



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

690 Saint Paul Street

690 Saint Paul Street  
Rochester, NY 14614

**SITE No. C828159**

**NYSDEC REGION 8**

October 2018

## Cleanup Action Completed at Brownfield Site

**Where to Find Information:**  
*Project documents are available at these locations to help the public stay informed.*

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

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

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

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

**Who to Contact:**  
*Comments and questions are always welcome and should be directed as follows:*

**Project-Related Questions**  
Frank Sowers, Project Manager  
NYSDEC  
6274 East Avon-Lima Road  
Avon, NY 14414  
(585) 226-5357  
[flsowers@gw.dec.state.ny.us](mailto:flsowers@gw.dec.state.ny.us)

**Project-Related Health Questions**  
Eamonn O'Neil  
NYSDOH  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beeil@health.ny.gov](mailto:beeil@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

Action has been completed to address the contamination related to the 690 Saint Paul Street Site ("site") located at 690 Saint Paul Street in the City of Rochester, Monroe County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Genesee Valley Real Estate Company, 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.

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- In-Situ (in-place) Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into groundwater in a portion of the parking lot near Saint Paul Street on the northern portion of the site.
- In-Situ Chemical Reduction (ISCR) - ISCR is a technology used to treat residual VOCs in the groundwater. A chemical reducing compound and bioremediation compounds were injected into groundwater in the southern portion of the site.
- Site Cover System - The existing site cover will be maintained. The cover consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover is placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Collection and disposal of oil found at surface of groundwater under a portion of the grass covered area near the middle of the site.
- Testing the groundwater to verify the effectiveness of the cleanup.
- Testing indoor air in all occupied on-site buildings.
- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement, including ICs, to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

# BROWNFIELD CLEANUP PROGRAM

**Additional Information:** Environmental investigations at the 690 Saint Paul Street site indicated that VOCs were moving off-site through the groundwater to the west. VOCs in the soil and groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion.

Indoor air testing at a nearby commercial building west of the site detected VOCs at levels above New York State Department of Health (NYSDOH) guidelines. Construction of a sub-slab ventilation system was completed at this location in February 2018 to address exposures from soil vapor intrusion. Sub-slab ventilation systems use fan-powered vents and piping to draw vapors from the soil beneath the building's slab and discharge them to the outdoor air above the building's roof. The indoor air was tested again in March 2018 and all of the results were below NYSDOH guidelines.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant:

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- 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 and Background:** The site is located at 690 Saint Paul Street in the City of Rochester, Monroe County. The site consists of approximately 4.73 acres of land improved with three inter-connected buildings and a fourth separate building. In total, these buildings occupy approximately 89,280 square feet of the site (footprint area). The site is located on the city block bordered by Hartel Alley to the north, Martin Street to the east, Lowell Street to the south, and Saint Paul Street to the west. The site was

developed prior to 1875 and has historically been used for industrial purposes.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C828159) at:

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

**Brownfield Cleanup Program Overview:** 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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://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.*

### 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 at:

[www.dec.ny.gov/chemical/61092.html](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.

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

