



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Luster-Coate Metalizing Corporation
DEC Site #: C828113
Address: 32 East Buffalo Street
Churchville, NY 14428

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Luster-Coate Metalizing Corporation site ("site") located at 32 East Buffalo Street, Churchville, Monroe County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C828113>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Lotus Green Development, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 11, 2017** through **June 9, 2017**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Additional goals of the site investigation are to:

- 1) identify the source(s) of the contamination;
- 2) assess the impact of the contamination on public health and the environment; and
- 3) provide information to support the development of a proposed remedy to address the contamination.

Preliminary environmental investigations indicate that soil and/or groundwater at the site is contaminated with volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and metals.

Proposed investigation activities include the following:

- surface soil testing sampling to evaluate potential human exposures;
- subsurface soil testing to identify potential sources of the contamination; and
- groundwater testing to evaluate the extent of groundwater contamination on the site; and
- evaluate to potential for contaminants to migrate off of the site.

The investigation is funded by the applicant with oversight provided by NYSDEC.

Additional Details

A Citizen Participation Plan that provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site can be found at the locations identified below under "Where to Find Information." The public information and involvement program will be carried out with assistance, as appropriate, from the applicant.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see "Where to Find Information" below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: This Luster-Coate Metalizing Corporation site is a 4-acre property located in a suburban area. The site is located on East Buffalo Street along the east bank of Black Creek in the Village Churchville, Town of Riga, Monroe County.

Site Features: The site is relatively flat but slopes down to Black Creek on the west. The site is vacant. All buildings have been demolished, but the building slabs remain in place. The site is primarily covered by the former building slabs and pavement. Exposed surface soil is primarily limited to the site perimeter.

Current Zoning and Land Use: The site is vacant and zoned for industrial use. Black Creek forms the western site boundary. Other adjacent properties are residential.

Past Use of the Site: Luster-Coate Metalizing Corp. applied metal film and paint coatings to plastic materials manufactured elsewhere. Prior to this activity, the site was reportedly used for a variety of industrial purposes dating to at least 1929.

In 2001, an environmental investigation identified elevated levels of chlorinated compounds in groundwater. The source of the chlorinated compounds was not identified, but a vapor degreaser that used chlorinated compounds was present at the site.

Luster-Coate abandoned the site and in 2004 the U.S. Environmental Protection Agency removed abandoned chemicals from the site. Based on the above NYSDEC identified this site as a P site and additional investigations were completed by NYSDEC between 2004 and 2006, which detected PCBs in surface soils. In 2006, NYSDEC removed PCB contaminated soils from adjacent residential properties as an Interim Remedial Measure and determined no further action was required at that time.

Site Geology and Hydrogeology: Site soils are primarily sand and silt to depths of up to 30-feet. Groundwater is typically encountered at depths ranging from 3 to 14 feet and appears to flow west and towards Black Creek.

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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Newman-Riga Library
Attn: Donna Haire
1 Village Park
Churchville, NY 14428
phone: 585-283-2009
(newmanriga@hotmail.com)

NYSDEC Region 8
6274 E. Avon Lima Road (Rtes. 5&20)
Avon, NY 14414-9519
Hours: 8:30AM – 4:45 PM (Mon-Fri)
(call for appointment)
Phone: 585-226-5324

Who to Contact

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

Project Related Questions

Frank Sowers, PE
Project Manager
New York State Department of Environmental
Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
frank.sowers@dec.ny.gov

Site-Related Health Questions

Melissa Doroski
Public Health Specialist
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room #1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.

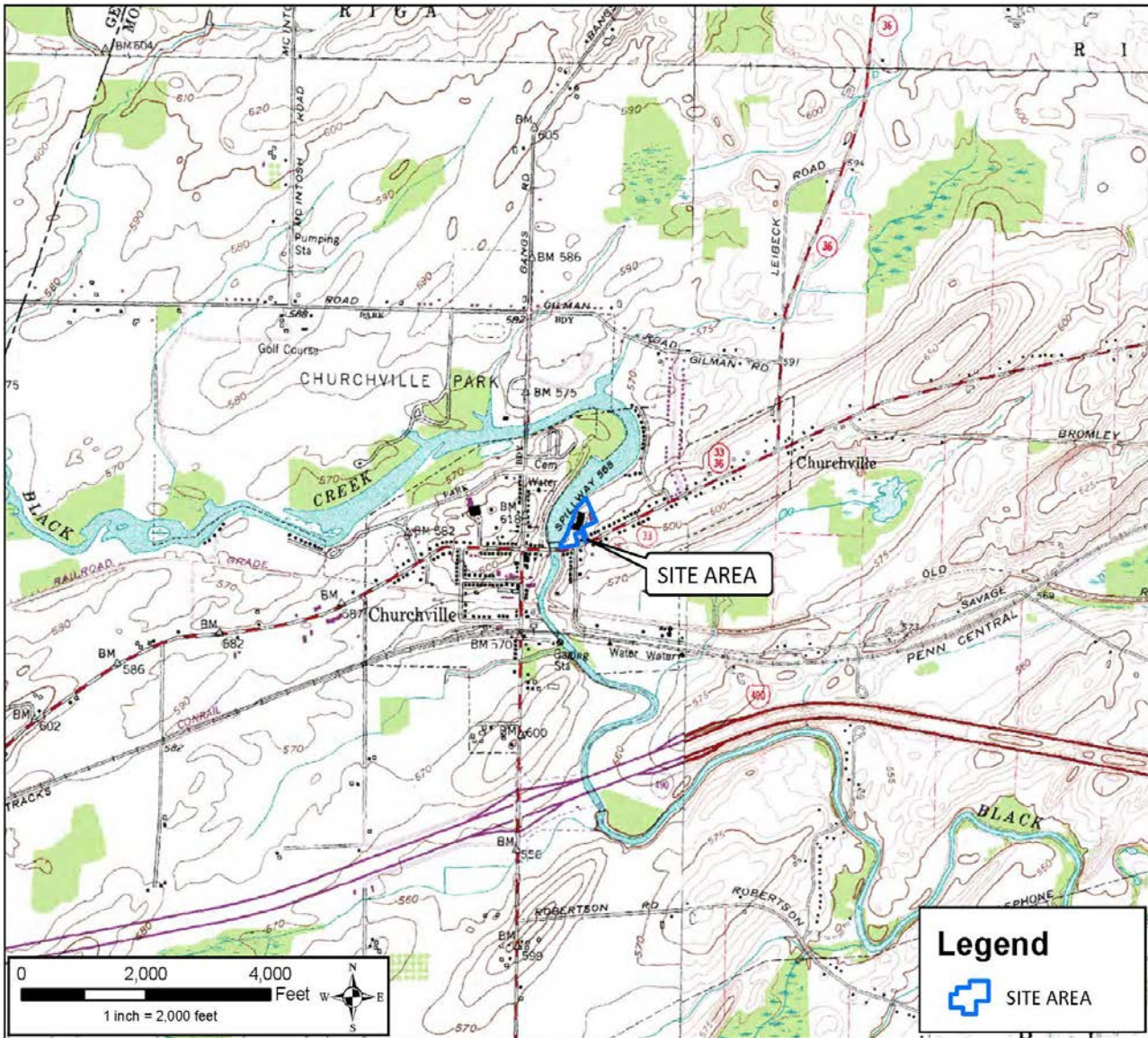
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



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 Associates, D.P.C.

32 EAST BUFFALO STREET
 VILLAGE OF CHURCHVILLE,
 MONROE COUNTY, NY
 CLIENT: ATLANTIC FUNDING &
 REAL ESTATE, LLC

STUDY AREA LOCATION MAP WITH
 USGS 7.5-MINUTE TOPOGRAPHIC
 QUADRANGLE

PROJECT NUMBER
 2170239
 FIGURE 1