



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 Completed at Brownfield Site

Action has been completed to 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.

The cleanup activities were performed by Pittsford Canalside Properties, LLC (Applicant) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Applicant has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

The remedy for the site includes:

- A site-wide cover system which consists of 2 feet of soil material or structures such as buildings, pavement, sidewalks, or asphalt comprising any future development.
A product monitoring trench that will be monitored for non-aqueous phase liquid (NAPL) on a schedule as specified in the Site Management Plan.
An environmental easement recorded has been recorded with Monroe County and will run with the property in perpetuity.
A site management plan (SMP) has been developed and approved for the site. The SMP includes an Excavation Plan that details the management of future excavations in areas of remaining contamination; descriptions of any land use, and groundwater use restrictions; details for evaluating the potential for soil vapor intrusion future buildings developed on the site; details for managing and inspecting the cover system and the monitoring trench; the schedule for periodic review reports and certifications.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC will then issue the Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

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 Certificate of Completion may be modified or revoked if, for example, an Applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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/xtapps/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
E-mail: rossman@townofpittsford.org

NYS Department of Environmental Conservation
Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414
Phone: 585-226-5354
E-mail: charlotte.theobald@dec.ny.gov
Please call for an appointment

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
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.

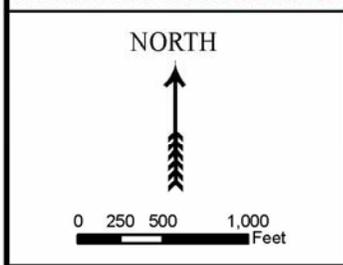
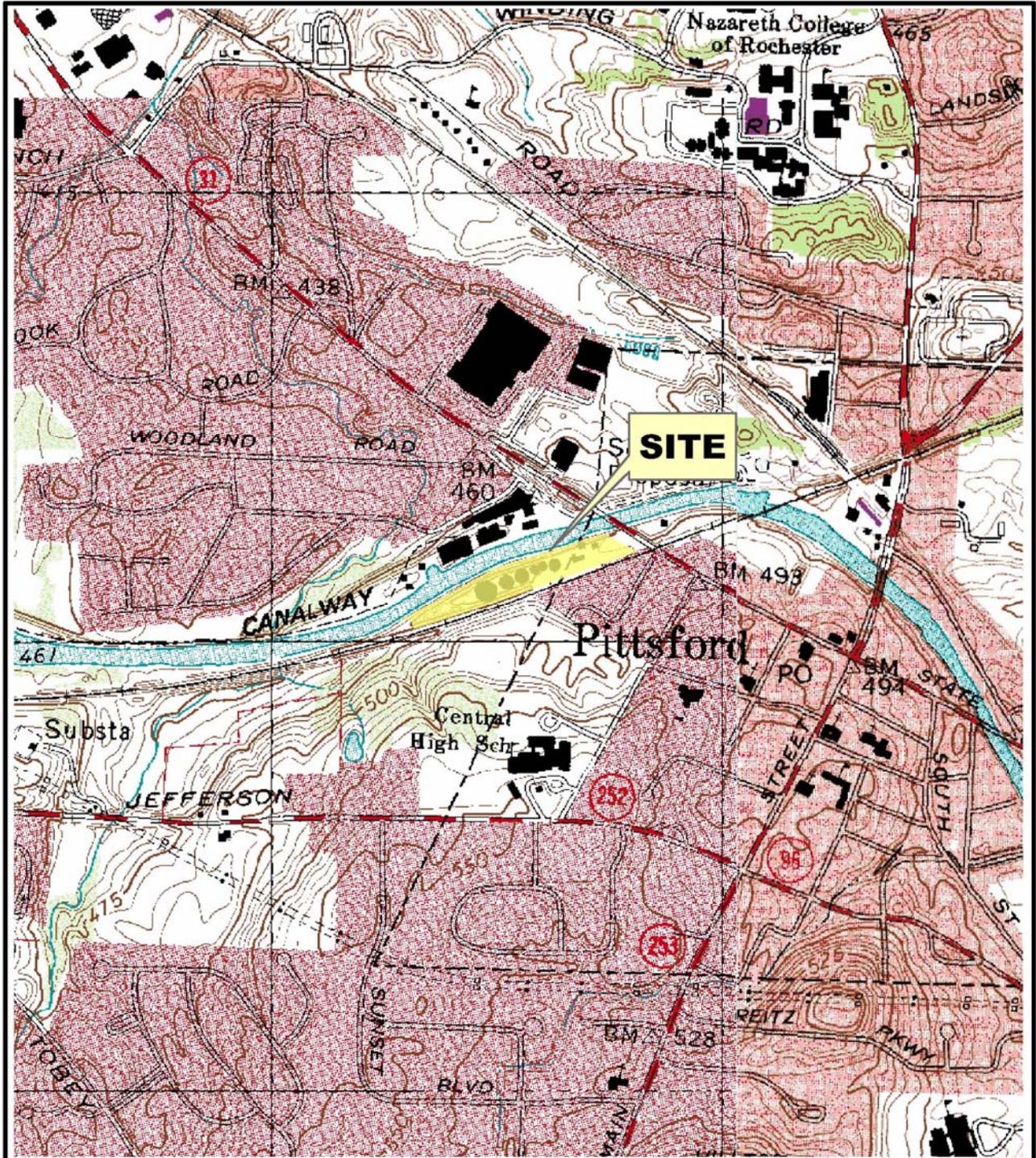


FIGURE 1
SITE LOCATION MAP

Final Engineering Report
 Former Monoco Oil
 BCP Site #C828137
 75 Monroe Avenue
 Pittsford, New York 14534

ABELLA
 Associates

PROJECT NO. 213647

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