

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: 500 South Union St. Site
DEC Site #: C828153
Address: 500 South Union Street
Spencerport, NY 14559

Have questions?
See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 500 South Union St. Site ("site") located at 500 South Union Street, Spencerport, Monroe County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Eyezon Associates, Inc. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have 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:

Green remediation principles and techniques were implemented at the site where feasible.

Direct injections of biological amendments in the area of the chlorinated volatile organic compound contamination were completed at the site. Microorganisms that already exist in the soil and groundwater naturally clean up chlorinated volatile organic compounds over time. The biological amendments provide a food source or other key ingredients necessary for them to thrive and breakdown the contaminants and help this natural cleanup process go faster.

The current on-site building has a sub-slab depressurization system similar to a radon system [an engineering control] installed to prevent vapor from entering the building from the soil and/or groundwater.

Surface soils at the site that exceed the site's cleanup standards were excavated and disposed off-site at a permitted landfill facility.

The site's cover system [an engineering control] which includes the current building, the site's asphalt parking lot, and concrete sidewalks there were already in place will be maintained. The areas where surface soils were excavated and backfilled with soil/fill material that met the NYSDEC's cover system requirements are also considered part of the site's cover system.

An environmental easement [an institutional control] will be placed on the property which provides details on the site use restrictions and restrictions on the use of groundwater at the site.

A Site Management Plan for the site has been developed. The Site Management Plan includes details on the institutional and engineering controls for the site, an Excavation Work Plan for any future excavations at the site, a Monitoring Plan that details the monitoring to be performed to determine the effectiveness of remedy, and a schedule for the necessary submittals to be submitted the NYSDEC.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a 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 500 South Union Street site is located in the Village of Spencerport, Monroe County at the intersection of Union Street and Route 31 (Nichols Street). The site is located in a mixed use commercial and residential area.

Site Features:

The main site feature is a multi-tenant commercial building (approximately 12,750 square feet) that is occupied by a dry cleaner, a restaurant, a pizzeria, a salon, and a delicatessen. The exterior of the site is covered with concrete walks, an asphalt parking lot, and minimal vegetation. Parcels adjacent to the site consist of: condominiums/apartments to the north, business offices to the east, a gasoline station and convenience store to the west, and Route 31 (Nichols Street) to the south with a restaurant and vacant parcel.

Current Zoning/Use(s):

The site is currently an active commercial/retail site and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, residential, and utility right of ways. The nearest residential area is directly to the north adjacent to the site.

Past Use(s):

The site was historically utilized as a button factory from the 1940s until the 1970's. In the early 1970s the site began use as a dry cleaner. The site is the currently the location of a dry cleaner, a restaurant, a pizzeria, a salon, and a delicatessen. The dry cleaner stopped using tetrachloroethene in their dry cleaning process in 2000. Prior housekeeping practices at the site by the dry cleaner operators/owners appear to have lead to the site contamination.

A Phase I and II Environmental Site Assessment (ESA) was conducted in 1998 as part of a real estate transaction. A second Phase I and II ESA was conducted in April 2008 as part of another real estate transaction. In July 2008 additional subsurface investigation activities were completed to further assess the up gradient and down gradient groundwater quality at the site. The studies indicated that the soil and groundwater at the site were impacted with tetrachloroethene, trichloroethene, and the associated breakdown products above the State's standards and guidance values.

Site Geology and Hydrogeology:

The overburden at the site is characterized by two subsurface areas: miscellaneous silt, sand, and gravel at depths of 0-1.5 feet below ground surface and stratified native clayey silt/sandy lean clay soils at depths of 1.5-20 feet below ground surface.

The bedrock underlying the overburden deposits consists of Silurian dolostone and was encountered at depths between 20 to 31 feet below ground surface.

The depth to groundwater ranges from 2.7 to 12.7 feet below ground surface across the site. Groundwater was encountered within two zones - shallow and deep. Shallow groundwater flow direction is estimated towards the west/southwest and follows site topography. Deep groundwater flow is toward the north/northeast following the general northerly dip of the underlying bedrock. However, deep groundwater flow direction in summer months appears to flow southwest. Seasonal variations in groundwater infiltration and storage may be the cause for the deep groundwater flow variation.

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

<http://www.dec.ny.gov/cfm/xtapps/dereexternal/haz/details.cfm?pageid=3&progno=C828153>

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 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:

<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.

Ogden Farmers' Library
Attn: Jen Magee
269 Ogden Center Road
Spencerport, New York 14559
Phone: 585-617-6181

NYS Department of Environmental Conservation
Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414
Phone: 585-226-5354
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, NY 14414
Phone: 585-226-5354
Email: charlotte.theobald@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Bureau Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Phone: 518-402-7860
Email: 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.



- Adjacent Properties:**
1. Kwik-Fill (501 S. Union Street)
 2. Residential Complex (22 - 60 Union Hill)
 3. Office Complex (21 Union Hill)
 4. Vacant (2841 Nichols Street)
 5. Restaurant (2273 Timber Ridge)



SCALE: 1 INCH = 100 FEET
SCALE IN FEET
(approximate)



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0188-001-102

DATE: FEBRUARY 2012

DRAFTED BY: BCH

AERIAL SITE PLAN RI-AA REPORT

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK
BCP SITE NO. C828153

PREPARED FOR
EYEZON ASSOCIATES, INC.

FIGURE 2