



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C828216/>

Document Repository Name

Lyell Branch Library
956 Lyell Avenue,
Rochester, NY 14606
Phone: (585) 428-8218

Who to Contact

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

Project-Related Questions

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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Jay Hague Site

485 Hague Street,
Rochester NY 14606

SITE No. C828216

NYSDEC REGION 8

January 2024

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Jay Hague Site ("site") located at 485 Hague Street, Rochester, Monroe County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Jay Hague Properties, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Construction Completion Report/Final Engineering Report (CCR/FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC, and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C828216/>.
- The documents also are available at the location identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of polycyclic aromatic hydrocarbon-impacted soil. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System - The existing cover system (consisting of the site building and the surrounding asphalt pavement), in addition to the clean fill discussed above after excavation activities, were used to establish a site wide cover system. This site wide cover system will be maintained under a site management plan.
- Long term groundwater monitoring to monitor natural degradation of the groundwater contaminants.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the CCR/FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Groundwater Monitoring Well Network

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The Jay Hague BCP site is located in an urban industrial area one block north of I-490, and approximately 500 feet east of railroad tracks owned by CSX, comprising a total of 1.36 acres. The southern portion of the site borders on Jay Street. The site is developed with two buildings and an asphalt parking area. The site is zoned for industrial use and is currently used for various manufacturing operations, including woodworking and some metal work. The site is surrounded by a mix of industrial and residential properties. Historically, the site was comprised of residential parcels from the late 1800s to early 1900s. From at least 1930 until present day, the site was used as a machine shop, and activities included metal stamping, metal fabrication and tool

manufacturing, electroplating, and woodworking operations. These types of manufacturing operations are known to use various chlorinated solvents, heavy metals, lubricants, and cutting oils. In 2018 the owner completed a preliminary environmental investigation of the site. The results indicated the presence of chlorinated solvents in soil and groundwater. Based on these results the owner applied to the Brownfield Cleanup Program. The application was approved in September 2020. The future use of the site will continue to be light industrial.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C828216) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

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