


Environmental Restoration Program
Former Service Station Site (#E828143)
8264 Ridge Road West
Town of Clarkson
Monroe County, New York

Citizen Participation Plan

Prepared For:

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Preface

Environmental Restoration Program

This Citizen Participation Plan (CPP) has been developed for the Former Service Station Site (NYSDEC Site # E828143) located at 8264 Ridge Road West (NYS Route 104) in the Town of Clarkson, Monroe County, New York under New York State's Environmental Restoration Projects (ERP) Program.

Brownfields are abandoned, idled, or under-used properties where expansion or redevelopment is complicated by real or perceived environmental contamination. They typically are former industrial or commercial properties where operations may have resulted in environmental contamination. They often pose not only environmental, but legal and financial burdens on communities. Left vacant, contaminated sites can diminish the property value of surrounding sites and potentially threaten the economic viability of adjoining properties.

Resources Available For Community Redevelopment

In an effort to encourage the cleanup and redevelopment of brownfields, New Yorkers approved a \$200 million Environmental Restoration Fund as part of the \$1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Under the Program, the State provides grants to municipalities to reimburse up to 90 percent of eligible costs for site investigation and remediation activities. Only New York State municipalities are eligible. The term "municipality" includes counties, cities, towns and villages as well as local public authorities, public benefit corporations, school and supervisory districts and improvement districts. The term also includes municipalities acting in partnership with a community-based organization.

Once remediated, the property may then be reused for commercial, industrial, residential or public use. In addition, the municipality and all successors in title, lessees, and lenders are released from remedial liability for hazardous substances that were on the property prior to the grant. The State indemnifies these same persons in the amount of any settlements/judgments obtained regarding an action relating to hazardous substances that were on the property prior to the grant.

1.0 Overview of Citizen Participation Plan

The objective of this CPP is to encourage communication among all parties involved, or affected by, contaminant investigation and cleanup activities at the Former Service Station Site in Clarkson, New York. A major goal of citizen participation is to provide opportunities for gathering public knowledge and input needed to make informed decisions about remedial actions. This will help to create a site restoration plan with strong support from local residents and community groups.

The CPP seeks to assure an open process for the interested and possibly affected public. This includes public officials at all levels, citizen interest groups, commercial interests, individuals in the area of the Site, and the media. These parties can be a part of the decision-making process for this Site, and need to be informed about on-Site activities. It also identifies locations where

these parties can obtain additional information about the remedial program for this Site. Specific opportunities for public and community input into the decision-making process are indicated. The CPP is a working document. It can be enhanced to accommodate changes in either public attitude, or in the nature and scope of technical activities at the Site. The activities listed below are not intended to be an all-inclusive list, but an outline of possible activities, which may be conducted in coordination with the site investigation and remedial process.

This CPP includes the following information:

- A description of the Site history, indicating possible types of contamination, any past studies, and any previous remedial measures that may have occurred at the Site;
- A description of the proposed Remedial Investigation (RI) activities;
- Listing of contacts representing the affected and interested public agencies associated with this project;
- Identification of a local repository for information and reports generated during the course of completing the investigation activities; and
- Description of planned citizen participation activities.

This CPP has been prepared by Lu Engineers on behalf of the Town of Clarkson specifically for this Site. Definitions of some common terms used in the RI process may be found in Appendix 2.

2.0 Site Background and Location

The Site is located at 8264 Ridge Road West (NYS Route 104) in the Town of Clarkson, Monroe County, New York (see map page 9). The Site is an approximate 0.71-acre parcel that contains a body shop/garage, an office/storage building, and two storage trailers. The southern portion of the Site consists of a paved parking lot, and the northern portion of the Site consists of a wooded lot. The Site is located at the north side of the Ridge Road West.

The area surrounding the Site is mainly residential with a few commercial properties along Route 104. A garage, reportedly utilized as a limousine service, is located west of the Site, and a residence is located to the east. There are no schools, daycares, or medical facilities within a half-mile radius of the Site.

2.1 Site History

The Site was used as an automotive service station for at least 50 years. Based on review of property deed records and aerial photographs, the body shop/garage was constructed in the 1930s or 1940s. The property was utilized as a retail gasoline station until the early 1970s as well as vehicle maintenance operations.

It was reported that Webaco Oil Company, Inc. owned the Site from 1953 to 1974. The Site was purchased by Charles C. Thomas in 1974 and the office/storage building was constructed. Mr. Thomas reportedly leased the Site to several tenants including 104 Enterprises, 104

Communications, 104 Collision, Spurr Auto Dealership; and it was used for vehicle repair and associated commercial sales until the late 1960s.

The Site was purchased by Commercial Property holdings, LLC in 2002 and has been unoccupied since. The Town of Clarkson foreclosed on the property and is the current owner.

3.0 Project Objectives/Planned Site Investigation

The Town of Clarkson and the NYSDEC, in cooperation with the NYSDOH, are committed to informing and involving the public during the process to develop the Remedial Investigation and Alternatives Analysis Report (RI/AAR) for the Former Service Station Site. The Remedial Investigation is a detailed study to determine how much contamination there is, how far it extends, and potential threats to public health and the environment. Using information developed during the Remedial Investigation, the AAR (Alternatives Analysis Report) evaluates possible ways to clean up the Site. NYSDEC describes its preferred remedy in a Proposed Remedial Action Plan (PRAP). After public comment, the selection of a cleanup remedy is finalized in a Record of Decision report, and clean up work begins.

Proposed field investigation activities planned to meet project objectives are described below along with information that is needed to fully characterize the Site and evaluate potential remedial alternatives. Details of these activities are available at the document repositories listed on page 6.

3.1 Geophysical Survey

A survey will be conducted of the property in the vicinity of the existing structures to identify whether previously unknown tanks or other buried metallic features may be located on the Site that could have significance to Site environmental conditions.

3.2 Demolition Inspection and Sampling

An asbestos survey of the two structures on the Site will be conducted. The Town of Clarkson will hire a licensed asbestos removal contractor to remove the materials in accordance with federal, state and local regulations. Once the asbestos containing materials have been removed, an appropriately qualified subcontractor will demolish the buildings.

3.3 Tank and Drum Removal

An underground storage tank of an unknown size, containing degraded gasoline and water located near the southwest corner of the Site and a 275 gallon above ground storage tank containing approximately 20 gallons of residual fuel oil, located west of the body shop/garage will be excavated, removed, and disposed of in accordance with NYSDEC protocols. An appropriately qualified and licensed subcontractor will be utilized for tank and soil removal work. Soil samples will be collected from the sidewalls and floor of the excavation and analyzed for volatile organic compounds (VOCs), semi-volatile compounds (SVOCs), polychlorinated biphenyls (PCBs) and metals. These compounds are commonly found in fuel oil.

In addition, a 55 gallon drum and other hazardous materials containers, located in the body shop/garage will be emptied, removed and disposed of off-Site by an appropriately qualified subcontractor.

3.4 Subsurface Soil Samples

Twenty five (25) soil borings are proposed for the Site. Soil borings are holes drilled in the ground by an auger or drill rig to collect soil samples. Four (4) of these soil borings will be converted to groundwater monitoring wells. Soil samples will also be collected to determine contaminant disposal options.

3.5 Groundwater Investigation

Groundwater sampling will be conducted for contaminants. Turbidity, pH, conductivity, dissolved oxygen, and temperature will be measured periodically and recorded prior or collecting the samples.

Groundwater depths, laboratory analytical data, site survey data, and global positioning system (GPS) data will be used to prepare contaminant concentration plume maps.

3.6 Soil Vapor Sampling

If considered necessary following a review of the soil and groundwater investigation data, soil vapor samples will be collected from the Site. This sampling will investigate the potential for vapor from soil and groundwater contamination to migrate to off-site structures.

The Remedial Investigation Work Plan provides additional details about the investigation, and copies can be reviewed at the repositories listed in Section 4.1, on page 6, of this Citizen's Participation Plan.

3.7 Project Schedule

The above activities are expected to begin at the Site in December 2008. The initial field activities will take approximately four weeks to complete. The remaining sampling activities will take place based on the results of the initial data gathered. Laboratory results should be available about eight weeks later. A draft RI report will be submitted to the NYSDEC and the NYSDOH about one month following data submittal.

4.0 Citizen Participation Activities

This section describes citizen participation activities that have been completed or are planned to be conducted during remedial investigation work at the Site.

It is the expressed intent of the Town of Clarkson, NYSDEC, and the NYDOH to provide information to the public in a timely, complete, and accurate manner. Towards this end, the Town of Clarkson has compiled a list of individuals to whom the public can address specific requests for information. These contacts are both local and state public officials and are

knowledgeable of the proposed investigative activities. This list of contacts is provided in Section 5.0.

A local repository has been established at the Town of Clarkson Town Hall, the NYSDEC Region 8 office, and the Brockport-Seymour Library. Repositories of information are identified in Section 4.1 below. A copy of the documents relevant to the Remedial Investigation/Alternatives Analysis Report, including the RI Work Plan, will be placed in the repositories to allow interested citizens and groups to review these documents.

A Fact Sheet detailing the availability of the RI Work Plan will be sent out to the residents and other interested parties on the mailing list. This mailing list is presented in the attached Appendix 1. An additional mailing list of adjacent residents is maintained confidentially and not included in this document. Parties who express interest in being placed on or removed from the mailing list will be added or removed as requested. Fact Sheets will be placed in the document repositories.

This CPP will be updated as additional activities, such as public meetings and/or additional Fact Sheets are planned.

Once the Remedial Investigation/Alternatives Analysis Report has been accepted, the NYSDEC will issue a Proposed Remedial Action Plan, or PRAP, for the Site. This plan will use the information contained in the RI/AAR and evaluate several alternatives to address the contamination at the Site. This plan will then propose a course of remedial action for the Site.

A public meeting will then be held to present the RI/AAR and the PRAP to the public. This presentation will be followed by a formal question and answer period. The PRAP will also have a 45-day comment period, during which written comments and questions can be submitted.

After the comment period, a Record of Decision, or ROD, will be issued by the NYSDEC identifying the remedy selected for the Site, and the basis for this selection. As part of the ROD, a responsiveness summary will be prepared. This responsiveness summary will include all relevant and significant questions and comments received on the PRAP and the NYSDEC/NYSDOH responses to this input.

The ROD and the PRAP, and all NYSDEC-approved reports, plans, and fact sheets on this project will be placed in the document repositories for public review. These documents may be distributed more widely, such as to interested local groups, if warranted.

4.1 Document Repository

A document repository has been established at the Town of Clarkson Town Hall, the NYSDEC Region 8 Office, and the Brockport-Seymour Library to provide the public with convenient access to important project documents. Information on the document repositories is listed below:

Clarkson Town Hall
3710 Lake Road
P.O. Box 858
Clarkson, NY 14430
Attn: Town Clerk
Phone: (585) 637-1130
Hours: Mon, Wed, Thurs, Fri - 8 am - 4 pm ; Tuesdays 8 am - 6:30 pm

NYSDEC Region 8 Division of Environmental Remediation
6274 E. Avon-Lima Road
Avon, New York 14414-9519
Attn: Matthew Gillette (585) 226-5308
Hours: M-F, 8:30-4:45

Brockport-Seymour Library
161 East Avenue
Brockport, NY 14420
Attn: Library Director
Phone: 585-637-1050
Hours: M-Th, 10:00 am – 9:00 pm; Fr, 10:00 am – 6:00 pm

4.2 Public Comment Periods

Public comment will be solicited after the submittal of the Draft RI Work Plan to the NYSDEC. A 45-day comment period will also be provided before final approval of the RI/AAR submitted upon completion of remedial investigation activities.

4.3 Public Meetings

If requested, public meetings will be held to explain the proposed Work Plan and offer an opportunity for comments.

5.0 Project Contacts

For additional information about the project at the Former Service Station Site, the public is encouraged to contact any of the following project staff:

New York State Department of Environmental Conservation-Region 8
Matthew P. Gillette, PE
Division of Environmental Remediation
6274 E. Avon-Lima Road
Avon, New York 14414-9519
(585) 226-5308

NYSDEC Regional Citizen Participation Specialist

Lisa LoMaestro Silvestri
6274 E. Avon-Lima Road
Avon, New York 14414-9519
(585) 226-5326

New York State Department of Health

Julia M. Kenney
Bureau of Environmental Exposure Investigation
547 River Street, Room 300
Troy, NY 12180-2216
(800) 458-1158, Ext. 27860

Monroe County Department of Health

Jeffrey Kosmala
111 Westfall Road – Room 938
Rochester, New York 14620
(585) 753-5470

Town of Clarkson

Town Clerks Office
Sharon S. Mattison
3710 Lake Road
P.O. Box 858
Clarkson, NY 14430
(585) 637-1130

6.0 Available Documents

The Town of Clarkson Town Hall has a complete inventory of all documents related to the Former Service Station Site. Additional documents will be developed during the course of the remedial investigation and cleanup. These documents will be available in the repositories. Their availability will be announced through fact sheets and public meetings.

7.0 Public Contact List

The Town of Clarkson has developed a list of interested and affected parties to aid in keeping the community informed and involved during all investigation and cleanup activities at the Former Service Station Site. The list includes neighboring property owners, generally within a block of the Site; citizens groups; local news media; local, state and federal officials; civic, business and environmental organizations. The contact list will be reviewed periodically and updated as appropriate. The list will be used for all mailings, notices and fact sheets. Any interested and/or affected parties are encouraged to ask to be included on the contact list.

The Public Contact List is included as Appendix 1.

Figure 1
Summary of Citizen Participation Activities to date

Project Phase	Document to Repository	Notice	Fact Sheet	Comment Period	Other
Assessment Grant Application	Yes	Newspaper Notice	N/A	30 days	Creation of Contact List
Proposed Remedial Investigation Work Plan	Yes	Citizens Mailing	Yes	N/A	Approval of CP Plan
Draft Remedial Feasibility Report	Yes	Citizens Mailing	Yes	45 Days	--

Figure 2
Site Location Map



Appendix 1 Public Contact List

Contact Person	Organization	Address
Media Contacts		
News Director	WROC-TV 8	201 Humboldt St. Rochester, NY 14610
News Director	R News Channel 9	71 Mt. Hope Ave. Rochester, NY 14620
News Director	WHEC-TV 10	191 East Ave. Rochester, NY 14604
News Director	WOKR-TV 13	P.O. Box 20555 Rochester, NY 14602-0555
News Director	WXXI-TV 21	280 State St. Rochester, NY 14614
Assignment Editor	Rochester Democrat and Chronicle	55 Exchange Blvd. Rochester, NY 14614
Elected Officials		
U.S. Congressman Thomas Reynolds	U.S. House of Representatives	Greece Office 1577 West Ridge Road Greece, NY 14615
U.S. Senator Hillary Rodham Clinton	U.S. Senate	100 State St. Rochester, NY 14614
U.S. Senator Charles Schumer	U.S. Senate	100 State St. Rochester, NY 14614
Assemblyman Stephen Hawley	NYS Assembly	District Office 121 North Main St., Suit 100 Albion, NY 14411
Senator George D. Maziarz	NYS Senate	Satellite Office SUNY College at Brockport 350 New Campus Drive Brockport, NY 14420
Maggie Brooks	Monroe County Executive	110 County Office Building 39 W. Main St. Rochester, NY 14614
Paul Kimball	Town of Clarkson	3710 Lake Road P.O. Box 858 Clarkson, NY 14430

Contact Person	Organization	Address
Agency Officials		
Matthew Gillette	NYSDEC Region 8	6274 East Avon-Lima Rd Avon, NY 14414
Bart Putzig, P.E.	NYSDEC Region 8	6274 East Avon-Lima Rd Avon, NY 14414
Julia Kenny	NYSDOH	Flanigan Square 547 River Street, Room 300 Troy, NY 12180-2216
Lisa LoMaestro Silvestri	NYSDEC Region 8 Citizen Participation Office	6274 East Avon-Lima Road Avon, NY 14414
Linda Vera	NYSDEC Region 8 Citizen Participation Office	6274 East Avon-Lima Road Avon, NY 14414
Captain Michael Van Durme	NYSDEC Region 8 Law Enforcement	6274 East Avon-Lima Road Avon, NY 14414
David Goodwin	Town of Clarkson Highway Department	3710 Lake Road P.O. Box 858 Clarkson, NY 14430
Interested Parties		
Barbara Warren, Executive Director	Citizen's Environmental Coalition	33 Central Ave, 3rd Floor Albany, NY 12210
Document Repository		
	Town of Clarkson Town Hall	3710 Lake Road P.O. Box 858 Clarkson, NY 14430
	NYSDEC Region 8	6274 East Avon-Lima Road Avon, NY 14414
	Brockport – Seymour Library	161 East Avenue Brockport, NY 14420

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Adjacent Residents		
Patrick Evans or Current Resident	Neighbor- vacant land, north of the Site	
James D. Hare or Current Resident	Neighbor- 8265 Ridge Road West	8265 Ridge Road West. Clarkson, NY
Arthur Wisnowski or Current Resident	Neighbor- 8251 Ridge Road West	
Ruth Twigger or Current Resident	Neighbor- 8287 Ridge Road West	8287 Ridge Road West Clarkson, NY
Ronald Beardslee or Current Resident	Neighbor- 8258 Ridge Road West	8258 Ridge Road West Clarkson, NY
Randall Dangler or Current Resident	Neighbor- 8280 Ridge Road West	

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Appendix 2

Environmental Restoration Program Glossary and Acronyms

This glossary defines terms associated with New York’s citizen participation program, and important elements of the Brownfield program. Words in **bold** in the definitions are defined elsewhere in the glossary.

Administrative Record	Part of a site’s Record of Decision which lists and defines documents used in the development of NYSDEC’s decision about selection of a remedial action.
Availability Session	A scheduled gathering of program staff and members of the public in a casual setting, without a formal presentation or agenda but usually focusing on a specific aspect of a site’s remedial process.
Citizen Participation	A program of planning and activities to encourage communication among people affected by or interested in Brownfield sites and the government agencies responsible for investigating and remediating them.
Citizen Participation Plan	A document which must be developed at a site’s Site Investigation stage. A CP Plan describes the citizen participation activities that will be conducted during a site’s remedial process.
Citizen Participation Specialist	A staff member from an NYSDEC central office or regional office who has specialized training and experience to assist a project manager and other staff to plan, conduct and evaluate a site-specific citizen participation program.
Comment Period	A time period for the public to review and comment about various documents and DER actions. For example, a 45-day comment period is provided when DER issues a Proposed Remedial Action Plan (PRAP) .

Contact List

Names, addresses and/or telephone numbers of individuals, groups, organizations, government officials and media affected by or interested in a particular Brownfield site. The size of a contact list and the categories included are influenced by population density, degree of interest in a site, the stage of the remedial process and other factors. It is an important tool needed to conduct outreach activities.

Division of Environmental Remediation

A major program unit within the New York State Department of Environmental Conservation created to manage the hazardous waste site remedial program, the Brownfield program, and the Voluntary Cleanup program. Staff include: engineers, geologists, chemists, attorneys, citizen participation specialists, environmental program specialists and support staff.

Document Repository

A file of documents pertaining to a site's remedial and citizen participation programs which is made available for public review. The file generally is maintained in a public building near the Brownfield site to provide access at times and a location convenient to the public.

Fact Sheet

A written discussion about part or all of a site's remedial process, prepared and provided by DER to the public. A fact sheet may focus on: a particular element of the site's remedial program; opportunities for public involvement; availability of a report or other information, or announcement of a **public meeting** or **comment period**. A fact sheet may be mailed to all or part of a site's **contact list**, distributed at meetings, placed in a **document repository** and/or sent on an "as requested" basis.

Interim Remedial Measure (IRM)

A discrete action which can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined contamination problem. An IRM can involve removing contaminated soil and drums, providing alternative water supplies or securing a site to prevent access.

**New York State
Department of Health**

Agency within the executive branch of New York State government which: performs health-related inspections at suspected contaminated sites; conducts health assessments to determine potential risk from environmental exposure; reviews Exposure Assessments prepared during the **Site Investigation/Remedial Alternatives Report**; conducts health-related community outreach around sites; and reviews remedial actions to assure that public health concerns are adequately addressed.

Operable Unit

A discrete part of an entire site that produces a release, threat of release, or pathway of exposure. An Operable Unit can receive specific investigation, and a particular remedy may be proposed. A **Record of Decision** is prepared for each Operable Unit.

**Operation and
Maintenance**

A period in which remedial action may be conducted following construction at a site (for example, operation of a “pump and treat” system), or which is performed after a remedial action to assure its continued effectiveness and protection of people’s health and the environment. Activities can include site inspections, well monitoring and other sampling.

Project Manager

An NYSDEC staff member within the **Division of Environmental Remediation** (usually an engineer, geologist or hydro geologist) responsible for the day-to-day administration of remedial activities at, and ultimate disposition of, an Environmental Restoration site. The Project Manager works with legal, health, **citizen participation** and other staff to accomplish site-related goals and objectives.

**Proposed Remedial
Action Plan (PRAP)**

An analysis by DER of each alternative considered for the remediation of an Environmental Restoration site and a rationale for selection of the alternative it recommends. The PRAP is created based on information developed during the **Site Investigation/Remedial Alternatives Report**. The

PRAP is reviewed by the public and other state agencies.

Public Meeting

A scheduled gathering of **Division of Environmental Remediation** staff with the affected/interested public to give and receive information, ask questions and discuss concerns about a site's remedial program. Staff from other NYSDEC divisions, legal and health staff, and staff from consultants and a responsible party often also attend. A public meeting, unlike an **availability session**, generally features a formal presentation and a detailed agenda.

Record of Decision (ROD)

A document which provides definitive record of the cleanup alternative that will be used to remediate an Environmental Restoration site. The ROD is based on information and analyses developed during the **Site Investigation/Remedial Alternatives Report** and public comment.

Remedial Construction

The physical development, assembly and implementation of the remedial alternative selected to remediate a site. Construction follows the **Remedial Design** stage of a site's remedial program.

Remedial Design

The process following finalization of a **Record of Decision** in which plans and specifications are developed for the **Remedial Construction** of the alternative selected to remediate a site.

**Remedial Investigation/
Alternatives Analysis Report
(SI/RAR)**

The RI fully defines and characterizes the type and extent of contamination at the site. The AAR, which may be conducted during or after the RI, uses information developed during the RI to develop alternative remedial actions to eliminate or reduce the threat of contamination to public health and the environment.