



FACT SHEET Brownfield Cleanup Program

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

Site Name: Monoco Oil Site
DEC Site #: C828137
Address: 75 Monroe Avenue
Pittsford, New York 14534

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Monoco Oil Site ("site") located at 75 Monroe Avenue, Pittsford, Monroe County under New York State's Brownfield Cleanup Program. 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 by Pittsford Canalside Properties, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- Installation of a site-wide cover system:
- 2 feet of soil material that meets Department's requirements.
The development of a Site Management Plan that details:
- The management of soil/fill material from future excavations at the site;
- Any land use and groundwater use restrictions;
- Procedures for evaluating the potential for soil vapor intrusion when future buildings are developed on the site;
- The management and inspection of the site-wide cover system and the product monitoring trench;
- The schedule for periodic review reports and certifications to be submitted to the Department.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

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 trees (sapling & mature) and scrub 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 the 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. Operation at the site ceased 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 spills numbers associated with this site. Numerous odor complaints were lodged against the operators of the site when transfer activities 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 placed in a bio-cell constructed on-site. 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 and approximately 6 feet below ground surface. Groundwater flow direction is in the northerly direction towards the Erie Canal.

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

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

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

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

Who to Contact

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

Project Related Questions

Charlotte Theobald

Department of Environmental Conservation

Division of Environmental Remediation

6274 East Avon-Lima Road

Avon, New York 14414

Phone: 585-226-5354

charlotte.theobald@dec.ny.gov

Site-Related Health Questions

Mark Segott

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



LABELLA
Associates, D.P.C.