



FACT SHEET

Brownfield Cleanup Program

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Site Name: Monoco Oil Site
DEC Site #: C828137
Address: 75 Monroe Avenue, Village of Pittsford

Have questions?
See
"Whom to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Monoco Oil Site ("site") located at 75 Monroe Avenue in Village of Pittsford, Monroe County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Pittsford Canalside Properties (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to the public or the environment. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C828137>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 9** through **July 25**. The draft Remedial Alternative Analysis Report (RAAR) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Whom to Contact" area below.

Proposed Remedy

The proposed remedy consists of a site-wide cover system, a product monitoring trench, and site management. The cover system will consist of 2 feet of soil material that meets the NYSDEC requirements or elements of a development such as buildings, pavement, and sidewalks. The remedy also includes site management with institutional (environmental easement) and engineering controls (cover system) along with a Site Management Plan (SMP). The SMP details the following:

- Protocols for the management of any remaining contamination, if encountered, during site development which are detailed in the Excavation Work Plan;;
- Provisions for monitoring and collection of any petroleum product that may accumulate in a monitoring trench installed during the interim remedial measure (IRM) described below;
- Provides a schedule for submittal of reports to the NYSDEC; and
- Details the notification procedures to the NYSDEC.

The cover system and site management will be protective of public health and the environment. Any proposed development at the site must meet the specifications for restricted residential use as well as be in compliance with the local zoning laws. An environmental easement for the site was executed and recorded with Monroe County in September 2015. The environmental easement is an interest in a property by NYSDEC, which restricts its use in accordance with a Site Management Plan and will follow the site in perpetuity.

The selected remedy will allow the site to achieve a restricted residential cleanup. Typical site use under a restricted residential include, but not limited to, housing under common ownership or a single managing entity, a school or college, day care facility, and athletic fields and playgrounds.

Summary of the Investigation

The Remedial Investigation (RI) began in June 2008. The RI consisted of 28 soil boring locations with 21 soil samples collected; 40 test pits with 15 soil samples collected; 9 groundwater monitoring wells with 20 groundwater samples collected; 6 soil gas locations with 6 soil gas samples collected; 7 surface soil locations with 7 soil samples collected; and 4 sediment locations in the Erie Canal with 4 sediment samples collected. A geophysical survey and test pitting were also conducted to identify underground metallic structures such as tanks and piping. Drums, piping, and underground storage tanks were encountered.

Soil, sediment, soil gas, and groundwater samples were collected during the RI for laboratory analysis. Soil and groundwater analytical data indicated widespread petroleum contamination across the site. An interim remedial measure (IRM) was conducted to address the known petroleum contamination.

Supplemental Remedial Investigation - Surface Soil:

A supplemental investigation was conducted March 2016 to determine if the top 2 feet of existing soil material met the NYSDEC's requirements for cover material. 17 soil sample locations were sampled across approximately 3.6 acres in a grid-like pattern. The areas sampled were not already covered with NYSDEC approved backfill material. The soil sample depths were 0-2", 2"-12", and 12"-24". A total of 51 soil samples were collected for laboratory analysis and 4 sample locations did not meet the NYSDEC's requirements for cover and will be addressed in remedy.

Excavation Interim Remedial Measure (IRM) Summary:

An IRM was conducted from 2010 to 2015 which consisted of the excavation and off-site disposal of petroleum contaminated soil/fill material and groundwater as well as the installation and sampling of groundwater monitoring wells. A vacant building and piping and sumps related to a railcar loading area were also removed.

The IRM excavation areas totaled approximately 2.58 acres of the 7.386 acre site. Approximately 52,780 tons of petroleum contaminated soil/fill material was disposed off-site at a permitted landfill facility. Confirmation/documentation samples were collected from 2.5 to 22 feet below ground surface for laboratory analysis to confirm the soil cleanup objectives were met. Two (2) soil/fill material samples of the 168 analyzed exceeded the site's soil cleanup objective of 16 ppm for arsenic.

The IRM excavation areas were backfilled with approximately 78,720 tons NYSDEC approved on-site soil/fill material. Approximately 1,054 tons of stone material from off-site sources were used for the construction of haul roads on the site. Seven (7) groundwater monitoring wells were installed at the site. Groundwater sampling events occurred on June 2014, October 2014, and February 2015. The groundwater sampling results indicated that lead exceeded the NYS standard in one monitoring well during one sampling event.

Petroleum impacts observed along the southern property boundary adjacent to the CSX railroad tracks during the large IRM excavation activities could not be removed without compromising the railroad tracks stability and integrity. A product recovery monitoring trench was installed down gradient of the petroleum impacted area to collect and monitor any petroleum contamination migrating from that area.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAAR and ultimately issue a final Decision Document. The NYSDOH must also concur with the remedy. The final Remedial Alternatives Analysis Report (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC. NYSDEC will keep the public informed throughout the cleanup of the site.

Site Location: The Monoco Oil Site is located at 75 Monroe Avenue in Pittsford, a main thoroughfare running East/West in the Town and Village of Pittsford, Monroe County. The site is located between the Erie Canal and the CSX railroad. Adjacent properties to site are: north - Erie Canal; east - Monroe Avenue; south - CSX Railroad; and west - vacant undeveloped land.

Site Features: The site has asphalt paved areas as well as open space covered with saplings, mature trees, grass and bushes.

Current Zoning/Use(s): The 7.386 acre site is vacant and has been unoccupied since 2000. The site is zoned R-5 Canal Waterfront Business District. The surrounding properties are a combination of commercial, residential, and municipal. The nearest residential area is approximately 0.12 miles to the south.

Past Use(s): The site was developed in the mid-1920s for storage and distribution of petroleum products and operated until about mid-1980. The rail lines on the southern portion of the site were constructed mid-1960s. The site was reconfigured for the storage and distribution of liquid asphalt and fertilizer during the mid-1980s. Operations at the site ceased in 2000.

The site included a variety of building structures (e.g., office, garage, laboratory, boiler building); 25 petroleum/liquid asphalt storage tanks; and an oil water separator. The aboveground storage tanks were installed from 1968 to 1980 with storage capacities ranging between 112,000 and 4.7-million gallons with total asphalt storage capacity of 12.5-million gallons. Dismantling of the asphalt operations began in 2000 and was completed in 2003 with the exception of the main building.

There are 16 NYSDEC spill numbers associated with this site. Numerous odor complaints were lodged against the operators of the site when activities involving transfer of product occurred. A United States Environmental Protection Agency (USEPA) Spill Response was conducted in 2003 to address a 1999 spill event of approximately 6,000-8,000 gallons of fuel oil that was released to the environment. The USEPA response consisted of the excavation of approximately 1,213 tons of contaminated soil for disposal off-site and the excavation of an additional 15,000 tons of contaminated soil that was placed in an on-site bio-cell. USEPA collected groundwater and soil samples for laboratory analysis indicated impacts to the soil and groundwater at the site.

Site Geology and Hydrogeology: The soil/fill material at the site consists of coarse to fine grained sand with some trace gravel and silt. Fill material such as brick, cinders, coal, and slag was also encountered during test pitting and excavation activities. Bedrock was encountered at approximately 32 feet.

The site is located adjacent to the Erie Canal which is typically drained on or around November 15th and filled on or around April 15th annually. Static water levels were collected during seasonal high (canal filled) and low (canal drained) groundwater. The depth to groundwater during seasonal low is approximately 15 feet below ground surface (bgs) and approximately 6 feet bgs during seasonal high. Groundwater flow direction is in the northerly direction towards the Erie Canal.

FOR MORE INFORMATION

Where to Find Information

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

Pittsford Community Library
Attn: Rhonda Rossman
25 State Street
Pittsford, New York 14534
Phone: 585-248-6275
rossman@townofpittsford.org

NYSDEC Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414
Phone: 585-226-5354
Please call for an appointment.
charlotte.theobald@dec.ny.gov

Whom to Contact

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

Environmental Site Related Questions:

Charlotte Theobald
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414
585-226-5354
charlotte.theobald@dec.ny.gov

Site Health Related Questions:

Mark Sergott
New York State Department of Health
Bureau Env. Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, New York 12237
518-402-7860
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

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

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select. **Note:** Please disregard if you already have signed up and received this fact sheet electronically.



**FIGURE 1: SITE LOCATION AND BOUNDARIES
CONSTRUCTION COMPLETION REPORT**

**Former Monoco Oil
75 Monroe Avenue
Pittsford, New York
BCP #C828137**

Scale: 1:10,000



ABELLA
Associates, D.P.C.