



FACT SHEET Brownfield Cleanup Program

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

Site Name: 113-117 Clinton North
DEC Site #: C828195
Address: 113-117 N Clinton Avenue
Rochester, NY 14604

Have questions? See "Who to Contact" Below

Draft Investigation and Interim Remedial Measures Work Plans for Brownfield Site Available for Public Comment

The public is invited to comment on draft work plans being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 113-117 Clinton North site ("site") located at 113-117 N Clinton 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."

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=C828195

Draft Investigation and Interim Remedial Measures Work Plans

The draft investigation work plan, called a "Remedial Investigation Work Plan," and Interim Remedial Measures (IRM) work plan were submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation and IRM will be performed by Clinton North Development Corporation ("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 December 6, 2017 through January 5, 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 below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Investigations conducted to date indicate that the on-site building is being impacted by volatile organic compounds (VOCs) from the adjacent Former Silver Cleaners State Superfund site (ref. ID No. 828186). The primary contaminants of concern are tetrachloroethene (PCE) and petroleum related-compounds. These contaminants are migrating on-site via groundwater transport and evaporation into the soil vapor.

Previous NYSDEC soil vapor investigations have detected PCE in the on-site building beneath the basement floor and in the indoor air. Based on levels of PCE detected, actions are required to mitigate exposures.

Additional on-site soil and groundwater investigation will be conducted to determine the extent and magnitude of contamination beneath the site.

VOCs are chemicals that evaporate easily when exposed to the air. PCE is a VOC that was a commonly used dry cleaning solvent.

Additional Details

An IRM is a remedial measure that can be quickly implemented to address potential exposures to contaminants at the site. This IRM will involve the installation of a sub-slab mitigation system in basement of the existing building. The proposed system will mitigate the migration of VOC contaminated soil vapor into the building by intercepting the contaminants below the building floor and venting them to the outside air. Once the system is installed, performance monitoring and further indoor air sampling will be conducted to determine if the system is working properly. Installation of the IRM system is expected to begin in January 2018.

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 0.11 acre site is located at 113-117 Clinton Avenue North in the downtown area of the City of Rochester. It is adjacent to the Former Silver Cleaners State Superfund Site (ID No. 828186) to the north and a school to the south.

Site Features: Nearly the entire site is occupied by a 5-story structure with a full basement. The entire site is either paved or covered by the building.

Current Zoning and Land Use: The property is zoned Center City District which allows for a broad range of commercial and residential uses. The on-site building has commercial businesses on the ground floor and residential use as a boarding house on the upper floors.

Past Use of the Site: Historical mapping indicates that the property was developed with an apparent residential dwelling and a separate commercial structure from at least 1875 until the 1910s or 1920s. The current site building appears to have been first constructed in the mid-1920s. The building appears to have been utilized as a boarding house with first floor commercial businesses since the 1920s.

Site Geology and Hydrogeology: Based upon data from the adjacent Silver Cleaners site, the area soils consist of miscellaneous fill material that is underlain with fine sand with trace silt and gravel. The miscellaneous fill material consists of soil, concrete, and brick. The Genesee River is located approximately 0.2 miles west of the site. The local groundwater flow direction is to the north. The depth to groundwater in the area is approximately 6 to 9 feet below ground surface.

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.

Central Library of Rochester and Monroe County
115 South Avenue
Rochester, NY 14604
phone: 585-428-7300

Who to Contact

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

Project Related Questions

Todd Caffoe, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5350
todd.caffoe@dec.ny.gov

Site-Related Health Questions

Julia Kenney, P.G.
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.

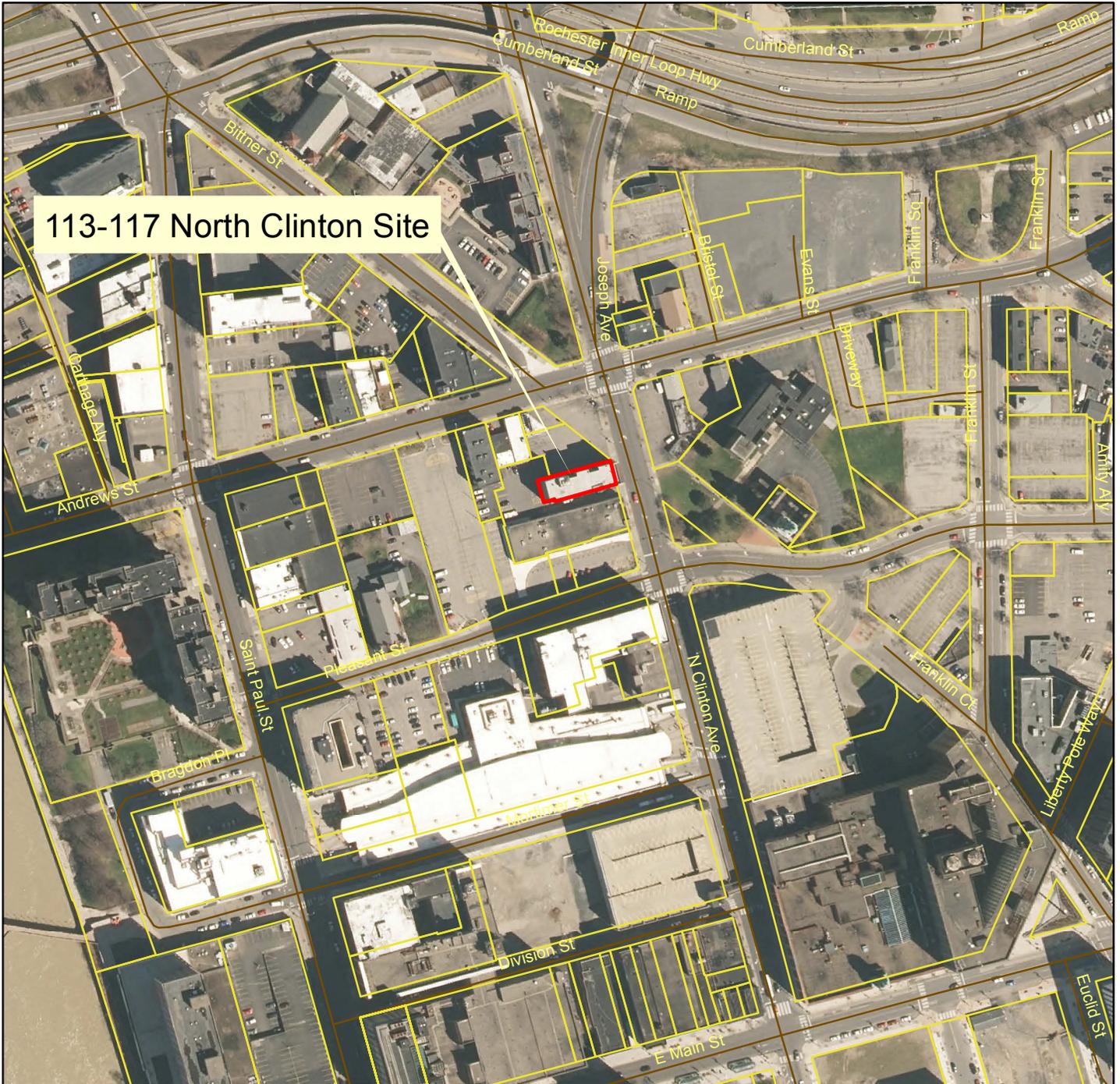
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<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.

113-117 North Clinton Site Rochester, New York



NYSDEC - November 2016

