



FACT SHEET

Voluntary Cleanup Program

Receive Site Fact Sheets by *Email*. See “For More Information” to Learn How.

**Former Brainerd Manufacturing Site
V00519-8
East Rochester, NY**

December 2011

Remedy and Cleanup Work Plan Proposed for Voluntary Cleanup Program Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy and remedial action work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Brainerd Manufacturing Site (“site”) located at 115 North Washington Street in the Village of East Rochester. See map for site location.

The Proposed Remedy

The remedy proposed for the site includes enhanced biodegradation of source area groundwater through injection of dissolved hydrogen gas. Extracted groundwater from the existing pump and treat system would be infused with hydrogen gas and injected into the ground along the southern portion of the building. This would stimulate the breakdown of contaminants in the ground by naturally occurring bacteria. Dispatch Industries, inc. (“volunteer”) developed the proposed remedy and work plan after performing a detailed investigation of the site under New York’s Voluntary Cleanup Program.

The proposed remedy is described in a draft cleanup plan called a “Remedial Action Work Plan”

and in an accompanying draft Decision Document prepared by NYSDEC. These documents are available for review at the East Rochester Public Library and the NYSDEC Office identified below under “Where to Find Information”.

Voluntary Cleanup Program: New York’s Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit:
www.dec.ny.gov/chemical/8442.html

How to Comment

NYSDEC is accepting written public comments

**Public Comment Period
From December 28, 2011 to
January 27, 2012**

**Former Brainerd Manufacturing Facility
115 North Washington Street
East Rochester, New York**

You are encouraged to provide comments during the 30-day comment period described in this fact sheet. Documents are located at the repositories indicated on page 4 of this fact sheet.

about the proposed remedy for 30 days, from

December 28, 2011 through January 27, 2012.

Submit written comments to:

Todd Caffoe
NYS Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
tmcaffoe@gw.dec.state.ny.us

Summary of the Proposed Remedy

The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

Groundwater and soils beneath the on-site building are contaminated with solvents that were historically used on-site to clean metal parts. These solvents, or cleaning fluids, are volatile organic compounds (VOCs), which means they easily evaporate in the air.

The proposed remedy involves modifying the existing groundwater pump and treat system that was installed as an Interim Remedial measure (IRM) in 2004. Contaminated groundwater will be pumped from the ground and treated with an air stripper. The air stripper forces air through the water causing the VOCs in groundwater to evaporate. The treated water will be enriched with hydrogen and injected into the ground along the southern portion of the building. Adding hydrogen to the water will help naturally occurring bacteria in the groundwater to breakdown the groundwater contaminants into carbon dioxide and water. Upon completion of the remedy, the land use will be limited to restricted commercial or restricted industrial, and the building and paved parking areas must be maintained as part of the site cover.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy and the remedial action work plan. The New York State Department of Health (NYSDOH) must concur with the proposed remedy and work plan. After approval, the proposed remedy becomes the selected remedy. The volunteer may then perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the site will take about four to six months.

After the volunteer completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. This document will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC then will issue the volunteer a Closure Letter that provides a release from liability. This Closure Letter would declare that the

volunteer has met its obligations and that NYSDEC would not require the volunteer to perform additional investigation or cleanup at the site, subject to certain conditions. The Closure Letter would allow for the redevelopment of the site.

Background

NYSDEC previously accepted an application from the volunteer to participate in the Voluntary Cleanup Program. The application proposes that the site will be used for restricted commercial or restricted industrial uses.

The former Brainerd Manufacturing Facility is a 3.3 acre site and it consists of two properties located on the corner of North Washington and Monroe Streets in the Village of East Rochester. The site consists of a 73,400 square foot industrial/manufacturing building and offices and various parking areas. Surrounding property is mixed use, with light industrial, railroad and residential properties. The property was operated as an industrial facility for nearly 100 years prior to relocation of Brainerd's operations in 1998. Historic uses of the facility included the manufacture of hardware and decorative metal products using various metal finishing processes. The property has been operated under lease since January 2004 by an office furniture reconditioning and sales company.

Environmental investigations conducted from February 2000 through the present have indicated groundwater and soil contamination with VOCs associated with former facility operations. Volatile organic compounds are chemicals that easily evaporate in the air. VOCs were commonly used industrial chemicals and were found in gasoline and cleaning solvents. The concentrations of these compounds exceed DEC standards and further investigation is necessary.

In the summer of 2004, a groundwater pump-and-treat system was installed as an IRM. The pump-and-treat system collects contaminated groundwater and treats it using an air stripper. The air stripper forces air through the water causing the VOC compounds to evaporate. Treated groundwater is discharged to the sewer and vapors are discharged through a roof stack. The pump-and-treat system is designed to prevent further groundwater contamination from migrating offsite, and it has been in operation since August 2004.

In 2007, soil vapor intrusion investigations were conducted at five homes downgradient of the site. In 2009, an additional soil vapor intrusion investigation study was completed in an additional fifteen homes. One home out of the fifteen tested 2009 requires additional monitoring. Overall, the extent of soil vapor intrusion has been defined and three properties warrant additional monitoring. A sub-slab depressurization system was installed in December 2010 within the manufacturing building to address current indoor air contamination of VOCs associated with soil vapor intrusion. Performance data indicate that the SSDS effectively mitigating vapor intrusion.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft cleanup plan and the draft Remedial Action Work Plan.

The East Rochester Public Library
111 West Elm Street
East Rochester, NY 14445
Hours: Monday - Thursday 9:30 am - 8:00 pm
Friday 9:30 am - 5:00 pm
Saturdays 10:00 am - 2:00 pm

(585)586-8302

NYS Department of Environmental Conservation
Region 8 Office
6274 E. Avon-Lima Rd.
Avon, NY 14414
Hours: Monday- Friday 8:30 am - 4:45 pm
Appointment only. Contact Mr. Todd Caffoe, P.E.

(585)226-5350

Who to Contact

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

Project Related Questions

Todd M. Caffoe, P.E.
New York State Department of
Environmental Conservation – Region 8
6274 East Avon-Lima Road
Avon, NY 14414
(585)226-5350
tmcaffoe@gw.dec.state.ny.us

Site-Related Health Questions

Justin Deming
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216
(518)402-7860
jhd01@health.state.ny.us

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

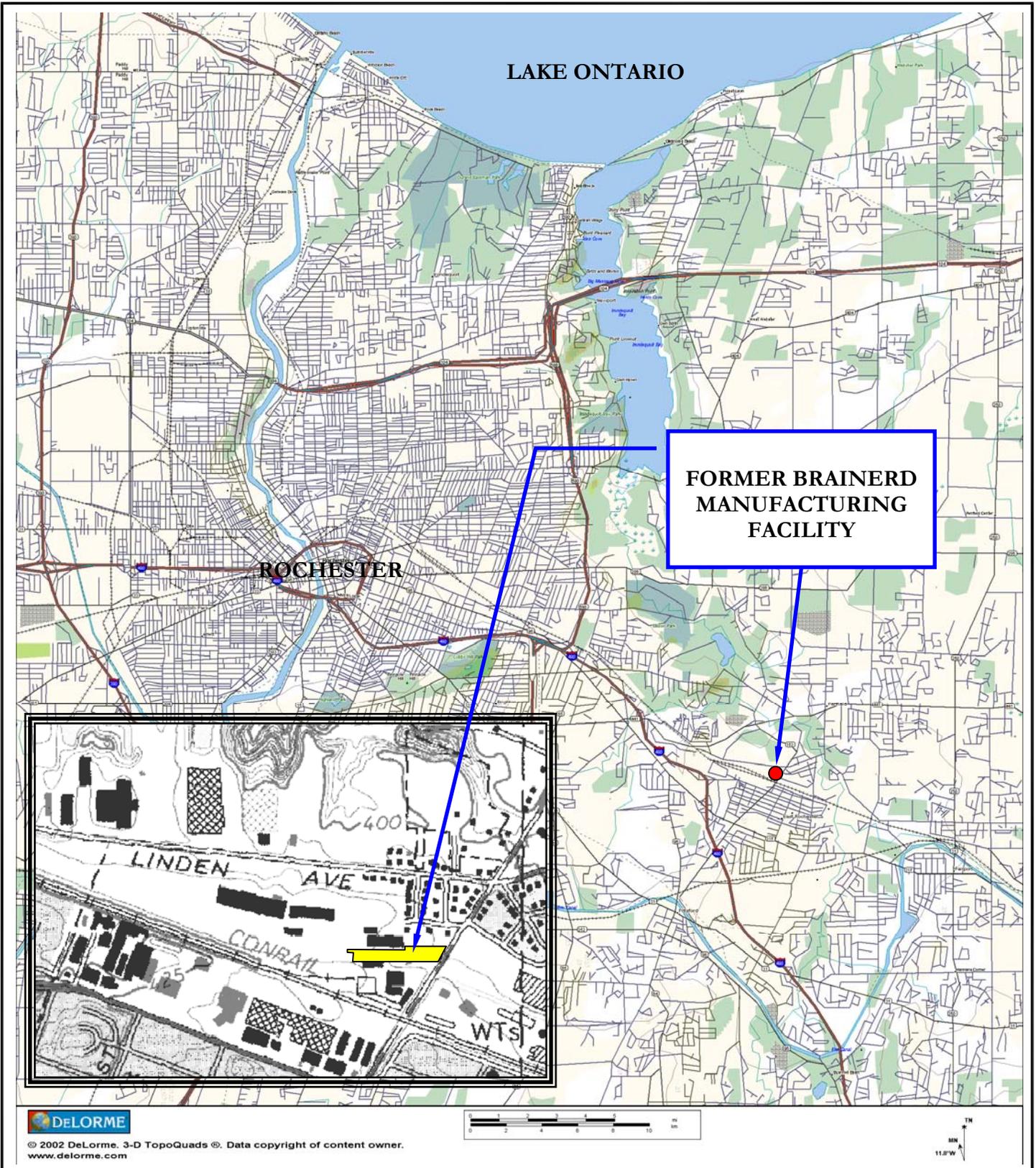
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



© 2002 DeLorme. 3-D TopoQuads ©. Data copyright of content owner.
www.delorme.com



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NEW YORK 14218
(716) 856-0599

SITE LOCATION AND VICINITY MAP
RI/AAR/IRM REPORT

FORMER BRAINERD MANUFACTURING FACILITY
EAST ROCHESTER, NEW YORK

PREPARED FOR
DESPATCH INDUSTRIES, INC.

PROJECT NO.: 0040-002-400

DATE: NOVEMBER 2009

DRAFTED BY: AJZ

FILEPATH:\CAD\Benchmark\Despatch\RI-AAR-IRM (NOVEMBER 2009)\figure 1_ site location and vicinity map.dwg