



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 690 Saint Paul Street
DEC Site #: C828159
Address: 690 Saint Paul Street
Rochester, NY 14614

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 690 Saint Paul Street site ("site") located at 690 Saint Paul Street, Rochester, Monroe County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

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

The cleanup activities will be performed by Genesee Valley Real Estate Company, LLC and Hartel Properties, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- Chemical oxidation of groundwater;
- Chemical reduction of groundwater;
- Collection of oil floating on the surface of groundwater; and
- Properly covering remaining contaminated soils.

These tasks will be completed on different parts of the site as shown on the map below.

Work is about to begin on the chemical oxidation task. The work will be performed in the parking lot near the main entrance from Saint Paul Street. The primary contaminant in this area is the chlorinated compound trichloroethene (TCE). TCE is commonly used in industry to remove grease from parts. The TCE is located in the groundwater about 7 to 10 feet below ground. An oxidant (sodium permanganate mixed with water) will be injected into the groundwater to destroy the TCE.

Cleanup actions for the upcoming work include:

- Installation of underground pipes which will be used to inject the oxidant;
- Installation of groundwater monitoring wells in the injection area;
- Installation of a sub-slab ventilation system under the occupied portion of Building 22; and
- Testing the groundwater to verify the effectiveness of the cleanup.

The public may notice the following during the course of the cleanup:

- A fence around the work zone;
- Storage tanks and soil piles within the work zone;
- The parking lot entrance on Saint Paul Street may occasionally be shut down for short periods of time - the parking lot entrance on Martin Street will remain open;
- Loss of parking space near the Saint Paul Street entrance; and
- Noise typical of construction sites.

Community air monitoring will be performed during cleanup activities to verify that site related contaminants are not migrating beyond the work zone. Dust and odors will be controlled at the site as needed.

Field work is expected to begin by the end of March and be completed by the end of this summer. The field work for the remaining elements of the remedy are expected to begin later in the spring and be completed by the end of 2015.

Additional Details

NYSDEC issued a Decision Document selecting the final cleanup plan for the site in January. Prior to issuing the Decision Document, NYSDEC made the proposed cleanup plan available for public comment and held a public meeting to discuss the proposed plan. NYSDEC considered public comments and revised the cleanup plan, as necessary, prior to issuing the Decision Document.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants.

The applicants would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicants:

- 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 and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The 690 Saint Paul Street site is located in an urban area in the City of Rochester, Monroe County, just north of the intersection of Saint Paul Street and Upper Falls Boulevard.

Site Features: The site covers approximately 4.7 acres. The main site features include four buildings. All of the buildings are at least partially occupied. A paved parking lot is located on the northern and eastern portions of the site. Lawn area and a small playground are on the eastern side of the site.

Current Zoning and Land Use: The site is zoned for industrial uses. One of the large brick buildings is occupied by the Rochester City School District and a charter school. The remaining buildings are partially occupied, but with significant vacancy. Current uses include a school, light industrial operations, and a workshop for creating theater sets.

Past Use of the Site: From around 1920 until the late 1960s, the property was owned and operated by Bausch & Lomb to manufacture lenses and other products. A foundry was also present near the northeast corner of the site.

Prior uses that appear to have led to site contamination include underground storage tanks (USTs) that may have leaked. These tanks appear to have contained chlorinated solvents including trichloroethene (TCE) and petroleum products including gasoline and fuel oil. In 2002, a 500-gallon UST was removed from the site and contaminated soil was encountered. In 2008, an investigation identified an area of petroleum contaminated soil. The investigation was followed by the excavation of petroleum impacted soil and a previously undocumented UST.

Groundwater sample results from 2008 also identified an area impacted by chlorinated solvents, primarily TCE, near an occupied building. A sub-slab ventilation system was installed under the building to mitigate the potential for contaminant vapors to migrate through the floor and into the indoor air.

In 2009, the applicant entered the Brownfield Cleanup Program to investigate and remediate the remaining environmental contamination on the site.

Site Geology and Hydrogeology: The ground surface at the site generally slopes to the south and west. The depth to bedrock ranges from less than two feet to 12 feet. The depth to groundwater ranges from approximately four to nine feet below the ground surface. Groundwater generally flows to the west.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C828159>

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 include recreation, housing, business or other uses.

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 BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

Central Library of Rochester and Monroe County
115 South Avenue
Rochester, NY 14604-1896
phone: (585) 428-7300

Lincoln Branch Library
851 Joseph Avenue
Rochester, NY 14621
phone: (585) 428-8210

Rochester City School District Offices
131 W Broad St
Rochester, NY 14614-1187
phone: (585) 262-8100

Phillis Wheatley Community Library
33 Dr. Samuel McCree Way
Rochester, NY 14608
phone: (585) 428-8212

Who to Contact

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

Project Related Questions

Frank Sowers
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
frank.sowers@dec.ny.gov

Site-Related Health Questions

Bridget Boyd
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
1-518-402-7860
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.