

**GENESSEE VALLEY REAL ESTATE**

160 Despatch Drive  
East Rochester, NY 14445  
Phone: 585-641-2866

August 10, 2017

Rochester City School District  
Department of Law  
131 West Broad Street  
Rochester, New York 14614

RE: Tenant Notification Letter  
690 Saint Paul Street – Building 14B  
Brownfield Cleanup Site #C828159  
Rochester, New York

Dear Tenant:

On September 4, 2008, then Governor David A. Paterson signed legislation adding a new section to the Environmental Conservation Law (ECL 27-2405) to require property owners or owners' agents (such as landlords) to notify tenants and occupants of certain test results related to indoor air contamination associated with soil vapor intrusion (SVI) that they receive from certain persons and entities. This letter is intended to provide the results of recent (April and June 2017) indoor air and outdoor air sampling completed at the property located at 690 Saint Paul Street, Rochester, New York (hereinafter known as the "Site"). The Site is a New State Department of Environmental Conservation (NYSDEC) listed Brownfield Cleanup Program (BCP) Site #C828159.

The NYSDEC requests that you share the information in this letter with all of your employees, contractors, and sub-tenants working in the building.

As part of continued air monitoring in accordance with the NYSDEC Interim Site Management Plan, indoor air samples were collected from Building 14B and Building 14A, to assess the potential for chemicals of concern to have migrated from beneath the building's slab and impact the indoor air at the Site building. As part of the sampling, a total of six (6) samples were collected on April 18, 2017 as follows:

- Five (5) indoor air samples at the building's first floor at the locations shown on Figure 1; and
- One (1) outdoor air/control sample.

As summarized in Table 1 below, trichloroethene (TCE) was identified in three (3) of the indoor air samples at a concentration above the New York State Department of Health (NYSDOH) air guideline for TCE of 2 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ).

The April 18, 2017 sample results were compared to the historical sample results that were collected subsequent to the installation of the sub-slab depressurization system in 2012. The historical sample results were consistently below the NYSDOH Air Guideline for TCE. Based on this comparison, the April 18, 2017 elevated concentrations of TCE appeared to be the result from the off-gassing of TCE from a groundwater pump and treatment system (GPTS) located in the adjacent Building 14A space.

This was assessed by collecting and indoor air sample from within the GPTS room on May 5, 2017. The indoor air from the sample within the GPTS rom identified higher concentrations from those within Building 14B. As a result, the GPTS was shut down and then flushed with potable water to remove chemicals of concern, and a ventilation system was installed within the GPTS room to exhaust potential vapors in the GPTS room to above the roof of the building. To assess the efficacy of these measures, on June 5, 2017 a total of seven (7) air samples were collected to assess whether TCE and vapors from the GPTS continued to be present in the indoor air at concentrations above the NYSDOH Air Guideline. A summary of the results for TCE are shown in Table 1 below.

TABLE 1

Sample Location	TCE Result ( $\mu\text{g}/\text{m}^3$ )		NYSDOH Air Guideline for TCE ( $\mu\text{g}/\text{m}^3$ )
	4/18/2017	6/5/2017	
Rm 107 (or 107B)*	14 R	0.59 J	2
Rm 112	Not Sampled	<0.21	
Rm 117	3.0	<0.21	
Rm 134	1.1	0.32	
Elevator (Building 14A)	0.91	1.6	
Stairwell	19	Not Sampled	
Rm 126	Not Sampled	<0.21	
Roof (exterior)	1.5	0.54	

Note:

**BOLD** results indicates concentration is above the NYSDOH Air Guideline

R Denotes the sample result was rejected by the data validator and the concentration reported is the lowest value likely to be present

<denotes TCE was not detected above the corresponding laboratory reporting limit, J denotes estimated result

Rm denoted Room, \* shown as Rm 107B on attached figure and labeled Rm 107 on laboratory report

The June 5, 2017 sample results indicate that TCE and other chemicals of concern were reduced to concentrations below the NYSDOH Air Guideline and are similar to historical concentrations. A re-sampling plan has been submitted to the NYSDEC to provide confirmation the modifications to the GPTS room have effectively contained off-gassing of TCE and other chemicals from entering the adjacent building space once the GPTS has been re-started.

Additional information regarding TCE is included in the attached NYSDOH TCE Fact Sheets, and additional information regarding TCE may be obtained by contacting the following regulatory agents associated with this NYSDEC BCP Site.

Frank Sowers, P.E. NYSDEC 6274 East Avon-Lima Road Avon, NY 14414 (585) 226-5357 <a href="mailto:frank.sowers@dec.ny.gov">frank.sowers@dec.ny.gov</a>	Ms. Bridget Boyd NYSDOH Empire State Plaza, Corning Tower, Room 1787 Albany, New York 12237 (518) 402-7860 <a href="mailto:bridget.boyd@health.ny.gov">bridget.boyd@health.ny.gov</a>
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Respectfully submitted,

Genesee Valley Real Estate Co., LLC

Dante Gullace  
 Attachments

# Attachments



**New York State Department of Health**  
**Tenant Notification Fact Sheet for Trichloroethene (TCE)**

This fact sheet is provided to fulfill New York State Department of Health (NYSDOH) requirements for preparation of generic fact-sheets under Article 27 (Title 24, Section 27-2405) of the Environmental Conservation Law.

**Trichloroethene (TCE)**

Trichloroethene (also known as trichloroethylene or TCE) is a human-made chemical. It is volatile, meaning it readily evaporates at room temperature into the air, where you can sometimes smell it. It is used as a solvent to remove grease from metal, a paint stripper, an adhesive solvent, an ingredient in paints and varnishes, and in the manufacture of other chemicals and products (for example, furniture and electric/electronic equipment).

**Exposure to TCE**

People may be exposed to TCE in air, water, and food, or when TCE or material containing TCE (for example, soil) gets on the skin. For most people, almost all TCE exposure is from indoor air.

**Sources of TCE in Air**

TCE may get into indoor air when TCE-containing products (for example, glues, adhesives, paint removers, spot removers, and metal cleaners) are used. Another source could be evaporation from contaminated well water that is used for household purposes. TCE may enter homes through soil vapor intrusion, which occurs when TCE evaporates from contaminated groundwater, enters soil vapor (air spaces between soil particles), and migrates through cracks or other openings in the foundation and into the building. TCE gets into outdoor air when it is released from industrial facilities and when it evaporates from areas where chemical wastes are stored or disposed.

**Levels Typically Found in Air**

The background indoor air levels of TCE in homes and office buildings not near known environmental sources of TCE are almost always 1 microgram per cubic meter of air (1 mcg/m<sup>3</sup>) or less. Background outdoor air levels also are almost always 1 mcg/m<sup>3</sup> or less.

**Health Risks Associated with Exposure to TCE**

Most people, if exposed to TCE, are exposed to air levels much lower than those known to cause health effects in humans (for example, workplace air levels 90,000 to 800,000 mcg/m<sup>3</sup>). TCE exposure can cause effects on the central nervous system, liver, kidneys, and immune system of humans. TCE exposure is associated with reproductive effects in men and women, and may affect fetal development during pregnancy. However, the studies suggest, but do not prove, that the reproductive and developmental effects were caused by TCE, and not by some other factor. The United States Environmental Protection Agency (USEPA) classifies TCE as a chemical that causes cancer in humans by all routes of exposure. Whether a person experiences a

health effect depends on how much of the chemical he or she is exposed to, how often the exposure occurs, and how long the exposures last. Individual characteristics such as age, health, lifestyle, and genetics also play a role.

### **NYSDOH Air Guideline**

NYSDOH recommends that TCE levels in air not exceed 2 mcg/m<sup>3</sup>. This replaces the previous guideline of 5 mcg/m<sup>3</sup>. The guideline was set at an air level that is lower than levels known to cause, or suspected of causing, health effects in humans, including sensitive populations (for example, children, pregnant women) and animals. The guideline is based on the assumption that people are continuously exposed to TCE in air all day, every day for months or as long as a lifetime. Continuous exposure is rarely true for most people, who, if exposed, are more likely to be exposed for a part of the day, part of a week, or part of their lifetime.

The guideline is used to help guide decisions regarding the urgency of efforts to reduce TCE exposure. At TCE air levels above the guideline, the higher the level, the greater the urgency to take action to reduce exposure. But as with any chemical in indoor air, the NYSDOH always recommends taking action to reduce exposure when the air concentration of a chemical is above background, even if it is below the guideline.

Indoor air concentrations substantially above the guideline clearly indicate a significant TCE source and the need for action to reduce exposure. In particular, NYSDOH has concerns about exposure during pregnancy, particularly during the first trimester, to air concentrations higher than 20 mcg/m<sup>3</sup> because the major steps of heart development occur during this period and TCE may be a risk factor for fetal heart defects in humans. Thus, NYSDOH recommends taking immediate and effective action to reduce exposure when an air concentration is equal to, or above 20 mcg/m<sup>3</sup>.

### **Ways to Limit Exposure to TCE in Indoor Air**

In all cases, the specific recommended actions to limit exposure to TCE in indoor air depend on a case-by-case evaluation of the situation. Removing household sources of TCE and maintaining adequate ventilation will usually help reduce indoor air levels of the chemical. A sub-slab depressurization system can reduce the amount of TCE entering indoor air by soil vapor intrusion. Use of an activated carbon filter on the water supply can reduce the amount of the chemical in contaminated well water that evaporates into indoor air.

### **Concerns about Exposure to TCE**

Most people, if exposed to TCE, are exposed to air levels much lower than those known to cause health effects in humans. However, if you are concerned that you, your children, or others have been exposed to TCE, discuss your symptoms/signs with your health care provider. There are special tests to measure TCE and related chemicals in your blood, breath, or urine, and your health care provider can compare the results to those of people without known exposure to TCE or to workers with high exposure to TCE.

### **Reportable Detection Level**

The reportable detection level for a chemical can vary depending on the analytical method used, the laboratory performing the analysis, and several other factors. Most laboratories that use the analytical methods

recommended by the NYSDOH for measuring TCE in air (and approved by the National Environmental Laboratory Accreditation Conference or New York State's Environmental Laboratory Approval Program) can routinely detect the chemical at levels below 1 mcg/m<sup>3</sup>.

**Additional Information**

Additional information on TCE, ways to reduce exposure, indoor air contamination resulting from soil vapor intrusion, indoor and outdoor air levels and the Environmental Conservation Law can be found on the NYSDOH website at [www.health.state.ny.us/environmental/indoors/air/contaminants/](http://www.health.state.ny.us/environmental/indoors/air/contaminants/).

If you have further questions about TCE and the information in this fact sheet, please call the NYSDOH at 1-518-402-7800 or 1-800-458-1158, e-mail to [ceheduc@health.state.ny.us](mailto:ceheduc@health.state.ny.us), or write to the following address:

New York State Department of Health  
Center for Environmental Health  
Outreach and Education Group  
Empire State Plaza-Corning Tower, Room 1642  
Albany, New York 12237

Updated August 2015