



FACT SHEET

Brownfield Cleanup Program

Former Davidson Collision Site
Site No. C828091
Rochester, NY

November 2009

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Actions have been completed to address contamination related to the Former Davidson Collision Site located at 399 Gregory Street in the City of Rochester, Monroe County. The cleanup actions were completed under New York's Brownfield Cleanup Program. See the attached map for the location of the site.

The City of Rochester (Applicant) has completed the cleanup activities and has submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report, which is under review. The Final Engineering Report states that cleanup requirements will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Final Engineering Report

The Final Engineering Report has several goals:

- 1) Describe the cleanup activities completed.
- 2) Certify that cleanup requirements have been achieved or will be achieved for the site.

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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/brownfields.html

Public Meeting
December 3, 2009
7:00 PM

St. Boniface School
Meeting Room 1
15 Whalin Street
(Corner of Gregory and Whalin)
Rochester, New York

NYSDEC invites you to a public meeting to discuss the Final Engineering Report for the Former Davidson Collision Site. You are encouraged to provide comments at the meeting.

- 3) Describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as an environmental easement, 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, such as a cap or vapor barrier, to manage contamination.
- 4) Certify that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

Cleanup activities were completed at the site in June

2009. The following is a summary of the cleanup activities completed at the site:

1. Removal of the concrete slab that was the floor of the former site building, removal of most of the foundation footers for the former building, and removal of select portions of the adjacent asphalt parking lot.
2. Excavation of contaminated soil from the three remedial areas of concern at the site. Soils at the site were contaminated by petroleum products and metals such as arsenic, cadmium, copper, lead and selenium. The contaminated soils were disposed off-site at a permitted landfill. The contaminated soil removal protects public health and the environment by eliminating potential exposure to contaminated soils and removing the source of groundwater contamination at the site. Laboratory analysis of confirmatory soil samples collected after the excavations were completed demonstrated that soil cleanup objectives established by NYSDEC had been achieved.
3. Application of the oxygen releasing material EHC-O™ in the open excavation where the petroleum contaminated soil was removed. This bioremediation agent was applied to the excavation following removal of petroleum contaminated soil and prior to backfilling with clean soil. This product is designed to promote the cleanup of the contaminated groundwater in place.
4. Placement of clean soil and crushed stone in the areas where the concrete slab had been removed and where remedial excavations were completed.
5. The execution and recording of an Environmental Easement that will restrict future land use to appropriate uses (restricted residential/commercial) and prevent future exposure to any potential unidentified remaining contamination at the site.
6. Development and implementation of a Site Management Plan (SMP) approved by NYSDEC for long term management of potential unidentified remaining contamination. Included in the SMP are the following provisions:
 - An excavation plan with guidance for future excavation activities that may be conducted during construction or underground utility repair at the site;
 - A groundwater monitoring plan with specifications for periodic groundwater sampling to confirm that groundwater cleanup requirements for Area 1 are achieved.
 - Flagging of the site property in the City of Rochester Building Information System such that all future permit applications will be reviewed by the City Division of Environmental Quality for compliance with the SMP.
 - A conceptual design for a sub-slab depressurization system that may be required for proposed structures to minimize the potential for exposure to volatile organic compounds via soil vapor intrusion.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see “Where to Find Information” below). NYSDEC then will issue a Certificate of Completion to the Applicant.

The Applicant would be eligible to redevelop the site when it receives the Certificate of Completion. In addition, the Applicant:

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing clean-up activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the Applicant does not

comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the Applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the Applicant.

Background

NYSDEC previously accepted an application from the Applicant to participate in the Brownfield Cleanup Program. The application proposes the site will be used for restricted residential/commercial purposes.

The City of Rochester acquired the 399 Gregory Street property in November 2004 through delinquent tax foreclosure. The 0.46 acre site was operated by Davidson Collision as an auto body shop from the early 1960s until it went out of business in March 1993. In June 1993, the auto body shop reopened for a brief period under new management and the name of Southwedge Collision. The Former Davidson Collision building was previously demolished and the Site is vacant.

The 399 Gregory Street parcel is zoned Community Center District (C-2). Gregory Street and residential structures are located north of the Site. Residential properties and a distribution facility are located east of the Site. A residential house and associated garage are located south of the Site. Cayuga Street, residential properties, and a four story commercial and residential building are located west of the Site.

Investigations at the Site between 1991 and 1994 identified the presence of soil contamination by paint waste including paint thinner that had been released from a pipe leading from a paint booth inside the former collision shop to a storage container outside the building. In January 1993, some contaminated soil from the waste disposal area was excavated.

The 1991 and 1993 activities were performed without NYSDEC approval or oversight. In 1994, NYSDEC conducted an investigation and determined the 1993 soil removal activity did not remove all of the subsurface contamination at the Site. NYSDEC conducted an investigation in 2000-2002 to obtain additional information regarding the nature and extent of contamination and to determine if the Site represented a significant threat to human health or the environment. NYSDEC concluded there was a small, highly impacted VOC source area, but nearby residential properties were not impacted. After obtaining a United States Environmental Protection Agency brownfield assessment grant to investigate the site, the City foreclosed on the property in 2004 and entered the State's BCP. Most of the cleanup project has been financed using a \$200,000 United States Environmental Protection Agency brownfield cleanup grant secured by the City.

FOR MORE INFORMATION

Location of Reports and Information

Project documents are available in document repositories established at the following locations to help the public stay informed:

Neighborhood Service Center Office
846 South Clinton Street
Rochester, New York 14620
Phone: (585) 428-7640
Hours:
Monday – Friday 8:00 am to 5:00 pm
For Appointments: Call (585) 428-7640
Neighborhood Service Center Office
Contact: Mr. Pete Saxe

City of Rochester Public Library (Rundel Library)
115 South Avenue
Rochester, New York 14604
Hours:
Monday and Thursday – 9:00 am to 9:00 pm
Tuesday, Wednesday, and Friday – 9 am to 6 pm
Saturday – 9:00 am to 5:00 pm
Sunday – 1:00 pm to 5:00 pm
Contact: Shirley Iverson (585) 428-8370

Whom to Contact

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

Project Questions:

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Site Health Questions:

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If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.

