



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Speedy's Cleaners
DEC Site #: C828109
Site Address: 3130 Monroe Avenue
Pittsford, NY 14618

November 2012

Reports Recommend No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a no further action remedy for Speedy's Cleaners ("site") located at 3130 Monroe Avenue, Pittsford, 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."

New York State Department of Environmental Conservation (NYSDEC or Department) is reviewing reports that recommend no further action at 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 may 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:
<http://www.dec.ny.gov/chemical/8450.html>

The reports, called a "Remedial Investigation Report" and "Alternatives Analysis Report" were submitted to NYSDEC by 3130 Monroe Avenue Associates, LLC ("applicant"). The reports describe the results of the site investigation and the evaluation of remedial alternatives. NYSDEC has developed a Proposed Decision Document that summarizes the investigation and proposed remedy.

Highlights of the Investigation Reports and Proposed Decision Document

The site investigation has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the site;
- 3) provide information about off-site contamination issues; and
- 4) recommend whether cleanup of contamination is required.

A Remedial Investigation was performed at the site by the applicant between 2005 and 2012. The RI identified chlorinated solvent contamination in site soils and groundwater at levels that marginally exceed standards and guidance. An adjacent parcel to the north of the BCP site is contaminated with significantly higher concentrations of these compounds. The applicant installed a sub-slab depressurization system in the site building to reduce the potential for exposure to chlorinated solvents in indoor air via soil vapor intrusion. The site is covered with the building and paved parking lot, which reduces the potential for contact with contaminated soils and groundwater. The Proposed Decision Document recommends no further action with continued operation of the sub-slab depressurization system, maintenance of the site cover, and imposition of an environmental easement as the proposed remedy for the site.

How to Comment

NYSDEC is accepting written comments about the investigation reports and Proposed Decision Document for 45 days, from November 16, 2012 through December 30, 2012. The documents are available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The investigation reports and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The approved reports will be made available to the public (see "Where to Find Information" below).

If the approved investigation reports and Decision Document conclude that no further action is needed to address the site, NYSDEC will issue a "Certificate of Completion" to the applicant(s). Upon receiving a Certificate of Completion, the applicant(s):

- 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 cleanup activities and for redevelopment of the site.

The applicant(s) will be eligible to redevelop the site after receiving the Certificate of Completion from NYSDEC. A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms and conditions of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The site is located in a commercial area of the Town of Pittsford. It is one of two parcels (along with an RG&E-owned right-of-way to the north) that comprise the Class 2 Registry Site, 8-28-109.

Site Features: The Speedy's Cleaners property is situated on 0.28 acres and consists of a small paved lot and a 4,900 square foot building.

Zoning/Use: The site is zoned for commercial use and the building is currently occupied by a nail salon and an optometrist. The surrounding parcels are currently occupied for commercial uses. A drainage ditch that connects to a class B stream is located approximately 100 feet north of the site.

Historical Use: Speedy's Cleaners operated as a dry cleaner at the site from approximately 1966 until 1993 and continued operating as a drop-off/pick-up location (without on-site dry cleaning) until 2005. The solvent tetrachloroethene (PCE or "perc.") was formerly used at the site to dry clean clothes for an undetermined period of time. Poor operating practices resulted in PCE being released to the ground over time.

In May 1999, an underground fuel oil tank and approximately 80 tons of associated contaminated soils were excavated and removed from the property. Additional subsurface investigation revealed that the PCE contamination was present on the Speedy's Cleaner's property and the adjacent RG&E right-of-way. Related volatile organic compounds (VOCs), including trichloroethene (TCE) and trans-1,2 dichloroethene, were also detected in the soil.

A state funded Preliminary Site Assessment (PSA) completed in the fall of 2002 showed concentrations of contaminants in groundwater and soil exceed NYS Class GA groundwater standards and the NYSDEC Soil Cleanup Objectives. Chlorinated solvents were detected in groundwater samples downgradient of the site at concentrations above NYS Class GA groundwater standards. PCE, TCE and vinyl chloride concentrations in groundwater exceeded the maximum Toxicity Characteristic regulatory level, making the subsurface soils at the site a hazardous waste.

Site Geology and Hydrogeology: The site consists of predominantly sandy soils from beneath the paved surface or building to approximately 12 to 14 feet below ground, underlain by a predominantly clay till. The top of the groundwater table is present at depths of about 8 to 12 feet below grade. Groundwater flows to the northeast from the site toward the adjacent RG&E right-of-way parcel and the Oak Hill Country Club beyond.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C828109>

FOR MORE INFORMATION

Where to Find Information

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

Town of Pittsford Public Library
24 State Street
Pittsford, NY 14534
585-248-6275

NYS Department of Environmental Conservation
6274 E. Avon-Lima Rd.
Avon, NY 14454
585-226-2466

Who to Contact

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

Project Related Questions

Greg MacLean
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5356
gbmaclea@gw.dec.state.ny.us

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

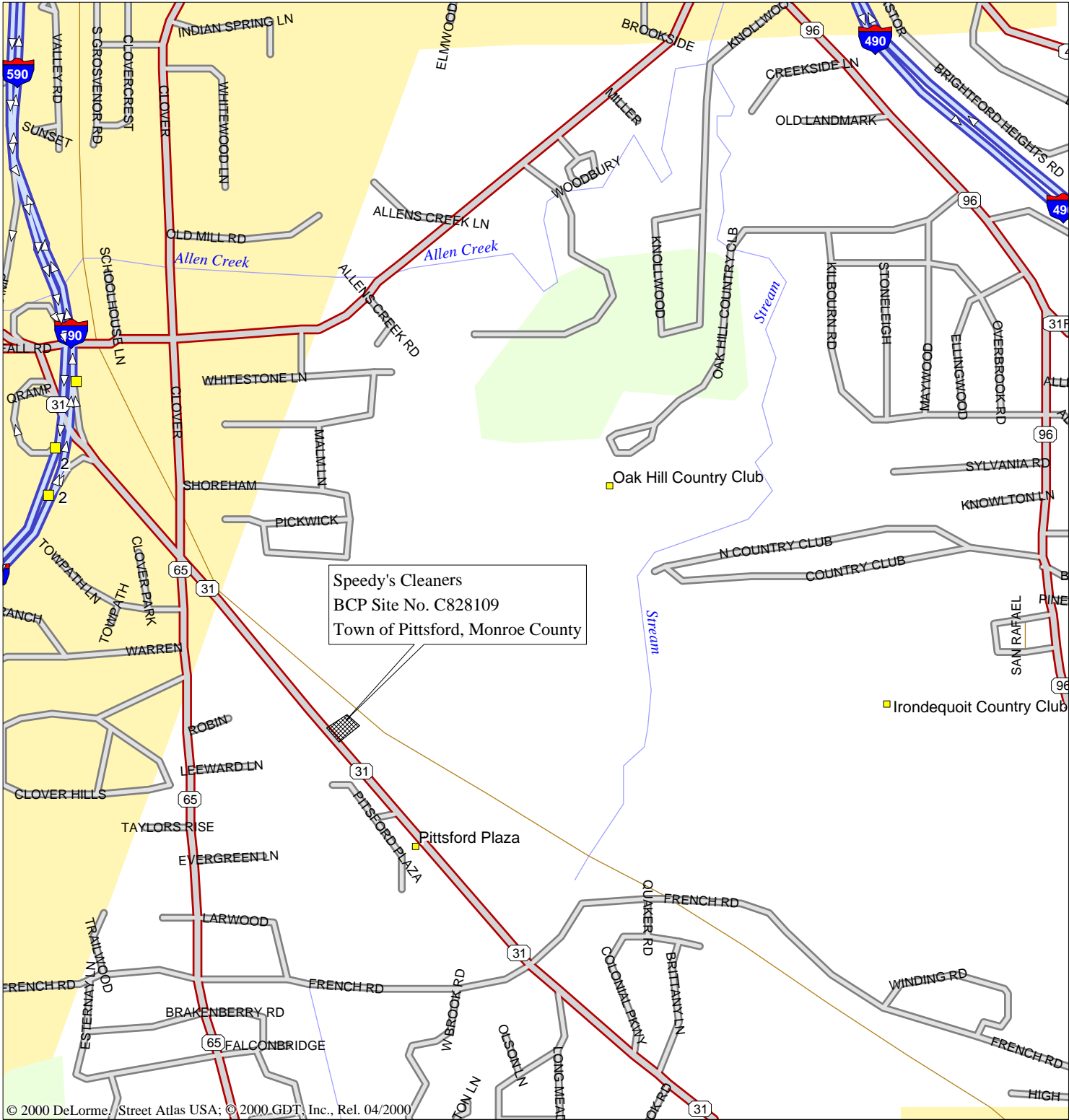
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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













© 2000 DeLorme, Street Atlas USA; © 2000 GDT, Inc., Rel. 04/2000

Scale 1:15,625 (at center)

1000 Feet

500 Meters

-  Local Road
-  Major Connector
-  State Route
-  Trail
-  Interstate/Limited Access
-  Exit
-  Point of Interest
-  Population Center
-  Woodland
-  River/Canal

