LABELLA Associates, P.C.

Engineering
Architecture
Environmental
Planning

Site Management Plan:
65 Wilton Terrace

Location:
65 Wilton Terrace
Rochester, New York 14619

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 65 Wilton Terrace (formerly 65 and 75 Wilton Terrace), 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 approximately 0.26 acre parcel zoned as "distribution facility". The Site is surrounded by residential properties to the north, east, and south and across Wilton Terrace to the west. The Site was formerly two separate properties identified as 65 and 75 Wilton Terrace. In 2007, the two parcels were combined by the City following foreclosure of 75 Wilton Terrace, and are now identified as 65 Wilton Terrace. This SMP applies to the combined parcels, now identified as 65 Wilton Terrace, and describes sub-surface investigations and findings at the former 75 Wilton Terrace.

New York State Department of Environmental Conservation (NYSDEC) spill file #0311820 was opened in 2004 following identification of petroleum-impacted soil during a sub-surface investigation. The spill file was removed (closed) in 2008 and a 'No Further Action' letter was issued by the NYSDEC for the property. The No Further Action letter requires that a SMP be developed for the property.

3.0 Previous Investigations

A Phase I Environmental Site Assessment (ESA) was completed by Passero Associates, P.C. (Passero) in 2004 for 75 Wilton Terrace which recommended a sub-surface investigation due to the former presence of an underground storage tank (UST). Subsequently, Passero conducted a sub-surface soils investigation (Phase II Investigation) in the area of the former UST which was used to store gasoline. The tank was located at 75 Wilton Terrace and was reportedly removed in 1985. No other tanks are listed in the NYSDEC's Petroleum Bulk Storage Database. The Phase II Investigation consisted of the advancement of 10 soil borings in the parking lot at 75 Wilton Terrace.

LaBella conducted a Remedial Investigation (RI) at 75 Wilton Terrace in 2007 on behalf of the then owner following identification of impacted subsurface materials during a Phase II investigation. The RI consisted of the advancement of eleven soil borings and installation of three groundwater

monitoring wells and resulted in the identification of petroleum-impacted saturated soil and groundwater near the former UST. Monitoring wells were installed to depths of 12 to 14 feet bgs.

Based on the results of the RI, the City who was the owner of 65 Wilton Terrace at the time acquired 75 Wilton Terrace via foreclosure, and prepared a Corrective Action Plan (CAP) in 2008 for 75 Wilton Terrace. Following the completion of the CAP, the NYSDEC issued a No Further Action letter for the Site.

4.0 Subsurface Conditions

As part of the Phase II investigation completed by Passero, one soil and one groundwater sample were submitted to a laboratory for analysis. The samples identified the presence of petroleum-impacted soil and groundwater above NYS regulatory requirements. Summary tables of detected compounds from the Phase II are included in Table 1 and Table 2, attached.

As part of the RI completed by LaBella, nine soil samples and two groundwater samples were submitted to a laboratory for analysis. (Note: MW-2 was 'dry' and not adequate for sampling, and; therefore, groundwater flow directions were not determined.) The samples identified the presence of petroleum-impacted soil and groundwater above NYS regulatory requirements. Summary tables of detected compounds from the RI are included in Table 3 and Table 4, attached. Test locations from the RI are included as Figure 2, attached.

The CAP which consisted of removal and off-site disposal of approximately 355 tons of contaminated soil centered on the former UST was completed in 2008. The excavation extended until clean (i.e., no staining, odors, or elevated photoionization detector (PID) readings) material was present. Impacted material was identified from 12 to 15 feet below ground surface (bgs). Sidewall samples from each of the four excavation walls were collected and submitted to a laboratory for analysis of NYSDEC Spills Technology and Remediation Series (STARS) volatile organic compounds (VOCs). All four samples were non-detect for VOCs above laboratory detection limits. (Note: the excavation extended to bedrock and; therefore a bottom confirmatory soil sample was not collected). An oxygen release compound (ORC) was applied to the western sidewall of the excavation to mitigate residual contamination. Excavation limits and ORC introduction areas are included in Figure 3, attached. Imported clean material was used to backfill the excavation to grade.

5.0 Site Management Plan

A Phase II Investigation and RI were conducted to evaluate subsurface conditions across the Site and concluded that residual contamination was present in the portion of the Site formerly identified as 75 Wilton Terrace. The CAP was designed to remove the source of contamination in soil in an effort to prevent further release of contaminants. Following source removal, a 'No Further Action' Letter issued by the NYSDEC suggests the contaminants have been removed. It should be noted that further testing at the Site may result in the identification of contaminants in areas not removed during the CAP.

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

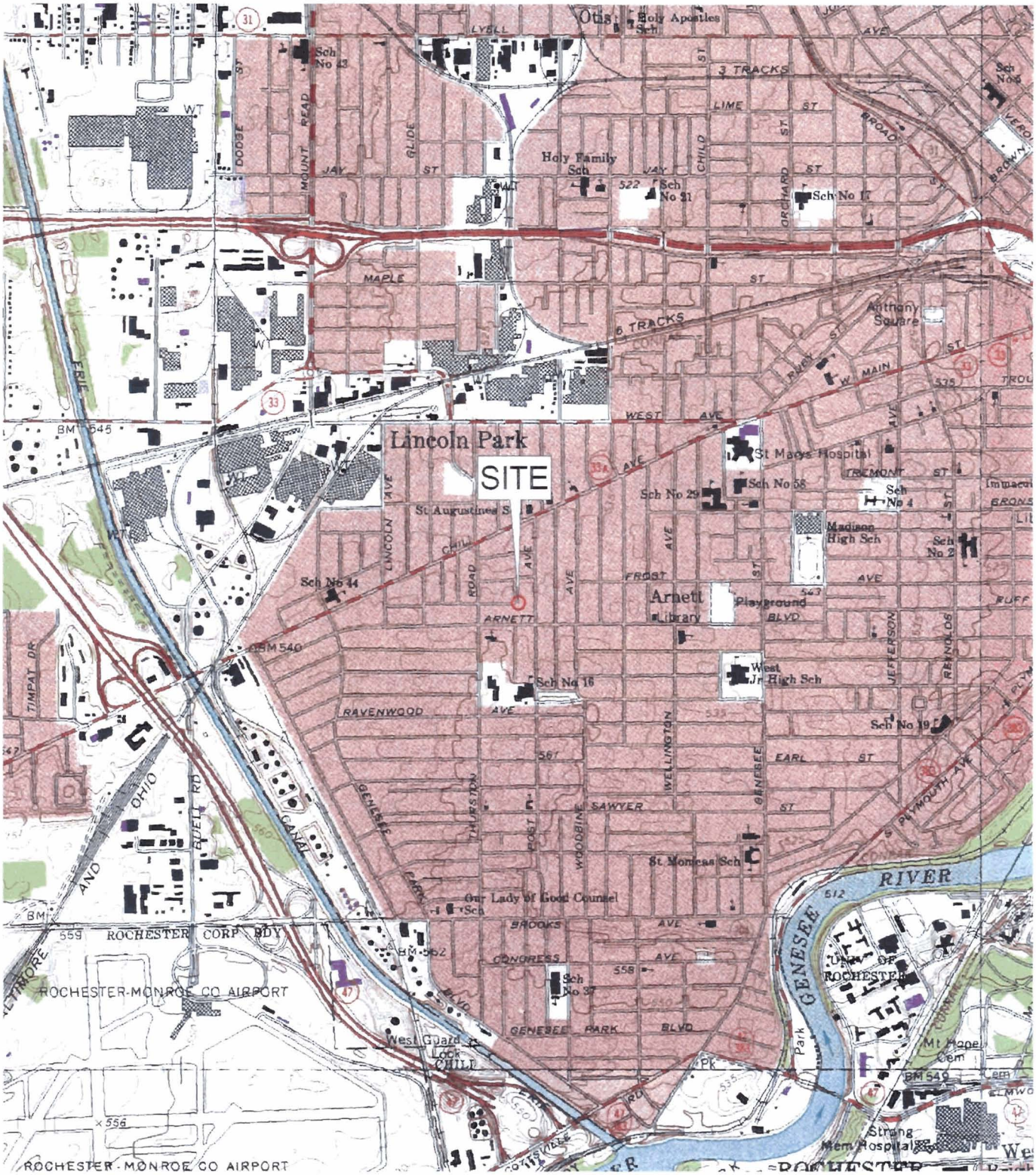

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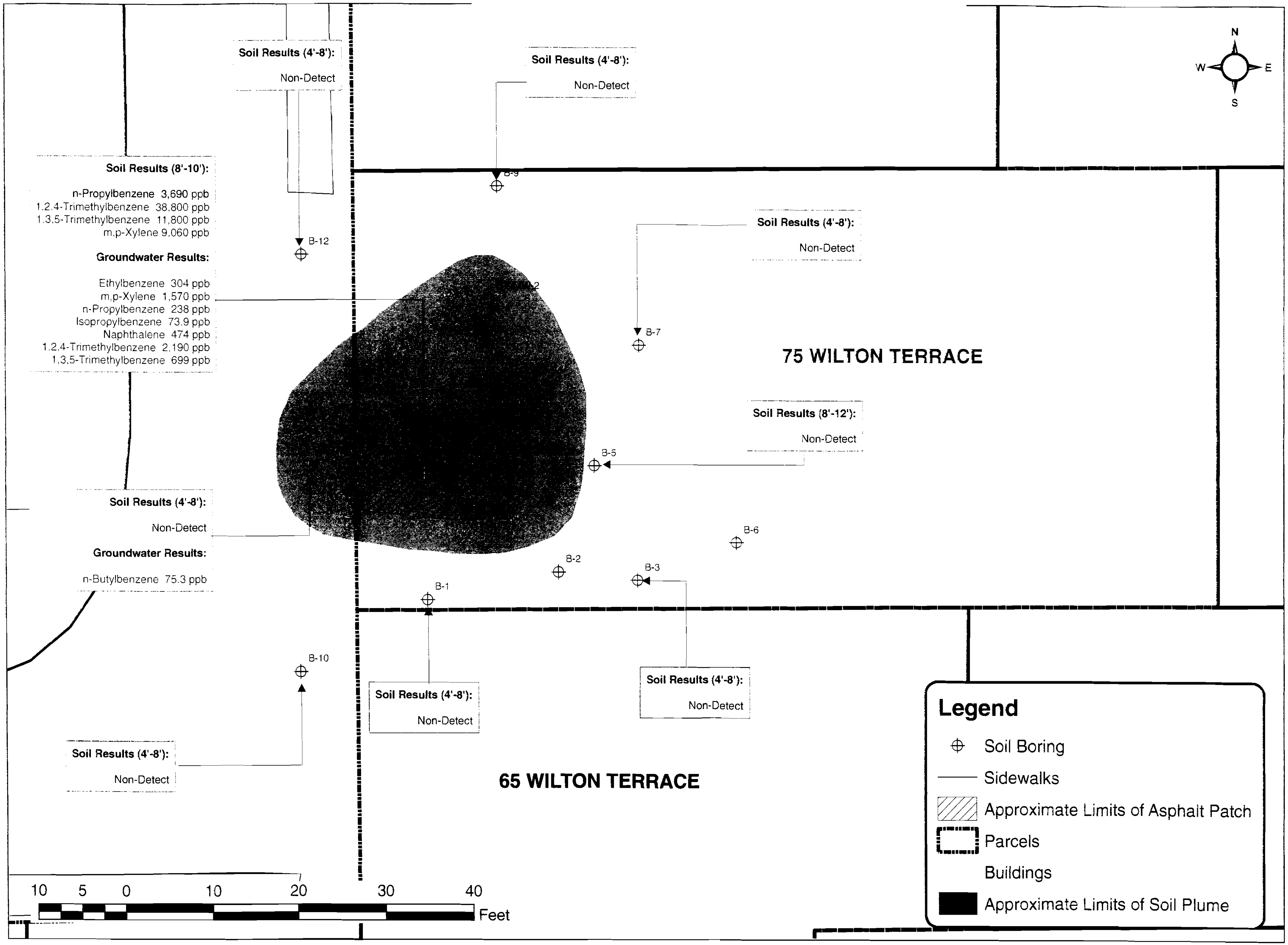
FIGURE 1
Site Location Map

75 Wilton Terrace
Rochester, New York 14605

LABELLA

LaBella Project No 207694



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PROJECT/CLIENT: PHASE II ENVIRONMENTAL SITE ASSESSMENT

75 WILTON TERRACE
ROCHESTER, NEW YORK

DRAWING TITLE: SITE MAP AND SOIL BORING LOCATIONS

ISSUED FOR: DRAFT

DATE: AUGUST 2007

DESIGNED BY: MFP
DRAWN BY: DN
REVIEWED BY: DN

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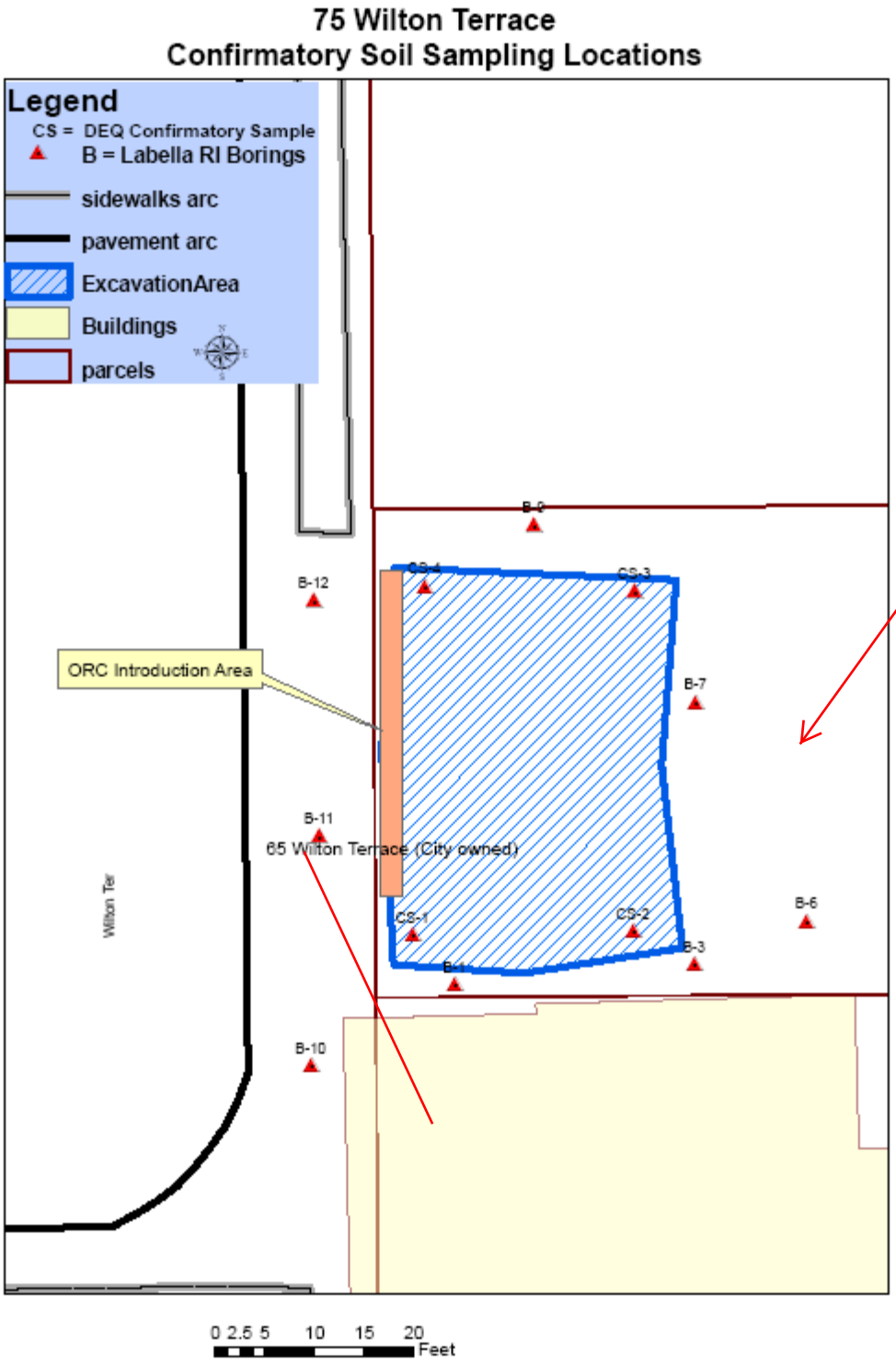
PROJECT/DRAWING NUMBER: 207694

FIGURE 2

Figure 3: Corrective Action Plan
Excavation Limits and ORC Introduction Area



Former 75 Wilton Terrace

LaBella Associates, D.P.C.
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Rochester, New York 14614

Tables

Table 1
65-75 Wilton Terrace
Rochester, New York
Phase II ESA
Detected Parameters in Soil
Results in miligrams per kilogram (mg/kg) or parts per million (ppm)
January 2004

Sample ID **Sample Depth**	**TAGM 4046 RSCOs**	**BH3** 8-10
n-Butylbenzene	NA	53.2
sec-Butylbenzene	NA	9.1
Ethylbenzene	5.5	**66.7**
n-Propylbenzene	NA	74.2
Isopropylbenzene	NA	17.5
Napthalene	13.0	**65.8**
1,2,4-Trimethylbenzene	NA	609
1,3,5-Trimethylbenzene	NA	193
Total Xylenes	1.2	**413.1**
Total VOCs	10	**1501.6**

Legend:
BOLD denotes exceeds TAGM 4046 RSCOs
NA denotes Not Applicable

Table 2
65-75 Wilton Terrace
Rochester, New York
Phase II ESA
Detected Parameters in Groundwater
Results in micrograms per liter (mg/L) or parts per billion (ppb)
January 2004

Sample ID	NYS Part 703 Groundwater Standard	GW
Ethylbenzene	5.0	**39.6**
n-Propylbenzene	5.0	4.95
Isopropylbenzene	5.0	4.15
Napthalene	10.0	**10.2**
1,2,4-Trimethylbenzene	5.0	**114**
1,3,5-Trimethylbenzene	5.0	**10.1**
Total Xylenes	5.0	**61.0**

Legend:
BOLD denotes exceeds NYS Part 703 Groundwater Standards

Table 3
65-75 Wilton Terrace
Rochester, New York
Remedial Investigaion
Detected Parameters in Soil
Results in micrograms per kilogram (ug/kg) or parts per billion (ppb)
August 2007

Boring/ Sample ID	NYSDEC TAGM 4046 RSCO	B-1/ S-2	B-3/ S-2	B-4/ S-3	B-5/ S-3	B-7/ S-2	B-9/ S-2	B-10/ S-2	B-11/ S-2	B-12/ S-2
Sample Depth (feet)		**4-8**	**4-8**	**8-10**	**8-12**	**4-8**	**4-8**	**4-8**	**4-8**	**4-8**
n-Propylbenzene	14000	ND	ND	3690	ND	ND	ND	ND	ND	ND
m,p-Xylene	1200	ND	ND	**9060**	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	13000	ND	ND	**38800**	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	3300	ND	ND	**11800**	ND	ND	ND	ND	ND	ND

Legend:
BOLD denotes exceeds NYS TAGM 4046 RSCO
ND Denotes the compound was non detect above laboratory reporting limits

Table 4
65-75 Wilton Terrace
Rochester, New York
Remedial Investigaion
Detected Parameters in Groundwater
Results in micrograms per liter (ug/L) or parts per billion (ppb)
August 2007

Well ID	NYS Part 703 Groundwater Standard	MW-1	MW-3
n-Propylbenzene	5	**238**	ND
Ethylbenzene	5	**304**	ND
n-Butylbenzene	5	ND	**75.3**
Isopropylbenzene	5	**74**	ND
Napthalene	10	**474**	ND
m,p-Xylene	5	**1570**	ND
1,2,4-Trimethylbenzene	5	**2190**	ND
1,3,5-Trimethylbenzene	5	**699**	ND

Legend:
BOLD denotes exceeds NYS Part 703 Groundwater Standards
ND Denotes the compound was non detect above laboratory reporting limits