



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

Site Name: Qualitrol Company LLC
 DEC Site #: C828185
 Address: 1385 Fairport Road
 Fairport, New York 14450

Have questions?

See
"Who to Contact" Below

**Interim Remedial Measure Proposed
 at Brownfield Cleanup Site
 And
 A Public Comment Period and Public Meeting Announced**

Public Meeting, Wednesday, 03/14/2018 at 6:30 PM
 Fairport Public Library, 1 Fairport Village Landing,
 Fairport, New York

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

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Qualitrol Company LLC site ("site") located at 1385 Fairport Rd., Fairport, 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."

NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C828185>

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 45 days, from **March 1, 2018 through April 16, 2018**. 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.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The proposed IRM activities include:

- The injection of liquid activated carbon technology along the site's property boundary to inhibit the spreading of chlorinated volatile organic compound (VOC) contamination in groundwater, to protect sensitive receptors, and to prevent further chlorinated VOC contaminant migration across property boundaries.
- The injection of a hydrogen release compound along with a microbial mixture containing dehalococoides to aid in the breakdown of chlorinated VOCs, in this instance trichloroethene (TCE) and associated daughter products. Chlorinated VOCs are chemicals that evaporate easily and contain chlorine in their chemical structure. Chlorinated VOCs were widely used for decades in the metal finishing and manufacturing industries as degreasers for metal parts and was used at the Qualitrol facility as part of their manufacturing process. Dehalococoides are naturally occurring microbes that break down chlorinated VOCs. Chlorinated VOCs are ultimately broken down to carbon dioxide and water.
- Groundwater monitoring will be completed pre- and post-injection to ascertain the effectiveness of the injections.

Summary of the Investigation to Date

The site is currently the subject of a remedial investigation in the Brownfield Cleanup Program (BCP). Based on information presented in the BCP application and BCP investigation findings to date, site contamination includes trichloroethene (TCE), cis 1,2 dichloroethene (cis 1,2 DCE), cadmium, and chromium in subsurface soils and/or groundwater; and TCE and associated breakdown products in soil vapor, sub-slab soil vapor, and indoor air.

Remedial investigation activities have included the installation of groundwater monitoring wells, the completion of soil borings, and the collection of soil, groundwater, soil vapor, sub-slab soil vapor, and indoor/outdoor samples for laboratory analysis. Soil and groundwater samples have been analyzed for the full suite of analytical parameters: VOCs, semi-volatile organic compounds (SVOCs), metals, pesticides, and polychlorinated biphenyls (PCBs). Soil vapor, sub-slab soil vapor, and indoor air samples have been analyzed for VOCs.

Groundwater:

On-site and off-site groundwater samples are being collected as part of the ongoing remedial investigation. Groundwater sample analytical data (on- and off-site) have indicated detections of TCE and associated breakdown products above the State's water quality standards and guidance values. The nature and extent of TCE migrating from the site on site groundwater plume has not been fully defined; however, the ongoing BCP remedial investigation will fully define the TCE groundwater plume off-site. **See Next Steps below for additional details.**

Soil Vapor:

Soil vapor was found to be impacted by site related contamination – TCE and associated breakdown products. TCE and associated breakdown products are present in groundwater. As part of the BCP investigation, Qualitrol has conducted soil vapor intrusion investigations at nine off-site residential structures with additional structures scheduled for soil vapor intrusion sampling activities. Based on the data collected, sub-slab depressurization systems are required for the six off-site properties to address potential exposures related to soil vapor intrusion. A soil vapor intrusion evaluation is also currently underway at the on-site building.

The nature and extent of contamination at the site and off-site will be fully defined during the remedial investigation to be completed under the BCP Program.

Next Steps

- **Brownfield Cleanup Program Investigation**

There are additional field activities to be conducted at off-site locations. It is anticipated that the field work will be completed late March into early April. Additional soil borings and groundwater monitoring wells will be installed along Jefferson Avenue, Crystal Springs Lane, and Pioneer Drive. The environmental data collected as part of this fieldwork will be used to determine the nature and extent of the off-site groundwater plume, and for the evaluation of proposed remedial technologies in the remedy selection process.

- **Interim Remedial Measures**

NYSDEC will consider all public comments, revise the IRM work plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved IRM 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. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will provide oversight of the fieldwork activities and will keep the public informed throughout the remaining investigation activities and the cleanup of the site.

SITE BACKGROUND

Location:

This Brownfield Cleanup Program (BCP) site is located at 1385 Fairport Road in the Town of Perinton, Monroe County. It is in a residential/commercial/light manufacturing and wooded area approximately one mile west of the center of the village of Fairport.

On the east side of the property are light industrial and commercial areas accessed via Fairport Park Road which lies adjacent to the property line. To the north is Fairport Road/Route 31F. Further north and beyond Fairport Road are commercial properties and a recreational park accessed via O'Connor Road. O'Connor Road is directly opposite the driveway into Qualitrol. To the west are commercial and residential properties and to the south are also residential properties.

Site Features:

There is currently a structure, approximately 67,500 square feet, with paved parking areas on the west and south sides; the paved areas including the driveway covers approximately 119,000 square feet. To the south (and rear of the parking area) is a grassy and wooded area covering approximately 7 acres. On the east side of the structure is a grassy area with several trees that border Fairport Park Road. Across the front and on the north side of the structure is a grassy area with one row of trees between the front parking area and the larger parking area. Another row of trees borders the front parking area on the north side.

Current Zoning/Use(s):

The current site use and zoning is industrial.

Historical Use(s):

The original site building was built in 1955 and it was acquired by Qualitrol in 1962. Qualitrol manufactures equipment for original equipment manufacturers (OEM) and end users of power transmission and distribution systems, instrumentation, and control and monitoring systems for all sizes and types of transformers. Its manufacturing processes included machining and powder coatings.

During preparation for a building expansion in April 2012, an abandoned septic system was encountered. Contamination was detected in subsurface soils and groundwater within and adjacent to the former septic field, including trichloroethene, cadmium, and chromium. A soil removal action was undertaken at the site by the Qualitrol in May and June of 2012, prior to entering the BCP, which included the excavation and off-site disposal of up to 1,500 cubic yards of contaminated soils.

Site Geology and Hydrogeology:

The Erie Canal is located approximately a quarter mile east and is approximately 20 feet higher topographically than the Qualitrol site.

The site is located within the Lake Ontario Lowlands Physiographic Province; a plateau like feature extending along the shores of the Great Lakes. The site is underlain by limestones, shale, or sandstone dipping to the south. Depth to bedrock is unknown but is likely more than 150 feet below ground surface based on published information.

The bedrock is overlain by glacial lacustrine fine sands and silts which in turn are underlain by till. Shallow groundwater typically occurs within sands. Locally, depth to groundwater in the overburden is two to ten feet below ground surface is believed to flow in a northerly direction.

The State has determined that the site is a significant threat. A significant threat determination indicates that the site poses a significant threat to public health and/or the environment. With the significant threat determination at this site, the State shall select the remedy to be implemented on-site and off-site to address the contamination.

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 to help the public stay informed.

Fairport Public Library
1 Fairport Village Landing
Fairport, New York 14450
Phone: (585) 223-9091

Who to Contact

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

Project Related Questions

Charlotte Theobald
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon Lima Road
Avon, New York 14414
Phone: (585)226-5354
E-mail: charlotte.theobald@dec.ny.gov

Site Related Health Questions

Mark Sergott, P.G.
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza - Corning Tower,
Room 1787
Albany, New York 12237
Phone: (518)402-7860
E-mail: 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.



- Key Features**
- Former Septic Tanks/Leach Field
 - Qualitrol Parcel/Property (Site)
 - Original Building (1955)
 - Building Addition (1978 &)

Notes:
Date Saved: 10/31/2017

Coordinate System:
NAD 1983 StatePlane New York West 2015 3103 Feet
Project Unit: Unknown Meters
Datum: North American 1983
Units: Foot US
Service Layer Credits: Digital Globe New York QID 2017
Resample Date: September 2015

1 inch = 300 feet

0 15 30 60 Meters

0 75 150 300 Feet

Qualitrol Company LLC
1385 Fairport Road
Fairport, NY 14450

FIGURE 1

**Remedial Investigation
Base Map**

FPM Remediations, Inc.
October 2017

Path: Y:\GIS_Paper\Qualitrol\Figures\Workshop\NW_Terms_Memo_2017\Fig_1_Base_Map.mxd