



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 5 & 15 Flint Street Site
DEC Site #: C828162
Address: 5 & 15 Flint Street, Rochester, NY 14608

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday June 13 at 6:00 pm
Carlson Commons, 70 Corretta Scott Crossing, Rochester, New York

NYSDEC invites you to a public meeting to discuss the proposed remedy to address contamination at the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

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 the 5 & 15 Flint Street Site ("site") located at 5 & 15 Flint Street in the City of Rochester, 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."

The cleanup activities will be performed and funded by One Flint St., LLC (applicant) 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.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C2828162>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **May 25, 2017** through **July 10, 2017**. The draft Remedial Alternatives Analysis (RAA) containing the proposed site remedy is available for public 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.

Proposed Remedy

The proposed remedy will include:

1. A remedial design to provide plans and specifications needed to implement the cleanup plan.
2. Demolition of all existing on-site buildings.
3. Excavation and off-site disposal of all contaminated soil on the site. The primary site contaminants include petroleum-related compounds; metals; semi-volatile organic compounds (SVOCs); and polychlorinated biphenyls (PCBs). All of the soil on the 5 Flint Street property will be removed down to bedrock, a depth of about 15 feet. On the 15 Flint Street property, excavation depths are expected to range from two feet on the south end of the property to about 15 feet (top of bedrock) on the north end of the property along Flint Street.
4. Pumping water that accumulates in the excavations into storage tanks. This water is expected to be contaminated with low levels of petroleum-related compounds and chlorinated volatile organic compounds (VOCs). The water will be tested and treated in an appropriate manner based on the test results.
5. Placement of oxygen release compounds into the excavations to enhance the natural biological breakdown of any remaining groundwater contaminants.

The proposed cleanup plan will protect public health and the environment. Air monitoring, odor control, and dust suppression will be performed during cleanup activities to protect area residents.

Contingent Remedy

If all of the contamination cannot be removed, then a contingent remedy will be implemented. The contingent remedy would include institutional and engineering controls to manage any remaining contamination. The institutional control would be an environmental easement that limits site use to restricted-residential (such as apartments), commercial, and industrial activities, prohibits groundwater use, and requires long-term compliance with a NYSDEC-approved Site Management Plan. Engineering controls, including a cover system and possibly vapor intrusion mitigation systems for new buildings, would also be part of the contingent remedy.

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of a site, such as an environmental easement, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The proposed cleanup plan does not include any institutional or engineering controls since all of the contamination will be removed.

Since the applicant is a Volunteer in the Brownfield Cleanup Program, they are not required to address off-site contamination. The cleanup will be paid for by the applicant and is estimated to cost approximately \$17,000,000.

NYSDEC will seek to identify any parties (other than the applicant) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). NYSDEC will bring an enforcement action against the PRPs. If an enforcement action cannot be brought, or does not result in the initiation of a remedial program by any PRPs, then NYSDEC will evaluate the off-site contamination for action under the Spill Fund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

Summary of the Investigation

Soil and groundwater at the site are impacted. Surface soils are primarily contaminated with metals including lead, arsenic, copper, and mercury; SVOCs; and PCBs. Pesticides are also present, but to a lesser extent. Elevated levels of metals and SVOCs are present in surface soils along a portion the western property line of 15 Flint Street adjacent to several residential properties. Deeper soils are primarily impacted with petroleum. Strong odors, visible sheens and staining are associated with the petroleum impacted soils. Petroleum contamination has migrated off-site to the north under the Flint Street right-of-way. The soil contamination has resulted in low to moderate levels of groundwater contamination. The groundwater contamination is generally in the form of a visible petroleum sheen floating on the top of groundwater. Some chlorinated VOCs are also present in groundwater.

Additional Information

The site is also part of the much larger City Vacuum Oil - South Genesee River Corridor Brownfield Opportunity Area (BOA). The BOA program provides resources to plan, design, and begin implementing targeted investment projects which support and enhance on-going revitalization efforts in the study area. The BOA program is run by the NYS Department of State and the BCP is run by the NYSDEC, but the two programs work together to help revitalize communities.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAA and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Alternatives Analysis (with revisions if necessary) and the Decision Document will be made available to the public. The applicant 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

Location: The site is located in an urban area on the south side of Flint Street between Exchange Street and the western bank of the Genesee River in the City of Rochester.

Site Features: The site consists of two non-contiguous parcels totaling approximately 7.2-acres. The two parcels are separated by a narrow strip of publically owned land that was formerly used as a canal and then a railroad bed. The main site features include one large abandoned building and several smaller buildings. Most of the site is undeveloped and covered with trees and other vegetation. Foundations and other remnants from historic structures are visible in some locations.

Current Zoning and Land Use: The site is currently inactive, and is zoned for single family residential use. The surrounding parcels are used for a combination of residential, recreational, commercial, and light industrial purposes. Residential properties border a portion of the site to the west. The City of Rochester owns vacant property south and east of the site.

Past Use of the Site: The site is located within the footprint of the former Vacuum Oil Company refinery which operated from approximately 1866 until 1935. The Vacuum Oil Company was a predecessor of ExxonMobil Corporation.

Refinery operations involved distilling crude petroleum under pressure to produce a variety of petroleum products. The two site properties were used for operations, barrel preparation, and storage (including petroleum storage). After the Vacuum Oil facility closed, most of the structures were demolished in place. Additional activities that may have contributed to site contamination after the Vacuum Oil facility closed include as a scrap metal and automotive salvage yard and resource recovery facility.

In 1989, an investigation was completed for the City of Rochester on adjacent property. In 1990, the City of Rochester prepared a report that describes the property and traces the history of the Vacuum Oil Corporation. In 2001, NYSDEC completed a preliminary investigation of a 24-acre portion of the former Vacuum Oil facility. In 2005, ExxonMobil performed work that expanded on the NYSDEC investigation. In 2008, separate reports were completed for the 15 Flint Street and 5 Flint Street properties for the City of Rochester and in 2009 an additional investigation report was prepared for ExxonMobil.

The results of these investigations indicated the widespread presence of various contaminants in soil and groundwater including petroleum compounds, metals, PCBs, and volatile organic compounds. Based on these results, One Flint St., LLC entered the Brownfield Cleanup Program in June 2010.

Site Geology and Hydrogeology: There ground surface slopes fairly steeply from the west side of the site down to the river. Site soils consist of both native soils and fill materials. Fill materials are generally found between 0 and 6 feet below ground. Fill materials include bricks, slag, cinders, gravels, wood, and miscellaneous debris. Native soils consist of sand and silt with varying amounts of clay. Depth to bedrock ranges from 11 to 28 feet. Groundwater has been encountered at depths ranging from 3 to 8 feet and flows to the east toward the Genesee River.

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.

Phillis Wheatley Community Library
33 Dr. Samuel McCree Way
Rochester, New York 14608
Attn: Lori Frankunas, Branch Manager
Phone: (585) 428-8212

The Plymouth-Exchange Neighborhood
Association
Carlson Commons
70 Corretta Scott Crossing
Rochester, New York 14608
info@PL-EX.org

Who to Contact

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

Project Related Questions

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

Site-Related Health Questions

Bridget Boyd – Public Health Specialist III
New York State Department of Health- BEEI
Empire State Plaza
Corning Tower Room 1787
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.

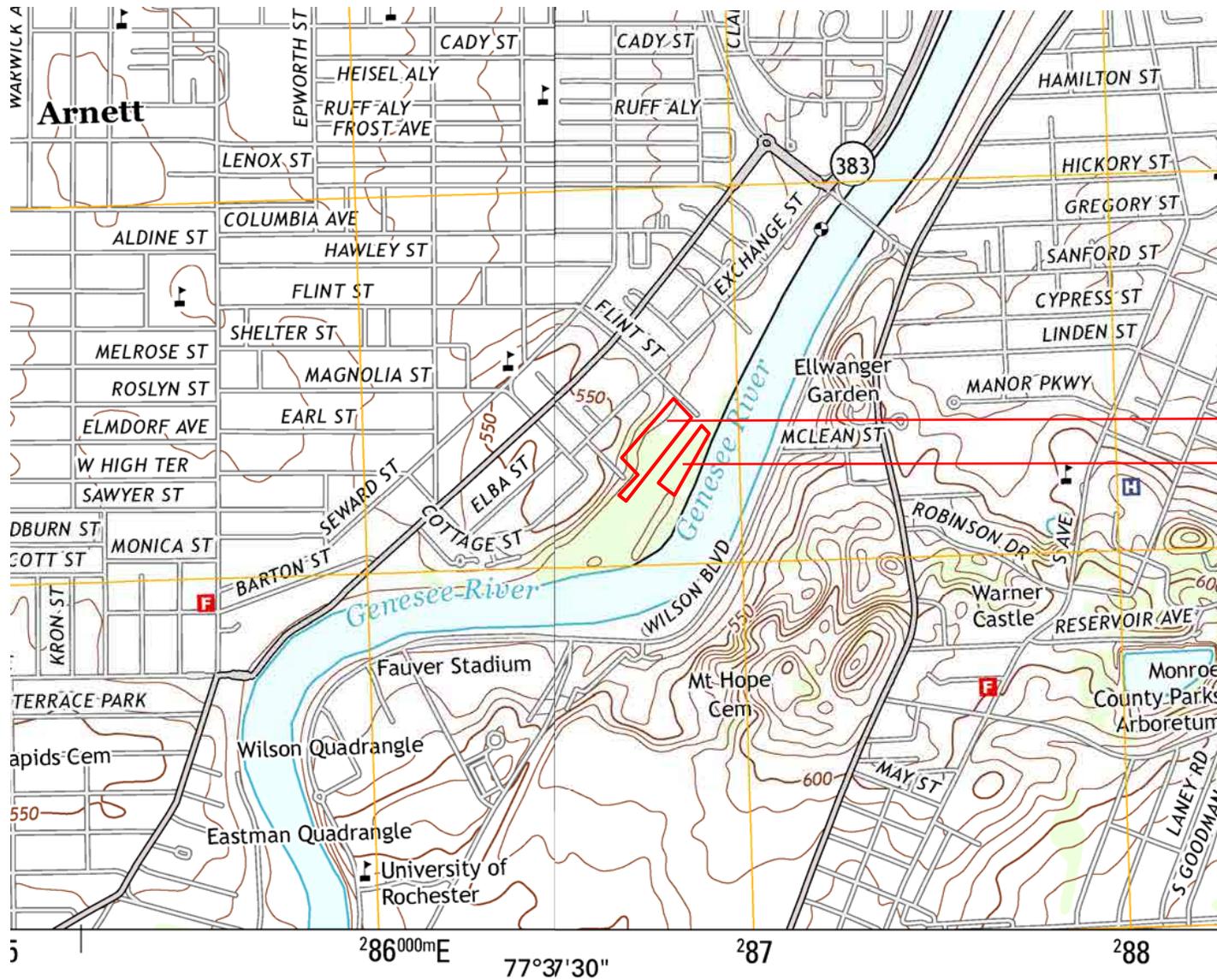
Receive Site Fact Sheets by Email

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.



15 Flint St.

5 Flint St.

MAP SOURCE:
USGS

RAVI ENGINEERING & LAND SURVEYING, P.C.
 2110 S. CLINTON AVENUE, SUITE 1
 ROCHESTER, NEW YORK 14618
 TL: (585) 223-3660 FX (585) 223-4250

5 & 15 Flint Street

Site Location Map

PROJECT NO.
45-14-003-0L

SCALE
NTS

April 2016

Figure 1