



City of Rochester
FIRE DEPARTMENT

FIRE SAFETY DIVISION
185 Exchange Blvd., Suite 665
Rochester, New York 14614
(585) 428-7037

PERMIT

DATE: 11/08/2013

For keeping, storing, using, installing, manufacturing, handling, transporting, or otherwise employing flammable, combustible, or explosive materials, or materials, processes, or equipment, which if improperly used may produce conditions hazardous to life or property.

TO WHOM IT MAY CONCERN

By Virtue of the provisions of the Fire Prevention Code of the City of Rochester, NY.,

MCALPIN
255 HOLLENBECK ST

PERMIT NUMBER: 14-09078

having made application in due form, and as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the Fire Prevention Code can be observed, authority is hereby given and the PERMIT is GRANTED for:

PERMIT CODE	PERMIT CATEGORY	FEE
5412B08	DUST PRODUCING OPERATION	\$ 135
5412B10C1	FLAM/COMB LQD CLS I, II, III	\$ 80
5412B12C	CORROSIVE LIQUIDS MORE THAN 55 GALLONS	\$ 80
5412B12H	HIGHLY TOXIC MATERIAL	\$ 80
5412B17	CMBSTBL MAT'L STORGE-OVER 2500 CU FT	\$ 100
5412B18	ACETYLENE / FLAMMABLE GAS USAGE	\$ 80
5412B21B	LPG LESS THAN 1000	\$ 80

TOTAL: \$ 635

This PERMIT is issued and accepted on condition that all Fire Prevention Code provisions now adopted, or that may hereafter be adopted, shall be complied with, and said PERMIT will become valid only after receipt of total fee payment.

THIS PERMIT EXPIRES: 09/30/14

This permit does not take the place of any License required by law and is not transferable. Any change in the use of occupancy of premises shall require a new permit.

THIS PERMIT MUST AT ALL TIMES BE KEPT ON FILE AT THE PREMISES MENTIONED ABOVE


Fire Marshal

Return this part with payment - please write permit number on your check or money order.

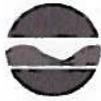
MAKE YOUR CHECK OR MONEY ORDER, PAID IN FULL,
PAYABLE TO CITY TRESURER AND MAIL TO:

ROCHESTER FIRE DEPARTMENT
ATTENTION: ACCOUNTS RECEIVABLE
185 EXCHANGE BLVD., SUITE 663
ROCHESTER, NEW YORK 14614

PERMIT NUMBER: 14-09078
PERMIT ADDRESS: 00255 HOLLENBECK ST
INVOICE DATE: 11/08/2013
DATE DUE: 12/08/2013
AMOUNT DUE: \$ 635

MCALPIN INDUSTRIES INC
255 HOLLENBECK ST
ROCHESTER NY 14621

pd: 12/4/13
JA



Formerly
Rochester Midland

FACT SHEET

State Superfund Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: OBI, LLC
DEC Site #: 828188
Address: 255 Hollenbeck Street
Rochester, NY 14621

Have questions?
See
"Who to Contact"
Below

Investigation to Begin at State Superfund Site

OBI, LLC will soon begin a detailed environmental study at the OBI, LLC site ("site") located at 255 Hollenbeck Street, Rochester, Monroe County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Investigation Work Plan

The investigation work plan, called a "Remedial Investigation Work Plan / Scope of Work," was submitted to NYSDEC under New York's State Superfund Program. OBI, LLC (the "responsible party(ies)"), with oversight by NYSDEC and the New York State Department of Health (NYSDOH), will perform the investigation which will assess conditions on-site (and, if appropriate, off-site).

Highlights of the Site Investigation

The purpose of the investigation is to define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected. The site investigation will fully characterize all contamination at the site.

The site owner sampled groundwater at the site on several occasions between 1997 and 2013. A summary of the results were provided to NYSDEC in August 2013. These results indicate that the chlorinated volatile organic compound known as trichloroethene is present in the groundwater at the site at levels above New York State groundwater standards. Trichloroethene is commonly used in industry to remove grease from parts. Trichloroethene is no longer used at the site. Based on these results, OBI, LLC entered into an Order On Consent (Order) with NYSDEC in November 2013. The Order requires OBI, LLC to implement a remedial program at the site.

People are not drinking contaminated groundwater associated with the site because the area is served by a public water supply that obtains its water from a different source not affected by this contamination. Contaminants in the groundwater may move into the soil vapor (air between soil particles), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion.

The overall investigation will be completed in phases. The first phase will determine if site contaminants are present in the groundwater and soil vapor within the neighborhood. This work is planned to start in January or early February 2014.

Groundwater and soil vapor samples will be collected from nine (9) locations around the edges of the site and within the surrounding neighborhood. It is expected that samples will be collected from within the public Right-of-Way on the following streets:

- Hollenbeck Street;
- Mazda Terrace;
- Rialto Street;
- Ok terrace; and
- Balfour Drive.

Field activities will be completed on weekdays during normal business hours and will consist of short periods of noise similar to a jack hammer. Field activities should be completed in less than a week, but it may be several months before final results are available.

Additional phases of the investigation will be performed until the nature and extent of contamination is defined.

NYSDEC will also evaluate information provided by OBI, LLC to determine if the site contaminants represent a significant threat to public health or the environment.

Next Steps

The information collected during the investigation will be summarized in a report. After the site investigation has begun, OBI, LLC, with oversight provided by NYSDEC, will conduct a "Feasibility Study". This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination related to the site. The information collected during the site investigation may also support the conclusion that no action, or no further action, is needed to address site-related contamination.

NYSDEC will then develop a draft cleanup plan, called a "Proposed Remedial Action Plan". This plan describes the remedy preferred by NYSDEC, or, if warranted, a no action or no further action alternative. The draft cleanup plan explains the decision that led to the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of the plan will be to ensure the protection of public health and the environment. NYSDEC will announce the draft cleanup plan in a future fact sheet, and will present it to the public for its review and comment during a 30-day comment period and at a public meeting.

Background

Location: The OBI, LLC site is located in an urban area in the City of Rochester and is approximately 200 feet north of the intersection of Balfour Drive and Hollenbeck Street. The site is about 6.3 acres in size and consists of three parcels identified as:

- 245-265 Hollenbeck Street;
- 271 Hollenbeck Street; and
- 50 Balfour Drive.

Site Features: The main site features include several large buildings surrounded by parking areas and roadways. Grass covered areas are present along the northern and western edges of the site.

Current Zoning and Land Use: The site is currently active and is zoned for industrial use. The surrounding parcels are currently either vacant or used for a combination of commercial, industrial, residential, and recreational purposes. The nearest residential area is adjacent to the site to the south.

Past Use of the Site: The site is owned by OBI, LLC, but McAlpin Industries has operated at the site since 1972. Operations include sheet metal fabrication, metal stamping and related services. Monroe Plating (a corporate relative to McAlpin Industries) performed metal plating operations at the site.

The owner sampled groundwater at the site on several occasions between 1997 and 2013. A summary of the results were provided to NYSDEC in August 2013.

Site Geology and Hydrogeology: Groundwater at the site appears to flow to the east.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/x/xtapps/derexternal/haz/details.cfm?pageid=3&progno=828188>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

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

Lincoln Branch Library
Attn: Joan Lee
851 Joseph Avenue
Rochester, NY 14621
phone: (585) 428-8210

Who to Contact

Comments and questions are always welcome and should be directed as follows:

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
Jacquelyn Nealon
New York State Department of Health
Bureau of Environmental Exposure Investigation
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.

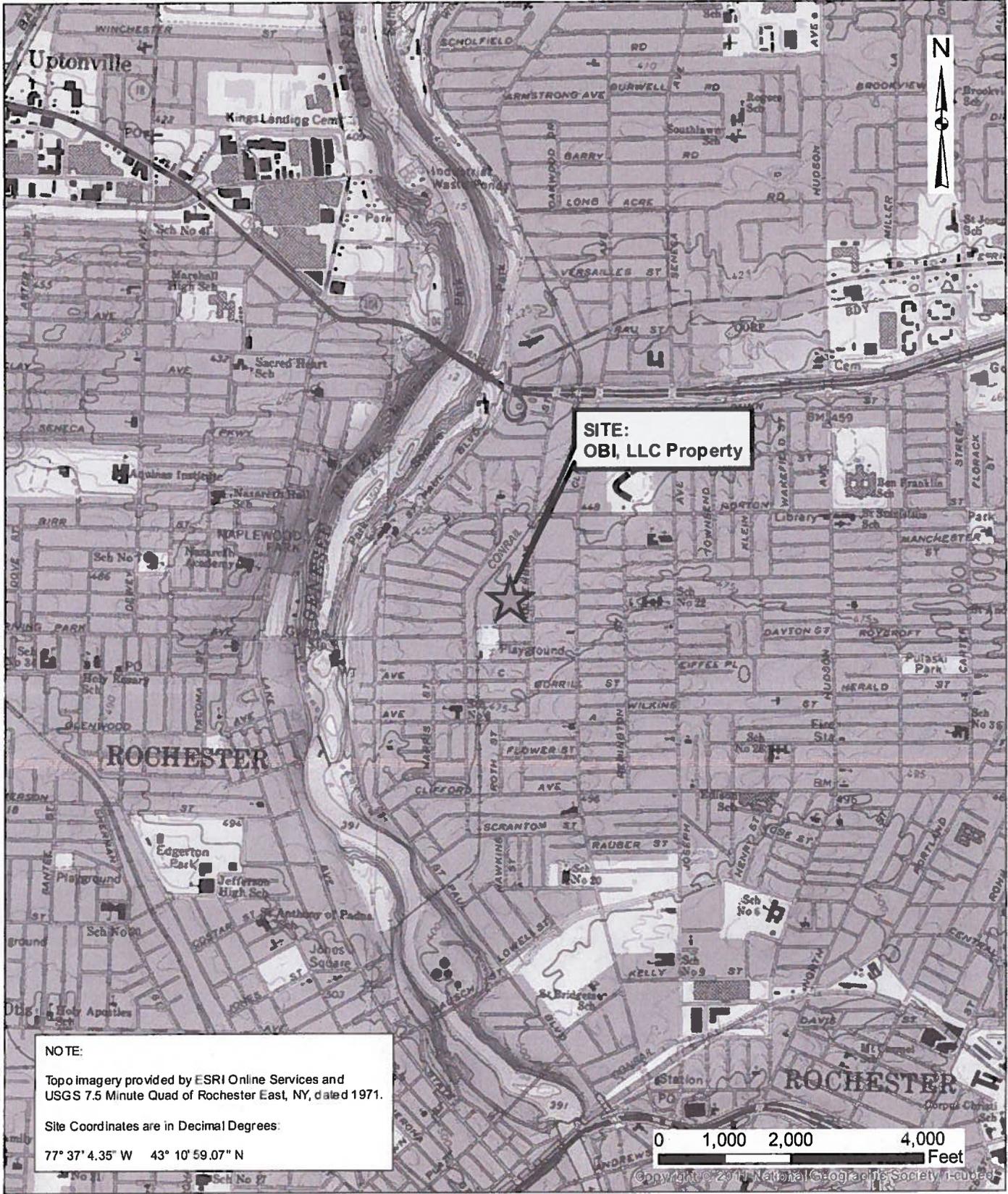
Receive Site Fact Sheets by Email

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 listservs 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.



NOTE:
 Topo imagery provided by ESRI Online Services and USGS 7.5 Minute Quad of Rochester East, NY, dated 1971.
 Site Coordinates are in Decimal Degrees:
 77° 37' 4.35" W 43° 10' 59.07" N

Document Path: E:\GIS\GIS Mapping\Map\pin4845S-13\Map\pin4845S-13.mxd

Date	08-16-2013
Drawn By	CPS
Scale	AS NOTED

day
DAY ENVIRONMENTAL, INC.
 Environmental Consultants
 Rochester, New York 14606
 New York, New York 10170

Project Title	OBI, LLC NYSDEC SITE #828188
Drawing Title	Project Locus Map

Project No.	4845S-13
	FIGURE 1



Date	08-16-2013
Drawn By	CPS
Scale	AS NOTED

day
DAY ENVIRONMENTAL, INC.
Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project #	OBI LLC NYSDEC SITE #828188
Drawing Title	Aerial Site Plan

Project No.	4845S-13
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