



# FACT SHEET

# Brownfield Cleanup Program

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

**Site Name:** Holtz Porsche, Audi, Mazda (PAM)  
**DEC Site #:** C828181  
**Address:** 3955 West Henrietta Road  
Henrietta, NY 14623

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 the Holtz Porsche, Audi, Mazda (PAM) site ("site") located at 3955 West Henrietta Road, Henrietta, Monroe County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

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 to public health or the environment.

### How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 10, 2014** through **November 24, 2014**. The proposed plan 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.

### Draft Remedial Work Plan and Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

The construction of a cover system to restrict public exposure to contamination identified in surface soils on the site. The cover will consist of buildings, asphalt paving, and/or a minimum of one foot of stone cover.

The remedy also includes the placement of an environmental easement on the property. The easement requires the remedial party or site owner to complete and submit to the Department a periodic certification that confirms the following restrictions remain in place at the site.

- the site is used for commercial or industrial uses, although land use is subject to local zoning laws;
- restricts the use of groundwater;
- requires compliance with the Department approved site management plan.

The site management plan is required to include the following:

- an excavation plan which details the management of future excavations in areas of remaining contamination;
- a requirement to evaluate the potential for soil vapor intrusion in any buildings developed on the site and in any building where the use is changed, including actions to address exposures related to soil vapor intrusion;
- management and inspection of the identified site restrictions;
- Department notification of use changes at the property;
- periodic certification that the environmental easement and site management plan are complied with; and
- a Monitoring Plan to assess the residual groundwater contamination.

The proposed remedy was developed by the Brownfield Cleanup Program (BCP) applicant, Linleigh Realty, after performing a detailed investigation of the site under New York's BCP.

### **Summary of the Investigation**

Remedial Investigations conducted under the Brownfield Cleanup Program (BCP) have identified the primary contaminants of concern at the site include Polycyclic Aromatic Hydrocarbons (PAHs) in surface soils, and petroleum related volatile organic compounds (VOCS), chlorinated VOCs, and metals in groundwater.

PAH's are petroleum-related compounds often associated with asphalt. Chlorinated VOCs include chemicals related to commercial/industrial cleaners and solvents.

Surface soil, sub-surface soil, groundwater, soil vapor, indoor air, and outdoor air samples were collected from this site. Surface Soil samples were collected from the top two inches of soil at three locations of exposed soil around the perimeter of the site. Eight subsurface soil samples were collected from depths ranging from 8 to 21 feet below the ground surface. Contaminant concentrations were not detected above site soil cleanup objectives associated with the commercial use standards. Eight groundwater samples were collected from groundwater monitoring wells that were already in existence on the property prior to its entry into the BCP. Ten groundwater wells were installed and sampled during the course of the investigation under the BCP. These ten wells were sampled on two occasions. Soil vapor samples were collected from under the slab of the on-site structure and from sub-surface soils around the perimeter of the site.

This site has been determined to not be a significant threat to the environment or public health due to the extent of soil and groundwater contamination identified at the site. Soil contamination was detected above the site-specific soil cleanup objectives (commercial use) in one surface soil sample. Groundwater contamination, although detected above groundwater standards is limited to within the footprint of the on-site structure. Groundwater contamination identified during the investigation is contained to the property boundary. Sampling outside the footprint of the structure did not show migration of contamination outside of this area. The results of soil vapor and indoor air sampling did not identify contaminant concentrations which required remediation.

## Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the final remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Decision Document will be revised as needed to describe the selected remedy, and 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 cleanup of the site.

## Background

**Location:** The Holtz Porsche, Audi, Mazda Brownfield Cleanup Program (BCP) site is located at 3955 West Henrietta Road in the Town of Henrietta, Monroe County. The site is approximately 250 feet north of the intersection of Bailey and West Henrietta Roads.

**Site Features:** The site is a 3.93± acre parcel of land that currently includes a 26,446± square foot automotive sales and service facility. The property also has a 1,200± square foot storage building. The remainder of the site is primarily covered with asphalt paved parking areas. A small portion of the perimeter of the site is grassed area.

**Current Zoning and Land Use:** The property is in an area zoned by the Town of Henrietta for Commercial use. The site is currently utilized for automobile sales and service. Adjacent properties to the north and south are commercial, vacant to the west, and West Henrietta Road is to the east. The nearest residential properties are approximately 500 feet to the south and the east.

**Past Use of the Site:** The property was used for agricultural purposes until 1973 when it was developed and used for automobile sales and service activities.

**Site Geology and Hydrogeology:** Lacustrine deposits exist beneath the asphalt or concrete layer at approximately 1 to 8 feet below ground surface (bgs) consisting primarily of silt intermixed with little to trace amounts of fine sand and clay. From approximately 8 to 16 feet bgs soil generally consists of a red/brown clay and silt. Groundwater levels ranged from approximately 0.55 to 2.83 feet bgs. The data indicate groundwater flow direction to be generally toward the west to west-southwest.

**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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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.

Henrietta Public Library  
455 Calkins Road  
Henrietta, NY 14623  
phone: 585-359-7092

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=C828181>

### Who to Contact

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

#### Project Related Questions

Matthew Gillette  
Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5308  
mpgillet@dec.ny.gov

#### Site-Related Health Questions

Bridget K. Boyd  
New York State Department of Health  
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

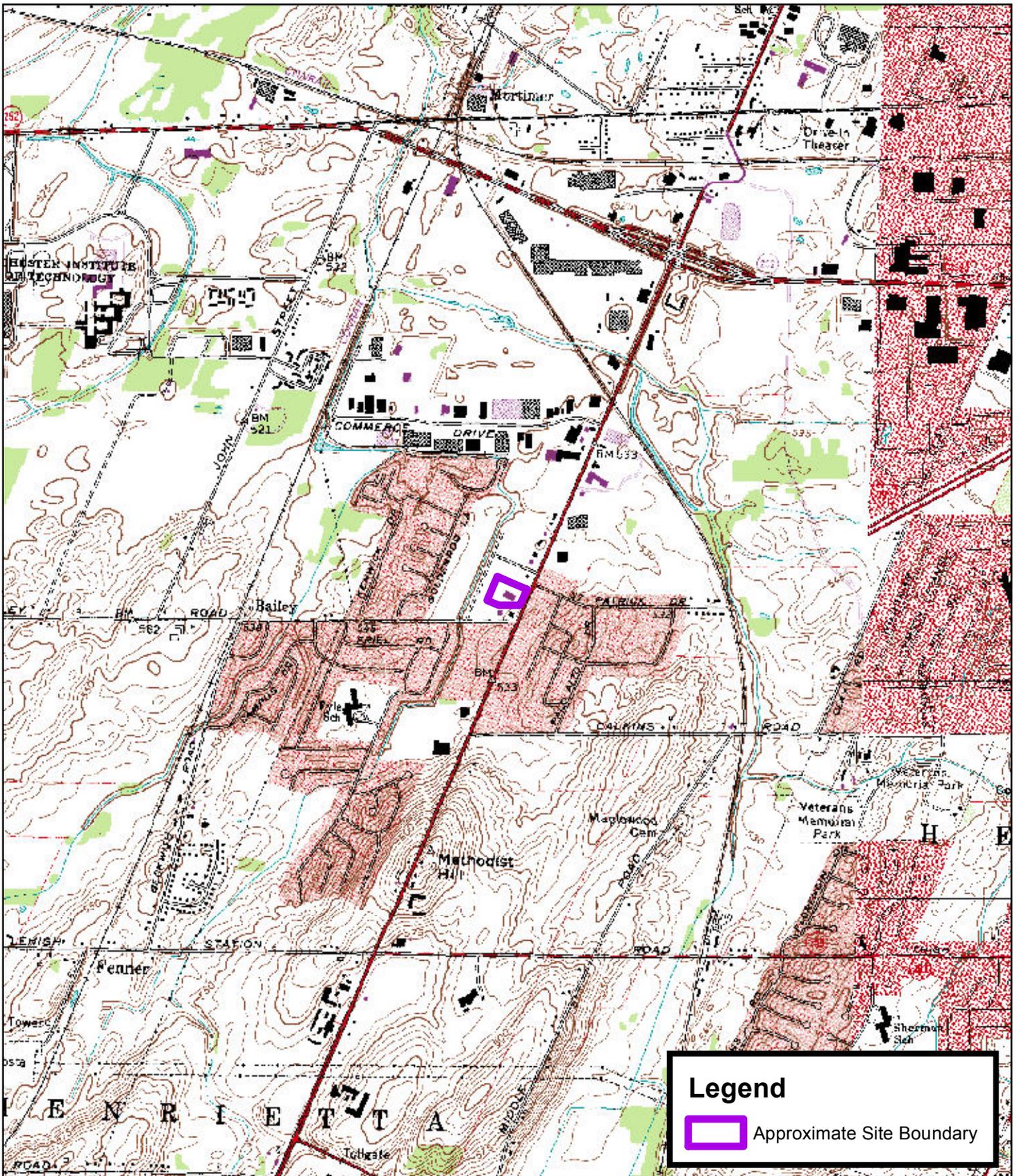
Have site information such as this fact sheet sent right to your email inbox.

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.



**FIGURE 1**

**Holtz Porsche Audi Mazda  
3955 West Henrietta Road  
Town of Henrietta, New York**

Scale: 1:24,000



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FORMER HOLTZ PORSCHE,  
 AUDI, MAZDA  
 3955 WEST HENRIETTA ROAD  
 HENRIETTA, NEW YORK

SITE MANAGEMENT PLAN  
 BCP SITE NO. C828181  
 Cover System Location



0 10 20 40  
 1 inch = 43 feet

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 Drawn By: MFP

[ 212300 ]  
 [ FIGURE ]