



**24 AND 32 YORK STREET
USEPA BROWNFIELD CLEANUP
GRANT APPLICATION**

**PRESENTED BY:
JOSEPH BIONDOLILLO
ASSOCIATE ENVIRONMENTAL SPECIALIST
CITY OF ROCHESTER**

**SOUTHWEST COMMON COUNCIL MEETING
NOVEMBER 21, 2019**



USEPA BROWNFIELD CLEANUP GRANT APPLICATION PUBLIC PARTICIPATION

DOCUMENTS AVAILABLE AT THIS MEETING:

- Draft Grant Application
- Draft Assessment of Brownfield Cleanup Alternatives
- Draft Phase II Environmental Site Assessment

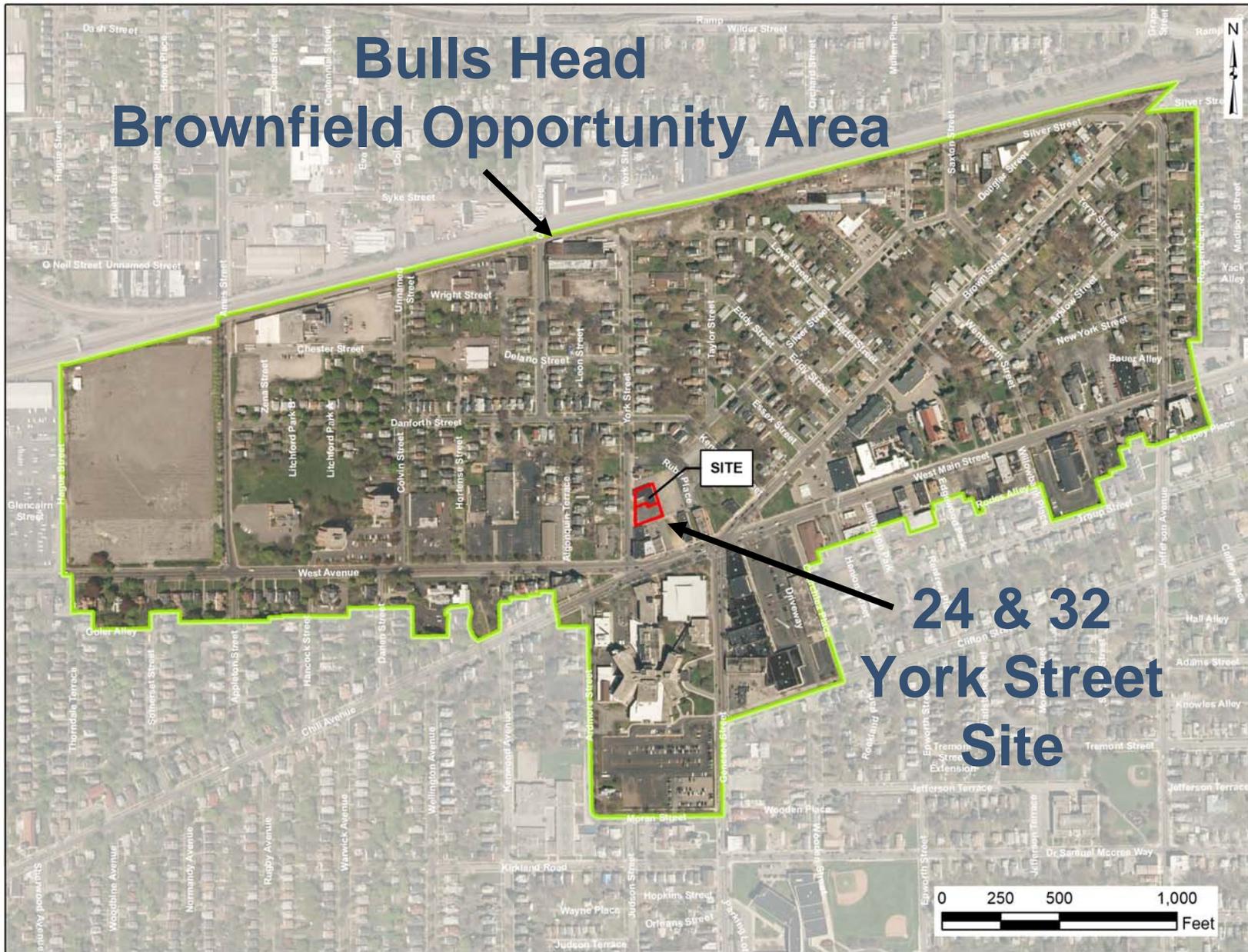
These documents as well as supplemental reports and background information are also available at

the City's website:

<https://www.cityofrochester.gov/yorkstreetgrantapp.aspx>

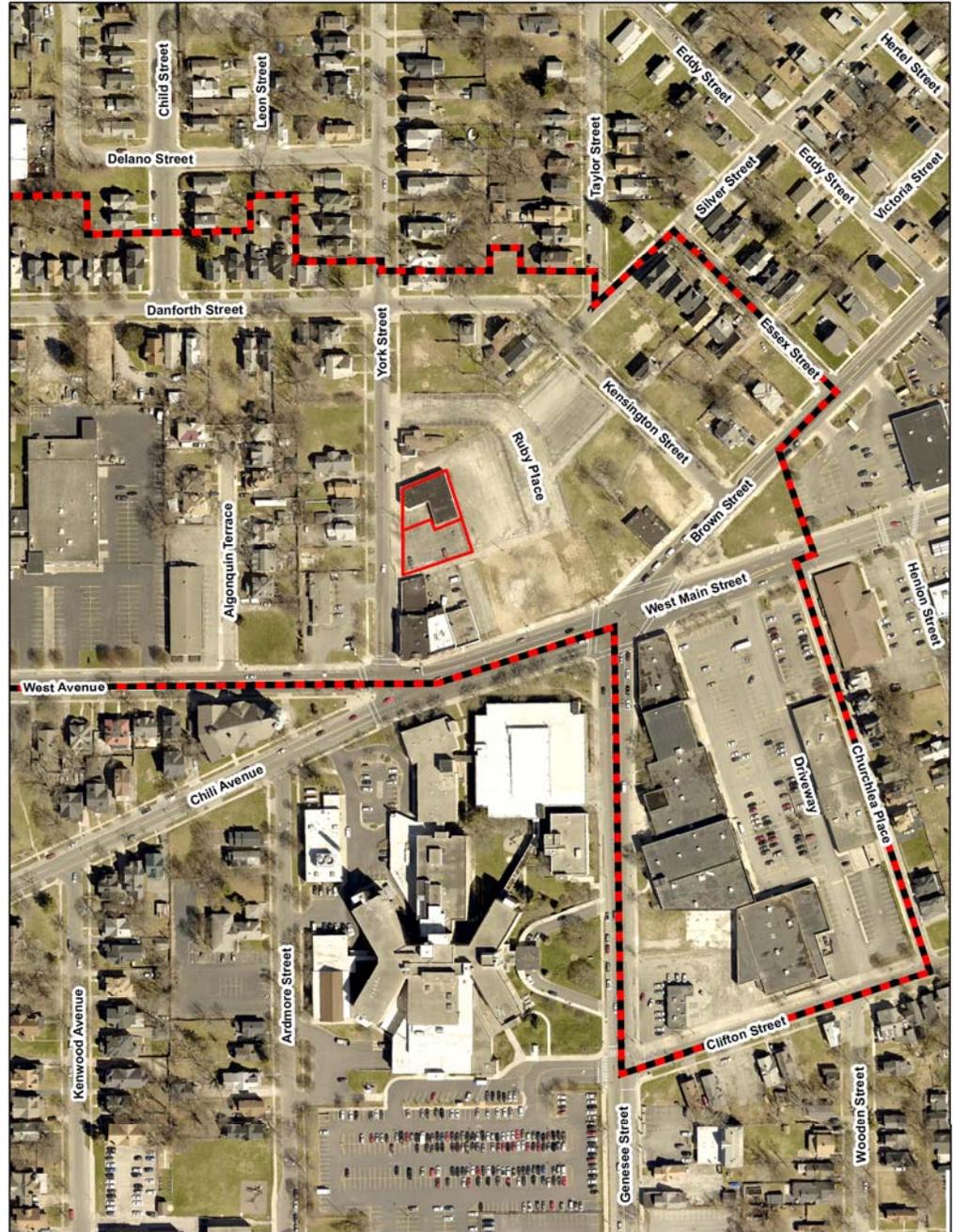
the Arnett Library: 310 Arnett Blvd, Rochester, NY

Bulls Head Brownfield Opportunity Area



**24 & 32
York Street
Site**

24 & 32 York Street Site Location Map



Site Background 24 & 32 York Street

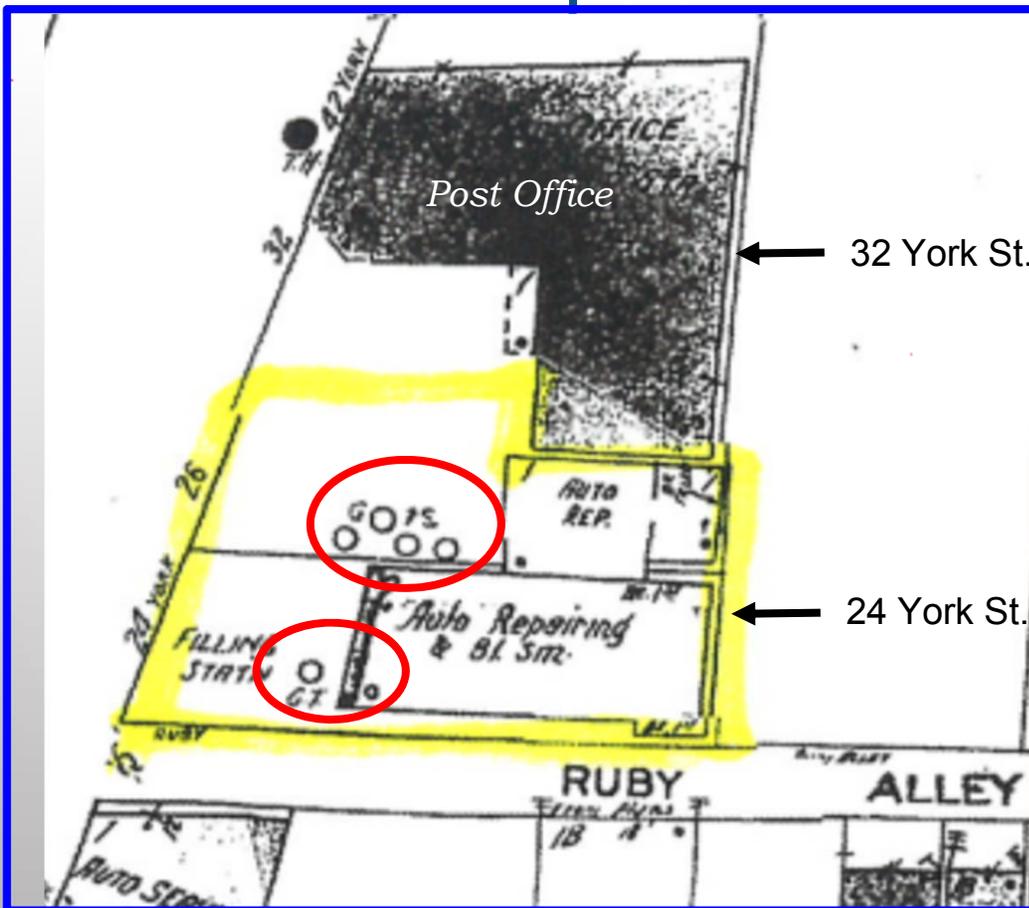
- 24 York St.: 0.17 acres, currently a parking lot and formerly a filling (gasoline) station/auto repair shop.
- 32 York St.: 0.16 acres, building currently used as a church was formerly a post office.
- Both parcels are located in the Bulls Head Brownfield Opportunity Area.
- Both parcels acquired by the City in Sept. 2019.



**1950 Sanborn Map
Showing Post Office at 32
York Street and Filling
Station / Auto Repair Shop
with 5 Gasoline Tanks
("G.Ts") at 24 York Street.**

**Site Background
24 & 32 York Street**

The City conducted Phase I
and Phase II environmental
assessments and a
geophysical survey at the Site.





Phase II Environmental Site Assessments (ESAs)

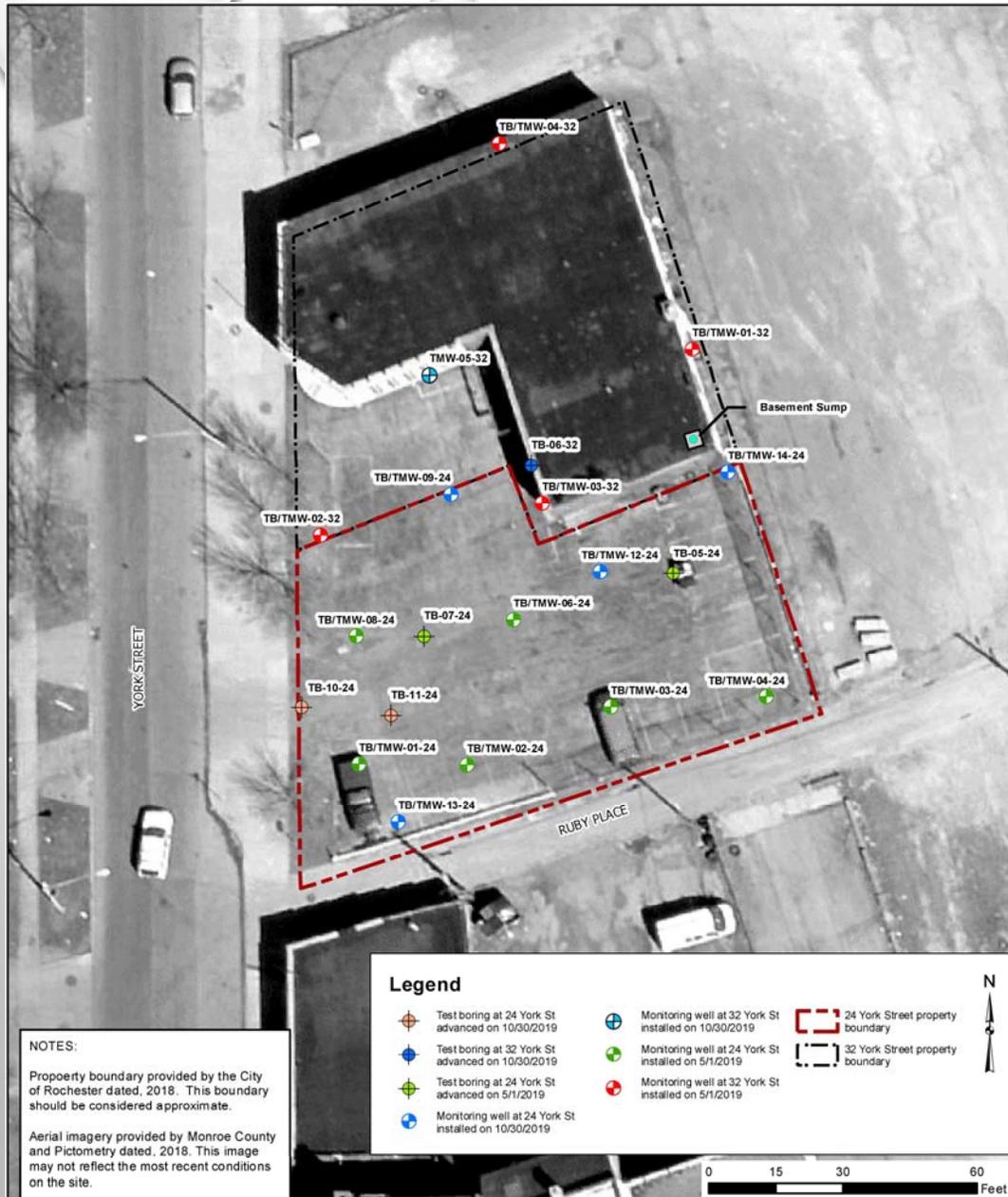
Two rounds of Phase II ESA work completed:

1. May 2019 Preliminary Phase II ESA/geophysical survey and
2. October/November 2019 Phase II ESA.

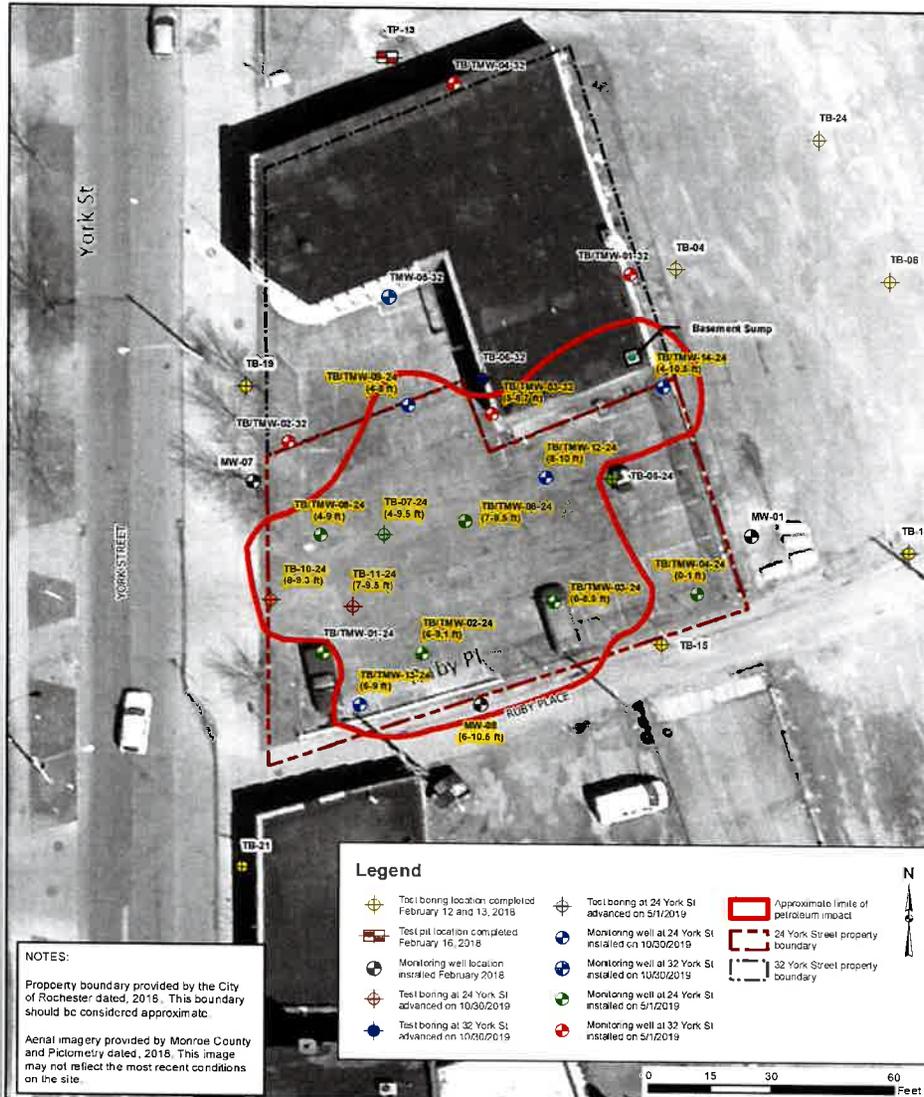
Scope of Work

Phase II ESAs

- Geophysical survey to identify evidence of the possible presence of abandoned underground storage tanks (USTs).
- Installation of soil test borings and groundwater monitoring wells.
- Collection and analysis of soil, groundwater, and sump liquid samples.
- Well survey to determine groundwater flow direction.



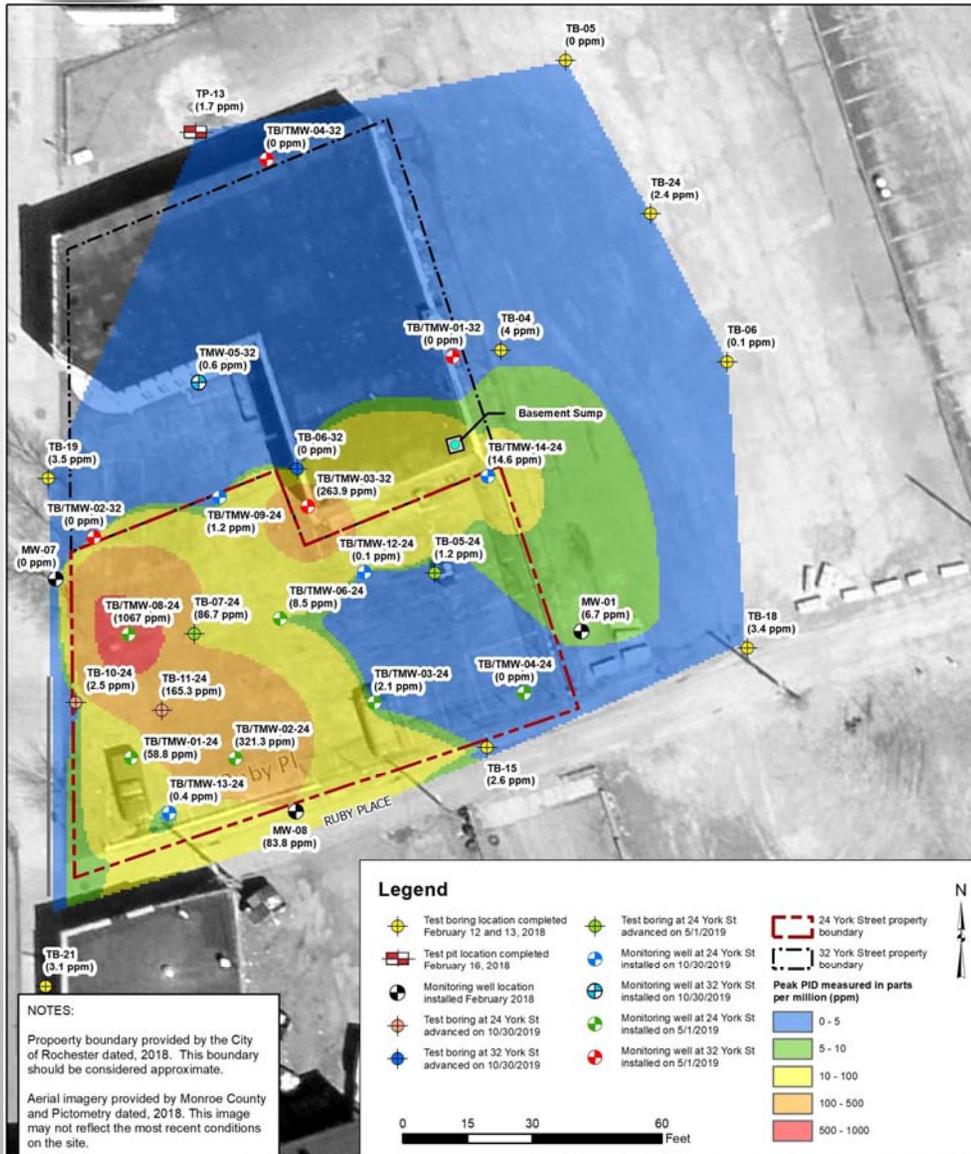
Phase II ESA Findings



- No evidence of abandoned underground storage tanks.
- Petroleum contaminated soil is present at concentrations that exceed NYSDEC soil cleanup objectives and soil cleanup levels.
- Groundwater is contaminated with petroleum hydrocarbon compounds at concentrations which exceed NYSDEC Groundwater Standards and Guidance Values.

Phase II ESA Findings

- A discernable layer/visible traces of petroleum-type LNAPL was detected in two groundwater samples (one from each parcel).
- The primary petroleum contaminant source area is located in vicinity of former underground storage tanks and the suspected former pump dispenser area on 24 York St.
- Findings of the Preliminary Phase II studies were reported to NYSDEC and Spill File #1901036 opened.
- Cleanup is required to address contamination and to close the active NYSDEC spill file.
- Cleanup will facilitate planned redevelopment of Site consistent with the Bull's Head Revitalization Project Plan.



City's Next Steps

- ◆ Submit USEPA grant application for cleanup funding.
 - Application Requires Draft Analysis Of Brownfield Cleanup Alternatives (ABCA)
 - Public Meeting(s) To Discuss Proposed Cleanup Project
 - Apply for Competitive EPA Brownfield Cleanup Grant

USEPA BROWNFIELD CLEANUP GRANT

This competitive USEPA program provides funds to empower communities to clean up and reuse brownfield sites.

Key components of the Grant Application include:

A description of Threshold Criteria showing that the project qualifies for a grant,

A Narrative Section, which includes:

- . Project Area Description and Plans for Revitalization
- . Community Need and Community Engagement
- . Task Descriptions
- . Cost Estimates
- . Programmatic Capability and
- . Past Performance

Your comments are welcome – copies are available here, on the City website and at the Arnett Library.

Analysis Of Brownfield Cleanup Alternatives (ABCA)

- Provides Site Background, History & Findings
- Reviews Potential Exposure Pathways
- Includes Comparisons To Cleanup Levels
- Evaluates Cleanup Alternatives & Costs

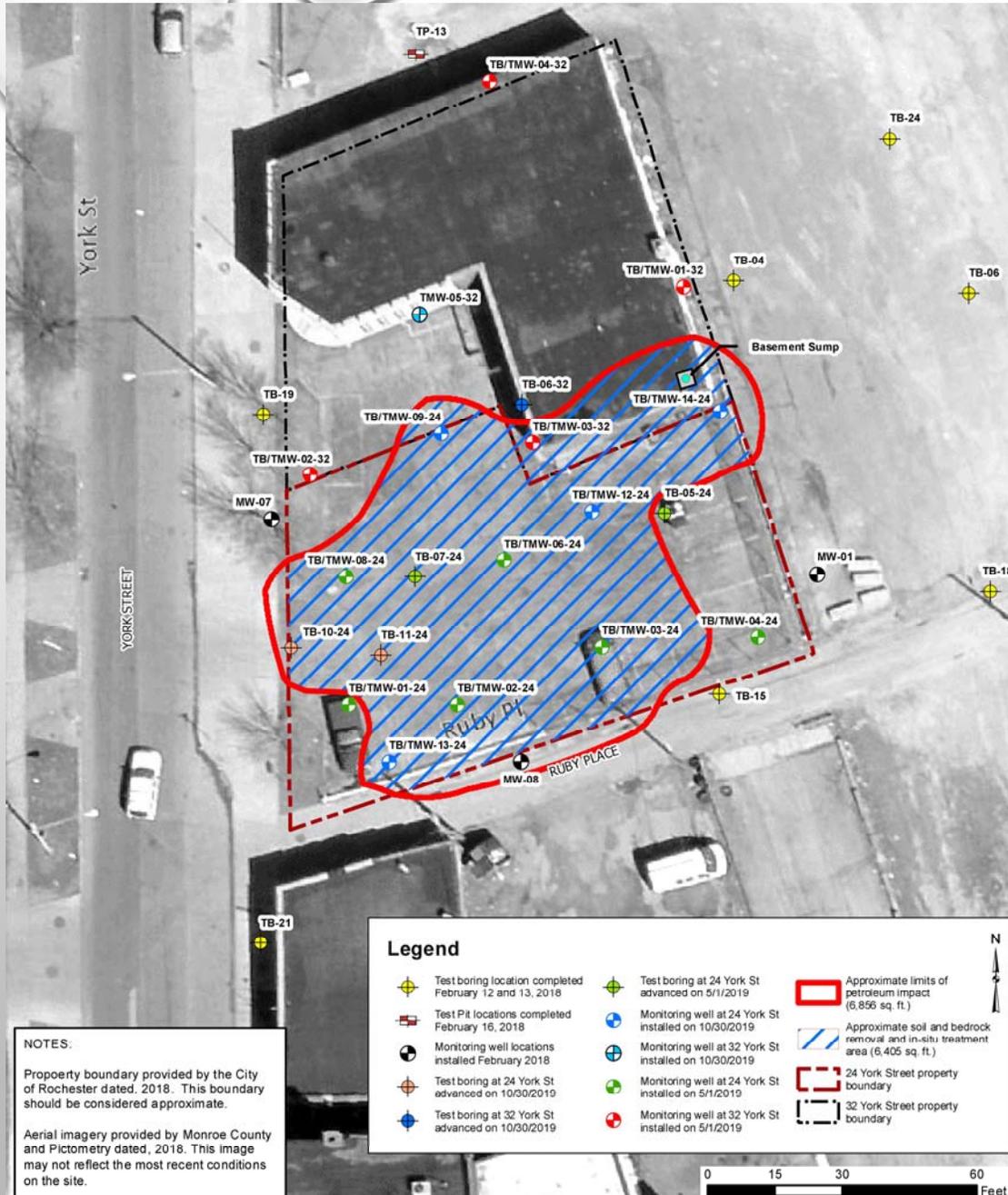
Alternative #1 - No Action

Alternative #2 – Limited Source Removal: Soil Excavation and Disposal Followed by Groundwater Monitoring to Evaluate the Effectiveness of the Remedy.

Alternative #3 – Comprehensive Source Removal and In-Situ Treatment: Soil Excavation and Disposal Combined With Application Of Groundwater Amendment Followed by Groundwater Monitoring To Evaluate the Effectiveness of the Remedy and Possible Application Of Additional Amendments If Needed.

- Recommends Preferred Cleanup Alternative
- Draft ABCA Is Issued For Public Review & Comment

Proposed Remedial Action From Analysis of Brownfield Cleanup Alternatives (ABCA) Report





Proposed Cleanup Scope and Opinion of Probable Costs

- Demolish the 32 York St. building prior to remediation (City-funded).
- City to enter into Stipulation Agreement with NYSDEC for cleanup.
- Prepare Work Plan, Permits, Quality Assurance Project Plan.
- Excavate and remove uncontaminated soils and stage for re-use.
- Excavate and remove petroleum impacted soils and upper 1 foot of weathered bedrock to depths up to \approx 11 feet below the ground surface.
- Remove and dispose of contaminated groundwater from the excavation.
- Add specialized chemicals to the excavation – these chemicals help break down remaining contaminants.
- Install a piping system in the excavation so that additional subsurface chemical application(s) can be made after backfilling, if necessary.
- Post source removal groundwater monitoring and sampling.
- Reporting to NYSDEC.
- **ESTIMATED COST = \$382,000 – \$420,000, Plus Programmatic Management Costs (TBD)**

TIME-FRAME

- Application Due By **December 3, 2019**
- AWARD NOTIFICATION – Late Spring 2020
- EPA-city Cooperative Agreement Execution – Fall 2020
- Consultant Request For Proposal And City Council Approval – Spring 2021
- NYSDEC Stipulation Agreement & Project Work Plans Submitted For Approval – Spring 2021
- Cleanup Fieldwork – Summer/Fall 2021
 - Finalize ABCA
 - Citizens Participation/ Comment Period
 - Action Memorandum
 - Cleanup Fieldwork
 - Site Restoration & Post-cleanup Monitoring
- Petition For Closure - NYSDEC Spill File: Spring/Summer 2022

What can you do to help?

- Provide a letter of support for the City to include with our EPA Cleanup Application.
- Keep informed and remain active in your neighborhood association(s).
- Ask questions, provide comments, share ideas.
- Attend future meetings about this project to ensure that we stay on track and address your questions.

Questions? Comments?

Joseph Biondolillo
Associate Environmental Specialist
Division of Environmental Quality
City Hall, Room 300B
30 Church Street, Rochester, NY 14614

Email: Joseph.Biondolillo@cityofrochester.gov
Phone: 585-428-6649

Website:

<https://www.cityofrochester.gov/yorkstreetgrantapp.aspx>