



# FACT SHEET

## Brownfield Cleanup Program

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Lighthouse Pointe Inland and Riverfront  
C828141/C828140  
Rochester, NY

June 2011

### Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Lighthouse Pointe Inland and Riverfront sites (“sites”) located at Pattonwood Drive, Rochester, New York 14617 in the Town of Irondequoit and City of Rochester, Monroe County. See map for site location. The draft investigation work plan, called a “Remedial Investigation Work Plan,” was submitted to NYSDEC by Lighthouse Pointe Property Associates LLC (“applicant”) under New York’s Brownfield Cleanup Program.

#### How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from June 27, 2011 through July 27, 2011. The draft investigation work plan is available for review at the Irondequoit Public Library identified below under “Where to Find Information.”

Submit written comments to:

Todd Caffoe, Project Manager  
New York State Department of Environmental Conservation  
6274 East Avon-Lima Road  
Avon, New York 14414  
tmcaffoe@gw.dec.state.ny.us

**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 may include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

#### Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected
- 2) identify the source(s) of the contamination
- 3) assess the impact of the contamination on public health and the environment
- 4) provide information to support the development of a proposed remedy to address the contamination.

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

The nature and extent of known contamination has been determined by multiple investigations identifying groundwater, soil, subsoil, and soil particle contamination at the sites resulting from the waste water treatment plant and landfill that historically occupied the sites and other waste disposal. Contaminants related to the sites include elements of gasoline and oil, solvents, pesticides, metals (including lead) and industrial wastes.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the investigation will take about six months.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed during the investigation and cleanup of the site.

### **Background**

NYSDEC previously accepted applications from the applicant to participate in the Brownfield Cleanup Program. The applications propose that the sites will be used for either residential or mixed use residential/commercial.

The sites are approximately 47.4 acres in total size. Inland is approximately 25.4 acres and Riverfront is approximately 22 acres. Inland and Riverfront are both located at the northern-most part of Monroe County. See map illustrating Inland as parcel A and Riverfront as parcel B.

Prior to development, both sites were in a marsh. Inland was historically used as a waste water treatment plant and as a landfill. Riverfront currently consists of one occupied single-family house along with multiple commercial structures. One building is used for boat sales and another building is used for maintenance. Other buildings along Thomas Avenue have been used for multiple purposes including a lumber store, a radio repair shop, outboard repair business and a canvass repair workshop. Additionally, multiple underground storage tanks containing gasoline do exist and have existed both on the site and adjacent to the site.

An initial investigation was undertaken from November 1990 to December 1992 in order to

determine if hazardous waste was present in soils and groundwater. The results are reported in the NYSDEC *Engineering Investigation at Inactive Hazardous Waste Sites, Phase II Investigations, Old Rochester City Landfill, Irondequoit, New York* (December 1992).

Most recently, a Phase I Environmental Site Assessment and a Detailed Environmental File Review and Data Gaps Analysis was performed along with a Remedial Investigation resulting in a finding of groundwater, soil, subsoil, and soil particle contamination at the sites. Contaminants related to the sites include elements of gasoline and oil, solvents, pesticides, metals (including lead) and industrial wastes.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

Irondequoit Public Library  
The Pauline Evans Branch (West)  
45 Cooper Road  
Rochester, New York 14617  
Phone: 585-336-6062  
Monday – 10:00 AM - 9:00 PM  
Tuesday – 10:00 AM - 5:00 PM  
Wednesday - 10:00 AM - 5:00 PM  
Thursday – 10:00 AM - 9:00 PM  
Friday - 10:00 AM - 6:00 PM

NYSDEC – Region 8  
6274 East Avon-Lima Road  
Avon, New York 14414  
Attn: Todd Caffoe, Project Manager  
Hours: Monday-Friday - 8:30 am to 4:45 pm  
Phone: 585-226-2466 (call for appointment)

### **Who to Contact**

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

#### Project Related Questions

Todd Caffoe, Project Manager  
New York State Department of  
Environmental Conservation  
6274 East Avon-Lima Road  
Avon, New York 14414  
Phone: 585-226-2466 (call for appointment)  
tmcaffoe@gw.dec.state.ny.us

#### Site-Related Health Questions

Katherine Fish, Public Health Specialist  
New York State Department of Health,  
Rochester Field Office  
335 East Main Street  
Rochester, NY 14604  
Phone: 585-423-8156  
kjc05@health.state.ny.us

**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: [www.dec.ny.gov/chemical/61092.html](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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

**Note:** Please disregard if you already have signed up and received this fact sheet electronically.

