NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Kirstein Building and Parking Lot
Site Code: C828127
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 8
Address: 242 Andrews Street & 37 Bittner Street
City: Rochester Zip: 14604
County: Monroe
Latitude: 43.160396907
Longitude: -77.60919251
Site Type:
Estimated Size: 0.315 Acres

Site Owner(s) and Operator(s)

Current Owner Name: KWP FINANCIAL IX, INC.
Current Owner(s) Address: 9601 WILSHIRE BLVD
BEVERLY HILLS,CA, 90210

Site Document Repository

Name: ROCHESTER PUBLIC LIBRARY
Address: 115 SOUTH AVENUE
ROCHESTER,NY 14604

Site Description

LOCATION: The Site is located at 37 Bittner Street within the City of Rochester. The Site is in an urban commercial area of downtown City of Rochester. The Site is 0.315 acres. The Site is located adjacent to the Kirstein Building on Bittner Street. The area surrounding the Site is predominantly

commercial with some apartment buildings. The Genesee River is located approximately 0.15 miles west of the Site. SITE FEATURES: The Site is used as a parking lot which is paved with asphalt. CURRENT ZONING: The Site is currently used a parking lot for the businesses in the surrounding area and is zoned commercial. The surrounding parcels are used for a combination of commercial, church, YWCA, and apartment residential living. PAST USES: The City of Rochester reconfigured the streets in this area in 1980. Bittner Street was the northern extension of Franklin Street prior to the reconfiguration of the streets. Historical Sanborn Fire Maps indicate that the Site was comprised of two parcels known as 191 and 201 Franklin Street. A public gas station and parking lot, known as the Monroe Union Oil Co. and John J DeCamilla, was located on the former 201 Franklin Street parcel from 1925 to 1965. Since 1966 the lot has been used as a parking lot. Phase II Environmental Site Assessment (Consultant), November 2004: A Phase II Environmental Site Assessment was conducted on the Site and the adjacent Kirstein Building. A FOIL request was submitted to the City of Rochester, Monroe County Health Department, and the NYSDEC on October 15, 2004. Sub-slab air sampling was conducted in Kirstein Building on November 9 and 10, 2004. A magnetic survey was conducted on the parking lot on November 9, 2004. Fourteen test borings were completed on November 9, 2004. The borings were scanned with a PID. Soil and soil air samples were analyzed. The analytical data indicated volatile organic compounds above SCOs. Supplemental Phase II Environmental Site Assessment (Consultant), December 2004: The supplemental Phase II activities included additional FOIL request; completion of six test pits; the advancement of five test borings with the conversion of three boring into groundwater monitoring wells; collection of indoor air samples within the Kirstein Building; and the analysis of soil and groundwater samples from the Site. No underground storage tanks were encountered; groundwater and soil samples indicated votaile organic compounds above the SCOs; and volatile organic compounds were detected in the air samples. Phase I Environmental Site Assessment (Consultant), March 2005: The Phase I Environmental Site Assessment was completed on the Kirstein Building and 37 Bittner Street parking lot. The Phase I identified the following recognized environmental conditions - residual gasoline contamination on the 37 Bittner Street parcel; potential of underground storage tanks and hydraulic lifts; organic compounds detected in the indoor and sub-slab air of the Kirstein Building; asbestos containing material within the Kirstein Building; and lead based paint is assumed in the Kirstein Building. SITE GEOLOGY AND HYDROGEOLOGY: The soils at the Site consist of fine to medium grained sands over a silt/clay till layer. Bedrock was encountered at a depth of 33.5 feet below ground surface. The depth to groundwater ranges from 6 to 9 feet below ground surface. Groundwater flow is west northwest direction.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

phenol
benzene
bis(2-ethylhexyl)phthalate

ethylbenzene
xylene (mixed)
naphthalene
trichloroethene (TCE)
1,2,4-trimethylbenzene
styrene
toluene

Site Environmental Assessment

NATURE AND EXTENT OF CONTAMINATION: Based on the investigations conducted to date, the primary contaminants of concern are petroleum related volatile and semi-volatile organic compounds that exceed the SCOs for soil and groundwater. The groundwater investigation indicates that the groundwater contamination is moving off-site. The contaminated soils at the Site appear to be located between 8 to 15 feet below ground surface. An electromagnetic survey was completed to determine if underground storage tanks were on-site. The abnormalities of the electromagnetic survey were excavated. The excavations revealed concrete with rebar, metal piping, a water heater, and a hydraulic lift system. No underground storage tanks were found. A Perimeter Soil Gas Sampling event was completed to determine the soil vapor impacts at the property boundaries. The soil vapor analytical showed detections of petroleum related compounds (e.g., xylenes, toluene, benzene, ethylbenzene) as well as acetone, carbon disulfide, 1,1,1-trichloroethane, tetrachloroethene, and methyl ethyl ketone. Surface soil sampling was not completed at the site. The site is completely covered by asphalt. Subsurface soil sampling was completed at the site. A geoprobe unit was used to complete the soil borings at the site. A 15 foot by 15 foot grid was laid out at the site and 23 geoprobe borings were completed. Headspace screening PID screening was completed at each boring location. Subsurface soil samples collected were analyzed for TCL VOCs plus TICS, TCL SVOCS plus TICS, TAL metals, PCBs and pesticides. Petroleum related compounds and metals were detected. The groundwater analytical results indicated exceedances of the groundwater standards and guidance values for VOCs (xylenes, styrene, ethylebenzene, benzene, trichlorethene, toluene, isopropylbenzene, acetone), SVOCs (naphthalene, phenol), pesticides (4,4'-DDT), and metals (antimony, manganese). SPECIAL RESOURCES IMPACTED/THREATENED: A Fish and Wildlife Impact Analysis was not performed. There are no ecological resources present on or in the vicinity of the Site. SIGNIFICANT THREAT DETERMINATION: A significant threat determination will be made at when the remedial investigation is complete.

Site Health Assessment

Exposure to site-related contaminants in groundwater is not expected because the surrounding area is provided with public water. NYSDOH and NYSDEC will evaluate the need for additional investigations to determine the potential for soil vapor intrusion into the structure on-site.

* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

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