NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Remediation Databases Details

Site Record

Administrative Information

Site Name: Former JML Optical, Inc.
Site Code: C828151
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 8
Address: 678-690 Portland Avenue
City: Rochester Zip: 14621
County: Monroe
Latitude: 43.179076529
Longitude: -77.587695199
Site Type:
Estimated Size: 1.565 Acres

Site Owner(s) and Operator(s)

Current Owner Name: 690 PORTLAND AVENUE COMPANY
Current Owner(s) Address: 135 Orchard Park Boulevard
ROCHESTER,NY, 14609-3352

Site Document Repository

Name: MONROE COUNTY LIBRARY SYSTEM - LINCOLN BRANCH
Address: 851 JOSEPH AVENUE
ROCHESTER,NY 14621

Site Description

Location: The Former JML Optical, Inc. site is 1.565-acre site located in an urban area. The site is physically located at 678-690 Portland Avenue in the City of Rochester, Monroe County. The site is located approximately 500 feet north of the intersection of Portland Avenue and Fernwood Avenue. Site Features: The site is relatively flat and includes three (3) unoccupied buildings and paved parking lot surfaces. Building #1 is a 2-story building that is approximately 53,250-square feet with a 300-square foot basement. Building #2 is single-story slab on grade that is the former boiler house that is approximately 730 square feet. Building #3 is a single-story slab-on-grab that is a storage building and is approximately 300-square feet. There is a small area of grass area in front of the unoccupied

building located adjacent to Portland Avenue. There are two (2) hazardous waste sites adjacent to the site. Former Vogt Manufacturing Site (C828119) is located east and Preferred Electric Motors Inc. site (HW828106) is located south of the Former JML Optical site. Both adjacent sites are in site management. Current Zoning and Land Use: The site is currently vacant and is zoned industrial. The surrounding parcels are currently a combination of residential, commercial, and a vacant lot. The nearest residential properties are located directly adjacent to the site. Past Use of the Site: The site was undeveloped in the 1930s by ILEX Optical which constructed the original portion of the main building for the manufacturing of lens. The 690 Portland Avenue Company purchased the property December 1979 and operated as JML Optical, Inc. manufacturing lens operations until November 2005. The site has been unoccupied since that time. Prior manufacturing operations at the site has resulted in releases to the environment of No. 2 fuel oil (NYSDEC Spill No. 9870600) and chlorinated solvents such as trichloroethene (TCE) have led to the contamination at the site. A Phase I and two (2) Phase II Environmental Site Assessments (ESAs) were conducted at the site in 2005 and 2006. The Phase I ESA identified several recognized environmental conditions at the site. The Phase II ESAs identified TCE contamination in the site soils and groundwater above the State¿s standards and guidance values. Site Geology and Hydrogeology: The site is underlain by a unit of fill consisting of reworked soil with lesser amounts of brick, concrete, slag, organics, and glass from 0.5 feet to a maximum depth of 11.1 feet. Underlying unit consists of varying amounts of fine sand and silt, with lesser amounts of gravel and clay. Bedrock was encountered at approximately 13 feet below ground surface and appears to be Oak Orchard and Penfield Dolostone of the Lockport Group. The depth to groundwater ranges from approximately 3 to 12 feet below ground surface. Groundwater flow appears to be in the westerly northwestern direction. Sewer mains area located south of the site along Fernwood Avenue and west of the along Portland Avenue. The Genesee River is located approximately 2 miles west of the site.

Site Environmental Assessment

Nature and Extent of Contamination: The primary contaminants of concern are volatile organic compounds, semi-volatile organic compounds, and metals. The remedial investigation activities included soil borings, groundwater monitoring well installation, and soil vapor intrusion investigation on- and off-site. Subsurface soil, groundwater, and soil gas samples were collected for laboratory analysis. The soil and groundwater samples were analyzed for Target Compound List Volatile Organic Compounds plus tentatively identified compounds (TCL VOCs plus TICs), TCL Semi-Volatile Organic Compounds plus TICs (TCL SVOCs plus TICs), Target Analyte List Metals (TAL Metals), Cyanide, Pesticides, and PCBs. The soil gas samples were analyzed using Method TO-15 for VOCs. Subsurface soils: Thirteen (13) subsurface soil samples were collected from soil borings completed during the subsurface sampling as well as monitoring well installation activities. The soil samples collected were analyzed for TCL VOCs plus TICs, TCL SVOCs plus TICs, TAL Metals, Cyanide, Pesticides, and PCBs. The subsurface soil analytical indicated two (2) VOCs, trichloroethene and cis-

1,2-dicloroethene, exceeded the site¿s SCOs. Trichloroethene concentrations ranged from non-detect to 11.6 parts per million (ppm) [Protection of Groundwater SCO ¿ 0.47 ppm]. Cis-1,2-dichloroethene concentrations ranged from non-detect to 0.999 ppm [Protection of Groundwater SCO ¿ 0.25 ppm]. The subsurface soil analytical indicated five (5) SVOCS exceeded the site¿s SCOs. Benzo(a)pyrene concentrations ranged from non-detect to 2.1 ppm [Commercial SCO - 1 ppm]. Benzo(b)fluoranthene concentrations range from non-detect to 2 ppm [Protection of Groundwater SCO ¿ 1.7 ppm]. Benzo(a)anthracene concentrations ranges from non-detect to 1.3 ppm [Protection of Groundwater SCO ¿ 1 ppm]. Chrysene concentrations ranged from non-detect to 1.2 ppm [Protection of Groundwater SCO ¿ 1 ppm]. Indeno(1,2,3-cd)pyrene concentrations ranged from non-detect to 1.4 ppm [Protection of Groundwater SCO ¿ 0.33 ppm]. Groundwater: Groundwater samples were collected from groundwater monitoring wells located on-site. A total of 56 groundwater samples were collected for laboratory analysis. A sample of light non-aqueous phase liquid (LNAPL) was collected for laboratory analysis. The groundwater samples were analyzed for the same contaminants as the soil samples. Hydrocarbon fingerprinting indicated that the LNAPL was No. 4 fuel oil. VOCs, SVOCs, pesticides, and metals exceeded the groundwater standards and guidance values (SGVs). PCBs and cyanide were not detected in the groundwater samples. Groundwater analytical data indicated that VOCs exceeded the SGVs at the site. Cis-1,2-dichlorethene concentrations ranged from non-detect to 1,360 parts per billion (ppb) [SGV ¿ 5 ppb]. Trichlorothene concentrations ranged from non-detect to 940 ppb [SGV ¿ 5 ppb]. Vinyl chloride concentrations ranged from non-detect to 745 ppb [SGV ¿ 2]. Xylenes (mixed) concentrations ranged from non-detect to 1,158 ppb [SGV ¿ 5 ppb]. Groundwater analytical data indicated that SVOCs exceeded the groundwater SGVs at the site. Benzo(a)pyrene concentrations ranged from non-detect to 0.82 ppb [any detection is an exceedance]. Benzo(a)anthracene concentrations ranged from non-detect to 0.97 ppb [SGVs ¿ 0.002 ppb]. Benzo(b)fluoranthene concentrations ranged from non-detect to 0.74 ppb [SGVs - 0.002 ppb]. Benzo(k)fluoranthene concentrations ranged from non-detect to 1.1 ppb [SGVs ¿ 0.002 ppb]. Indeno(1,2,3-cd)pyrene concentrations ranged from non-detect to 0.82 ppb [SGVs ¿ 0.002 ppb]. Chrysene concentrations ranged from non-detect to 1.2 ppb [SGVs ¿ 0.002 ppb]. Naphthalene concentrations ranged from non-detect to 692 ppb [SGVs ¿ 10 ppb]. Phenathrene concentrations ranged from non-detect to 613 ppb [SGVs ¿ 50 ppb]. Groundwater analytical data indicated that metals exceeded the groundwater SGVs at the site. Arsenic concentrations ranged from non-detect to 213 ppb [SGVs ¿ 25 ppb]. Cadmium concentrations ranged from non-detect to 6.7 ppb [SGVs ¿ 5 ppb]. Lead concentrations ranged from non-detect to 128 ppb [SGVs ¿ 25 ppb]. Groundwater analytical data indicated that pesticides exceeded the groundwater SGVs at the site. alpha-Hexachlorocyclohexane (alph-BHC) concentrations ranged from non-detect to 0.016 ppb [SGVs ¿ 0.01 ppb]. Dieldrin concentrations ranged from non-detect to 0.0099 ppb [SGVs ¿ 0.004 ppb]. Soil Vapor: A soil vapor intrusion (SVI) investigation was completed on-site and off-site. The on-site SVI investigation included the collection of five (5) sub-slab soil vapor samples, four (4) indoor air samples, and one outdoor ambient air sample. The soil vapor, indoor air, and ambient air samples were collected analyzed for VOCs Method TO-15. VOCs were detected in the sub-slab and indoor air samples. Trichloroethene concentrations in the sub-slab ranged from 1,200 to 23,000 ug/m3. Cis-1,2-

dichloroethene concentrations in the sub-slab ranged from non-detect to 2,800 ug/m3. Tetrachloroethene concentrations in the sub-lab ranged from non-detect to 300 ug/m3. Vinyl chloride concentrations in the sub-slab ranged from non-detect to 85 ug/m3. The on-site indoor air analytical data indicated the detection of VOCs. Carbon tetrachloride concentrations in the indoor air ranged from 0.43 to 0.50 ug/m3. Cis-1,2-dichlorothene concentrations in the indoor air ranged from 0.4 to 4.2 ug/m3. Tetrachloroethene concentrations in the indoor air ranged from 0.23 to 0.46 ug/m3. Vinyl chloride concentrations in the indoor air ranged from 1.2 to 5.5 ug/m3. The off-site SVI investigation was conducted in three residential properties included the collection of sub-slab, indoor air, and outdoor ambient air samples. The soil vapor, indoor air, and ambient air samples were collected analyzed for VOCs Method TO-15. VOCs were detected in the sub-slab and indoor air samples which compared to the New York State Department of Health matrices mitigation was warranted. Cis-1,2-dichloroethene concentrations in the sub-slab ranged from 8.3 to 46 ug/m3. Tetrachloroethene concentrations in the sub-slab ranged from 1.2 to 3.4 ug/m3. Trichloroethene concentrations in the sub-slab ranged from 6.50 to 140 ug/m3. Carbon tetrachloride concentrations in the sub-slab ranged from non-detect to 3.0 ug/m3. 1,1,1-tetrachloroethane was detected in one sub-slab sample at 1.2 ug/m3. Off-site indoor air samples collected during the SVI investigation indicated the detection of VOCs. Cis-1,2-dichloroethene concentrations in the sub-slab ranged from non-detect to 3.4 ug/m3. Tetrachloroethene concentrations in the sub-slab ranged from non-detect to 2.6 ug/m3. Trichloroethene concentrations in the sub-slab ranged from 0.91 to 43 ug/m3. Carbon tetrachloride concentrations in the sub-slab ranged from non-detect to 0.75 ug/m3.

Site Health Assessment

People are not coming into contact with the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Direct contact with contaminants in the soil is unlikely because the site is covered with buildings and pavement. Volatile organic compounds in the groundwater may move into the soil vapor (air between soil particles), 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. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy. In addition, sampling indicates soil vapor intrusion is a potential concern for off-site buildings.

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