



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Canal Street Manufacturing Site
67 & 89 Canal Street
Rochester, NY 14608

April 2020

SITE No. C828206
NYSDEC REGION 8

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C828206/>

and at these location(s):

Central Library of Rochester
115 South Avenue
Rochester, NY 14604
(585)428-7300

NYSDEC, Region 8 Headquarters
6274 East Avon-Lima Road
Avon, NY 14414
By Appointment Only
M-F 8:30 am – 4:45 pm

Who to Contact

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

Project-Related Questions

Todd Caffoe, P.E.

Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
(585)226-5350
todd.caffoe@dec.ny.gov

Project-Related Health Questions

Daniel Tucholski

New York State Department of Health
Empire State Plaza – Corning Tower Room
1787
Albany, NY 12237
(518)402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Canal Street Manufacturing Site ("site") located at 67 & 89 Canal Street, Rochester, Monroe County. Please see the map for the site location.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Alternatives Analysis Report and Remedial Action Work Plan Canal Street Site" (AAR/RAWP) for 45 days, from **April 8 through May 23, 2020**.

- Access the (AAR/RAWP) and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C828206/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of impacted urban fill and petroleum contaminated soil;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Enhanced bioremediation of groundwater using gypsum, Epsom salts, or other amendments to encourage microbial breakdown of contaminants in groundwater;
- Installation of a sub-slab depressurization system to mitigate vapor intrusion;
- Installation of a site cover system consisting of pavement, buildings, and two feet of clean soil;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementing long-term groundwater monitoring to ensure the effectiveness of the remedy;
- Implementing a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper future use of the site.

The proposed remedy was developed by East House Canal Street, LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report,” which describes the results of the site investigation has been approved and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description: This 1.7-acre site is located in the Center City District and is bordered by the Carriage Factory Brownfield Cleanup Site (C828184) to the west, a railroad to the north, and commercial/industrial properties to the east and south. The main site features include a vacant, approximately 170,000 square foot, five story manufacturing building, with an approximately 7,100 square foot single story addition containing loading docks, and one approximately 3,030 square foot garage/shop building currently used to store maintenance supplies

Prior to construction of the manufacturing building, the site was used for residential housing. In the early 1900s, the main/manufacturing building was constructed in phases to cover the current building footprint. Historical site operations included manufacture of shoes, paper boxes, and macaroni from the early 1900s to the 1980s. A variety of commercial and industrial tenants, including a storage company, a studio, a graphics company, a woodworking company, and a general contractor occupied the building from the 1980s to the 2000s.

During the site’s various uses, multiple tanks for gasoline, unleaded gasoline, and diesel have been located on-site. Since the installation of these tanks, numerous removals and replacements were documented, including several spills. The last known tanks were reportedly removed in 2012.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C828206 at:

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

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs) semi-volatile organic compounds (SVOCs), and metals. SVOCs and metals were primarily limited to urban fill type soils which have varying amount of ash mixed with soil, metal, wood, and brick. Urban fill is located throughout the entire site. A source of petroleum contamination is located on-site within the former underground storage tank area. Petroleum-related VOCs are in soils and groundwater beneath the northeastern portion of the building. Low levels of chlorinated VOCs were detected in on-site groundwater, but there are no indications of an on-site source. It is most likely that the chlorinated VOCs are migrating on-site from the adjacent Carriage Factory site C828184. The proposed remedy will address these contaminants migrating to the site.

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 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:

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

BROWNFIELD CLEANUP PROGRAM

Site Location Map

