



<b>FACT SHEET</b>	<b>State Superfund Program</b>
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**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Preferred Electric Motors, Inc.  
**DEC Site #:** 828106  
**Address:** 42 Fernwood Avenue  
 Rochester, NY 14621

Have questions?  
See  
"Who to Contact"  
Below

### **NYSDEC Announces Reclassification of Site on Superfund Registry; Certifies Cleanup Requirements Achieved at State Superfund Site**

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Preferred Electric Motors, Inc. site ("site") located at 42 Fernwood Avenue, Rochester, Monroe County under New York's State Superfund Program have been or will be met. Please see the map for the site location.

NYSDEC has approved a Final Engineering Report regarding the site. A copy of the report is available at the location(s) identified below under "Where to Find Information."

The cleanup activities were performed with oversight provided by NYSDEC.

#### **Completion of Project**

Following site cleanup, NYSDEC reclassified the site from Class 2 (significant threat to public health or environment - action required) to Class 4 (site properly closed – requires continued management) for the following reason(s):

Based on the results of the Remedial Investigation and Feasibility Study (RI/FS) for the Preferred Electric Motors site and the criteria identified for evaluation of alternatives, the Department has selected the excavation of contaminated soils, application of bio-degradation enhancing chemicals to the bedrock in the excavation area, backfilling and constructing a cover system over residual contamination, and the installation of a vapor mitigation system in each of two adjacent homes.

## **Final Engineering Report Approved**

The NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

## **Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the site:

-Environmental Notice

The following engineering controls have been or will be put in place on the site:

-Vapor Mitigation

-Cover System

## **Background**

**Site Location:** Preferred Electric Motors, Inc. (PEM) is located at 42 Fernwood Ave. near the intersection with Portland Ave. in the city of Rochester in Monroe County in a residential area containing some light industry. The Site is situated on 0.25 acres in a mixed commercial and residential use area. The Site is surrounded by residential property.

**Site Features:** The site consists of a 13,215 square foot manufacturing building with a paved/gravel parking lot. The manufacturing building consists of a large two story building that fills most of the property, with a small courtyard and driveway. JML Optical, a designer, manufacturer and distributor of precision optical components and systems, is located approximately 60 feet northwest of the Site (vacated in the spring of 2006). A former textile manufacturing facility (Vogt Manufacturing Corporation) is located approximately 1300 feet east of the Site. The former textile manufacturing facility (owned by Conifer Development) is participating in the Department's Brownfield Cleanup Program to investigate and/or implement remedial activities.

**Current Zoning:** The site is currently zoned as light manufacturing.

**Past Use of the Site:**

A 1911 Fire Insurance Map Indicates that the center portion of the Site building was constructed prior to 1911. Subsequent Fire Insurance Maps indicate that the southern and northern sections of the building were added to accommodate an automobile repair shop and additional equipment

storage. Later additions include the current office space on the east side of the building and the hallway located on the west side of the building. Discussions with the former owner of the site, as well as later Fire Insurance Maps indicate that at least a portion of the facility was used for a soap manufacturing operation prior to its use by PEM. PEM operated its electric motor refurbishing business until approximately December 2000, when most, if not all, of the operations at the property ceased. PEM operations at the site included: removing paper and lacquer from motor coils, removing oil/residues with a small degreaser, winding motors and the custom fabrication/repair of metal parts. A number of the large machines may have had built in transformers, and possibly capacitors. A representative for the former property owner recalled that the facility used approximately 110 gallons of trichloroethene (TCE) per year in the late 1990's. From December of 2000 to December 2005, the owner cleaned out the building and removed the former heavy equipment, small electric motors and several large electric motors. Several intact containers of machine oil and degreasers, as well as remaining containers of soil from a previous remedial action were removed by MACTEC, under contract to the NYSDEC, in September 2005. The building was sold in December 2005 to Frontier Carpets, Inc. and is currently being used for storing carpets.

PEM contracted Environmental Products and Services to remove approximately fifteen 55-gallon drums of spent solvent, and remove the top several inches of soil from the Site yard for off-site disposal in May/June 2000.

A State Superfund Remedial Investigation / Feasibility Study (RI/FS) was completed in 2005 which included vapor intrusion investigation of nearby homes. An IRM for vapor intrusion was completed February 2007. The Record of Decision (ROD) for the site was signed on March 31, 2008. Additional homes were investigated for Vapor Intrusion in January 2009. The selected remedy in the ROD included the excavation of contaminated soils, cleaning the floors including the floor drain, treating the contaminated groundwater with bio-remediation compounds, placing an institutional control, monitoring the groundwater and periodic certification.

The remedial action completed at the site removed contaminated soils from the site and treated the groundwater with bio-remediation compound. Based on the Site Management Plan prepared for the site, the groundwater and off-site SVI will be monitored and periodic inspection of the asphalt cover. An environmental notice has been executed that will restrict the future use of the building and the groundwater.

Site Geology and Hydrogeology: Overburden soils at the site are approximately eight feet thick. Bedrock in the vicinity of the site consists of near horizontally bedded Upper Silurian age dolomite and shales. The sedimentary bedrock in the Rochester area generally strikes from north-west to south-east or west to east, with a dip to the south southwest of 1 to 2 degrees. Lake Ontario is the regional groundwater discharge for the area. Groundwater at the site occurs primarily in the bedrock/overburden interface and the water table has been measured at depths ranging from 4.4 to 12.4 feet below ground surface across the area of investigation. Groundwater flows both north and south from a groundwater divide located near the north end of the site running east-west. The groundwater flow may be influenced by sewer lines which are trenched 2 to 4 feet into bedrock along the center line of Fernwood Ave. and 4 to 6 feet into bedrock along the center line of Portland Avenue. There are no known drinking water wells located within the area.

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=828106>

**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.

NYSDEC Region 8 Office  
Attn: Bart Putzig  
6274 East Avon-Lima Road  
Avon, NY 14414  
phone: 585-226-5349  
(bart.putzig@dec.ny.gov)

### Who to Contact

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

#### Project Related Questions

Vivek Nattanmai  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7017  
518-402-9814  
vivek.nattanmai@dec.ny.gov

#### Site-Related Health Questions

Melissa Doroski  
New York State Department of Health  
Empire State Plaza - Corning Tower Room #1787  
Albany, NY 12237  
518.402.7860  
BEEI@health.state.ny.us

**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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Name, Title	Address 1	Address 2	Street Address	City	State	Zip
Hon. Lovely A. Warren	Mayor, City of Rochester	City Hall, Room 307A	30 Church St.	Rochester	NY	14614
Honorable Maggie Brooks	Monroe County Executive	110 County Office Building	39 W. Main Street	Rochester	NY	14614
Judy A. Seil, Director	Monroe County Dept of Planning and Develo	8100 City Place	50 W. Main Street	Rochester	NY	14614
Robert Morrison	Water Bureau		10 Felix Street	Rochester	NY	14611
David L. Watson, Chair	City of Rochester Planning Board	City Hall, Rm 121B	30 Church St.	Rochester	NY	14614
Byron S. Kennedy, MD, PhD, MPH, Director	Monroe County Dept of Public Health	Rm 952	111 Westfall Road	Rochester	NY	14620
Gary Johnson			40 Fernwood Avenue	Rochester	NY	14621
Anna Ortiz			646 Portland Avenue	Rochester	NY	14621
Raymond Rivera			664-666 Portland Avenue	Rochester	NY	14621
Richard Bachelder	JML Optical Industries		678-690 Portland Avenue	Rochester	NY	14621
Lisa Hilarski			29 Fernwood Avenue	Rochester	NY	14621
Current Occupant			35 Fernwood Avenue	Rochester	NY	14621
Current Occupant			39 Fernwood Avenue	Rochester	NY	14621
Current Occupant			43 Fernwood Avenue	Rochester	NY	14621
Lee Zugehoer			56 Fernwood Avenue	Rochester	NY	14621
Eugene Mazzola			626-636 Protland Avenue	Rochester	NY	14621