LABELLA Associates, P.C.

Engineering
Architecture
Environmental
Planning

Site Management Plan:
687 Joseph Avenue

Location:
687 Joseph Avenue
Rochester, New York 14621

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 687 Joseph Avenue, 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 consists of an approximate 0.28 acre parcel zoned as "residential vacant land". The Site is surrounded by residential properties to the north, west, and across Joseph Ave to the east, and a parking lot to the northwest and south. New York State Department of Environmental Conservation (NYSDEC) spill file #0904471 was opened on July 16th, 2009 during the removal of a 4,000 gallon fuel oil tank and was subsequently closed on August 9th, 2009.

3.0 Previous Investigations

Historic research indicated that the property was formerly a Bakery and a two-family dwelling. The NYSDEC Petroleum Bulk Storage (PBS) database indicated that a 4,000 gallon underground storage tank used to store fuel oil was present on the property. Sanborn Maps did not show the presence of a tank and; therefore, the location was unknown to the City. As such, the City retained Lu Engineers (Lu) to conduct a test pit excavation and tank removal in 2009. No other investigations have been completed to the City's knowledge at the time of this report.

4.0 Subsurface Conditions

Lu completed a test pit excavation and tank removal on behalf of the City in July, 2009. Prior to excavation, Lu conducted a geophysical survey which identified five subsurface anomalies. A test pit was centered on each of the five anomalies and the locations are shown on Figure 2, attached. A 4,000 gallon underground storage tank used to store fuel oil was encountered in TP-4 and was removed along with 87.33 cubic yards of petroleum-impacted material to depths of approximately 11 feet below ground surface. Tanks were not encountered in any of the other four test pits.

Confirmatory soil samples were collected from each of the four sidewalls and the bottom of the excavation of TP-4 and analyzed for volatile organic compounds by Environmental Protection Agency

(EPA) method 8260 and semi-volatile organic compounds (SVOCs) by EPA method 8270. The north wall and east wall resulted in concentrations of VOCs that exceeded New York Codes, Rules and Regulations Part 375 Unrestricted Use. As such, residual contamination is present in the vicinity of the former UST. A data summary table is included as Table 1, attached.

5.0 Site Management Plan

A test pit excavation and tank removal resulted in the removal of a 4,000 gallon UST and associated petroleum-impacted material at the Site. Based on confirmatory soil samples collected from TP-4, it appears that residual VOC-contaminated soil is present at, but not limited to, the location of the north and east sidewalls of TP-4. It should be noted that further testing in locations not analyzed during the test pit excavation and tank removal at the Site may result in the presence of additional contamination in soil/fill and/or groundwater.

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 residual VOCs 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

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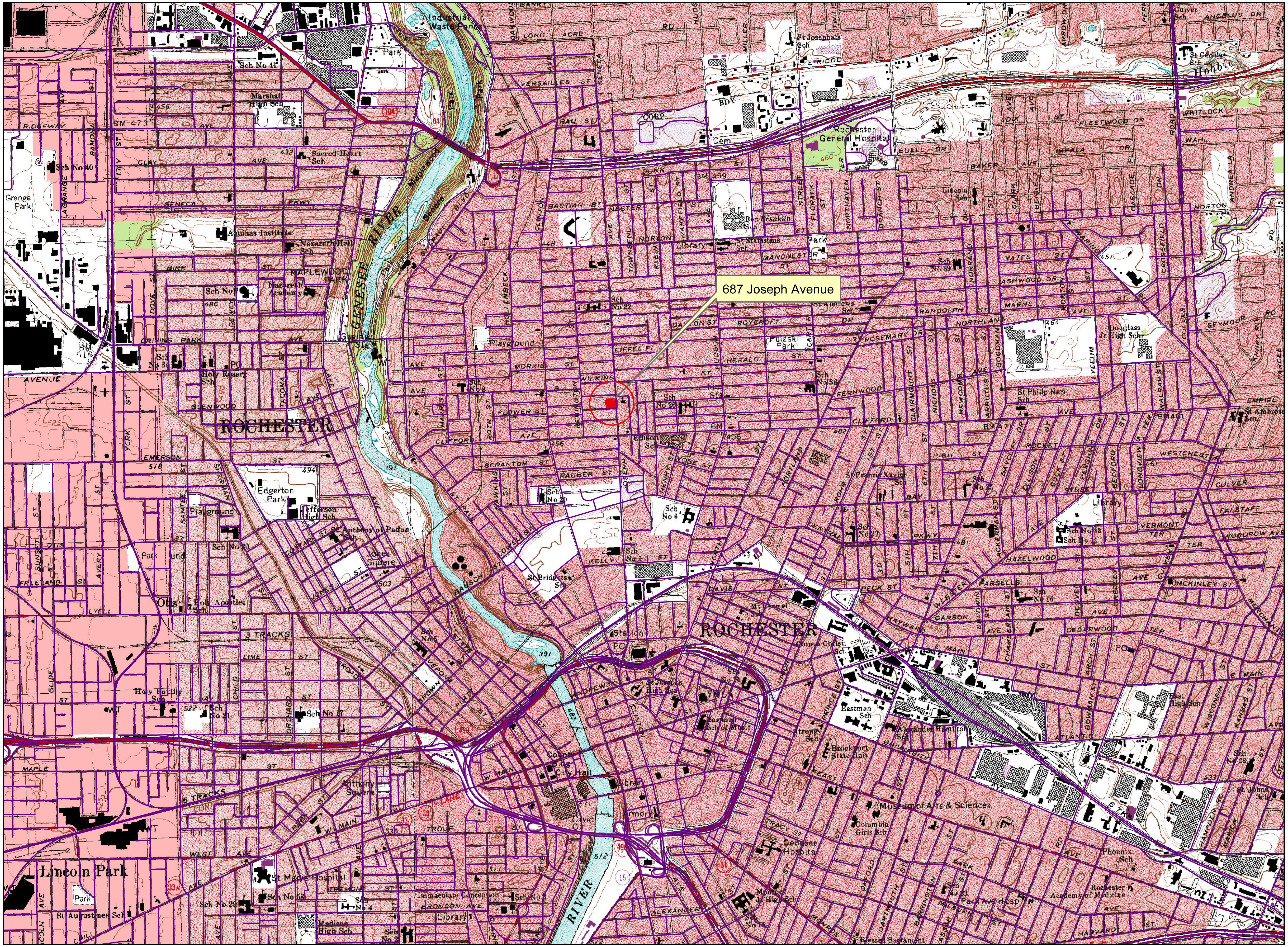
Figures



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CITY OF ROCHESTER

687 JOSEPH AVENUE
ROCHESTER, NY 14621

PROJECT LOCUS MAP

USGS TOPOGRAPHIC MAP

214684

FIGURE 1

Path: \\Projects2\ProjectsNZ-2\Rochester, City\214684 - Institutional Control Program\SMPs\687 Joseph Ave\687 Joseph Ave Figure 1.mxd

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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\687 Joseph Ave\687 Joseph Ave Figure 2.mxd

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Tables

Table 1
687 Joseph Avene
Rochester, New York
Test Pit Excavation and Tank Removal
Detected Parameters in Soil
Results in micrograms per kilogram (ug/kg) or parts per billion (ppb)
July 2009

Boring/ Sample ID	NYSDEC TAGM 4046 RSCO (ppb)	Part 375 Unrestricted Use SCO (ppb)	North Wall	East Wall	Tank Pit Floor
VOCs					
sec-Butylbenzene	NA	11,000	2,320	1,040	ND<6.57
n-Propylbenzene	NA	3,900	1,830	408	ND<6.57
p-Isopropylbenzene	NA	NA	ND<4810	909	ND<6.57
Napthalene	NA	12,000	15,800	6,610	ND<38.9
1,2,4-Trimethylbenzene	3,400	3,600	**18,200**	**5,690**	26.9
1,3,5-Trimethylbenzene	NA	8,400	5,700	2,300	10.3
SVOCs					
Acenaphthene	50,000	20,000	545	792	ND<318
Anthracene	50,000	100,000	773	343	ND<318
Naphthalene	13,000	12,000	3,530	2,390	ND<318
Fluorene	50,000	30,000	1,710	1,510	ND<318
Phenanthrene	50,000	100,000	5,370	3,780	ND<318
Pyrene	50,000	100,000	536	348	ND<318

Legend:
BOLD denotes exceeds NYS TAGM 4046 RSCO
Underlined indicates exceeds Part 375 Unrestricted Use SCOs
NA Denotes Not Applicable
ND Denotes the compound was non detect above laboratory reporting limits