NYSDEC Certifies Cleanup Requirements Achieved at Voluntary Cleanup Program Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Rochester Technology Park site ("site") located at Lot K, Building 4, Rochester Tech Park, Gates, Monroe County under New York State's Voluntary Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Continental Industrial Capital, LLC. with oversight provided by NYSDEC. NYSDEC has issued a release letter to the volunteer regarding the site. Copies of the release letter and Final Engineering Report, which documents the completion of the site remedy, are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Below is a summary of the completed cleanup actions:

• A sub-slab depressurization system (similar to a radon system) was installed to prevent vapors from entering the on-site building from the soil and/or groundwater.

• An existing sump pump in the basement of Building 4 is maintained to control contaminant migration in the groundwater. The groundwater collected in the sump is pumped to the sanitary sewer system for off-site treatment at a Publicly Owned Treatment Works.

• An institutional control, in the form of a deed restriction, was placed on the property. The deed restriction details restrictions for the site including restrictions on groundwater use and limiting use of the site to commercial and industrial activities.

• A Site Management Plan was developed that provides details on the institutional and engineering controls, an Excavation Plan for any future excavations, and a Monitoring Plan that details the monitoring to be performed to determine the long-term effectiveness of the remedy as well as the schedule for submittals to NYSDEC.
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 have been or will be put in place on the site:

-Deed Restriction
-Groundwater Use Restriction
-Land Use Restriction
-Site Management Plan

The following engineering controls have been or will be put in place on the site:

-Vapor Mitigation
-Groundwater Treatment Systems
-Cover System

Next Steps
With its receipt of a release letter, the volunteer is eligible to redevelop the site. In addition, the volunteer has no liability to the State for contamination at or coming from the site, subject to certain conditions.

A release letter 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 Rochester Technology Park (RTP) facility is located in a suburban area and contains a portion of the industrial complex formerly known as Kodak Elmgrove. The site is located off of Elmgrove Road between Rt. 531 and Buffalo Road in the Town of Gates. The current RTP campus covers approximately 288-acres and includes 11 connected buildings. For purposes of the Voluntary Cleanup Program the site only includes Building 4 which is located near the center of the RTP campus and is currently vacant.

SITE FEATURES: Building 4 is located in the interior of the RTP campus. It covers approximately 573,000 square feet (about 13-acres), was constructed in 1968 and is currently vacant. There is a basement under a small portion of the building. A groundwater collection sump is located in the basement and discharges to the sanitary sewer.

CURRENT ZONING/USES: The RTP campus is zoned for industrial use. The campus is surrounded by a mix of industrial, commercial, and residential properties. Continental Industrial Capital (CIC) purchased the RTP campus in 2000. In 2007, CIC sold the RTP campus to another
developer who is continuing the process of redeveloping the campus for multi-tenant commercial and industrial use.

HISTORIC USE: The RTP campus was constructed in phases by the Eastman Kodak Company for manufacturing. Building 4 was constructed in the 1960s. Industrial operations that took place inside Building 4 that appear to have contributed to site contamination include metal plating and degreasing. A 1989 investigation by Kodak indicated potential environmental impacts to the soil and groundwater under Building 4.

In 2003, based on the results of the 1989 study, CIC entered the Voluntary Cleanup Program to investigate and (if necessary) remediate the site. In 2007, CIC sold the RTP campus to another developer, but CIC continues to participate in the Voluntary Cleanup Program.

SITE GEOLOGY AND HYDROGEOLOGY: Subsurface soils under Building 4 consist of fill material (about 5.6 feet deep on average) followed by glacial till to the top of bedrock. Bedrock is present at depths of 12 to 16 feet under the building and is identified as the Lockport Dolomite. Groundwater is encountered primarily in the bedrock at depths of 15 to 20 feet. Groundwater under Building 4 generally flows toward the southeast with a limited area of radial flow toward a basement sump located in the northeast section of the building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s website at: http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=V00575

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: http://www.dec.ny.gov/chemical/8442.html

FOR MORE INFORMATION

Where to Find Information
Project documents are available at the following location(s) to help the public stay informed.

   Gates Public Library
   902 Elmgrove Road
   Rochester, NY  14624
   phone:  (585) 234-9190
Who to Contact
Comments and questions are always welcome and should be directed as follows:

Project Related Questions
Frank Sowers
Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
flsowers@gw.dec.state.ny.us

Site-Related Health Questions
Bridget Callaghan
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@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 listserves 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.