



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

Site Name: Vacuum Oil Refinery
DEC Site #: C828193
Address: 22 Flint Street / 936 Exchange Street
 Rochester, NY 14608

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 Vacuum Oil Refinery site ("site") located at 22 Flint Street / 936 Exchange Street, 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."

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=C828193>

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 Flint Redevelopment LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH). The property is owned by the Foodlink Foundation.

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **October 19, 2017** through **November 19, 2017**. 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 consists of 2.9-acres and is a portion of the larger former Vacuum Oil Company refinery facility which operated from approximately 1866 until 1935. Previous environmental investigations performed at the site identified the presence of petroleum contamination. A chemical called trichloroethene (TCE) was also detected in soil vapor below on site buildings. TCE is a volatile organic compound that is commonly used in industry as a metal degreaser.

Proposed investigation activities include the following:

- surface soil testing in the grass covered areas to evaluate potential human exposures;
- subsurface soil testing to evaluate the extent and depth of soil contamination; and
- groundwater testing to evaluate the extent of groundwater contamination.

Additional Information

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.

In addition to the investigation plan, NYSDEC is also reviewing a proposed plan to install sub-slab ventilation systems in the on-site buildings. These systems help prevent vapors from entering the building. 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 building's roof.

Next Steps

NYSDEC will consider public comments on the investigation plan, 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 2.9-acre site is located at adjacent properties 22 Flint Street and 936 Exchange Street in the Plymouth-Exchange (PLEX) neighborhood. This is an urban area that is a mix of residential, commercial, and industrial properties.

Site Features: The 22 Flint Street property includes a two-story occupied building with approximately 25,000 square feet of floor space. The building was constructed in the early 1800s, with no basement. The site is paved on the west, south, and part of the east side of the building. The 936 Exchange Street property includes two connected four-story partially occupied buildings, with approximately 100,000 square-feet of floor space. The buildings were constructed in the late 1800s, with two basement areas, each one being 600 square feet or less.

Current Zoning and Land Use: The site is currently zoned as an M-1 Industrial District, and is used for both commercial and industrial purposes. The surrounding area consists of residential, commercial, and industrial uses. The nearest residential property is located about 140 feet west of the site.

Past Use of the Site: The site is located wholly 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.

The processing operations involved distilling crude petroleum to produce a variety of petroleum products. A 2016 environmental investigation performed for the site by a potential developer identified the presence of petroleum contamination at the site. Based on the results of the investigation, the developer applied to the Brownfield Cleanup program.

Site Geology and Hydrogeology: The top 3 to 7 feet includes fill material consisting of gravel, soil, brick, and cinders. Native soil consists of fine sand, silt, and clay layers. Groundwater is present starting at depths of approximately 4 to 8 feet. The general direction of groundwater flow is likely northeast, towards 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 may 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, NY 14608
phone: (585) 428-8212

Plymouth-Exchange (PLEX) Neighborhood Assoc.
Attn: Dorothy Hall
Carlson Commons
70 Coretta Scott Crossing
Rochester, NY 14608
phone: (585) 328-6916
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
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

Sara Bogardus - Public Health Specialist
New York State Department of Health- BEEI
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

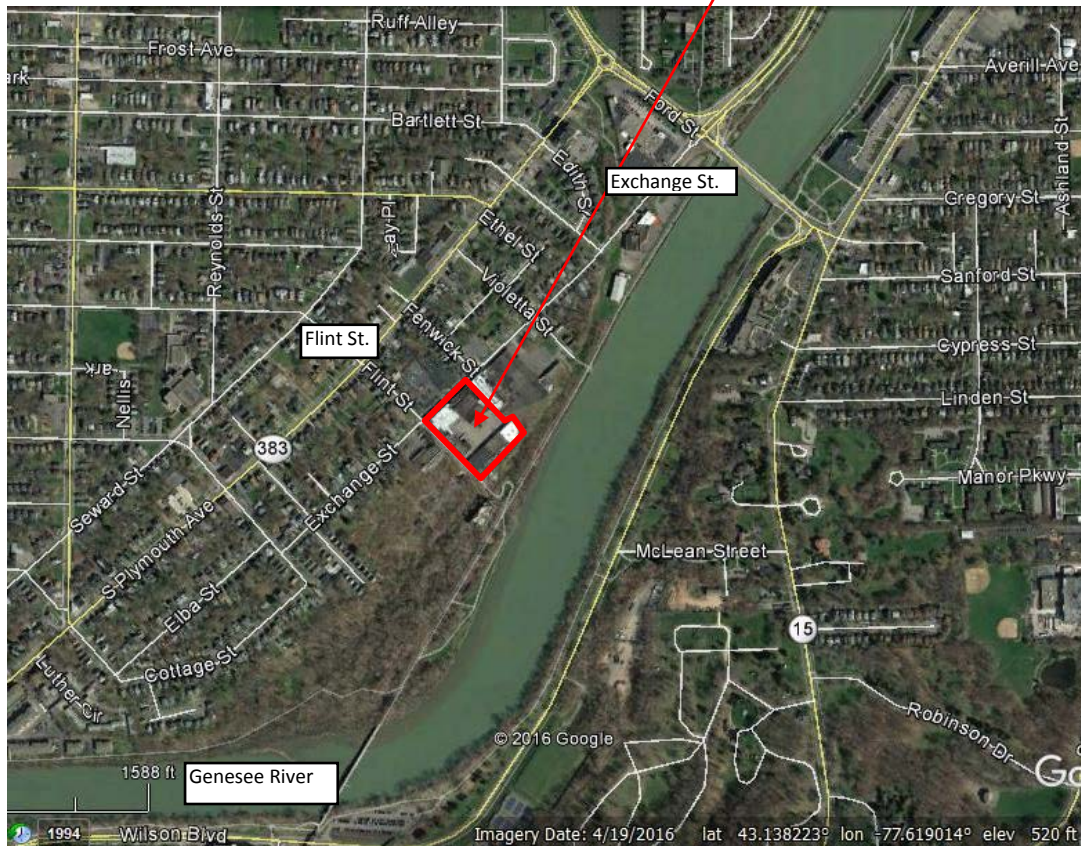
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



Site Location



Title: Site Location
936 Exchange Street and 22 Flint Street
Rochester, New York 14608

Prepared For: Flint Redevelopment LLC
2 State Street
Rochester, New York



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Project 900.003
Date February 2, 2017
Scale NTS

Drawn PVS
Checked MPR
File Name Location Map

Figure 1