



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Qualitrol Company, LLC
1385 Fairport Road
Fairport, New York 14450

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C828185/>

Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC Project Manager listed below for assistance.

Fairport Public Library

1 Fairport Village Landing
Fairport, New York 14450
Phone: (585) 223-9091

NYSDEC, Region 8 Headquarters
6274 East Avon-Lima Road
Avon, New York 14414

BY APPOINTMENT ONLY

M-F 8:30 AM to 4:45 PM

WHO TO CONTACT

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

Project-Related Questions

Charlotte B. Theobald, Project Manager
NYSDEC, Region 8 Office
6274 East Avon-Lima Road
Avon, New York 14414
(585) 226-5354

charlotte.theobald@dec.ny.gov

Site-Related Health Questions

Mark Sergott, P.G.
NYSDOH

Bureau Environ. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, New York 12237
(518) 402-7860
bee@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

SITE No. C828185
NYSDEC REGION 8

August 2020

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup 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 Qualitrol Company LLC site ("site") located at 1385 Fairport Road, Town of Perinton, Monroe County. Please see the map for the site location.

Based on the findings of an investigation, NYSDEC, in consultation with the NYSDOH, has determined that the site poses a significant threat to public health or the environment. This decision is based on the off-site migration of contaminants in the groundwater plume, and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed cleanup presented in the Draft Remedial Alternatives Analysis Report (RAAR) for 45 days, from **August 19th through October 5, 2020**.

- Access the RAAR and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C828185/>
- 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 Alternative Analysis Report: The proposed cleanup available for public comment consists of:

- In-situ chemical oxidation injections beneath the on-site building. The injections will be a commercially available chemical oxidant that breaks down the contamination.
- Installation of a soil vapor extraction system on-site to remove volatile organic compounds from the subsurface. Monitoring of the soil vapor extraction system will be conducted to determine the effectiveness of the system.
- Treatment of the contaminated groundwater plume (on-site and off-site) with injections of commercially available bio-amendments, zero valent iron, and a commercially available amendment that promotes the anaerobic degradation of the contaminants of concern in the groundwater plume.

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- Collection and laboratory analysis of post-remedial groundwater samples to evaluate the effectiveness of the groundwater injections.
- Implementation of the Site's Health and Safety Plan and the Community Air Monitoring Plan during all remedy implementation activities.
- A Site Management Plan (SMP) will be required. The SMP will detail long-term groundwater monitoring requirements, maintenance of the remedial systems, reporting requirements to the State, and an Excavation Work Plan for all future ground intrusive activities on the site.
- The SMP will also detail long-term operation and maintenance of the previously installed sub-slab depressurizations systems, sump water treatment systems and discharge permits, and continued soil vapor intrusion monitoring where needed.
- An Environmental Easement will be recorded with the County Clerk that will run with the property in perpetuity to ensure proper use of the site.

The proposed remedy was developed by Qualitrol Company LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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.

Interim Remedial Measures (IRM) Completed: Three IRMs were completed during the remedial investigation. An IRM is an activity undertaken to prevent, mitigate, or remediate environmental exposures and/or human health exposures. NYSDEC provided oversight for the three IRMs completed. The three IRMs are considered to be elements of the final remedy for the site.

▪ **IRM Barrier Wall Injections:**

An in-situ groundwater treatment barrier was installed on the western side of the Qualitrol property in May 2018 to prevent further off-site migration of contamination in groundwater, as well as to accelerate the biodegradation of contamination. The barrier was constructed by injecting groundwater treatment agents PlumeStop[®], zero-valent iron (ZVI), Hydrogen Release Compound[®] (HRC), and Bio-Dechlor INOCULUM[®] (BDI). Work was conducted in accordance with the Department-approved Interim Remedial Action In-Situ Passive Treatment Barrier Work Plan. Post-injection groundwater monitoring will continue and will be incorporated into the site's long-term groundwater monitoring remedial element. The IRM activities are detailed in the June 2019 Construction Completion Report.

▪ **IRM Sub-Slab Depressurization System Installations:**

Soil vapor intrusion sampling (indoor air and sub-slab vapor sampling) and laboratory analysis of the samples for volatile organic compounds were conducted for 27 off-site properties from January 2016 through May 2018. Based on the soil vapor intrusion sampling results, sub-slab depressurization systems were installed at 13 properties, 2 property owners declined sub-slab depressurization system installations, and 12 properties required no further action. Sub-slab depressurization system installations were performed by a certified mitigation contractor and conducted in accordance with the State's Guidance for Evaluating Soil Vapor Intrusion (NYSDOH, October 2006).

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- **IRM Sump Water Treatment:**

Sump water at 16 off-site properties were sampled. Sump water samples were found to contain trichloroethene and/or cis-1,2-dichloroethene above Ambient Water Quality Standards at six of the properties. Based on the results, the Department requested that sump water at the 6 properties either be treated prior to discharge to the property, or that sump discharges be directed to the sanitary sewer in accordance with permits issued from the Monroe County Department of Environmental Services. The sanitary sewer connections were completed at the properties where it was a feasible option. At all other properties, a granular activated carbon filter treatment system was installed to treat sump water prior to discharge to the property. Routine sampling pursuant to the sanitary sewer discharge permits and maintenance on the treatment systems is ongoing.

Site Description: The site is located at 1385 Fairport Road in the Town of Perinton, Monroe County. It is located in a residential/commercial/light manufacturing and wooded area approximately one mile west of the center of the village of Fairport. The original site building was built in 1955 and it was acquired by Qualitrol in 1962. There is currently a structure, approximately 67,500 square feet, with paved parking areas on the west and south sides; the paved areas including the driveway covers approximately 119,000 square feet.

On the east side of the property are light industrial and commercial areas accessed via Fairport Park Road which lies adjacent to the property line. To the north is Fairport Road/Route 31F. Further north and beyond Fairport Road are commercial properties and a recreational park accessed via O'Connor Road. O'Connor Road is directly opposite the driveway into Qualitrol. To the west are commercial and residential properties and to the south are also residential properties.

The cleanup being performed will enable restricted industrial use of the property.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering Site ID C828185) at:

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/INDEX.CFM?PAGEID=3>

Summary of the Investigation: An investigation conducted by Qualitrol with NYSDEC oversight detected trichloroethene in groundwater samples collected on-site and off-site above the State's standards and guidance values. The depth to groundwater near the site ranges from 3.5 to 7 feet below ground surface. Laboratory analysis of off-site surface water, surface soil, and subsurface soil samples indicates the samples were either non-detect or below the State's standards, criteria, and guidance for trichloroethene. The analytical data collected to date indicates that there is no migration of trichloroethene from the Qualitrol site in surface water, surface soil, or subsurface soil to off-site properties. Based on the environmental data collected to date, Qualitrol has offered to install sub-slab depressurization systems (similar to radon mitigation systems) on select properties to minimize exposures related to soil vapor intrusion and ensure protection of public health and the environment.

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 Brownfield Cleanup Program, visit:

<http://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email: www.dec.ny.gov/chemical/61092.html

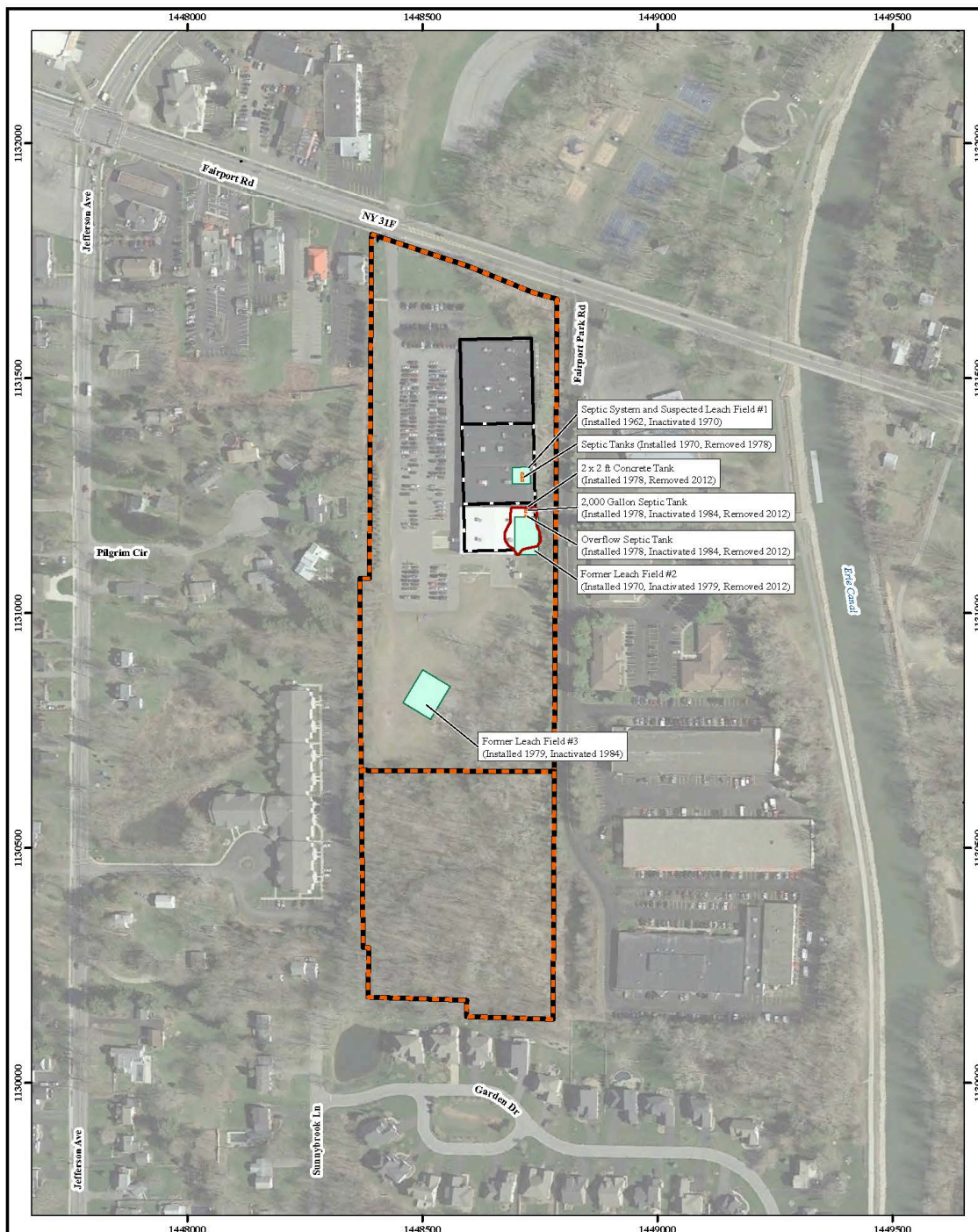
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location Map



Key Features

- Excavation Boundary (2012 Former Leach Field #2 Removal Action)
- Former Leach Field
- Former Septic Tank
- Qualitrol Property Boundary (Site)
- Original Building (1955)
- Building Addition (1978 & 2012)

Coordinate System:
 NAD 1983 StatePlane New York West FIPS 3103 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 Units: Foot US
 Service Layer Credits: Google Maps 2017
 Date Saved: 7/8/2019

1 inch = 200 feet
 0 30 60 Meters
 0 100 200 Feet

Qualitrol Company LLC
 1385 Fairport Road
 Fairport, NY 14450
 BCP Site No. C828185

FIGURE 1

Qualitrol Brownfields
 Site Setting
 Fairport, NY

FPM Engineering and Geology, PC
 2019

Path: Y:\GIS\Projects\Qualitrol\Project02_Reports\RAAF\Fig_2_Site_Map.mxd