

**Citizen Participation Plan
USEPA Cleanup
24 & 32 York Street
Rochester, New York 14611**

Prepared for:

City of Rochester
Division of Environmental Quality
Room 300-B
Rochester, New York 14614

Prepared by:

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LaBella Project No. 2220406

April 8, 2022

In addition to the funding from the USEPA, this project will also be funded by the City of Rochester. Though this project has been funded, wholly or in part, by EPA, the contents of this CPP do not necessarily reflect the views and policies of EPA.

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ATTACHMENTS

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Environmental Cleanup Overview

How were these properties identified?

The Bull's Head Brownfield Opportunity Area (BOA) Revitalization Plan identified and characterized a number of potential brownfield sites within the targeted development area, an approximately 12-acre area centered on the core of the Bull's Head neighborhood. The City of Rochester (City)-owned properties at 24 and 32 York Streets, located within the targeted development area, are the subject of this project's proposed cleanup activities. The Site is serviced by public water supply. Remediation of contaminated brownfield sites including 24 and 32 York Streets will create new jobs, reduce poverty, and spur private investment. Anticipated community benefits include creating shovel ready properties for potential development of mixed-use and affordable housing, infrastructure improvements that will provide safer transportation options for the community, and enhanced/new public open space. See project location map included as Figure 1.

Environmental Issues of Concern

The 24 & 32 York Street site (the Site) is comprised of two adjoining parcels totaling approximately 0.27 acres in the Bull's Head targeted redevelopment area and is owned by the City. Based on the site history established as part of Phase I Environmental Assessments (ESAs) conducted on each of the parcels in 2017, the 24 York Street parcel was used as a privately-owned gasoline station from at least 1925 through at least 1954 and then an auto repair facility until 1981 when the former gasoline service station building was demolished. Records indicate that up to eight gasoline underground storage tanks (USTs) had been located on this parcel. This parcel is currently a vacant, paved lot. The 32 York Street parcel formerly contained a building most recently used as a church and previously used as a post office. This building was demolished in 2020 by the City of Rochester (the City).

Preliminary Phase II ESAs completed on each of the Site parcels in May 2019, included: a geophysical survey to evaluate the potential presence of abandoned underground storage tanks (USTs); installation of test borings and monitoring wells; and collection/analysis of soil and groundwater samples. Results of the geophysical survey indicated no evidence of abandoned USTs. Soil and groundwater analytical results documented the presence of a petroleum release that contaminated both soil and groundwater. A discernable layer of petroleum (i.e.: light non-aqueous phase liquid) was observed on groundwater from two wells – one on each parcel. The petroleum contamination appeared to have

migrated from 24 York Street and is potentially present under what was formerly a portion of the 32 York Street building. The discovery of this contamination prompted the City to report the findings to the NYSDEC and an active NYSDEC Spill incident report was filed (NYSDEC Spill #1901036).

A subsequent October 2019 ASTM E1903-11 Phase II ESA included installation of additional test borings/ monitoring wells, soil and groundwater sampling/analysis, and a groundwater elevation survey. Analytical results indicated that the contaminant source area appears to be associated with the areas in which former USTs and fuel dispenser pumps were located. Results also defined the aerial extent of petroleum impact and indicated that petroleum-impacted soil is primarily located on the 24 York Street parcel and the southeast portion of the 32 York Street parcel. Petroleum impact exceeding NYSDEC soil and/or groundwater criteria was documented on the Site as well as off-site to the south beneath the alleyway which is a public right-of-way. Gravel and fractured rock were encountered above drilling equipment refusal at many of the test locations. This fractured rock layer was typically wet, and field evidence of petroleum impact in this layer tended to be less significant in comparison to overlying finer-grained soils. Based on these observations and given the top of the water table was observed in the overburden on the Site and adjoining properties, it is expected that petroleum impact may be limited to the upper one to two feet of the fractured/weathered bedrock.

What will the cleanup process look like?

The planned cleanup includes the following components:

- Excavation and off-site disposal of petroleum-impacted soil,
- Excavation of the upper one-foot of fractured bedrock and groundwater,
- The direct application of a bioremediation additive to the open excavation to accelerate bioremediation of petroleum hydrocarbons,
- The installation of in-situ bioremediation delivery hardware in the excavation,
- A second application of bioremediation additive through the in-situ remediation delivery system,
- Preparation of a NYSDEC Region 8 Soil and Groundwater Management Plan (SGMP) to provide guidance in the future should residual petroleum impacts be encountered during subsurface work

- Flagging the Site in the City’s Building Information System (BIS) as environmental institutional controls to ensure disturbed or displaced residual contamination are properly addressed, and
- One year of quarterly post-remediation groundwater monitoring to evaluate the effectiveness of the remedy.

The City executed a Stipulation Agreement with the NYSDEC dated February 11, 2022 for the cleanup of the Site. Through the Petroleum Spill Cleanup Program, representatives of the NYSDEC Region 8 office will approve project work plans, oversee the cleanup, and approve project reports.

Citizen Participation Plan Overview

The City of Rochester involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. The City provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in the City’s site investigation and cleanup process
- Ensuring that the City makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation Plan (CPP) provides information about how the City of Rochester will inform and involve the public during the

investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the City of Rochester and its consultants.

Citizen Participation Activities

The list below identifies the CPP activities, at a minimum, that have been and will be conducted during the Site's cleanup process. The flowchart in Appendix 1 shows how these CP activities integrate with the site cleanup process. The public is informed about these CPP activities through information provided on the City's website and newsletters distributed at significant points during the cleanup process.

- Public information meetings, comment periods and contact with project managers provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup. Two (2) public information meetings will be held over the duration of the project.
- Newsletters help the interested and affected public to understand contamination issues related to a Site, and the nature and progress of efforts to investigate and clean up the Site. Two (2) newsletters will be prepared and circulated to stakeholders and the general public and include project information tailored to the Site for the public to understand the project status, contamination issues, and upcoming public information meetings and comment periods.
- Location of reports and information will be provided on the City's project website at www.cityofrochester.gov/yorkstcleanup.aspx. This website also contains previous reports generated for the Site and all USEPA-required documents. The project website will provide a comprehensive repository of information about the cleanup which will facilitate communication with the community. Project-related materials will also be made available in hardcopy format for public review at Arnett Branch Public Library. Information about the library is on the following page.

- **Location:** 310 Arnett Boulevard, Rochester, NY 14619
- **Phone:** 585-248-8214
- **Bus Lines:** 18 Chili, 16 Genesee, 17 Jefferson/19th Ward, 23 West Ave
- **Hours of Operation**
 - Monday 11 am – 8 pm
 - Tuesday 11 am – 7 pm
 - Wednesday 11 am – 8 pm
 - Thursday 11 am – 7 pm
 - Friday 11 am – 5 pm
 - Saturday 10 am – pm
 - Sunday Closed
- **Branch Supervisor:** Bruce Tehan

- Notifications about the project will be facilitated through the City’s website and through direct communication via email and postal mail.

The public is encouraged to contact the City at any time during the Site’s investigation and cleanup process with questions, comments, or requests for information. A list of project contact information is provided in the next section.

Please note: this CPP may be revised due to changes in the nature and scope of investigation and cleanup activities. Modifications may include additions to the Site contact list and changes in planned citizen participation activities. Any modifications, if necessary, will be made available on the project website.

Project Contact Information

Alexandra Zobel

Primary Project Contact

Assistant Environmental Technician
City of Rochester Division of Environmental Quality
City Hall, 30 Church St.
Rochester, NY 14614
(585) 428-7094
Alexandra.Zobel@CityofRochester.gov

Ann Barber, P.E.

Environmental Engineer
Labella Associates
585-295-6289
AABarber@LaBellaPC.com

Frank J. Armento, AICP CEP

Community Engagement Lead
Fisher Associates
180 Charlotte Street
Rochester, NY 14607
716-858-1234
farmento@fisherassoc.com

Gregory Young

NYSDEC Region 8 Spills Engineer
6274 E Avon Lima Road
Avon, NY 14414
585-226-2466
Gregory.young@dec.ny.gov

Key Stakeholder Contact List

The key stakeholder contact list has been developed to keep the community informed about, and involved in, the Site's cleanup process. The contact list will be used periodically to distribute newsletters that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as fieldwork), as well as availability of project documents and announcements about public information meetings and comment periods. In addition to these key stakeholders, the project team will distribute project information utilizing community member contact databases held by the City of Rochester and the 19th Ward Community Association.

The key stakeholder contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the Site contact list upon request. Such requests should be submitted to the project contacts noted in the previous section.

City and County Contacts

Chief Executive Officer – City of Rochester
Mayor Malik D. Evans
Chief of Staff – Tamara Mayberry
City Hall- 30 Church Street
Rochester, NY 14614

City of Rochester Council Member (South District)
LaShay Harris
City Hall- 30 Church Street
Rochester, NY 14614

City Planning Commission Chairperson –
City of Rochester
David Watson
City Hall- 30 Church Street
Rochester, NY 14614

Chief Executive Officer – Monroe County
County Executive Adam J. Bello
110 County Office Building
39 W Main Street,
Rochester, NY 14614

Department of Neighborhood & Business
Development - City of Rochester
Commissioner Dana K. Miller
City Hall- 30 Church Street, Room 300B
Rochester, NY 14614

Planning Board – Monroe County
Chairperson William Santos
City Place- 50 W Main Street, Suite 1150
Rochester, NY 14614

Department of Environmental Services -
City of Rochester
Commissioner Richard J. Perrin
City Hall- 30 Church Street, Room 300B
Rochester, NY 14614

Senior Public Health Engineer - Monroe
County
John Frazer, P.E.,
111 Westfall Road, Rm 952
Rochester, NY 14620

Adjacent Properties

City of Rochester Owned

42 York St
Rochester, NY 14611

50 York St
Rochester, NY 14611

918-922 W Main St
Rochester, NY 14611

912-916 W Main St
Rochester, NY 14611

906-910 W Main St
Rochester, NY 14611

904 W Main St
Rochester, NY 14611

900 W Main St
Rochester, NY 14611

894-898 W Main St
Rochester, NY 14611

888-892 W Main St
Rochester, NY 14611

886 W Main St
Rochester, NY 14611

21-23 York St
Rochester, NY 14611

Privately Owned

Current Resident
932-938 W Main St
Rochester, NY 14611

Current Resident
924-930 W Main St
Rochester, NY 14611

Current Resident
27 York St
Rochester, NY 14611

Current Resident
35 York St
Rochester, NY 14611

Current Resident
37 York St
Rochester, NY 14611

Current Resident
43-55 York St
Rochester, NY 14611

Public Water Supply

City of Rochester Bureau of Water
Director - Geoffrey W. Gugel
10 Felix Street
Rochester, NY 14608

Business Associations

Chili Ave Business Alliance
Hurley Davis

Genesee Corridor Business Association
John DeMott

Freedom Way Business Association
Dan Hoffman

West Main St Businesses
Mitchell Gruber

Nearby Businesses

Andy's Automotive Enhancements
Francis A Winterkorn
932-938 W Main St
Rochester, NY 14611

Rochester Regional Health
29-89 Genesee Street
Jim Harrison
Director of Facility Planning and
Construction
1555 Long Pond Rd
Rochester, NY 14626

Universal Heating
Chad Haskins
926 W Main St
Rochester, NY 14611

Chase Bank
Branch Manager
36 Genesee St
Rochester, NY 14611

Kicks & Caps, Inc
Murad Hussein
849 W Main St
Rochester, NY 14611

MC Dept of Health STD Clinic
Marguerite A. Urban
855 W Main St
Rochester, NY 14611

Walgreens
Manager
792 W Main St
Rochester, NY 14611

Administrator of any school or day care facility located within 2,000 feet of the Site

Adlai E. Stevenson School No. 29
Principal Joseph Baldino
88 Kirkland Road
Rochester, NY 14611

Rochester Early College International High
School
Principal Uma Mehta
200 Genesee Street
Rochester, NY 14611

George Mather Forbes School No. 4
Principal Karon A. Jackson
198 Dr. Samuel McCree Way
Rochester, NY 14611

Blessed at Heart WeeCare Daycare
118 Clifton St
Rochester, NY 14611

Community/Neighborhood Groups

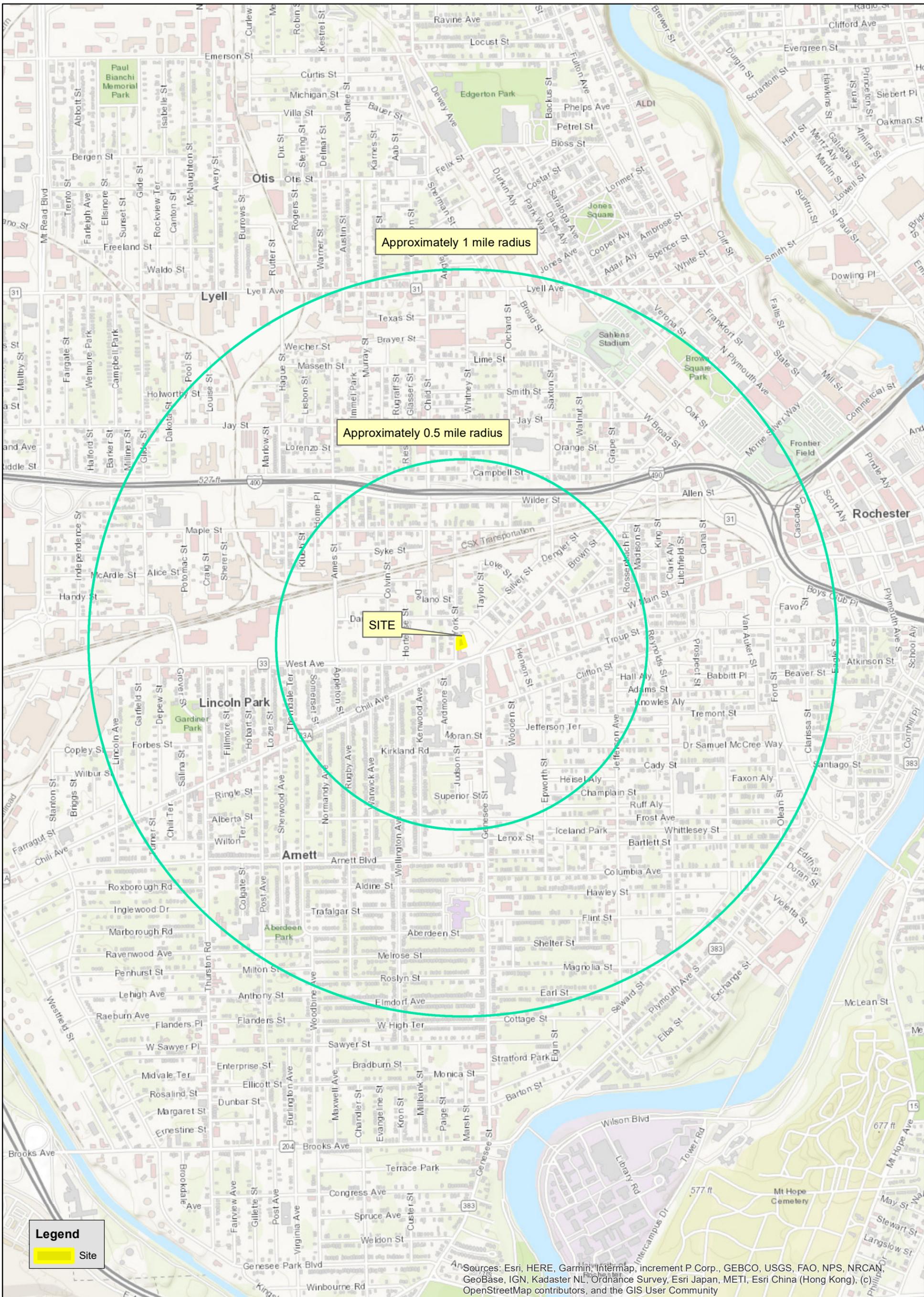
19th Ward Community Association
Karen Emerson

Susan B. Anthony Neighborhood
Association
Dawn C. Noto

Changing of The Scenes (COTS) NA
Lenora Carter

Neighborhood United
Bill Washington

SouthWest Area Neighborhood Association
Tiffany Owens



PROJECT #/DRAWING #/ DATE

2220406

FIGURE 1

4/5/2022

DRAWING NAME:

SITE LOCATION MAP

CLIENT:

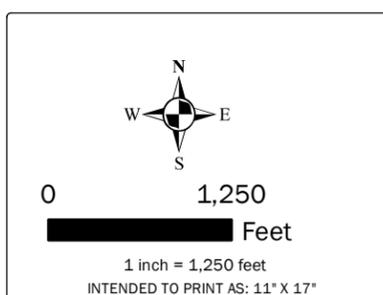
CITY OF ROCHESTER

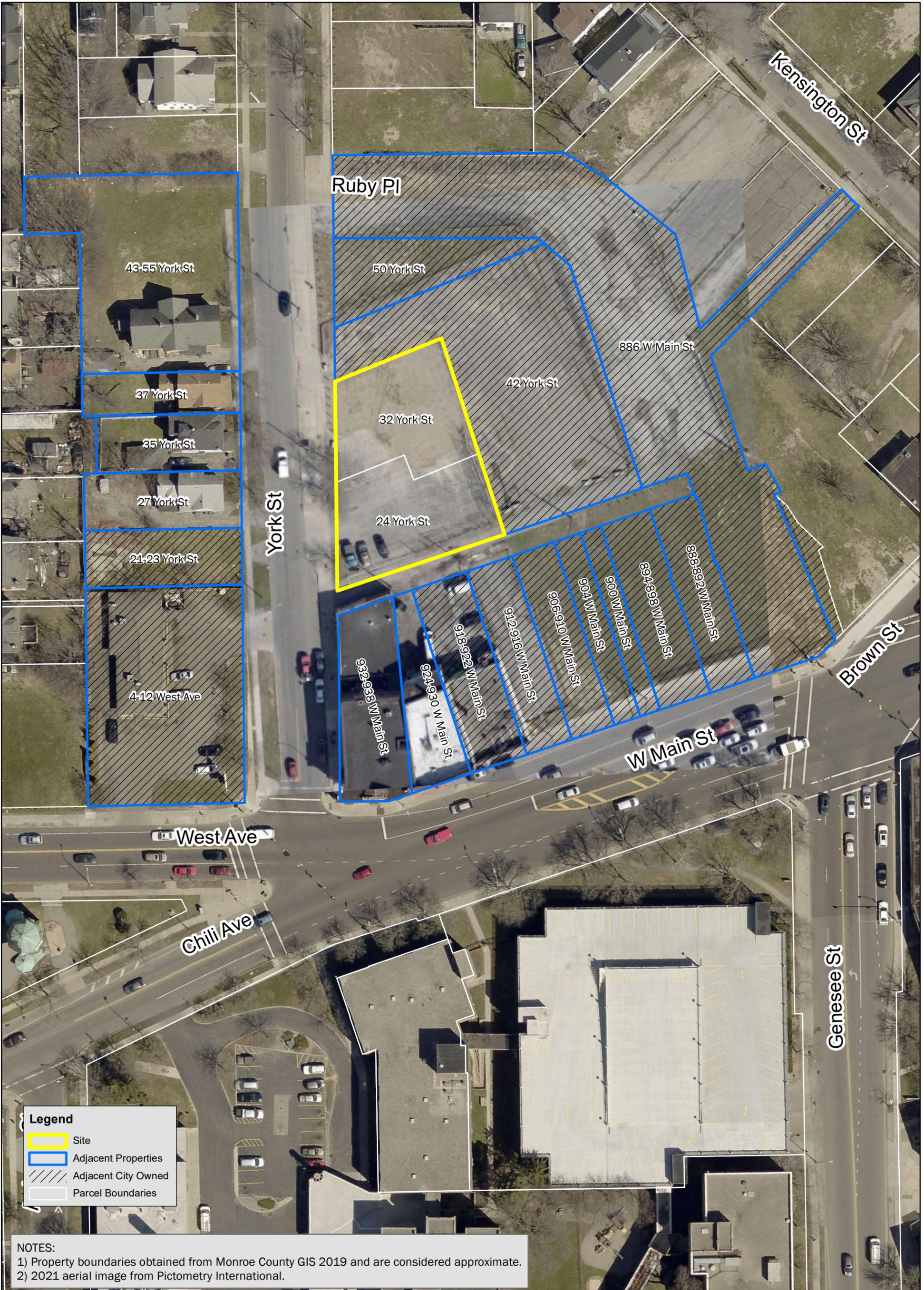
PROJECT:

CPP

24 & 32 YORK STREET

ROCHESTER, NY





PROJECT #/DRAWING #/ DATE

2220406

FIGURE 2

4/5/2022

DRAWING NAME:

SITE AND SURROUNDING PROPERTIES

CLIENT:

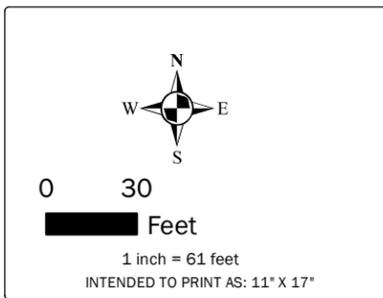
CITY OF ROCHESTER

PROJECT:

CPP

24 & 32 YORK STREET

ROCHESTER, NY



Appendix 1 – Remediation Process Flow Chart

(star denotes public meeting)

