Department of Environmental Conservation

June 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 3750 Monroe Avenue Associates
DEC Site #: C828187
Address: 3750 Monroe Avenue
Rochester, NY 14534

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 3750 Monroe Avenue Associates site ("site") located at 3750 Monroe Avenue, Rochester, 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."

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 3750 Monroe Avenue Associates, LLC ("applicant(s)") 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 **June 06, 2016** through **July 06, 2016**. 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.

The site includes a former manufacturing building and a portion of the parking lot located west of the building. Previous environmental investigations performed at the site detected elevated levels of a chemical called trichloroethene (TCE) in the groundwater, soil, and soil vapor underneath the 3750 Monroe Avenue building and the parking lot. TCE is a volatile organic compound that is commonly used in industry to remove grease from parts.

Proposed investigation activities include the following:
• surface soil testing in the lawn areas to evaluate potential human exposures;
• subsurface soil testing underneath the building and west of the building to evaluate the extent and depth of soil contamination;

• groundwater testing underneath the building and west of the building to evaluate the extent of groundwater contamination; and
• sediment and surface water testing of the creek located north of the building to evaluate potential ecological exposures.

The building is subdivided and leased to tenants for commercial and industrial use. Since the building is occupied, some areas inside the building may not be accessible at this time for investigation work.

Additional Details
Volatile organic compounds in the soil and groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion.

A sub-slab ventilation system was installed at the 3750 Monroe Avenue building to address exposures from soil vapor intrusion. Sub-slab ventilation systems use fan-powered vents and piping to draw vapors from the soil beneath the building's slab and discharge them to the outdoor air above the roof of the building. At the 3750 Monroe Avenue building, the system includes approximately 56 pipes that go through the floor and connect to fans on the roof. The system was installed in two phases. The first phase was completed in March 2015 and the second phase was completed in January 2016.

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: The 3750 Monroe Avenue Associates site is located at 3750 Monroe Avenue in a suburban area. The BCP site is a 9.37 acre area within a larger 42-acre tax parcel (Site Tax Parcel).

Site Features: The main features of the BCP site are a 265,880 square foot one-story building, a parking lot located on the west side of the building, and an unnamed tributary of Allen Creek that runs across the middle of the Site Tax Parcel from east to west and forms part of the northern boundary of the BCP site. The surrounding Site Tax Parcel includes additional parking areas and a large undeveloped area in the northern part of the property.

Current Zoning and Land Use: The on-site building is subdivided and leased to tenants for commercial and industrial use. The Site Tax Parcel is bounded by Monroe Avenue to the southwest, a Rochester Gas and Electric (RG&E) transmission line to the northeast, by vacant property and a developed commercial property southeast, and by several residential properties developed with apartment complexes to the northwest.

Past Use of the Site: Prior to 1956 the site was used for agricultural purposes. The building was primarily used for plating and printing operations from 1956 to at least 1979 and has since been used for various industrial and commercial purposes including printing. Some of these operations included degreasing processes that used chlorinated solvents.

Historical records indicate the former presence of a cyanide wastewater treatment process, degreasing operations that used chlorinated solvents, metal plating, a 2,000 gallon gasoline underground storage tank, transformers, and hazardous waste storage areas.

The current owner acquired the property in 1985. An environmental assessment completed in 2012 by the current owner identified some potential environmental concerns based on the property's manufacturing history. A follow-up investigation completed by the owner in 2012 detected elevated levels of chlorinated solvents in the soil and groundwater. Based on this information, the owner notified the State and submitted an application to enter into the Brownfield Cleanup Program.

Site Geology and Hydrogeology: Soils at the BCP site consist mainly of silty loam. The nearest surface water body is an unnamed tributary of Allen Creek, which is located along the BCP site's northern boundary and runs across the middle of the Site Tax Parcel from east to west. Groundwater flow at the BCP site appears to be to the north, towards this drainage feature. Depth to water is approximately 4 feet below ground surface.

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=C828187

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** 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.

Pittsford Community Library
24 State Street
Pittsford, NY 14534
phone: 585-248-6275

Pittsford Town Court (table in lobby)
3750 Monroe Avenue
Pittsford, NY 14534

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

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

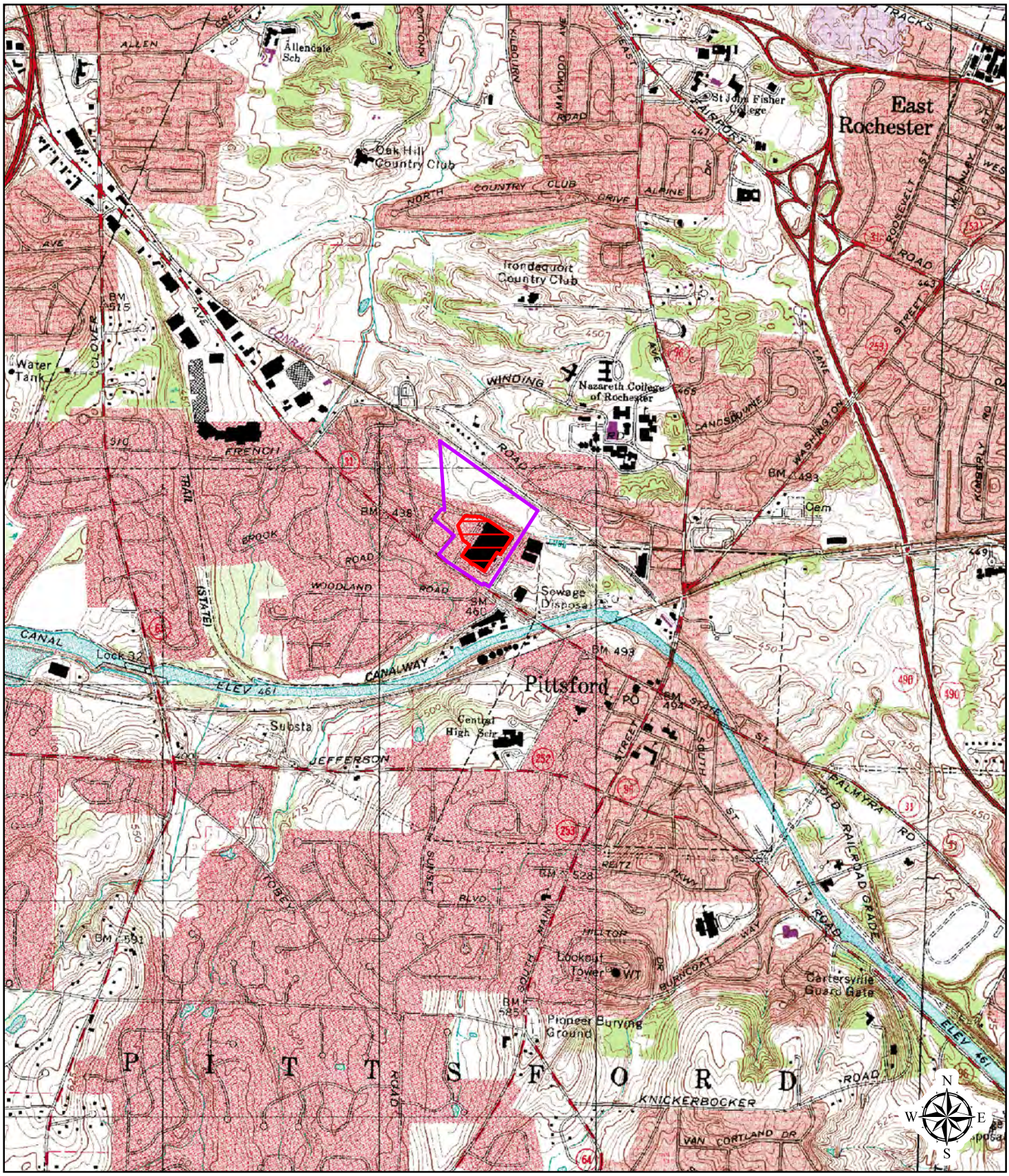
Site-Related Health Questions
Bridget Boyd
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518- 402-7860
BEEI@health.ny.gov

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.



LABELLA Associates, P.C.

300 STATE STREET
ROCHESTER, NY 14614
P: (585) 454-6110
F: (585) 454-3066

www.labellapc.com

COPYRIGHT 2003

FIGURE 4

Brownfield Cleanup Program
3750 Monroe Avenue
Pittsford, New York

Legend

- BCP Site Boundary
- Site Tax Parcel Boundary

Scale:
1:24,000

Path: J:\Norry Management Corporation\213131 - BCP Application 3750 Monroe Ave\Drawings\Figure 4 USGS.mxd