NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Carlson Park
Site Code: C828199
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 8
Address: 100 Carlson Road
City: Rochester Zip: 14610
County: Monroe
Latitude: 43.151805833
Longitude: -77.561377778
Site Type:
Estimated Size: 38.81 Acres

Site Owner(s) and Operator(s)

Current Owner Name: 100 Carlson Place LLC
Current Owner(s) Address: 17 Columbia Circle
Albany,NY, 12203-6399

Site Document Repository

Name: Rochester Public Library - Winton Branch
Address: 611 Winton Road North
Rochester,NY 14609

Site Description

Site Location: The Site is in an urban setting characterized by adjacent industrial, commercial and residential development. The site is 38.81 acres in size. The Site is approximately 2 1/2 miles east of the Genesee River and one mile northeast of the Cobbs Hill Reservoir. Site Features: The Property consists of a multi-story office/commercial/industrial building complex, with 11 separate buildings, constituting approximately 880,000 square feet. Some of the buildings are currently vacant. Building 10 has a basement with a sump. There are large parking lot areas surrounding the large on-site building, which is essentially situated in the center of the Site. The buildings are composed primarily of steel skeletal construction reinforced with concrete floors with a brick exterior. The building's basement, which is only present in buildings on the northern portion of the site, is comprised of a boiler room, chiller pit, electrical meter/power rooms, a former recreation/leisure space, and elevator machine rooms. There is one chemical material storage area building apart from the main building.

Current Zoning and Land Use: The site is located in the M-1 Industrial Zoning District, which promotes the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist in older two-story and multistory buildings. Currently, the Site is used by commercial tenants for the following uses: offices, dance and music schools, bowling alley and restaurant, comedy club, radio stations, storage, light manufacturing, outdoor parking, catering, print and design shops. Zoning Code section on the M-1 Industrial District: The obsolescence of many industrial buildings for traditional manufacturing purposes is recognized, and the re-occupancy and redevelopment of those buildings are encouraged through the allowance of retail sales and services, offices, eating and drinking establishments. Residential conversions are permitted primarily to accommodate loft-style living spaces and to meet the needs of those seeking the benefits of live-work arrangements. Pursuant to Zoning Code, allowed uses are commercial, industrial and restricted residential. Past Use of the Site: The existing building construction was created in four main segments between 1925 and 1952. Buildings 1, 2, 3, and 4 were built around 1925. Buildings 5 and 7 were built by 1950. By 1971, all building components had been constructed. Building 10, a 120,000-square foot building, was built in 1957 as a light industrial/office building. Building 10 is found in the northeast corner of the Carlson Park facility, which is the lowest point on the property. Since 1925 there have been multiple uses, including manufacturing, office buildings, storage spaces, shipping/receiving areas, a dining room, and light industrial. Stromberg-Carlson Corporation operated on the Site from 1925 until approximately 1978. Manufacturing uses included, circuit board manufacturing operations with trichloroethene (TCE) solvent tanks, tool and die, heat treatment, chemical storage and treatment, radio tube assembly, and woodworking. Two former tenants were RCRA hazardous waste Large Quantity Generators ¿ Rochester Circuits, Inc. and Eastman Kodak. Eastman Kodak was located in Buildings 2, 3, 4, 8, 10A, 10B, and 10C. Historical industrial activities led to chlorinated solvent contamination, most notably TCE and its break down products. Site Geology and Hydrogeology: The topography of the property is fairly level and at grade with some adjacent properties to the north and northeast portion of the property. There is a significant slope at the eastern edge to the higher elevated adjacent residences. The southwest portion of the property is slightly elevated compared to the building and eastern parking lot. There is a gentle south to north slope in the immediate area, with Carlson Road sloping from south to north, leveling off at Humboldt Street, north of the site. The elevation of the property is between 425 and 450 feet above mean sea level. The Site is considered Urban Land, which consists of areas that have been so altered or obscured by urban works that identification of the soils is not feasible. Groundwater flow is generally to the northeast toward Irondequoit Bay. The depth to groundwater is approximately five feet in most areas and dry overburden in areas along Humboldt St. The depth to bedrock at the Site ranges from approximately 8 to 30 feet below ground surface.

Site Environmental Assessment

Nature and Extent of Contamination: Remedial investigation is ongoing. Soil ¿ On-site soil has been found to have elevated levels of heavy metals; including lead over 1000 ppm, arsenic over 20 ppm and cadmium at 12ppm. Soils samples demonstrated both volatile organic compound and semi-volatile organic compound contamination. There are 3 identified soil source areas; 2 areas with DNAPL present and the other with TCE concentrations up to 560 ppm in soil. Groundwater ¿ Groundwater concentrations are very elevated for TCE and cis-1,2-DCE, from source area concentrations over 1 million ppb with NAPL present and 430,000 ppb cis-1,2-DCE near the property border. Offsite TCE groundwater samples range from non-detect to 67 ppb. Soil Vapor

and Indoor Air ¿ Soil vapor on and off-site are both impacted. On-site, a system has been installed to mitigated soil vapor intrusion and protect the indoor air. Off-site soil vapor is also impacted along with indoor air. The volunteer has sampled over 20 residences and installed mitigation systems in 5 homes to address indoor air concerns. TCE concentrations in sub slab vapor were up to 190 ppb and indoor air was as high as 9 ppb.

Site Health Assessment

Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains its water from a different source that is not affected by this contamination. People will not come into contact with contaminated soil since the site is covered with buildings, concrete, and pavement, unless they dig below the ground surface. Volatile organic compounds in the soil vapor 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. Actions have been taken to address exposures in the on-site building. Additional actions, including environmental sampling, is recommended to evaluate potential exposure via soil vapor intrusion for off-site structures.

For more Information: E-mail Us

Refine This Search