



# FACT SHEET

## Brownfield Cleanup Program

**Town and Country Cleaners Site  
BCP Site No. C828149  
Brighton, NY**

**May 2010**

### **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 Town and Cleaners Site ("Site") located at 2308 and 2310 Monroe Avenue in the Town of Brighton, Monroe County, New York. See map for site location. The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC by Town and Country Redevelopment, LLC ("applicant") under New York's Brownfield Cleanup Program (BCP). Town and Country Redevelopment, LLC has entered the BCP as a Volunteer.

#### **How to Comment**

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from May 14, 2010 through June 14, 2010. The draft investigation work plan is available for review at the location identified below under "Where to Find Information".

Submit written comments to:

Gary E. Bonarski, P. E.  
Project Manager  
New York State Department of Environmental Conservation, Region 8  
Division of Environmental Remediation  
6274 East Avon – Lima Road  
Avon, New York 14414  
Telephone: (585) 226-5328 e-mail: [gebonars@gw.dec.state.ny.us](mailto:gebonars@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 at the Site will be performed by the applicant with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Preliminary studies conducted at the Site have identified the presence of chemicals used for dry cleaning (i.e., the solvent tetrachloroethene (PCE) and associated byproducts used in the cleaning process) within the soil and groundwater. During these studies, a suspected source area of contamination was identified within a storm water catch basin located in the Site parking lot. The information collected to date has not identified health issues at, or in proximity, of the Site.

The following activities will be completed as part of the Remedial Investigation to evaluate/address contamination issues at the Site:

- evaluation of site history and usage;
- assessment of buried utilities at the Site and their discharge location (as appropriate);
- implementation of an action taken to mitigate environmental exposure within a suspected source area before completion of the remedial investigation, which may include excavation and removal of contaminated soil [also known as an Interim Remedial Measure (IRM)];
- drilling of test borings to evaluate subsurface conditions and collect soil and groundwater samples for analytical laboratory testing;
- installation, sampling and testing of on- site groundwater monitoring wells;
- completion of a qualitative human health assessment;
- completion of a fish and wildlife assessment; and
- evaluation of the data collected and preparation of a Remedial Investigation report summarizing the work completed.

### **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, including the IRM, will take about 36 weeks to complete (including the preparation of the report of findings).

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 (i.e., in excess of the cleanup proposed as part of the IRM described above). 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 an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the Site will be used for commercial purposes.

The Site is zoned for commercial use and it currently operates as a dry cleaning plant and laundry. The Site is comprised of approximately 0.39-acres, of which approximately 0.28-acres is improved with a single story, 2,200-square foot concrete block structure with a partial basement, and associated asphalt paved parking lot. The remaining 0.11 acres is undeveloped land covered with vegetation. The Site is bound to the northwest by commercial properties, to the southeast by commercial and residential properties, to the northeast by residential properties and to the southwest by Monroe Avenue. Commercial properties are located on the opposite side of Monroe Avenue.

The Site has been operated commercially as a dry cleaning plant and laundry from approximately 1969 to the present and PCE is used in the dry cleaning process. To date, the following studies have been completed at, and in proximity of the Site:

- *Phase II Environmental Site Assessment 2290, 2294, 2298 Monroe Avenue, Town of Brighton, New York* dated December 2006 prepared by GeoQuest Environmental Inc (GeoQuest)
- *Site Characterization of the Town and Country Cleaners Site (Site No.: 8-28-149)* dated April 2009 prepared by Camp Dresser, and McKee (CDM) on behalf of the New York State Department of Environmental Conservation (NYSDEC)
- Preliminary Site Evaluation Studies, consisting of test boring and monitoring well installations, sampling, testing and data evaluation conducted by DAY Environmental, Inc. on behalf of Town and Country Redevelopment LLC in April 2009 and May 2009.

These studies have identified concentrations of PCE and associated chemicals in the soil and groundwater in some locations at the Site that exceed cleanup guidelines established by the NYSDEC.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available for review at the following location to help the public stay informed. These documents include the draft Investigation Work Plan, the Application to participate in the Brownfield Cleanup Program, and a Soil Removal IRM Delineation Work Plan describing the delineation of impacts in proximity of a storm water catch basin at the Site.

Brighton Memorial Library  
2300 Elmwood Avenue  
Rochester, New York 14618  
(585) 784-5300

Hours: Monday through Thursday 10 am – 9 pm  
Friday 10 am – 6 pm

Saturday 10 am – 4 pm  
Sunday 1 pm – 4 pm

### **Who to Contact**

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

#### Project Related Questions

Gary E. Bonarski, P. E.  
Project Manager  
New York State Department of  
Environmental Conservation, Region 8  
Division of Environmental Remediation  
6274 East Avon – Lima Road  
Avon, New York 14414  
Telephone: (585) 226-5328  
e-mail: [gebonars@gw.dec.state.ny.us](mailto:gebonars@gw.dec.state.ny.us)  
Call for an appointment

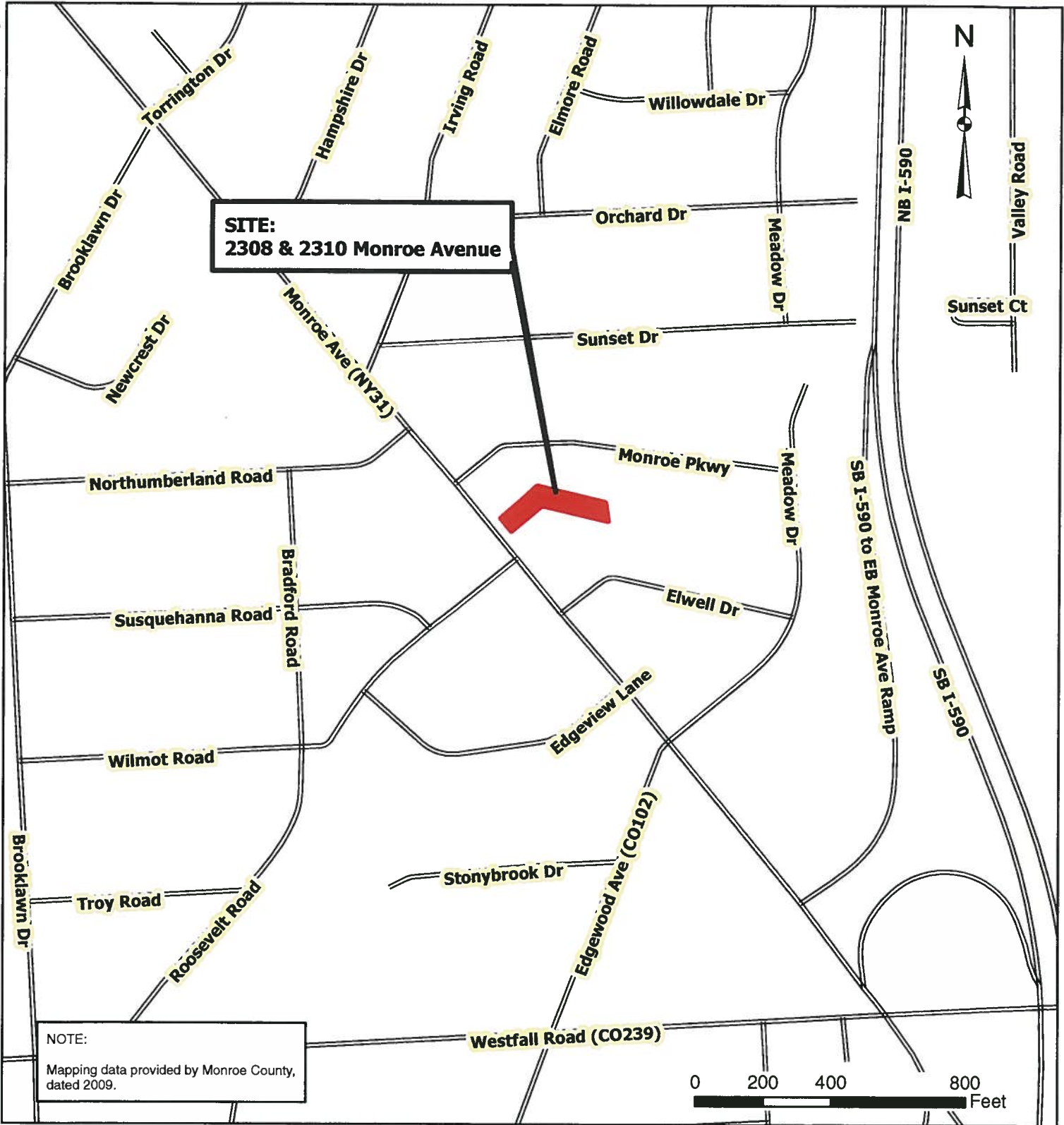
#### Site-Related Health Questions

Melissa A. Menetti, MPH  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
547 River Street  
Troy, New York 12180  
Telephone: 1-800-458-1158 ext. 27860  
e-mail: [mxm29@health.state.ny.us](mailto:mxm29@health.state.ny.us)

**If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager above. 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.**

# Site Location Map

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|----------|------------|
| Date     | 02-10-2010 |
| Drawn By | CPS        |
| Scale    | AS NOTED   |

**day**  
**DAY ENVIRONMENTAL, INC.**  
 Environmental Consultants  
 Rochester, New York 14614-1008  
 New York, New York 10016-0701

|               |   |
|---------------|---|
| Project Title | 2308 AND 2310 MONROE AVENUE<br>BRIGHTON, NEW YORK                               |
| Drawing Title | BROWNFIELD CLEANUP PROGRAM REMEDIAL<br>INVESTIGATION WORK PLAN<br>Location Plan |

|             |          |
|-------------|----------|
| Project No. | 4214S-09 |
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