



FACT SHEET State Superfund Program

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

Site Name: Artco Industrial Laundries
DEC Site #: 828102
Address: 331-337 West Main Street
Rochester, NY 14608

Have questions? See "Who to Contact" Below

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Monday, 3/13/2017 at 6:00 PM
Phillis Wheatley Library
33 Dr. Samuel McCree Way
Rochester, NY 14608
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 30-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the Artco Industrial Laundries site ("site") located at 331-337 West Main 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." The estimated cost to implement the remedy is \$2,010,000.

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

http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=828102

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from February 24, 2017 through March 27, 2017. The proposed plan is available for review at the location 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 site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

## **Proposed Remedial Action Plan**

The remedy proposed for the site includes:

- A design program to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program.
- In-situ chemical oxidation to pre-treat 'hot spots' in the northeast section of the site. A chemical oxidant will be injected into the subsurface to a depth of about 30 feet to destroy enough of the contaminants to allow the enhanced bioremediation portion of the remedy to move forward in this area.
- Enhanced bioremediation in the most contaminated area under the building in the vicinity of the former dry cleaning machine and at the property boundary. The natural biological breakdown of contaminants will be enhanced by injecting liquid activated carbon™ and bioremediation compounds into the subsurface. The injections along the property boundary will provide a barrier to control contaminated groundwater that is migrating to adjacent properties to the north and west.
- A protective cover system consisting of existing buildings, pavement and landscaped areas will be maintained to prevent people from contacting the contaminated soil below.
- The existing vapor mitigation system in the building will continue to operate to prevent people in the building from breathing contaminants in the indoor air.
- Use of the property will be restricted to commercial and industrial activities and use of groundwater from the site will be prohibited.
- A Site Management Plan will be implemented to provide for the long-term management of any contamination that remains after the remedy is implemented.

### *Summary of the Investigation*

Remedial Investigation field activities were completed in multiple phases between 2000 and 2013. Activities included testing of soil, groundwater, soil vapor, and indoor air. Testing was completed both on-site and on off-site properties to define the nature (type) and extent (location) of contamination.

The primary chemical of concern at the site is called tetrachloroethene (also known as perc or PCE). PCE is a volatile organic compound that is commonly used in dry-cleaning. PCE was used at the site from about 1972 until 1999. When released to the environment, PCE can remain in soils and move in the subsurface through groundwater and soil vapor.

In the soil, the highest levels of PCE are located under the eastern section of the building where the former dry-cleaning equipment was located.

The soil contamination has resulted in significant groundwater contamination. PCE is present in the on-site groundwater both under the building and outside the building footprint at concentrations significantly above groundwater standards. Elevated levels of PCE are also present off-site in the groundwater. Off-site groundwater impacts are most significant under the portion of West Main Street that is just north of the site. PCE impacted groundwater is present at depths of up to 45 feet below ground, but the most significant impacts are from 6 feet to 35 feet below ground.

People will not come into contact with the contaminated soil unless they perform ground-intrusive work at the site. Contaminated groundwater is not being used for drinking water because the area is served by the public water supply. Volatile organic compounds in the 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 depressurization system (a system that ventilates/removes air beneath the building) has been installed at the on-site building to prevent the inhalation of site-related contamination. Sampling indicates soil vapor intrusion is not a concern off-site.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the “feasibility study” submitted under New York’s State Superfund Program by AFES, LLC (site owner).

### **Next Steps**

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. A detailed design of the selected remedy will then be prepared, and the cleanup will be performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

**Location:** The Artco Industrial Laundries site is located in a commercial area on the west side of the City of Rochester, Monroe County. The site is located on the south side of West Main Street approximately 0.6 miles west of the Genesee River and roughly 300-feet west of the intersection of West Main Street and Ford Street.

**Site Features:** The site is approximately 1.8 acres in size. The main site feature is an approximately 54,500 square foot occupied building. The rest of the site is mostly paved with some grass and landscaped areas immediately north and west of the building.

**Current Zoning and Land Use:** The site is currently used as an industrial laundry and is zoned Center City District which allows for a variety of uses. The site is owned by AFES, LLC and is occupied by Cintas Corp. The surrounding parcels are currently used for a variety of non-residential activities including commercial, light industrial, roads, and utility right-of-ways.

**Past Use of the Site:** The site and adjoining properties have long been an area of commercial and industrial development since the early 1900s. The area, including the site parcel, was part of a former rail yard from the early 1900s through the 1960s. Redevelopment as the Artco facility occurred in the late 1960s to early 1970s. Artco operated an industrial laundry at the site between approximately 1972 and 1999 and operations included a dry cleaning process that used PCE as a solvent. It is this use that appears to have led to the PCE contamination at the site. The current occupant has never used PCE at the site.

**Site Geology and Hydrogeology:** The site is generally flat. The soils generally consist of a layer of fill materials varying in thickness from 4 to 8 feet below ground surface. The soils under the fill are generally a fine sand.

Groundwater is present in the soil at a depth of approximately 7 feet below ground surface. Bedrock is present at approximately 11 feet below ground surface. Groundwater from the site generally flows to the northwest, but is variable. Groundwater flow direction appears to be influenced by underground utilities, the depth interval evaluated, and seasonality.

**State Superfund Program:** New York’s State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.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  
Attn: Lori Frankunas  
33 Dr. Samuel McCree Way  
Rochester, NY 14608  
phone: (585) 428-8212

### 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

Eamonn O'Neil  
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

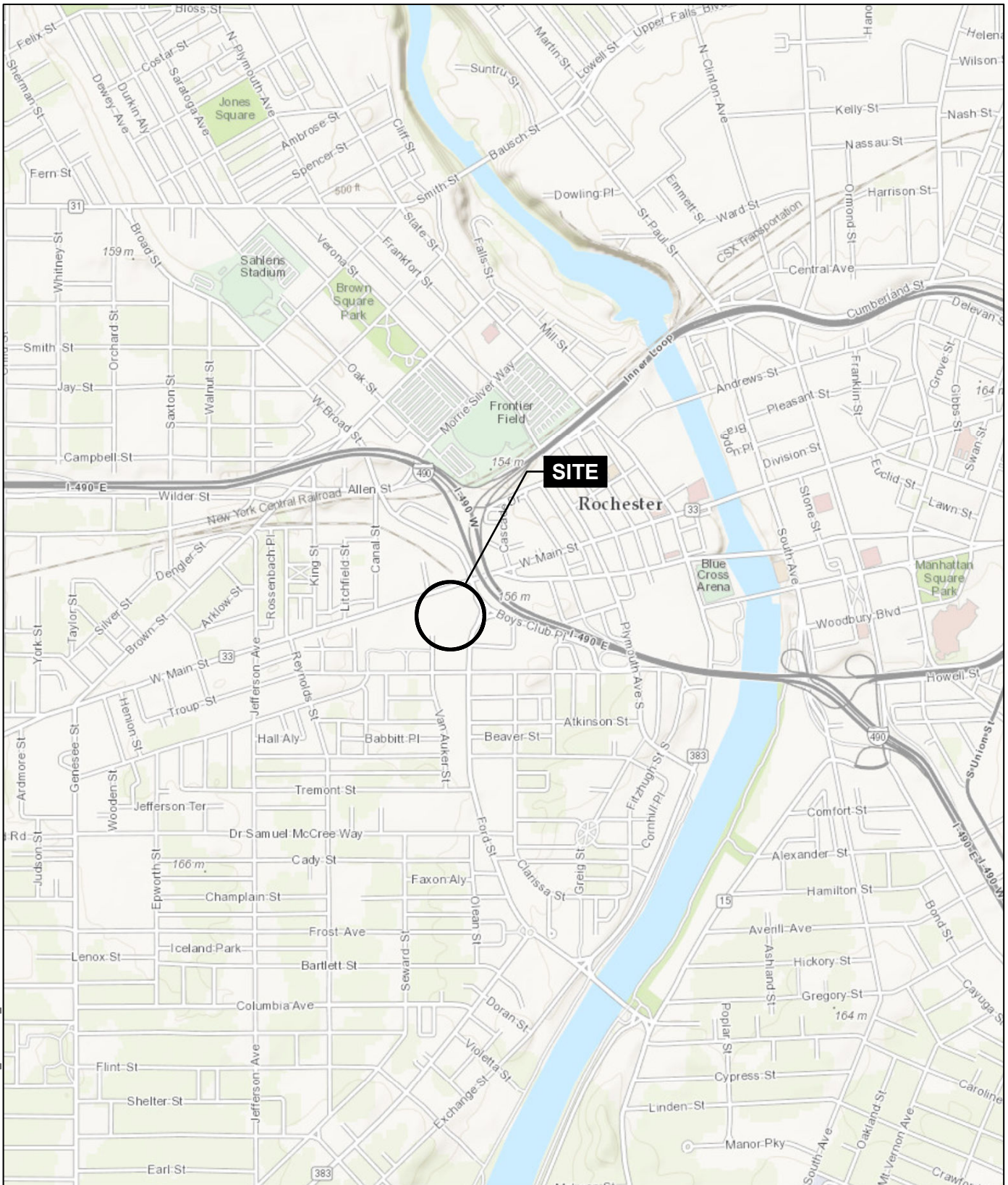
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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

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MAP SOURCE: ESRI  
 SITE COORDINATES: 43° 9'11.88"N, 77°37'15.82"W

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FORMER ARTCO INDUSTRIAL LAUNDRIES, INC.  
 REMEDIAL INVESTIGATION REPORT  
 331-337 WEST MAIN STREET  
 ROCHESTER, NEW YORK

**PROJECT LOCUS**

APPROXIMATE SCALE: 1 IN = 2000 FT  
 MARCH 2016

**FIGURE 1**