



Department of
Environmental
Conservation

FACT SHEET

State Superfund Program

Former Hall Welter Site
38-46 Mount Hope Ave.
Rochester NY 14620

SITE No. 828194

NYSDEC REGION 8

February 2022

Where to Find Information

Access project documents through the
DECinfo locator

<https://www.dec.ny.gov/data/DecDocs/828194/> and at this location:

Document Repository:

Central Library of Rochester & Monroe
County
Business & Social Science Division
115 South Avenue
Rochester, NY 14604
585-428-8123

Who to Contact

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

Project-Related Questions

Adam Morgan, Project Manager
NYSDEC
6274 East Avon-Lima Rd. Avon, NY 14414
(585) 226-5356
adam.morgan@dec.ny.gov

Project-Related Health Questions

Project-Related Health Questions
Mark Sergott, P.G., Project Manager
NYSDOH
Empire State Plaza- Corning Tower, Rm.
1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
State Superfund Program, visit:
www.dec.ny.gov/chemical/8439.html

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

Virtual Public Meeting, Thursday 3/10/2022 at 7:00 PM

NYSDEC invites you to a virtual public meeting to discuss the proposed
remedy for the site. You are encouraged to provide comments at the
meeting, and during the 30-day comment period described in this fact
sheet. You can sign up for the virtual public meeting at this website:

<https://meetny.webex.com/meetny/onstage/g.php?MTID=e653dc767a6e4ddd4e2df111013a07a3d>

You must register in advance to attend the meeting.

The public is invited to comment on a remedy being proposed by the New York
State Department of Environmental Conservation (NYSDEC) in consultation with
the New York State Department of Health (NYSDOH) to address contamination
related to the Former Hall Welter site ("site") located at 38-46 Mount Hope Ave.
Rochester, Monroe County. Please see the map for the site location. The estimated
cost to implement the remedy is \$480,000.

How to Comment: NYSDEC is accepting written comments about the proposed
plan, called a Proposed Remedial Action Plan (PRAP) for 30 days, from **February
16th through March 18th, 2022.**

- Access the PRAP and other project documents online through the
DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/828194/>.
- Documents also are available at the location(s) identified at left under
"Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under
Project-Related Questions in the "Who to Contact" area at left.

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. NYSDEC is
proposing the following remedy to address these threats:

Proposed Remedial Action Plan: The remedy proposed for the site includes:

- Design and construction of a Soil Vapor Extraction (SVE) system at the
site;
- Implementing a Health and Safety Plan and Community Air Monitoring
Plan during all ground intrusive activities;
- Implementing a Site Management Plan (SMP) for long term maintenance
of the remedial systems; and

STATE SUPERFUND PROGRAM

- Recording of an Environmental Easement to ensure proper use of the site, as may be necessary.

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 HRP Associates, Inc.

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.

Site Description:

Location: The Former Hall-Welter Site is located at 38-46 Mount Hope Avenue on a 0.39-acre parcel. The site is located in the South Wedge area of the City of Rochester, Monroe County.

Site Features: The site is occupied by a one story, multi-use commercial structure and a small parking lot. It is bordered to the north and south by commercial properties, to the east by residential properties and Orion Alley, and to the west by Mount Hope Avenue.

Current Zoning/Use: The site contains a multi-occupant structure and is zoned mixed commercial and residential. Currently the building is vacant.

Historic Uses: Prior to 1942 the site was used to repair vehicles and as a brass warehouse. The Hall-Welter Company, Inc. purchased the property in 1942 and did defense contracting during World War II. Hall-Welter later manufactured check printing machines until they sold the property in 1988. The site was occupied by The Rochester Rehabilitation Center from 1988-2014. Prior to the Department's involvement, testing was conducted by a prospective buyer and the owner. This testing showed impacts to groundwater, soils, sub-slab soil vapor, and indoor air. Mitigation attempts were made to address indoor air contamination but were unsuccessful in bringing the indoor air to levels below the NYSDOH air guideline for trichloroethene. This led to the Department's involvement and eventual listing as a class 2 inactive hazardous waste site.

Site Geology and Hydrogeology: Results of investigations conducted indicate that groundwater flow is generally to the northwest, towards Mt. Hope Ave. Groundwater was encountered at an average depth of approximately 10-12 feet below ground surface. Soils consist of fill material above sand and gravel deposits. Bedrock was encountered at approximately 17 feet below ground surface.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, 828194) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs) which are present site-wide in groundwater, and present in soils to the rear of the property primarily in the area of the loading dock.

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 before committing State funds for investigation and cleanup.

For more information about the SSF, visit:

<https://www.dec.ny.gov/chemical/8439.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

Site Location





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