

Summary of Environmental Conditions at the Port of Rochester June 2005

The Port of Rochester has experienced a broad range of commercial, industrial, marine, and recreational development and redevelopment over the last 150 years, resulting in subsurface environmental and geotechnical impacts. This section summarizes the environmental conditions at the Port of Rochester site. Information regarding geotechnical conditions should be obtained from the City of Rochester's Department of Community Development.

Since 1999, the City of Rochester's Department of Environmental Services has completed various environmental investigations and remedial measures at the Port of Rochester in conjunction with the Port of Rochester Harbor Improvement and Harbor Ferry Terminal Project. Investigations have included Phase I and Phase II Environmental Site Assessments which have identified and characterized relatively limited areas of petroleum impacted soil and groundwater, and widespread areas containing ash, cinder and slag waste fill materials primarily from a former blast furnace and iron manufacturing facility. Construction and demolition (C&D) fill materials such as wood, bricks and concrete have also been identified, as well as railroad ties associated with former railroad tracks that serviced the Port of Rochester site. The Monroe County Department of Environmental management has identified the majority of the Port of Rochester site as a suspected fill waste site. As such, the Monroe County Department of Health may require a review of proposed redevelopment plans prior to approval and implementation.

Remedial measures by the City of Rochester have included underground storage tanks closures, removal and off-site disposal of petroleum-impacted soil, and on-site management and off-site disposal of fill materials. The following is a summary of reports and documentation that contain information regarding environmental investigations and remedial measures completed at the Port of Rochester:

- Phase I Environmental Site Assessment, Charlotte Port, Galson Consulting, dated April 1999.
- Port of Rochester Harbor Improvement and Harbor Ferry Terminal - Phase II Environmental Site Assessment, Preliminary Site Characterization Report, LaBella Associates, P.C. dated May 31, 2001.
- Geotechnical Site Characterization, Port of Rochester Harbor Improvement and Harbor Ferry Terminal by Haley & Aldrich of New York dated January 22, 2001.
- Phase II Environmental Site Assessment: Underground Storage Tank Closure Report - Soil Sampling and Analysis: Port of Rochester Orphan Tank Discovered September 2003 by LeCesse Constriction, LaBella Associates, P.C.
- Phase III Environmental Site Assessment Remediation Closure Report, Area #1, LaBella Associates, P.C., dated May 2002;
- Underground Storage Tank Removal, Excavation Closure Sampling and Groundwater Sampling Report - North Warehouse, Port of Rochester; Rochester, New York: Remediation Closure Report dated January 2003;
- Memo - January 15, 2003, Vortex Excavation - Port of Rochester Parking Lot Improvements, LaBella Associates, P.C.;
- Memo - February 17, 2004, Groundwater Sample Results - Future Underground Storage Tank Excavation, Port of Rochester - Fast Ferry Terminal, Rochester, New York, LaBella Associates, P.C.;

- Memo - September 11, 2002, Questionable wastewater discharge relating to groundwater encountered and pumped at the South 24" sewer outfall trench; Beach Avenue and North Parking Lot Improvements Project - Port of Rochester, LaBella Associates, P.C.,
- Letter to the New York State Department of Environmental Conservation (NYSDEC) from the City of Rochester Division of Environmental Quality (DEQ) dated May 6, 2004, requesting No Further Remedial Action for NYSDEC Spill #990601;
- NYSDEC letter to City DEQ dated June 14, 2004 stating the NYSDEC does not require further remedial work regarding Spill #9970601.
- Draft Port of Rochester Environmental Management Plan, LaBella Associates, P.C., dated June 2005

These reports and miscellaneous environmental documents are available for review at the City of Rochester's Department of Environmental Services offices located at City Hall, Room 300B, 30 Church Street, Rochester, NY.

As a result of petroleum contamination at the Port of Rochester in January 2000, the NYSDEC assigned an active number for the Port of Rochester site. For each area of petroleum contamination identified at the Port of Rochester, the City of Rochester developed remedial measures to address the source of the contamination, performed source removal programs (e.g., tank closures, excavation and off-site disposal of impacted soil and fill, etc.), and conducted confirmatory sampling and laboratory analysis for those areas undergoing remediation to confirm that the remedial measures adequately addressed the impacts. The remedial measures performed at the Site were successful in remediating the petroleum-impacts to the extent practically and technically feasible. In June 2004 the NYSDEC issued a letter to the City of Rochester indicating that the NYSDEC does not require any additional remedial work at this time, and that the spill has been removed from the NYSDEC's active file inventory.

A large portion of the Port of Rochester Site contains ash, cinder, reworked sand, and slag fill primarily from the former blast furnace and iron manufacturing facility. Railroad ballast fill materials are also present in lesser quantities. It is estimated that approximately 14 acres of the Port of Rochester contains some amount of fill materials, and the slag fill layer averages approximately four-feet thick in most areas. The depth to the slag layer varies widely over the Port of Rochester Site, ranging from approximately one to five-feet below ground surface. Laboratory testing has documented elevated levels of certain metals (e.g., arsenic, barium, and cadmium) and semi-volatile compounds in the fill materials exceed cleanup objectives in some samples. The results of laboratory testing indicate that the slag fill material is not a characteristic hazardous waste; however, the fill material is classified as a non-hazardous industrial solid waste, and requires special handling and disposal if disturbed during development and construction.

The City is in the process of developing an Environmental Management Plan (EMP) which is intended to provide guidance to planners, developers, contractors, and future owners and users of the Port of Rochester site regarding the presence of the subsurface fill materials and residual petroleum contamination. The EMP will provide guidance regarding identifying and characterizing impacted media, and outline the procedures for proper management, re-use, and off-site disposal of impacted subsurface media generated during development activities. Once finalized sometime in summer 2005, the EMP will be made available to the public, and utilized by the City of Rochester to access and guide Port of Rochester activities.