK MONITORING WELL
- ▲ GROSSLY IMPACTED SOIL BORINGS (EXCAVATE)
- + IMPACTED SURFACE SOIL SAMPLES (EXCAVATE)
- IMPACTED TEST PITS (EXCAVATE)
- APPROXIMATE LIMITS OF EXCAVATION
- APPROXIMATE *IN-SITU* TREATMENT AREA FOR VOC GROUNDWATER PLUME
- 574 NORTON STREET PARCEL

**PROPOSED SAMPLE LOCATIONS**

- PROPOSED AMBIENT AIR SAMPLE
- PROPOSED INDOOR AIR SAMPLE
- PROPOSED SUB-SLAB VAPOR SAMPLE

**IMPACTED STORM DRAIN STRUCTURES**

- + TO BE REMOVED
- + TO BE REHABILITATED OR REPLACED

**UNDERGROUND FEATURES**

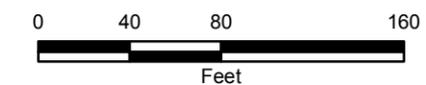
- VAULT
- FORMER UST/ GAS STATION

**UTILITIES**

- ELECTRIC
- FIBER
- GAS
- OVERHEAD
- WATER AND SEWER

CITY OF ROCHESTER  
 ALTERNATIVES ANALYSIS  
 REPORT  
 24 SENECA AVENUE  
 ROCHESTER, NEW YORK  
**SITE PLAN**

**DRAFT  
 LOCATIONS OF  
 PROPOSED  
 REMEDIAL ACTIONS**



NOVEMBER 2014  
 11862.49907

