LABELLA Associates, P.C.

Engineering
Architecture
Environmental
Planning

Site Management Plan:

28-30 Oakman Street

Location:
28-30 Oakman Street
Rochester, New York 14605

Prepared for:

City of Rochester
Division of Environmental Quality
Room 300-B
Rochester, New York 14614

LaBella Project No. 214684
September 2014

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1.0 Introduction

This Site Management Plan (SMP) has been prepared by LaBella Associates D.P.C. (LaBella) on behalf of the City of Rochester (City) for 28-30 Oakman Street, Monroe County, New York (Site). A Site Location Map is included as Figure 1.

This plan is to be referenced by future Site owners and workers when intrusive ground work is to occur. This plan may be modified if additional environmental investigations result in further subsurface evaluation in which contamination is encountered in the soil/ fill and/ or groundwater. The Site is flagged in the City of Rochester's Building Information System (BIS) which requires the City's Division of Environmental Quality be consulted prior to issuing permits at the Site. Contact information is included in Section 5.0 of this SMP.

2.0 Site Description

The Site is owned by the City and consists of an approximately 0.12 acre parcel zoned as residential vacant land. The Site is surrounded by residential vacant land to the north, east, across Fien Street to the west, and across Oakman Street to the south. The building formerly located at the Site, which extended onto the adjacent City-owned parcel addressed as 6 Fein Street to the north, operated as an automotive repair facility from 1983 until 2007. There are no active spills at the Site.

3.0 Previous Investigations

A Limited Phase I Environmental Site Assessment (ESA) was performed by Day Environmental Inc. (Day) in October 2006. The Limited Phase I ESA identified the current use of the property as an automotive business as a recognized environmental concern (REC). A 1983 City of Rochester permit was issued to convert the building to an automotive repair shop. A Phase II Environmental Site Assessment was conducted by Day to evaluate subsurface conditions including soil, fill, and groundwater at the Site. Findings of the Phase II ESA are detailed in a report dated June 4, 2007, and summarized below.

Two floor drains were located in the building at the Site, one of which was confirmed to connect to the municipal sanitary sewer. Fourteen soil borings were advanced as part of the Phase II ESA; five on the interior of the building and nine exterior. Four of the test borings were converted to monitoring wells, with depths ranging from 10.6 to 12.5 feet below ground surface (bgs) at the inferred top of bedrock. A Site Map depicting approximate test locations is included as Figure 2. In 2008, the building at the Site was demolished by the City of Rochester, and the Site is currently vacant.

4.0 Subsurface Conditions

Fourteen test borings (TB-1 through TB-14) were advanced as part of the Phase II ESA to evaluate subsurface conditions; nine of which were sampled and analyzed by an Environmental Laboratory Accreditation Program (ELAP) Laboratory for Resource Conservation Recovery and Recovery Act (RCRA) Metals, Target Compound List (TCL) volatile organic compounds (VOCs), spill technology and/ or remediation series (STARS) semi-volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs). Detected compounds in soil are displayed in Table 1, attached. Four test borings were converted to overburden monitoring wells (MW-1 through MW-4) and were sampled for TCL/STARS VOCs, STARS SVOCs, and/ or RCRA metals. Detected compounds in groundwater are displayed in Table 2, attached.

Benzene, toluene, and xylene were detected in soil in two test boring locations (TB-7 from 0-4 feet and TB-9 from 0-4 feet) but did not exceed New York Codes, Rules and Regulations (NYCRR) Part 375 unrestricted use soil cleanup objectives (SCOs). Metals were detected in seven soil boring locations including lead in two test boring locations (TB-7 from 0-4 feet and TB-8 from 0-4 feet) that exceeded NYCRR Part 375 restricted residential SCOs. Toluene was detected in groundwater in one location (MW-3) but did not exceed New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) 1.1.1 groundwater standards. Barium was detected in groundwater in two locations (MW-1 and MW-4) but did not exceed NYSDEC TOGS 1.1.1 groundwater standards.

Based on static water level measurements of the four groundwater monitoring wells performed in April 2007, groundwater at the Site generally flows towards the south. Groundwater monitoring wells were decommissioned in May 2007.

5.0 Site Management Plan

A Phase II investigation was conducted to evaluate subsurface conditions across the Site and concluded that residual contamination is present. Due to the presence of VOCs including benzene, toluene, and xylene exceeding regulatory standards in soil in two locations, it is concluded that petroleum-related products are present in subsurface material at the Site. Other constituents that may be present at the Site include but are not limited to arsenic, barium, cadmium, chromium, lead, mercury and selenium.

Exposure to VOCs can be harmful to human health and may result in headache, eye, nose and throat irritation, loss of coordination, nausea, damage to liver, kidney, or central nervous system. It is possible that the constituents listed above are present in soil, fill and/ or groundwater at the Site.

Evidence of petroleum-related products can be identified by the presence of petroleum-like odors, and/ or elevated readings above background on a photoionization detector (PID). If petroleum-related products are encountered at the Site in the future, the NYSDEC Spills Unit must be contacted immediately. Contact information is included in section 6.0. Additional testing and specified handling

of materials may be warranted. The Site owner is responsible for properly handling contamination if is it disturbed/ encountered. NYSDEC Region 8 should be contacted for guidance.

Suspect contaminated material (i.e. elevated PID readings, petroleum-like odors and/or staining) must be staged on and covered with plastic sheeting. Any petroleum-contaminated material must be characterized and disposed of as a regulated solid waste, unless the NYSDEC approves on-site treatment or re-use. No follow-up testing of soil or groundwater is required at this time; however, if contaminated material is encountered, further testing may be warranted and required by the NYSDEC. Testing should be conducted in accordance with Technical and Operational Guidance Series 1.1.1 (TOGS 1.1.1) and NYSDEC Division of Environmental Remediation Guidance for Site Investigation and Remediation (DER-10).

An effort should be made to limit exposure to VOCs during any intrusive work at the Site that will disturb the subsurface material including but not limited to construction and demolition activities. Prior to issuing any permits, the City's Division of Environmental Quality must be consulted. This SMP should be made available to all Site owners and workers in the future. A Health and Safety Plan (HASP) must be developed and followed by the parties involved during any excavation and/ or dewatering activities conducted at the Site. The HASP should include a Community Air Monitoring Plan (CAMP) designed to protect the surrounding community and Site workers from exposure to dust and VOC vapors. The HASP should include safety procedures for operating and being in proximity to construction equipment, personal protective equipment required, and directions to the nearest emergency medical facility.

6.0 Contact Information

City of Rochester
Division of Environmental Quality
Joseph Biondolillo
30 Church Street
Room 300-B
Rochester, New York 14614
585-428-6649

NYSDEC Region 8
6274 Avon-Lime Road
Avon, New York 14414
585-226-2466

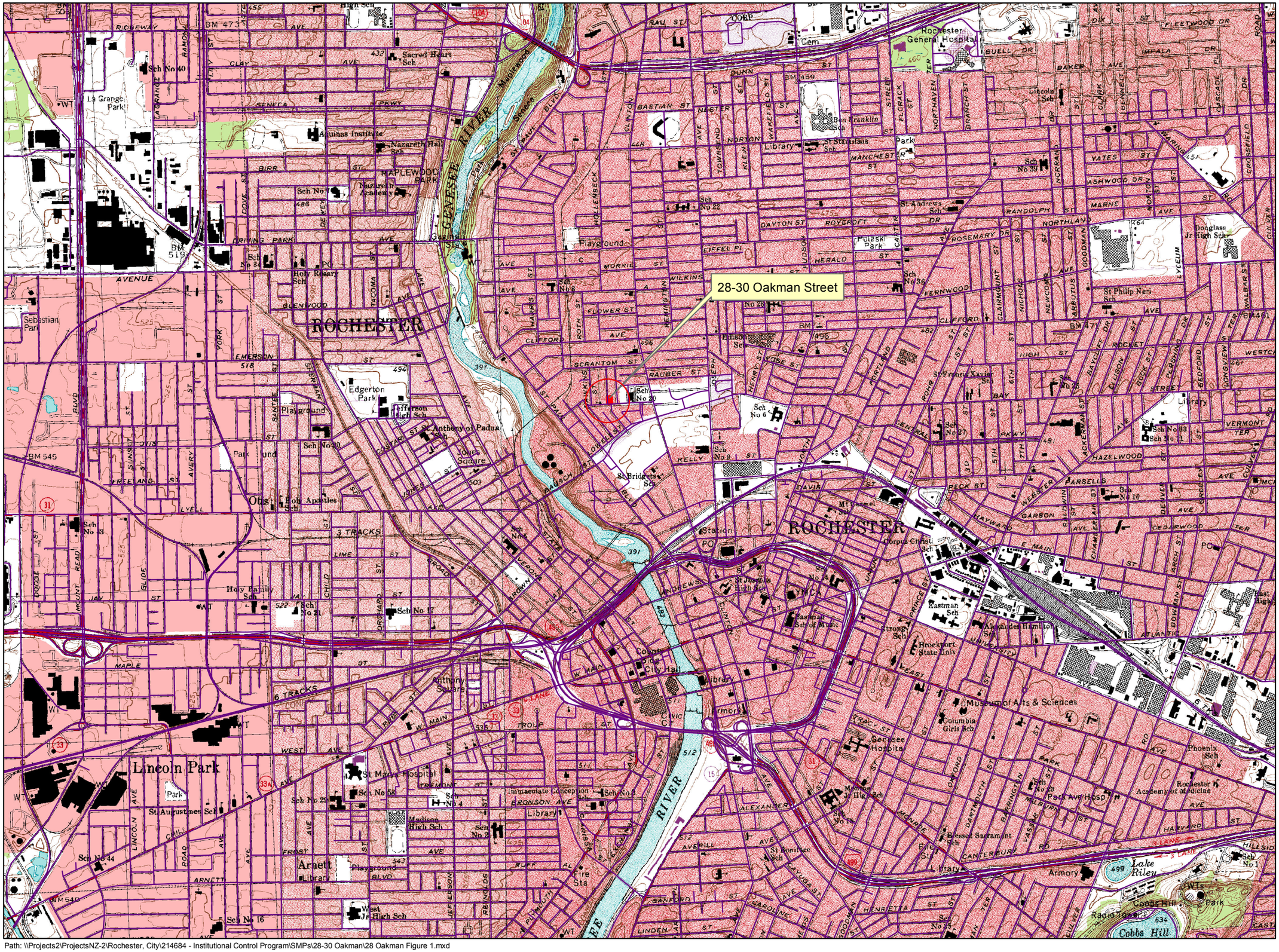
NYSDEC Spills Hotline
800-457-7362

New York State Department of Health
Corning Tower
Empire State Plaza
Albany, New York 12237

Monroe County Department of Public Health
111 Westfall Road
Room 952
Rochester, New York 14620
585-753-2991

LaBella Associates, D.P.C.
300 State Street
Rochester, New York 14614

Figures



LABELLA Associates, D.P.C.

300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066
www.labellapc.com

CITY OF ROCHESTER

28-30 OAKMAN STREET
ROCHESTER, NY 14605

PROJECT LOCUS MAP

USGS TOPOGRAPHIC MAP

214684

FIGURE 1

Path: \\Projects2\ProjectsNZ-2\Rochester, City\214684 - Institutional Control Program\SMPs\28-30 Oakman\28 Oakman Figure 1.mxd

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F: (585)454-3066
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CITY OF ROCHESTER

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SITE FEATURES

N
W E
S

0 20
Feet
1 inch = 20 feet

214684

FIGURE 2

Path: \\Projects2\ProjectsNZ-2\Rochester, City\214684 - Institutional Control Program\SMPs\28-30 Oakman\28 Oakman Figure 2.mxd

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Rochester, New York 14614

Tables

Table 1
28-30 Oakman Street
Rochester, New York
Detected Parameters in Soil
Results in milligrams per liter (mg/kg) or parts per million (ppm)
March 2007

	Sample Location	**TB-2**	**TB-4**	**TB-6**	**TB-7**	**TB-8**	**TB-9**	**TB-10**	**TB-11**	**TB-13**
	Sample Depth (feet)	4-8	1-3	0-4	0-4	0-4	0-4	0-4	7-8	4-8
Metals	Arsenic	NS	**7.08**	NS	**3.8**	NS	**4.02**	NS	NS	**3.83**
	Barium	NS	**159**	NS	**276**	NS	**43.5**	NS	NS	**24.5**
	Cadmium	NS	ND	NS	**1.02**	NS	ND	NS	NS	ND
	Chromium	NS	**19.1**	NS	**10.2**	NS	**10.5**	NS	NS	**6.9**
	Lead	NS	**8.56**	**31.6**	**545**	**2290**	**31.6**	**29.4**	NS	**6.11**
	Mercury	NS	**0.0209**	NS	**0.0515**	NS	**0.0218**	NS	NS	**0.0054**
	Selenium	NS	ND	NS	ND	NS	ND	NS	NS	**1.25**
VOCs	Benzene	ND	ND	NS	ND	NS	**0.0574**	NS	ND	ND
	Toluene	ND	ND	NS	**0.0271**	NS	**0.00979**	NS	ND	ND
	Total Xylenes	ND	ND	NS	**0.0226**	NS	**0.028**	NS	ND	ND
	Total VOCs	ND	ND	NS	***0.0497***	NS	***0.09519***	NS	ND	ND

Legend:
NS indicates Not Sampled for the specified parameter
ND indicates Not Detected above analytical laboratory detection limits
Bold indicates the parameter was detected above analytical laboratory detection limits

Table 2
28-30 Oakman Street
Rochester, New York
Detected Parameters in Groundwater
Results in micrograms per liter (ug/L) or parts per billion (ppb)
March 2007

Sample Location		MW-1	MW-2	MW-3	MW-4
Metals	Barium	**59**	ND	ND	**37**
VOCs	Toluene	ND	ND	**2.98**	ND
	Total VOCs	ND	ND	**2.98**	ND

Legend:
NS indicates Not Sampled for the specified parameter
ND indicates Not Detected above analytical laboratory detection limits
Bold indicates the parameter was detected above analytical laboratory detection limits