



<b>FACT SHEET</b>	<b>Brownfield Cleanup Program</b>
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**Site Name:** 3750 Monroe Avenue Associates  
**DEC Site #:** C828187  
**Address:** 3750 Monroe Avenue  
Pittsford, NY 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 3750 Monroe Avenue Associates site ("site") located at 3750 Monroe Avenue, Town of 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 3750 Monroe Avenue Associates, 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:

- Performing an interim remedial measure (IRM) to install a sub-slab ventilation system in the 3750 Monroe Avenue building. The sub-slab ventilation system will help prevent contaminant vapors from entering the building.

An IRM is a planned cleanup action that can be conducted without extensive investigation and evaluation. This IRM is not the final cleanup plan for the site.

Previous environmental investigations performed at the site detected elevated levels of a chemical called trichloroethene (TCE) in the groundwater and soil underneath the 3750 Monroe Avenue building. TCE is a volatile organic compound that is commonly used in industry to remove grease from parts.

Volatile organic compounds in the soil and groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion.

In July 2014, indoor air testing was performed by the applicant at 8 locations inside the 3750 Monroe Avenue building. The results became available in mid-September. TCE was detected at 4 of the 8

locations at levels that are above New York State Department of Health guideline levels. In October, as required by New York State law, the applicant notified building tenants of the elevated results.

A sub-slab ventilation system will be installed in the 3750 Monroe Avenue building to address exposures from soil vapor intrusion. Sub-slab ventilation systems use fan-powered vents and piping to draw vapors from the soil beneath the building's slab and discharge them to the outdoor air above the building's roof. The system will include approximately 48 pipes that go through the floor and connect to fans on the roof.

Installation of the sub-slab ventilation system is scheduled to begin within the next 3 weeks. Construction is expected to take up to 2 months to complete. The work will be completed primarily during nights and weekends. Indoor air monitoring will be performed during construction activities to verify that site related contaminants are not migrating into indoor air. Additional air testing will be completed once the system is operating to evaluate its effectiveness.

### **Next Steps**

After the applicant completes the IRM cleanup activities, they will prepare an Interim Remedial Measure Construction Completion Report that summarizes the results. The applicant will also prepare an interim Site Management Plan that describes how to operate, maintain, and monitor the system. NYSDEC will review the reports, make any necessary revisions, and, if appropriate, approve the reports.

### **Background**

**Location:** The 3750 Monroe Avenue Associates site is located at 3750 Monroe Avenue in a suburban area. The Brownfield Cleanup Program (BCP) site is a 9.37 acre area within a larger 42-acre tax parcel (Site Tax Parcel).

**Site Features:** The main features of the BCP site are a 265,880 sq. ft. one-story building, a parking lot located on the west side of the building, and an unnamed tributary of Allen Creek that runs across the middle of the Site Tax Parcel from east to west and forms part of the northern boundary of the BCP site. The surrounding Site Tax Parcel includes additional parking areas and a large undeveloped area in the northern part of the property.

**Current Zoning and Land Use:** The on-site building is subdivided and leased to tenants for commercial and industrial use. The Site Tax Parcel is bounded by Monroe Avenue to the southwest, a Rochester Gas and Electric (RG&E) transmission line to the northeast, by vacant property and a developed commercial property southeast, and by several residential properties developed with apartment complexes to the northwest.

**Past Use of the Site:** Prior to 1956 the site was used for agricultural purposes. The building was primarily used for plating and printing operations from 1956 to at least 1979 and has since been used for various industrial and commercial purposes including printing. Some of these operations included degreasing processes that used chlorinated solvents.

Historical records indicate the former presence of a cyanide wastewater treatment process, a 2,000 gallon gasoline underground storage tank, and hazardous waste storage areas on the western side of the building prior to the 1980s.

The current owner acquired the property in 1985. An environmental assessment completed in 2012 by the current owner identified some potential environmental concerns based on the property's manufacturing history. A follow-up investigation completed by the owner in 2012 did not find an underground tank, but did detect elevated levels of chlorinated solvents in the soil and groundwater.

Based on this information, the owner notified the State and submitted an application to enter into the Brownfield Cleanup Program.

Site Geology and Hydrogeology: Soils at the BCP site consist mainly of silty loam. Bedrock is present at a depth of approximately 23 ft.

The nearest surface water body is an unnamed tributary of Allen Creek, which is located along the BCP site's northern boundary and runs across the middle of the Site Tax Parcel from east to west. Groundwater flow at the BCP site appears to be to the north, towards this drainage feature. Depth to groundwater is approximately 4 feet below ground surface.

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=C828187>

**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.

Pittsford Community Library  
24 State Street  
Pittsford, NY 14534  
phone: 585-248-6275

Project documents are also available at the 3750 Monroe Avenue building. The documents are located in the hallway between Maximus and the Pittsford Senior Center on a table near the vending machines.

### Who to Contact

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

#### Project Related Questions

Frank Sowers  
Department of Environmental Conservation  
Division of Environmental Remediation  
6274 East Avon-Lima Road  
Avon, NY 14414  
585-226-5357  
frank.sowers@dec.ny.gov

#### Site-Related Health Questions

Bridget Boyd  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza,  
Corning Tower, Room 1787  
Albany, NY 12237  
1-518-402-7860  
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.**

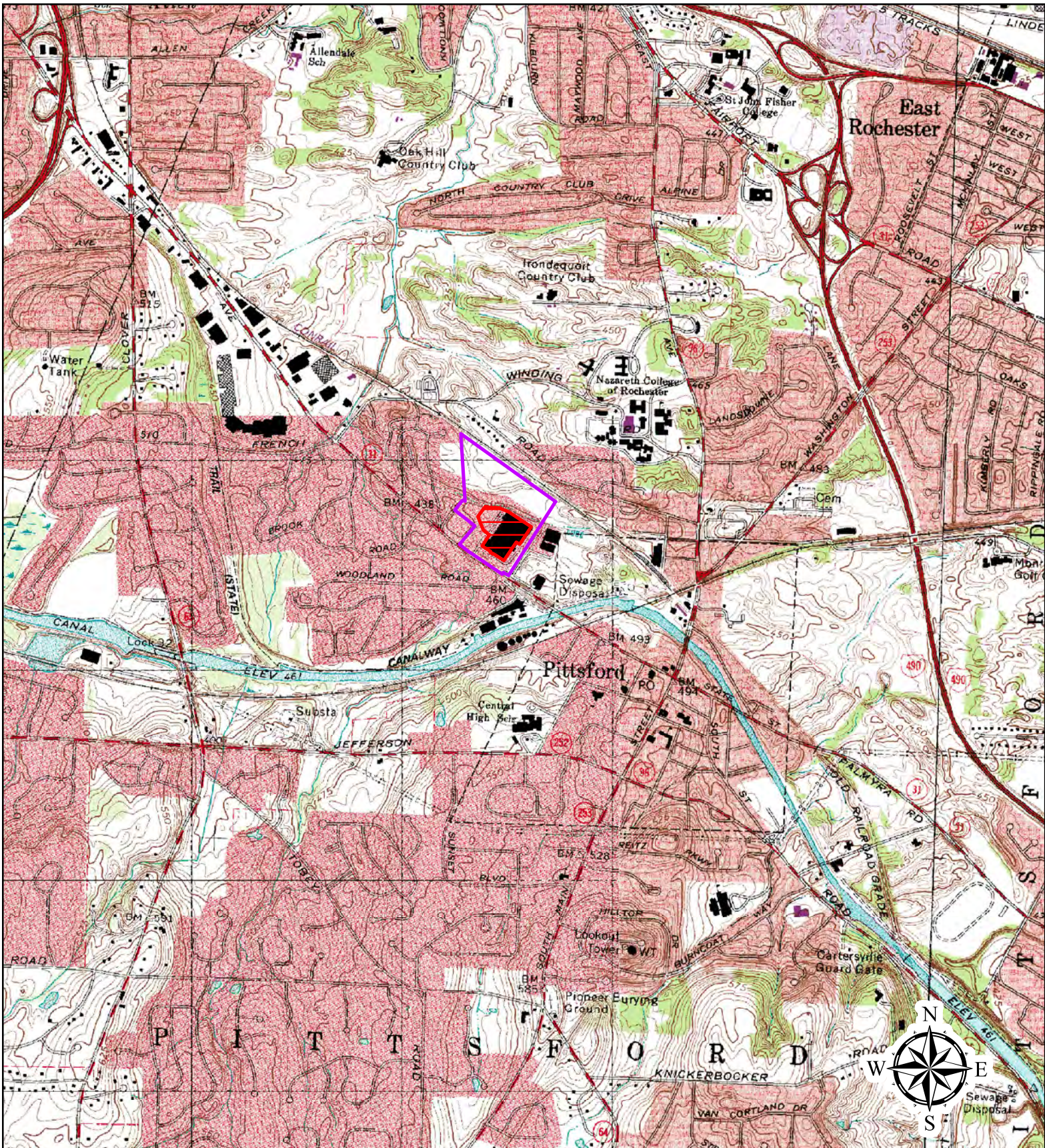
**Receive Site Fact Sheets by Email**

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.



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**FIGURE 1**  
**SITE LOCATION MAP**  
 Interim Remedial Measure  
 Work Plan  
**C828187**  
**3750 Monroe Avenue**  
**Pittsford, New York**

**Legend**

- BCP Boundary
- Site Tax Parcel Boundary

Scale:  
 1:24,000