NEW YORK STATE | Department of Environmental Conservation

September 2015

FACT SHEET

Environmental Restoration Program

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

Site Name: Andrews Street Site
DEC Site #: E828144
Address: 300, 304-308, 320 Andrews St., 25 Evans St.
Rochester, NY 14604

Have questions? See "Who to Contact" Below

No Further Action Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday, 10/7/2015 at 6:30 PM
City Hall, Room 208A
NYSDEC invites you to a public meeting to discuss the no further action 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 no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Andrews Street Site ("site") located at 300, 304-308, 320 Andrews St., 25 Evans St., 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 **September 21, 2015** through **November 5, 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.

Proposed Remedial Action Plan
The remedy proposed for the site includes:
Summary of the Site Remedy:
This No Further Action remedy includes the implementation of institutional and engineering controls such as an environmental easement, cover system, and Site Management Plan as the selected remedy for the site. This remedy is protective of human health and the environment.

1. Green remediation principals and techniques will be implemented to the extent possible in the site management of the remedy.
2. A site cover currently exists and will be maintained to allow for restricted residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted residential use.
3. Any future on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system to prevent the migration of vapors into the building from the soil and/or groundwater.
4. Institutional and Engineering Controls

An institutional control in the form of an environmental easement has been recorded on the property. A groundwater use restriction also has been placed on the property. An engineering control in the form of a site cover system has been installed at the site.

5. Site Management Plan

The Site Management Plan will include an Institutional and Engineering Control Plan that identifies all controls placed on the property, a Monitoring Plan for groundwater, and an Excavation Work Plan for the management of soils. An Operation & Maintenance Plan will be developed and included in the Site Management Plan when the site is developed and sub-slab depressurization systems are installed in the buildings.

Summary of the Excavation Interim Remedial Measure (completed October to December 2012)*:*
The Excavation Interim Remedial Measure (IRM) consisted of the excavation and off-site disposal of tetrachloroethene and associated breakdown compounds, PCBs, and petroleum contaminated soil/fill material. The IRM Excavation resulted in the off-site disposal of the following: approximately 2200 tons of tetrachloroethene contaminated soil/fill material and approximately 480 tons of concrete material, K-Crete from the underground storage tanks, and PCB contaminated soil/fill material.

Summary of the In-situ Chemical Oxidation IRM (completed July 2104 to September 2014)*:*
An In-situ Chemical Oxidation (ISCO) IRM was performed to treat tetrachloroethene groundwater contamination and remaining tetrachloroethene contamination in the soil/fill material. The treatment zone was approximately 179,915 cubic feet. Potassium permanganate (the oxidation agent) was injected into the subsurface at 30 injection points resulting in approximately 33,550 pounds injected. A supplemental soil removal was performed to excavate and dispose of 76 tons of tetrachloroethene contaminated soil/fill material at an off-site regulated landfill. A site cover system that allows for restricted residential use was installed at the site.

Summary of the Site Investigation:
The investigation included the following: researching historical information on the site; a geophysical survey; test pits, soil borings, and groundwater monitoring well installations; and sampling of subsurface soil, historical fill material, groundwater, and soil vapor. Based upon investigations completed to date, the primary constituents of concern at are tetrachloroethene, PCBs, metals (arsenic and lead), and PAHs.

Soil - Tetrachloroethene, PCBs, and metals (arsenic and lead) were detected above the site's SCOs in the subsurface soil samples. Tetrachloroethene concentrations ranged from non-detect to 3560 ppm (Protection of Groundwater SCO - 1.3 ppm). PAH concentrations ranged from non-detect to 28 ppm (Restricted Residential SCO - 1 ppm). PCB concentrations ranged from non-detect to 1.8 ppm (Restricted Residential SCO - 1 ppm). Arsenic concentrations ranged from non-detect to 56.6 ppm (Restricted Residential SCO - 16 ppm) and lead concentrations ranged from non-detect to 1390 ppm (Restricted Residential SCO - 400 ppm). It is not anticipated that soil contamination extends off-site. After completion of the Excavation IRM, tetrachloroethene, arsenic, and lead concentrations exceeding the site’s SCOs are located below the cover system.

Groundwater On-site & Off-site - Tetrachloroethene, cis-1,2-dichloroethene, trichloroethene, and vinyl chloride were detected in groundwater samples above the standards and guidance values. Tetrachloroethene concentrations ranged from non-detect to 70,000 part per billion [ppb] (groundwater standard - 5 ppb). cis-1,2-dichloroethene concentrations ranged from non-detect to 220 ppb (groundwater standard - 5 ppb). Trichloroethene concentrations ranged from non-detect to 260 ppb (groundwater standard - 5 ppb). Vinyl chloride concentrations ranged from non-detect to 2.7 ppb (groundwater standard - 2 ppb). The ISCO IRM continues to address groundwater contamination.

Soil Vapor - The perimeter on-site soil vapor sampling indicated tetrachloroethene detections at the property boundary which ranged from non-detect to 881 ug/m^3. Off-site soil vapor concentrations for tetrachloroethene ranged from non-detect to 2.71 ug/m^3. It is anticipated that soil vapor contamination exists on-site.

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 City of Rochester Division of Environmental Quality.

Institutional and Engineering Controls
Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:
-Soil Management Plan
-Monitoring Plan
-Site Management Plan
-Environmental Easement
-Groundwater Use Restriction
-Land Use Restriction
-Institutional Control/Engineering Control Plan

The following engineering controls have been, or will be, put in place on the site:
-Vapor Mitigation
-Cover System

Next Steps
NYSDEC will consider public comments as it finalizes the no further action 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.

Background
Location:
The site is located in an urban area of downtown Rochester at 300, 304-308 and 320 Andrews Street, and 25 Evans Street in the City of Rochester. It is bounded to north by the Inner Loop Expressway, by Franklin Square and Schiller Park to the east, by Andrews Street to the south, and by Bristol Street to the west.

Site Features:
The site consists of four parcels owned by the City of Rochester. The total combined area is 1.524 acres. Prior to demolition, the site had 4 buildings with associated paved parking lots and city streets. A narrow city street (Evans Street) separated the 320 Andrews Street parcel from the other 3 parcels. In 2013, Evans Street was formally abandoned by the City of Rochester and the land has been incorporated into the site. The buildings were demolished in 2010 and the site is currently vacant.

Current Zoning/Use(s)
The site is a vacant lot and is located in the City of Rochester's zoning district known as the City Center District-Base (CCD-B). The CCD-B district allows for residential and commercial uses.

Past Use of the Site:
The site has been used for various commercial and industrial uses since the early 1920's including plumbing supply, electrical supply, bakery, printer, commercial bus depot and bus garage, gas station, chemical sales/distribution, dry cleaning equipment distributor, fuel oil contractor, and warehousing.

Phase I and II Environmental Assessments were conducted in 2006, included the installation of test borings, monitoring wells, evaluation of floor drains and discharge points, and the collection of soil and groundwater samples for laboratory analysis. The analytical data indicated tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, and petroleum-related volatile organic compound impacts at the site.

Site Geology and Hydrogeology:
The on-site soils consist of heterogeneous historic urban fill layer 1.5 feet to 8 feet below ground surface (bgs) which consist of reworked soil, cinders, ash, crushed stone, concrete and asphalt.

Lacustrine deposits with dense glacial till with silt and sand layers extend to approximately 25 to 30 feet bgs to the top of bedrock. The top of bedrock at the site ranges from 25 to 30 feet bgs. The depth to groundwater ranges from 5 to 17 feet bgs and flows north towards the Inner Loop Expressway. The depth of the bedrock groundwater ranges from 11 to 24 feet bgs with a northwestern flow direction.

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=E828144

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

FOR MORE INFORMATION

Where to Find Information

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

Central Library of Rochester and Monroe County
Attn: Leatrice Brantley
115 South Avenue
Rochester, New York 14604
Phone: 585-428-7300

NYSDEC Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414
Please call for appt.: 585-226-5354

Who to Contact

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

Project Related Questions
Charlotte Theobald
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414
585-226-5354
charlotte.theobald@dec.ny.gov

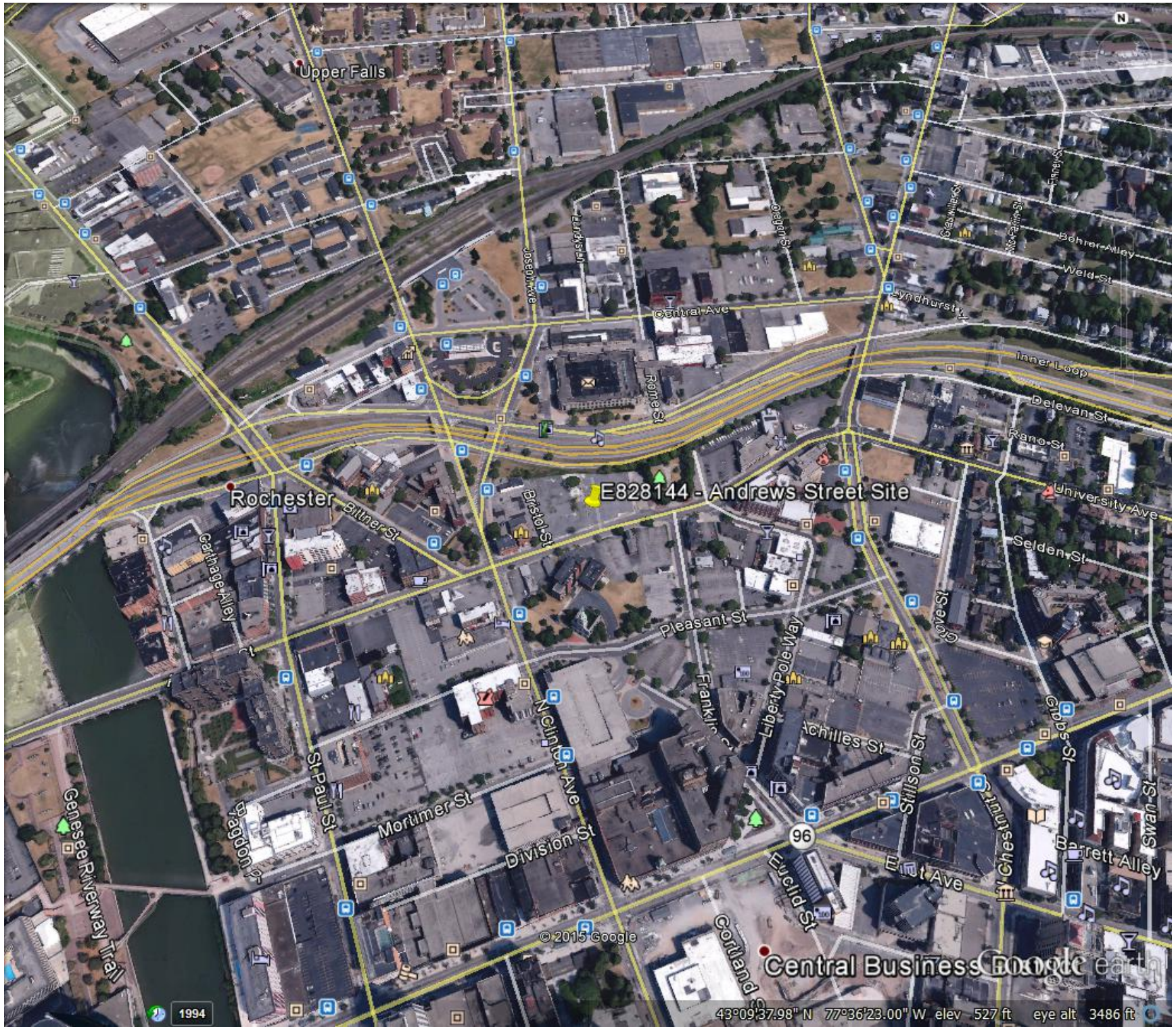
Site-Related Health Questions
Albert DeMarco
New York State Department of Health
Empire State Plaza Corning Towner, Room 1787
Albany, New York 12237
518-402-7860
BEEI@health.ny.gov

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.


Upper Falls
Central Ave
Inner Loop
Rome St
Delevan St
Reno St
University Ave
Rochester
Bittner St
Bristol St
E828144 - Andrews Street Site
Selden St
Carthage Alley
Pleasant St
Liberty Pole Way
Franklin St
Achilles St
Stillson St
Gibbs St
N Clinton Ave
St Paul St
Mortimer St
Wagdon St
Genesee Riverway Trail
Division St
Euclid St
Cortland St
Barrett Alley
Swan St
96
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