



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Frm. Alliance Metal Stamping
12 Pixley Industrial Parkway
Gates, NY 14624

SITE No. C828101
NYSDEC REGION 8

September 2021

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C828101/>
and at these location(s):

Gates Public Library
902 Elmgrove Road
Rochester, NY 14624
(585) 247-6446

NYSDEC Region 8 Headquarters
(by appointment)
6274 Avon-Lima Road
Avon, NY 14414
(585) 226-5357

Who to Contact

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

Project-Related Questions
Timothy Schneider, Project Manager
6274 Avon-Lima Road
Avon, NY 14414
(585) 226-5480
Timothy.schneider@dec.ny.gov

Project-Related Health Questions
Julia Kenney
NYSDOH
Empire State Plaza,
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7873
beej@health.ny.gov

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

Interim Remedial Measures Completed; No Further Action Required at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed no further action remedy for the Former Alliance Metal Stamping and Fabrication Facility site ("site") located at 12 Pixley Industrial Parkway, Gates, Monroe County. Please see the map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The report, called a Draft Interim Remedial Measures/Alternatives Analysis Report (IRM/AAR), was prepared and submitted to NYSDEC by Maguire Family Properties, Inc. ("applicant(s)") dated August 2021.

How to Comment: NYSDEC is accepting written comments about the Draft IRM/AAR for 45 days, from **September 30 through November 15, 2021**.

- Access the IRM/AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C828101/>.
- 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.

Proposed No Further Action Remedy: The no further action proposal is based on the completion of expedited cleanups / activities known as Interim Remedial Measures (IRMs) and the implementation of Institutional and Engineering controls. The IRMs were conducted in conjunction with the Remedial Investigation and the scope of work presented in the approved IRM workplan.

The completed IRMs included:

- Installing a Sub-slab Depressurization System (SDS) that covers the entire building to mitigate the potential for soil vapor intrusion into indoor air.
- Modifying / reducing the depth of stormwater recharge well RW-2 to mitigate potential vertical migration of contaminants in groundwater; and
- Installing clean soil covers and new turf.

When the IRMs were completed, end point samples were collected to confirm that potential soil vapor intrusion has been mitigated and that soil cover meets restricted commercial soil cleanup objectives. IRM activities will be documented in a Construction Completion Report.

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Institutional and Engineering Controls will be implemented to ensure:

- A protective cover system consisting of existing buildings, pavement and landscaped areas will be maintained;
- Implementing a Site Management Plan (SMP) to provide for the long-term monitoring, operation and maintenance of Sub-slab Depressurization System and management of remaining contamination to prevent any potential public exposure; and
- Recording of an Environmental Easement to restrict the use of the property to commercial activities and prohibit use of groundwater from the site.

The applicant will be submitting a Final Engineering Report and Site Management Plan for NYSDEC review, to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed restricted commercial site use.

Next Steps: NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report and a NYSDEC “Decision Document” will be made available to the public under “Where to Find Information” on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a “Certificate of Completion” (COC) to the applicant(s). Upon receiving the COC, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is a seven-acre parcel in a mixed commercial/industrial business area at 12 Industrial Parkway in the Town of Gates. The site has a single 120,000 sq. ft. building that is currently partitioned into multiple commercial, light industrial, warehousing and recreational tenant spaces. The site was originally developed and industrially operated by Alliance Metal Stamping and Fabrication from 1967 until 1995 including stamping, forming, cleaning, grinding, painting, and deburring metal parts.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C828101) at:

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

Summary of the Investigation: The nature and extent of contamination in soil, groundwater, soil vapor and indoor air has been fully investigated. Volatile organic compounds (VOCs) including tetrachloroethene (PCE), trichloroethene (TCE) and 1,1,1 trichloroethane (TCA), were found in groundwater and soil vapor above applicable standards and guidance values. Extensive soil investigation at the site and underneath the building did not detect contaminant sources. Groundwater contamination is primarily limited to the shallow bedrock zone, 10-15 feet below ground surface, with minor vertical migration and lateral migration across and off the site to the southeast. Groundwater is not used for drinking at or near the site, no one is coming in contact with contaminated groundwater and no public water supplies are threatened. Potential exposure to contaminated vapors below the building through soil vapor intrusion have been mitigated by the installation of sub-slab depressurization systems.

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:

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

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Site Location Map

