

**PITTSFORD CANALSIDE PROPERTIES LLC  
301 EXCHANGE BLVD  
ROCHESTER, NEW YORK 14608  
585.232.1760**

August 11, 2006

Chief, Site Control Section  
NYS Department of Environmental Conservation  
Bureau of Technical Support  
625 Broadway  
Albany, NY 12233-7020

**RE: BROWNFIELD CLEANUP PROGRAM APPLICATION:  
MONACO OIL COMPANY: PITTSFORD, NEW YORK  
2<sup>nd</sup> SUBMISSION**

SITE CONTROL SECTION CHIEF:

Here are three (3) revised copies of the Brownfield Cleanup Program (BCP) Application, one (1) PDF File of the Application, and one (1) PDF File of the Phase 1 ESA Report for the above referenced site. All BCPs have original signatures.

In reference to the deficiencies noted in your recent correspondence, we believe we have responded to each concern.

The following responses are cross-referenced with your recent communications:

**Kelly Lewandowski's Letter of 8/7/06**

Section II

1. The only address for the two parcels is 75 Monroe Avenue.
2. New Tax Map provided with detail requested.
3. Tax Map provided in 2 above is at 100' scale with north arrow. The entire site encompasses the proposed Brownfield boundary lines. Other map details requested included on map provided
4. Expanded Site Narrative provided
5. USGS 7.5 minutes quad map was included in prior application but no clearly labeled. New map has clear label

Section VI

1. Expanded *Project Scope* provided

Section IX

1. Questions 13 and 14 have been more fully answered.

Statement of Certification and Signatures

1. Complete

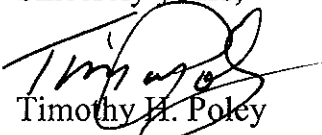
**Charlotte Theobald email of 8/9/06**

1. Phase 1 Assessment Report provided in hard copy and PDF formats.
2. Mary Jo Delconte's email address is [mdelconte@tritechhs.com](mailto:mdelconte@tritechhs.com) and has been include in Section I of BCP application.
3. Section IX has been altered to indicate that site is Vacant

If you require and additional information or have any questions associated with our approach or the BCP Application please contact our attorney, Ms. Terry Richman of Underberg & Kessler LLP (585.258.2829) or me (585.232.1760) at your first convenience.

Thank you for your time and attention concerning this matter.

Sincerely yours,

  
Timothy H. Poley  
Consulting Associate

Cc: Terry Richman, Esq.; Jim Charles, Esq.; Bart Putzig, Anthony DiMarzo, MJ DelConte



**BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION**

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY  
BCP SITE #:

07/05

<b>NAME</b> Pittsford Canalside Properties LLC		
<b>ADDRESS</b> 301 Exchange Boulevard		
<b>CITY/TOWN</b> Rochester, New York	<b>ZIP CODE</b> 14608	
<b>PHONE</b> 585-232-1760	<b>FAX</b> 585-232-7220	<b>E-MAIL</b> adimarzo@markiventerprises.com
<b>NAME OF REQUESTOR'S REPRESENTATIVE</b> Timothy H. Poley		
<b>ADDRESS</b> 301 Exchange Boulevard		
<b>CITY/TOWN</b> Rochester, New York	<b>ZIP CODE</b> 14608	
<b>PHONE</b> 585-232-1760	<b>FAX</b> 585-232-7220	<b>E-MAIL</b> businessconsulting@gmail.com
<b>NAME OF REQUESTOR'S CONSULTANT</b> Mary Joy Delconte, Tritech		
<b>ADDRESS</b> 1100 University Avenue		
<b>CITY/TOWN</b> Rochester, New York	<b>ZIP CODE</b> 14607	
<b>PHONE</b> 585-256-6211	<b>FAX</b> 585-256-6244	<b>E-MAIL</b> mdelconte@tritechehs.com
<b>NAME OF REQUESTOR'S ATTORNEY</b> Terry Richman, Esq., Underberg & Kessler LLP		
<b>ADDRESS</b> 300 Bausch and Lomb Place		
<b>CITY/TOWN</b> Rochester, New York	<b>ZIP CODE</b> 14604	
<b>PHONE</b> 585-258-2829	<b>FAX</b> 585-258-2821	<b>E-MAIL</b> trichman@underbergkessler.com
<p><b>THE REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (3) BY CHECKING ONE OF THE BOXES BELOW:</b></p> <p><input type="checkbox"/> <b>PARTICIPANT</b> A requester who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p><input checked="" type="checkbox"/> <b>VOLUNTEER</b> A requester other than a participant, including a requester whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p><b>NOTE:</b> By checking this box, the requester certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: 1) stop any continuing discharge; 2) prevent any threatened future release; and 3) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.</p>		
<p><b>Requester Relationship to Property (check one):</b></p> <p><input type="checkbox"/> Previous Owner    <input type="checkbox"/> Current Owner    <input checked="" type="checkbox"/> Potential /Future Purchaser    <input type="checkbox"/> Other _____</p> <p>If requester is not the site owner, requester will have access to the property throughout the BCP project. <span style="float: right;"><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</span></p> <p>(Note: proof of site access must be submitted for non-owners)</p>		

<b>SITE/PROPERTY NAME:</b> Monoco Oil Site						
<b>ADDRESS/LOCATION</b> 75 Monroe Avenue		<b>CITY/TOWN</b> Pittsford, NY		<b>ZIP CODE</b> 14534		
<b>MUNICIPALITY(IF MORE THAN ONE, LIST ALL):</b> Town of Pittsford / Village of Pittsford						
<b>COUNTY</b> Monroe			<b>SITE SIZE (ACRES)</b> 6.0 acres Town/1.5 acres Village			
<b>LATITUDE (degrees/minutes/seconds)</b> 43°05'32.94N			<b>LONGITUDE (degrees/minutes/seconds)</b> 77°31'12.94W			
<b>HORIZONTAL COLLECTION METHOD:</b> GPS Carrier Phase			<b>HORIZONTAL REFERENCE DATUM:</b> 151.17			
<b>FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)</b>						
<b>Parcel Address</b> 75 Monroe Avenue		<b>Parcel No.</b>	<b>Section No.</b>	<b>Block No.</b>	<b>Lot No.</b>	<b>Acreage</b>
<b>Town Parcel</b> (Only 1 Address)		151	17	3	3	6
<b>Village Parcel</b>		151	18	1	51	1.5
<p>1. Do the site boundaries correspond to tax map metes and bounds? <span style="float:right"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  If no, please attach a metes and bounds description of the site.</p> <p>2. Is the required site map attached to the application? (application will not be processed without site map) <span style="float:right"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>3. Is the site part of a designated En-zone pursuant to Tax Law § 21(b)(6)? <span style="float:right"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>For more information go to:  <a href="http://www.nylovesbiz.com/Productivity_Energy_and_Environment/BrownField_Redevelopment/default.asp">http://www.nylovesbiz.com/Productivity_Energy_and_Environment/BrownField_Redevelopment/default.asp</a>  If yes, identify area (name) _____</p> <p><input type="checkbox"/> 50% <input type="checkbox"/> 100% of the site is in the En-zone (check one)</p>						
<b>SITE DESCRIPTION NARRATIVE:</b>						
Former Oil Depot and Asphalt Depot. Closed at the current time. Site operation ceased in the year 2000. See More Detailed Description Attached						
<b>List of Existing Easements (type here or attach information)</b>						
<u>Easement Holder</u>		<u>Description</u>				
Conrail Formerly New York Central Railroad		Railroad Right-of-Way				
<b>List of Permits Relating to the Proposed Site (type here or attach information)</b>						
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				
None						

Initials of each Requestor: CAO

OWNER'S NAME (if different from requestor) **Monoco Oil Company, Inc. (Debtor in Possession)**

ADDRESS **P.O. Box 365 Monroe Avenue**

CITY/TOWN **Pittsford, New York**

ZIP CODE **14534**

PHONE **Unknown**

FAX **Unknown**

E-MAIL **Unknown**

OPERATOR'S NAME (if different from requestor or owner) **No operation at this time Monoco Oil**

ADDRESS **Is the Former Operator**

CITY/TOWN **Same Address**

ZIP CODE

PHONE

FAX

E-MAIL

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- \* 1. Are any enforcement actions pending against the requestor regarding this site?  Yes  No
2. Is the site subject to an existing order for the contamination?  Yes  No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?  Yes  No
4. Has the requestor violated any provision of ECL Article 27?  Yes  No
5. Has the requestor been previously denied entry to the BCP?  Yes  No
6. Has the requestor committed a negligent or intentionally tortuous act regarding hazardous waste or petroleum?  Yes  No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?  Yes  No
8. Has the requestor knowingly falsified statements or concealed material facts in a matter related to the Department?  Yes  No
9. Has the requestor, based on the provisions of ECL Article 27-1407 (or a similar provision of federal or state law), committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?  Yes  No

1. Is the site listed on the National Priorities List?  Yes  No
2. Is the site listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?  Yes  No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is the site subject to a permit under ECL article 27, title 9, other than an Interim Status facility?  Yes  No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
- \*\* 4. Is the site subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?  Yes  No  
If yes, please provide: Order # 99-10268
- \*\* 5. Is the site subject to a state or federal enforcement action related to hazardous waste or petroleum?  Yes  No  
If yes, please provide explanation as an attachment.

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
  - Estimated project schedule
- Development of a Mixed Use Project including both Residential, Commercial and Retail consistent with Town and Village master plan. Estimated start in Spring 2007 with completion in Spring 2009  
See More Detailed Description Attached

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

**1. Environmental Reports See Attached Supplemental Information**

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2):  Yes  No  N/A

**2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:**

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			
Chlorinated Solvents	X	X			
Other VOCs	X	X			
SVOCs	X	X			
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: See attached Supplement: information

**3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:**

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			
Chlorinated Solvents	X	X			
Other VOCs	X	X			
SVOCs	X	X			
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: See attached Supplemental Information

**4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:**

- Above Ground Pipeline or Tank     
  Lagoons or Ponds     
  Underground Pipeline or Tank     
  Surface Spill or Discharge  
 Routine Industrial Operations     
  Dumping or Burial of Wastes     
  Septic tank/lateral field     
  Drums or Storage Containers  
 Adjacent Property     
  Seepage Pit or Dry Well     
  Foundry Sand     
  Electroplating  
 Coal Gas Manufacture     
  Industrial Accident     
  Unknown
- Other: Former Oil Water Separator System

**5. INDICATE PAST LAND USES:**

- Coal Gas Manufacturing     
  Manufacturing     
  Agricultural Co-op     
  Dry Cleaner     
  Salvage Yard     
  Bulk Plant  
 Pipeline     
  Service Station     
  Landfill     
  Tannery     
  Electroplating     
  Unknown
- Other: Former Liquid Asphalt and Petroleum Fuel Major Oil Storage Facility

**6. Owners See Section 5 in Supplemental Information**

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

**7. Operators See Section 5 in Supplemental Information**

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").

Please attach, at a minimum, the names and addresses of the following:

See Attached

1. The chief executive officer and zoning board chairperson of each county, city, town and village in which the site is located.
2. Residents, owners, and occupants of the site and properties adjacent to the site.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the site is located.
5. Any person who has requested to be placed on the site contact list.
6. The administrator of any school or day care facility located on or near the site.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the site.

Current Use:  Residential  Commercial  Industrial  Vacant  Recreational (check all that apply)

Intended Use:  Unrestricted  Residential  Commercial  Industrial

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

Yes No

1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)

2. Is the proposed use consistent with applicable zoning laws/maps? See letters from Town/Village

3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?

4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).

5. Are there any federal or State land use designations relating to this site?

6. Do the population growth patterns and projections support the proposed use?

7. Is the site accessible to existing infrastructure?

8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites proximate to the site?

9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species proximate to the site?

10. Are there floodplains proximate to the site?

11. Are there any institutional controls currently applicable to the site?

12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. See Attached

13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas. See Attached

14. Describe on attachment the geography and geology of the site. See Attached

(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I certify that I am Member (title) of Pittsford Canalside Properties LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 8/10/06 Signature: [Signature] Print Name: CHRISTOPHER A. DIMARZO

### SUBMITTAL INFORMATION

Three (3) complete copies are required.

- Two (2) copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or discette, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- One (1) hard copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/dec/index.html>

FOR DEPARTMENT USE ONLY

BCF SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_



## **Table of Contents**

---

<b>1.</b>	<b>GENERAL</b>	<b>1</b>
<b>2.</b>	<b>LOCATION AND LEGAL DESCRIPTION</b>	<b>1</b>
<b>2.1</b>	<b>Site and Vicinity Characteristics</b>	<b>1</b>
<b>2.2</b>	<b>Descriptions of Structures, Roads, and Other Improvements at the Site</b>	<b>2</b>
<b>2.3</b>	<b>Geology and Hydrogeology</b>	<b>3</b>
<b>3.</b>	<b>PAST USES AT THE SITE AND SURROUNDING AREA</b>	<b>3</b>
<b>3.1</b>	<b>Past Uses of Hazardous Substances/Petroleum Products and Disposal Practices</b>	<b>5</b>
<b>3.1.1</b>	<b>General</b>	<b>5</b>
<b>3.2</b>	<b>Site Spill Records</b>	<b>6</b>
<b>3.2.1</b>	<b>EPA Region II Spill Response</b>	<b>7</b>
<b>3.3</b>	<b>Previous Site Investigations</b>	<b>8</b>
<b>3.3.1</b>	<b>March 1988 Oil Spill (Former Area of Tank Numbers 2 and 3)</b>	<b>8</b>
<b>3.3.2</b>	<b>Underground Piping and Storage Tanks</b>	<b>10</b>
<b>3.3.3</b>	<b>Former Oil/Water Separator and Discharge Area</b>	<b>11</b>
<b>3.3.4</b>	<b>Former Operations Area</b>	<b>12</b>
<b>3.3.5</b>	<b>Drums and Containers</b>	<b>13</b>
<b>4.</b>	<b>POTENTIAL ENVIRONMENTAL ISSUES AND RECOMMENDATIONS</b>	<b>14</b>
<b>4.1</b>	<b>Existing Groundwater Monitoring Wells</b>	<b>14</b>
<b>4.2</b>	<b>Biocell Area</b>	<b>14</b>
<b>4.3</b>	<b>Underground Storage Tanks and Piping</b>	<b>15</b>
<b>4.4</b>	<b>Former Oil Water Separator Area</b>	<b>15</b>
<b>4.5</b>	<b>Drums and Containers</b>	<b>15</b>
<b>4.6</b>	<b>Asbestos-Containing Building Materials and Insulated Underground Piping</b>	<b>15</b>
<b>5.</b>	<b>PREVIOUS OWNERS</b>	<b>16</b>

## **Table of Contents**

---

### **Attachments**

#### **Figures**

**Figure 1: USGS 7.5 Minute Topographical Map**

**Figure 2: Site Tax Map (Village of Pittsford)**

**Figure 3: Site Tax Map (Town of Pittsford)**

**Figure 4. Site Drawing**

### **Appendices**

**Appendix A: Site Photographs and Prior Drawings**

**Appendix B: Aerial Photographs (1994, 1980, 1971, 1966 and 1958)**

**Appendix C: Summary of Petroleum Tank Storage**

**Appendix D: Detailed Summary of Abstracts of Title**

**Appendix E: Summary of EPA Remedial Action**

**Appendix F: Summary of Historical Soil and Groundwater Sampling and Analyses**

## **1. GENERAL**

A complete Phase I Environmental Site Assessment ("Phase I ESA") report dated February 15, 2005 (ie, completed in conformance with ASTM Standard 1527-00) was submitted to the NYSDEC at the preliminary Brownfield Application meeting on February 23, 2005 held at the NYSDEC, Region 8 offices in Avon, New York. To the extent necessary, it will be updated by obtaining any additional information not previously available at the time of the Phase I ESA, as it may relate to future investigative and remedial efforts at the Site.

Pertinent information from the Phase I ESA related to addressing the questions in Section VII of the Brownfield Application (ie, Site's Environmental History) is discussed in the following sections, including attached Figures and Appendices.

All documentation obtained and reviewed, which is the basis for statements in the Phase I ESA and/or Section VII of the Brownfields Application, "Site's Environmental History", will be made available upon request.

## **2. LOCATION AND LEGAL DESCRIPTION**

The Site is located at 75 Monroe Avenue in the Town and Village of Pittsford, Monroe County, New York 14534, encompasses approximately 7.5 acres and includes 1 building structure (see Figures 1-3 and photographs in Appendix A and aerial photographs in Appendix B). The Site encompasses 2 tax parcels that are generally irregular in shape. According to Town of Pittsford, the Town Tax Parcel is zoned commercial. According to the Village of Pittsford, the Village Tax Parcel is zoned category B-4, Canal waterfront-business district.

The Tax Identification Numbers associated with the Site are indicated in Table 1 below.

**Table 1. Tax Parcel Summary**

<b>Tax Parcel Number</b>	<b>Address</b>	<b>Size (acres)</b>
151-17-3-3 Town of Pittsford	75 Monroe Avenue	6.0
151.18-1-51 Village of Pittsford	75 Monroe Avenue	1.5
<b>Total Acreage</b>		<b>7.5</b>

### **2.1 Site and Vicinity Characteristics**

The Site is located on Monroe Avenue, a main thoroughfare running East/West in the Town and Village of Pittsford. The Site elevation is approximately 478 feet based on United States Geologic Survey digital elevation data dated 2002. The Site area is generally flat. The local area slopes moderately from North/South and West/East with changes in elevation or topographic relief: increasing approximately 32 feet within a 1/2 mile radius South of the Site; decreasing approximately 53 feet within a 1/2 mile radius North of the Site; decreasing approximately 40 feet with 1/2 mile radius West of the Site; and decreasing approximately 20 feet within a 1/2 mile radius East of the Site. The Erie Canal is

Immediately adjacent and North of the Site (ie, approximately 20 feet horizontally and 30 feet vertically).

Groundwater monitoring wells were and are currently located on-Site. No drinking water wells are located on-Site. Water wells are located within ¼ mile of the Site, and 1 public drinking water well is located greater than ¼ and less than ½ mile Southeast, generally up gradient from the Site.

The local area is a mix of commercial, municipal and residential properties.

## **2.2 Descriptions of Structures, Roads, and Other Improvements at the Site**

The Site was first developed in the mid 1920s. The Site included operations involving petroleum storage and distribution in the early 1930s through approximately 1980 when the Site was reconfigured to storage and distribution of liquid asphalt, and fertilizer during the mid 1980s. Subsequent to the mid 1980s, the handling of petroleum products ceased with the exception of the storage of fuel for Site boiler systems, machines/equipment and vehicles. Rail lines were assumed to be constructed along the South part of the Site during the mid-1960s. Site operations ceased in the year 2000.

Approximately 25 petroleum/liquid asphalt tanks were previously located at the Site (see Summary of Petroleum Tank Storage in Appendix C).

The Site included various building structures including: a main building (ie, included a boiler, asphalt testing laboratory, storage area and office), a garage and structures over loading bay areas located on the Eastern part of the Site, in the area of the Village of Pittsford Tax Parcel; and 25 petroleum/asphalt storage tanks, 2 tank farm buildings, an oil water separator "API separator", boiler and equipment buildings located on the Western part of the Site, in the area of the Town of Pittsford Tax Parcel.

During the year 2000, the former garage was demolished, the storage tank near the Main Building and piping were dismantled and disposed of. During November 2002, the dismantling and removal of 7 aboveground storage tank, oil water separator and related piping, equipment and maintenance buildings commenced. When EPA arrived on-Site in April 2003, the entire terminal had already been demolished.

The Site currently includes only the main building located on the Village of Pittsford Tax Parcel. The area surrounding the building and along the length of the bio-cell is paved.

The Site maintained an oil water separator system for the purpose of collecting storm water runoff from the tank farm. A SPDES permit was in place covering the direct discharge of water to a nearby stream during operation of the Site. Various pipelines were uncovered during previous Site investigations and remedial activities. Rochester Gas and Electric supplies gas and electric to the Site. Monroe County supplies potable water to the Site.

### **2.3 Geology and Hydrogeology**

Surface and shallow soil textures and types generally consist of silt loam, loamy fine sand and channery silt loam. Deeper soil types generally consist of silt loam, fine sand, silty clay, unweathered bedrock, very channery loam and gravel loam. The Site is not located in a flood plain.

Soils encountered during the previous Site investigations included fill deposit soils, ranging from 1.7 feet to 13 feet below ground surface, consisting of dark brown sand and gravel, with some wood, concrete, and metal debris, to red, gray, and red-brown mottled course to fine sand and gravel. A lacustrine soil deposit underlying the fill soil deposit consists of light brown, medium to fine sand, trace silt to gray medium to fine sand. An approximate 1 to 2 foot layer of brown and dark brown peat was encountered within the lacustrine deposit.

Groundwater is flowing generally North towards the Erie Barge Canal. However, no groundwater flow surveys were in records reviewed. Based upon our review of subsurface investigations previously performed at the Site, depth to groundwater is variable, generally ranging from 7.34 to 20.34 feet below ground surface.

Groundwater monitoring wells previously installed at the Site include MW1 through MW10. Soil borings previously drilled at the Site include GP1 through GP16. Groundwater monitoring wells MW1, MW4, MW5 and MW6, and soil borings GP3 through GP9 were damaged or destroyed during the demolition of storage tanks and facility structures during October through November 2002.

Twenty-one (21) test pits (ie, TP201 through TP221) were excavated as part of the Site closure investigation in February 2002. Further, 12 geoprobe borings were advanced including GQ101 through GQ111, and GQ107A. Groundwater monitoring wells were installed in borings GQ101 through GQ111.

Based upon our Site visit, the following groundwater monitoring wells are present on-Site: MW3, MW7 through MW10, and MW105 through MW108. The integrity of these wells and suitability for future Site investigations is currently not known.

### **3. PAST USES AT THE SITE AND SURROUNDING AREA**

The Site was first developed in the mid 1920s. Site operations involved petroleum storage and distribution in the early 1930s through approximately 1980 when the Site was reconfigured to storage and distribution of liquid asphalt for major highway paving projects, and fertilizer during the mid 1980s, as a result of the impact of availability of natural gas. Subsequent to the mid 1980s, the handling of petroleum products ceased with the exception of the storage of fuel for Site boiler systems, machines/equipment and vehicles. Monoco Oil Company, Inc.'s business was primarily focused on accepting, testing, heating and distributing asphalt for customers of Warden Asphalt located in Pennsylvania.

Based upon our review of the Abstract of Title, rail lines were assumed to be constructed along the South part of the Site during the mid-1960s. Site operations ceased in February 2000.

The Abstracts of Title for the Site covered ownership and recordings regarding the Site from 1823 to August 26, 2004. Private and non-private recordings are summarized in Table 2 below.

A more detailed summary of the Abstracts of Title for the Site is included in Appendix D.

Surrounding areas were previously used for residential, agricultural, commercial and municipal purposes.

**Table 2. Summary of Abstract of Title**

<b>Entity</b>	<b>Organization Type</b>	<b>Type of Conveyance</b>	<b>Date</b>
Individuals	N/A	Warranty Deed	1823-1930
Tide Water Oil Sales Corporation	Petroleum Storage and Distribution	Warranty Deed	1930
Tide Water Oil Company	Petroleum Storage and Distribution	Warranty Deed	1934
Tide Water Associated Oil Company (Note: EPA Pollution Report Dated June 3, 2003 Indicates that Getty Oil Purchased Tide Water Oil in 1953)	Petroleum Storage and Distribution	Warranty Deed	1936
Monroe Coal & Oil, Inc./Monoco Oil Company, Inc. (Gary Hurwitz, Norman Hurwitz, Raymond Hurwitz and Max Gummer (Former Stock Holder))	Petroleum/Asphalt Storage and Distribution	Warranty Deed	1967 (Filed Bankruptcy Chapter 11 in November 2002)
New York Central Railroad Company (n/k/a) Conrail	Railroad Transportation	Bargain and Sale Deed	1967
Penn Central Transportation Company (n/k/a) Conrail	Railroad Transportation	Bargain and Sale Deed	1973

**3.1 Past Uses of Hazardous Substances/Petroleum Products and Disposal Practices**

**3.1.1 General**

Approximately 25 petroleum and/or liquid asphalt tanks and associated piping were present at the Site over the course of Monoco's ownership and operation of the Site, amounting to an approximate 12,800,700-gallon capacity. Prior to 1970, petroleum products were off-loaded from canal barges. Subsequent to 1970, petroleum products were delivered by railcar. Liquid nitrate fertilizer was stored in bulk quantities (ie, 2 tanks) during the mid-1980s. This storage was discontinued subsequent to the discovery of minor leaks from one of the tanks.

The Site was a large quantity generator of hazardous waste (ie, EPA Identification Number NYD045606183).

A summary of tank numbers, contents, sizes, types, material of construction and installation dates is summarized in Table 3 below.

**Table 3. Summary of Former Petroleum/Asphalt Storage Tanks**

<b>Tank No.</b>	<b>Tank Contents</b>	<b>Size (gallons)</b>	<b>UST/AST</b>	<b>Material of Construction</b>	<b>Year Installed</b>
1	Asphalt	1,500,000	AST	FRP Coated Steel	12/1968
2	Asphalt	850,000	AST	FRP Coated Steel	12/1968
3	Asphalt	850,000	AST	FRP Coated Steel/ Fiberglass Reinforced Plastic	12/1968
4	Asphalt	2,200,000	AST	FRP Coated Steel	12/1970
5	Asphalt	2,200,000	AST	Steel Carbon/ Fiberglass Reinforced Plastic	12/1970
6	Asphalt	4,700,000	AST	FRP Coated Steel/ Fiberglass Reinforced Plastic	12/1974
7	Asphalt	150,000	AST	FRP Coated Steel	12/1980
8	Asphalt	112,000	AST	FRP Coated Steel	12/1980
9	Fuel Oil	4,200	AST	FRP Coated Steel	12/1988
10	Fuel Oil	10,000	AST	FRP Coated Steel	12/1895
11	Fuel Oil	4,000	AST	FRP Coated Steel	12/1985

**Table 3. Summary of Former Petroleum/Asphalt Storage Tanks (Contd.)**

<b>Tank No.</b>	<b>Tank Contents</b>	<b>Size (gallons)</b>	<b>UST/AST</b>	<b>Material of Construction</b>	<b>Year Installed</b>
12	Gasoline	4,000	UST	Steel Carbon	12/1970
13	Fuel Oil	10,000	UST	Steel Carbon	12/1970
14	Unknown	20,000	AST	Steel Carbon	12/1970
15	Unknown	20,000	AST	Steel Carbon	12/1970
16	Fuel Oil	20,000	AST	Steel Carbon	12/1970
17	Unknown	30,000	AST	Steel Carbon	12/1970
18	Unknown	30,000	AST	Steel Carbon	12/1970
19	Unknown	25,000	AST	Steel Carbon	12/1970
20	Unknown	25,000	AST	Steel Carbon	12/1970
21	Unknown	22,000	AST	Steel Carbon	12/1974
22	Fuel Oil	3,000	AST	Steel Carbon	12/1970
23	Fuel Oil	10,000	AST	Steel Carbon	12/1970
24	Fuel Oil	500	AST	Carbon Steel	11/1991
25	Fuel Oil	1,000	AST	Carbon Steel	11/1992

Storage tanks, an oil/water separator and related piping, equipment and maintenance buildings were removed from the Site during October through November 2002.

Tidewater Petroleum operated 2 underground gasoline/diesel tanks in the area of the March 1999 oil spill, where aboveground Tank Numbers 2 and 3 were located.

Storage tanks were constructed over compacted gravel, and the porosity of this material is suspected to have allowed an unknown amount of product to seep under the tanks and in surrounding soil.

### **3.2 Site Spill Records**

On May 22, 1985, a spill of ammonium nitrate fertilizer from an aboveground storage tank (ie, NYSDEC Spill #8500734, unknown quantity) resulting from a "pin hole" in the tank was reported to the NYSDEC. Groundwater was indicated as affected. This spill was closed by the NYSDEC on June 1, 1986.

On June 23, 1990, the NYSDEC was notified that the nearby residential district had lodged complaints regarding significant odor from transfer activities of "non-PCB" oil (ie, NYSDEC Spill #9003377) at the Site. This spill was closed by the NYSDEC on June 23, 1990.

On November 13, 1993, the NYSDEC and Fire Department responded to a reported spill of waste oil (ie, NYSDEC Spill #9310051, unknown quantity) throughout a pipe area



near the railroad crossing, due to poor housekeeping. The affected area was repaired and corrective action was taken and the spill was closed by the NYSDEC on March 29, 1995.

On December 9, 1997, the NYSDEC was notified regarding on-going problems with significant odor from the transfer of liquid product (ie, NYSDEC Spill #9710316). This spill was closed by the NYSDEC on December 9, 1997.

On October 25, 2000, a spill of #6 fuel oil (ie, NYSDEC Spill #0070450) from above-ground storage tank piping near groundwater monitoring well MW-4 (ie, in the area of the former location of aboveground storage tank #1) during demolition activities involving the removal of old piping. The spill (ie, approximately 30 gallons) ran in the direction of the Erie Canal. Impacted soil and vegetation was removed. A pile of soil was observed in this approximate location and is potentially associated with excavation activities completed as a result of this spill. The NYSDEC spill record was indicated as last being updated on November 11, 2000, and remains open.

### **3.2.1 EPA Region II Spill Response**

EPA responded to a #6 fuel oil spill of approximately 6,000 – 8,000 gallons in the containment area surrounding Tank Numbers 2 and 3 that occurred at the Site on March 8, 1999, and releases of oil that occurred over the course of 40 years causing widespread Site soil contamination and impacts to the Erie Barge Canal immediately adjacent to the Site. The March 1999 spill was reportedly caused as a result of ice falling from the side of a large asphalt tank onto a ¾ inch #2 fuel oil line that serviced boilers that heated asphalt tanks on-Site. The pipe ruptured and #2 fuel oil entered the secondary containment area for the asphalt tank farm. Due to significant accumulations of snow and ice from blizzard conditions, the nature and extent of the release did not become apparent for several days. Monoco Oil Company notified its insurance carrier, Travelers Property Casualty of the incident.

The spill was first noticed on March 7 or 8, 1999, and was reported to the NYSDEC on March 21, 1999. The NYSDEC inspected the Site and determined that the March 1999 spill was #2 fuel oil rather than #6 fuel oil. EPA's remediation activities began in April 2003 and included excavation of impacted soil and on-Site bioremediation of approximately 20,000 cubic yards of contaminated soil. Extraction wells were installed to remove any oil that may have accumulated in subsurface rock layers beneath the Site. The project was proposed to be completed in a 12 to 18 month time-frame.

EPA's response and remedial activities were primarily addressing impacts to soil in the area of the Town of Pittsford Tax Parcel. Extensive groundwater sampling and analyses was not completed as part of their response and remedial activities, with the exception of removing and disposing of impacted groundwater encountered during excavation activities in the area of the March 1999 spill and oil water separator system removal where the most significant soil and groundwater contamination was identified. EPA generated 22 Pollution Reports and a Summary of EPA Remedial Action is included in Appendix E.

EPA's Pollution Report dated July 4, 2003 indicated that contaminated soil was screened at 400 total petroleum hydrocarbons (TPH). Contaminated soil screened at levels above 400 TPH were staged on-Site and disposed of off-Site. Contaminated soil

screened at 400 TPH and below was deposited into the various bio-cells (ie, 4) on-Site. Approximately 15,000 tons of contaminated soil was placed in the bio-cells constructed on-Site. Approximately 1,213 tons of contaminated soil was disposed of off-Site.

A 17% moisture rate was maintained in the bio-cells, and chemicals and nutrients were tilled into soil, and irrigated weekly beginning in August 2003 through October 2003. A permit to utilize canal water for bio-cell irrigation was obtained in July 2003. EPA's Pollution Report dated July 1, 2004 indicated that 90% of remedial activities were complete with a few hundred tons of contaminated soil to be screened and placed in the bio-cells.

According to EPA's Pollution Report dated July 16, 2004, analyses of soil samples (ie, approximately 28) indicated that the average TPH concentration (ie, parts per million or ppm) was 450 TPH, representing a reduction of 60 to 80% since the project began. EPA indicated that a final report indicating more detailed information, including analytical data would not be available until some time at the end of the first quarter 2005 and that the concentrations of TPH in the bio-cell area should be low enough so that the Site can be redeveloped approximately around that time. EPA's Pollution Report dated October 12, 2004 indicates that follow-up sampling will take place in the Spring of 2005.

### **3.3 Previous Site Investigations**

A summary of all analytical data within records reviewed is included in Appendix F.

#### **3.3.1 March 1999 Oil Spill (Former Area of Tank Numbers 2 and 3)**

Analyses of groundwater collected from MW3 during the year 1999 indicated the presence of total petroleum hydrocarbons indicative of #6 fuel oil. Analyses of groundwater collected from MW2 and MW3 during the years 1991 through 1999 indicated the presence of semi-volatile organic compounds up to 3 orders of magnitude above NYSDEC TAGM 4046 Standards. During the year 2000, bio-culture was added to groundwater in MW3. Analyses of groundwater collected from MW3 during the years 2001 and 2002 indicated the presence of volatile organic compounds up to 1 order of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to MW2 and MW3.

Analyses of groundwater collected from MW5 during the year 1999 and 2000 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel and #6 fuel oil. Analyses of groundwater during the year 1995 (ie, MW5 only) and 1999 from MW5 and MW6 indicated the presence of semi-volatile organic compounds up to 4 orders of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to MW5 and MW6.

Analyses of groundwater collected from GP1 during the year 1999 indicated the presence of total petroleum hydrocarbons indicative of lube oil/hydraulic oil, and in the year 2000, #2 fuel oil/diesel fuel. During the year 2000, bio-culture was added to groundwater in GP1. Analyses of groundwater collected from GP1 during the years 1999 and 2002 indicated the presence of semi-volatile organic compounds up to 4 orders of magnitude above NYSDEC TAGM 4046 Standards. Analyses of groundwater collected from GP1 during the year 2001 and 2002 indicated the presence of volatile organic compounds up

to 2 orders of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to GP1.

Analyses of soil and groundwater collected from GP2 during the year 1999 indicated the presence of total petroleum hydrocarbons indicative of #6 fuel oil, and during the year 2000, indicative of #2 fuel oil/diesel fuel. No other analyses were obtained relative to boring GP2. During the year 2000, bio-culture was added to groundwater in GP2.

While bailing groundwater from GP10 (ie, 3 different days), prior to sampling, a layer of free phase oil approximately 1.5 inches in thickness was observed. Analyses of groundwater collected from GP10 during the year 2000 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel. During the year 2000, bio-culture was added to groundwater in GP10. Analyses of groundwater collected from GP10 during the year 2002 indicated the presence of volatile organic compounds up to 2 orders of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to boring GP10.

Analyses of soil collected from CS1 and CS2 during the year 1999 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel, and the presence of semi-volatile organic compounds within an order of magnitude of NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to borings CS1 and CS2.

Analyses of soil collected from CS4 through CS6 during the year 1999 indicated the presence of total petroleum hydrocarbons indicative of #6 fuel oil. Soil analyses collected from CS3 during the year 1999 did not indicate the presence of total petroleum hydrocarbons. No other analyses were obtained relative to borings CS3 through CS6.

Analyses of soil collected from GQ109 through GQ111 during the year 2001 indicated the presence of semi-volatile organic compounds up to 1 order of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to borings GQ109 through GQ111.

Analyses of soil from TP203 indicated the presence of semi-volatile organic compounds up to 2 orders of magnitude above NYSDEC TAGM 4046 Standards. Analyses of soil from TP203 during the year 2001 did not indicate the presence of volatile organic compounds above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to TP203.

Analyses of soil from TP208, TP209 and TP211 during the year 2001 indicated the presence of semi-volatile organic compounds up to 1 order of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to TP208, TP209 and TP211.

The location of test pits TP222 through TP224 was not available at the time of this Phase I ESA, but are assumed to be located within the former bulk petroleum storage area or biocell area. Analyses of soil collected from TP222 and TP223 during the year 2002 indicated the presence of total petroleum hydrocarbons indicative of diesel fuel, and volatile and semi-volatile organic compounds up to 2 orders of magnitude above NYSDEC TAGM 4046 Standards. Analyses of groundwater collected from TP222 during

the year 2002 indicated the presence of volatile organic compounds up to 1 order of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to TP222 through TP224.

EPA's spill response activities included the excavation of soil down to 20 feet below ground surface. Groundwater mixed with petroleum material bubbled into the excavation pit. Between 2,500 and 3,000 gallons of #6 heating oil was recovered and disposed of. Approximately 21,000 gallons of water with a 3-inch oil phase and 12,000 tons of contaminated soil were removed beginning on April 28, 2003, and disposed of.

EPA's May 8, 2003 report indicates that a 2,000-gallon underground storage tank with holes was uncovered that was completely filled with asphalt concrete and thick oil. This UST was found in the area of the March 1999 spill, near the former location of above-ground Tank Numbers 2 and 3. When excavating during June 2003, in response to the March 1999 spill, a different type of contamination was identified and determined to be aged gasoline and assumed to be associated with 2 underground gasoline/diesel tanks known by EPA to be formerly located on-Site when "Tidewater Petroleum" owned the Site (ie, approximately 1930 to 1967).

EPA's Pollution Report dated June 3, 2004 indicates Tidewater Petroleum as a potentially responsible party relative to contamination found in Site soil and groundwater.

EPA's Pollution Report dated May 20, 2004 indicated that the concrete pad that formerly housed the #6 fuel oil tank was removed.

### **3.3.2 Underground Piping and Storage Tanks**

EPA's Pollution Report dated May 8, 2003 indicates that 2 underground pipelines (ie, 1, 16", 100 linear feet) completely filled with asphalt cement was excavated and staged on-Site for disposal.

EPA's Pollution Report dated May 8, 2003 indicated that a 2,000 gallon underground storage tank with holes containing a few tons of asphalt concrete and thick oil in the area of the March 1999 oil spill (ie, near Tank Numbers 2 and 3) was excavated, including contaminated soil and staged on-Site for disposal.

EPA's Pollution Report dated June 3, 2003 indicated that 2 underground gasoline/diesel tanks were located in the area of the March 1999 oil spill during the time that "Tidewater Petroleum" owned the Site (ie, from approximately 1930 to 1967).

EPA's Pollution Report dated July 4, 2003 indicated that a 6' diameter culvert pipe chase under the "in-plant roadway" running from the railcar loading area to the "#6 fuel oil tank" (ie, product and piping was disposed of off-Site in approximately September 2003), 100 later specified as 70 feet of "terra cotta" drain piping filled with asphalt cement (ie, removed and disposed of some time in August 2004), 2 sumps and a valve house were uncovered during remedial activities. These objects were excavated, staged on-Site and disposed of.

EPA's Pollution Report dated May 20, 2004 indicated that a buried pipeline was unearthed, originating 15 feet down, towards the West of the Site near the North berm. This pipe comes up vertically and makes a 90-degree turn into the berm of the Canal,

near the water level of the canal. EPA left this pipeline in place, as it appeared empty and leaving it in place "eliminated opening a flood-gate from the Canal".

EPA's Pollution Report dated July 1, 2004 indicated that a 8" corrugated metal pipe that ran from the former oil water separator was determined to be a water pipe, and further efforts to trace this pipe were discontinued.

Pipe extensions, presumably the valve stems and piping located in near the tank car unloading area identified in EPA's Pollution Report dated July 1, 2004, were visible South of the Main Building near the location of existing drainage basins. EPA indicated that approximately 50 cubic yards of impacted soil in this area was excavated and placed in the bio-cells.

Piping was also observed in the Western part of the Site near the Canal, presumably the pipeline discussed in EPA's Pollution Report dated May 20, 2004 above.

An undated drawing was obtained from the Village of Pittsford that shows historical underground piping at the Site, including a pipeline that ran parallel to the railroad, to a point at the Southeast corner of the Site. A drawing dated 1930 was obtained from the Village of Pittsford that indicates that an "office and service station" was located in this area. There is some potential that underground storage tanks may have been or still are present in this area.

### **3.3.3 Former Oil/Water Separator and Discharge Area**

Analyses of groundwater collected from the area of the oil/water separator discharge during 1999 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel and lube oil/hydraulic fluid.

Analyses of groundwater collected from the area of the oil/water separator discharge (ie, SPDES Outfall) during the years 1999 and 2002, indicated the presence of semi-volatile organic compounds up to 4 orders of magnitude above NYSDEC TAGM Groundwater Standards. Analyses of groundwater collected from groundwater monitoring well MW1, located in the area of the oil/water separator, during the years 1991 through 1999, indicated the presence of semi-volatile organic compounds up to 4 orders of magnitude above NYSDEC TAGM Groundwater Standards.

Analyses of groundwater collected from the discharge area and MW1 during the years 1999, and discharge area in the year 2002 did not indicate the presence of volatile organic compounds above NYSDEC TAGM 4046 Standards. No analytical data was obtained as part of this Phase I ESA regarding concentrations of petroleum contaminants in associated soil.

During the year 2002, approximately 949 gallons of liquid (ie, 85% water and 15% #2 fuel oil) was removed from the entrance and middle cells of the oil/water separator and properly disposed of.

EPA's Pollution Report dated July 30, 2003 indicated that the foundation of the oil water separator was excavated and 5000 gallons of oil-contaminated water was uncovered. This water was placed in the bio-cell and the foundation was broken up and used as fill on-Site.

EPA's Pollution Report dated July 1, 2004 indicated that a wet sump was installed in the area of the former oil water separator, and approximately 200,000 gallons of contaminated water was collected and placed in a frac tank where oil was separated from the collected water. Oil that was separated was properly disposed of and water was deposited into the bio-cell.

### **3.3.4 Former Operations Area**

Former operations involving rail car unloading and filling, loading, storage (ie, garage), weighing (ie, scale), product heating (ie, boilers) and administration (ie, main building) were located East of the main petroleum storage area or bio-cell area.

Soil borings placed in this area include GP3 through GP9, and GP11S, and GQ105 through GQ108. Groundwater monitoring wells placed in this area include MW4, and MW7 through MW10.

Groundwater sample analyses for MW4 during the years 1999 and 2000 indicated the presence of total petroleum hydrocarbons indicative of #6 fuel oil and lube oil/hydraulic oil, respectively. Groundwater sample analyses for the years 1991 through 1999 indicated the presence of semi-volatile organic compounds up to 4 orders of magnitude above NYSDEC TAGM 4046 Standards. During the year 2000, bio-culture was added to groundwater in MW4.

Groundwater analyses for MW7 during the years 1999 and 2000 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel and #6 fuel oil. Pure product was encountered during the year 2000 groundwater sampling event. During the year 2000, bio-culture was added to groundwater in MW7. Groundwater analyses completed in the years 2001 and 2002 indicated the presence of volatile organic compounds up to 1 order of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to this well.

Groundwater sample analyses for the year 1999 from MW8 indicated the presence of total petroleum hydrocarbons indicative of #6 fuel oil, and in the year 2000 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel. During the year 2000, bio-culture was added to groundwater in MW8. No other analyses were obtained relative to this well.

Groundwater analyses for the years 2001 and 2002 from MW9 indicated that presence of a single volatile organic compound (ie, benzene) within 1 order of magnitude above NYSDEC TAGM 4046 Standards. Groundwater analyses for the year 2002 from MW9 indicated the presence of semi-volatile organic compounds up to 3 orders of magnitude above NYSDEC TAGM 4046 Standards.

Groundwater sample analyses for the year 1999 from MW10 indicated the presence of total petroleum hydrocarbons indicative of #6 fuel oil. Groundwater sample analyses for the year 2001 from MW10 indicated the presence of a single volatile organic compound (ie, benzene) within 1 order of magnitude above NYSDEC TAGM 4046 Standards. No other analyses were obtained relative to this well.

Soil analyses for the year 1999 from GP3 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel. No other analyses were obtained relative to this boring.

Soil and groundwater sample analyses for the years 1999 and 2000 from GP4 indicated the presence of total petroleum hydrocarbons indicative of #2 fuel oil/diesel fuel, and in 1999 indicated total petroleum hydrocarbons indicative of #6 fuel oil. No other analyses were obtained relative to this boring.

For the year 1999, groundwater analyses from GP6, and soil analyses from GP8 indicated the presence of total petroleum hydrocarbons indicative of #6 fuel oil. Soil analyses for the year 1999 from GP8 indicated the presence of semi-volatile organic compounds slightly (ie, within an order of magnitude) above NYSDEC TAGM 4046 Standards. Groundwater analyses for the year 1999 from GP5 and GP6 indicated the presence of semi-volatile organic compounds up to 3 orders of magnitude above NYSDEC TAGM 4046 Standards.

Soil analyses for the year 1999 from GP9 did not indicate the presence of total petroleum hydrocarbons.

Soil sample analyses for the year 2001 from GQ105 through GQ108 indicated the presence of semi-volatile organic compounds slightly (ie, up to 1 order of magnitude for 5 constituents) above NYSDEC TAGM 4046 Standards. Soil analyses for the year 2001 from GQ105 through GQ107 did not indicate the presence of volatile organic compounds above NYSDEC TAGM 4046 Standards.

Groundwater sample analyses for the year 2002 from GQ105 and GQ107 indicated the presence of volatile organic compounds up to 2 orders of magnitude above NYSDEC TAGM 4046 Standards. Groundwater sample analyses for the year 2002 from GQ105 and GQ107 indicates the presence of semi-volatile organic compounds up to 4 orders of magnitude above NYSDEC TAGM 4046 Standards in GQ105 and up to 3 orders of magnitude above NSYDEC TAGM 4046 Standards in GQ107.

Documentation reviewed as part of this Phase I ESA, did not indicate that soil or groundwater sample analyses was generated relative to tanks formerly located around the Site building (ie, Tank Numbers 22, 23 and 25). Therefore, it is not known if petroleum impacts to subsurface soil and/or groundwater occurred historically.

### **3.3.5 Drums and Containers**

In the year 2002, test pit TP206 (ie, West of the former petroleum storage area or bio-cell) revealed the presence of approximately 4.5 feet of petroleum-coated wood, plastic, glass, and metal debris, approximately 3 to 7.5 feet below ground surface.

EPA's Pollution Report dated August 11, 2003 indicated that an area in the "West end" of the Site, presumably the same area, was identified where "numerous 5 gallon pails of roofing tar, felt padding, driveway blacktop patch and other items" were discovered. This area was marked for further investigation and the NYSDEC was notified.

Analyses of soil collected from test pit TP206 during 2001 indicated the presence of semi-volatile organic compounds up to 2 orders of magnitude above NYSDEC TAGM 4046 Standards. Analyses of soil from boring GQ104 during 2001 indicated the pres-

ence of semi-volatile organic compounds at concentrations slightly (ie, up to 1 order of magnitude for 2 constituents) above NYSDEC TAGM 4046 Standards and did not indicate the presence of volatile organic compounds above NYSDEC TAGM 4046 Standards. Analyses of groundwater collected from GQ104 during 2001 indicated the presence of a single volatile organic compound (ie, benzene) slightly above the NYSDEC TAGM 4046 Standard.

A pile of soil with overgrown vegetation was observed along the Northeast edge, outside of the bio-cell in the former area of groundwater monitoring well MW4. No information was available indicating the origination of this soil or whether this soil contains petroleum contaminants.

Approximately 6 drums with unknown contents (ie, unlabeled) were observed. No staining was observed in proximity to these drums.

An aboveground storage tank was observed at the North side of the bio-cell that was being utilized by the EPA in conjunction with operating machines/equipment relative to remediation activities. No staining was observed in proximity to this tank.

#### **4. POTENTIAL ENVIRONMENTAL ISSUES AND RECOMMENDATIONS**

##### **4.1 Existing Groundwater Monitoring Wells**

Groundwater monitoring wells present on-Site include MW3, MW7 through MW10, and MW105 through MW108. The integrity of these wells and suitability for future Site investigations is currently not known. We recommend that these wells be examined to determine their suitability for future Site investigations.

There is significant potential that soil and groundwater in areas East of the biocell, primarily associated with the Village of Pittsford Tax Parcel, remain impacted above NYSDEC TAGM 4046 Standards. We recommend that confirmatory soil and groundwater sampling and analyses for petroleum contaminants be conducted relative to this area.

##### **4.2 Biocell Area**

Activity and use limitations may exist relative to bio-cell area due to the presence of petroleum contaminants in soil. Reportedly, additional soil analyses to determine TPH reduction in the bio-cells was conducted by EPA in the Spring of 2005. The EPA indicated that the bio-cell area could be developed in the Spring of 2005. However, groundwater conditions within the biocell area are currently unknown. The NYSDEC spill files (ie, #0070450 and #9870590) relative to the March 1999 spill area remain open. We recommend that groundwater sampling and analyses be conducted in this area to determine levels of petroleum contaminants, if any.



#### **4.3 Underground Storage Tanks and Piping**

There is significant potential that underground piping, and some potential that underground storage tanks remain on-Site, particularly within the area of the Village of Pittsford Tax Parcel. Further, there is some potential that product may be contained in underground piping and tanks on-Site, and that soil and groundwater associated with such underground piping and tanks may have been impacted. We recommend that a geophysical study and excavation be conducted at the Site to determine the presence of underground piping and storage tanks, and that soil and groundwater sampling and analyses for petroleum contaminants be conducted relative to any piping and/or tanks encountered. Further, we recommend that the Site building be demolished prior to subsurface investigations, as several tanks were located in close proximity to the Site building, and it is likely that 1 or 2 underground tanks remain in this general area.

#### **4.4 Former Oil Water Separator Area**

There is some potential that petroleum contaminants in soil and groundwater associated with the oil/water separator and discharge area remain above NYSDEC TAGM 4046 Standards. We recommend that confirmatory soil and groundwater sampling and analyses for petroleum contaminants be conducted relative to these areas.

#### **4.5 Drums and Containers**

It is likely that buried drums and containers remain at the West end of the Site, and there is some potential that petroleum contaminants in soil and groundwater remain above NYSDEC TAGM 4046 Standards. We recommend that buried drums and containers in this area be removed and properly disposed of and that confirmatory soil and groundwater sampling and analyses for petroleum contaminants be conducted relative to this area.

The pile of soil observed along the Northeast edge, outside of the bio-cell in the former area of groundwater monitoring well MW4 may contain petroleum contaminants. We recommend that confirmatory soil samples be collected and analyzed to determine if off-Site disposal is required.

Based upon our Site visit, 6 drums with unknown contents (ie, unlabeled) were observed. We recommend that these drums be characterized and disposed of.

#### **4.6 Asbestos-Containing Building Materials and Insulated Underground Piping**

There is significant potential for building materials associated with the structure on-Site to be asbestos-containing. Suspected asbestos-containing materials could include: pipe insulation (ie, above and/or below ground) roofing shingles, tar, flashing, and patch; siding; flooring and mastic, wall board and joint material, and plaster. We recommend that a pre-demolition asbestos survey be conducted and that required abatement be completed prior to any demolition activities.

**5. PREVIOUS OWNERS**

A list of significant previous owners, available contact information and their relationship with the applicant is summarized in Table 4 below. Significant Operators are not known. However, previous owners identified below are assumed to have operated the Site.

**Table 4. Summary of Previous Owners**

<b>Previous Owners Contact Information</b>	<b>Approximate Period of Ownership Relationship to the Applicant</b>
Tidewater Oil Sales Corporation Tidewater Oil Company Tidewater Associated Oil Company Corporate Headquarters 1500 Hemstead Turnpike East Meadow, New York 11554 (516) 832 -8800	1930 - 1953 None
Getty Oil (Purchased Tidewater Oil in 1953) Corporate Headquarters 6305 NW Old Lower River Road Vancouver, WA 98660 (360) 693-1491	1953 - 1967 None
Raymond Hurwitz Monoco Oil Company f/k/a Monroe Coal & Oil, Inc. 75 Monroe Avenue Pittsford, New York 14534  Raymond Hurwitz 6 Rambling Woods Pittsford, New York 14534 (585) 586-1296 (585) 507-3328	1967 - 2002 (Filed Bankruptcy Chapter 11 in 2002) None

# N.Y.S. BARGE CANAL

M.W. #3  
EL. 469.74

CANAL BANK (LARGE BOULDERS)

APPROXIMATE  
OUTFALL LOCATION

M.W. #4  
ELEV 472.18  
GROUND 470.0

TANK 4  
EL. 463.0

TANK 3  
EL. 463.8

TANK 2  
EL. 463.5

TANK 1  
EL. 466.0

TANK

TANK B

BLDG.

BLDG.

OUT OF SERVICE

FENCE

ASPHALT LOADING  
RACK No. 1

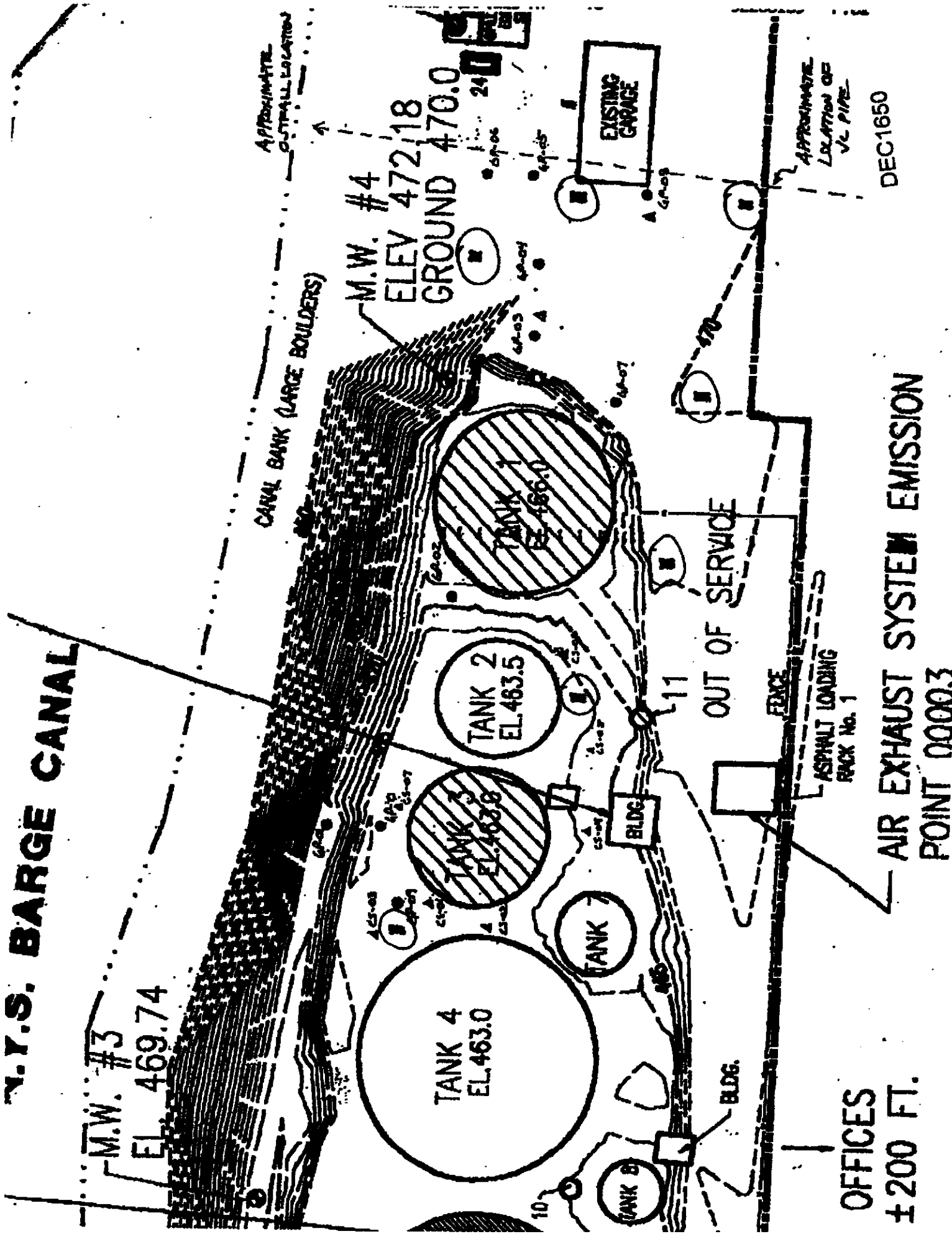
EXISTING  
GARAGE

APPROXIMATE  
LOCATION OF  
V.V. PIPE

OFFICES  
± 200 FT.

AIR EXHAUST SYSTEM EMISSION  
POINT 00003

DEC1650







## **SECTION VIII: CONTACT LIST INFORMATION**

1.
  - a. **CHIEF EXECUTIVE**
    - i. **COUNTY OF MONROE: MAGGIE BROOKS, COUNTY EXECUTIVE**  
39 WEST MAIN ST ROCHESTER, NEW YORK 14614
    - ii. **TOWN OF PITTSFORD: WILLIAM CARPENTER, SUPERVISOR**  
11 SOUTH MAIN ST, PITTSFORD, NEW YORK 14534
    - iii. **VILLAGE OF PITTSFORD: BOB CORBY, MAYOR**  
21 NORTH MAIN STREET, PITTSFORD, NEW YORK 14534
  - b. **ZONING BOARD**
    - i. **COUNTY OF MONROE: TERENCE SLAYBAUGH, PLANNING DIR**  
39 WEST MAIN ST ROCHESTER, NEW YORK 14614
    - ii. **TOWN OF PITTSFORD: DAVID ROGACHEFSKY, CHAIRPERSON**  
11 SOUTH MAIN ST, PITTSFORD, NEW YORK 14534
    - iii. **VILLAGE OF PITTSFORD: REMEJA MITCHELL, CHAIRPERSON**  
21 NORTH MAIN STREET, PITTSFORD, NEW YORK 14534
2. **RESIDENTS AND OWNERS ADJACENT TO THE SITE**
  - a. **NEW YORK STATE CANAL CORPORATION**
    - i. **INTERCHANGE 23, RT. 9 W, ALBANY NY 12209**
  - b. **CONRAIL**
    - i. **201 WEST MARKET STREET, PHILADELPHIA, PA 19103**
  - c. **SIXTY-SIX ASSOCIATES HALL (ACROSS MONROE AVE)**
    - i. **4725 ST. TARES AVE, VERO BEACH FL 32967**
3. **DEMOCRAT AND CHRONICLE: NEWSPAPER**
  - a. **55 EXCHANGE BLVD, ROCHESTER, NEW YORK 14614**
4. **MONROE COUNTY WATER AUTHORITY**
  - a. **475 NORRIS DRIVE, ROCHESTER, 14610**
5. **CONTACT LIST: NO RECORD AT TOWN OFFICES**
6. **PITTSFORD SUTHERLAND HIGH SCHOOL**
  - a. **PRINCIPAL: LIZ KONAR**
    - i. **55 SUTHERLAND AVE, PITTSFORD, NY 14534**
7. **TOWN OF PITTSFORD: ATT: MS. MARJORIE SHELLY ,LIBRARY DIRECTOR**
  - b. **PITTSFORD COMMUNITY LIBRARY**
  - c. **25 STATE STREET, PITTSFORD, NEW YORK 14534**

## **SECTION IX LAND USE FACTORS**

12. The site is bounded on the north New York State Canal Corporation land and the canal, on the east and south by the Conrail line and active rail line, on the west by Monroe Avenue, a State Highway.

The area surrounding the site is generally commercial in nature with an office park to the east of the railroad and commercial development immediately across Monroe Avenue to the north. The Barge Canal is used primarily for recreational purposes. The New York State department of Transportation has a depot along the canal immediately across the canal from the site

**New York State Department of Environmental Conservation**  
**Division of Environmental Enforcement**  
**Western Field Unit**  
270 Michigan Avenue, Buffalo, New York 14203-2999  
Phone: (716) 851-7050 • FAX: (716) 851-7067  
Website: www.dec.state.ny.us



Denise M. Sheehan  
Commissioner

FEB 08 2006

February 7, 2006

Terry M. Richman, Esq.  
Underberg & Kessler  
1800 Chase Square  
Rochester, New York 14604

Re: State of New York v. Monoco Oil Company, Inc. et al.  
Index No. 99-10268

Dear Ms. Richman:

It is my understanding that you represent Mark IV Construction Co., Inc. which intends to develop through a related company, Pittsford Canal Property, LLC ("PCP"), the Monoco Oil Company, Inc. site which is the subject of the above litigation. You inquired whether PCP would be eligible to develop the site as a Volunteer under the Brownfield Cleanup Program ("BCP"). We discussed the fact that at present the site does not qualify as a brownfield site per Environmental Conservation Law ("ECL") §27-1405.2(e) since the site is the subject of the noted state enforcement action which is pending in New York State Supreme Court. This action has resulted in a judicial order requiring, among other things, that the defendants clean up the site and pay a \$100,000 civil penalty. It is my understanding that the defendants do not have the financial ability to perform the clean up or pay the civil penalty. Prior to exhausting the funds in a court-required escrow fund, the defendants did clean up part of the site. In addition, the United States Environmental Protection Agency spent over \$1,000,000 in cleaning up a significant portion of the site.

The Department ("DEC") and Assistant Attorney General ("AAG") Michael Myers who is prosecuting the case have discussed the appropriateness of the State requesting in light of the defendants' inability to pay that presiding Judge Frazee terminate the remedial portion of the Order so that the site would become eligible for the BCP. The State is willing to do so if the following sequence of events occurs:

- PCP applies for the BCP and signs a Brownfield Cleanup Agreement ("BCA") committing it to performing a site investigation satisfactory to DEC;

6-16-2006

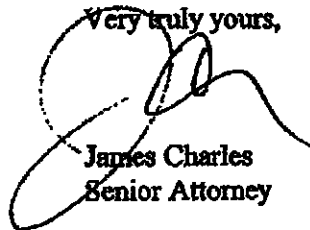


- DEC reviews the application to determine if the site and PCP are otherwise eligible for the BCP;
- if the application is acceptable but for the remedial portion of Judge Frazee's Order, AAG Myers advises Judge Frazee that PCP is willing to foreclose on the property and presents to Judge Frazee a signed BCA which includes a commitment for the site investigation;
- AAG Myers advises Judge Frazee for the Department to accept PCP into the BCP and to sign the BCA, Judge Frazee must first terminate the remedial portion of the Order for the Department's action to be in compliance with ECL § 27-1405.2(e) and also advises Judge Frazee that the State has no objection to her doing so since the Order's defendants do not have the financial ability to perform the site's remedial program;
- Judge Frazee terminates the remedial portion of the Order; and
- DEC formally approves PCP's BCP application and signs the BCA.

AAG Myers would also advise Judge Frazee that the State recognizes that PCP is not committing to the site's remediation until after PCP reviews the results of the site investigation but the tax benefits under the BCP provide PCP with a powerful incentive to do so.

Please advise me if your client wishes to proceed as noted above.

Very truly yours,



James Charles  
Senior Attorney

JC:c:k  
H:C1237  
cc: M. Myers

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
BROWNFIELD CLEANUP PROGRAM APPLICATION  
PITTSFORD CANALSIDE PROPERTIES LLC  
MONACO OIL SITE  
75 MONROE AVE PITTSFORD, NY 14534**

***STATEMENT OF ELIGIBILITY***

Monaco Oil Company, Inc., a corporation unrelated to the Applicant, operated the subject property for many years, with compliance issues. In 1999, a spill of 6,000 - 8,000 gallons of fuel oil occurred at the property ultimately entering the waters of the State Barge Canal. The USEPA performed a clean up of that spill. The State of New York brought an action in State Supreme Court to recover costs and to compel remediation. Monaco declared bankruptcy on November 18, 2002 and remains unable to reimburse the government or complete remedial activities at the site. Pittsford Canalside Properties, LLC intends to purchase the property and redevelop it. They are making this Brownfield application in order to conduct an environmental investigation within the Program. The US government and the State of New York have agreed to join with the Applicant in seeking to have State Supreme Court vacate the program ineligibility in the order.

**PITTSFORD CANAL PROPERTIES LLC**  
**301 EXCHANGE BLVD**  
**ROCHESTER, NEW YORK 14608**  
**585.232.1760**

July 19, 2006

Ms. Marjorie Shelly  
Library Director  
Pittsford Community Library  
24 State Street  
Pittsford, NY 14534

**RE: Confirmation of the Agreement of the Pittsford Community Library to become the Repository of Public Information for the Brownfield Cleanup Program associated with the Monaco Oil Site, 75 Monroe Avenue Pittsford, New York.**

Dear Ms. Shelly:

I am writing to confirm that you have agreed to have the Pittsford Community Library located at 24 State Street Pittsford, New York become the location for the document repository associated with the Brownfield Cleanup Program administered by the New York State Department of Environmental Conservation for the Monaco Oil Site located at 75 Monroe Avenue, Pittsford, New York.

Thank you for your willingness to have your library serve in this capacity. If you have any questions, please call me at you first convenience.

Thank you.

Sincerely yours,

  
Timothy H. Foley  
Consulting Associate

May 22, 2006



To Whom It May Concern:

The Monaco property is a seven-acre parcel bounded by the Erie Canal, Monroe Avenue (NY Route 21) and the West Shore line of the CSX Railroad. The property straddles the boundary between the Village of Pittsford and Town of Pittsford. As mayor of the Village of Pittsford, I heartily endorse the proposal of Mark IV Development to redevelop the former Monaco property for residential use.

The commercial uses envisioned by the area's past commercial zoning are no longer practical. Because the Erie Canal has evolved into a prime regional resource, light industrial uses are no longer the highest and best use for one the community's last remaining undeveloped parcels located along the canal. Furthermore, the heavy traffic on Monroe Avenue combined with the site's awkward geometry, close proximity to a busy rail road grade crossing, and poor visibility preclude the development of a safe site entrance/exit for commercial truck and or motor vehicle traffic. Residential development will generate a substantially lower trip generation on the site than other commercial uses.

Residential use for the property was called for in the Village's Comprehensive Plan adopted in January of 2002. The plan was developed with broad based community input. There was a complete consensus on the Comprehensive Plan Committee and from residents that residential development would be more compatible with nearby residential neighborhoods and would be more in keeping with the village's historic visual character.

Please feel free to contact me if you have additional questions about this issue.

A handwritten signature in black ink, appearing to read "Bob Corby", is written over the printed name.

Bob Corby  
Mayor

Village of Pittsford  
21 North Main Street  
Pittsford, New York 14534  
(585) 586-4332  
(mobile) 750-0739

Phone 585-586-4332 • Fax 585-586-4597 • [www.villageofpittsford.org](http://www.villageofpittsford.org)

e-mail: [pittvill@frontiernet.net](mailto:pittvill@frontiernet.net) • 21 North Main Street • Pittsford, New York 14534

TOWN OF PITTSFORD  
OFFICE OF THE SUPERVISOR

RECEIVED  
APR 25 2006

April 24, 2006

Mr. Anthony DiMarzo  
Pittsford Canalside Properties LLC  
301 Exchange Boulevard  
Rochester, NY 14608

Re: Development of the Monoco Oil Site

Dear Mr. DiMarzo:

It is my understanding that you are actively pursuing the ownership of the site previously used by Monoco Oil along the Canal in the Town of Pittsford and you plan to apply under the NYSDEC Brownfield Cleanup Program to assist in your efforts to environmentally clean the site.

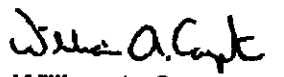
The property is currently zoned Commercial and the Town of Pittsford would eagerly entertain Pittsford Canal Properties applications for the development on the site consistent with the existing zoning and/or proposals for a high density mixed use development that would require rezoning of the site.

Both of these plans are consistent with the recently adopted *Town and Village of Pittsford Local Waterfront Revitalization Program*.

This property has been an issue for the Town and our residents for a long period of time and we would welcome your efforts to create a use that is beneficial to the community, economically sound, and aesthetically pleasing on this important and unique waterfront site. Please let me know if the Town can assist in anyway to help secure the cooperation of the NYSDEC.

Good luck.

Very truly yours,

  
William A. Carpenter  
Supervisor  
Town of Pittsford

WAC: lmd

11 SOUTH MAIN STREET, PITTSFORD, NEW YORK 14534 • 585-248-6220 • FAX: 585-248-6247  
[www.townofpittsford.com](http://www.townofpittsford.com)

© 2006 Town of Pittsford

## **SECTION VI: PROJECT DESCRIPTION (SUPPLEMENT)**

The project planned for the subject site at this time is a mixed-use project including residential, commercial, and retail components that will have primarily a residential focus. These usages are consistent with the Town of Pittsford and the Village of Pittsford's Comprehensive Master Plans and the recently adopted Town and Village Local Waterfront Revitalization Program. See letters attached from the Town Supervisor and the Village Mayor.

Currently the plans for the Town of Pittsford portion of the site includes residential components consisting of 2-3 story wood frame buildings with both flats and loft units with no basements and parking tucked beneath some or all of the footprints at approximately one half story. Depending upon local approvals some retail/commercial areas will be on the first floor of at least one of the residential buildings.

The number of units will be dependent upon final architectural and engineering design and local approvals from the Town. The expected number of residential units is between 100 to 200, again subject to the local approval process.

The standalone retail/commercial segment of the project is planned for the Village of Pittsford portion of the site with anticipated uses by a restaurant, bank, specialty retail store, or general office or a combination of the foregoing. The percentage mix of final end uses will depend upon the availability of tenants for those uses at the time of completion and Village regulatory requirements. The design will be a one to two story structure.

It is estimated that both sites will be constructed simultaneously and will commence as soon as possible after the BCP work plan is completed. It is estimated that the complete construction time frame will be over a period of 18 to 30 months upon receipt of DEC, and Town and Village planning and site plan approvals, SEQR review, etc. Construction has an estimated value of \$15 to \$25,000,000 dollars. A significant increase in local property taxes will result from these improvements.

# MONOCO OIL SITE BCP APPLICATION #C838137

## PITTSFORD CANALSIDE PROPERTIES LLC

### SUPPLEMENTARY INFORMATION

#### **Section II - #4**

The Site is located on at 75 Monroe Avenue, a main thoroughfare running East/West in the Town and Village of Pittsford (ie approximately 7.5 acres, see Photographs 1 through 14). The Site encompasses 2 tax parcels generally irregular in shape (ie, 151-17-3-3/Town of Pittsford, 6 acres; and 151.18-1-51/Village of Pittsford, 1.5 acres, see attached tax map). Currently there is 1 building on-Site that is located on the Village of Pittsford tax parcel. A bio-cell, constructed by EPA to remediate petroleum-impacted soil, is located on the Town of Pittsford tax parcel. A railroad runs along the South side of the Site, on both tax parcels.

The Village of Pittsford tax parcel is zoned Category B-4, Canal Waterfront Business District, and the Town of Pittsford tax parcel is zoned Commercial. Surrounding areas are currently being utilized for residential, agricultural, commercial and municipal purposes.

The Site is bounded on the East by Monroe Avenue, Tallbots (ie, a small specialty shopping mall) and Exxon Mobil Gas Station; on the West by undeveloped land/woodlands, including land presumed to be Pittsford School property; on the North by the Erie Canal; and on the South an RGE substation, Pittsford Village Green Office Park and Pittsford School property.

The Phase I Environmental Site Assessment completed in February 2005, provides additional detail regarding the description of the Site, including suspected underground piping and storage tanks, visible groundwater monitoring wells, and observed containers and a soil pile.

## MONOCO OIL SITE BCP APPLICATION #C838137

### PITTSFORD CANALSIDE PROPERTIES LLC

#### SUPPLEMENTARY INFORMATION

##### **Section IX – #13**

Based upon the Phase I Environmental Site Assessment completed in February 2005, no information was available indicating the potential vulnerability of groundwater to contamination that might migrate from the Site with the exception of information in EPA's Pollution Reports, dated May 20, 2004 and July 1, 2004, generated as part of their response to the March 1999 oil spill at the Site. The report dated May 20, 2004 indicates the presence of an empty buried pipeline, approximately 15 feet down, along the North berm that was left in place by EPA to eliminate opening a flood-gate to the Canal. The report dated July 1, 2004 indicates the presence of an 8" corrugated metal pipe running from the former area of the oil water separator; EPA's efforts to trace this pipe were discontinued. The presence of such piping presumed to be in areas where groundwater has been impacted by petroleum contaminants may present the potential for groundwater contamination to migrate.

No information was available indicating the proximity of groundwater contamination to wellhead protection and groundwater recharge areas.



# MONOCO OIL SITE BCP APPLICATION #C838137

## PITTSFORD CANALSIDE PROPERTIES LLC

### SUPPLEMENTARY INFORMATION

#### **Section IX - #14**

The Site elevation is approximately 478 feet, and is generally flat. The local area slopes moderately from North/South and West/East with changes in elevation or topographic relief: increasing approximately 32 feet within a 1/2 mile radius South of the Site; decreasing approximately 53 feet within a 1/2 mile radius North of the Site; decreasing approximately 40 feet within 1/2 mile radius West of the Site; and decreasing approximately 20 feet within a 1/2 mile radius East of the Site.

The Erie Canal is immediately adjacent and North of the Site (ie, approximately 20 feet horizontally and 30 feet vertically). The Site is not located with a flood zone.

Soils encountered during previous environmental Site investigations and remediation included surface and shallow soil textures generally consisting of silt loam, loamy fine sand and channery silt loam. Deeper soil types generally consist of silt loam, fine sand, silty clay, unweathered bedrock, very channery loam and gravel loam.

Further, soils encountered included fill deposit soils, ranging from 1.7 feet to 13 feet below ground surface, consisting of dark brown sand and gravel, with some wood, concrete, and metal debris, to red, gray, and red-brown mottled course to fine sand and gravel. A lacustrine soil deposit underlying the fill soil deposit consists of light brown, medium to fine sand, trace silt to gray medium to fine sand. An approximate 1 to 2 foot layer of brown and dark brown peat was encountered within the lacustrine deposit.

Groundwater is flowing generally North towards the Erie Barge Canal. Depth to groundwater is variable, generally ranging from 7.34 to 20.34 feet below ground surface.

There are no drinking wells located on Site. Water wells are located within 1/4 mile of the Site, and 1 public drinking water well is located greater than 1/4 mile and less than 1/2 mile Southeast of the Site, generally up-gradient. There are no Federal or State wetlands within 1/2 mile of the Site.

The Phase I Environmental Site Assessment completed in February 2005, provides additional detail regarding the geography and geology of the Site.

ERIE CANAL

Barge Berth

N 72° 53' 15" E  
835.33

#2 F.O.

Tydol

Warehouse

Loading Rack

Garage

Hor. Tanks

Office & Ser. Sta.

.787 A. Approx.

MONROE AVE.  
S 88° 58' 35" E  
247.59

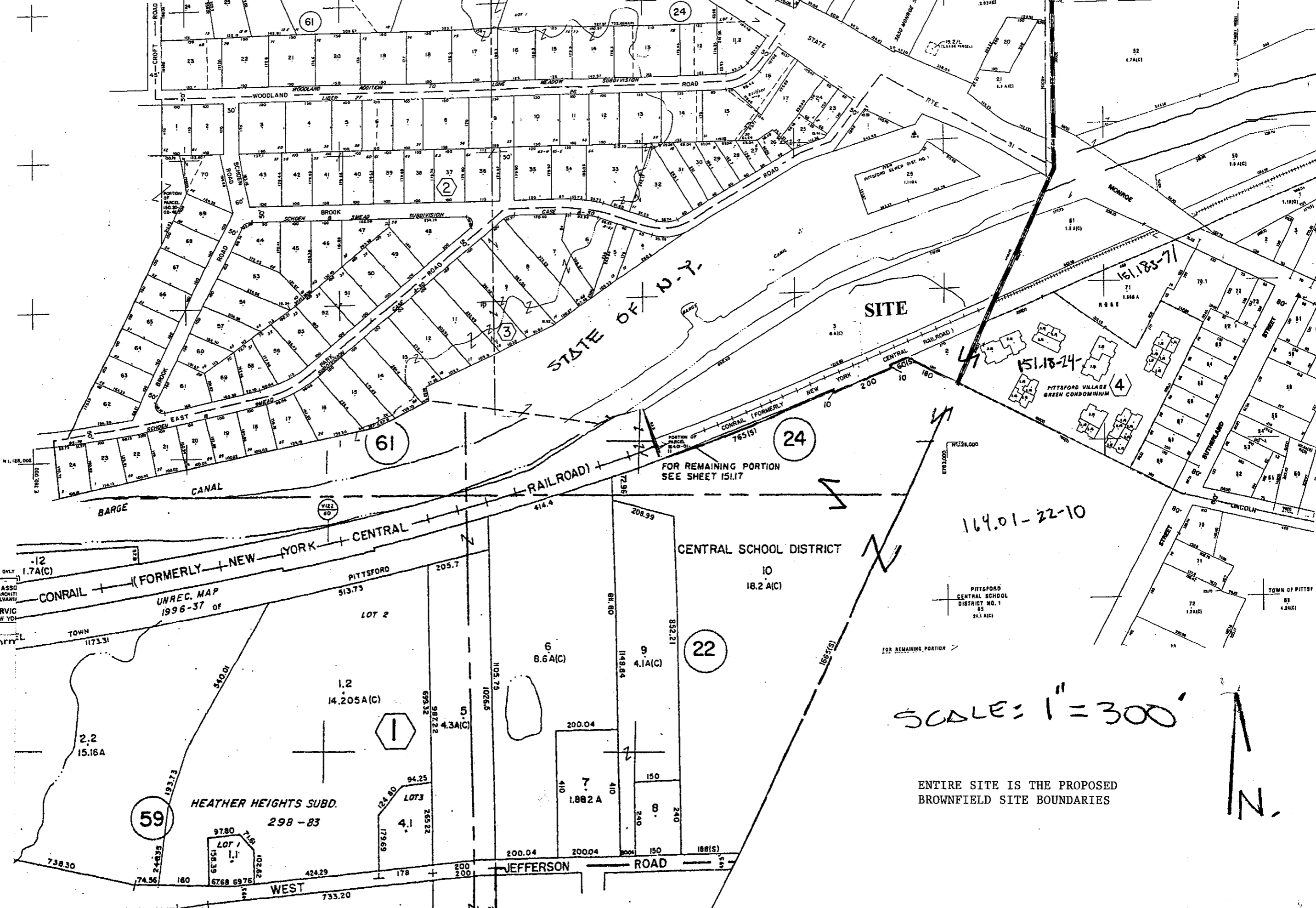
WEST SHORE R.R.

Division Line Township village

North

PROPERTY SURVEY MADE BY  
PITTSFORD, N.Y. DEC. 12, 1930  
ASSOCIATED OIL CO.





THIS MAP PREPARED FOR TAX PURPOSES ONLY  
 PREPARED BY  
 L. ROBERT KIMBALL & ASSO  
 CONSULTING ENGINEERS & ARCHIT  
 EBENSBURG, PENNSYLVANIA  
 FOR THE  
 REAL PROPERTY TAX SERVIC  
 MONROE COUNTY, NEW YORK

2001 Landata Inform

UNREC. MAP  
 1996-37 OF

HEATHER HEIGHTS SUBD.  
 298-83

CENTRAL SCHOOL DISTRICT  
 10  
 18.2 A(C)

SCALE: 1" = 300'

ENTIRE SITE IS THE PROPOSED  
 BROWNFIELD SITE BOUNDARIES

N.

FOR REMAINING PORTION  
 SEE SHEET 151.17

FOR REMAINING PORTION

164.01-22-10

PITTSFORD  
 CENTRAL SCHOOL  
 DISTRICT NO. 1  
 85  
 24.1 A(C)

PITTSFORD VILLAGE  
 GREEN CONDOMINIUM

SITE

STATE OF N.Y.

BARGE

CONRAIL (FORMERLY NEW YORK CENTRAL RAILROAD)

RAILROAD

JEFFERSON ROAD

WEST

161.183-71

151.18-24

24

22

61

59

1

3

2

61

24

52  
1.7A(C)

58  
1.8 A(C)

59  
1.8 A(C)

60  
1.8 A(C)

61  
1.8 A(C)

62  
1.8 A(C)

63  
1.8 A(C)

64  
1.8 A(C)

65  
1.8 A(C)

66  
1.8 A(C)

67  
1.8 A(C)

68  
1.8 A(C)

69  
1.8 A(C)

70  
1.8 A(C)

71  
1.8 A(C)

72  
1.8 A(C)

73  
1.8 A(C)

74  
1.8 A(C)

75  
1.8 A(C)

76  
1.8 A(C)

77  
1.8 A(C)

78  
1.8 A(C)

79  
1.8 A(C)

80  
1.8 A(C)

81  
1.8 A(C)

82  
1.8 A(C)

83  
1.8 A(C)

84  
1.8 A(C)

85  
1.8 A(C)

86  
1.8 A(C)

87  
1.8 A(C)

88  
1.8 A(C)

89  
1.8 A(C)

90  
1.8 A(C)

91  
1.8 A(C)

92  
1.8 A(C)

93  
1.8 A(C)

94  
1.8 A(C)

95  
1.8 A(C)

96  
1.8 A(C)

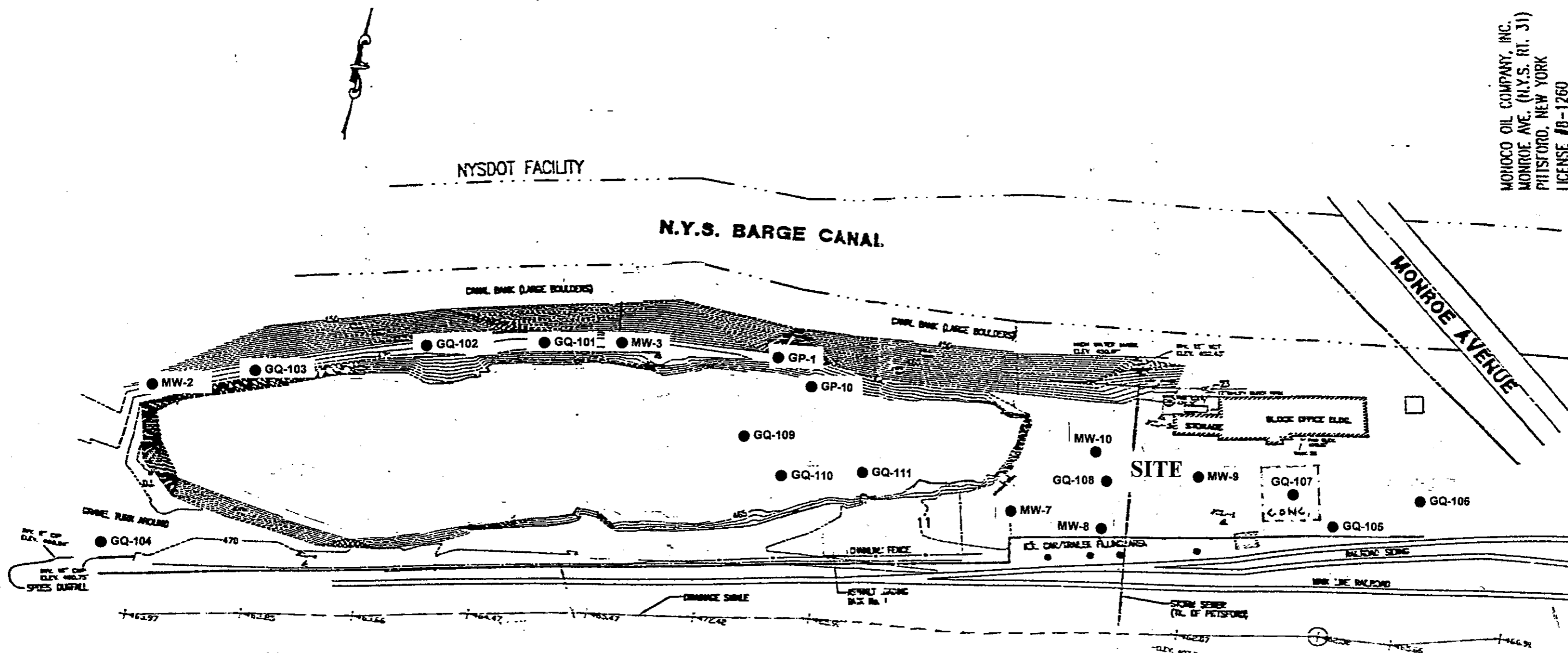
97  
1.8 A(C)

98  
1.8 A(C)

99  
1.8 A(C)

100  
1.8 A(C)

MONOCO OIL COMPANY, INC.  
 MONROE AVE. (N.Y.S. RT. 31)  
 PITTSFORD, NEW YORK  
 LICENSE #B-1260



**LEGEND**

- GQ-103      Approximate location of Monitoring Well installed in geoprobe boring, by Marcor Remediation, Inc. under observation of GeoQuest Environmental and during the Facility Closure Investigation
  
- MW-9      Approximate location of Existing Site Monitoring Wells
- GP-1

Note: 1) All locations are approximate  
 2) Approximate scale is one inch equals one hundred feet

NOTE: Figure has been modified from Lu Engineers Figure 3 dated 4/21/99

SCALE: 1" = 100'

**FIGURE 5**

**MONITORING WELL LOCATION PLAN**



**DETAIL SHOWING EXISTING TOPOGRAPY AND IMPROVEMENTS ON AUGUST 9, 2006**

(Base drawing has been modified to delete site features which no longer exist)



