



# FACT SHEET

## Brownfield Cleanup Program

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**Site Name:** Canandaigua Multi-Brownfield Site Redevelopment

**DEC Site #:** C835025

**Address:** 24-30, 130 and 158 Lakeshore Dr. and 25 Booth St.

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 included in the draft Alternatives Analysis Report (AAR) being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Brownfield Cleanup Program (BCP) Canandaigua Multi-Brownfield Site Redevelopment Project ("site") located at 24-30, 130 and 158 Lakeshore Dr. and 25 Booth St. in the City of Canandaigua, Ontario County. Please see the map for the site location.

Based on the results of the investigations at the site, the Interim Remedial Measures (IRMs) that have been performed or will be completed, and the evaluation presented in the draft AAR, the NYSDEC is proposing **No Further Action with Institutional and Engineering Controls** as the remedy for the site.

This proposed remedy will require the implementation of Institutional Controls and Engineering Controls (ICs/ECs) in the form of an Environmental Easement and Site Management Plan to maintain protective cover systems including soil cover meeting restricted residential soil cleanup objectives, groundwater use restrictions and enable vapor intrusion evaluation as redevelopment of the site occurs.

The NYSDEC and New York State Department of Health (NYSDOH) agree that the successful implementation this remedy is protective of human health and the environment.

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **August 26, 2016** through **October 10, 2016**. The draft AAR containing the proposed site remedy and other documents related to the cleanup of this site available for public review and can be found 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.

The investigation and cleanup activities have been performed and funded by the current applicants, Morgan-LeChase Development, LLC, Canandaigua Lakefront LLC, North Shore P1 LLC, North Shore P1A LLC, North Shore P2 LLC, North Shore P3 LLC, and North Shore P4 LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

### **Summary of the Investigation**

More than 130 soil samples were analyzed and 19 groundwater monitoring wells were sampled a minimum of 2 times at this site. After the removal of potential contaminant sources and other impacted soils during the IRMs, the remaining contaminants of concern (COCs) in soils are metals such as arsenic, cadmium, mercury and lead as well as petroleum type contaminants such as poly aromatic hydrocarbons (PAHs) and benzene, toluene, ethylbenzene and xylenes (BTEX).

Groundwater is slightly impacted along the southern property line and contaminant levels are expected to reduce as a result of the contaminant source removals however, groundwater is not being used for drinking at the site. A small groundwater contaminant plume impacted with volatile organic compounds (VOCs) cis-dichloroethene (cis-DCE) and vinyl chloride (VC) has migrated onto the BCP site from the adjoining property to the north which once had a dry cleaners. Although not yet finalized, the source of that contamination and plume migration will be addressed by the Parkway Plaza, Voluntary Cleanup Program Site #V00238 remedy.

Because the BCP site was vacant during the investigation, potential indoor exposure to contaminated vapors from the former Parkway Cleaners groundwater contamination will be evaluated when new occupied buildings are constructed.

### **Cleanup at the Site**

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before the final site remedy is determined.

IRMs completed at the site have:

- removed 17 Underground Storage Tanks (USTs) and petroleum impacted soils
- removed PCB and pesticide impacted soils
- backfilled excavations with soil cover systems meeting restricted residential soil cleanup objectives
- installed impervious utility trench plugs to prevent further migration of a groundwater contaminant plume coming from the adjoining property to the north.

Ongoing IRMs at the site have:

- managed metals and petroleum impacted soils under protective cover systems
- designed and constructed sub-slab vapor mitigation components in new buildings
- will continue the installation of site wide cover systems including buildings, asphalt and concrete hard surfaces or 2 feet of soil cover meeting restricted residential soil cleanup objectives

Based on the findings of the investigation, NYSDEC, in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

## Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft AAR and ultimately issue a final Decision Document. The NYSDOH must also concur with the final remedy. The final AAR (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) will continue to complete the ongoing IRM activities to address potential exposure to residual site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the remaining cleanup of the site and completion of the BCP program.

## Background

**Site Location:** The site consists of seven contiguous parcels: 24, 26, 28, 30, 130, 158 Lakeshore Drive and 25 Booth Street along the north shore of Canandaigua Lake in a suburban portion of Ontario County, New York. The site occupies Tax Parcels: 84.18-1-20, 84.18-1-19, 84.18-18, 84.18-15, 84.18-1-13, 84.18-1-10 and 84.18-1-17 respectively.

**Site Features:** The majority of the 15.5 acre is secured with a locked fence and is vacant or currently under redevelopment.

**Current Zoning:** The site is zoned: Planned Unit Development, which includes residential and commercial uses. Adjoining properties are similarly zoned in addition to parks and recreational use. The nearest residential properties are 1/2 mile east and west of the site. The area is serviced by a public water supply.

**Past Use of the Site:** Previous uses have been residential and commercial such as restaurants, motels, a laundromat, and two gas stations which served the adjacent recreation and tourist areas.

**Site Geology and Hydrogeology:** The site is relatively flat at an elevation of roughly 690 feet above sea level. Groundwater, encountered a few feet below the surface, generally flows south and discharges to Canandaigua Lake approximately 250 feet from the property boundary. The site was formerly wetlands that were historically reclaimed for development through unregulated filling. As a result, historical fill underlies this site and surrounding properties. Beneath the fill are variable layers of sand/silt/clay; bedrock lies more than 100 feet deep in places.

**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

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=C835025>

### Where to Find Information

Project documents including the draft AAR are available at the following location(s) to help the public stay informed.

Wood Library  
134 North Main Street  
Canandaigua, NY 14424  
phone: 585-394-1381  
Attn: Jenny Goodemote

NYSDEC Region 8 Headquarters  
6274 East Avon-Lima Road  
Avon, NY 14414  
phone: 585 226-5480  
Attn: Tim Schneider

### Who to Contact

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

#### Project Related Questions

Timothy A. Schneider, Project Manager  
NYS Department of Environmental  
Conservation  
6274 East Avon-Lima Road  
Avon, NY 14414  
(585) 226-5480  
timothy.schneider@dec.ny.gov

#### Site-Related Health Questions

Ms. Julia Kenney, Project Manager  
NYS Department of Health  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower, Room 1787  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@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.**

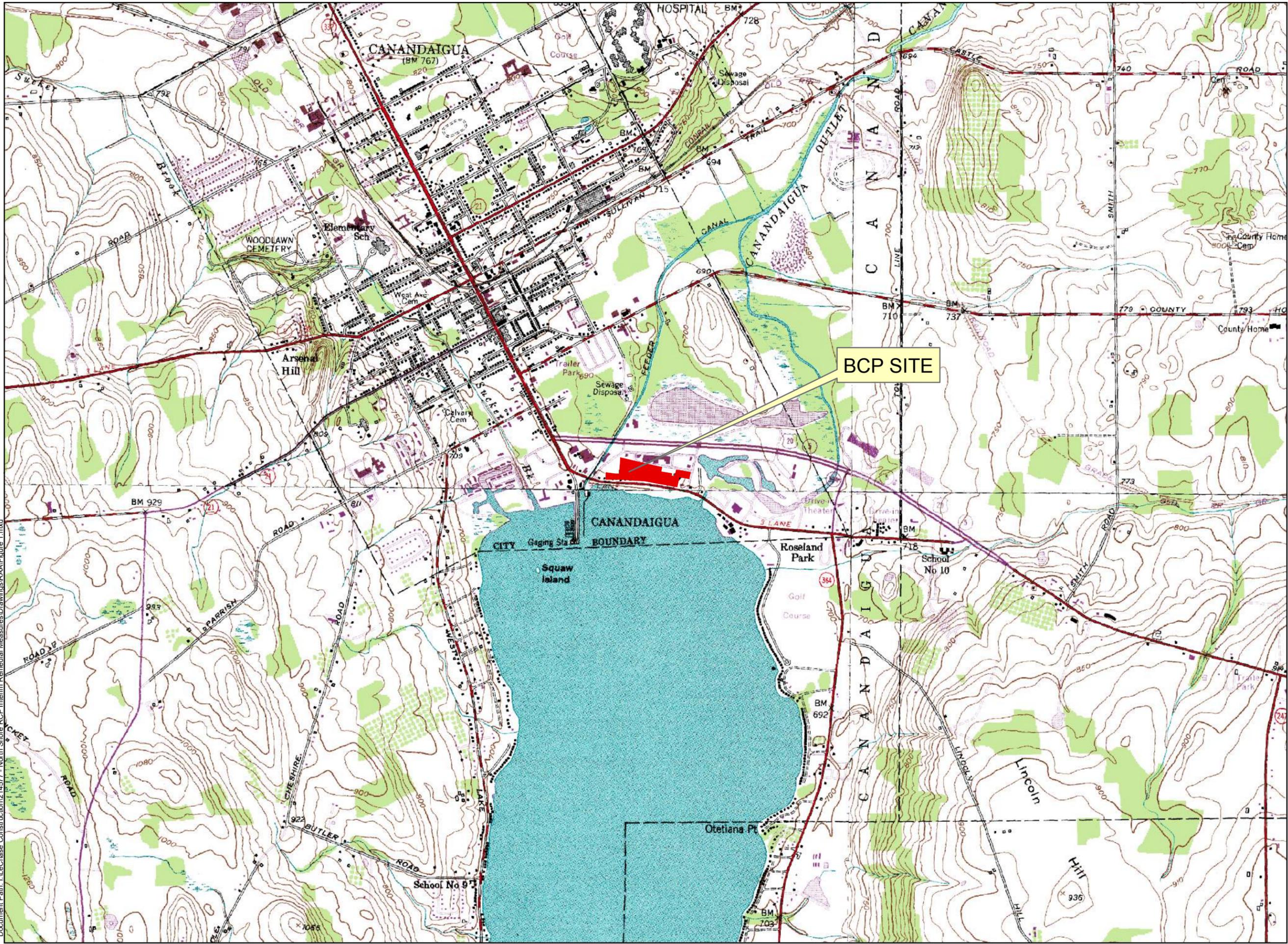
### Receive Site Fact Sheets by Email

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.

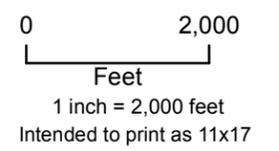


**Remedial Alternatives  
 Analysis**

**Canandaigua  
 Multi-Brownfield Site,  
 New York**

**NYSDEC  
 BCP #C835025**

Site Location Map  
 USGS Topographic Map



[ **FIGURE 1** ]  
 [ **214577** ]

Document Path: \\LeChase\_Construction\214577 - North Shore BCP Interim Remedial Measures\Drawings\RA\Figure 1.mxd

## Remedial Alternatives Analysis

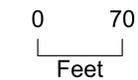
Canandaigua  
Multi-Brownfield Site,  
New York

NYSDEC  
BCP #C835025

Areas of Interest  
and  
Interim Remedial Measures



It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.



1 inch = 70 feet  
Intended to print on ARCH D



### Legend

- ..... BCP Parcel Boundaries
- BCP Site
- Interim Remedial Measures
- Areas of Concern
- AOI 1- Historic Fill Material

### Notes:

- 1) Aerial image obtained from Ontario County 2012 and may not represent current site conditions.
- 2) Site boundaries obtained from survey completed by Venezia dated August 3, 2015.
- 3) AOI 1 represents Historic Fill Material (HFM) in the top 2-feet. This area is to be covered with 2-ft. of clean material. HFM may be present in other areas of the Site at depths greater than 2-feet below ground surface.
- 4) IRM/AOI excavation limits were collected using a Carlson S320 GPS with horizontal and vertical accuracy of 0.1-ft. and 0.2-ft., respectively, with the exception of AOI 5 which was collected using a Trimble GPS with horizontal accuracy of 0.1-ft.