



Fact Sheet Brownfield Cleanup Program

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Site Name: Lighthouse Pointe - Riverfront
DEC Site #: C828140
Address: Pattonwood Drive
Town of Irondequoit, Monroe County

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Lighthouse Pointe-Riverfront site ("site") on Pattonwood Drive in the Town of Irondequoit and City of Rochester, Monroe County.

The cleanup activities will be performed and funded by Lighthouse Pointe Property Associates, LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C828140

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from October 7 through November 20, 2016. The draft Remedial Alternatives Analysis Report containing the proposed site remedy is available for public review at the locations identified below under "Where to Find Information."

The proposed remedy consists of:

- A site cover that consists of either two feet of clean soil or hard surfaces such as pavement, sidewalks, or buildings;
Any new buildings will require a mitigation system to prevent contaminated vapors from entering occupied spaces;
An Environmental Easement which prohibits the use of groundwater as a drinking water source and restricts site use to restricted-residential or commercial uses.

Site Management Plan; and

- A Site Management Plan which ensures the site cover and any mitigation systems remain in place and operational. It will also require a detailed soil management plan and air monitoring plan for worker and community safety during any excavation below the site cover.

This proposed remedy is protective to public health and the environment by limiting exposure to site contaminants and providing for proper handling of any contaminated soils encountered during on-site excavations. The remedy will allow the site to be developed for restricted-residential or commercial uses that are consistent with local zoning requirements. A remedial work plan and schedule for implementation of the remedy have not been developed.

Summary of the Investigation

Nature and Extent of Contamination:

Elevated levels of lead, mercury and polycyclic aromatic compounds (PAHs) have been detected in historic fill and wastes above restricted-residential soil cleanup objectives. PAHs are formed by incomplete combustion of complex chemicals. They are typically found in coal ash, driveway sealer and other products manufactured from petroleum compounds. Groundwater samples taken from 2006 to 2014 have shown elevated levels of iron and magnesium which may be associated with municipal solid wastes. No volatile organic compounds have been detected in groundwater above standards. On-site soil vapor is contaminated with low levels of volatile organic compounds. Volatile organic compounds are chemicals which easily evaporate when exposed to the air (i.e. gasoline).

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft remedial work plan (RWP) and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final RWP (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Site Description

Location: This site is located within the Town of Irondequoit and the City of Rochester. The approximately 15-acre site is located west of Thomas Avenue and south of the O'Rourke Bridge. The Genesee River comprises the western border of the site.

Site Features: Most of the site is vacant undeveloped land and slopes downward from Thomas Avenue towards the Genesee River. There are several small non-permanent shed structures along the Genesee River with associated boat slips. The only permanent building on the site is a small commercial structure on Thomas Avenue.

Current Zoning and land Use: The site is comprised of 10 separate parcels and is zoned for commercial and residential uses. The majority of the site is vacant and used seasonally for dock and boat storage. The shoreline of the Genesee River is a mixture of wooden bulkhead and non-structured banks that are partially covered by docks and boardwalks extending into the river. Surrounding site

use is generally residential to the south and east and commercial marinas to the north.

Past Use of the Site: In the early 1900s the site had some commercial uses by the railroad and shipping industries along the shoreline of the Genesee River, and a lumberyard occupied a portion of the site. A former railroad bed borders the site to the east. During the 1940s to the 1960s landfilling reportedly occurred with ash, slag, cinders, wastewater treatment plant sludge, construction and demolition debris, and some household wastes. The site was used for boat and dock storage from the adjacent marina.

Site Geology and Hydrogeology: Groundwater is encountered from three to eleven feet below ground surface. Overburden consists of sand, silt, clay, peat, waste and fill material. Due to the past site developments and uses, undisturbed soils are predominantly located beneath waste and fill materials. Bedrock was encountered at 27.5 feet below ground surface along Thomas Avenue and it slopes sharply towards the Genesee River where it is more than 130 feet below ground surface at the O'Rourke Bridge.

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 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.

Irondequoit Public Library
1290 Titus Avenue
Rochester, NY 14617
<http://www.irondequoitlibrary.org/>
Phone: 585-336-6060

NYS Department of Environmental Conservation
Region 8 Headquarters
6274 East Avon-Lima Road
Avon, New York
Phone: 585-226-5350

Selected project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/37556.html>.

Who to Contact

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

Project Related Questions

Todd M. Caffoe, P.E. Project Manager
New York State Department of
Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414
(585)226-5350
todd.caffoe@dec.ny
Call or e-mail for an appointment

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
518-402-7860
bee@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.

Lighthouse Pointe Riverfront Site Map

