

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

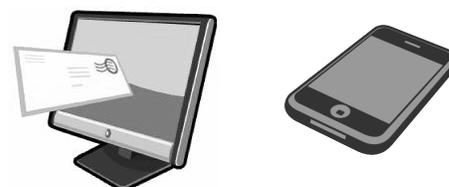
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



**Why You Should Go “Paperless”:**

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence.

The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

3750 Monroe  
Avenue Associates  
3750 Monroe Avenue  
Pittsford, NY 14534

**SITE No. C828187**

**NYSDEC REGION 8**

**October 2021**

## Report Recommends Cleanup of Brownfield Site Contamination

### Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C828187/>  
and at these locations:

#### **Pittsford Community Library**

24 State Street  
Pittsford, NY 14534  
(585) 248-6275

#### **Pittsford Town Court** (table in lobby)

3750 Monroe Avenue  
Pittsford, NY 14534

### Who to Contact

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

#### **Project-Related Questions**

Frank Sowers, Project Manager  
NYSDEC  
6274 East Avon-Lima Road  
Avon, NY 14414  
(585) 226-5357  
[frank.sowers@dec.ny.gov](mailto:frank.sowers@dec.ny.gov)

#### **Project-Related Health Questions**

Dan Tucholski  
NYSDOH  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 3750 Monroe Avenue Associates site ("site") located at 3750 Monroe Avenue, Pittsford, Monroe County. Please see the map for the site location.

**Remedial Investigation Report:** The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by 3750 Monroe Avenue Associates, LLC ("applicant").

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C828187/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on the presence of contaminants, especially trichloroethene (TCE), in the soil, groundwater, and soil vapor at the site at levels that significantly exceed applicable standards, criteria, and guidance values.

**Highlights of the Remedial Investigation Report:** TCE and similar compounds were found in subsurface soils at concentrations above use-specific soil cleanup objectives. These chemicals are present at depths ranging from 2 feet to 30 feet below ground surface. The shallower impacts are located underneath the middle of the building. The soil contamination also resulted in groundwater and soil vapor impacts on the site. Contaminants have not migrated to adjacent properties. The TCE is likely associated with past site uses because it was commonly used in industry to remove grease from metal parts.

Direct contact with contaminants in the soil is unlikely because the site is covered mostly with buildings and pavement. People are not contacting the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. TCE and other

# BROWNFIELD CLEANUP PROGRAM

volatile organic compounds in the soil and groundwater may move into the soil vapor (air spaces within the soil), which may move into overlying buildings and affect the indoor air quality. This process, which is like the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. A subslab depressurization system (a system that ventilates/removes the air beneath the building) was installed in the onsite building to prevent the indoor air quality from being affected by the contamination in soil vapor beneath the building.

**Next Steps:** NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. 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 throughout the investigation and cleanup of the site.

**Site Description:** The site is located at 3750 Monroe Avenue in a suburban area. The brownfield site is a 9.37-acre portion of a 42-acre property. The site includes a former manufacturing building and parking lot located west of the building. A tributary of Allen Creek runs across the middle of the larger 42-acre property.

From 1956 until about 1979, the building was primarily used for metal plating and printing operations. This included degreasing processes using chlorinated solvents like TCE. The site is currently in commercial and industrial use.

Environmental assessments completed in 2012 by the current owner found elevated levels of chlorinated solvents in the soil and groundwater. Based on this information, the owner notified NYSDEC and applied to the Brownfield Cleanup Program.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C828187) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**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:

<https://www.dec.ny.gov/chemical/8450.html>

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***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.***

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## **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:

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

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

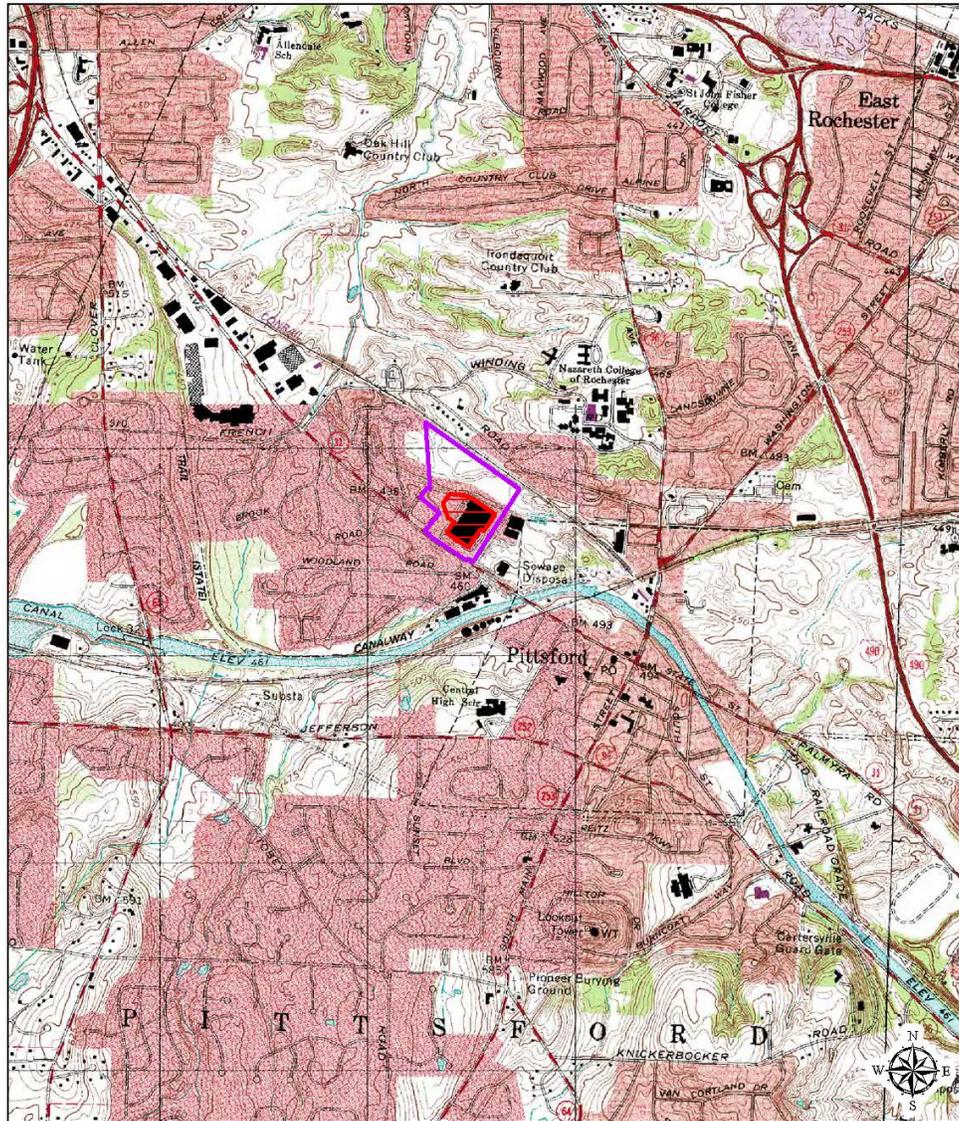
## **DECinfo Locator**

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



**Brownfield Cleanup Program**  
3750 Monroe Avenue  
Pittsford, New York

### Legend

-  BCP Site Boundary
-  Site Tax Parcel Boundary

Scale:  
1:24,000