



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 500 South Union St. Site
DEC Site #: C828153
Address: 500 South Union Street
Spencerport, New York 14559

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 500 South Union St. Site ("site") located at 500 South Union Street, Spencerport, Monroe County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Eyezon Associates, Inc. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Green (environmentally responsible) remediation principles and techniques were implemented where feasible.

Direct injections of biological amendments in the area of the chlorinated volatile organic compound contamination were completed. Microorganisms that already exist in the soil and groundwater naturally clean up chlorinated volatile organic compounds over time. The biological amendments provide a food source or other key ingredients necessary for them to thrive and breakdown the contaminants and help this natural cleanup process go faster.

The current on-site building has a sub-slab depressurization system (similar to a radon system) [known as an engineering control] installed to prevent vapor from entering the building from the soil and/or groundwater.

Surface soils that exceed the cleanup standards were excavated and disposed off-site at a permitted landfill facility.

The site cover system (the building, asphalt parking lot, concrete sidewalks) [known as an engineering control] was already in place at the site will be maintained. The areas where surface soils were excavated were backfilled with soil/fill material that met the Department's cover system requirements and were hydro-seeded.

An environmental easement (known as an institutional control) has been placed on the property which provides details on the site use restrictions as well as restrictions on the use of groundwater at the site.

A Site Management Plan for the site has been developed and provides details on the institutional and engineering controls, an Excavation Plan for any future excavations at the site, and a Monitoring Plan that details the monitoring to be performed to determine the effectiveness of remedy as well as the schedule for submittals to the NYSDEC.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls has been placed on the site:

- Soil Management Plan
- Groundwater Use Restriction
- Institutional Control/Engineering Control Plan
- Operation and Maintenance Plan
- Environmental Easement
- Monitoring Plan

The following engineering controls has been placed on the site:

- Vapor Mitigation
- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location:

The 500 South Union Street site is located in the Village of Spencerport, Monroe County at the intersection of Union Street and Route 31 (Nichols Street). This is a mixed use commercial and residential area.

Site Features:

The main site feature is a multi-tenant commercial building (approximately 12,750 square feet) that is occupied by a dry cleaner, a restaurant, a pizzeria, a salon, and a delicatessen. The exterior of the site is covered with concrete walks, an asphalt parking lot, and minimal vegetation. Parcels adjacent to the site consist of: condominiums/apartments to the north, business offices to the east, a gasoline station and convenience store to the west, and Route 31 (Nichols Street) to the south with a restaurant and vacant parcel.

Current Zoning/Use(s):

The site is an active commercial/retail site and is zoned for commercial use. The surrounding parcels are used for a combination of commercial, residential, and utility right of ways. The nearest residential area is directly to the north adjacent to the site.

Past Use(s):

The site was historically utilized as a button factory from the 1940s until the 1970's. In the early 1970s the site began use as a dry cleaner. The site is the currently the location of a dry cleaner, a restaurant, a pizzeria,

a salon, and a delicatessen. The dry cleaner stopped using tetrachloroethene in their dry cleaning process in 2000. Prior housekeeping practices at the site by the dry cleaner operators/owners appear to have led to the site contamination.

A Phase I and II Environmental Site Assessment (ESA) was conducted in 1998 as part of a real estate transaction. A second Phase I and II ESA was conducted in April 2008 as part of another real estate transaction. In July 2008 additional subsurface investigation activities were completed to further assess the up gradient and down gradient groundwater quality at the site. The studies indicated that the soil and groundwater at the site were impacted with tetrachloroethene, trichloroethene, and the associated breakdown products above the State's standards and guidance values.

Site Geology and Hydrogeology:

The overburden is characterized by two subsurface areas: miscellaneous silt, sand, and gravel at depths of 0-1.5 feet below ground surface and stratified native clayey silt/sandy lean clay soils at depths of 1.5-20 feet below ground surface.

The bedrock underlying the overburden deposits consists of Silurian dolostone and was encountered at depths between 20 to 31 feet below ground surface.

The depth to groundwater ranges from 2.7 to 12.7 feet below ground surface across the site. Groundwater was encountered within two zones - shallow and deep. Shallow groundwater flow direction is estimated towards the west/southwest and follows site topography. Deep groundwater flow is toward the north/northeast following the general northerly dip of the underlying bedrock. However, deep groundwater flow direction in summer months has been shown to flow southwest. Seasonal variations in groundwater infiltration and storage may be the cause for the deep groundwater flow variation.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/dereexternal/haz/details.cfm?pageid=3&progno=C828153>

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.

Ogden Farmers' Library	NYS Department of Environmental Conservation
Attn: Jen Magee	Region 8 Office
269 Ogden Center Road	6274 East Avon-Lima Road
Spencerport, New York 14559	Avon, New York 14414
Phone: 585-617-6181	Phone: 585-226-5354
	Please call for an appointment.

Who to Contact

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

Project Related Questions

Charlotte Theobald
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414
585-226-5354
charlotte.theobald@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Bureau Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, New York 12237
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.



- Adjacent Properties:**
1. Kwik-Fill (501 S. Union Street)
 2. Residential Complex (22 - 60 Union Hill)
 3. Office Complex (21 Union Hill)
 4. Vacant (2841 Nichols Street)
 5. Restaurant (2273 Timber Ridge)



SCALE: 1 INCH = 100 FEET
SCALE IN FEET
(approximate)



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

PROJECT NO.: 0188-001-102

DATE: FEBRUARY 2012

DRAFTED BY: BCH

AERIAL SITE PLAN RI-AA REPORT

500 SOUTH UNION STREET SITE
SPENCERPORT, NEW YORK
BCP SITE NO. C828153

PREPARED FOR
EYEZON ASSOCIATES, INC.

FIGURE 2