



FACT SHEET

Brownfield Cleanup Program

Genesee Marina, Inc.
C828130
City of Rochester, NY

February 2006

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a draft work plan to investigate Genesee Marina, Inc. located at 118 Petten Street in the City of Rochester, Monroe County. See map for the location of the site. The draft "Remedial Investigation Work Plan" was submitted by Genesee Marina, Inc. under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by Genesee Marina, Inc. to participate in the BCP. The application proposes that the site will be used for commercial purposes (a marina).

Public Comments About the Draft Remedial Investigation Work Plan

NYSDEC is accepting written public comments about the draft Remedial Investigation (RI) Work Plan for 30 days, from **February 22, 2006** through **March 22, 2006**. The draft RI Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Charlotte B. Theobald
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

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 and business.

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.state.ny.us/website/der/bcp

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination.

The investigation will be performed by Genesee Marina, Inc. with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Highlights of the Proposed Remedial Investigation

The purpose of this remedial investigation is to further define the nature and extent of potential on-site impacts resulting from historic operations at the site. The extent of potential off-site impacts will also be evaluated at the property boundary. The results of the investigation will be used to evaluate remedial actions that might be required to render the site suitable for the proposed commercial marina. Specifically, the remedial investigation is intended to:

1. Further define the nature and extent of contamination in soil (surface and subsurface), surface water, groundwater, sediment, and any other impacted media;
2. Identify the source (s) of the contamination;
3. Conduct an on-site and off-site qualitative exposure assessment, including a human health exposure assessment and a fish and wildlife exposure assessment; and
4. Provide information to support the development of a Remedial Work Plan to address the contamination.

Proposed activities for the Remedial Investigation include the following:

- Soil borings and test pitting at the site to further delineate contamination in the subsurface.
- Surface soil sampling to evaluate the surface soil conditions at the site.
- A soil gas survey to evaluate areas on the site for volatile organic compound (VOC) contamination.
- Installation of 13 new groundwater monitoring wells to supplement the existing groundwater wells at the site. There will be two rounds of groundwater sampling performed from the 13 new and 15 existing groundwater monitoring wells.
- Evaluation of the potential for off-site migration of contaminants.
- Evaluation of the potential for off-site human exposures.
- Preparation of a Remedial Investigation Report.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH and Monroe County Health Department (MCHD) must concur in the approval of the RI Work Plan. The approved RI Work Plan will be placed in the document repository (see below). After the RI Work Plan is approved, Genesee Marina, Inc. may proceed with the remedial investigation of the site. It is estimated that the remedial investigation will take about 18 weeks.

The applicant will develop a Remedial Investigation Report that summarizes the results of the remedial investigation.

NYSDEC will keep the public informed during the investigation and remediation of Genesee Marina, Inc.

Background

The site is located in an urban setting (residential and commercial) and consists of approximately 25 acres with an estimated 2,500 feet of frontage along the western shore of the Genesee River at the Port of Rochester. The Site is improved with a marina known as Riverview Yacht Basin. The Site has been used as a marina since 1947 and includes multiple buildings, many of which are in poor condition, and more than 200 boat slips, many of which are unusable. The site also contains offices, a shop, and a parking area for the Spirit of Rochester cruise boat which ceased operation in 2003. There are two boat ramps located along the riverfront. The site contains asphalt and gravel roadways and parking areas, woods, and both federally and NYSDEC regulated wetlands. The Site was used for the disposal of construction and demolition debris from the 1960's to recently.

The New York Central Railroad used a portion of the site as a railroad yard. Railroad spurs traversed the

northern portion of the site from approximately 1918 to 1978. The railroad spur along the western boundary is active.

Three (3) previous environmental site assessments and investigations were conducted at the site by Stantec Consulting Group Inc. (Stantec) on behalf of the City of Rochester's Division of Environmental Quality. The previous investigations indicate the detection of volatile organic compounds, petroleum compounds, and metals in the soil and groundwater above New York State standards and guidance values. Historic petroleum releases have occurred at the site in the refueling area and the parking lot areas. The Stantec environmental assessments identified six (6) areas of concern at the site. Additional sampling and investigation work will be performed in those six (6) areas of concern to further delineate the contamination at the site.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft RI Work Plan and the application to participate in the BCP accepted by NYSDEC:

Charlotte Branch
Rochester Public Library
3615 Lake Avenue
Rochester, New York 14612
585-428-8216

Who to Contact

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

Project Related Questions

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Health Related Questions

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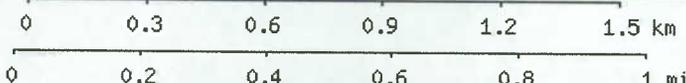
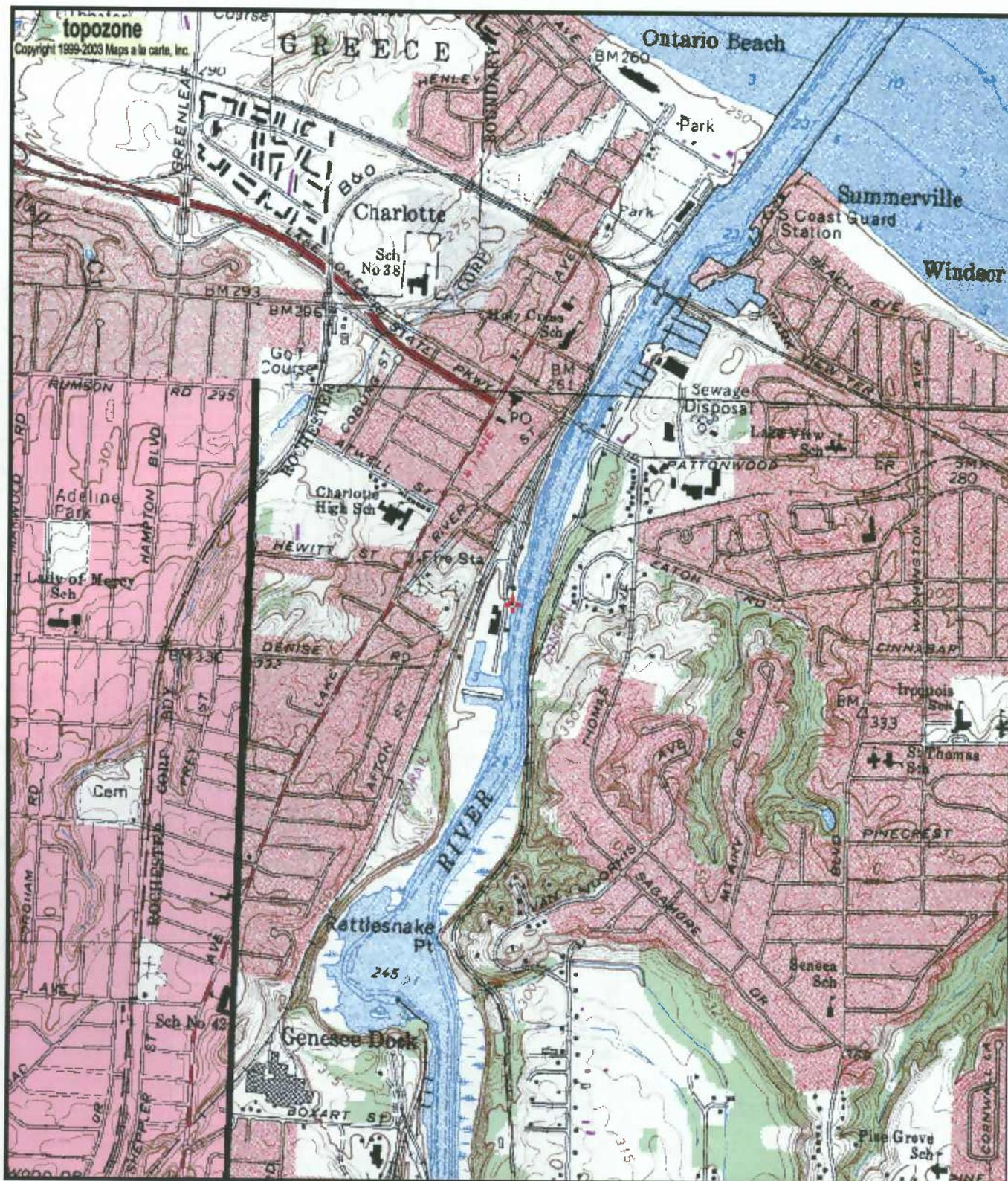
Press Inquiries

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Health Related Questions

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Rochester, New York 14692
Telephone: 585-753-5904

If you know someone who would like to be added to the project mailing 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.



Map center is 43° 14' 37"N, 77° 36' 50"W (WGS84/NAD83)
Rochester East quadrangle
 Projection is UTM Zone 18 NAD83 Datum

M = -11.857
 G = -1.792



SITE LOCATION MAP

MAP 1A