



BROWNFIELDS SITES INFORMATION REQUEST

5 & 15 FLINT STREET SITE

5 & 15 FLINT STREET, ROCHESTER, NY 14608

Facility Id: C828162

ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE

Revised zip code: NO CHANGE

Brownfield Program: Brownfield Cleanup Program

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
BROWNFIELD CLEANUP PROGRAM

CLASSIFICATION CODE: A

REGION: 8

SITE CODE: C828162

DEC ID: 426646

CLASSIFICATION CODE DESCRIPTION:

Work is underway and not yet complete.

NAME OF SITE: 5 & 15 Flint Street Site

STREET ADDRESS: 5 & 15 Flint Street

CITY: Rochester

ZIP: 14608

TOWN: Rochester (c)

COUNTY: Monroe

ESTIMATED SIZE: 7.224 Acres

SITE TYPE: Dump-X Structure-X Lagoon- Landfill- Treatment Pond-

INSTITUTIONAL/ENGINEERING CONTROLS:

None reported

CROSS REFERENCES:

IDENTIFIER

SOURCE

0370583

BOA00087

Spill No.

Environmental Zone

SITE OWNER/OPERATOR/REPOSITORY INFORMATION:

CURRENT OWNER(S):

OWNER(S) DURING DISPOSAL:

OPERATOR(S) DURING DISPOSAL:

APPLICANT REQUESTOR(S):

NAME: One Flint St., LLC
Adam Driscoll
ADDRESS: 2604 Elmwood Avenue
Suite 352
Rochester, NY 14618

Applicant Type: Corporate or Commercial

NAME: One Flint St., LLC.
Thomas Masaschi
ADDRESS: 2604 Elmwood Avenue
Suite 352
Rochester, NY 14618

DOCUMENT REPOSITORY(S):

NAME: Phillis Wheatley Community Library
Lori Frankunas
ADDRESS: 33 Dr. Samuel McCree Way
Rochester, NY 14608

HAZARDOUS WASTE DISPOSAL PERIOD: from 1866 to ~140 yrs

SITE DESCRIPTION:

Location: The site is located in an urban area on the south side of Flint Street between Exchange Street and the western bank of the Genesee River in the City of Rochester.

Site Features: The Site consists of two non-contiguous parcels totaling approximately 7.2-acres. The two parcels are separated by a narrow strip of publically owned land that was formerly used as a canal and then a railroad bed. The main site features include one large abandoned building and several smaller buildings. Most of the site is undeveloped and covered with trees and other vegetation. Foundations and other remnants from historic structures are visible in some locations.

Current Zoning and Land Use: The site is currently inactive, and is zoned for single family residential use. The surrounding parcels are used for a combination of residential, recreational, commercial, and light industrial purposes. Residential properties border a portion of the site to the west. The City of Rochester owns vacant property south and east of the site. **Past Use of the Site: The site is located wholly within the approximately 40-acre footprint of the former Vacuum Oil Company refinery which operated from approximately 1866 until 1935. The Vacuum Oil Company was a predecessor of ExxonMobil Corporation.** The processing operations involved distilling crude petroleum under pressure to produce a variety of petroleum products. The two site properties were used for operations, barrel preparation, and storage (including petroleum storage). After the Vacuum Oil facility closed, most of the structures were demolished in place. Additional activities that may have contributed to site contamination after the Vacuum Oil facility closed include as a scrap metal and automotive salvage yard and resource recovery facility. In 1989, an investigation was completed for the City of Rochester on adjacent property. In 1990, the City of Rochester prepared a report that describes the property and traces the history of the Vacuum Oil Corporation. In 2001, NYSDEC completed a preliminary investigation of a 24-acre portion of the former Vacuum Oil facility. **In 2005, ExxonMobil performed work that expanded on the NYSDEC investigation.** In 2008, separate reports were completed for the 15 Flint Street and 5 Flint Street properties for the City of Rochester and in 2009 an additional investigation report was prepared for ExxonMobil. **The results of these investigations**

indicated the widespread presence of various contaminants in soil and groundwater including petroleum compounds, metals, PCBs, pesticides, and volatile organic compounds. Based on these results, the 5 Flint Street and 15 Flint Street parcels entered the Brownfield Cleanup Program in June 2010. Site Geology and Hydrogeology: There ground surface slopes fairly steeply from the west side of the site down to the river. Site soils consist of both native soils and fills. Fills are generally found between 0 and 6 feet below ground surface (bgs). Fill materials include bricks, slag, cinders, gravels, wood, and miscellaneous debris. Native soils consist of sand and silt with varying amounts of clay. Depth to bedrock ranges from 11 to 28-ft bgs. Groundwater has been encountered at depths ranging from 3 to 8 feet bgs. Groundwater flows to the east toward the Genesee River.

CONFIRMED HAZARDOUS WASTE DISPOSED:

TYPE	QUANTITY
unknown petroleum	UNKNOWN
benzo(a)pyrene	UNKNOWN
arsenic	UNKNOWN
lead	UNKNOWN
xylene (mixed)	UNKNOWN
1,2,4-trimethylbenzene	UNKNOWN
PCB aroclor 1254	UNKNOWN
PCB aroclor 1260	UNKNOWN
mercury	UNKNOWN
1,1-dichloroethane	UNKNOWN
benzo(a)anthracene	UNKNOWN

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Nature and Extent of Contamination

Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include petroleum related VOCs and SVOCs, polycyclic aromatic hydrocarbons (PAHs) which are a subset of SVOCs, chlorinated VOCs, various metals, and PCBs. Surface Soil: PAHs [especially benzo(a)pyrene (B(a)P) and benzo(a)anthracene (B(a)A)] and metals (especially arsenic, lead, and mercury) appear to be the primary contaminants in the surface soil. B(a)P and B(a)A exceed the 1 ppm soil cleanup objectives (SCOs) for restricted residential use with maximum concentrations of 160 ppm and 203 ppm, respectively. The highest concentrations of PAHs are located in the western portion of 15 Flint St. and the southern portion of 5 Flint St. Elevated levels of various metals are also present on both properties, with the highest concentrations generally associated with the northern section of 15 Flint St. Specific metals include lead at up to 3,200 ppm (the restricted-residential SCO is 400 ppm), mercury at up to 17 ppm (the restricted-residential SCO is 0.81 ppm), and arsenic up to 43 ppm (the restricted-residential SCO is 16 ppm). PCBs in surface soil are limited to several locations at 15 Flint Street. The maximum PCB concentration is approximately 10 ppm (the restricted-residential SCO is 1 ppm). PAHs, arsenic and lead in surface soils exceed residential SCOs at the 15 Flint St. northwest property line adjacent to several residential properties.

Subsurface Soil: VOCs and SVOCs are the primary contaminants in the sub-surface soils. Impacted soils (based on visible sheens and odors) are typically observed between 5-ft and to the top of bedrock. Impacted soils are primarily present at the north end of 15 Flint St. and throughout 5 Flint St.

Specific VOCs include xylenes up to 101 ppm (the protection of groundwater SCO is 1.6 ppm and the restricted-residential SCO is 100 ppm) and 1,2,4-trimethylbenzene up to 67 ppm (the protection of groundwater SCO is 3.6 ppm and the restricted-residential SCO is 52 ppm). VOC tentatively identified compounds (TICs) are reported with a maximum total VOC TIC concentration of 1,399 ppm.

PAHs, especially B(a)P, are intermittently present in the subsurface soils at elevated levels. The maximum B(a)P concentration is 530 ppm detected at a depth of 5 ft. SVOC TICs are reported at a maximum total SVOC TIC concentration of 2,200 ppm.

Petroleum impacted soils are present at the northern site boundary adjacent to Flint St. Off-site migration to the north was further documented by a 2015 investigation performed by the City of Rochester which identified petroleum impacted soil adjacent to the site within the Flint St. right-of-way. Petroleum impacted soils also appear to extend off-site to the east toward other portions of the former refinery.

Groundwater: Petroleum related VOCs and chlorinated VOCs are found in overburden groundwater throughout the site with low to moderate exceedances of groundwater standards (typically 5 ppb for the VOCs detected). The highest VOC concentrations detected during the Remedial Investigation were xylenes at 90 ppb, 1,1-dichloroethane at 79 ppb, and VOC TICs at 649 ppb. The chlorinated VOCs are primarily present on 5 Flint St. There appears to be some potential for low level (less than 10 ppb total VOCs) off-site migration in groundwater north towards Flint St. and east towards other portions of the former refinery.

Light Non-Aqueous Phase Liquid (LNAPL): LNAPL up to 1.8-inches thick is present in a monitoring well at the north end of 15 Flint St. and an LNAPL sheen is present throughout 5 Flint St. Fingerprint analysis identified the material as Lube Oil. LNAPL appears to be migrating off-site toward Flint St. to the north and toward other portions of the former refinery to the east.

Soil Vapor & Indoor Air: On-site buildings are vacant so indoor air samples were not collected during the Remedial Investigation. Soil vapor samples were collected along the western boundary of the site adjacent to the residential properties. Data does not indicate any off-site impacts in soil vapor related to this site.

ASSESSMENT OF HEALTH PROBLEMS:

None provided

PROJECT COMPLETIONS:

None reported
