



FACT SHEET

Environmental Restoration Program

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300, 304-308, 320 Andrews Street
25 Evans Street
E828144
City of Rochester

August 2011

Investigation to Begin at Municipal Brownfield Site

The City of Rochester (“municipality”), with oversight provided by the New York State Department of Environmental Conservation (NYSDEC), will soon begin a detailed environmental study at the Andrews Street site, located at 300, 304-308, 320 Andrews Street and 25 Evans Street in Rochester, Monroe County (Site). Refer to Figure 1 for a Site Location Map and Figure 2, which shows each of the four

individual parcels that makes up the Site.

Site Location Map
Andrews Street ERP Site (E828144)
Rochester, New York

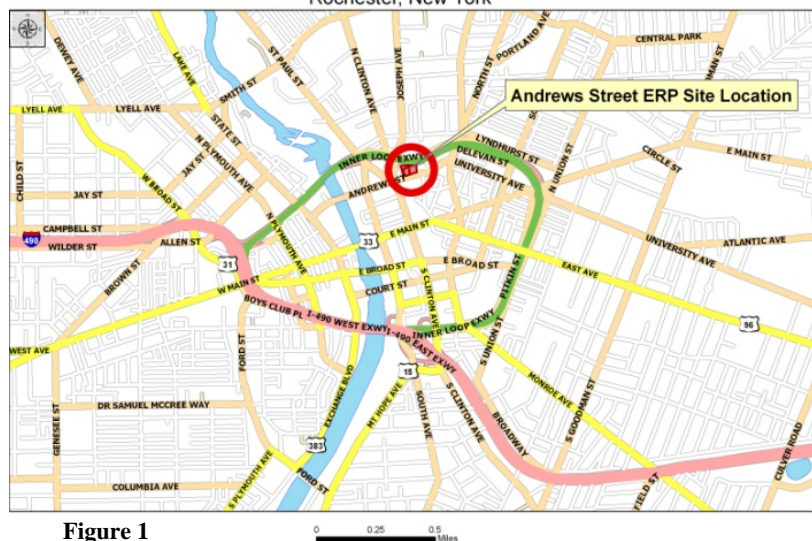


Figure 1

The study to be done at the Site is called a “Remedial Investigation”. The investigation work plan, called a “Remedial Investigation/ Remedial Alternatives Analysis Work Plan,” was submitted to NYSDEC by the municipality under New York’s Environmental Restoration Program. The investigation work plan is available for public review at the locations identified below under “Where to Find Information”.

Highlights of the Site Investigation

The investigation at the Site has several goals:

- 1) Define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination.

Environmental Restoration Program:

New York’s Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipally 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:
www.dec.ny.gov/chemical/8444.html

Known or suspected on-site contaminants are:

- Perchloroethylene, also referred to as tetrachloroethylene or PCE, PCE has been detected in both soil and groundwater at the Site. PCE is a common dry cleaning solvent. A solvent is a substance (usually a liquid) that is capable of dissolving one or more substances. Solvents are used in dry cleaning to remove stains, typically oil or grease. Two suspect dry cleaning solvent source areas were found on-site along the eastern portion of the 304-308 Andrews Street parcel. Underground utility lines may be a potential migration pathway for these solvents towards the Inner Loop.
- Two (2) known underground storage tanks (USTs), used to store gasoline and/or diesel oil, remain on the 25 Evans Street parcel. These USTs are a suspected source of surrounding petroleum-impacted soil and groundwater.
- A former trench drain in the 25 Evans Street building is a source of petroleum impact in surrounding soil. Impacted soils appear to extend approximately four feet below the former trench drain.
- Gasoline is a liquid mixture made from petroleum, primarily used as a fuel. Petroleum-impacted soil or groundwater may be present in some areas near the former gasoline station located at the 320 Andrews Street parcel.

The Site is currently vacant, and is secured by fencing with a locked gate. Potential off-site environmental risks may be caused by PCE and other volatile organic compound (VOC) vapors migrating off-site, primarily in a northern direction via groundwater migration, or along utilities that can act as preferential pathways for contaminant migration.

Beginning in August 2011 and ending in September 2012, future investigation activities will include:

- Review of existing records of utilities on and adjacent to the Site.
- Comprehensive geophysical survey to identify potential magnetic anomalies such as underground storage tanks.
- Utility assessment with contingency for air sampling and laboratory analysis
- Excavation of test pits.
- Completion of soil test borings.
- Installation of monitoring wells.
- Soil vapor intrusion evaluation.
- Off-site analytical laboratory analysis of soil and groundwater samples
- Development of an Interim Remedial Measure (IRM) work plan to remove the two existing USTs, and also remove soil and groundwater contaminated with solvents and petroleum products.

Next Steps

Based on the findings of the investigation and the IRMs, NYSDEC will determine whether additional cleanup of Site contamination is warranted. If cleanup is necessary, the municipality will develop potential alternatives to clean up the Site. When the municipality completes the site investigation and the analysis of cleanup alternatives, it will submit the results in a report called a “Remedial Investigation/Alternatives Analysis Report” for NYSDEC review.

NYSDEC will then develop a draft cleanup plan for the Site, called a “Proposed Remedial Action Plan” or “PRAP”. This plan describes the remedy preferred by the NYSDEC, or a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period and at a public meeting. NYSDEC and the municipality will keep the public informed throughout the investigation and cleanup of the site.

Background

NYSDEC previously accepted an application from the municipality to participate in the Environmental Restoration Program. The application proposes that the site will be used for mixed residential and commercial use.

The Site is located in a commercial-use urban area in downtown Rochester and consists of four (4) parcels owned by the City of Rochester with a combined area of approximately 1.49-acres. The Site was used for single-family and multi-family residential dwellings from as early as 1892 through 1920s. Residential use of portions of the Site continued through the 1940s. Portions of the Site have 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. Known contamination of the Site includes various types of petroleum and other chemicals, such as dry cleaning solvents. Investigations and initial improvements consisted of the following:

- Pre-demolition asbestos inspections (1990-2005).
- Phase I Environmental Site Assessments to determine previous Site uses (2006).
- Phase II Environmental Site Assessments which consisted of the advancement of test borings, the installation of monitoring wells, the preliminary evaluation of selected floor drains and their discharge points, and the collection and analysis of selected soil and groundwater samples (2006).
- Demolition of the buildings with environmental monitoring and sampling (2010-2011).

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed. These documents include the investigation work plan and the application to participate in the Environmental Restoration Program.

City of Rochester
Dept. of Environ. Services
30 Church Street, Room 300B
Rochester, New York 14614
Hours: M-F, 8:00 am - 5:00 pm
Contact: Joseph Biondolillo
(585) 482-6649
(by appointment only)

Rundel Memorial Library
115 South Avenue
Rochester, New York 14604
Hours: M: 12:00 - 8:00 pm
T- F: 10:00am - 6:00 pm
Sat: 10:00am-5:00 pm (Sept-June)
Sun: 1:00-5:00 pm (Oct-May)
Attn: Leatrice Brantley
Phone: (585)-428-8395

NYSDEC, Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414-9519
Hours: M-F
8:30 am-4:45 pm
Contact: Charlotte Theobald
(585) 226-5354
(by appointment only)

Who to Contact

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

Project Related Questions

Charlotte Theobald, Project Manager
NYSDEC
6274 East Avon-Lima Road
Avon, New York 14414-9516
(585) 226-5354
cbtheoba@gw.dec.state.ny.us

Site-Related Health Questions

Melissa Doroski, Project Manager
NYSDOH
Room 300, 547 River Street
Troy, New York 12180-2216
(518) 402-7860
mxm29@health.state.ny

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 site's county email listservs available at the following web page: 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.

Figure 2- Andrews Street Site 2009 (Pre- demolition)

