



Department of  
Environmental  
Conservation

## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/C828209/>

\*\*Some 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.\*\*

### Phillis Wheatley Library

c/o Lori Frankunas  
33 Dr. Samuel McCree Way  
Rochester, New York 14608  
Phone: (585) 428-8212

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](mailto:charlotte.theobald@dec.ny.gov)

### Site-Related Health Questions

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

**For more information about New York's Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

Former Wollensack Optical Site  
872 & 886 Hudson Avenue  
Rochester, NY 14621

**SITE No. C828209**  
**NYSDEC REGION 8**

**December 2020**

## 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 Former Wollensack Optical site ("site") located at 872 and 886 Hudson Avenue, City of Rochester, Monroe County. Please see the map for the site location.

Based on the findings of the 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. When finalized, the comprehensive cleanup will address these potential impacts to public health and the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a Draft Remedial Alternatives Analysis Report (RAAR)/Remedial Action Work Plan (RAWP) for 45 days, from **December 16 through January 29, 2021.**

- Access the RAAR/RAWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C828209/>
- Documents are also 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/Remedial Action Work Plan:

The proposed remedy available for public comment consists of:

- In-situ groundwater treatment of the chlorinated VOC contaminated groundwater plume. The injections will be a commercially available chemical oxidant that breaks down contaminants including trichloroethene, associated daughter products, and tetrachloroethene on-site and helps prevent the ongoing migration off-site. This will serve as a continuation of the groundwater treatment initiated by the interim remedial measures (see below).
- Installation of a site cover that allows for the restricted residential use for the site. The site cover system will consist of a two-foot soil cover and site development components including concrete sidewalks, an asphalt parking lot, and the on-site building.

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- A sub-slab depressurization system has been installed to mitigate soil vapor intrusion of the on-site building.
- Collection and laboratory analysis of post-remedial groundwater samples to evaluate the effectiveness of the groundwater injections.
- Conducting indoor air sampling and pressure field testing during the 2020/2021 heating season to ensure the efficacy of the installed sub-slab depressurization system.
- Implementation of the Site's Health and Safety Plan and the Community Air Monitoring Plan during all remedy implementation activities to ensure protection of public health and the environment in the surrounding community.
- Development of a Site Management Plan (SMP). 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 installed sub-slab depressurization system.
- An Environmental Easement that details the site and groundwater use restrictions consistent with the site's engineering controls. The Environmental Easement has been recorded with the Monroe County Clerk and will run with the property in perpetuity to ensure use of the site that is consistent with the site controls in place to prevent potential exposure to contamination.

The proposed remedy was developed by Jefferson Wollensack LLC and Jefferson Wollensack Housing Development Fund Corporation ["applicants"] 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 applicants 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 (IRMs) Completed:** IRMs were completed in 2019 and 2020 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 IRMs completed. The first two IRMs listed below are elements of the final remedy as described above and in the RAAR/RAWP.

- **IRM ISCO Injections:**

Permanent overburden and bedrock injection wells were installed during the winter of 2020 for the injection of a chemical oxidant to break down the contamination in groundwater, subsurface soil, and bedrock. The chemical oxidant, sodium permanganate, was injected on the southern portion of the site underneath the building slab for the treatment of groundwater in March 2020. Post-injection groundwater monitoring has been conducted and will be incorporated into the site's long-term groundwater monitoring remedial element. Groundwater monitoring has shown decreases in the groundwater contamination. The IRM activities are detailed in the August 2020 Construction Completion Report.

- **IRM Sub-Slab Depressurization System Installation:**

Based on the nature and extent of the groundwater and subsurface soil contamination, a sub-slab depressurization system was installed within the on-site building as part of the renovation activities. The sub-slab depressurization system was designed by and installation oversight conducted by a NYS licensed professional engineer and in accordance with the State's Guidance for Evaluating Soil Vapor Intrusion (NYSDOH, October 2006). The sub-slab depressurization installation details will be documented in the Final Engineering Report.

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- **Radiation Decontamination:**

The remedial investigation identified sands and building materials impacted by thorium/radium from the lens grinding/manufacturing process. In January 2020, decontamination was completed in two areas of the on-site building. The material exhibiting elevated radiological readings was removed and disposed off-site at permitted facilities. Post-decontamination sampling and screening indicates the material impacted by thorium/radium have been remediated. The IRM activities are detailed in the August 2020 Construction Completion Report.

- **IRM Underground and Aboveground Storage Tank Removals & Closures:**

Seven 275-gallon heating oil aboveground storage tanks (ASTs) located in a pit directly adjacent to the site underneath the sidewalk were closed out and removed from the site. The seven ASTs were cleaned and taken to a metal recycling facility. The pit area was backfilled with flowable fill (concrete).

One underground storage tank (UST) was closed and removed from the site. The 1,000-gallon fuel oil UST was cleaned and taken to a metal recycling facility. Petroleum impacted soil/fill material surrounding the UST was excavated and disposed off-site at a permitted landfill facility. Documentation samples were collected, and the excavation area was lined with poly sheeting and backfilled with NYSDEC-approved imported backfill stone material. The IRM activities are detailed in the June 2020 Construction Completion Report.

**Site Description:** The site is in an urban area in the City of Rochester at the intersection of Avenue D and Hudson Avenue on the northeastern side of the intersection. The site is bounded by Hudson Avenue to the west, Roycroft Drive to the north, residential properties to the east, and Avenue D to the south. The area surrounding and adjacent to the site is a mix of residential properties and commercial properties. The site is comprised of a total of approximately 0.491-acres with a renovated 26,000-square-foot, four-story former manufacturing facility with a partial basement. The remainder of the site is covered with parking lot and landscaped areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C828209) at:

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

**Summary of the Investigation:** An investigation conducted by Jefferson Wollensack LLC 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 8 to 13 feet below ground level. Laboratory analysis of surface soil samples were either non-detect or below the State's standards, criteria, and guidance for trichloroethene, associated daughter products, and tetrachloroethene. Subsurface soil samples collected below the building slab indicates the samples were above the State's standards, criteria, and guidance for trichloroethene, associated daughter products, and tetrachloroethene. The analytical data collected to date indicates that there is no migration of the site chlorinated VOC contaminants from the Former Wollensack Optical site in surface soil, or subsurface soil to off-site properties. Jefferson Wollensack LLC has installed a sub-slab depressurization system (similar to radon mitigation system) 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.

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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.***

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## **Stay Informed With DEC Delivers**

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

