New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

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

June 2012

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to 690 Saint Paul Street ("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 location(s) identified below under "Where to Find Information."

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

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

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:

Performing an interim remedial measure (IRM) to clean up five (5) separate areas of soil contamination at the site. An IRM is a planned cleanup action that can be conducted without extensive investigation and evaluation. The upcoming IRM at the 690 Saint Paul Street site includes excavating (digging) contaminated soils from specific areas of the site and treating groundwater in one area.

The subsurface investigation of the site identified five areas of contaminated soil and one area of contaminated groundwater that could be readily cleaned up by an IRM. The primary contaminants are different in each area and include petroleum-related volatile organic compounds, semi-volatile organic compounds, and lead.

Cleanup actions for the upcoming IRM include:

• Excavation and proper off-site disposal of contaminated soils. The largest excavations is expected to be about 130-feet long, 50-ft wide, and 12-feet deep. The other four excavations are expected to be much smaller and range from 10 feet long, 10 feet wide, and 10 feet deep to

5 feet long, 5 feet wide, and 2 feet deep.
• Treating the groundwater in one of the excavation areas where the subsurface investigation also identified an area of groundwater contamination.
• Testing the soil to verify the effectiveness of the IRM cleanup. The applicant's proposed future use of the site is for commercial/residential use. As such, soil cleanup levels were selected that are protective of human health and the environment for these proposed future uses.
• Removal and proper off-site disposal of water and other liquids in the excavation.
• Filling the excavation with clean soil.
• Installation of additional groundwater monitoring wells near some of the excavations.

The public may notice the following during the course of the cleanup:
• A fence around the work zone;
• Heavy equipment including excavators and drill rigs;
• Water storage tanks and soil piles;
• Temporary closure of sections of the parking lot, especially in the northeast section of the site;
• Increased traffic on Martin Street from heavy equipment such as dump trucks; and
• Noise typical of construction sites.

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

The applicant is expected to begin the IRM within the next 4 weeks. IRM activities are estimated to take about two months to complete. After the applicant completes the IRM cleanup activities, they will prepare an Interim Remedial Measure Construction Completion Report that summarizes the results. NYSDEC will review the report, make any necessary revisions, and, if appropriate, approve the report.

This IRM is not the final cleanup plan for this site. The Final Engineering Report discussed below will be prepared once all of the cleanup activities for the site have been completed.

Next Steps
After completion of the cleanup activities by the applicant(s), the applicant(s) 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 applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- 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. Three of the buildings are interconnected, seven stories tall and made of brick. The fourth building is a metal framed slab on grade structure. A paved parking lot is located on the northeastern portion of the site. Lawn area and a small playground are on the eastern side of the site.

Current Zoning: The site is zoned for industrial uses. Some of the buildings are occupied while other buildings are largely vacant. Current uses include a mix of commercial and light industrial operations. Residential and commercial uses are adjacent to the site.

Historical Use: The site was developed prior to 1875 and has been used primarily for industrial purposes. From around 1920 until the late 1960s, the property was owned and operated by Bausch & Lomb (B&L) to manufacture lenses and other products. A foundry was also present near the northeast corner of the site. Since the early 1970s, the site has been used for storage as well as commercial and light industrial activities.

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. The contaminated soil was used to backfill in the area of the tank removal. In 2008, an investigation was performed to determine the extent of soil and groundwater contamination associated with the 2002 tank removal. The investigation identified an area of petroleum contaminated soil. The investigation was followed by the excavation of approximately 1,650 cubic yards of soil and a previously undocumented UST. An area of petroleum contaminated soil could not be safely removed because it was close to an underground electric line.

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

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

Site Geology and Hydrogeology: The site topography is generally flat. The top 1.5-feet to 7-feet

of the site is covered by a layer of fill material that is primarily sand and gravel. Soil beneath the fill is primarily fine-grained sand and silt. The depth to bedrock ranges from 4.6-feet to 8.1-feet below ground surface.

Groundwater is present sporadically in the overburden at depths of 5-feet to 7-feet below ground surface. Groundwater in the bedrock is present at depths ranging from 4.8-feet to 8.1-feet below ground surface.

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=C828159

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
115 South Avenue
Rochester, NY 14604-1896
phone: (585) 428-7300

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

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

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

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
flsowers@gw.dec.state.ny.us

Site-Related Health Questions
Justin Deming
New York State Department of Health
Bureau of Environmental Exposure Investigation
Flanigan Square, 547 River Street
Troy, NY 12180-2216
1-800-458-1158, ext: Opt. 6
jhd01@health.state.ny.us

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Note: Location Map is based on 2002 Aerial Photograph obtained from www.nysgis.state.ny.us, current Site and surrounding features may vary.

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SITE LOCATION MAP

690 Saint Paul Street
Rochester, New York

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PROJECT NO.
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