

New York State
Department of State
Department of Environmental Conservation

Brownfield Opportunity Area Program

Lyell-Lake-State Street (LYLAKE) Brownfield Opportunity Area
Rochester, New York
Draft Pre-Nomination Study Report

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Executive Summary

The City of Rochester/Sector 3 proposed Lyell-Lake-State Street Corridor Proposed Brownfield Opportunity Area (LYLAKS PBOA) encompasses 394 acres in the western-central portion of the City of Rochester (northern Monroe County in upstate New York) and comprises the Gateway to downtown Rochester and the Port of Rochester. Characterized by high unemployment (9 percent) and poverty (35 percent), the study area contains a high concentration of brownfields and is one of the most highly concentrated areas of abandoned industrial and commercial properties in the City of Rochester. This has resulted in flat or falling property values, which has further affected the ability of area businesses to secure financing. Thus, the purpose of the LYLAKS BOA Pre-Nomination Study is to develop viable brownfield strategies that build on existing community assets and recent redevelopment successes, create job opportunities, and lead to community revitalization.

During preparation of the LYLAKS BOA Pre-Nomination Study, active participation from members of key community groups, including neighborhood residents, business leaders, and local and state representatives formed the foundation for the LYLAKS PBOA Community Vision Statement. The strategies developed as part of this study are based heavily on this adopted vision statement and are in direct alignment with the existing strategies and revitalization plans outlined in the City of Rochester's 2010 Renaissance Comprehensive Plan (R2010 Plan).

The preliminary analysis of the LYLAKS BOA identified 1,632 parcels within the study area boundaries, of which approximately 13.2 percent are vacant or underutilized. In terms of land use, commercial development comprises the largest portion of the BOA (33.5 percent of the land area), followed by residential uses (25 percent of the land area), and industrial development (12.9 percent of the land area). Based on current or historical use of the property, known environmental or health concerns associated with the property, or strategic location within the community, 160 parcels (9.8 percent) were identified as Key Brownfield properties.

The LYLAKS BOA Pre-Nomination Study also identified a series of recommendations for reuse and redevelopment efforts in four categories – Residential, Commercial/Retail, Industrial, and Community, Public and Open Spaces. These recommendations include, but are not limited to instituting a program of land-banking and parcel consolidation, strengthening core residential areas within the BOA through targeted (re)investment in both single-family and multi-family housing, increasing the density of housing to increase foot traffic for businesses located on the corridor, focusing commercial and retail redevelopment efforts in particular sections of the BOA, investigating and remediating vacant and underutilized industrial and manufacturing properties that are potentially contaminated, providing pedestrian linkages between the new Soccer Stadium and Frontier Field, and continuing the development of cultural and recreation enhanced uses along the Genesee River Gorge corridor.

Section 1.0

Description of Project Boundary

1.0 Description of Project and Boundary

1.1 Community Overview and Description

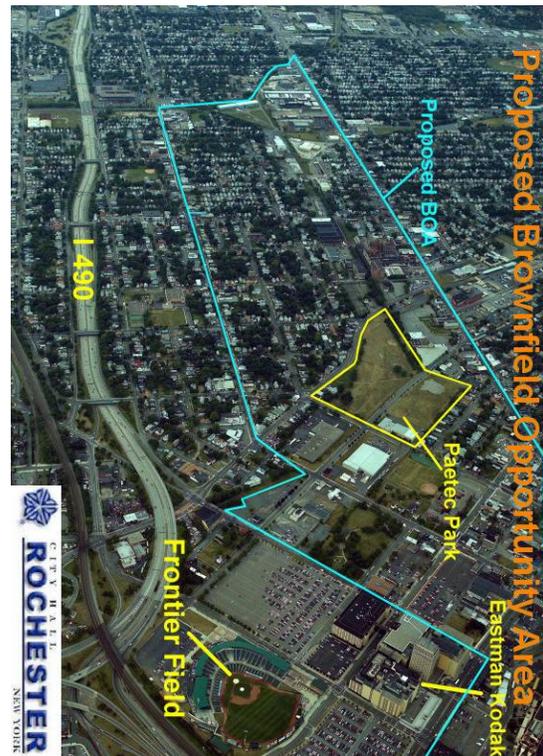
The City of Rochester - Sector 3 proposed Lyell-Lake-State Street Corridor Proposed Brownfield Opportunity Area (LYLAKS PBOA) is a 394 acre area located in the western-central portion of the City of Rochester, in northern Monroe County, in upstate New York (**Figure 1 - Community Context Map**). The Pre-Nomination Study focus area includes more than 23 acres of underutilized land located on the Genesee River, more than 16 acres of brownfields surrounding the site of the newly constructed, \$23 million, PAETEC Park soccer facility, and the Lake Avenue - State Street Gateway to downtown Rochester and the Port of Rochester.

Demographic information from the 2000 Census indicates that minorities comprise over 50% of the population. Eight percent of the population is over age 65 and 10% is under age 5. Five percent of the population in Sector 3 has difficulty with the English language and 17% is Hispanic. Of the total housing units available only 32% are owner occupied, and sixteen percent (16%) of the housing units are vacant. The area is characterized by high unemployment (9% in the year 2000) in which 35% of the people in Sector 3 live below the poverty line. 39% of the adults over age 25 have not graduated high school.

The central portion of Sector 3, which includes the proposed BOA study area, is one of the most highly concentrated areas of abandoned industrial and commercial properties in the City of Rochester. It is characterized by a high concentration of brownfields in one of the most economically distressed areas in Rochester. It has been significantly impacted not only by the brownfield sites themselves, but also by the indirect results of having numerous abandoned structures present, including arson, drug and prostitution activity. Assessed property values in the Sector have been flat or have fallen for the last eight years and, based on recent failed efforts by businesses to secure financing for new construction, depressed valuations have had a detrimental effect on lending.

City of Rochester Plat Maps and Sanborn Maps illustrate that the Pre-Nomination Study area was substantially developed with mixed residential and commercial/ industrial properties as early as 1910. The infrastructure of the area has remained essentially unchanged with secondary roads and railroad spurs already in place servicing the commercial/ industrial businesses centrally located in the proposed BOA.

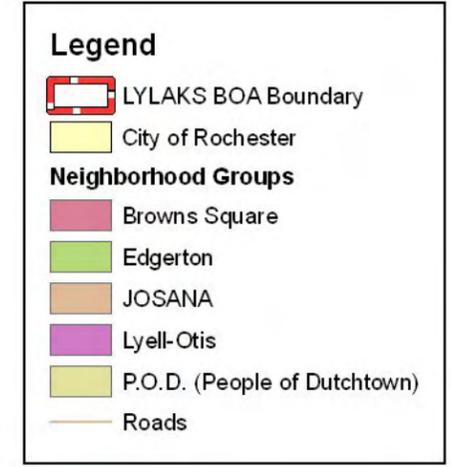
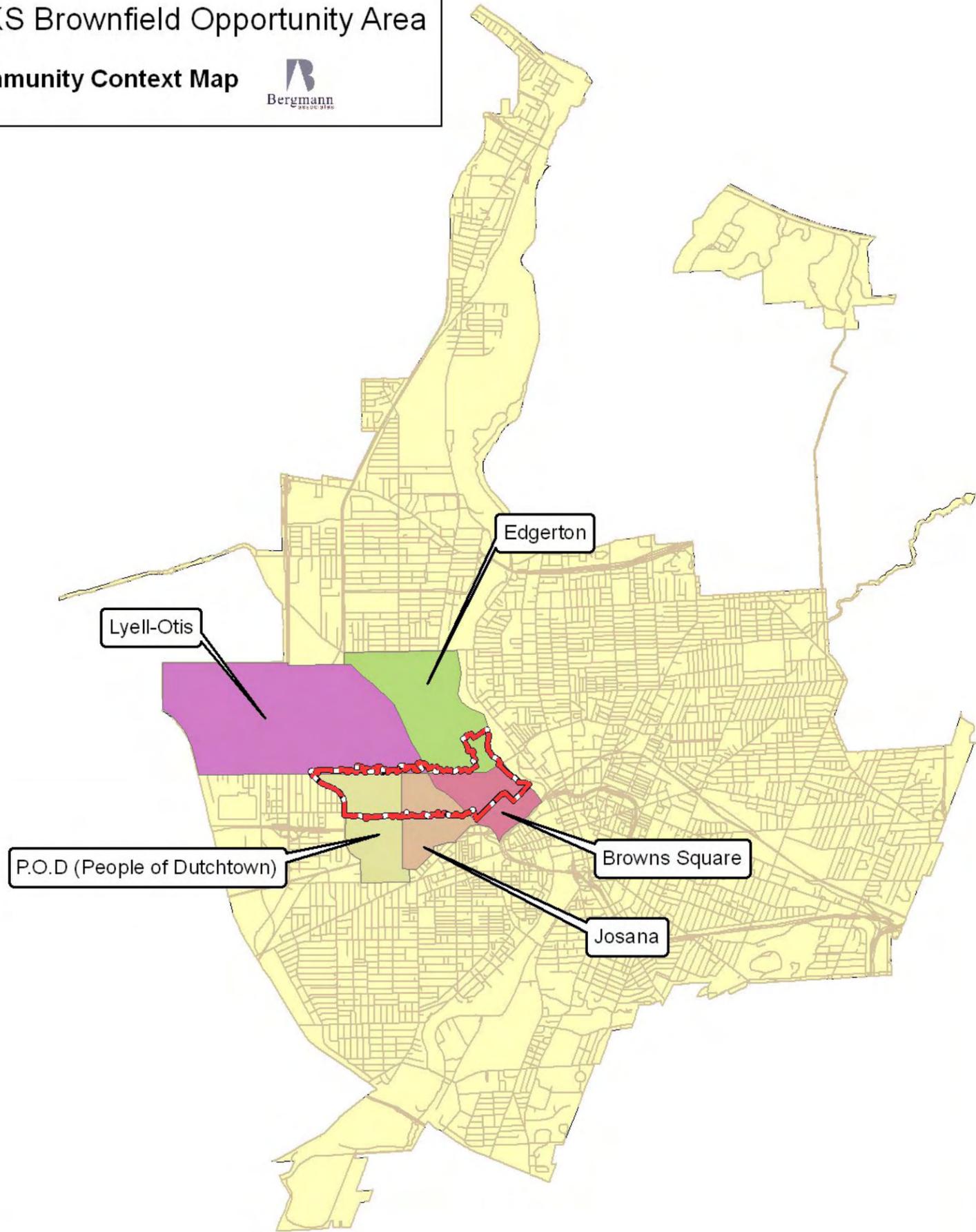
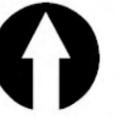
The Pre-Nomination Study approach was developed to align with the Environmental Stewardship, Economic Vitality, Healthy Urban Neighborhoods and Regional Partnership policies outlined in the City's Comprehensive Plan. Identifying key brownfield sites during the Pre-Nomination Study was the first step towards achieving the overall goals of these policies which are:



City of Rochester LYLAKS Brownfield Opportunity Area



Figure 1 Community Context Map



- to maintain and enhance the overall quality of Rochester’s environmental assets and resources,
- to promote area-wide revitalization to create a diverse local economy that supports quality jobs, goods and services,
- to support unique, vital neighborhoods that provide a variety of housing choices, accessible to goods and services, park, recreational, environmental and cultural amenities, and
- to seek out opportunities to work together with neighborhood collaboratives to develop solutions to common economic, social and environmental health issues.

The Pre-Nomination Study also used the findings from the 2003 City - Sector 3 Economic Opportunities Forum as a platform for the development of cooperative relationships between City staff and area stakeholders. The Forum provided a vehicle for review of significant public



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and private projects and opportunity sites and included a preliminary planning session that started the process of establishing Sector 3 priorities and objectives for economic development. The Forum also provided a framework for future involvement of the community and businesses in redevelopment strategies for the area.

In addition, the City’s brownfield tools, such as the Brownfield Assistance Program, Cleanup Revolving Loan Program, brownfield auction process, and State and Federal grant programs

have already been utilized to achieve widespread new development in the proposed BOA. In the past seven (7) years, more than \$20 million dollars in public funding have been invested into portions of the LYLAKS BOA neighborhoods including: the revitalization of Hardwood Commons, the Volunteers of America facilities, the Smith Street-Genesee River bike path and PAETEC Park. All of these sites are prime examples of properties that have already created new employment opportunities, generated additional revenue and created new public recreational amenities in the area. Redevelopment of these properties resulted in the improved environmental quality of over 33 acres of previously underutilized brownfields. The success of these publicly and privately funded projects provides a focus for potential developers for continued investment in the proposed BOA.

1.2 Project Overview and Description

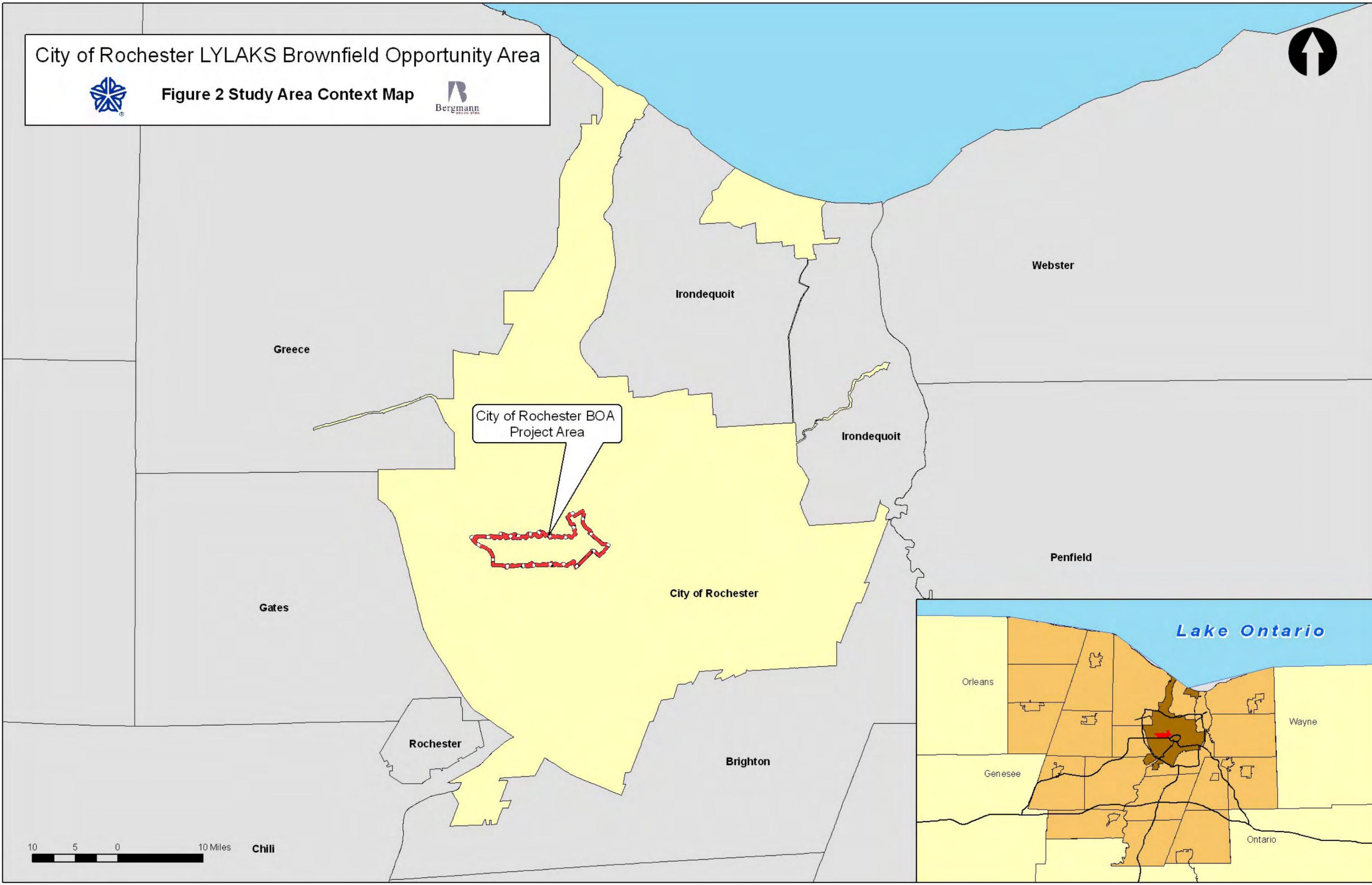
1632 parcels are within the proposed BOA boundaries, which are comprised roughly of Lyell Avenue to the north, Lake Avenue to the east, Jay Street to the south and the CSXT railroad spur just west of Hague Street (**Figure 2 - Study Area Context Map**).

Based on a preliminary review of land uses, there are approximately 310 potential brownfield sites in the proposed BOA study area or 19% of the total number of parcels, representing nearly 46% (129 acres) of developable land area. Approximately 14% of the existing commercial/

City of Rochester LYLAKS Brownfield Opportunity Area



Figure 2 Study Area Context Map



10 5 0 10 Miles Chili

Lake Ontario

Orleans

Genesee

Wayne

Ontario

Irondequoit

Webster

Greece

City of Rochester BOA Project Area

Irondequoit

Penfield

City of Rochester

Rochester

Brighton

industrial space is vacant (18.3 acres) and, an estimated 16% of the available housing space in the study is also vacant (15.7 acres).

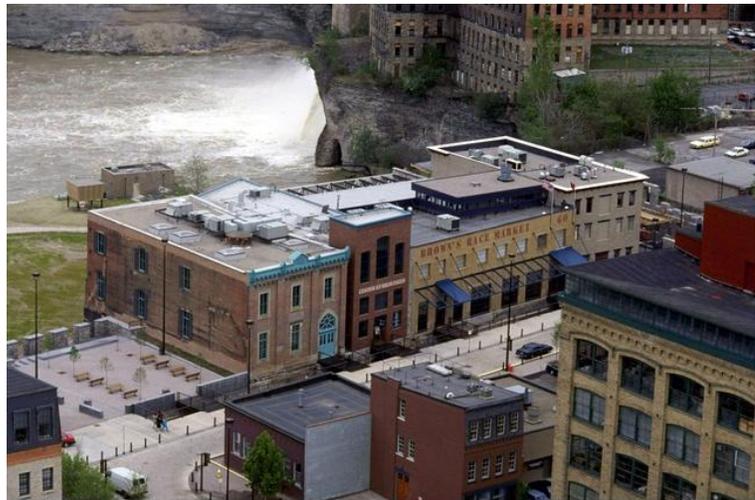
Approximately 160 parcels within the proposed BOA were identified as Key Brownfield properties based on the current or historical use of the property, known environmental or health concerns associated with the property, or strategic location within the community. A summary table of the Key Brownfield Sites including: the parcel address, current land use, ownership, and size, is included in **Appendix A**. A Preliminary Environmental Site Assessment (ESA) was performed for each of the Key Brownfield properties to better define existing conditions at the sites.

Information collected during the ESAs was compiled and downloaded to a specifically designed database to be utilized by interested developers, community members, City personnel or other area planning groups as a reference source when considering redevelopment projects within the LYLAKS PBOA area. Interactive Site Profile Forms were generated for each parcel and were linked to available City, photographic, Geographic Information System (GIS) and document databases in order to readily review specific property characteristics. Copies of each Site Profile Form are included in **Appendix B**.

Individuals interested in reviewing Site Profile Forms for identified Key Brownfield properties may contact the City of Rochester Division of Environmental Quality at 585-428-7892 to schedule an appointment.

Each site was given a designated prioritized ranking (high, moderate, low) based on the findings of the Preliminary ESAs, input from community organizations and other stakeholders, and the current use status of the site (vacant, residential, commercial, etc.). The rankings reflect the severity of various characteristics of each site, however, the primary ranking criteria was based upon the property's immediate impact to the environment or public health. Immediate impacts were determined by evaluating characteristics such as:

- is or was the site used for commercial or industrial use;
- is or was the site documented to have a NYSDEC Spill history;
- is or was the site ever registered as a Petroleum Bulk Storage (PBS) or Chemical Bulk Storage (CBS) facility;
- is there visual evidence of abandoned waste, underground storage tanks, or discharge of chemicals or sewage to the surface or groundwater;
- is or was the site ever occupied by a commercial dry cleaner, gasoline service station or machine shop.



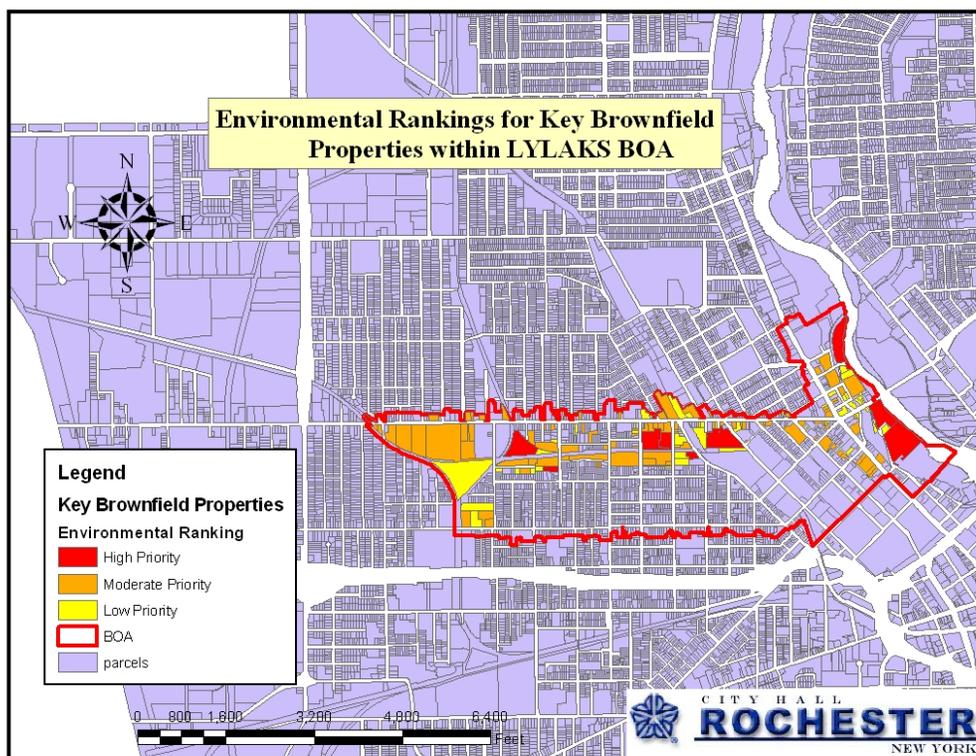
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For example: commercial/ industrial properties with a history of occupancy by businesses likely to use or store petroleum products, hazardous chemicals, or that have a known spill history with potential impacts to the environment or public health would be designated with a high priority

ranking. Properties with a commercial or mixed use nature with no known history of chemical use or storage and no known spill history would be designated with a low priority ranking. Other commercial or mixed use properties may have historically operated businesses which would typically use or store chemicals, but have no known spill history or such operations had ceased many years ago. These properties could be designated as having a moderate priority ranking.

Evaluating properties by considering their Environmental Priority Ranking as well as stakeholder input, allowed for identification of more specific target areas of key brownfield properties which were proximate to planned or successfully completed revitalization projects. The Pre-Nomination Study used the success of completed projects to better focus on manageable areas poised for continued redevelopment.

The following figure illustrates the patterns of priority rankings of the 160 Potential Brownfield



Properties in relation to the LYLAKS PBOA proposed boundary. From the illustration, it becomes apparent that high priority sites are typically close together and often surrounded by sites ranked moderately. Two prominent areas are visible along the eastern margin of the PBOA area, along the Genesee River, and in the center of the area proximate to Paetec Park.

The eastern portion of the study area is considered a gateway to downtown Rochester, and the Genesee Finger Lakes Region. Redevelopment strategies for making the most of Rochester's gateway by addressing brownfields on the river front, along Lake Avenue and State Street and in the High Falls Entertainment District are already underway. The NYS Department of Transportation has nearly completed reconstructing Lake Avenue and State Street. Continued development along this key arterial road is needed to maximize the impact of the public funds used on these projects. The Volunteers of America (VOA) nonprofit organization also

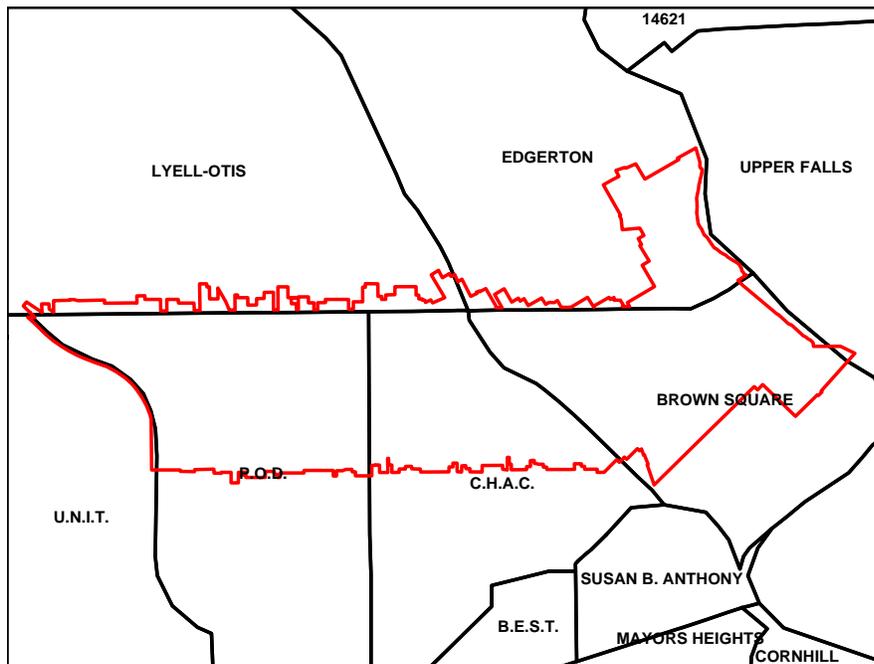
completed the acquisition and cleanup of the former Heinrich Chevrolet dealership at 214 Lake Avenue. The VOA facility now includes administrative offices, a retail store and a popular day care center. An additional 8 to 10 acres of underutilized commercial property was identified during the Pre-Nomination Study. The proximity of these properties to the Genesee River Gorge creates great potential for continued investment in the City's entertainment industry as well as recreational amenities such as parkland, open spaces and bicycle and pedestrian traffic.

At the center of the study area is the new \$23 million multi-purpose PAETEC Park Soccer Stadium for the Rochester Rhino's A-League soccer team. The new 16 acre facility, completed in 2006, was funded in large part with \$15 million in State aid. Construction of the stadium created dozens of temporary construction jobs and operation of the stadium has created approximately 20 new full-time equivalent jobs. During the Pre-Nomination Study, the neighborhoods surrounding the stadium were identified as the area with, by far, the highest concentration of vacant, abandoned or underutilized properties in the study area. Over 80 parcels, with a combined area of nearly 10 acres could be available for residential, commercial and recreational redevelopment.

The City's on-going brownfield investigation and remediation projects at the former General Motors facility at 415 Orchard-354 Whitney Streets, and 935 West Broad Street, respectively, were partially funded using an additional \$360,000 dollars in State and Federal grant funding. Rehabilitation of these sites would create an estimated 6 acres of commercial property useable as stadium parking, hotel or restaurants, or other retail shops in an area devoid of such businesses. Additional benefits to the area include: potential employment opportunities for local residents, improved aesthetics and overall improvement of the environmental quality of two areas long plagued by illegal dumping, drugs, prostitution and vandalism.

1.3 Brownfield Opportunity Area Boundary Description and Justification.

The proposed BOA boundaries are comprised roughly of Lyell Avenue to the north, Lake



Avenue and the Genesee River Gorge to the east, Jay Street to the south and the CSXT railroad spur just west of Hague Street (**Figure 3 - Brownfield Opportunity Area Boundary Map**).

The LYLAKS neighborhood was chosen for its strategic position on the western bank of the

Genesee River Gorge, its future commercial as well as residential redevelopment potential, and for the diverse mix of cultures that exists within the proposed boundary. Five (5) distinct

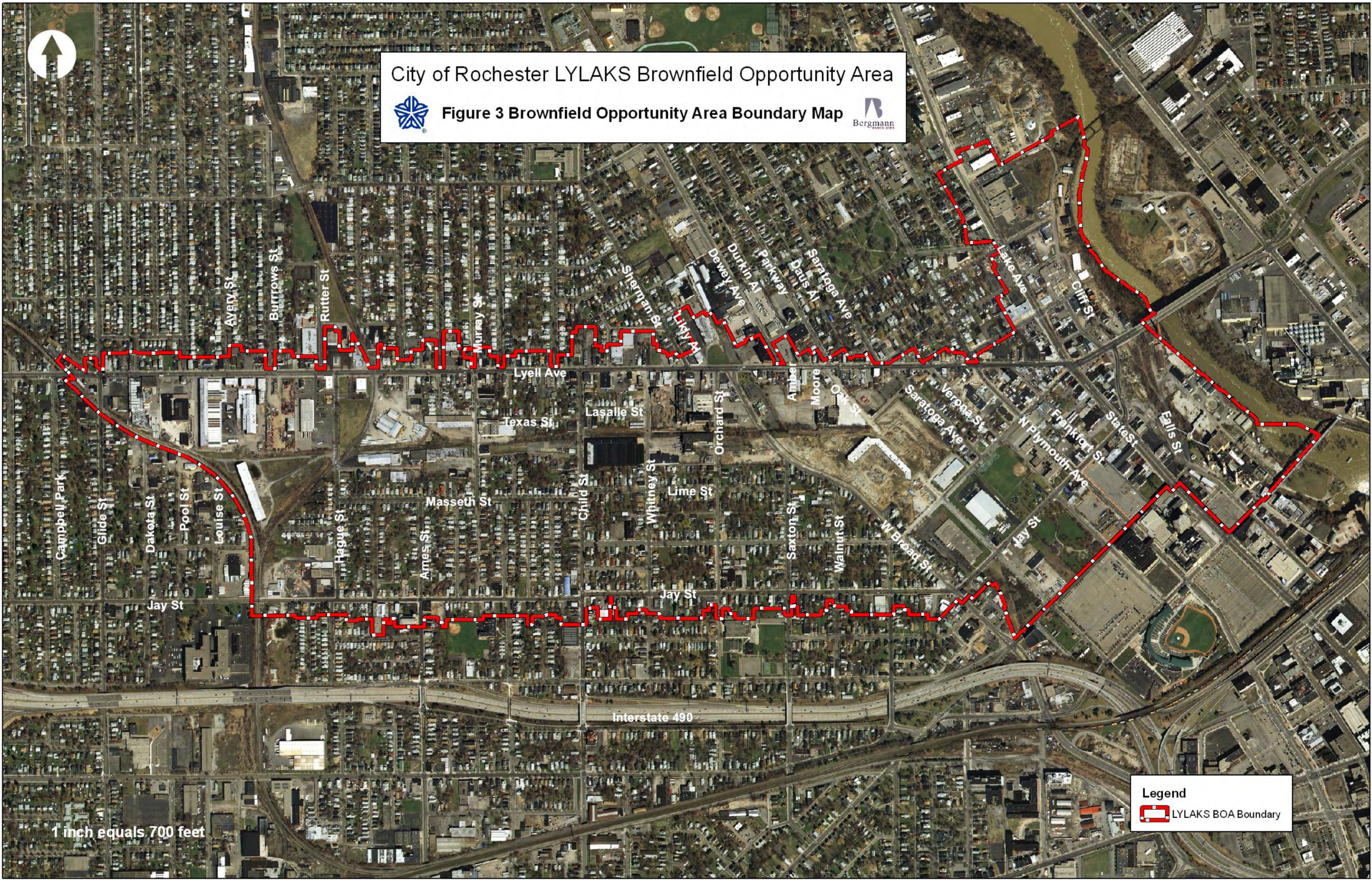
neighborhood groups are impacted by the PBOA, each bringing specific ideals and



City of Rochester LYLAKS Brownfield Opportunity Area



Figure 3 Brownfield Opportunity Area Boundary Map



1 inch equals 700 feet

Legend
 LYLAKS BOA Boundary

redevelopment proposals for the area. However, the goal to improve and protect the public health, create safer neighborhoods and to revitalize an area which has long been abandoned is a unifying vision among all the groups.

The Sector 3 - Neighbors Building Neighborhoods community, in which the study area is located, is one of the most highly concentrated areas of abandoned residential, industrial and commercial properties and is among the most disadvantaged areas in the City. As much as 15% of the properties in the PBOA are vacant or underutilized. More than forty (40) brownfields properties have already been identified in the study area during reviews of tax delinquent



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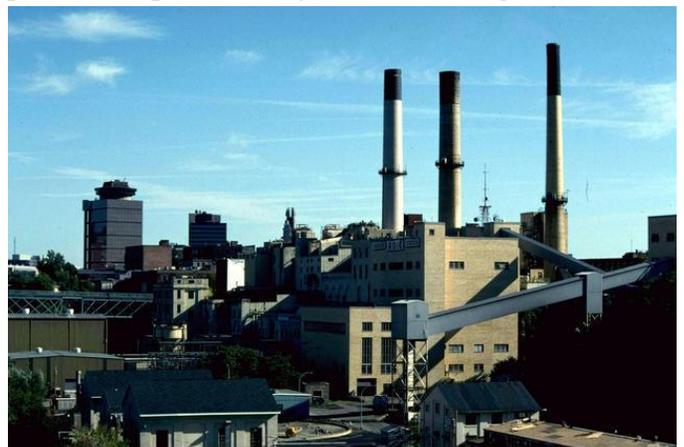
properties since the year 2002. Some of these properties have been tax delinquent for more than five years.

Properties within the proposed BOA have been adversely affected not only by the brownfield sites themselves, but also by the indirect results of having numerous abandoned structures present, including arson, drug and prostitution activity.

Identification and screening of brownfield

properties and developing brownfield strategies in the PBOA, particularly along the Genesee River Gorge, will lead to greater protection, enhancement and restoration of the key natural and cultural resources in the area. The eastern boundary of the PBOA, along the Gorge, includes over 23 acres of known brownfield properties that line nearly the entire length of the river in this area. For many years these brownfields have prevented public river access and inhibited opportunities for reuse. This section of the Genesee includes properties at the edge of a dramatic 140 foot river gorge, and riverbank properties at the base of the gorge. It has been included in the PBOA specifically to take advantage of the opportunities presented by the River Gorge and the need to protect and enhance this section of the river. Land within 100 feet of the wall, bank or gorge of the Genesee River is a designated in Rochester City Code as a “critical environmental area.” The PBOA will begin the process of developing site specific strategies for cleanup and reuse of brownfields along the scenic urban gorge and river way.

The PBOA overlaps five (5) recognized neighborhood groups in the Sector 3 area: Lyell-Otis; Edgerton; P.O.D. (People of Dutchtown); Brown Square and JOSANA (Jay - Orchard Street Neighborhood Association). Despite the disadvantages these multi-cultural



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communities face, the groups have been very active in exploring ways to respond to a variety of economic, social and environmental issues, including revitalizing their brownfield properties. The JOSANA and P.O.D neighborhoods contain approximately 33% and 37% of the total number of properties within the proposed BOA study area respectively. Identification and prioritization of brownfields within the study area boundaries is a direct result of input from residents, property owners, business owners and corroboration of the five (5) neighborhood groups. The developing strategies are based on the physical, social, visual and economic impacts of these sites on the past and future development efforts in the community.

The goal of the LYLAKS BOA Pre-Nomination Study project was to develop viable brownfield strategies that build on existing community assets and recent redevelopment successes, create job opportunities and lead to community revitalization. The needs of the Sector 3 community, as one of the most disadvantaged areas in the City, are comprehensive, including: economic stimulation, improved housing, increased employment opportunities and improved environmental quality. The PBOA boundaries encompass the area most amenable to achieving the expressed goals of the project.

1.4 Community Vision and Goals and Objectives

The input from the steering committee was considered in forming the foundation for the **LYLAKS PBOA Community Vision Statement.**

The LYLAKS PBOA Community is committed to protecting and enhancing the area's real estate values and conditions, stimulating economic development potential, energizing the local job market and improving the overall quality of life for residents to maximize funding opportunities which focus residential redevelopment towards middle and higher income housing rather than low income neighborhoods. The Community vision is dedicated to the meeting the needs of the aging and handicapped populations in the community, and developing strategies that identify and prioritize brownfield properties in targeted areas which create achievable redevelopment opportunities best suited to the PBOA.

Active participation from members of key community groups within the LYLAKS PBOA was instrumental in the development of the Community Vision Statement towards achievable redevelopment goals. Residents from the neighborhoods, business leaders and local and state representatives, whose constituencies were most impacted by the physical condition, economic climate, and environmental conditions of the area were invited to participate in the LYLAKS proposed BOA Prenomination Study by sitting on a steering committee. Throughout several Steering Committee Meetings, and public presentations, where the BOA Program was introduced, stakeholder comments and citizen's opinions during open discussion sessions were taken into account to refine the Vision Statement.

The adopted community vision and project goals reflect the principles of quality community development. Factors required for fulfilling the community development needs were considered, including: providing new and affordable housing, preserving and improving the areas' valuable natural resources, enhancing existing public amenities such as transportation and creating walkable neighborhoods, preserving and creating open spaces, and providing new recreational opportunities.

The LYLAKS PBOA Community Vision conforms to the concepts of many of the existing strategies and revitalization plans already in place including the City of Rochester's 2010 Renaissance Comprehensive Plan (R2010 Plan). The R2010 Plan reflects significant new directions and priorities that Rochester will progress towards in area wide planning and

development projects including: involved citizens, environmental stewardship, regional partnerships, economic vitality and healthy urban neighborhoods. The Pre-Nomination Study project goals, like The R2010 Plan, focus on responsibility, opportunity, and community when prioritizing the community's needs and committing resources.

The LYLAKS proposed BOA project also supports the platform adopted during the 2003 Sector 3 Economic Opportunities Forum to “provide a review of significant sector projects and opportunity sites; and a planning session to help establish sector priorities and objectives in respect to economic development as well as a framework for follow up public engagement”.

Other plans such as the Local Waterfront Revitalization Plan (LWRP), the Center City Plan and the findings from the City Economic Development Department's Erie Canal/Center City Industrial Park development and expansion study share the same fundamental concepts for quality community development as the LYLAKS PBOA project.

1.5 Community Participation Techniques and/or Process

The LYLAKS proposed BOA Pre-Nomination study project was undertaken to initiate efforts towards redevelopment planning in one of the most disadvantaged areas of the City of Rochester. Virtually all City planning projects flow through the NBN Sectors. Throughout the Pre-Nomination Study the City was able to utilize existing relationships between the NBN Sector 3 community groups to identify and prioritize key brownfield properties and establish achievable project goals.



As part of the PBOA, a professional services agreement was executed between the City and Action for a Better Community (ABC), as a Sector 3 fiduciary organization, to assist with the site identification, boundary refinement, site prioritization and the strategy development process. Through the contract with the City, Sector 3 was able to solicit input from the five (5) participating neighborhood groups, residents, property owners and the Lyell Avenue Business Association (LABA) regarding redevelopment issues and sites of concern. Groups or neighborhoods within the study area that were impacted by the social, economic, and environmental conditions of the area were also represented by steering committee members which guided the planning process and ultimately adopted the Community Vision for redevelopment planning.

BOA education outreach, public meetings to explain the project's intent and scope, and several planning sessions were convened to review the vision statement and explore alternative approaches to revitalization of the LYLAKS PBOA. Table 1 summarizes meeting dates, participants and topics of discussion of meetings which were attended throughout the Pre-Nomination Study. Meeting Agendas, Meeting Minutes, Attendance Lists and pertinent handouts are included in **Appendix C**.

**Table 1
Project Meeting Summary**

Meeting Date	Meeting Participants	Topics of Discussion
October 20, 2005 Initial Organization Meeting	NYSDEC, NYDOS, COR, F. DuRoss (Rhinos)	State Assistance Contract and Project Costs; Pre-Nomination Phase Reporting Requirements; and SEQR Review Requirements
November 22, 2005 COR Project Team Meeting	Project Team Members: DEQ, DCD (Planning), EDD, NET	Project Overview; COR Team Member Roles and Responsibilities; Subcontractor Selection; Subcontractor and Community Groups Roles and Responsibilities; Project Steering Committee Invitations.
April 5, 2006 Steering Committee Meeting #1	Steering Committee Members	Project Overview; Introductions; BOA Boundary discussion; Areas of focus for the Pre-Nomination Study (Broad-Lyell-Orchard-Whitney); lead paint issues in Jay-Lyell area; Stimulating economic development in the area is a primary goal;
April 26, 2006 Quality Communities Conference	ABC (Sector 3 Representatives)	Review of Available State funding grants for revitalization of brownfields, parks and recreation facilities, historic preservation, waterfront revitalization; Environmental Justice grants; Superfund Technical Assistance Programs
April 28, 2006 5 th Annual State Fair Housing Conference	ABC (Sector 3 Representatives)	Discussions regarding equality of housing, improvement in basic amenities (grocery stores, libraries, open spaces, etc.); need for cooperative involvement of practicable officials as well as academians; community participation.
May 3, 2006 Steering Committee Meeting #2	Steering Committee Members	Review Meeting Minutes from April 5, 2006; Confirmation of BOA Boundaries; Initial criteria for site prioritization by community; Develop Community Vision Statement; Introduce Bergmann as Consultant (absent).
January 18, 2007 BOA Project Team Meeting	COR, Bergmann	Review of BOA boundaries and Key Brownfield Properties list; Review Site Profile Form; determine strategy for field data collection and select final inputs for database; use GIS data layers for BOA study area initial statistical analysis; assignments for completion of Pre-Nomination Study Report.
March 20, 2007 Steering Committee Meeting #3	Steering Committee	Bergmann presentation of initial study results; discussion of proposed future use of properties near O-W complex; possible changes to BOA boundaries in Nomination phase.

A Citizen Participation Plan was also designed to help track public involvement activities. The plan is periodically updated to include new fact sheets, additions to the mailing list, and any changes in planned citizen involvement activities. The Citizens Participation Plan was developed to provide:

- additional information about the area's history, on-going and planned site investigations and/or cleanup activities within the area;
- a description of planned CP activities and a tentative schedule of when they will occur;
- a glossary of terms and acronyms you may encounter while learning about the site; and
- a list of project contacts knowledgeable about the project.

A copy of the Citizens Participation Plan is included as **Appendix C**.

The goals of the LYLAKS PBOA project were accomplished as a result of cooperative support from neighborhood groups, businesses, the Rochester Rhinos organization, members of the Rochester City Council, the Monroe County Executive, and State and County legislators.

Section 2.0

Preliminary Analysis of Brownfield Opportunity Area

2.0 Preliminary Analysis of the Brownfield Opportunity Area

2.1 Existing Land Use and Zoning

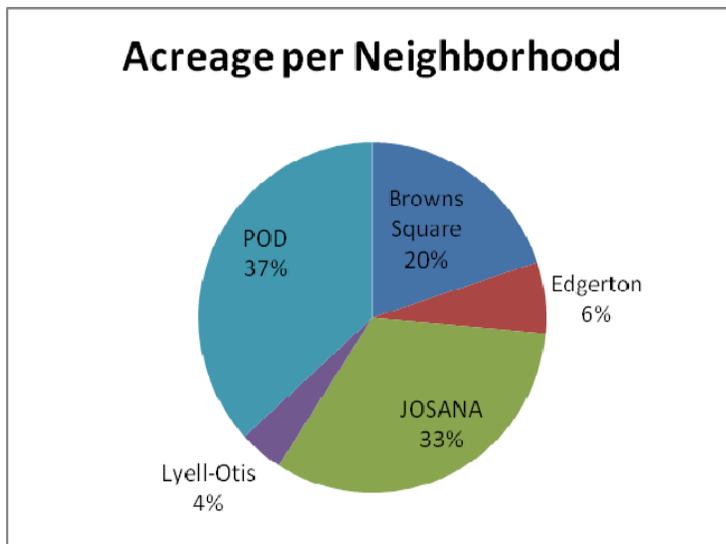
The LYLAKS BOA Pre-Nomination Study area consists of approximate 394 acres of mixed-use land comprised of a total of 1,632 parcels in the western portion of the City of Rochester, Monroe County, NY. The tract consists of a mix of residential, commercial, industrial, public services and recreation development north of Interstate I-490 and west of the Genesee River.

The study area has experienced significant urban decay due to population loss, unemployment, aging building stock and infrastructure common to older urban developments. Vacant/underutilized properties represent approximately 13.2% of the total properties in the study area.

The City of Rochester is working with representatives from five (5) neighborhood groups located within the study area with an interest in revitalizing the study BOA as part of a City-wide renaissance program.

These groups consist of:

- Browns Square Neighborhood Group.
- Edgerton Neighborhood Group.
- Lyell-Otis neighborhood Group.
- Jay/Orchard Street Area Neighborhood Association (JOSANA).
- People of Dutchtown (P.O.D) Neighborhood Group.



The geographic area which each neighborhood group comprises, as well as an overlay of the study area

boundaries are illustrated in Figure 1 - *Community Context Map*. Table 2 illustrates the distribution of land for each neighborhood group within the study area as well as the distribution of parcels held in public and private ownership.

**TABLE 2
LYELL AVENUE BOA DISTRIBUTION BY NEIGHBORHOOD GROUP**

# of Parcels	Browns Square	Edgerton	JOSANA	Lyell-Otis	People of Dutchtown	Total
Public	49	10	88	8	39	194
Private	276	97	446	59	564	1,442
Total	325	107	534	67	603	1,636

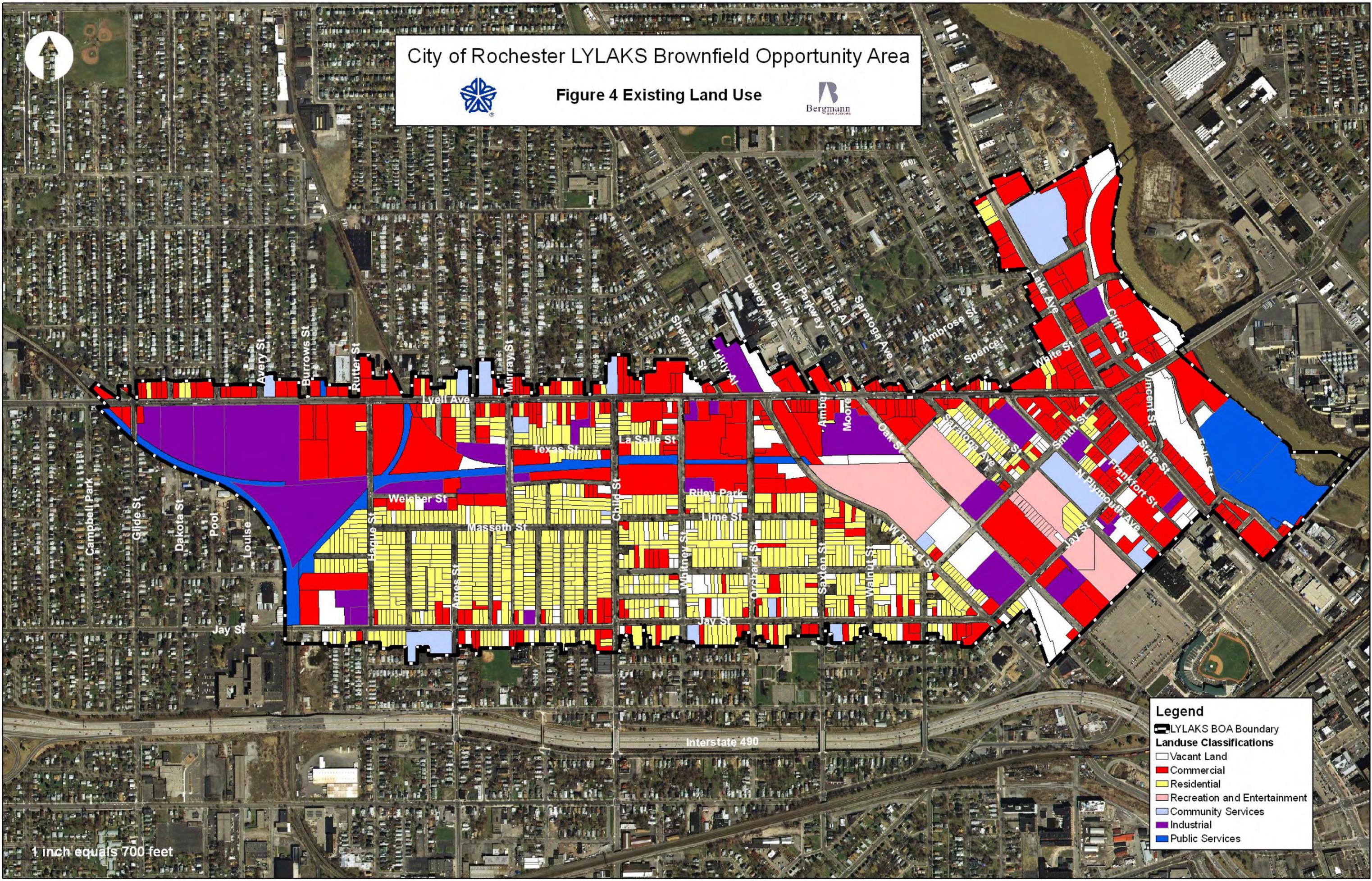
The distribution of land use within the study area is shown on **Figure 4 - Existing Land Use Map**, and illustrated in Table 3. The distribution of the use classifications including a break-



City of Rochester LYLAKS Brownfield Opportunity Area



Figure 4 Existing Land Use



Legend

- LYLAKS BOA Boundary
- Landuse Classifications**
- Vacant Land
- Commercial
- Residential
- Recreation and Entertainment
- Community Services
- Industrial
- Public Services

1 inch equals 700 feet

down by Private and Public Ownership and percentage of total acreage within the study area are also illustrated in Table 2.

**TABLE 3
LYELL AVENUE BOA LAND USE SUMMARY**

Land Use	No. Properties	Private Owners	Public Owners	Acreage	% of the BOA
Commercial	422	397	25	132	33.5 %
Residential	893	867	26	99	25.1 %
Vacant	208	88	120	55	14.0%
Industrial	29	29	0	51	12.9 %
Public Services	12	12	0	26	6.7 %
Community Services	16	12	4	16	4.0 %
Recreation and Entertainment	18	0	18	13	3.3 %
Unclassified	34	unknown	unknown	2	0.4%
Total:	1,632	1,405	193	394 acres	100.0%

NOTE: Vacant: Includes a variety of parcels with no buildings that have separate zonings (including Residential, Commercial, etc). The Vacant properties are listed by their formal Zoning codes in the Zoning Summary Table.

Public Services: Includes lands owned by public utilities (i.e. Rochester Gas and Electric).

The formal zoning classifications for the 1,632 parcels of the study area are listed in Table 4. **Figure 5 - Existing Zoning Map**, illustrates the distributions of the properties within use classification.

**TABLE 4
LYELL AVENUE BOA ZONING SUMMARY**

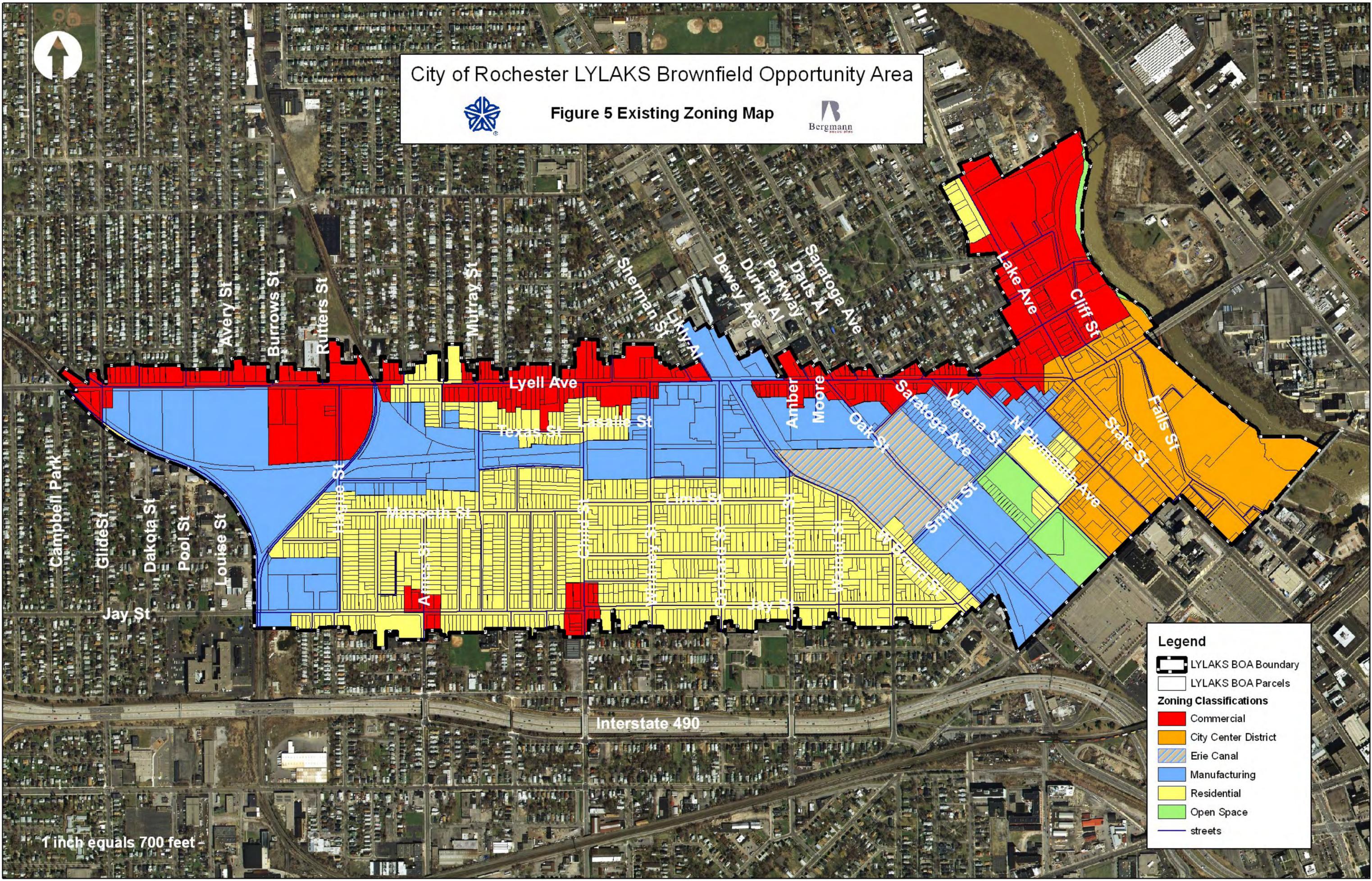
Zoning	No. Properties	Private Owners	Public Owners	Acreage
Commercial	244	224	20	75.04 Acres
Residential	1,050	933	117	127.61 Acres
Manufacturing	196	168	28	115.40 Acres
Erie Canal	4	1	3	17.02 Acres
City Center	120	113	7	45.05 Acres
Open Space	18	0	18	8.52 Acres
Total:	1632	1,439	193	388.64 Acres



City of Rochester LYLAKS Brownfield Opportunity Area



Figure 5 Existing Zoning Map



Legend

- LYLAKS BOA Boundary
- LYLAKS BOA Parcels
- Zoning Classifications**
- Commercial
- City Center District
- Erie Canal
- Manufacturing
- Residential
- Open Space
- streets

1 inch equals 700 feet

Existing development trends in the study area include the following general trends:

The majority of the development north of Jay Street and south of Lyell Avenue is Residential. These properties include a variety of older single family-style homes, multi-family residences and commercial development. Residential Use comprises approximately 25% of the study area by area. Residential parcels are the largest number of lots, a total of 893 separate parcels owned in private or public ownership.

The major commercial/industrial tract is along Lyell Avenue. Lyell Avenue is the main artery that transects the BOA in an east-west direction. Commercial development is the largest portion of the BOA, comprising approximately 33.5 % of the land area. A total of 422 parcels have been identified as Commercial Use.



c0001310.jpg Rochester City Hall Photo Lab

Industrial Development comprises approximately 12.9% of the BOA land area. All 29 parcels identified as Industrial are privately owned.

The industrial tracts tend to abut railroad tracts, former railroad beds or major streets. A large tract of Industrial development anchors the BOA to the west, abutting an active railroad line. Smaller tracts of Industrial land are located to the east,

adjacent to Oak Street or North Plymouth Avenue.

Public Services development includes properties owned by utilities including the former Beebe coal-fired electric generating station and an adjacent parcel owned by Rochester Gas and Electric (RG & E). These tracts are located at the eastern terminus of the BOA, and extend along the western bank of the Genesee River. The RG & E tract comprises approximately 6.7 % of the BOA land Area.

16 parcels designated for Community Services Use are located in the BOA. This use comprises approximately 4.0 % of the BOA area.

Recreation and Entertainment development comprises approximately 3.3 % of the BOA land area. This development includes a large tract between West Broad Street and Oak Street, which comprises a recreation and entertainment district, including PAETEC Park, a Soccer stadium. All of the Recreation and Entertainment use is located adjacent to or east of West Broad Street. All of the properties designated as Recreation and Entertainment are listed as in public ownership.

Vacant parcels comprise a total of 208 properties in the BOA, and comprise approximately 14 % of the land area. 88 vacant properties are privately owned, and 120 properties are in public ownership.

Approximately 160 parcels within the proposed BOA were identified as Key Brownfield properties based on the current or historical use of the property, known environmental or health concerns associated with the property, or strategic location within the community. A summary table of the Key Brownfield Sites including: the parcel address, current land use, ownership, and size is included in **Appendix A**.



The LYLAKS BOA study area is located entirely within an Empire State Development designated A and B

Environmental Zone (En-Zone). Designation of environmental zones is limited to those census tracts with a poverty rate of at least 20% according to the 2000 Census, and an unemployment rate of at least 125% the New York State average, or a poverty rate of at least double the rate for the county in which the tract is located. The program provides tax credits for the remediation and redevelopment of brownfield sites in New York State. Designate Environmental Zones (“En-Zones”) area areas in which these tax credits are enhanced.

In addition, nearly all of the areas zoned for commercial use are located within a NYS Empire Zone. Similar to an En-Zone, the Empire Zones Program is an effort to revitalize and expand New York's economy. Empire Zones (formerly called Economic Development Zones) are geographically defined areas where businesses have access to vacant land, existing industrial and commercial infrastructure, a skilled workforce and abundant resources such as power and water supplies. The Empire Zones are particularly attractive in that they offer numerous tax incentives for qualifying businesses located within the zone.

The LYLAKS BOA study area did not include any areas within Urban Renewal Zones, Historic Districts, areas of Archeological Significance or other Special Assessment Districts.

2.2 Brownfields, Abandoned, and Vacant Sites

A total of 161 Key Brownfield properties were identified within the study area based on current and/ or historical land-use, known environmental or health concerns associated with the property, or strategic location within the community. Of the Key Brownfield sites, 147 sites were privately owned, and 14 were publicly owned. These Key Brownfield properties included abandoned or under-utilized industrial or manufacturing properties, active petroleum spill event sites, former gasoline stations, automotive repair shops, and vacant properties with past spill events, underground storage tanks or undetermined previous industrial development.

A Preliminary Environmental Site Assessment (ESA) was performed for each of the Key Brownfield properties to better define existing conditions at the sites. Information collected during the ESAs was downloaded to a specifically designed database. An interactive Site Profile Form was generated for each parcel and was linked to the database in order to review specific

property information. Site Profile Forms for each of the identified Key Brownfield properties are included in **Appendix B**.

The Vacant/underutilized sites in the Lyell Avenue BOA are shown on **Figure 6, Underutilized Sites Location Map**. These sites include 208 properties listed as vacant along with 3 sites identified in NYSDEC Environmental Remediation Databases and 4 properties identified as underutilized, for a total of 215 parcels. These sites are summarized in Table 5. The distributions of Underutilized sites are shown on Figure 6, *Underutilized Sites Location Map*.



A total of 215 parcels of the BOA have been determined to be vacant or underutilized, representing approximately 13.2% of the total parcels in the BOA.

**TABLE 5
VACANT/UNDERUTILIZED SITES**

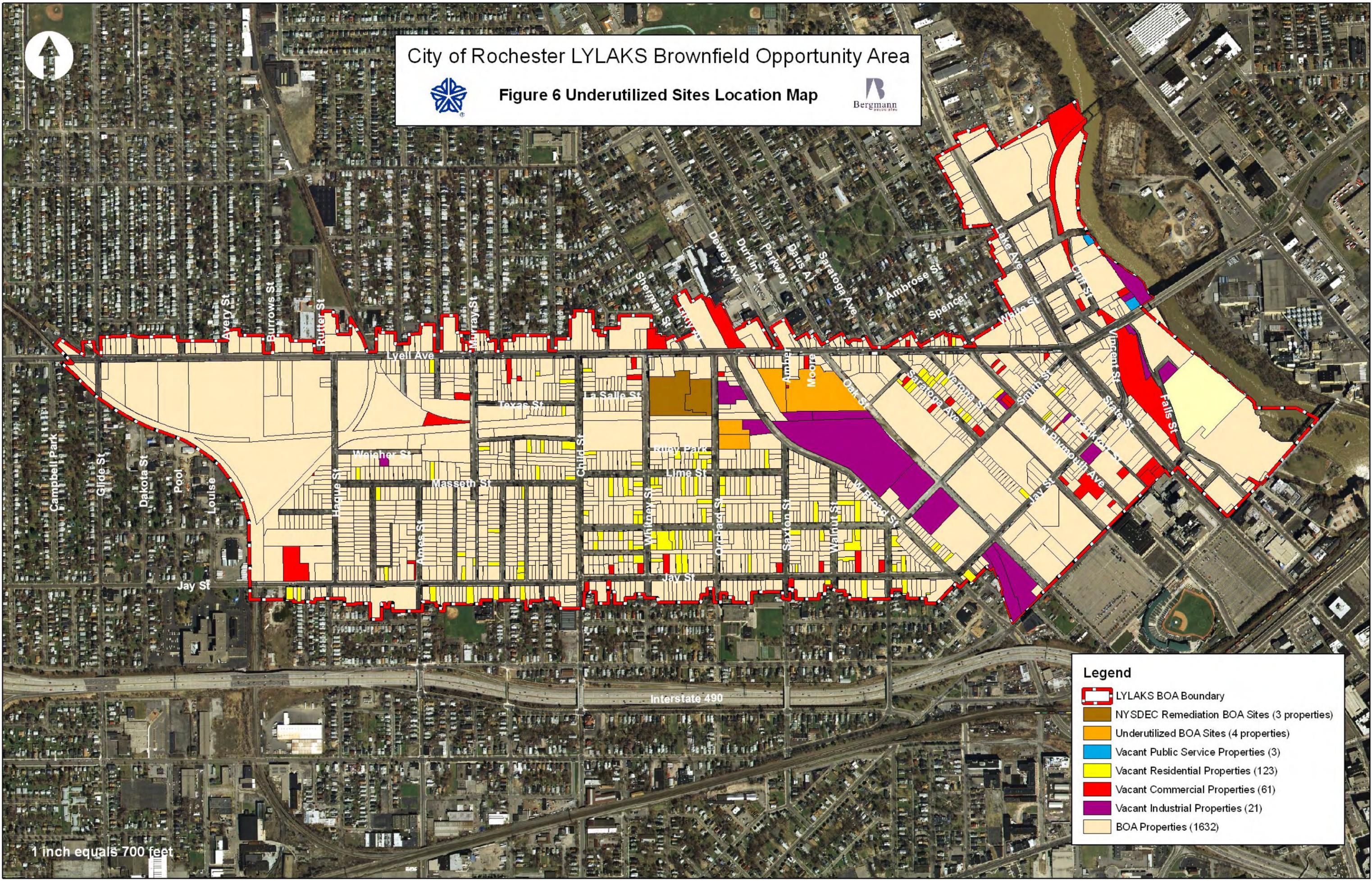
Underutilized Site Category	Number of Vacant Site	Percentage of Sites with Same Use
NYSDEC Remediation Sites	3	100%
Underutilized BOA Sites	4	100%
Vacant Public Service Properties	3	25%
Vacant Residential Properties	123	13.8%
Vacant Commercial Properties	61	14.5%
Vacant Industrial Properties	21	72.4%
Total Vacant/Underutilized Properties	215	13.2 %
Percentage of the Lyell Ave. BOA 1,632 Properties	13.2%	



City of Rochester LYLAKS Brownfield Opportunity Area



Figure 6 Underutilized Sites Location Map

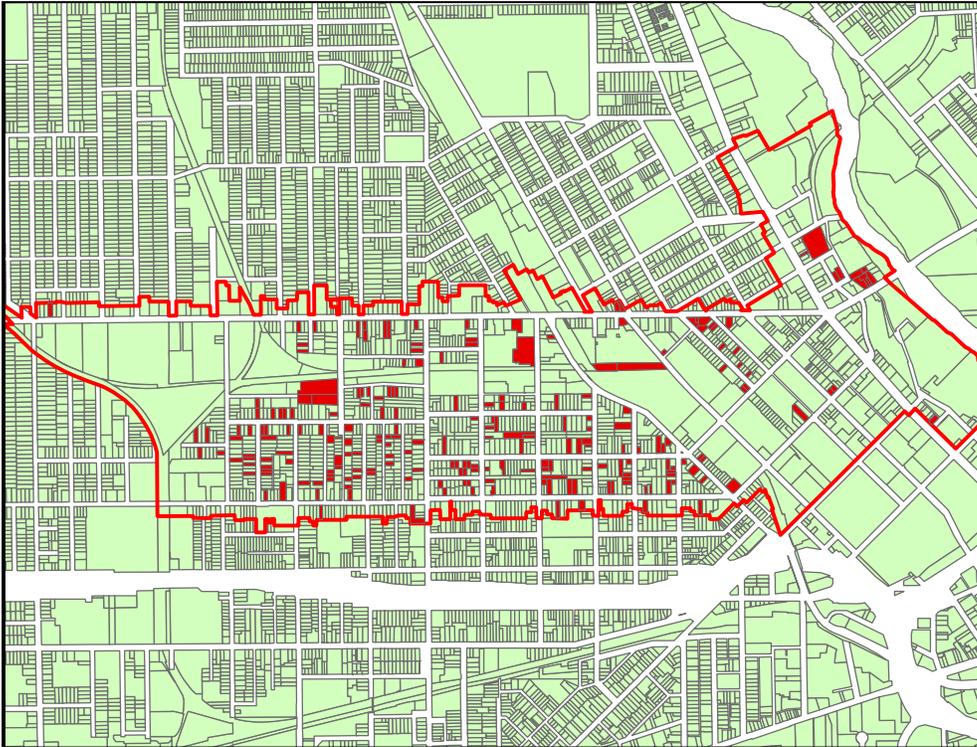


Legend

- LYLAKS BOA Boundary
- NYSDEC Remediation BOA Sites (3 properties)
- Underutilized BOA Sites (4 properties)
- Vacant Public Service Properties (3)
- Vacant Residential Properties (123)
- Vacant Commercial Properties (61)
- Vacant Industrial Properties (21)
- BOA Properties (1632)

1 inch equals 700 feet

The largest category of vacant/underutilized sites in the Lyell Avenue BOA consists of vacant residential properties, which comprise 57% of the underutilized sites and 8 % of the total number



Tax Delinquent or Foreclosure Action Properties in the LYLAKS PBOA

of properties. The majority of vacant residential properties are scattered across the large area zoned for Residential north of Jay Street and south of Lyell Avenue. Approximately 13.8% of the total parcels zoned as residential in the BOA have been determined to be vacant properties.

The vacant Commercial properties comprise approximately 28% of the vacant/underutilized sites. Approximately 14.4 % of the Commercial properties have been determined to be vacant properties. The vacant commercial properties also comprise approximately 4 % of the total properties in the BOA.

Vacant industrial properties comprise approximately 10% of the vacant/underutilized sites. 72.4 % of the properties zoned as Industrial have been identified as vacant or



underutilized. The vacant industrial properties also comprise approximately 1.3% of the total properties in the BOA.

Among the 161 Key Brownfield Properties in the study area, three (3) known brownfield parcels are currently in Federal or State funded Cleanup programs in various stages of site investigation and/ or remediation.

935 West Broad Street, formerly the Caribbean Service Station, is a former gasoline service station on the western side of West Broad Street, across from the PAETEC Park complex. The property is currently part of the USEPA Brownfield Cleanup Program. The site had been developed as a gasoline service station since at least circa 1935. Underground storage tanks were removed from the site in May 2004, and all site structures were demolished in 2005. On-site investigations conducted to date have been in association with removal of underground storage tanks, and completion of a pre-demolition asbestos survey and hazardous material inventory within the building.



A Phase II Environmental Site Investigation was completed in February 2006 resulting in the development of a Corrective Action Plan to remediate soil and groundwater impacted by petroleum. A soil source removal action and a 32 point oxygen injection system was installed in April 2007 to address residual groundwater contamination. Interim use for the property, combined with the three (3) contiguous vacant parcels, is as a season ticket holder parking lot for PAETEC Park. Post clean-up redevelopment uses could include continued use as a parking lot, commercial-retail space, or single and multi-family residential property.

415 Orchard Street (former Sykes Datatronics Facility) and **354 Whitney Road** (former Delco Plant) are adjacent parcels with a combined area of approximately 3.9 acres. The site is located in the center of a commercial/ industrial area on the south side of Lyell Avenue near the intersection of Broad Street. Currently, one (1) multiple-story wood, brick and concrete structure of approximately 128,900 square feet is located on the Whitney parcel. The building is partially demolished due to damage sustained during an arson fire in 2003. One (1) multiple-story brick/stone structure of approximately 371, 600 square feet is located on the Orchard parcel. The site has been used for various commercial and industrial uses since the early 1900's including tool and die shops, plastics manufacturing, printing operations, metal finishers, electric company and warehousing. Both parcels have been vacant since the mid 1990's.

The NYSDEC completed a targeted Site Assessment of the Site and issued a report of the findings in December 2006. The Site is known to contain significant amounts of asbestos containing materials (ACM), surficial soils are contaminated by polycyclic aromatic compounds (PAHs) and polychlorinated Biphenyls (PCBs), and much of the site contains construction and demolition wastes, as well as several unknown containers of waste.

The City of Rochester was awarded a NYSDEC Environmental Restoration Program Grant in September 2005 to complete an Environmental Investigation at the Site. Also pending is a State Assistance Contract amendment for funding to complete asbestos abatement, building demolition and to remove identified hazardous materials from the site to enable the investigation to be

completed under improved health and safety conditions.

Additional parcels have been redeveloped with private funding under State Voluntary Cleanup Agreements, and through the City’s property tax foreclosure auctions including the Lake Avenue Volunteers of America complex at the eastern edge of the study area, and Hardwood Commons, located at the western edge of the study area. The Volunteers of America (VOA) nonprofit organization completed the acquisition and cleanup of the former Heinrich Chevrolet dealership at 214 Lake Avenue. The VOA facility now includes administrative offices, a retail store and a popular day care center. An additional 8 to 10 acres of underutilized commercial property has been identified in the same area. The proximity of these properties to the VOA complex and Genesee River Gorge creates the potential for continued investment in the City’s entertainment industry as well as recreational amenities such as parkland, open spaces and bicycle and pedestrian traffic.

Hardwood Commons was acquired by a private developer through the City’s property tax foreclosure auction. The former vacant commercial property is currently occupied by Hardwood Commons retail plaza and includes a grocery store, convenience store, doughnut shop and auto parts store.

2.3 Land Ownership

The distribution of public and private ownership cross-referenced by use was provided in Table 3, *Lyell Avenue BOA Land Use Summary*. Ownership is summarized in Land Ownership Chart below. The distribution of private and public lands is presented on **Figure 7, Land Ownership Patterns Map**.

Note: Public ownership, include City, County and School system.

2.4 Natural Resources

The major natural resource in the LYLAKS BOA is the Genesee River, which abuts the study area to the east. Federal wetland areas have been mapped along the western bank of the Genesee River. Land within 100 feet of the wall, bank or gorge of the Genesee River is a designated in Rochester City Code as a “critical environmental area.”

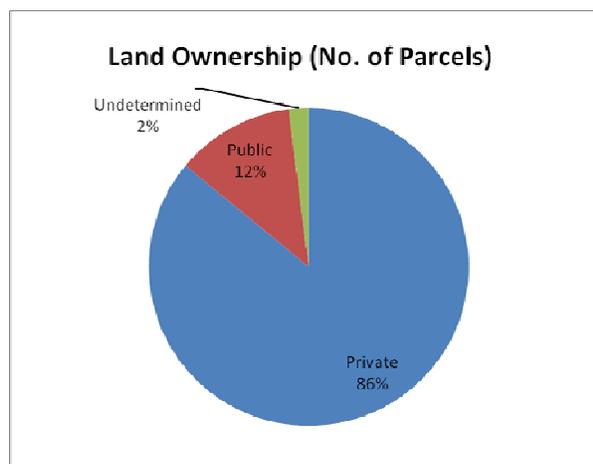
Two separate parks are located in the LYLAKS BOA, which constitute Locally designated open space areas. These consist of the following:

- Verona Street Playground.
- Browns Square.

The Genesee River and Local open spaces are shown on **Figure 8, Natural Resources Map**.

No other natural resource or condition is located within the LYLAKS BOA. These include:

- No State delineated wetlands.

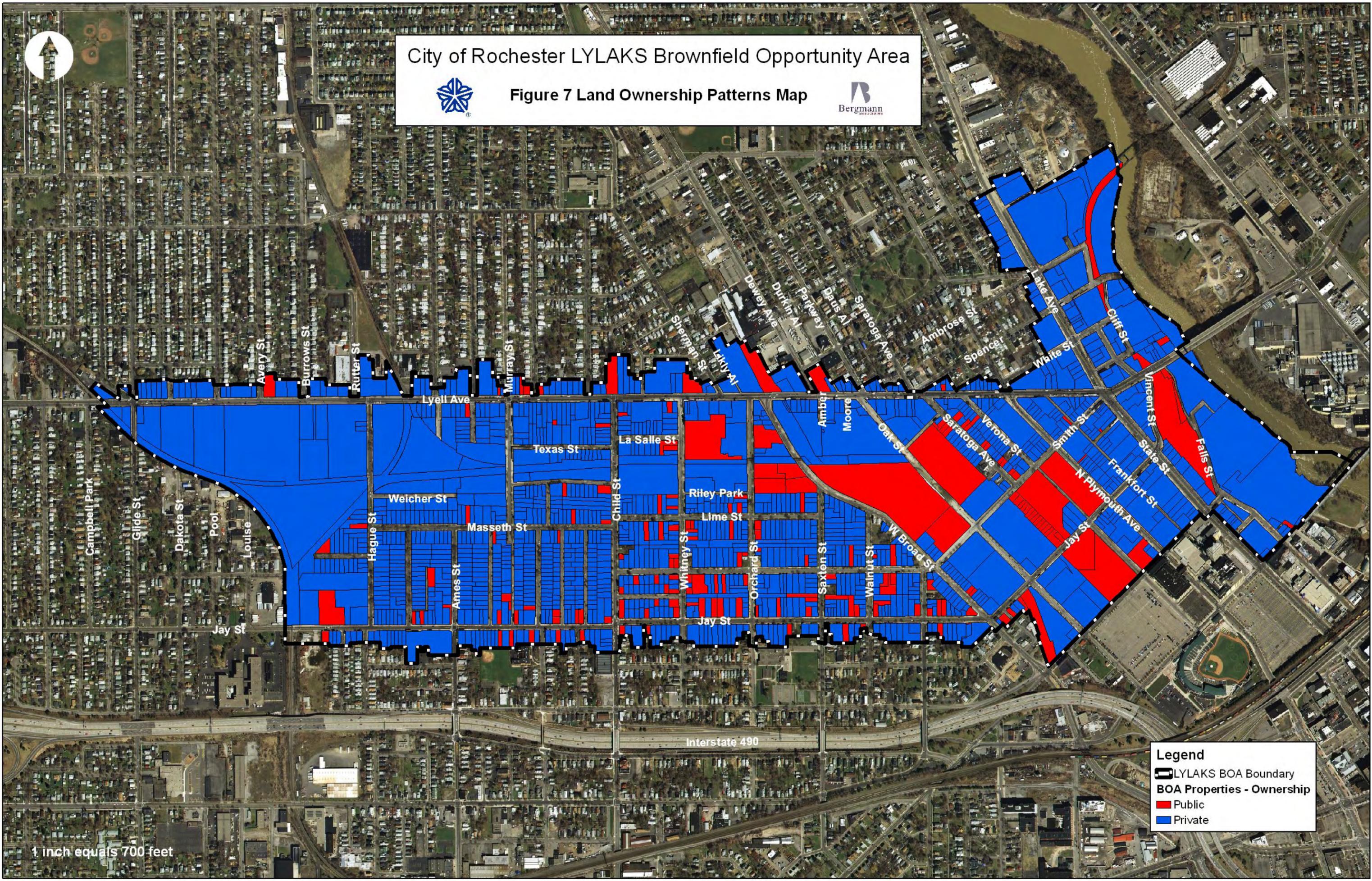




City of Rochester LYLAKS Brownfield Opportunity Area



Figure 7 Land Ownership Patterns Map



Legend

- LYLAKS BOA Boundary
- BOA Properties - Ownership**
- Public
- Private

1 inch equals 700 feet



City of Rochester LYLAKS Brownfield Opportunity Area



Figure 8 Natural Resources Map



1 inch equals 700 feet

- Legend**
- Agricultural Districts
 - Aquifers
 - Floodplains
 - Federal Wetlands
 - NYSDEC Wetlands
 - Parks
 - Steep Slopes
 - Streams and Rivers
 - LYLAKS BOA Boundary

No flood plains beyond the Genesee River valley.
No fish or wildlife habitats.
No State or Federal designated resources .
No agricultural districts or agricultural land use
No use of groundwater as a potable water supply. Note that isolated areas of contaminated groundwater from commercial and industrial activity may exist within the LYLAKS BOA.

2.5 Summary of Preliminary Analysis and Recommendations

Preliminary reuse and redevelopment opportunities within the LYLAKS BOA study area should be based on community need as well as market and economic viability. While the overall need for revitalization can be seen through the above preliminary analysis, community support and input on revitalization efforts will be key to the successful rebirth of the neighborhoods and communities within the proposed BOA. Efforts towards community revitalization through the BOA program should be focused on generating a strong catalyst for renewal that can be continued throughout the surrounding neighborhoods via connections and gateways that lie within or adjacent to the BOA study area.

Recommendations for reuse and redevelopment efforts include the following:

Residential

- Institute a program of land-banking and parcel consolidation to aid in efficient and successful leveraging of public and private funds, while providing land for redevelopment in sync with market demand.
- Strengthen the core residential areas, primarily the largely residentially zoned land situated between Lyell Avenue and Jay Street, within the BOA through targeted (re)investment in both single-family and multi-family housing. Reinvestment and new construction should coincide with the removal of derelict, abandoned structures and/or those that have outlived their useful life span in an effort to remove the blighting influence these structures can have on neighborhoods. In addition, devise a program of land-banking and parcel-consolidation to aid in efficient and successful leveraging of public/private funds, while providing land for redevelopment in sync with market demand on an as needed basis.
- Increase the marketability of existing neighborhoods with large numbers of Pre-War and early Post War homes by developing rehabilitation programs targeted specifically at these types of structures. Include information regarding financing options available through public and private means, and typical costs associated with rehabilitation.
- Increase the density of housing along the main thoroughfares of Lyell Avenue and Jay Street to increase foot traffic for businesses located on the corridor. These areas of dense multi-family housing should alternate with compact areas of commercial/retail activity. Such a pattern will aid in the creation of identity specific segments along these neighborhood corridors and move towards more walkable neighborhoods.

These strategies align with several efforts that are already positively impacting properties in the BOA study area. In 2006, the City began an aggressive city-wide demolition campaign to eliminate a backlog of vacant or unsalvageable buildings, throughout the City, within 18 months.

Ten (10) derelict properties within the BOA study area are scheduled to be demolished in 2006-2007. The City also received a \$2.3 million "Restore New York" grant to expand the program with the ultimate goal of rebuilding its housing and commercial stock and repopulating neighborhoods. In the JOSANA neighborhood, the Rochester Housing Authority and Habitat for Humanity have plans in place to acquire 5 to 10 lots each for the construction of new single family houses for new ownership.

In addition, in 2004, the City's Community Development Department instituted a \$16.5 million program of forgivable loans to help families and property owners reduce lead poisoning hazards in Rochester's older housing stock. The program allows eligible property owners to use the funding for use toward replacement of windows, doors, porch repairs, siding, and other general rehabilitation associated with lead hazards which not only improves the condition, but also the property value of the home.

Commercial/Retail

- Focus commercial and retail redevelopment efforts in the area between Broad Street and Lake Avenue, taking advantage of the positive energy generated from the recent investment in this area. Development should take place at the community level, aiming to serve residents from the adjacent neighborhoods such as Brown Square, Jones Square and JOSANA. Efforts to revitalize existing retail properties along key secondary roads such as Jay Street and Lyell Avenue would serve to connect the adjoining P.O.D and Lyell-Otis neighborhoods as well.
- Additional commercial and retail activity on the regional level should be focused on the western end of the study area, as well as east along Lake Avenue and State Street, within the large industrial/commercial parcels already in place. These larger tracts of land present opportunities for larger scale developments that would only be possible elsewhere with the consolidation of many parcels.

Projects currently underway which can help to achieve the redevelopment goals of the proposed LYLAKS BOA include the City's Targeted Commercial Exterior Improvement Program, and the Kodak-Urban League "The Mills at High Falls" redevelopment project.

The Targeted Commercial Exterior Improvement Program provides matching grants of up to \$60,000, for comprehensive improvements to the exterior of commercial buildings in targeted districts of Rochester. Several shops along Lyell Avenue within the proposed BOA have participated in the program. Benefits include: revitalized commercial strips which encourages shopping, increased commercial sales, new exterior lighting schemes which deter loitering, and criminal activity, and an overall improved quality of life for local residents. Expansion of this program to commercial properties along Jay Street would produce similar results.

"The Mills at High Falls" redevelopment project is a \$17 million, 80 unit apartment-townhouse development project scheduled to begin in the fall of 2007 with completion in 2009. The project is located on the eastern side of the proposed BOA on State Street, between Platt and Mill Streets. The project is a partnership of Eastman Kodak Co. and the Urban League of Rochester. Kodak donated the 1.3-acre property, which has served as its visitor's parking lot. The Urban League's economic development arm will develop and manage the property, using any profit to help support the nonprofit group's various community programs. A mix of two- and three-story townhouse-style units would front Mill and Factory streets. Street-level commercial space along Platt Street could become several shops or be leased to a single business stimulating commerce in the area. In addition, the proximity of the new housing units to the City's High

Falls Entertainment District would create a more attractive market for restaurant, night-life and other cultural business owners encouraging greater visitation to the City center.

Industrial

- Continue industrial use on parcels within the proposed BOA study area where existing activities are taking place in a manner that is both beneficial and responsible to the surrounding neighborhoods. Recent investments in these areas, such as the Zweigle's plant and RES Exhibit's warehouse, should be the model for reinvestment within the study area.
- Begin to investigate and remediate vacant and underutilized industrial and manufacturing properties that are potentially contaminated and either subdivide or consolidate with other nearby underutilized properties for redevelopment or placement in a land-bank.
- Redevelopment of properties between Lake Avenue and the Genesee River should move away from industrial uses to more recreational or water enhanced uses that will also provide access to the Gorge corridor by the surrounding neighborhoods. These parcels pose unique challenges due to their configuration, ownership and state of environmental health. More in depth study is required.

The NYSDEC Environmental Restoration Program grant funded investigation of the Orchard-Whitney properties, and the federally funded Brownfield Cleanup project at 935 W. Broad Street illustrate the City's on-going efforts to reclaim underutilized industrial properties. The City's acquisition of these properties through tax foreclosure allowed for the immediate containment, remediation or disposal of on-site wastes such as asbestos, petroleum products and other debris. Cleanup activities at 935 W. Broad Street has resulted in a decrease in illegal dumping and criminal activities, and has improved the aesthetics of the property, which is currently being leased to the Rhinos organization for seasonal parking.

Demolition of the Orchard-Whitney complex is scheduled for spring 2007. Razing the structures will eliminate one of the community's largest health and safety concerns, as well as a remove a site commonly used for criminal activities including vandalism, drugs, and prostitution. Once demolished, a full environmental characterization of the site will be completed and a corrective action plan developed towards the redevelopment of over four (4) acres of commercial property on Lyell Avenue.

Community, Public and Open Spaces

- Perform a planning or feasibility study for the development of public open space for active or passive recreation in the residential area north of Jay Street. Condemnation and/or foreclosure of blighted and tax delinquent properties can create the necessary acreage for the development of playgrounds, public gardens or open green space. While the best case scenario would be a regularly shaped park area, the opportunity for one that is irregular should not be overlooked.
- Investigate avenues to provide a linkage between the new Soccer Stadium and Frontier Field via a pedestrian promenade that travels along Oak Street or Saratoga. The redevelopment of Oak Street properties should take into consideration the possible spillover effects of business generated from soccer and baseball games. This promenade could also be linked with the existing Brown Square Park and School #5 recreation fields.



- Consider the reuse of the abandoned CSX railroad ROW north of Masseth and Lime Streets as an intra-neighborhood linkage. Use of the ROW would connect the neighborhoods at the western margins of the proposed BOA study area directly to developments in the PAETEC Park area.

- Continue the development of cultural and recreation enhanced uses along the Genesee River Gorge corridor which complement the existing uses such as the High Falls Entertainment District and Genesee Riverway Trails. The feasibility of utilizing the abandoned rail trestle north of the Smith Street Bridge should be considered, as this would allow for a recreational trail loop system that spans the River three times in a short distance. This could then be promoted and built upon for the revitalization of the Gorge corridor area as a recreation enhanced amenity.

Through the NYS Local Waterfront Revitalization Program, the City is already working towards the development of additional community, public and open spaces, particularly along the eastern margins of the proposed BOA boundary. Through a \$70,000 grant, along with matching City funds, the City is developing a site plan for trail design for the land adjacent to Vincent Street on the west side of the Genesee River Gorge. The property was previously the site of an abandoned railroad and RG&E coal storage yard. The plan will enhance the riverfront, and provide a trail design for a missing Genesee Riverway trail link, as well as support the nearby commercial area along Lyell and Lake Avenues.

The proposed LYLAKS BOA is a diverse area with a well established infrastructure that lends itself to numerous possible redevelopment strategies. Several of the above recommended redevelopment strategies are shown visually on **Figure 9, Actions for Revitalization Map.**





City of Rochester LYLAKS Brownfield Opportunity Area



Figure 9 Actions for Revitalization Map



Former CSX Rail Spur - Intra-Neighborhood Linkage

Orchard - Whitney Area Including Former Tent City Building - Mixed Use Commercial: Supermarket/Plaza/Shops

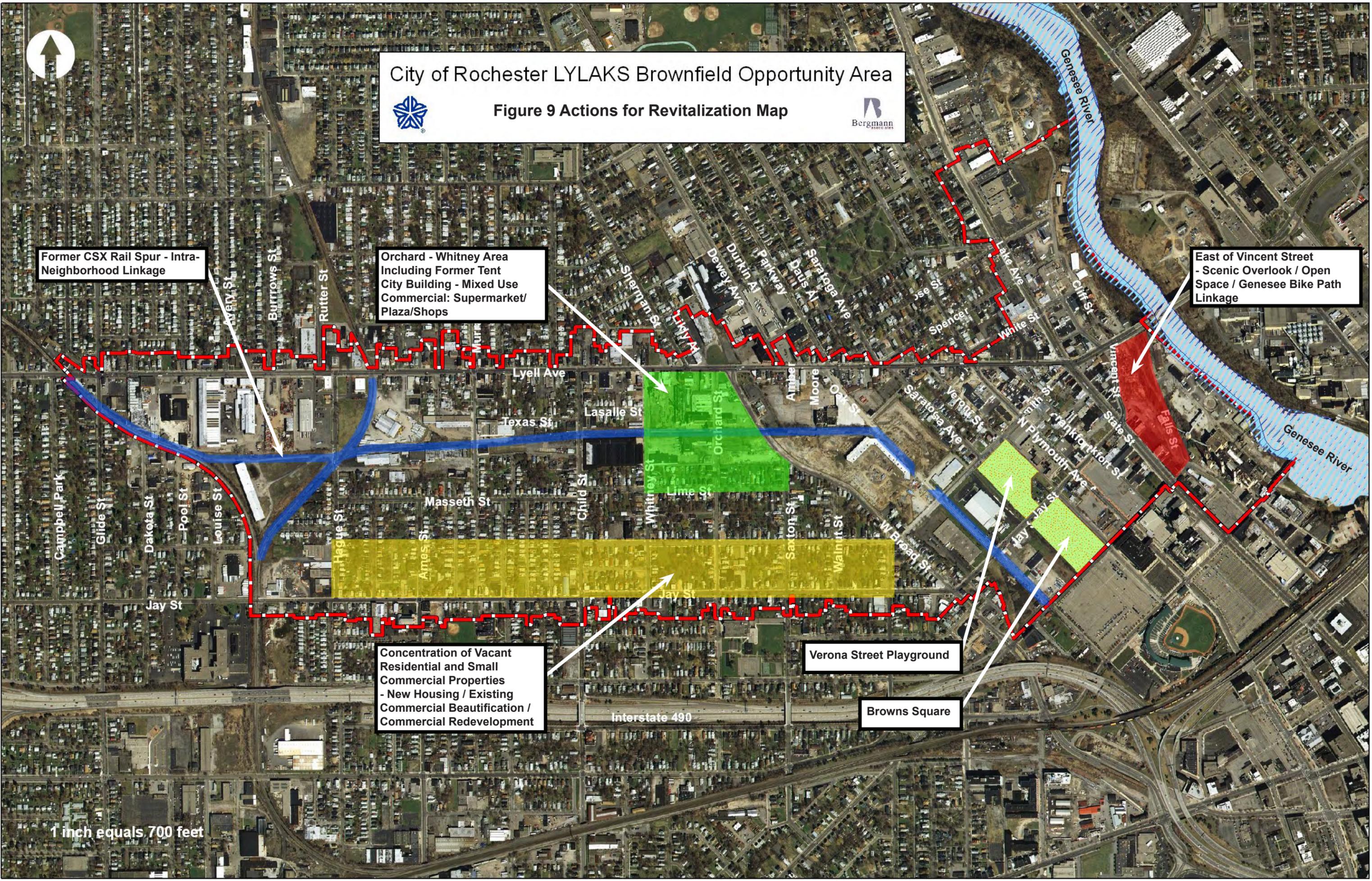
East of Vincent Street - Scenic Overlook / Open Space / Genesee Bike Path Linkage

Concentration of Vacant Residential and Small Commercial Properties - New Housing / Existing Commercial Beautification / Commercial Redevelopment

Verona Street Playground

Browns Square

1 inch equals 700 feet



Next Steps

The City of Rochester has already demonstrated its commitment to the area through its allocation of millions of federal and state funded grant dollars, private investments, public funds, and with its cooperative efforts with the community. The findings of the Pre-Nomination Study clearly illustrate the need for more comprehensive planning towards redevelopment in the proposed LYLAKS Brownfield Opportunity Area. Over 160 Key Brownfield Sites have already been identified within the proposed BOA boundary.

The City's next steps, if funded, will be to complete a comprehensive area-wide Nomination Study. The preliminary scope of the Study would include, but not be limited to:

- Identification of Lead Project Sponsors,
- Collaboration with City Managers of Existing Initiatives,
- Development of a Public Participation Plan,
- In depth Inventory and Analysis of properties,
- Identification of Property Owners,
- Completion of a comprehensive Building Inventory,
- Completion of a comprehensive Economic and Market Trends Analysis,
- SEQR Compliance,
- Preparation of a Draft GEIS, and
- Prepare of the SEQRA EAF Parts 1 and 2

The City will evaluate the collected data to identify current market conditions, the types of development already underway in the area, and future development potential. The City will also analyze potential employment opportunities and will highlight potential future job creation that might lead to a greater demand for commercial and industrial space.

Nomination of the proposed LYLAKS BOA would enable the City to provide a more thorough analysis of the area as well as to identify which areas are poised to take the greatest advantage of emerging economic and market trends in coordination with other existing and proposed City planning initiatives focused on sustainable redevelopment strategies.

Appendix A
Key Brownfield Properties

LYELL AVENUE BROWNFIELD OPPORTUNITY AREA
KEY BROWNFIELD PROPERTIES

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY		SITE USE		VACANT OR		ENV	COMMUNITY
				Owned	ZONING	ACRES	STATUS	PARKING LOT	RANKING	GROUP	
NIK Auto Sales	Clyde Development Corp	997	W Broad St	No	M-1	0.074	Parking Lot	Yes	Low		JOSANA
Former Tent City Outlet	280 Lyell Ave Inc	280	Lyell Ave	No	M-1	0.96	Distribution Facility	No	Moderate		Edgerton
Vacant Lot at 52 Falls St.	52-96 Falls Street Inc	52	Falls St	No	CCD	0.383	Vacant Industrial Land	Yes	Low		Browns Square
Lyell Business Center	Lyell-Mt Read Shopping	961	Lyell Ave	No	M-1	9.889	Manufacturing	No	Moderate		P.O.D.
Palumbo Property at 19 Brayer St.	Palumbo, Lorie	19	Brayer St	No	R-1	0	Distribution Facility	No	Moderate		P.O.D.
Buy Right Motors	Soucie, Angela	-4	Lyell Ave	No	C-2	0.137	Auto Body/Tire Shop	No	Moderate		Browns Square
Gigs Detailing and Trim	Gignac, Dana	-6	Lyell Ave	No	C-2	0.232	Auto Body/Tire Shop	No	Moderate		Browns Square
Faro Industries	Matteo Realty Llc	-10	Lyell Ave	No	M-1	2.044	Manufacturing	No	Moderate		Lyell-Otis
Santa Motors Property at 99 Frankfort St.	Santa Motors Inc	99	Frankfort St	No	R-1	0.076	Vacant Industrial Land	Yes	Low		Browns Square
Jay Hague Property	Jay Hague Properties Llc	471	Hague St	No	M-1	0.524	Manufacturing	No	Moderate		P.O.D.
Former JP Mead facility	1037 Jay Street Inc	1037	Jay St	Yes	M-1	3.467	Vacant Commercial	Yes	Moderate		P.O.D.
Santacroce Property	Santacroce, Joseph/marry F	17	Lyell Ave	No	CCD	0.078	Parking Lot	Yes	Low		Browns Square
Sunoco at 98 Lyell Ave.	Lyell, Plymouth Service	98	Lyell Ave	No	C-2	0.133	Service or Gas Station	No	Moderate		Edgerton
Vacant House at 210 Smith St.	Bbr, Development	210	Smith St	No	CCD	0.254	One Occupant Sm Structure	No	Low		Edgerton
Former Rail Line at Oak St.	Rochester, Rhinos Stadium	559	Oak St	No	M-1	0.86	Vacant Industrial Land	Yes	Low		Browns Square
Osborne Property at 24 Cliff St.	Osborne, Kenton/gillian	24	Cliff St	No	C-2	0.158	One Occupant Sm Structure	Yes	Low		Edgerton
Regent Paper Co.	Greenspan, Joshua	391	Lyell Ave	No	M-1	0.386	Detached Row Building	No	Moderate		JOSANA
West Side Automotive	Lotta, Richard	365	Whitney St	No	M-1	0.141	Auto Body/Tire Shop	No	Moderate		JOSANA
L & R Enterprises Parking Lot at 55 Weicher St	L & R Enterprises Of	55	Weicher St	No	M-1	0.193	Parking Lot	Yes	Low		P.O.D.
Vacant Hull Property at 15 Lyell Ave.	Hull, Mark	15	Lyell Ave	No	CCD	0	Vacant Commercial	Yes	Low		Browns Square
Vacant Car-Co Property at 251-253 Lyell Ave.	Car-Co Properties Llc	-2	Lyell Ave	No	C-2	0.108	Vacant Commercial	Yes	Low		Browns Square
Bell Parking Lot at 108 Lyell Ave.	Bell, Mark	108	Lyell Ave	No	C-2	0.08	Parking Lot	Yes	Low		Edgerton
Syracuse Collision	Syracuse, John J Jr.	-4	Smith St	No	M-1	0.103	Auto Body/Tire Shop	No	Moderate		Browns Square
Casey's Auto/Allen Auto Sales	Washington, Joseph	484	Lyell Ave	No	C-1	0.152	Auto Dealer	No	Moderate		Lyell-Otis
World Class Auto	Speciale, Michael	40	Lake Ave	No	C-2	0.249	Auto Dealer	No	Moderate		Edgerton
DiBattisto Property at 88 Cliff St.	Di Battisto, Joseph C	88	Cliff St	No	C-2	0.355	Distribution Facility	No	Low		Edgerton
Sullivan Property at 255 Lyell Ave.	Sullivan, Kevin M	255	Lyell Ave	No	C-2	0.108	Distribution Facility	No	Moderate		Browns Square
Riverside Automation	Christopher, John A	1040	Jay St	No	M-1	1.132	Distribution Facility	No	Moderate		P.O.D.
UHAUL	Amerco, Real Estate	76	Spencer St	No	C-2	0.344	Unknown	No	Moderate		Edgerton
Former Sykes Datatronics	Ray, Mar Associates	415	Orchard St	No	M-1	1.2	Office Building	No	High		JOSANA
DiPaolo Baking Co	Dipaolo Baking Co Inc	-18	N Plymouth Ave	No	M-1	0.83	Manufacturing	No	Moderate		Browns Square
Former City Incinerator	52-96 Falls St Inc	96	Falls St	No	CCD	2.808	Distribution Facility	No	High		Browns Square
406-410 Lyell Ave. Vacant Property	City Of Rochester	-4	Lyell Ave	Yes	C-2	0.505	Vacant Commercial	Yes	Low		Lyell-Otis
310 Lyell Ave. Vacant Property	City Of Rochester	310	Lyell Ave	Yes	M-1	1.235	Vacant Commercial	Yes	Low		Edgerton
General Supply Co. Inc.	366 Lyell Avenue Inc	-8	Lyell Ave	No	C-2	0.361	Distribution Facility	No	Moderate		Lyell-Otis
VJ Stanley Training Center	Stanley, Vincent J	58	Lake Ave	No	C-2	0.239	Office Building	No	Low		Edgerton
Center for Disability	Center For Disability	90	Frankfort St	No	CCD	0.26	Vacant Commercial	Yes	Low		Browns Square
406 Orchard St. Property	City Of Rochester	406	Orchard St	Yes	M-1	0.8	Vacant Commercial	Yes	Low		JOSANA
Oasis Auto Sales & Repairs	Siracuse, Joseph M	-2	Lyell Ave	No	C-2	0.248	Auto Body/Tire Shop	No	Moderate		Browns Square
Coco Property at 429 State Street	Coco Joseph	429	State St	No	CCD	0.324	Manufacturing	No	Moderate		Browns Square
Charles Motors Used Cars	Macaluso, Charles L	586	Lyell Ave	No	C-2	0.345	Auto Dealer	No	Moderate		Lyell-Otis
Tamoutselis Property at 219 Smith St.	Tamoutselis, Damianos	219	Smith St	No	CCD	0.104	Unknown	No	Moderate		Browns Square
GJV Enterprises Inc - Custom Metalworks	Generation Mgt Of Rochester	201	Murray St	No	M-1	0	Manufacturing	No	Moderate		P.O.D.

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY		ZONING	ACRES	SITE USE	STATUS	VACANT OR	ENV	COMMUNITY
				Owned	PARKING LOT							
One-Moore Place	Lyell-Mt Read Shopping	601	Hague St	No	M-1	8.421	Manufacturing	No	Low	P.O.D.		
Coyle Property at 618 N. Plymouth Ave.	Coyle, Eileen	618	N Plymouth Ave	No	M-1	0.078	Auto Body/Tire Shop	No	Moderate	Browns Square		
370 Orchard St. Property	City Of Rochester	370	Orchard St	Yes	M-1	0.63	Parking Lot	Yes	Low	JOSANA		
Clyde Development Orchard St. Parking Lot	Clyde Development Corp	426	Orchard St	No	M-1	0.049	Parking Lot	No	Low	JOSANA		
Church at 299 Whitney St.	The Divine Holy Ghost	299	Whitney St	No	M-1	0.11	Unknown	No	Moderate	JOSANA		
Former Kleen Brite Property	Flex-Tech Industrial Park	601	Oak St	No	M-1	4.11	Manufacturing	No	High	Browns Square		
ROCON	L & R Enterprises Of	-10	Weicher St	No	M-1	1.296	Manufacturing	No	Moderate	P.O.D.		
S.S.S. AutoSales & Services	Tate, Sammie L	-6	Child St	No	R-2	0.153	Auto Body/Tire Shop	No	Moderate	P.O.D.		
Hands Helping Hands	Coccia, Bruno J	367	Lyell Ave	No	M-1	0.323	Vacant Commercial	No	Moderate	JOSANA		
Former Delco Plant	City of Rochester	354	Whitney St	Yes	M-1	4	Distribution Facility	No	High	JOSANA		
Turner Bellows	Child, Street Properties	526	Child St	No	M-1	3.13	Distribution Facility	No	Moderate	JOSANA		
Expression Motor Cars	Loria, Sam	-6	Lyell Ave	No	C-2	0.335	Auto Dealer	No	Low	Browns Square		
S&S Mini Mart	Al-Salahi, Saeed Muthana	-4	Lyell Ave	No	C-2	0.114	Mini Mart Gas and Snacks	No	Moderate	Browns Square		
Schiavone Property at 519 Lyell Ave.	Schiavone, Development Llc	-0.5	Lyell Ave	No	R-2	0.11	Attached Row Building	No	Moderate	P.O.D.		
Osborne Property at 20 Cliff St.	Osborne, Kenton/gillian	20	Cliff St	No	C-2	0.116	Vacant Commercial	Yes	Low	Edgerton		
P & P Property at 24 Spencer St.	P & P Properties Inc	24	Spencer St	No	C-2	2.09	Distribution Facility	No	High	Edgerton		
A & F Property at 581 Spencer St.	A & F Of Rochester Inc	581	Lyell Ave	No	C-3	2.044	Auto Body/Tire Shop	No	Moderate	P.O.D.		
C&D Industries of Rochester Inc.	190 Murray Street Assoc	190	Murray St	No	M-1	0.897	Manufacturing	No	Moderate	P.O.D.		
COMIDA-Zweigles at 432 Verona St.	Comida - Zweigles Inc	432	Verona St	No	M-1	0.71	Distribution Facility	No	Moderate	Browns Square		
Prestigiacom Property at 648 N. Plymouth Ave	Prestigiacom, Joseph	648	N Plymouth Ave	No	M-1	0.048	Vacant Commercial	No	Low	Browns Square		
The Upton Cold Storage	Saucke, Bros Construction	-4	Cliff St	No	C-2	2.073	Distribution Facility	No	Moderate	Edgerton		
Instantwhip Parking Lot at 89 Weicher St.	Instantwhip-Rochester	89	Weicher St	No	M-1	0.19	Parking Lot	Yes	Low	P.O.D.		
Vacant Commercial Building at 185 Murray St.	Generation, Management Of	185	Murray St	Yes	M-1	0.475	Vacant Commercial	Yes	Low	P.O.D.		
Brooks Front End & Break Service	Brooks, Front End	384	Orchard St	No	M-1	0.74	Auto Dealer	No	Moderate	JOSANA		
Saucke Bros. Construction Parking Lot at 194 S	Saucke Bros Construction	194	Smith St	No	CCD	0.134	Parking Lot	Yes	Low	Edgerton		
Mccoy Enterprises Property 244 Lyell Ave.	Mccoy Enterprises Inc	244	Lyell Ave	No	C-2	0.091	Detached Row Building	No	Moderate	Edgerton		
First Rate Collision	Viele, Clark A	-2	Frankfort St	No	R-1	0.152	Distribution Facility	No	Moderate	Browns Square		
Loewke Park	190 Murray St Assoc	485	Lyell Ave	No	C-1	0.23	Vacant Commercial	Yes	Low	P.O.D.		
RVA	A & F Of Rochester Inc	575	Lyell Ave	No	C-3	0.693	Vacant Commercial	Yes	Moderate	P.O.D.		
Polo's Mini Mart & Deli	Mohamed, Nasr S	243	Lyell Ave	No	C-2	0.136	Mini Mart Gas and Snacks	No	Moderate	Browns Square		
Formal Auto Detailing	Child, Street Properties	529	Child St	No	M-1	1.379	Auto Body/Tire Shop	No	Moderate	P.O.D.		
Campus Crafts, Inc	Weinrieb Kathleen E	160	Murray St	No	M-1	0.237	Manufacturing	No	Moderate	P.O.D.		
Outdoor Power Equip Center Jackson Saw & K	Jackson Saw & Knife Co	104	Frankfort St	No	CCD	0.076	Distribution Facility	No	Moderate	Browns Square		
Cira Bros. Auto	Cira, Anthony J	349	Orchard St	No	M-1	0.166	Auto Body/Tire Shop	No	Moderate	JOSANA		
Wrh Associates Property at 135 Murray St.	Wrh Associates Llc	135	Murray St	No	M-1	0.66	Distribution Facility	No	High	P.O.D.		
Aa Auto/Tire Shop at 417 State St.	Aa	417	State St	No	CCD	0.248	Auto Body/Tire Shop	No	Moderate	Browns Square		
Brooks Front End	Brooks, Front End	392	Orchard St	No	M-1	0.092	Parking Lot	Yes	Low	JOSANA		
Lewis Service Station at 386 Lyell Ave.	Lewis Ann C	386	Lyell Ave	No	C-2	0.099	Service or Gas Station	No	High	Lyell-Otis		
Santa Motors Inc. at 21 Lyell Ave.	Santacroce, Joseph/marry F	21	Lyell Ave	No	C-2	0.086	Auto Body/Tire Shop	No	Moderate	Browns Square		
Emerson Express	545 Lyell Ave Inc	545	Lyell Ave	No	M-1	3.837	Trucking Terminal	No	High	P.O.D.		
Parking Lot at 286 Lyell Ave.	280 Lyell Ave Inc	286	Lyell Ave	No	M-1	0.259	Parking Lot	Yes	Low	Edgerton		
Vacant Land at 193 Smith St.	City Of Rochester	193	Smith St	Yes	CCD	0.362	Vacant Industrial Land	Yes	Low	Browns Square		
RES Exhibit Services	Leonardo, Vincent L/marry	580	Child St	No	M-1	0.309	Distribution Facility	No	Moderate	JOSANA		
APlus - Sunoco	Stop-N-Go Foods Inc	1140	Lyell Ave	No	C-2	0.337	Mini Mart Gas and Snacks	No	High	Lyell-Otis		
Flower City Towing	Di Battisto, Joseph C	70	Cliff St	No	C-2	0.643	Distribution Facility	No	Low	Edgerton		
Northeastern Conference of Seventh-Day Adver	Northeastern Conference	556	Lyell Ave	No	C-2	0.517	Distribution Facility	No	Moderate	Lyell-Otis		

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY		ZONING	ACRES	SITE USE	STATUS	VACANT OR PARKING LOT	ENV RANKING	COMMUNITY GROUP
				Owned								
Zweigles	Comida - Zweigles Inc	651	N Plymouth Ave	No		M-1	1.74	Manufacturing		No	Moderate	Browns Square
Novalis Company General & Mechanical Contr	Lancaster Roger O	405	Lyell Ave	No		M-1	0.319	Manufacturing		No	Moderate	JOSANA
Dougherty Parking lot at 31-43 Lake Ave.	Dougherty, George III	-2	Lake Ave	No		C-2	0.115	Parking Lot		Yes	Low	Edgerton
World Class Auto	Speciale, Michael	40	Lake Ave	No		C-2	0.111	Auto Dealer		No	Moderate	Edgerton
Kane Property at 287 Lyell Ave.	Kane, Frederick J	287	Lyell Ave	No		C-2	0.088	Auto Dealer		No	Moderate	Browns Square
Kane Property at 285 Lyell Ave.	Kane, Frederick J	285	Lyell Ave	No		C-2	0.176	Parking Lot		Yes	Low	Browns Square
Parking lot at 205 Smith St.	Tamoutselis, Damianos	205	Smith St	No		CCD	0.1	Parking Lot		Yes	Low	Browns Square
Best Auto Repair	Byun, Chong Hun	1109	Lyell Ave	No		C-2	0.273	Auto Body/Tire Shop		No	Moderate	P.O.D.
Micro Era Printers	Coccia Bruno	304	Whitney St	No		M-1	0.684	Manufacturing		No	Moderate	JOSANA
Harmco Construction Safety Specialists	H & A Realty	-10	State St	No		CCD	0.48	Distribution Facility		No	Moderate	Browns Square
Riverside Automation	507 Hague St Llc	507	Hague St	Yes		M-1	1.921	Distribution Facility		No	Low	P.O.D.
Saucke Bros Construction Parking Lot	Saucke Bros Construction	186	Smith St	No		CCD	0.058	Parking Lot		Yes	Low	Edgerton
Ultra Stone Inc.	Vms Holdings Inc	14	Mart Pl	No		M-1	0.662	Distribution Facility		No	Moderate	P.O.D.
Former Auto Center at 935 W Broad St.	City Of Rochester	935	W Broad St	Yes		M-1	0.54	Vacant Industrial Land		Yes	High	JOSANA
Win Fa Markey	Win Fa Market Inc	-8	Lake Ave	No		CCD	0.451	Mini Mart Gas and Snacks		No	Low	Edgerton
City of Rochester Lot at 337-339 Orchard St.	City Of Rochester	-2	Orchard St	Yes		R-1	0.085	Vacant Commercial		Yes	Low	JOSANA
Pro Group	81 Lake Ave Realty Llc	-18	Lake Ave	No		C-2	0.49	Auto Dealer		No	Moderate	Edgerton
Vacant Commercial Building at 1030 Jay St.	City Of Rochester	1030	Jay St	Yes		M-1	1.23	Vacant Commercial		Yes	Low	P.O.D.
AAA Welding - Fabrication/AAA Machine Inc.	1085 Lyell Ave Llc	1085	Lyell Ave	No		M-1	1.423	Manufacturing		No	Moderate	P.O.D.
Wrh Parking Lot at 95 Weicher St.	Wrh Associates Llc	95	Weicher St	No		M-1	0.332	Parking Lot		Yes	Low	P.O.D.
Saucke Bros Construction Parking Lot at 190 S	Saucke Bros Construction	190	Smith St	No		CCD	0.155	Parking Lot		Yes	Low	Edgerton
WGM Auto Repair	Dougherty, George III	-2	Lake Ave	No		C-2	0	Auto Body/Tire Shop		No	Moderate	Edgerton
Woerner Industries Inc	Jay Hague Properties Llc	485	Hague St	No		M-1	1.092	Manufacturing		No	Moderate	P.O.D.
H&S Motors Used Cars	Coates, Harry C	377	Whitney St	No		M-1	0.134	Auto Body/Tire Shop		No	Moderate	JOSANA
Glenwood Sales Electronics	Fegadel, Ann J	592	Hague St	No		M-1	0	Distribution Facility		No	Low	P.O.D.
VJ Stanley	Stanley, Vincent J	35	Ambrose St	No		C-2	1.131	Distribution Facility		No	Moderate	Edgerton
Taylorreel Corp	Wrh Associates Llc	-20	Murray St	No		M-1	1.359	Manufacturing		No	Moderate	P.O.D.
Zaris Auto	Prestigiacomio, Joseph	-12	N Plymouth Ave	No		C-2	0.228	Auto Body/Tire Shop		No	Moderate	Browns Square
Chris Auto Used Cars	Mazzara, Peter Joseph	226	Lyell Ave	No		C-2	0.125	Auto Body/Tire Shop		No	Moderate	Edgerton
Bonavia	10 White Street Llc	10	White St	No		C-2	1.321	Manufacturing		No	Moderate	Edgerton
Prestigiacomio Property at 658 N. Plymouth Av	Prestigiacomio, Joseph	658	N Plymouth Ave	No		M-1	0.057	Vacant Commercial		Yes	Low	Browns Square
Aladdin Auto & Tire Sales	Loverde, Frank	-2	Lyell Ave	No		M-1	0.213	Auto Body/Tire Shop		No	Moderate	JOSANA
Saucke Bros Construction at 32 Cliff St.	Saucke, Bros Construction	32	Cliff St	No		CCD	0.066	One Occupant Sm Structure		No	Low	Edgerton
M&D Auto Repair	Kingston, Robert	436	Lyell Ave	No		C-2	0.161	Auto Body/Tire Shop		No	Moderate	Lyell-Otis
Sanrocco Auto/Tire Shop at 31 Lake Ave.	Sanrocco, Fernando A	31	Lake Ave	No		C-2	0.111	Auto Body/Tire Shop		No	Moderate	Edgerton
Sherman Automotives	Nikel Properties Inc	361	Lyell Ave	No		M-1	0.606	Auto Body/Tire Shop		No	Moderate	JOSANA
Open Lot	Coates, Harry II	371	Whitney St	No		M-1	0.137	Vacant Commercial		Yes	Low	JOSANA
Palumbo Property at 15 Brayer St.	Palumbo, Lorie	15	Brayer St	No		R-1	0.095	Distribution Facility		No	Moderate	P.O.D.
Santa Motors Property at 95-97 Frankfort St.	Santa Motors Inc	-2	Frankfort St	No		R-1	0.152	Manufacturing		No	Moderate	Browns Square
NIC Auto Sales Building	Clyde Development Corp	-4	Orchard St	No		M-1	0.067	Auto Body/Tire Shop		No	Moderate	JOSANA
AC Delco Michael's Automotive Tech Service	Lanzillo, Michael	453	State St	No		CCD	0.248	Auto Body/Tire Shop		No	Moderate	Browns Square
Lory's Place New & Used Furniture	Palumbo Philip C	-4	Lyell Ave	No		M-1	0.227	Manufacturing		No	Moderate	JOSANA
Luis Auto Sales	Delgado, Pedro	479	Lyell Ave	No		C-1	0.179	Auto Dealer		No	Moderate	P.O.D.
Kalor Property at 203 Murray St.	Kalor Inc	203	Murray St	No		R-2	0	Vacant Commercial		Yes	Low	P.O.D.
Pete's Auto Sales	Disanferdinando, John	990	Lyell Ave	No		C-2	0.448	Auto Dealer		No	Moderate	Lyell-Otis
Car-Co Properties Parking Lot at 5 Amber Pl.	Car-Co Properties Llc	5	Amber Pl	No		M-1	1.182	Parking Lot		Yes	Low	Browns Square

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY	ZONING	ACRES	SITE USE	VACANT OR	ENV	COMMUNITY
				Owned			STATUS	PARKING LOT	RANKING	GROUP
C & J Motors	Lipani, John L	1127	Lyell Ave	No	C-2	0.165	Auto Body/Tire Shop	No	Moderate	P.O.D.
Jack Loren's Auto Painting	Martorana, Jack J	39	Lyell Ave	No	C-2	0.258	Auto Body/Tire Shop	No	Moderate	Browns Square
Vacant Lot at 423 Lyell Ave.	City Of Rochester	423	Lyell Ave	Yes	C-2	0.101	Vacant Commercial	Yes	Low	JOSANA
Lou Fico's Repair and Refinish Collision	Rochester Supply Llc	-10	State St	No	CCD	1.034	Auto Body/Tire Shop	No	Moderate	Browns Square
Rochester Steel & Surplus Outlet Center	Lyell-Mt Read Shopping	1029	Lyell Ave	No	M-1	3.375	Manufacturing	No	Moderate	P.O.D.
Sterling Property at 574 Oak St.	Sterling, Paul	574	Oak St	No	M-1	0.048	Distribution Facility	No	Moderate	Browns Square
Terrance Gregory Collision & Auto Dealer	Santonastaso, Luigi	513	Lyell Ave	No	C-1	0.226	Auto Dealer	No	Moderate	P.O.D.
Austin Property at 65 Weicher St.	Austin Family Llc	65	Weicher St	No	M-1	0.483	Manufacturing	No	Moderate	P.O.D.
VJ Stanley	Stanley, Vincent	9	White St	No	C-2	0.329	Distribution Facility	No	Moderate	Edgerton
R & R Auto Sales	Saucke Bros Construction	184	Smith St	No	CCD	0.176	Auto Dealer	No	Moderate	Edgerton
Blue Chip Auto Sales	Latragna, Carol	592	Lyell Ave	No	C-2	0.35	Auto Body/Tire Shop	No	Moderate	Lyell-Otis
Valero Gas Station	Yasin, Muayad	570	Lyell Ave	No	C-2	0.23	Mini Mart Gas and Snacks	No	Moderate	Lyell-Otis
Instant Whip	Instantwhiip-Rochester	50	Weicher St	No	M-1	0.409	Cold Storage Facility	No	Moderate	P.O.D.
Parking Lot at 350 Orchard St.	City Of Rochester	350	Orchard St	Yes	M-1	0.768	Parking Lot	Yes	Low	JOSANA
Scientific Radio Systems	367 Orchard Llc	367	Orchard St	No	M-1	2	Manufacturing	No	Moderate	JOSANA
BEEBEE Station	Roch Gas & Electric Corp	100	Falls St	No	CCD	6	Public Utility Vacant Land	No	High	Browns Square
Monroe Muffler	Cole Muffler Realty Llc	17	Lake Ave	No	CCD	0.319	Service or Gas Station	No	Moderate	Edgerton
RG&E Electric Distribution No.47	Roch Gas & Electric Corp	584	Lyell Ave	No	C-2	0	Electric Transmission	No	Moderate	Lyell-Otis
Ahumada Property at 40 Jay St.	Ahumada Julio M	40	Jay St	No	CCD	0.259	Manufacturing	No	Moderate	Browns Square
Former Buckmans Carwash/RVA Trucking	A & F Of Rochester Inc	585	Lyell Ave	No	C-3	0.823	Automatic Car Wash	No	Moderate	P.O.D.
Rochester Welding Supply Corp.	R & B Development Lp	-22	State St	No	CCD	0.626	Distribution Facility	No	Moderate	Browns Square
Pallet Express	Pallett Express	1069	Lyell Ave	No	M-1	2.885	Manufacturing	No	Moderate	P.O.D.
Advanced Auto Sales & Charles Joseph Primav	Investco Inc	-6	Lyell Ave	No	C-2	0.221	Auto Dealer	No	Moderate	Browns Square
Luke Realty Property at 260-262 Lyell Ave.	Luke Realty Llc	-2	Lyell Ave	No	C-2	0.128	Detached Row Building	No	Moderate	Edgerton
TMI Group	Church Of Christ On Westsid	465	Lyell Ave	No	C-1	0.548	Manufacturing	No	Moderate	P.O.D.
Palumbo Property at 23 Brayer St.	Palumbo, Lorie	23	Brayer St	No	R-1	0.097	Distribution Facility	No	Moderate	P.O.D.

Appendix B
Site Profile Forms

This appendix contains a copy of the 161 Site Profile Forms that were generated for each Key Brownfield Site where a curb side assessment was performed. These forms represent a combination of visual observations, researched information and obtained data sourced from City, photographic, Geographic Information System (GIS) and document databases.

The process to create the forms included:

- Review of readily environmental databases consistent with criteria listed in the current U.S. EPA criteria for All Appropriate Inquiry (AAI) and the ASTM 1527-05 Standard for Phase I Environmental Site Assessments.
- Visual inspection of each site from the road curb.
- Digital photo collection of each property.
- Recording data on the Site Profile Form.

The forms provide a wide range of information specifically designed for the City of Rochester's use to look at trending and prioritize clusters of concern. Included in each form:

1. Property Location and address.
2. Owner of record.
3. Applicable Neighborhood Group Association.
4. Publicly or Privately Owned.
5. Size.
6. Potential Foreclosure status.
7. Existing Structures.
8. Potential for demolition (site is condemned by the City).
9. Zoning.
10. Zone/District Status:
 - a. NYS Empire Zone.
 - b. NYS Environmental Zone.
 - c. Urban Renewal Area.
 - d. Federal Enterprise Business.
 - e. Business Improvement District.
 - f. Special Assessment District.
 - g. Location in a Historic District.
 - h. Environmental History
 - i. Community and Environmental Ranking

Concurrent with the data collection, a Geographical Information System (GIS) Tool was created to use the data collected during this study and apply spatially to the BOA.

This custom application runs within ESRI's ArcGIS Desktop software. By developing an

application that runs directly within the ArcGIS environment, the City is able to take full advantage of all a GIS has to offer without the limitations of other applications. One of these advantages is the ability to leverage existing GIS datasets that are maintained by the City to populate numerous fields of interest for Brownfield Sites.

An additional advantage to collecting the attribute information for this BOA in a GIS is the ability to portray that information spatially. Being able to portray the information spatially can often allow end users to see patterns in the data that would otherwise not be found.

The tool was also developed to link the digital images collected to the corresponding database of information and the Site Profile Forms.

Reporting can be done in PDF format (or similar) on an individual site within the BOA formatted to meet the needs of City staff. This tool is also valuable in helping to generate reports on summary statistics for a site or group of sites.

Appendix A

LYELL AVENUE BROWNFIELD OPPORTUNITY AREA
KEY BROWNFIELD PROPERTIES

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY		SITE USE		VACANT OR		ENV	COMMUNITY
				Owned	ZONING	ACRES	STATUS	PARKING LOT	RANKING	GROUP	
NIK Auto Sales	Clyde Development Corp	997	W Broad St	No	M-1	0.074	Parking Lot	Yes	Low		JOSANA
Former Tent City Outlet	280 Lyell Ave Inc	280	Lyell Ave	No	M-1	0.96	Distribution Facility	No	Moderate		Edgerton
Vacant Lot at 52 Falls St.	52-96 Falls Street Inc	52	Falls St	No	CCD	0.383	Vacant Industrial Land	Yes	Low		Browns Square
Lyell Business Center	Lyell-Mt Read Shopping	961	Lyell Ave	No	M-1	9.889	Manufacturing	No	Moderate		P.O.D.
Palumbo Property at 19 Brayer St.	Palumbo, Lorie	19	Brayer St	No	R-1	0	Distribution Facility	No	Moderate		P.O.D.
Buy Right Motors	Soucie, Angela	-4	Lyell Ave	No	C-2	0.137	Auto Body/Tire Shop	No	Moderate		Browns Square
Gigs Detailing and Trim	Gignac, Dana	-6	Lyell Ave	No	C-2	0.232	Auto Body/Tire Shop	No	Moderate		Browns Square
Faro Industries	Matteo Realty Llc	-10	Lyell Ave	No	M-1	2.044	Manufacturing	No	Moderate		Lyell-Otis
Santa Motors Property at 99 Frankfort St.	Santa Motors Inc	99	Frankfort St	No	R-1	0.076	Vacant Industrial Land	Yes	Low		Browns Square
Jay Hague Property	Jay Hague Properties Llc	471	Hague St	No	M-1	0.524	Manufacturing	No	Moderate		P.O.D.
Former JP Mead facility	1037 Jay Street Inc	1037	Jay St	Yes	M-1	3.467	Vacant Commercial	Yes	Moderate		P.O.D.
Santacroce Property	Santacroce, Joseph/marry F	17	Lyell Ave	No	CCD	0.078	Parking Lot	Yes	Low		Browns Square
Sunoco at 98 Lyell Ave.	Lyell, Plymouth Service	98	Lyell Ave	No	C-2	0.133	Service or Gas Station	No	Moderate		Edgerton
Vacant House at 210 Smith St.	Bbr, Development	210	Smith St	No	CCD	0.254	One Occupant Sm Structure	No	Low		Edgerton
Former Rail Line at Oak St.	Rochester, Rhinos Stadium	559	Oak St	No	M-1	0.86	Vacant Industrial Land	Yes	Low		Browns Square
Osborne Property at 24 Cliff St.	Osborne, Kenton/gillian	24	Cliff St	No	C-2	0.158	One Occupant Sm Structure	Yes	Low		Edgerton
Regent Paper Co.	Greenspan, Joshua	391	Lyell Ave	No	M-1	0.386	Detached Row Building	No	Moderate		JOSANA
West Side Automotive	Lotta, Richard	365	Whitney St	No	M-1	0.141	Auto Body/Tire Shop	No	Moderate		JOSANA
L & R Enterprises Parking Lot at 55 Weicher St	L & R Enterprises Of	55	Weicher St	No	M-1	0.193	Parking Lot	Yes	Low		P.O.D.
Vacant Hull Property at 15 Lyell Ave.	Hull, Mark	15	Lyell Ave	No	CCD	0	Vacant Commercial	Yes	Low		Browns Square
Vacant Car-Co Property at 251-253 Lyell Ave.	Car-Co Properties Llc	-2	Lyell Ave	No	C-2	0.108	Vacant Commercial	Yes	Low		Browns Square
Bell Parking Lot at 108 Lyell Ave.	Bell, Mark	108	Lyell Ave	No	C-2	0.08	Parking Lot	Yes	Low		Edgerton
Syracuse Collision	Syracuse, John J Jr.	-4	Smith St	No	M-1	0.103	Auto Body/Tire Shop	No	Moderate		Browns Square
Casey's Auto/Allen Auto Sales	Washington, Joseph	484	Lyell Ave	No	C-1	0.152	Auto Dealer	No	Moderate		Lyell-Otis
World Class Auto	Speciale, Michael	40	Lake Ave	No	C-2	0.249	Auto Dealer	No	Moderate		Edgerton
DiBattisto Property at 88 Cliff St.	Di Battisto, Joseph C	88	Cliff St	No	C-2	0.355	Distribution Facility	No	Low		Edgerton
Sullivan Property at 255 Lyell Ave.	Sullivan, Kevin M	255	Lyell Ave	No	C-2	0.108	Distribution Facility	No	Moderate		Browns Square
Riverside Automation	Christopher, John A	1040	Jay St	No	M-1	1.132	Distribution Facility	No	Moderate		P.O.D.
UHAUL	Amerco, Real Estate	76	Spencer St	No	C-2	0.344	Unknown	No	Moderate		Edgerton
Former Sykes Datatronics	Ray, Mar Associates	415	Orchard St	No	M-1	1.2	Office Building	No	High		JOSANA
DiPaolo Baking Co	Dipaolo Baking Co Inc	-18	N Plymouth Ave	No	M-1	0.83	Manufacturing	No	Moderate		Browns Square
Former City Incinerator	52-96 Falls St Inc	96	Falls St	No	CCD	2.808	Distribution Facility	No	High		Browns Square
406-410 Lyell Ave. Vacant Property	City Of Rochester	-4	Lyell Ave	Yes	C-2	0.505	Vacant Commercial	Yes	Low		Lyell-Otis
310 Lyell Ave. Vacant Property	City Of Rochester	310	Lyell Ave	Yes	M-1	1.235	Vacant Commercial	Yes	Low		Edgerton
General Supply Co. Inc.	366 Lyell Avenue Inc	-8	Lyell Ave	No	C-2	0.361	Distribution Facility	No	Moderate		Lyell-Otis
VJ Stanley Training Center	Stanley, Vincent J	58	Lake Ave	No	C-2	0.239	Office Building	No	Low		Edgerton
Center for Disability	Center For Disability	90	Frankfort St	No	CCD	0.26	Vacant Commercial	Yes	Low		Browns Square
406 Orchard St. Property	City Of Rochester	406	Orchard St	Yes	M-1	0.8	Vacant Commercial	Yes	Low		JOSANA
Oasis Auto Sales & Repairs	Siracuse, Joseph M	-2	Lyell Ave	No	C-2	0.248	Auto Body/Tire Shop	No	Moderate		Browns Square
Coco Property at 429 State Street	Coco Joseph	429	State St	No	CCD	0.324	Manufacturing	No	Moderate		Browns Square
Charles Motors Used Cars	Macaluso, Charles L	586	Lyell Ave	No	C-2	0.345	Auto Dealer	No	Moderate		Lyell-Otis
Tamoutselis Property at 219 Smith St.	Tamoutselis, Damianos	219	Smith St	No	CCD	0.104	Unknown	No	Moderate		Browns Square
GJV Enterprises Inc - Custom Metalworks	Generation Mgt Of Rochester	201	Murray St	No	M-1	0	Manufacturing	No	Moderate		P.O.D.

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY		ZONING	ACRES	SITE USE	STATUS	VACANT OR		ENV	COMMUNITY
				Owned						PARKING	LOT		
One-Moore Place	Lyell-Mt Read Shopping	601	Hague St	No		M-1	8.421	Manufacturing		No		Low	P.O.D.
Coyle Property at 618 N. Plymouth Ave.	Coyle, Eileen	618	N Plymouth Ave	No		M-1	0.078	Auto Body/Tire Shop		No		Moderate	Browns Square
370 Orchard St. Property	City Of Rochester	370	Orchard St	Yes		M-1	0.63	Parking Lot		Yes		Low	JOSANA
Clyde Development Orchard St. Parking Lot	Clyde Development Corp	426	Orchard St	No		M-1	0.049	Parking Lot		No		Low	JOSANA
Church at 299 Whitney St.	The Divine Holy Ghost	299	Whitney St	No		M-1	0.11	Unknown		No		Moderate	JOSANA
Former Kleen Brite Property	Flex-Tech Industrial Park	601	Oak St	No		M-1	4.11	Manufacturing		No		High	Browns Square
ROCON	L & R Enterprises Of	-10	Weicher St	No		M-1	1.296	Manufacturing		No		Moderate	P.O.D.
S.S.S. AutoSales & Services	Tate, Sammie L	-6	Child St	No		R-2	0.153	Auto Body/Tire Shop		No		Moderate	P.O.D.
Hands Helping Hands	Coccia, Bruno J	367	Lyell Ave	No		M-1	0.323	Vacant Commercial		No		Moderate	JOSANA
Former Delco Plant	City of Rochester	354	Whitney St	Yes		M-1	4	Distribution Facility		No		High	JOSANA
Turner Bellows	Child, Street Properties	526	Child St	No		M-1	3.13	Distribution Facility		No		Moderate	JOSANA
Expression Motor Cars	Loria, Sam	-6	Lyell Ave	No		C-2	0.335	Auto Dealer		No		Low	Browns Square
S&S Mini Mart	Al-Salahi, Saeed Muthana	-4	Lyell Ave	No		C-2	0.114	Mini Mart Gas and Snacks		No		Moderate	Browns Square
Schiavone Property at 519 Lyell Ave.	Schiavone, Development Llc	-0.5	Lyell Ave	No		R-2	0.11	Attached Row Building		No		Moderate	P.O.D.
Osborne Property at 20 Cliff St.	Osborne, Kenton/gillian	20	Cliff St	No		C-2	0.116	Vacant Commercial		Yes		Low	Edgerton
P & P Property at 24 Spencer St.	P & P Properties Inc	24	Spencer St	No		C-2	2.09	Distribution Facility		No		High	Edgerton
A & F Property at 581 Spencer St.	A & F Of Rochester Inc	581	Lyell Ave	No		C-3	2.044	Auto Body/Tire Shop		No		Moderate	P.O.D.
C&D Industries of Rochester Inc.	190 Murray Street Assoc	190	Murray St	No		M-1	0.897	Manufacturing		No		Moderate	P.O.D.
COMIDA-Zweigles at 432 Verona St.	Comida - Zweigles Inc	432	Verona St	No		M-1	0.71	Distribution Facility		No		Moderate	Browns Square
Prestigiacom Property at 648 N. Plymouth Ave	Prestigiacom, Joseph	648	N Plymouth Ave	No		M-1	0.048	Vacant Commercial		No		Low	Browns Square
The Upton Cold Storage	Saucke, Bros Construction	-4	Cliff St	No		C-2	2.073	Distribution Facility		No		Moderate	Edgerton
Instantwhip Parking Lot at 89 Weicher St.	Instantwhip-Rochester	89	Weicher St	No		M-1	0.19	Parking Lot		Yes		Low	P.O.D.
Vacant Commercial Building at 185 Murray St.	Generation, Management Of	185	Murray St	Yes		M-1	0.475	Vacant Commercial		Yes		Low	P.O.D.
Brooks Front End & Break Service	Brooks, Front End	384	Orchard St	No		M-1	0.74	Auto Dealer		No		Moderate	JOSANA
Saucke Bros. Construction Parking Lot at 194 S	Saucke Bros Construction	194	Smith St	No		CCD	0.134	Parking Lot		Yes		Low	Edgerton
Mccoy Enterprises Property 244 Lyell Ave.	Mccoy Enterprises Inc	244	Lyell Ave	No		C-2	0.091	Detached Row Building		No		Moderate	Edgerton
First Rate Collision	Viele, Clark A	-2	Frankfort St	No		R-1	0.152	Distribution Facility		No		Moderate	Browns Square
Loewke Park	190 Murray St Assoc	485	Lyell Ave	No		C-1	0.23	Vacant Commercial		Yes		Low	P.O.D.
RVA	A & F Of Rochester Inc	575	Lyell Ave	No		C-3	0.693	Vacant Commercial		Yes		Moderate	P.O.D.
Polo's Mini Mart & Deli	Mohamed, Nasr S	243	Lyell Ave	No		C-2	0.136	Mini Mart Gas and Snacks		No		Moderate	Browns Square
Formal Auto Detailing	Child, Street Properties	529	Child St	No		M-1	1.379	Auto Body/Tire Shop		No		Moderate	P.O.D.
Campus Crafts, Inc	Weinrieb Kathleen E	160	Murray St	No		M-1	0.237	Manufacturing		No		Moderate	P.O.D.
Outdoor Power Equip Center Jackson Saw & K	Jackson Saw & Knife Co	104	Frankfort St	No		CCD	0.076	Distribution Facility		No		Moderate	Browns Square
Cira Bros. Auto	Cira, Anthony J	349	Orchard St	No		M-1	0.166	Auto Body/Tire Shop		No		Moderate	JOSANA
Wrh Associates Property at 135 Murray St.	Wrh Associates Llc	135	Murray St	No		M-1	0.66	Distribution Facility		No		High	P.O.D.
Aa Auto/Tire Shop at 417 State St.	Aa	417	State St	No		CCD	0.248	Auto Body/Tire Shop		No		Moderate	Browns Square
Brooks Front End	Brooks, Front End	392	Orchard St	No		M-1	0.092	Parking Lot		Yes		Low	JOSANA
Lewis Service Station at 386 Lyell Ave.	Lewis Ann C	386	Lyell Ave	No		C-2	0.099	Service or Gas Station		No		High	Lyell-Otis
Santa Motors Inc. at 21 Lyell Ave.	Santacroce, Joseph/marry F	21	Lyell Ave	No		C-2	0.086	Auto Body/Tire Shop		No		Moderate	Browns Square
Emerson Express	545 Lyell Ave Inc	545	Lyell Ave	No		M-1	3.837	Trucking Terminal		No		High	P.O.D.
Parking Lot at 286 Lyell Ave.	280 Lyell Ave Inc	286	Lyell Ave	No		M-1	0.259	Parking Lot		Yes		Low	Edgerton
Vacant Land at 193 Smith St.	City Of Rochester	193	Smith St	Yes		CCD	0.362	Vacant Industrial Land		Yes		Low	Browns Square
RES Exhibit Services	Leonardo, Vincent L/marry	580	Child St	No		M-1	0.309	Distribution Facility		No		Moderate	JOSANA
APlus - Sunoco	Stop-N-Go Foods Inc	1140	Lyell Ave	No		C-2	0.337	Mini Mart Gas and Snacks		No		High	Lyell-Otis
Flower City Towing	Di Battisto, Joseph C	70	Cliff St	No		C-2	0.643	Distribution Facility		No		Low	Edgerton
Northeastern Conference of Seventh-Day Adver	Northeastern Conference	556	Lyell Ave	No		C-2	0.517	Distribution Facility		No		Moderate	Lyell-Otis

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY		ZONING	ACRES	SITE USE	STATUS	VACANT OR PARKING LOT	ENV RANKING	COMMUNITY GROUP
				Owned								
Zweigles	Comida - Zweigles Inc	651	N Plymouth Ave	No		M-1	1.74	Manufacturing		No	Moderate	Browns Square
Novalis Company General & Mechanical Contr	Lancaster Roger O	405	Lyell Ave	No		M-1	0.319	Manufacturing		No	Moderate	JOSANA
Dougherty Parking lot at 31-43 Lake Ave.	Dougherty, George III	-2	Lake Ave	No		C-2	0.115	Parking Lot		Yes	Low	Edgerton
World Class Auto	Speciale, Michael	40	Lake Ave	No		C-2	0.111	Auto Dealer		No	Moderate	Edgerton
Kane Property at 287 Lyell Ave.	Kane, Frederick J	287	Lyell Ave	No		C-2	0.088	Auto Dealer		No	Moderate	Browns Square
Kane Property at 285 Lyell Ave.	Kane, Frederick J	285	Lyell Ave	No		C-2	0.176	Parking Lot		Yes	Low	Browns Square
Parking lot at 205 Smith St.	Tamoutselis, Damianos	205	Smith St	No		CCD	0.1	Parking Lot		Yes	Low	Browns Square
Best Auto Repair	Byun, Chong Hun	1109	Lyell Ave	No		C-2	0.273	Auto Body/Tire Shop		No	Moderate	P.O.D.
Micro Era Printers	Coccia Bruno	304	Whitney St	No		M-1	0.684	Manufacturing		No	Moderate	JOSANA
Harmco Construction Safety Specialists	H & A Realty	-10	State St	No		CCD	0.48	Distribution Facility		No	Moderate	Browns Square
Riverside Automation	507 Hague St Llc	507	Hague St	Yes		M-1	1.921	Distribution Facility		No	Low	P.O.D.
Saucke Bros Construction Parking Lot	Saucke Bros Construction	186	Smith St	No		CCD	0.058	Parking Lot		Yes	Low	Edgerton
Ultra Stone Inc.	Vms Holdings Inc	14	Mart Pl	No		M-1	0.662	Distribution Facility		No	Moderate	P.O.D.
Former Auto Center at 935 W Broad St.	City Of Rochester	935	W Broad St	Yes		M-1	0.54	Vacant Industrial Land		Yes	High	JOSANA
Win Fa Markey	Win Fa Market Inc	-8	Lake Ave	No		CCD	0.451	Mini Mart Gas and Snacks		No	Low	Edgerton
City of Rochester Lot at 337-339 Orchard St.	City Of Rochester	-2	Orchard St	Yes		R-1	0.085	Vacant Commercial		Yes	Low	JOSANA
Pro Group	81 Lake Ave Realty Llc	-18	Lake Ave	No		C-2	0.49	Auto Dealer		No	Moderate	Edgerton
Vacant Commercial Building at 1030 Jay St.	City Of Rochester	1030	Jay St	Yes		M-1	1.23	Vacant Commercial		Yes	Low	P.O.D.
AAA Welding - Fabrication/AAA Machine Inc.	1085 Lyell Ave Llc	1085	Lyell Ave	No		M-1	1.423	Manufacturing		No	Moderate	P.O.D.
Wrh Parking Lot at 95 Weicher St.	Wrh Associates Llc	95	Weicher St	No		M-1	0.332	Parking Lot		Yes	Low	P.O.D.
Saucke Bros Construction Parking Lot at 190 S	Saucke Bros Construction	190	Smith St	No		CCD	0.155	Parking Lot		Yes	Low	Edgerton
WGM Auto Repair	Dougherty, George III	-2	Lake Ave	No		C-2	0	Auto Body/Tire Shop		No	Moderate	Edgerton
Woerner Industries Inc	Jay Hague Properties Llc	485	Hague St	No		M-1	1.092	Manufacturing		No	Moderate	P.O.D.
H&S Motors Used Cars	Coates, Harry C	377	Whitney St	No		M-1	0.134	Auto Body/Tire Shop		No	Moderate	JOSANA
Glenwood Sales Electronics	Fegadel, Ann J	592	Hague St	No		M-1	0	Distribution Facility		No	Low	P.O.D.
VJ Stanley	Stanley, Vincent J	35	Ambrose St	No		C-2	1.131	Distribution Facility		No	Moderate	Edgerton
Taylorreel Corp	Wrh Associates Llc	-20	Murray St	No		M-1	1.359	Manufacturing		No	Moderate	P.O.D.
Zaris Auto	Prestigiacomio, Joseph	-12	N Plymouth Ave	No		C-2	0.228	Auto Body/Tire Shop		No	Moderate	Browns Square
Chris Auto Used Cars	Mazzara, Peter Joseph	226	Lyell Ave	No		C-2	0.125	Auto Body/Tire Shop		No	Moderate	Edgerton
Bonavia	10 White Street Llc	10	White St	No		C-2	1.321	Manufacturing		No	Moderate	Edgerton
Prestigiacomio Property at 658 N. Plymouth Av	Prestigiacomio, Joseph	658	N Plymouth Ave	No		M-1	0.057	Vacant Commercial		Yes	Low	Browns Square
Aladdin Auto & Tire Sales	Loverde, Frank	-2	Lyell Ave	No		M-1	0.213	Auto Body/Tire Shop		No	Moderate	JOSANA
Saucke Bros Construction at 32 Cliff St.	Saucke, Bros Construction	32	Cliff St	No		CCD	0.066	One Occupant Sm Structure		No	Low	Edgerton
M&D Auto Repair	Kingston, Robert	436	Lyell Ave	No		C-2	0.161	Auto Body/Tire Shop		No	Moderate	Lyell-Otis
Sanrocco Auto/Tire Shop at 31 Lake Ave.	Sanrocco, Fernando A	31	Lake Ave	No		C-2	0.111	Auto Body/Tire Shop		No	Moderate	Edgerton
Sherman Automotives	Nikel Properties Inc	361	Lyell Ave	No		M-1	0.606	Auto Body/Tire Shop		No	Moderate	JOSANA
Open Lot	Coates, Harry II	371	Whitney St	No		M-1	0.137	Vacant Commercial		Yes	Low	JOSANA
Palumbo Property at 15 Brayer St.	Palumbo, Lorie	15	Brayer St	No		R-1	0.095	Distribution Facility		No	Moderate	P.O.D.
Santa Motors Property at 95-97 Frankfort St.	Santa Motors Inc	-2	Frankfort St	No		R-1	0.152	Manufacturing		No	Moderate	Browns Square
NIC Auto Sales Building	Clyde Development Corp	-4	Orchard St	No		M-1	0.067	Auto Body/Tire Shop		No	Moderate	JOSANA
AC Delco Michael's Automotive Tech Service	Lanzillo, Michael	453	State St	No		CCD	0.248	Auto Body/Tire Shop		No	Moderate	Browns Square
Lory's Place New & Used Furniture	Palumbo Philip C	-4	Lyell Ave	No		M-1	0.227	Manufacturing		No	Moderate	JOSANA
Luis Auto Sales	Delgado, Pedro	479	Lyell Ave	No		C-1	0.179	Auto Dealer		No	Moderate	P.O.D.
Kalor Property at 203 Murray St.	Kalor Inc	203	Murray St	No		R-2	0	Vacant Commercial		Yes	Low	P.O.D.
Pete's Auto Sales	Disanferdinando, John	990	Lyell Ave	No		C-2	0.448	Auto Dealer		No	Moderate	Lyell-Otis
Car-Co Properties Parking Lot at 5 Amber Pl.	Car-Co Properties Llc	5	Amber Pl	No		M-1	1.182	Parking Lot		Yes	Low	Browns Square

SITE NAME	SITE OWNER	ADDRESS	STREET	PUBLICLY	ZONING	ACRES	SITE USE	VACANT OR	ENV	COMMUNITY
				Owned			STATUS	PARKING LOT	RANKING	GROUP
C & J Motors	Lipani, John L	1127	Lyell Ave	No	C-2	0.165	Auto Body/Tire Shop	No	Moderate	P.O.D.
Jack Loren's Auto Painting	Martorana, Jack J	39	Lyell Ave	No	C-2	0.258	Auto Body/Tire Shop	No	Moderate	Browns Square
Vacant Lot at 423 Lyell Ave.	City Of Rochester	423	Lyell Ave	Yes	C-2	0.101	Vacant Commercial	Yes	Low	JOSANA
Lou Fico's Repair and Refinish Collision	Rochester Supply Llc	-10	State St	No	CCD	1.034	Auto Body/Tire Shop	No	Moderate	Browns Square
Rochester Steel & Surplus Outlet Center	Lyell-Mt Read Shopping	1029	Lyell Ave	No	M-1	3.375	Manufacturing	No	Moderate	P.O.D.
Sterling Property at 574 Oak St.	Sterling, Paul	574	Oak St	No	M-1	0.048	Distribution Facility	No	Moderate	Browns Square
Terrance Gregory Collision & Auto Dealer	Santonastaso, Luigi	513	Lyell Ave	No	C-1	0.226	Auto Dealer	No	Moderate	P.O.D.
Austin Property at 65 Weicher St.	Austin Family Llc	65	Weicher St	No	M-1	0.483	Manufacturing	No	Moderate	P.O.D.
VJ Stanley	Stanley, Vincent	9	White St	No	C-2	0.329	Distribution Facility	No	Moderate	Edgerton
R & R Auto Sales	Saucke Bros Construction	184	Smith St	No	CCD	0.176	Auto Dealer	No	Moderate	Edgerton
Blue Chip Auto Sales	Latragna, Carol	592	Lyell Ave	No	C-2	0.35	Auto Body/Tire Shop	No	Moderate	Lyell-Otis
Valero Gas Station	Yasin, Muayad	570	Lyell Ave	No	C-2	0.23	Mini Mart Gas and Snacks	No	Moderate	Lyell-Otis
Instant Whip	Instantwhiip-Rochester	50	Weicher St	No	M-1	0.409	Cold Storage Facility	No	Moderate	P.O.D.
Parking Lot at 350 Orchard St.	City Of Rochester	350	Orchard St	Yes	M-1	0.768	Parking Lot	Yes	Low	JOSANA
Scientific Radio Systems	367 Orchard Llc	367	Orchard St	No	M-1	2	Manufacturing	No	Moderate	JOSANA
BEEBEE Station	Roch Gas & Electric Corp	100	Falls St	No	CCD	6	Public Utility Vacant Land	No	High	Browns Square
Monroe Muffler	Cole Muffler Realty Llc	17	Lake Ave	No	CCD	0.319	Service or Gas Station	No	Moderate	Edgerton
RG&E Electric Distribution No.47	Roch Gas & Electric Corp	584	Lyell Ave	No	C-2	0	Electric Transmission	No	Moderate	Lyell-Otis
Ahumada Property at 40 Jay St.	Ahumada Julio M	40	Jay St	No	CCD	0.259	Manufacturing	No	Moderate	Browns Square
Former Buckmans Carwash/RVA Trucking	A & F Of Rochester Inc	585	Lyell Ave	No	C-3	0.823	Automatic Car Wash	No	Moderate	P.O.D.
Rochester Welding Supply Corp.	R & B Development Lp	-22	State St	No	CCD	0.626	Distribution Facility	No	Moderate	Browns Square
Pallet Express	Pallett Express	1069	Lyell Ave	No	M-1	2.885	Manufacturing	No	Moderate	P.O.D.
Advanced Auto Sales & Charles Joseph Primav	Investco Inc	-6	Lyell Ave	No	C-2	0.221	Auto Dealer	No	Moderate	Browns Square
Luke Realty Property at 260-262 Lyell Ave.	Luke Realty Llc	-2	Lyell Ave	No	C-2	0.128	Detached Row Building	No	Moderate	Edgerton
TMI Group	Church Of Christ On Westsid	465	Lyell Ave	No	C-1	0.548	Manufacturing	No	Moderate	P.O.D.
Palumbo Property at 23 Brayer St.	Palumbo, Lorie	23	Brayer St	No	R-1	0.097	Distribution Facility	No	Moderate	P.O.D.

Appendix B
Site Profile Forms

This appendix contains a copy of the 161 Site Profile Forms that were generated for each Key Brownfield Site where a curb side assessment was performed. These forms represent a combination of visual observations, researched information and obtained data sourced from City, photographic, Geographic Information System (GIS) and document databases.

The process to create the forms included:

- Review of readily environmental databases consistent with criteria listed in the current U.S. EPA criteria for All Appropriate Inquiry (AAI) and the ASTM 1527-05 Standard for Phase I Environmental Site Assessments.
- Visual inspection of each site from the road curb.
- Digital photo collection of each property.
- Recording data on the Site Profile Form.

The forms provide a wide range of information specifically designed for the City of Rochester's use to look at trending and prioritize clusters of concern. Included in each form:

1. Property Location and address.
2. Owner of record.
3. Applicable Neighborhood Group Association.
4. Publicly or Privately Owned.
5. Size.
6. Potential Foreclosure status.
7. Existing Structures.
8. Potential for demolition (site is condemned by the City).
9. Zoning.
10. Zone/District Status:
 - a. NYS Empire Zone.
 - b. NYS Environmental Zone.
 - c. Urban Renewal Area.
 - d. Federal Enterprise Business.
 - e. Business Improvement District.
 - f. Special Assessment District.
 - g. Location in a Historic District.
 - h. Environmental History
 - i. Community and Environmental Ranking

Concurrent with the data collection, a Geographical Information System (GIS) Tool was created to use the data collected during this study and apply spatially to the BOA.

This custom application runs within ESRI's ArcGIS Desktop software. By developing an

application that runs directly within the ArcGIS environment, the City is able to take full advantage of all a GIS has to offer without the limitations of other applications. One of these advantages is the ability to leverage existing GIS datasets that are maintained by the City to populate numerous fields of interest for Brownfield Sites.

An additional advantage to collecting the attribute information for this BOA in a GIS is the ability to portray that information spatially. Being able to portray the information spatially can often allow end users to see patterns in the data that would otherwise not be found.

The tool was also developed to link the digital images collected to the corresponding database of information and the Site Profile Forms.

Reporting can be done in PDF format (or similar) on an individual site within the BOA formatted to meet the needs of City staff. This tool is also valuable in helping to generate reports on summary statistics for a site or group of sites.

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 2:20:23 PM **last updated:** 4/9/2007 9:40:55 AM
site name: Bonavia
site address number: 10 **site address street:** White St
site municipality: Rochester
site tax print key: 105.60-2-7.003
site tax sbl: 26140010560000020070030000
site owner: 10 White Street Llc
publicly owned: No **tax delinquent:** Yes
zoning: C-2 **existing buildings:** 1
size (acres): 1.321 **year built:** 1980



SE corner



SW corner



NE corner



NE corner, drums.

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Acreage taken from city data.
 Active manufacturing.
 Additions to building over years.
 Wind sock on roof. Hazardous material or process?

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-088587
hazardous waster generator: Yes
comments: NYD986929594
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 2:54:59 PM last updated: 4/9/2007 9:37:16 AM
site name: BEEBEE Station
site address number: 100 site address street: Falls St
site municipality: Rochester
site tax print key: 106.61-1-26
site tax sbl: 26140010661000010260000000
site owner: Roch Gas & Electric Corp
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 6
size (acres): 6 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Public Utility Vacant Land

property description:

Acerage taken from Bergmann data.
Limiting condition 2 to 3 feet of snow.
RG&E BEEBEE Station.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 9:07:08 AM **last updated:** 4/12/2007 2:29:11 PM
site name: Rochester Steel & Surplus Outlet Center
site address number: 1029 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.63-2-22
site tax sbl: 2614001056300002022000000
site owner: Lyell-Mt Read Shopping
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 4
size (acres): 3.375 **year built:** 1900



Former Furniture Sales



Store Front



Back of site

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Site acerage taken from City data.
 Limitation snow piles, access and visibility.
 Onsite building number per aerial photo.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD008922494
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 2:28:03 PM last updated: 4/9/2007 9:17:52 AM
site name: _____
site address number: 1030 site address street: Jay St
site municipality: Rochester
site tax print key: 105.80-1-11
site tax sbl: 26140010580000010110000000
site owner: City Of Rochester
publicly owned: Yes tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 1.23 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 2:28:03 PM last updated: 4/12/2007 2:59:11 PM
site name: Former JP Mead facility
site address number: 1037 site address street: Jay St
site municipality: Rochester
site tax print key: 105.80-1-81.001
site tax sbl: 26140010580000010810010000
site owner: 1037 Jay Street Inc
publicly owned: Yes tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 3.467 year built: 0



Front Entrance

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Site acerage from city data.
Site limitation snow and obstructed view by site trailers.
Site remediation conducted in properties past.
LeChase signs on site trailer & For Sale sign on fence.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYR000072074
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 2 closed spills

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 9:12:44 AM **last updated:** 4/12/2007 3:53:00 PM
site name: Outdoor Power Equip Center Jackson Saw & Knife
site address number: 104 **site address street:** Frankfort St
site municipality: Rochester
site tax print key: 106.61-1-61
site tax sbl: 26140010661000010610000000
site owner: Jackson Saw & Knife Co
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 1
size (acres): 0.076 **year built:** 1900



SE view from Frankfort



NW view from Frankfort

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Was Ryan Carting Co. Storage/Moving.
 Active building - new electric meter.
 Limiting condition - snow piled around building.
 Acres from City data.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 3:18:04 PM **last updated:** 4/9/2007 9:17:43 AM
site name: Riverside Automation
site address number: 1040 **site address street:** Jay St
site municipality: Rochester
site tax print key: 105.80-1-10.003
site tax sbl: 26140010580000010100030000
site owner: Christopher, John A
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 1.132 **year built:** 1960



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Site acerage from City data.
 Limitation snow cover and only visible from roadway.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 9:12:44 AM last updated: 4/12/2007 3:49:10 PM
site name: First Rate Collision
site address number: 105-107 site address street: Frankfort St
site municipality: Rochester
site tax print key: 105.68-2-22
site tax sbl: 26140010568000020220000000
site owner: Viele, Clark A
publicly owned: No tax delinquent: No
zoning: R-1 existing buildings: 1
size (acres): 0.152 year built: 1870



looking W from Frankfort

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data.
No limiting conditions - snow piles near building.
Address on mailbox - 107-4.
Property lies within R-1, should zoning be M-1?

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 9:07:08 AM **last updated:** 4/12/2007 2:40:57 PM
site name: Pallet Express
site address number: 1069 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.63-2-21
site tax sbl: 2614001056300002021000000
site owner: Pallett Express
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 3
size (acres): 2.885 **year built:** 1935



West side.



East side with transformers.



Northwest view.



Lyell front view.

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Site acerage taken from City data.
 Limitation snow piles and site access/visibility.
 Pole mounted transformers visible onsite.
 Number of bldings unknown. 3 different build types visible.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-600588
hazardous waster generator: Yes
comments: NYD987002854
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 1 closed spill

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:32:55 AM
site name: _____
site address number: 108 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.68-1-75
site tax sbl: 26140010568000010750000000
site owner: Bell, Mark
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.08 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
Limitation - snow cover and parked autos.
Used for Sunoco service parking.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

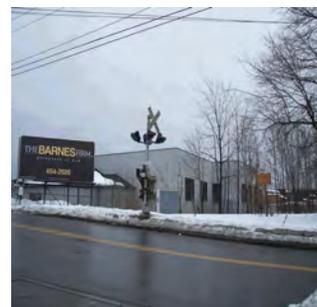
site visit: 3/2/2007 9:07:08 AM **last updated:** 4/12/2007 2:39:59 PM
site name: AAA Welding - Fabrication/AAA Machine Inc.
site address number: 1085 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.63-2-20
site tax sbl: 26140010563000020200000000
site owner: 1085 Lyell Ave Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 1.423 **year built:** 1960



front



View from Glide



Back of building from Glide

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Site acerage taken from City data.
 Limitation snow piles.
 LP Cylinder storage.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-381136
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 1 closed spill

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 8:25:47 AM **last updated:** 4/9/2007 9:14:45 AM
site name: Best Auto Repair
site address number: 1109 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.63-3-26
site tax sbl: 26140010563000030260000000
site owner: Byun, Chong Hun
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.273 **year built:** 1940



Lyell view



Glide view



Tire and auto gas tank.

zone and/or district status:

nys empire zone: No
nys environmental zone: No
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage taken from City data.
 Limitation snow piles.
 Auto gas tank and tire along a back corner of the building.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-434787
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 8:25:47 AM last updated: 4/12/2007 3:32:41 PM
site name: C & J Motors
site address number: 1127 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.63-3-25
site tax sbl: 26140010563000030250000000
site owner: Lipani, John L
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.165 year built: 1920



zone and/or district status:

nys empire zone: No
nys environmental zone: No
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage taken from City data.
Limitation snow piles.
Autos sales and auto repair.
Section closest to tracks may be autobody shop. Worn/weathered sign JL

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 8:25:47 AM last updated: 4/12/2007 2:38:57 PM
site name: APlus - Sunoco
site address number: 1140 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.63-1-44
site tax sbl: 26140010563000010440000000
site owner: Stop-N-Go Foods Inc
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.337 year built: 2005



zone and/or district status:

nys empire zone: Yes
nys environmental zone: No
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Mini Mart Gas and Snacks

property description:

Site acerage from City data.
Limitations snow piles and site traffic.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-498505, 8-391034
hazardous waster generator: Yes
comments: NYD000703355
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Active
comments: 4 Spills - 3 closed, 1 active

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM last updated: 4/12/2007 3:36:09 PM
site name: _____
site address number: 135 site address street: Murray St
site municipality: Rochester
site tax print key: 105.73-1-43
site tax sbl: 26140010573000010430000000
site owner: Wrh Associates Llc
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.66 year built: 1950



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - snow cover and piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Active
comments: 1 active spill

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:32:46 AM
site name: Advanced Auto Sales & Charles Joseph Primavera Auto Sales
site address number: 139-145 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.68-3-3
site tax sbl: 26140010568000030030000000
site owner: Investco Inc
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.221 year built: 1940



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Site acerage from City data.
Limitation - snow piles and autos onsite.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM last updated: 4/12/2007 3:36:52 PM
site name: Ultra Stone Inc.
site address number: 14 site address street: Mart Pl
site municipality: Rochester
site tax print key: 105.65-2-7
site tax sbl: 26140010565000020070000000
site owner: Vms Holdings Inc
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.662 year built: 1940



Front view



Rear view

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - snow cover and piles.
Pole-mounted transformer on-site.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM **last updated:** 4/12/2007 3:36:18 PM
site name: Taylorreel Corp
site address number: 145-165 **site address street:** Murray St
site municipality: Rochester
site tax print key: 105.73-1-41
site tax sbl: 26140010573000010410000000
site owner: Wrh Associates Llc
publicly owned: No **tax delinquent:** Yes
zoning: M-1 **existing buildings:** 1
size (acres): 1.359 **year built:** 1950



Front of building



S side of building

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Acres from City data.
 Limiting condition - snow cover and piles.
 Property joins Instant Whip in the back.
 Previous location for metal anodizing.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 2:50:40 PM last updated: 4/12/2007 3:39:29 PM
site name: _____
site address number: 15 site address street: Brayer St
site municipality: Rochester
site tax print key: 105.74-1-19
site tax sbl: 26140010574000010190000000
site owner: Palumbo, Lorie
publicly owned: No tax delinquent: No
zoning: R-1 existing buildings: 1
size (acres): 0.095 year built: 1940



AST

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - snow cover.
AST visible (approx 500 gallon).

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 1:01:58 PM last updated: 4/12/2007 3:54:19 PM
site name: _____
site address number: 15 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.68-2-50
site tax sbl: 26140010568000020500000000
site owner: Hull, Mark
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Property owners different from parcel data which states Santacroce, Joesph & Mary.
Limiting condition - snow piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM **last updated:** 4/9/2007 9:32:37 AM
site name: Buy Right Motors
site address number: 155-159 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.68-3-1
site tax sbl: 26140010568000030010000000
site owner: Soucie, Angela
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.137 **year built:** 1925



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from City data.
 Limitation - snow piles and autos onsite.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-079820
hazardous waster generator: Yes
comments: NYD986946408
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM last updated: 4/12/2007 3:38:10 PM
site name: Campus Crafts, Inc
site address number: 160 site address street: Murray St
site municipality: Rochester
site tax print key: 105.73-1-9
site tax sbl: 26140010573000010090000000
site owner: Weinrieb Kathleen E
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.237 year built: 1940



Rear view

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Acres from City data.
Limiting condition - snow cover and piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 2:12:29 PM last updated: 4/12/2007 3:54:32 PM
site name: Monroe Muffler
site address number: 17 site address street: Lake Ave
site municipality: Rochester
site tax print key: 105.68-2-11
site tax sbl: 26140010568000020110000000
site owner: Cole Muffler Realty Llc
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 1
size (acres): 0.319 year built: 1930



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Service or Gas Station

property description:

Acres from City data.
Limiting condition - snow cover.

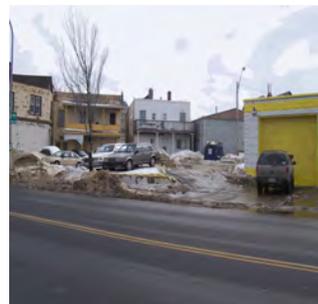
use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 1:07:08 PM last updated: 4/12/2007 3:53:45 PM
site name: _____
site address number: 17 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.68-2-49
site tax sbl: 26140010568000020490000000
site owner: Santacroce, Joseph/mary F
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0.078 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres taken from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 9:47:50 AM **last updated:** 4/12/2007 3:58:09 PM
site name: R & R Auto Sales
site address number: 184 **site address street:** Smith St
site municipality: Rochester
site tax print key: 106.61-1-22
site tax sbl: 26140010661000010220000000
site owner: Saucke Bros Construction
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 1
size (acres): 0.176 **year built:** 1940



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Acres from City data.
 Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM last updated: 4/12/2007 3:36:32 PM
site name: _____
site address number: 185 site address street: Murray St
site municipality: Rochester
site tax print key: 105.73-1-1.002
site tax sbl: 26140010573000010010020000
site owner: Generation, Management Of
publicly owned: Yes tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.475 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Limiting condition - snow cover and piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 9:47:50 AM last updated: 4/12/2007 3:57:57 PM
site name: _____
site address number: 186 site address street: Smith St
site municipality: Rochester
site tax print key: 106.61-1-21
site tax sbl: 26140010661000010210000000
site owner: Saucke Bros Construction
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0.058 year built: 0



prop is nested w/in 190 Smith

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 2:50:40 PM last updated: 4/12/2007 3:39:17 PM
site name: _____
site address number: 19 site address street: Brayer St
site municipality: Rochester
site tax print key: 105.74-1-18
site tax sbl: 26140010574000010180000000
site owner: Palumbo, Lorie
publicly owned: No tax delinquent: Yes
zoning: R-1 existing buildings: 1
size (acres): 0 year built: 1940



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM last updated: 4/12/2007 3:38:02 PM
site name: C&D Industries of Rochester Inc.
site address number: 190 site address street: Murray St
site municipality: Rochester
site tax print key: 105.73-1-4.001
site tax sbl: 26140010573000010040010000
site owner: 190 Murray Street Assoc
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.897 year built: 1926



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Acres from City data.
Limiting condition - snow cover and piles.
Various occupants.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:04:57 AM last updated: 4/12/2007 3:57:44 PM
site name: _____
site address number: 190 site address street: Smith St
site municipality: Rochester
site tax print key: 106.61-1-20
site tax sbl: 26140010661000010200000000
site owner: Saucke Bros Construction
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0.155 year built: 0



associated w 186 Smith

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:32:00 AM
site name: Gigs Detailing and Trim
site address number: 191-197 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-59
site tax sbl: 26140010567000020590000000
site owner: Gignac, Dana
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.232 year built: 1950



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from City data.
Limitations - snow piles and site autos.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 3:43:40 PM **last updated:** 4/12/2007 3:56:19 PM
site name: _____
site address number: 193 **site address street:** Smith St
site municipality: Rochester
site tax print key: 106.61-1-29
site tax sbl: 26140010661000010290000000
site owner: City Of Rochester
publicly owned: Yes **tax delinquent:** No
zoning: CCD **existing buildings:** 0
size (acres): 0.362 **year built:** 0



looking S from Smith St



looking NE from S Vincent

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Vacant Industrial Land

property description:

Acres from City data.
 Limiting condition - 2ft of snow.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

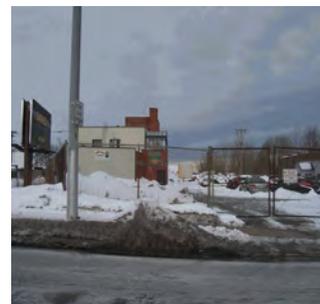
preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:07:52 AM last updated: 4/12/2007 3:57:31 PM
site name: _____
site address number: 194 site address street: Smith St
site municipality: Rochester
site tax print key: 106.61-1-19.001
site tax sbl: 26140010661000010190010000
site owner: Saucke Bros Construction
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0.134 year built: 0



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:31:51 AM
site name: S&S Mini Mart
site address number: 199-203 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-58
site tax sbl: 26140010567000020580000000
site owner: Al-Salahi, Saeed Muthana
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.114 year built: 1950



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Mini Mart Gas and Snacks

property description:

Site acerage from City data.
Limitations - snow.
No gas station on-site - mini mart only.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 2:10:34 PM last updated: 4/9/2007 9:40:07 AM
site name: _____
site address number: 20 site address street: Cliff St
site municipality: Rochester
site tax print key: 106.61-1-16
site tax sbl: 26140010661000010160000000
site owner: Osborne, Kenton/gillian
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.116 year built: 0



looking N from St Vincent

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data. Limiting condition - snow cover

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM **last updated:** 4/12/2007 3:37:03 PM
site name: GJV Enterprises Inc - Custom Metalworks
site address number: 201 **site address street:** Murray St
site municipality: Rochester
site tax print key: 105.73-1-2
site tax sbl: 26140010573000010020000000
site owner: Generation Mgt Of Rochester
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0 **year built:** 1960



S side of building



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Acres from City data.
 Limiting condition - snow cover and piles.
 Pole-mounted transformers street side (old).

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 10:52:18 AM last updated: 4/12/2007 3:37:54 PM
site name: _____
site address number: 203 site address street: Murray St
site municipality: Rochester
site tax print key: 105.65-2-32
site tax sbl: 26140010565000020320000000
site owner: Kalor Inc
publicly owned: No tax delinquent: No
zoning: R-2 existing buildings: 0
size (acres): 0 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Limiting condition - snow cover and piles.
Used as a cut through from Calhan Park.
Property lies w/in 2 zoning classes - property falls within R-2 and is listed as

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM **last updated:** 4/9/2007 9:18:51 AM
site name: ROCON
site address number: 20-30 **site address street:** Weicher St
site municipality: Rochester
site tax print key: 105.73-1-77.001
site tax sbl: 26140010573000010770010000
site owner: L & R Enterprises Of
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 2
size (acres): 1.296 **year built:** 1920



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Site acerage from City data.
 Limitation snow piles. Limited view from roadway.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 10:58:59 AM last updated: 4/9/2007 9:36:35 AM
site name: Parking lot
site address number: 205 site address street: Smith St
site municipality: Rochester
site tax print key: 106.61-1-30
site tax sbl: 26140010661000010300000000
site owner: Tamoutselis, Damianos
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0.1 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acerage from City data.
Limitations snow piles.
Plowed lot for 219 State Street.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:31:42 AM
site name: Expression Motor Cars
site address number: 205-211 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-57
site tax sbl: 26140010567000020570000000
site owner: Loria, Sam
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.335 year built: 1985



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Site acerage from City data.
Limitations - snow cover and piles

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 1:07:08 PM **last updated:** 4/12/2007 3:53:31 PM
site name: Santa Motors Inc
site address number: 21 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.68-2-48
site tax sbl: 26140010568000020480000000
site owner: Santacroce, Joseph/mary F
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.086 **year built:** 1950



red drum visible

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
 Limiting condition - snow cover.
 Property is a dealer & repair shop.
 Drums & tires visible on W side of property.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 11:14:39 AM last updated: 4/9/2007 9:37:34 AM
site name: Vacant
site address number: 210 site address street: Smith St
site municipality: Rochester
site tax print key: 106.61-1-18
site tax sbl: 26140010661000010180000000
site owner: Bbr, Development
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 1
size (acres): 0.254 year built: 1926



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: One Occupant Sm Structure

property description:

Acerage from City data.
Limitations snow piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM **last updated:** 4/9/2007 9:31:33 AM
site name: Oasis Auto Sales & Repairs
site address number: 215-217 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-56
site tax sbl: 26140010567000020560000000
site owner: Siracuse, Joseph M
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.248 **year built:** 1960



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from City data.
 Limitation - snow cover and site autos.
 Bldg numbered 215.

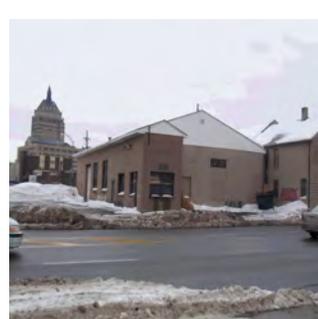
use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 11:07:46 AM last updated: 4/9/2007 9:36:25 AM
site name: _____
site address number: 219 site address street: Smith St
site municipality: Rochester
site tax print key: 106.61-1-31
site tax sbl: 26140010661000010310000000
site owner: Tamoutselis, Damianos
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 1
size (acres): 0.104 year built: 1926



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Unknown

property description:

Acerage from City data.
Limitations snow piles.
Part of Rochester Auto Glass? Windshields in onsite dumpster.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:31:22 AM
site name: Chris Auto Used Cars
site address number: 226 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-1-47
site tax sbl: 26140010567000010470000000
site owner: Mazzara, Peter Joseph
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.125 year built: 1986



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from City data.
Limitations snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 2:50:40 PM last updated: 4/12/2007 3:39:10 PM
site name: _____
site address number: 23 site address street: Brayer St
site municipality: Rochester
site tax print key: 105.74-1-17
site tax sbl: 26140010574000010170000000
site owner: Palumbo, Lorie
publicly owned: No tax delinquent: Yes
zoning: R-1 existing buildings: 1
size (acres): 0.097 year built: 1940



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - snow cover.
Property is associated w/ 19 Brayer.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 2:13:54 PM last updated: 4/9/2007 9:40:18 AM
site name: _____
site address number: 24 site address street: Cliff St
site municipality: Rochester
site tax print key: 106.61-1-17
site tax sbl: 26140010661000010170000000
site owner: Osborne, Kenton/gillian
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.158 year built: 1910



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: One Occupant Sm Structure

property description:

Acreage from data obtained by City
limiting condition - 2-3 ft of snow
brick and block structure

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 2:20:23 PM **last updated:** 4/12/2007 4:00:02 PM
site name: not visible
site address number: 24 **site address street:** Spencer St
site municipality: Rochester
site tax print key: 105.52-1-13
site tax sbl: 26140010552000010130000000
site owner: P & P Properties Inc
publicly owned: No **tax delinquent:** Yes
zoning: C-2 **existing buildings:** 4
size (acres): 2.09 **year built:** 1896



looking NE



possible well in background

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data.
 Limiting condition - 2ft of snow.
 4 structures possibly - 1- wood office like (says 8 Ambrose St) 3- steel garage like - parking lots and heavy equip.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Active
comments: 3 Spills - 2 closed, 1 active

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:31:02 AM
site name: Polo's Mini Mart & Deli
site address number: 243 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-42
site tax sbl: 26140010567000020420000000
site owner: Mohamed, Nasr S
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.136 year built: 1930



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Mini Mart Gas and Snacks

property description:

Site acerage from City data.
Limitation snow cover.
No gas station on site- only mini mart.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:31:13 AM
site name: _____
site address number: 244 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-1-49.002
site tax sbl: 26140010567000010490020000
site owner: Mccoy Enterprises Inc
publicly owned: No tax delinquent: Yes
zoning: C-2 existing buildings: 1
size (acres): 0.091 year built: 1920



Parkway view

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Detached Row Building

property description:

Site acerage from City data.
Limitation snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:30:53 AM
site name: _____
site address number: 251-253 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-28
site tax sbl: 26140010567000020280000000
site owner: Car-Co Properties Llc
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.108 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Site acerage from City data.
Limitation snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:30:44 AM
site name: _____
site address number: 255 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-27.002
site tax sbl: 26140010567000020270020000
site owner: Sullivan, Kevin M
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.108 year built: 1900



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Site acerage from City data.
Limitation snow cover.
Building boarded up.
Building connected to building next door to the west.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 2:12:49 PM **last updated:** 4/12/2007 3:44:30 PM
site name: _____
site address number: 260-262 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.67-1-53.001
site tax sbl: 26140010567000010530010000
site owner: Luke Realty Llc
publicly owned: No **tax delinquent:** Yes
zoning: C-2 **existing buildings:** 1
size (acres): 0.128 **year built:** 1890



Transformer



Rear of building



View from Lyell Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Detached Row Building

property description:

Acres from City data.
 Limiting condition - snow cover.
 Pad-mounted transformer on-site.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM **last updated:** 4/12/2007 3:43:48 PM
site name: Former Tent City Outlet
site address number: 280 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.67-1-56.001
site tax sbl: 26140010567000010560010000
site owner: 280 Lyell Ave Inc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 2
size (acres): 0.96 **year built:** 1890



View from Dewey Ave



Rear/N of building



Front/S side of building



View from Likly Alley

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Timothy Clover Fancy Grasses Seed Co at back of adjoining building.
 Acres from City data.
 Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 2:12:49 PM last updated: 4/9/2007 11:01:37 AM
site name: _____
site address number: 285 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-17
site tax sbl: 26140010567000020170000000
site owner: Kane, Frederick J
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.176 year built: 0



View from Dewey Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres from City data.
Limiting condition - snow cover.
Parking lot is used as an auto repair/dealer/motorcycle repair/dealer.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM last updated: 4/12/2007 3:43:40 PM
site name: _____
site address number: 286 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.67-1-55
site tax sbl: 26140010567000010550000000
site owner: 280 Lyell Ave Inc
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.259 year built: 0



View from Lyell Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 2:12:49 PM **last updated:** 4/12/2007 3:43:56 PM
site name: _____
site address number: 287 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-16
site tax sbl: 26140010567000020160000000
site owner: Kane, Frederick J
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.088 **year built:** 1900



View from Dewey Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Acres from City data.
 Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:24:03 AM last updated: 4/12/2007 3:53:54 PM
site name: Syracuse Collision
site address number: 290-294 site address street: Smith St
site municipality: Rochester
site tax print key: 105.68-2-16
site tax sbl: 26140010568000020160000000
site owner: Syracuse, John J Jr.
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 2
size (acres): 0.103 year built: 1900



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
294 is a residence, 290 is the collision shop.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD987033032
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 1 closed spill

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM **last updated:** 4/9/2007 9:24:15 AM
site name: _____
site address number: 299 **site address street:** Whitney St
site municipality: Rochester
site tax print key: 105.66-3-32
site tax sbl: 26140010566000030320000000
site owner: The Divine Holy Ghost
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.11 **year built:** 1914



S & E faces



E Whitney side



N Lasalle St side



W side of bldg

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Unknown

property description:

Site acerage from city data.
 Limitations snow cover.
 Old church???

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 11:02:03 AM last updated: 4/9/2007 9:24:06 AM
site name: Micro Era Printers
site address number: 304 site address street: Whitney St
site municipality: Rochester
site tax print key: 105.74-3-1
site tax sbl: 26140010574000030010000000
site owner: Coccia Bruno
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.684 year built: 1945

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Site acerage from City data.
Limitation snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYR000035238
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 2:12:29 PM last updated: 4/12/2007 3:54:43 PM
site name: _____
site address number: 31 site address street: Lake Ave
site municipality: Rochester
site tax print key: 105.68-2-10
site tax sbl: 26140010568000020100000000
site owner: Sanrocco, Fernando A
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.111 year built: 1890



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM **last updated:** 4/12/2007 3:43:32 PM
site name: _____
site address number: 310 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.67-1-58.001
site tax sbl: 26140010567000010580010000
site owner: City Of Rochester
publicly owned: Yes **tax delinquent:** No
zoning: M-1 **existing buildings:** 0
size (acres): 1.235 **year built:** 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
 Limiting condition - snow cover & piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 9:38:07 AM last updated: 4/12/2007 3:58:20 PM
site name: _____
site address number: 32 site address street: Cliff St
site municipality: Rochester
site tax print key: 106.53-1-6
site tax sbl: 26140010653000010060000000
site owner: Saucke, Bros Construction
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 1
size (acres): 0.066 year built: 1930



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: One Occupant Sm Structure

property description:

Acres from City data.
Limiting condition - property is land locked.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 1:53:02 PM last updated: 5/5/2008 12:26:17 PM
site name: Wold Class Auto
site address number: 32-34 site address street: Lake Ave
site municipality: Rochester
site tax print key: 106.61-1-7
site tax sbl: 26140010661000010070000000
site owner: Speciale, Michael
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0 year built: 1970



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Acres from city data.
Limiting condition - 2ft of snow.
Auto retailer and repair shop.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM **last updated:** 4/12/2007 3:43:17 PM
site name: Faro Industries
site address number: 330-340 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.66-2-20.001
site tax sbl: 26140010566000020200010000
site owner: Mattco Realty Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 2.044 **year built:** 1972



Front/S side of building



Rear/N side of building

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Acres from City data.
 Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD041293549
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 2:28:03 PM last updated: 4/12/2007 3:54:55 PM
site name: WGM Auto Repair
site address number: 33-35 site address street: Lake Ave
site municipality: Rochester
site tax print key: 105.68-2-9
site tax sbl: 26140010568000020090000000
site owner: Dougherty, George III
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0 year built: 1900



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 11:02:03 AM last updated: 4/9/2007 9:26:39 AM
site name: Lot
site address number: 337-339 site address street: Orchard St
site municipality: Rochester
site tax print key: 105.74-3-4
site tax sbl: 26140010574000030040000000
site owner: City Of Rochester
publicly owned: Yes tax delinquent: No
zoning: R-1 existing buildings: 0
size (acres): 0.085 year built: 0



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Site acerage from City data.
Limitation snow cover.
Vacant lot.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 9:54:59 AM **last updated:** 4/12/2007 3:43:00 PM
site name: Aladdin Auto & Tire Sales
site address number: 339-341 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.67-2-1.001
site tax sbl: 26140010567000020010010000
site owner: Loverde, Frank
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.213 **year built:** 1984



View of parking area



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
 Limiting condition - snow cover.
 There are 2 addresses listed on the building 434 and 1019, none correspond w parcel info.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 11:02:03 AM **last updated:** 4/9/2007 9:26:30 AM
site name: Cira Bros. Auto
site address number: 349 **site address street:** Orchard St
site municipality: Rochester
site tax print key: 105.74-3-3
site tax sbl: 26140010574000030030000000
site owner: Cira, Anthony J
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.166 **year built:** 1940



Front view



Auto gas tanks



Back of lot



349-351 Orchard

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from City data.
 Limitation snow cover.
 351 Orchard is attached to 349 building. Aerial and parcel data show this bldg to be included.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 8:36:16 AM **last updated:** 4/12/2007 3:59:34 PM
site name: VJ Stanley
site address number: 35 **site address street:** Ambrose St
site municipality: Rochester
site tax print key: 105.60-2-4.001
site tax sbl: 26140010560000020040010000
site owner: Stanley, Vincent J
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 1.131 **year built:** 1920



looking N



looking Se



looking S

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from data obtained from City.
 Limiting condition - 2ft of snow.
 Pole-mounted transformers - N side of property.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD982741969
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM last updated: 4/9/2007 9:43:29 AM
site name: _____
site address number: 350 site address street: Orchard St
site municipality: Rochester
site tax print key: 105.75-1-54
site tax sbl: 26140010575000010540000000
site owner: City Of Rochester
publicly owned: Yes tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.768 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
Limitation snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 1:27:17 PM **last updated:** 4/12/2007 3:23:56 PM
site name: Former Delco Plant
site address number: 354 **site address street:** Whitney St
site municipality: Rochester
site tax print key: 105.66-3-24
site tax sbl: 26140010566000030240000000
site owner: City of Rochester
publicly owned: Yes **tax delinquent:** No
zoning: M-1 **existing buildings:** 0
size (acres): 4 **year built:** 0



looking W from LaSalle



looking SE



looking SE

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data
 does City own???
 limiting condition - snow cover, active asbestos abatement

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: Yes
comments: E828123
spill event site: Yes **status:** Closed
comments: 2 closed spills

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM **last updated:** 4/12/2007 3:43:08 PM
site name: General Supply Co. Inc.
site address number: 360-368 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.66-2-29
site tax sbl: 26140010566000020290000000
site owner: 366 Lyell Avenue Inc
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 0
size (acres): 0.361 **year built:** 1940



View from Sherman St



View from Lyell Ave



View from W. Broad St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data.
 Limiting condition - snow cover.
 Address on building is 366-368 Lyell Ave.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 1:13:40 PM last updated: 4/12/2007 3:41:36 PM
site name: Sherman Automotives
site address number: 361 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.66-3-22
site tax sbl: 26140010566000030220000000
site owner: Nikel Properties Inc
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.606 year built: 1920



View from Lyell Ave



W side of building/parking

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM last updated: 4/9/2007 9:24:26 AM
site name: West Side Automotive
site address number: 365 site address street: Whitney St
site municipality: Rochester
site tax print key: 105.66-3-27
site tax sbl: 26140010566000030270000000
site owner: Lotta, Richard
publicly owned: No tax delinquent: Yes
zoning: M-1 existing buildings: 1
size (acres): 0.141 year built: 1950



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from city data.
Limitations snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 1:13:40 PM **last updated:** 4/12/2007 3:41:28 PM
site name: Hands Helping Hands
site address number: 367 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.66-3-21
site tax sbl: 26140010566000030210000000
site owner: Coccia, Bruno J
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.323 **year built:** 1920



View from Sherman



View from Lyell Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
 Limiting condition - snow cover.
 Use status maybe Vacant Commercial not One Occupant Sm Structure - hard to tell.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 11:02:03 AM **last updated:** 4/9/2007 9:26:22 AM
site name: Scientific Radio Systems
site address number: 367 **site address street:** Orchard St
site municipality: Rochester
site tax print key: 105.74-3-2
site tax sbl: 26140010574000030020000000
site owner: 367 Orchard Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 2 **year built:** 1910



E side Orchard



W side Whitney



W side



E side

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Site acerage from City data.
 Limitation snow cover.
 Transformers on property old and new pole mounded.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD045609799
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM last updated: 4/9/2007 9:27:08 AM
site name: _____
site address number: 370 site address street: Orchard St
site municipality: Rochester
site tax print key: 105.75-1-1
site tax sbl: 26140010575000010010000000
site owner: City Of Rochester
publicly owned: Yes tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.63 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
Limitation snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM last updated: 4/9/2007 9:24:36 AM
site name: Open Lot
site address number: 371 site address street: Whitney St
site municipality: Rochester
site tax print key: 105.66-3-26
site tax sbl: 26140010566000030260000000
site owner: Coates, Harry II
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.137 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Site acerage from city data.
Limitations snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM **last updated:** 4/12/2007 3:41:16 PM
site name: Lory's Place New & Used Furniture
site address number: 375-379 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.66-3-20
site tax sbl: 26140010566000030200000000
site owner: Palumbo Philip C
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.227 **year built:** 1900



View from Lyell Ave



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Acres from City data.
 Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM last updated: 4/9/2007 9:24:43 AM
site name: H&S Motors Used Cars
site address number: 377 site address street: Whitney St
site municipality: Rochester
site tax print key: 105.66-3-25
site tax sbl: 2614001056600003025000000
site owner: Coates, Harry C
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.134 year built: 1936



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from city data.
Limitations snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NY0000575274
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM **last updated:** 4/9/2007 9:27:26 AM
site name: Brooks Front End & Break Service
site address number: 384 **site address street:** Orchard St
site municipality: Rochester
site tax print key: 105.67-2-6
site tax sbl: 26140010567000020060000000
site owner: Brooks, Front End
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.74 **year built:** 1979



View from W. Broad



W. Broad



Sign with questionable address



Waste Oil tank and 55 g. drum

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Site acerage from City data.
 Limitation snow cover.
 Acerage appears incorrect.
 Sign on RR wall states 963 W. Broad address.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

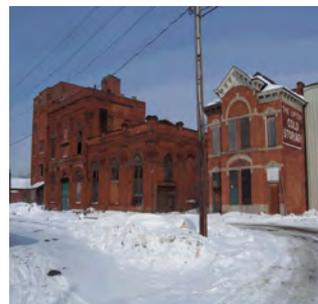
preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 1:00:57 PM **last updated:** 4/12/2007 3:58:39 PM
site name: The Upton Cold Storage
site address number: 38-42 **site address street:** Cliff St
site municipality: Rochester
site tax print key: 106.53-1-4
site tax sbl: 26140010653000010040000000
site owner: Saucke, Bros Construction
publicly owned: No **tax delinquent:** Yes
zoning: C-2 **existing buildings:** 3
size (acres): 2.073 **year built:** 1870



looking NE



looking E



looking E



looking E

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data.
 Limiting condition - 2ft of snow.
 Vehicles on-site - utility, dump truck, dumpster boxes, trailers at E side of buildings.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM last updated: 4/12/2007 3:41:06 PM
site name: _____
site address number: 386 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.66-2-30.001
site tax sbl: 26140010566000020300010000
site owner: Lewis Ann C
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.099 year built: 1924



View from Lyell Ave



View from Sherman St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Service or Gas Station

property description:

Acres from City data.
Limiting condition - snow cover and piles.
2 vent pipes observed on E side of building, 1 on W side.
PVC pipe observed at the rear of the building - possible vapor extraction???

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-393568
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Active
comments: 3 Spills - 2 closed, 1 active

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 8:48:19 AM last updated: 4/9/2007 9:34:10 AM
site name: Jack Loren's Auto Painting
site address number: 39 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.68-2-46.001
site tax sbl: 26140010568000020460010000
site owner: Martorana, Jack J
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.258 year built: 1900



looking NE from Frankfort St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Average taken from City data.
Limitations snow piled up around site.
Building added to over the years. Oldest appears to be the center section.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM **last updated:** 4/12/2007 3:40:48 PM
site name: Regent Paper Co.
site address number: 391 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.66-3-19
site tax sbl: 26140010566000030190000000
site owner: Greenspan, Joshua
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.386 **year built:** 1920



Front building & parking area



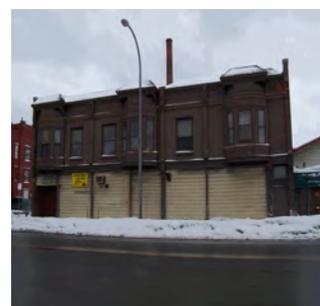
Rear of building



E side of building - rear



E side of building - front



Front view from Lyell Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Detached Row Building

property description:

Acres from City data.
 Limiting condition - snow cover.
 Address on front of building says 401 Lyell not 391.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM **last updated:** 4/9/2007 9:27:35 AM
site name: _____
site address number: 392 **site address street:** Orchard St
site municipality: Rochester
site tax print key: 105.67-2-5
site tax sbl: 26140010567000020050000000
site owner: Brooks, Front End
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 0
size (acres): 0.092 **year built:** 0



392 = lot in WEST O BLDG.

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
 Limitation snow cover.
 Small parcel lot associated with auto repair facility.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low
community ranking: Unknown
neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 9:33:31 AM **last updated:** 4/12/2007 3:51:01 PM
site name: _____
site address number: 40 **site address street:** Jay St
site municipality: Rochester
site tax print key: 106.69-1-14
site tax sbl: 26140010669000010140000000
site owner: Ahumada Julio M
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 1
size (acres): 0.259 **year built:** 1900



taken from N plymouth



looking NW from Jay St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Acres from City data.
 No limiting conditions - snow piled around building.
 Cell phone equip on roof.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYR000103655
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 1:47:07 PM last updated: 4/12/2007 3:57:06 PM
site name: World Class Auto
site address number: 40 site address street: Lake Ave
site municipality: Rochester
site tax print key: 106.61-1-6
site tax sbl: 26140010661000010060000000
site owner: Speciale, Michael
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.111 year built: 1970



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Arcres from City data.
Limiting condition- 2 ft of snow.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM last updated: 4/12/2007 3:40:40 PM
site name: Novalis Company General & Mechanical Contractor
site address number: 405 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.66-3-18
site tax sbl: 26140010566000030180000000
site owner: Lancaster Roger O
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.319 year built: 1920



Rear view



View from Lyell Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM last updated: 4/9/2007 9:27:45 AM
site name: _____
site address number: 406 site address street: Orchard St
site municipality: Rochester
site tax print key: 105.67-2-7
site tax sbl: 26140010567000020070000000
site owner: City Of Rochester
publicly owned: Yes tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.8 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Site acerage from City data.
Limitation snow cover.
Former bldg demolished.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assesment of importance and ranking: Low

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 11:41:59 AM last updated: 4/12/2007 3:40:34 PM
site name: _____
site address number: 406-410 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.66-2-39.001
site tax sbl: 26140010566000020390010000
site owner: City Of Rochester
publicly owned: Yes tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.505 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:07:52 AM **last updated:** 4/12/2007 3:56:35 PM
site name: Win Fa Markey
site address number: 4-12 **site address street:** Lake Ave
site municipality: Rochester
site tax print key: 106.61-1-9.001
site tax sbl: 26140010661000010090010000
site owner: Win Fa Market Inc
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 0
size (acres): 0.451 **year built:** 1970



view from Smith St



parking area



view from Lyell Ave

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Mini Mart Gas and Snacks

property description:

Tax map ID does Not match.
 Use status is a market not a distribution facility. Status changed to Mini Mart Gas n Snacks but there is not a gas station located on this property.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 2:28:03 PM last updated: 4/12/2007 3:55:06 PM
site name: _____
site address number: 41-43 site address street: Lake Ave
site municipality: Rochester
site tax print key: 105.68-2-8
site tax sbl: 26140010568000020080000000
site owner: Dougherty, George III
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.115 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 1:31:46 PM **last updated:** 4/12/2007 3:41:56 PM
site name: Former Sykes Datatronics
site address number: 415 **site address street:** Orchard St
site municipality: Rochester
site tax print key: 105.66-3-23
site tax sbl: 26140010566000030230000000
site owner: Ray, Mar Associates
publicly owned: No **tax delinquent:** Yes
zoning: M-1 **existing buildings:** 1
size (acres): 1.2 **year built:** 1930



View from Orchard St



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Office Building

property description:

Acres from City data.
 Limiting condition - snow cover.
 Use status is office building according to City data.
 Site is linked w/354 Whitney.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: Yes
comments: E828123
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: High
community ranking: Unknown
neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 10:14:30 AM last updated: 4/12/2007 3:51:21 PM
site name: _____
site address number: 417 site address street: State St
site municipality: Rochester
site tax print key: 106.69-1-52
site tax sbl: 26140010669000010520000000
site owner: Aa
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0.248 year built: 1950



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
Limiting conditions - snow piles.
Former Monroe Muffler.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-600386
hazardous waster generator: Yes
comments: NYD168354066
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 3:43:40 PM **last updated:** 4/12/2007 3:55:32 PM
site name: Harmco Construction Safety Specialists
site address number: 418-428 **site address street:** State St
site municipality: Rochester
site tax print key: 106.69-1-30.001
site tax sbl: 26140010669000010300010000
site owner: H & A Realty
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 1
size (acres): 0.48 **year built:** 1900



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acres from City data.
 Limiting conditions - 2ft of snow.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM **last updated:** 4/9/2007 9:28:00 AM
site name: NIC Auto Sales Building
site address number: 420-424 **site address street:** Orchard St
site municipality: Rochester
site tax print key: 105.67-2-4
site tax sbl: 26140010567000020040000000
site owner: Clyde Development Corp
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.067 **year built:** 0



Oil change container



W side Orchard



W side of bldg



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from City data.
 Limitation snow cover.
 Orchard Street side oil change container and filter on ground.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM last updated: 4/9/2007 9:24:51 AM
site name: _____
site address number: 423 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.66-3-14
site tax sbl: 26140010566000030140000000
site owner: City Of Rochester
publicly owned: Yes tax delinquent: No
zoning: C-2 existing buildings: 0
size (acres): 0.101 year built: 0



Lot City owned

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Site acerage from city data.
Limitations snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/8/2007 9:54:59 AM last updated: 4/12/2007 3:42:51 PM
site name: _____
site address number: 426 site address street: Orchard St
site municipality: Rochester
site tax print key: 105.67-2-3
site tax sbl: 26140010567000020030000000
site owner: Clyde Development Corp
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.049 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Acres from City data.
Limiting condition - snow cover.
Property is being used by Nik Auto sales as a parking lot. Initial use status was vacant commercial.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low
community ranking: Unknown
neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 4:02:48 PM **last updated:** 4/12/2007 3:51:39 PM
site name: _____
site address number: 429 **site address street:** State St
site municipality: Rochester
site tax print key: 106.69-1-53
site tax sbl: 26140010669000010530000000
site owner: Coco Joseph
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 1
size (acres): 0.324 **year built:** 1900



looking W from across State S



looking SE from Frankfort St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Acres from City data.
 Limiting conditions - 2ft snow.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/9/2007 9:33:15 AM
site name: _____
site address number: 432 site address street: Verona St
site municipality: Rochester
site tax print key: 105.68-3-37
site tax sbl: 26140010568000030370000000
site owner: Comida - Zweigles Inc
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 0.71 year built: 1910



Building front

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Site acerage from City data.
Limitation - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 10:03:07 AM **last updated:** 4/12/2007 3:51:53 PM
site name: Lou Fico's Repair and Refinish Collision
site address number: 435-445 **site address street:** State St
site municipality: Rochester
site tax print key: 106.69-1-54
site tax sbl: 26140010669000010540000000
site owner: Rochester Supply Llc
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 2
size (acres): 1.034 **year built:** 1927



looking SW from State St



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
 May be shared w/Rochester Plumbing supply (distribution facility)???
 Limiting condition - snow piles around building.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-124605
hazardous waster generator: Yes
comments: NYD986972685, NYR000109322
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM last updated: 4/12/2007 3:40:03 PM
site name: M&D Auto Repair
site address number: 436 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.66-1-17
site tax sbl: 26140010566000010170000000
site owner: Kingston, Robert
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.161 year built: 1968



Angle Street view



Tank and Drum

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage from city data.
Limitations snow cover.
One small tank labeled waste oil in rear of lot.
Drum located behind waste oi ltank.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 10:03:07 AM last updated: 4/12/2007 3:52:05 PM
site name: AC Delco Michael's Automotive Tech Service
site address number: 453 site address street: State St
site municipality: Rochester
site tax print key: 106.69-1-55
site tax sbl: 26140010669000010550000000
site owner: Lanzillo, Michael
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 1
size (acres): 0.248 year built: 1940



looking W from State St



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
Limiting conditions - snow cover/piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD982726713
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 2:28:03 PM last updated: 4/12/2007 3:55:14 PM
site name: Pro Group
site address number: 45-63 site address street: Lake Ave
site municipality: Rochester
site tax print key: 105.68-2-6.001
site tax sbl: 26140010568000020060010000
site owner: 81 Lake Ave Realty Llc
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.49 year built: 1905



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

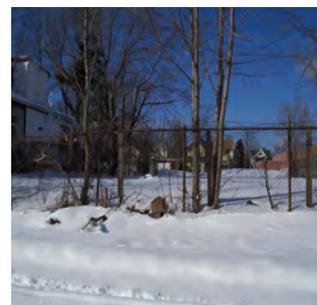
site visit: 3/8/2007 11:41:59 AM **last updated:** 4/12/2007 3:38:57 PM
site name: TMI Group
site address number: 465 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.66-3-65.001
site tax sbl: 26140010566000030650010000
site owner: Church Of Christ On Westside
publicly owned: No **tax delinquent:** No
zoning: C-1 **existing buildings:** 2
size (acres): 0.548 **year built:** 1950



View from Lyell



View from Cameron St



View from Texas St



Possible building foundation

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Acres from City data.
 Limiting condition - snow cover.
 Property lies w/in 2 zoning classes - listed property as C-1.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 12:16:21 PM **last updated:** 4/12/2007 3:35:24 PM
site name: no name on bulding
site address number: 471 **site address street:** Hague St
site municipality: Rochester
site tax print key: 105.80-1-12
site tax sbl: 26140010580000010120000000
site owner: Jay Hague Properties Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 2
size (acres): 0.524 **year built:** 1960



looking W from Hague



looking NE from Jay St



looking W from Hague

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

1 building, 1 stand alone garage, 2 bay brick garage
 Acreage input from parcel info obtained by the City.
 Limiting condition - 2-3 ft of snow cover

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM last updated: 4/12/2007 3:38:48 PM
site name: Luis Auto Sales
site address number: 479 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.65-2-48
site tax sbl: 26140010565000020480000000
site owner: Delgado, Pedro
publicly owned: No tax delinquent: No
zoning: C-1 existing buildings: 1
size (acres): 0.179 year built: 1987



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Dealer

property description:

Acres from City data.
Limiting condition - snow cover.
Property lies w/in 2 zoning classes - listed as C-1.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM **last updated:** 4/12/2007 3:38:28 PM
site name: Casey's Auto/Allen Auto Sales
site address number: 484 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.65-1-85
site tax sbl: 26140010565000010850000000
site owner: Washington, Joseph
publicly owned: No **tax delinquent:** No
zoning: C-1 **existing buildings:** 1
size (acres): 0.152 **year built:** 1971



Front view from Lyell Ave



Rear view from Gall Alley

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Acres from City data.
 Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 12:16:21 PM **last updated:** 4/12/2007 3:35:08 PM
site name: Woerner Industries Inc
site address number: 485 **site address street:** Hague St
site municipality: Rochester
site tax print key: 105.80-1-13
site tax sbl: 26140010580000010130000000
site owner: Jay Hague Properties Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 3
size (acres): 1.092 **year built:** 1930



looking SW from Hague



looking West from Hague



looking NW from Hague



looking NW from Hague



lookinh N from Jay St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Manufacturers of wood and metal.
 Brick and concrete structures.
 Limiting condition - 2-3ft of snow cover, hard to view back of building.
 Acreage from parcel info obtained from City.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD002215044
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM last updated: 4/12/2007 3:38:39 PM
site name: Loewke Park
site address number: 485 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.65-2-45
site tax sbl: 26140010565000020450000000
site owner: 190 Murray St Assoc
publicly owned: No tax delinquent: No
zoning: C-1 existing buildings: 0
size (acres): 0.23 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Limiting condition - snow cover.
Property lies w/in 2 zoning classes - listed as C-1.
Property is fenced in and is dedicated to the E. Robert Loewke.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low
community ranking: Unknown
neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM **last updated:** 4/9/2007 9:30:11 AM
site name: _____
site address number: 5 **site address street:** Amber Pl
site municipality: Rochester
site tax print key: 105.67-2-18.006
site tax sbl: 26140010567000020180060000
site owner: Car-Co Properties Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 0
size (acres): 1.182 **year built:** 0



N end



S end

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
 Limitation snow cover.
 Some areas of debris on site.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM **last updated:** 4/9/2007 9:19:45 AM
site name: Instant Whip
site address number: 50 **site address street:** Weicher St
site municipality: Rochester
site tax print key: 105.73-1-76
site tax sbl: 26140010573000010760000000
site owner: Instantwhiip-Rochester
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.409 **year built:** 1956



View from Weicher St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Cold Storage Facility

property description:

Site acerage from City data.
 Limitation snow piles and street view.
 Transformers pole mounted out front/streetside.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 12:16:21 PM last updated: 4/12/2007 3:34:17 PM
site name: Riverside Automation
site address number: 507 site address street: Hague St
site municipality: Rochester
site tax print key: 105.80-1-14
site tax sbl: 2614001058000001014000000
site owner: 507 Hague St Llc
publicly owned: Yes tax delinquent: No
zoning: M-1 existing buildings: 1
size (acres): 1.921 year built: 1975



sign in front of property



view to NW

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acreeage from parcel info obtained by City.
Limiting condition - 2-3 ft of snow cover.
Back lot open to RR tracks.
Former Grainger building.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 10:37:15 AM last updated: 4/12/2007 3:55:47 PM
site name: Rochester Welding Supply Corp.
site address number: 510-532 site address street: State St
site municipality: Rochester
site tax print key: 106.61-1-36
site tax sbl: 26140010661000010360000000
site owner: R & B Development Lp
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 1
size (acres): 0.626 year built: 1960



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - snow cover/piles.
Built 1960 various additions.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYR000001289
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM last updated: 4/12/2007 3:37:34 PM
site name: Terrance Gregory Collision & Auto Dealer
site address number: 513 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.65-2-27
site tax sbl: 26140010565000020270000000
site owner: Santonastaso, Luigi
publicly owned: No tax delinquent: No
zoning: C-1 existing buildings: 2
size (acres): 0.226 year built: 1915



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Dealer

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM last updated: 4/12/2007 3:37:27 PM
site name: _____
site address number: 519-519 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.65-2-24
site tax sbl: 2614001056500002024000000
site owner: Schiavone, Development Llc
publicly owned: No tax delinquent: No
zoning: R-2 existing buildings: 1
size (acres): 0.11 year built: 1885



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Attached Row Building

property description:

Acres from City data.
Limiting condition - snow cover.
Apts - up to 5.
Skip's Meat market in front of structure.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD013097027
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 2:46:50 PM **last updated:** 4/12/2007 3:28:02 PM
site name: Vacant lot.
site address number: 52 **site address street:** Falls St
site municipality: Rochester
site tax print key: 106.61-1-27
site tax sbl: 26140010661000010270000000
site owner: 52-96 Falls Street Inc
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 0
size (acres): 0.383 **year built:** 0



NW view.



SE view.

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Vacant Industrial Land

property description:

Lorain crain parked on property.
 Acerage taken from city data.
 Vacant land.
 Limiting condition 2 to 3 feet of snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-600601
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Active
comments: 1 active spill

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM **last updated:** 4/9/2007 9:23:58 AM
site name: Turner Bellows
site address number: 526 **site address street:** Child St
site municipality: Rochester
site tax print key: 105.74-2-1
site tax sbl: 26140010574000020010000000
site owner: Child, Street Properties
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 3.13 **year built:** 1940



N end Child



S Truck bay Child



Main door



N face of building



S face of bldg

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Site acerage from city data.
 Limitations - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NY0000923540
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM **last updated:** 4/12/2007 3:38:19 PM
site name: Formal Auto Detailing
site address number: 529 **site address street:** Child St
site municipality: Rochester
site tax print key: 105.74-1-11
site tax sbl: 26140010574000010110000000
site owner: Child, Street Properties
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 0
size (acres): 1.379 **year built:** 1960



N side of property



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
 Limiting condition - snow cover and piles.
 Auto parts observed .

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD162563928
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 4/9/2007 10:39:50 AM **last updated:** 4/12/2007 3:36:42 PM
site name: Emerson Express
site address number: 545 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.73-1-1.001
site tax sbl: 26140010573000010010010000
site owner: 545 Lyell Ave Inc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 2
size (acres): 3.837 **year built:** 1972



Front of building facing N



Rear/S end of building



Back truck lot

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Trucking Terminal

property description:

Acres from City data.
 Limiting condition - snow cover/piles.
 Pole-mounted transformers on-site.
 Known oil sales and storage .

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-013633
hazardous waster generator: Yes
comments: NYD114191240
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Active
comments: 8 Spills - 6 closed, 2 active

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM last updated: 4/9/2007 9:19:08 AM
site name: _____
site address number: 55 site address street: Weicher St
site municipality: Rochester
site tax print key: 105.73-1-72.003
site tax sbl: 26140010573000010720030000
site owner: L & R Enterprises Of
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.193 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
Limitation snow piles and autos.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown
neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM **last updated:** 4/12/2007 3:39:37 PM
site name: S.S.S. AutoSales & Services
site address number: 555-561 **site address street:** Child St
site municipality: Rochester
site tax print key: 105.74-1-10
site tax sbl: 26140010574000010100000000
site owner: Tate, Sammie L
publicly owned: No **tax delinquent:** No
zoning: R-2 **existing buildings:** 1
size (acres): 0.153 **year built:** 1900



View from Child St



Parking area

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
 Limiting condition - snow cover.
 Property lies w/in 2 zoning classes. Zoned R-2. Should property be M-1?

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 2 closed spills

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 2:08:29 PM last updated: 4/12/2007 3:37:11 PM
site name: Northeastern Conference of Seventh-Day Adventists
site address number: 556 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-72
site tax sbl: 26140010564000010720000000
site owner: Northeastern Conference
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.517 year built: 1970



view from Lyell Ave



view from Lyell Ave

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM last updated: 4/12/2007 3:44:21 PM
site name: Former Rail Line
site address number: 559 site address street: Oak St
site municipality: Rochester
site tax print key: 105.75-2-83.001
site tax sbl: 26140010575000020830010000
site owner: Rochester, Rhinos Stadium
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.86 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Industrial Land

property description:

Site acerge from City data.
Limitation snow cover and streetside view of elevated site.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM last updated: 4/9/2007 9:16:48 AM
site name: Valero Gas Station
site address number: 570 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-61
site tax sbl: 2614001056400001061000000
site owner: Yasin, Muayad
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.23 year built: 1948



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Mini Mart Gas and Snacks

property description:

Site acerage taken from City data.
Limitation snow piles site traffic.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-144207
hazardous waster generator: Yes
comments: NYD986987253
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 3 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM **last updated:** 4/9/2007 9:32:24 AM
site name: _____
site address number: 574 **site address street:** Oak St
site municipality: Rochester
site tax print key: 105.67-2-48
site tax sbl: 26140010567000020480000000
site owner: Sterling, Paul
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.048 **year built:** 1975



Back of bldg



Oak view



Front view

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Site acerge from City data.
Limitation snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM last updated: 4/9/2007 11:00:46 AM
site name: RVA
site address number: 575 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-83
site tax sbl: 26140010564000010830000000
site owner: A & F Of Rochester Inc
publicly owned: No tax delinquent: No
zoning: C-3 existing buildings: 0
size (acres): 0.693 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Vacant Commercial

property description:

Site acerage taken from City data.
Limitation snow piles and fence.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-080365
hazardous waster generator: Yes
comments: NYR000071399
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 2 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 1:38:52 PM **last updated:** 4/12/2007 3:57:16 PM
site name: VJ Stanley Training Center
site address number: 58 **site address street:** Lake Ave
site municipality: Rochester
site tax print key: 106.61-1-3.003
site tax sbl: 26140010661000010030030000
site owner: Stanley, Vincent J
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.239 **year built:** 1988



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Office Building

property description:

Acres from City data.
 Limiting condition - 2ft of snow.
 Used to be the location of auto body/tireshop, now it is used as office space/training center for VJ Stanley.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 8:36:52 AM **last updated:** 4/9/2007 9:23:50 AM
site name: RES Exhibit Services
site address number: 580 **site address street:** Child St
site municipality: Rochester
site tax print key: 105.66-3-40
site tax sbl: 26140010566000030400000000
site owner: Leonardo, Vincent L/mary
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 2
size (acres): 0.309 **year built:** 1930



NW Corner



S face of bldg and parking lot



W



S courtyard

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Site acerage from city data.
 Limitations snow cover.
 Zoning - 2 intersecting zones. Property lies within R-2, set zoning as M-1.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 8:48:19 AM **last updated:** 4/12/2007 3:48:49 PM
site name: DiPaolo Baking Co
site address number: 580-598 **site address street:** N Plymouth Ave
site municipality: Rochester
site tax print key: 105.68-2-24.001
site tax sbl: 26140010568000020240010000
site owner: Dipaolo Baking Co Inc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.83 **year built:** 1930



looking SE from Smith St



rear view from N Plymouth



looking NW from N Plymouth

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Acres from City data.
 Limiting condition - snow cover.
 Pole-mounted transformers on-site.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-600750
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM **last updated:** 4/9/2007 9:16:27 AM
site name: _____
site address number: 581 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.72-1-7
site tax sbl: 26140010572000010070000000
site owner: A & F Of Rochester Inc
publicly owned: No **tax delinquent:** No
zoning: C-3 **existing buildings:** 1
size (acres): 2.044 **year built:** 1963



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage taken from City data.
 Limitation snow piles and general visiity from public areas.
 Pole mouted transformers.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM last updated: 4/9/2007 9:16:04 AM
site name: RG&E Electric Distribution No.47
site address number: 584 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-58
site tax sbl: 26140010564000010580000000
site owner: Roch Gas & Electric Corp
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0 year built: 0



Lyell view



Back of site

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Electric Transmission

property description:

Site acerage taken from City data.
Limitation snow piles.
Transformers/Substation

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

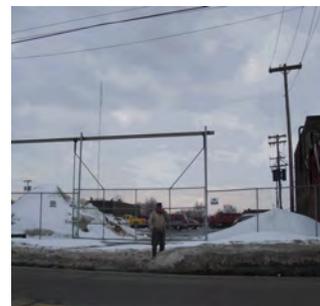
preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 1:09:13 PM last updated: 4/9/2007 9:16:16 AM
site name: Former Buckmans Carwash/RVA Trucking
site address number: 585 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-84
site tax sbl: 26140010564000010840000000
site owner: A & F Of Rochester Inc
publicly owned: No tax delinquent: No
zoning: C-3 existing buildings: 0
size (acres): 0.823 year built: 0



Former Car Wash

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Automatic Car Wash

property description:

Site acerage from City data.
Limitation snow piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD000697979
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes status: Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM last updated: 4/9/2007 9:15:54 AM
site name: Charles Motors Used Cars
site address number: 586 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-57
site tax sbl: 26140010564000010570000000
site owner: Macaluso, Charles L
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.345 year built: 1945



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Auto Dealer

property description:

Site acerage taken from City data.
Limitation snow piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 1:35:56 PM **last updated:** 4/12/2007 3:35:39 PM
site name: Glenwood Sales Electronics
site address number: 592 **site address street:** Hague St
site municipality: Rochester
site tax print key: 105.72-1-10
site tax sbl: 26140010572000010100000000
site owner: Fegadel, Ann J
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0 **year built:** 1960



from Hague St



from Weicher St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acres from City data.
 Limiting condition - 2-3 ft of snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM **last updated:** 4/9/2007 9:15:39 AM
site name: Blue Chip Auto Sales
site address number: 592 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-37
site tax sbl: 26140010564000010370000000
site owner: Latragna, Carol
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.35 **year built:** 1967



zone and/or district status:

nys empire zone: Yes
nys environmental zone: No
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Body/Tire Shop

property description:

Site acerage taken from City data.
 Limitation snow piles.
 Vent pipe back of building?

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 1:04:40 PM **last updated:** 4/12/2007 3:33:51 PM
site name: One-Moore Place
site address number: 601 **site address street:** Hague St
site municipality: Rochester
site tax print key: 105.72-1-57.001
site tax sbl: 26140010572000010570010000
site owner: Lyell-Mt Read Shopping
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 8.421 **year built:** 1968



front view



looking N from Geddes St



looking N from Geddes St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Changed address from 595 to 601 according to sign.
 Limiting condition - 2-3 ft of snow.
 Acreage from parcel info obtained from City.
 High-bay structure, pole-mounted transformers

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown
neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM **last updated:** 4/9/2007 9:30:19 AM
site name: Former Kleen Brite Property
site address number: 601 **site address street:** Oak St
site municipality: Rochester
site tax print key: 105.67-2-33.007
site tax sbl: 26140010567000020330070000
site owner: Flex-Tech Industrial Park
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 4.11 **year built:** 1976



Western view



Junk pile with tanks



View from Oak



View from Oak of piles



Demo

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Site acreage from City data.
 Limitation snow cover and streetside view of large site.
 Older/original section of building (pre 1976) partially demolished.
 Junk and dirt piles onsite. At least 2 large tanks visible.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Active
comments: 1 active

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:32:17 AM **last updated:** 4/12/2007 3:48:02 PM
site name: _____
site address number: 618 **site address street:** N Plymouth Ave
site municipality: Rochester
site tax print key: 105.68-2-30
site tax sbl: 26140010568000020300000000
site owner: Coyle, Eileen
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.078 **year built:** 1970



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
 Visible - tires, drums, fueling station.
 Serves as fueling/repair station for Monroe Ambulance.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-444448
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:32:17 AM last updated: 4/12/2007 3:46:02 PM
site name: _____
site address number: 648 site address street: N Plymouth Ave
site municipality: Rochester
site tax print key: 105.68-2-37
site tax sbl: 26140010568000020370000000
site owner: Prestigiacom, Joseph
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.048 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Limiting condition - snow cover.
Visible - mound located at rear of property.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

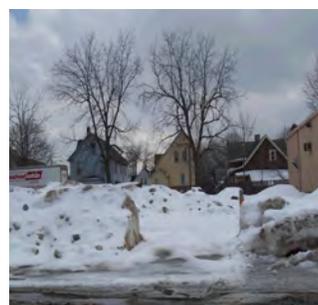
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM **last updated:** 4/9/2007 9:19:20 AM
site name: _____
site address number: 65 **site address street:** Weicher St
site municipality: Rochester
site tax print key: 105.73-1-72.002
site tax sbl: 26140010573000010720020000
site owner: Austin Family Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 0.483 **year built:** 1968



Transformers streetside.



Lot

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Site acerage from City data.
Limitation snow piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD982795973
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM **last updated:** 4/9/2007 9:33:24 AM
site name: Zweigles
site address number: 651 **site address street:** N Plymouth Ave
site municipality: Rochester
site tax print key: 105.68-3-14.002
site tax sbl: 26140010568000030140020000
site owner: Comida - Zweigles Inc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 1
size (acres): 1.74 **year built:** 1910



View from Verona



Verona Street



Verona truck dock



Smith Street plant end and lot



N. Plymouth view

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Site acerage from City data.
 Limitation - snow cover piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 1 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:32:17 AM last updated: 4/12/2007 3:45:44 PM
site name: _____
site address number: 658 site address street: N Plymouth Ave
site municipality: Rochester
site tax print key: 105.68-2-39
site tax sbl: 26140010568000020390000000
site owner: Prestigiacom, Joseph
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.057 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

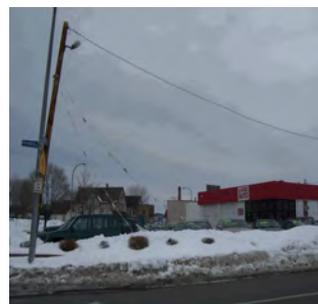
preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/1/2007 10:32:17 AM **last updated:** 4/12/2007 3:45:36 PM
site name: Zaris Auto
site address number: 662-674 **site address street:** N Plymouth Ave
site municipality: Rochester
site tax print key: 105.68-2-40
site tax sbl: 26140010568000020400000000
site owner: Prestigiacom, Joseph
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.228 **year built:** 1940



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Auto Body/Tire Shop

property description:

Acres from City data.
 limiting condition - snow cover.
 may have been a fueling station???

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 1:19:50 PM **last updated:** 4/12/2007 3:58:47 PM
site name: Flower City Towing
site address number: 70 **site address street:** Cliff St
site municipality: Rochester
site tax print key: 106.53-1-3
site tax sbl: 26140010653000010030000000
site owner: Di Battisto, Joseph C
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.643 **year built:** 1984



looking NE



looking SE



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data .
 Limiting condition -2ft of snow.
 Use status from City said auto body/tire shop - looks like a warehouse. Listing status as Distribution facility.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 2:20:23 PM **last updated:** 4/9/2007 9:41:09 AM
site name: UHAUL
site address number: 76 **site address street:** Spencer St
site municipality: Rochester
site tax print key: 105.60-2-20
site tax sbl: 26140010560000020200000000
site owner: Amerco, Real Estate
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.344 **year built:** 1950



view from across Lake Ave



looking NE

zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: Yes
other: _____

use status: Unknown

property description:

Acres from City data.
 Limiting Condition - snow cover.
 Use status is now a Uhaul facility- was listed as auto body/tire shop.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 1:19:50 PM last updated: 4/12/2007 3:59:12 PM
site name: _____
site address number: 88 site address street: Cliff St
site municipality: Rochester
site tax print key: 106.53-1-1
site tax sbl: 26140010653000010010000000
site owner: Di Battisto, Joseph C
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.355 year built: 1984



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acres from City data.
Limiting condition - 2ft of snow.
looks to be associated w #70 Cliff St. - same build and construction date.
#88 states #70 Cliff St.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM last updated: 4/9/2007 9:19:36 AM
site name: Parking
site address number: 89 site address street: Weicher St
site municipality: Rochester
site tax print key: 105.73-1-75
site tax sbl: 26140010573000010750000000
site owner: Instantwhiip-Rochester
publicly owned: No tax delinquent: No
zoning: M-1 existing buildings: 0
size (acres): 0.19 year built: 0



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
Limitation snow piles and autos.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/16/2007 2:35:00 PM last updated: 4/9/2007 9:39:59 AM
site name: VJ Stanley
site address number: 9 site address street: White St
site municipality: Rochester
site tax print key: 106.61-1-63
site tax sbl: 26140010661000010630000000
site owner: Stanley, Vincent
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.329 year built: 1900



zone and/or district status:

nys empire zone: No
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Distribution Facility

property description:

Acrage taken from city data.
Limiting conditions = 2 to 3 feet of snow.
DISTRIBUTION AND SALES.
Brick and block structure. Partially wood/sided.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 8:48:19 AM last updated: 4/12/2007 3:52:21 PM
site name: _____
site address number: 90 site address street: Frankfort St
site municipality: Rochester
site tax print key: 106.69-1-18
site tax sbl: 26140010669000010180000000
site owner: Center For Disability
publicly owned: No tax delinquent: No
zoning: CCD existing buildings: 0
size (acres): 0.26 year built: 0



looking SE from Frankfort

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Commercial

property description:

Acres from City data.
Parcel is a parking lot associated w/Center for Disability Rights.
Limiting condition - snow piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low
community ranking: Unknown
neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM **last updated:** 4/12/2007 3:03:07 PM
site name: Former Auto Center
site address number: 935 **site address street:** W Broad St
site municipality: Rochester
site tax print key: 105.75-1-2
site tax sbl: 26140010575000010020000000
site owner: City Of Rochester
publicly owned: Yes **tax delinquent:** No
zoning: M-1 **existing buildings:** 0
size (acres): 0.54 **year built:** 0



Well?



View from W. Broad

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Industrial Land

property description:

Site acerage from City data.
 Limitation snow cover.
 Wells on property? 4 inch PVC.

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-503630
hazardous waster generator: Yes
comments: NYR000099994
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Active
comments: 2 Spills - 1 closed, 1 active

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: JOSANA

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/6/2007 1:25:45 PM **last updated:** 4/12/2007 3:36:02 PM
site name: _____
site address number: 95 **site address street:** Weicher St
site municipality: Rochester
site tax print key: 105.73-1-42
site tax sbl: 26140010573000010420000000
site owner: Wrh Associates Llc
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 0
size (acres): 0.332 **year built:** 0



View of parking lot area



View from Weicher St

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Parking Lot

property description:

Acres from City data.
 Limiting condition - snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 9:28:57 AM last updated: 4/12/2007 3:49:39 PM
site name: _____
site address number: 95-97 site address street: Frankfort St
site municipality: Rochester
site tax print key: 106.69-1-15
site tax sbl: 26140010669000010150000000
site owner: Santa Motors Inc
publicly owned: No tax delinquent: No
zoning: R-1 existing buildings: 1
size (acres): 0.152 year built: 1920



back of building on N Plymouth

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Manufacturing

property description:

Pole-mounted transformer on-site.
Acres from City data.
No limiting conditions.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/19/2007 2:37:32 PM **last updated:** 4/9/2007 9:37:01 AM
site name: Former City Incinerator
site address number: 96 **site address street:** Falls St
site municipality: Rochester
site tax print key: 106.61-1-28
site tax sbl: 26140010661000010280000000
site owner: 52-96 Falls St Inc
publicly owned: No **tax delinquent:** No
zoning: CCD **existing buildings:** 3
size (acres): 2.808 **year built:** 1925



Former RPM Auto location.



Former City incinerator.



Brick shed.



View from falls street.

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: No
other: _____

use status: Distribution Facility

property description:

Acreage taken from city data.
 Limited condition 2 to 3 feet of snow cover.
 Brick bldg with tall smoke stack.
 Ground floor boarded up.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: High

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM **last updated:** 4/9/2007 9:15:25 AM
site name: Lyell Business Center
site address number: 961 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-85.001
site tax sbl: 26140010564000010850010000
site owner: Lyell-Mt Read Shopping
publicly owned: No **tax delinquent:** No
zoning: M-1 **existing buildings:** 9
size (acres): 9.889 **year built:** 1905



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Manufacturing

property description:

Site acerage taken from City data.
 Limitation snow piles. Very limited view from Lyell.
 Multi-use managed by Buckingham Properties.
 Aarons Store, Labor Ready, Welch Mach, Jordan Mach & Tool ...

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: Yes
comments: NYD986965614, NYD039550348, NYD987005873, NYD98148
listed in nysdec remediation databases: No
comments: _____
spill event site: Yes **status:** Closed
comments: 2 closed

preliminary assessment of importance and ranking: Moderate

community ranking: Unknown

neighborhood group: P. O. D. (People of Dutchtown)

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/9/2007 8:53:44 AM **last updated:** 4/9/2007 9:33:04 AM
site name: Sunoco
site address number: 98 **site address street:** Lyell Ave
site municipality: Rochester
site tax print key: 105.68-1-73
site tax sbl: 26140010568000010730000000
site owner: Lyell, Plymouth Service
publicly owned: No **tax delinquent:** No
zoning: C-2 **existing buildings:** 1
size (acres): 0.133 **year built:** 1935



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Service or Gas Station

property description:

Site acerage from City data.
 Limitation - snow cover and auto traffic

use and environmental history/conditions:

registered pbs or cbs facility: Yes
comments: 8-071757
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No **status:** Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Edgerton

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 2/20/2007 9:26:07 AM last updated: 4/12/2007 3:49:22 PM
site name: _____
site address number: 99 site address street: Frankfort St
site municipality: Rochester
site tax print key: 106.69-1-16
site tax sbl: 26140010669000010160000000
site owner: Santa Motors Inc
publicly owned: No tax delinquent: No
zoning: R-1 existing buildings: 0
size (acres): 0.076 year built: 0



vacant lot

zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Vacant Industrial Land

property description:

Acres from City data.
Vacant lot.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: Browns Square

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/2/2007 10:07:09 AM last updated: 4/9/2007 9:15:13 AM
site name: Pete's Auto Sales
site address number: 990 site address street: Lyell Ave
site municipality: Rochester
site tax print key: 105.64-1-14
site tax sbl: 26140010564000010140000000
site owner: Disanferdinando, John
publicly owned: No tax delinquent: No
zoning: C-2 existing buildings: 1
size (acres): 0.448 year built: 1949



zone and/or district status:

nys empire zone: Yes
nys environmental zone: No
urban renewal area: No
preservation zone: No
enterprise community zone: No
renewal community zone: No
other: _____

use status: Auto Dealer

property description:

Site acerage taken from City data.
Limitation snow piles.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Moderate
community ranking: Unknown
neighborhood group: Lyell-Otis

Descriptive Profile of Brownfield and Underutilized Properties

site visit: 3/7/2007 2:12:49 PM last updated: 4/9/2007 9:28:09 AM
site name: NIK Auto Sales
site address number: 997 site address street: W Broad St
site municipality: Rochester
site tax print key: 105.67-2-9
site tax sbl: 26140010567000020090000000
site owner: Clyde Development Corp
publicly owned: No tax delinquent: Yes
zoning: M-1 existing buildings: 0
size (acres): 0.074 year built: 1950



zone and/or district status:

nys empire zone: Yes
nys environmental zone: Yes
urban renewal area: No
preservation zone: No
enterprise community zone: Yes
renewal community zone: Yes
other: _____

use status: Parking Lot

property description:

Site acerage from City data.
Limitation snow cover.

use and environmental history/conditions:

registered pbs or cbs facility: No
comments: _____
hazardous waster generator: No
comments: _____
listed in nysdec remediation databases: No
comments: _____
spill event site: No status: Unknown
comments: _____

preliminary assessment of importance and ranking: Low

community ranking: Unknown

neighborhood group: JOSANA

Appendix C

Steering Committee/ Citizens Participation Documents

CITIZEN PARTICIPATION PLAN

**Lyell-Lake-State Street Brownfield Opportunity Area
(LYLAKS BOA)
Pre-Nomination Study
Rochester, New York**

Prepared by:

Prepared for: City of Rochester
30 Church St. Room 300 B
Rochester, New York 14614

Date: March 30, 2007

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ATTACHMENTS

Attachment A Figure 1 (Site Map)

1. Introduction and Overview of the Citizen Participation Plan

A. What is a brownfield?

Brownfields are abandoned, idled, or under-used properties where expansion or redevelopment is complicated by real or perceived environmental contamination. They are typically former industrial or commercial properties where improper operations may have resulted in soil and/or groundwater contamination. They often pose not only environmental, but also legal and financial burdens on communities. Under the Brownfield Opportunity Area program, the New York State Department of Environmental Conservation, in partnership with the New York State Department of State, provides financial and technical assistance to municipalities and community-based organizations. Funding can be used to complete revitalization plans and implementation strategies for areas affected by the presence of brownfield sites, as well as site assessments for strategic sites.

B. What is a Citizen Participation Plan?

To enable citizens to participate more fully in decisions that may affect their neighborhood, the City provides several opportunities for citizen involvement during the investigation and cleanup of brownfield sites. A Citizen Participation Plan, or CP Plan, provides interested citizens with an overview of public involvement activities that will happen during the identification, investigation and possible cleanup of a brownfield site. The plan also provides:

- information about the study area's history, planned or current investigations and/or cleanup activities in the study area;
- a description of planned CP activities and a tentative schedule of when they will occur;
- a glossary of terms and acronyms you may encounter while learning about the site.
- a list of project contacts knowledgeable about the project.

The Citizen Participation Plan is also designed to help municipal officials track public involvement activities.

The plan is periodically updated to include new fact sheets, additions to the mailing list, and any changes in planned citizen involvement activities.

2. Background Information LYLAKS BOA Pre-Nomination Study Project

The subject area consists of an approximately 394 acre area west of the Genesee River, bordered by Lyell, Lake and State Streets, City of Rochester, County of Monroe, New York (Figure 1). A total of 1632 parcels are contained within the BOA boundaries.

Based on a preliminary review of land uses, there are approximately 310 potential brownfield sites in the LYLAKS PBOA or 19% of the total number of parcels, representing nearly 46% (129 acres) of developable land area. Approximately 14% of the existing commercial/ industrial space is vacant (18.3 acres) and, an estimated 16% of the available housing space in the BOA is also vacant (15.7 acres).

Approximately 160 parcels within the proposed BOA were identified as Key Brownfield properties based on the current or historical use of the property, known environmental or health

concerns associated with the property, or strategic location within the community. A Preliminary Environmental Site Assessment (ESA) was performed for each of the Key Brownfield properties to better define existing conditions at the sites. Each site was given a designated prioritized ranking (high, moderate, low) based on the findings of the Preliminary ESAs, input from community organizations and other stakeholders, and the current use status of the site (vacant, residential, commercial, etc.). The rankings reflect the severity of various characteristics of each site.

Evaluating properties by considering their Environmental Priority Ranking and stakeholder input, allowed for identification of specific target areas of key brownfield propertie(s) which were proximate to planned or successfully completed revitalization projects. The goal of this project is to complete brownfield redevelop strategies that build on existing community assets and recent redevelopment successes in the area and to create opportunities for jobs and achieve community revitalization.

A. Ongoing and Future Investigations

The eastern portion of the BOA is considered a gateway to downtown Rochester, and the Genesee Finger Lakes Region. Current redevelopment strategies for making the most of Rochester's gateway by addressing brownfields on the river front, along Lake Avenue and State Street and in the High Falls Entertainment District include: the reconstruction of Lake Avenue and State Street; and the acquisition and cleanup of the former Heinrich Chevrolet dealership at 214 Lake Avenue and redevelopment into the Volunteers of America (VOA) administrative offices, retail store and day care center. Approximately six (6) acres of additional, underutilized commercial property near the Genesee River Gorge creates great potential for continued investment in the City's entertainment industry as well as recreational amenities such as parkland, open spaces and bicycle and pedestrian traffic.

At the heart of the LYLAKS PBOA is the new \$23 million multi-purpose PAETEC Park Soccer Stadium for the Rochester Rhino's A-League soccer team. The new 16 acre facility, completed in 2006, was funded in large part with \$15 million in State aid. Construction of the stadium created dozens of temporary construction jobs and operation of the stadium has created approximately 20 new full-time equivalent jobs. During the Pre-Nomination Study, the neighborhoods surrounding the stadium were identified as the area with, by far, the highest concentration of vacant, abandoned or underutilized properties in the LYLAKS BOA. This area, by utilizing Restore NY grant funds and other public and or private investment could be available for significant new residential, commercial and recreational redevelopment.

The City's on-going brownfield investigation and remediation projects at the former General Motors facility at 415 Orchard-354 Whitney Streets, and 935 West Broad Street, respectively, were partially funded using an additional \$360,000 dollars in State and Federal grant funding. Rehabilitation of these sites would create an estimated nine (9) acres of commercial property useable as stadium parking, hotel or restaurants, or other retail shops in an area devoid of such businesses. Additional benefits to the area include: potential employment opportunities for local residents, improved aesthetics and overall improvement of the environmental quality of two areas long plagued by illegal dumping, drugs, prostitution and vandalism.

3. Citizen Participation Activities

A. Basic Citizen Participation Activities

To enable citizens to participate more fully in this projects, the City, in conjunction with the NYSDEC and NYDOS, will offer several opportunities for citizen involvement during the BOA Pre-Nomination and Nomination Phases of the project.

The City will contact nearby property owners, neighborhood groups, and other interested parties and provide information about the study area. Contact information will be provided for those with questions or comments on the project or the future use of the site.

The following table describes activities planned at this site. The adjacent timeline indicates when each activity is scheduled to be completed.

The City of Rochester will:	At this Point in the Investigation:
Create a list of people ("Mailing List") interested in the site, including residents, government representatives, media, and any interested civic, environmental or business groups.	Before the start of the investigation.
Set up Document Repositories, where citizens can review site-related documents, at a public location near the site.	Before the start of the investigation.
Issue a Fact Sheet to people on the "Mailing List" describing investigation activities proposed for the site	Before the start of the investigation.
Create a Citizen Participation Plan and place it in the Document Repositories.	Before the start of the investigation.
Provide a project update and hold an informational meeting to review the results of the project	After the start of the investigation.

B. Additional Citizen Participation Activities

i. Technical Assistance for Community Members

If requested, the City and the Stae can provide additional technical assistance to community members. This assistance could include: meetings between technical staff and interested community members to discuss technical information about the project, a public availability session in which project staff would answer questions on a one-on-one basis, or other appropriate activities. If you wish to request such assistance, please refer to the Project Contacts List provided in Section 7 of this CP Plan.

ii. Other Citizen Participation Activities

The City of Rochester and the State may also conduct more citizen participation activities, such as holding public meetings or mailing additional fact sheets to interested citizens. The City and the

NYSDEC will base additional activities on the amount of citizen interest shown at the Site. Community involvement is important to ensure that the City of Rochester and the NYSDEC satisfy the needs of those living and working near the Site.

If a public meeting is held, the City will make every effort to place any reports or other information that may be discussed at the meeting in the document repositories at least 15 days before the meeting. Meetings will be announced through a mailing to the mailing list.

4. Site Issues and Communication Needs

This section of the Citizen Participation Plan is designed to help the City identify and document site-related issues important to the community near the study area, as well as to identify the information needs of the community, the City of Rochester and the NYSDEC. This information will help the City and the NYSDEC to effectively implement the citizen participation requirements and identify any additional citizen participation activities that should be conducted. It would also be helpful to know if the community has any additional knowledge or information regarding this Site that may be useful in characterizing/ investigating this Site.

The City of Rochester has attempted to identify major issues that are of interest to the community surrounding the Site. Currently, the City is anticipating the following community concerns:

- Which issues should be prioritized in the citizen participation program?
- Which issues must be focused on to meet the community's objectives?
- How should the community be kept informed of the program's progress?

The key points that the City and the NYSDEC want to communicate to the community through the citizen participation program are:

- This brownfield project is intended to revitalize use of the Site in an effort to promote economic development.

5. Document Repositories and List of Available Documents for LYLAKS Area.

Copies of important documents related to site studies are available at these locations for the public to review:

Department of Environmental Services City Hall 30 Church Street, Room 300B Rochester, New York 14614 Avon NY 14414 (585) 428-7892 Hours: Mon-Fri 8:30 - 4:45	Central Library of Rochester and Monroe County 115 South Avenue Rochester, New York 14604 (585) 428-8000 Hours: Mon & Thurs (9AM-9PM); Tues, Wed., Fri (9AM-6PM); Sat. (9AM-5PM, closed 6/21 - 9/4); Sun (1PM-5PM October to April)
--	--

The following documents are available for review at the repositories:

- Potential Brownfields in Lyell-Lake-State BOA
- Preliminary Lyell-Lake-State BOA Boundary Map
- Sanborn maps of the City of Rochester
- City Directories indicating past uses of the sites in the LYLAKS area

6. List of Project Contacts For the LYLAKS Area:

If you have questions or concerns, please do not hesitate to contact any of the following people:

City of Rochester - DEQ City of Rochester - DEQ

Ms. Jane MH Forbes, Environmental Specialist (585) 428-7892
City Hall
30 Church Street, Room 300B
Rochester, New York 14614
forbesj@cityofrochester.gov

New York State Department of Environmental Conservation:

Mr. Todd Caffoe, Project Manager (585) 226-5350
NYS Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, NY 14414-9519

New York Department Of State:

Ms. Elaine Miller, Manager (607) 721-8756
Division of Coastal Resources
State office Building
44 Hawley Street
Binghamton, New York 13901-4455

7. Mailing List

The City maintains this list of Steering Committee Members, agency officials, local elected officials, and other parties interested in the LYLAKS Area. If you have any corrections, or want your name added or removed, please contact the Department of Environmental Services, City Hall, Room 300B, Rochester NY, 14614 Phone: (585) 428-6855. Due to privacy concerns, the property owner and resident mail list is maintained separately from this document.

Local and Elected Officials

Chief Executive Officer - City of Rochester

Mayor Robert Duffy
30 Church Street
Rochester, New York 14614

Chief Executive Officer - Monroe County

Maggie Brooks - County Executive
39 West Main Street
Rochester, New York 14614

Regional and State Agency Officials

Todd Caffoe - Project Manager
NYS Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Steering Committee Contact List

Contact Person	Organization	Address	Phone #	E-Mail
Phil Banks	City, Economic Development	30 Church St Rochester, NY 14614	428 6965	banksp@cityofrochester.gov
Doug Benson	City, Planning	30 Church St Rochester, NY 14614	428 6824	bensond@cityofrochester.gov
Molly Clifford	City, NET	30 Church St Rochester, NY 14614	428 6524	Molly.clifford@cityofrochester.gov
Jose Cruz	City, NET B	492 Lyell Avenue Rochester, NY 14608	428 7620	jcruz@cityofrochester.gov
David Dworkin	Falls District Business Association	415 Park Avenue Rochester, NY 14607	244 3575 x-301	david@lldenterprises.com
Matt Ford	Rhino's Soccer	1 Morrie Silverway Rochester, NY 14608	454 5425	mford@rhinossoccer.com
Lucille Illi	Brown Square Association	77 Saratoga Avenue Rochester, NY 14606	254 5844	gillii@rochester.rr.com
Elliott Landsman	Landsman Development Corp.	3 Townline Cir. Rochester, NY 14623	427 7570	Elliott@landsman.com
John Lippa	Lyell Avenue Business Association	476 Lyell Avenue Rochester, NY 14606	458 2462	wfranny48@aol.com
James Muscatella	Sector 3 Chair	612 Maple St Rochester, NY 14611	328 2819	nojimmy@rochester.rr.com
Carla Palumbo	County Legislature	1002 Glide St Rochester, NY 14606	647 4072	Carly1002@aol.com
Bill Roos	Interfaith Center	159 Saratoga Ave. Rochester, NY 14608	458-6602	Brotherbill052@netzero.net
Mike Shepardson	Edgerton Neighborhood Association	260 Emerson St Rochester, NY 14613	254 8638	Not available
Bob Stevenson	City Council	77 Albemarle St Rochester, NY 14613	428 5982 254 8845	Bob.Stevenson@cityofrochester.gov
Andy Wheatcraft	Rochester City School	131 West Broad St Rochester, NY 14614	262 8384	Andrew.wheatcraft@rcsdk12.org
Bob Van Sice	Lyell-Otis Neighborhood Assoc.	14 Canton St Rochester, NY 14606	458 3784	rgvse@frontiernet.net
Marion Walker	JOSANA	188 Whitney St Rochester, NY 14606	967-5403	JOSANA14606@AOL.com
Mark Gregor	City, Environmental Quality	30 Church St, Rochester, NY 14614	428 5978	Mgregor@cityofrochester.gov
Jane Forbes	City, Environmental Quality	30 Church St, Rochester, NY 14614	428 7892	forbesj@cityofrochester.gov
Karyn Herman	Action for a Better Community	550 East Main St Rochester, NY 14604	295 1738 325 5116 x4444	KHerman@abcinfo.org
Amruta Sudhalkar	Action for a Better Community	550 East Main St Rochester, NY 14604	325 5116 x4521	ASudhalkar@abcinfo.org

8. Citizens Glossary of Environmental Terms and Acronyms

A. Glossary

This glossary defines some terms associated with New York State's Brownfield Cleanup Program. Words in bold in the definitions are defined elsewhere in the glossary. A list of acronyms often used in the program follows the glossary.

Availability Session	A scheduled gathering of program staff and members of the public in a casual setting, without a formal presentation or agenda but usually focusing on a specific aspect of a site's investigation or remedial process.
Brownfield	An abandoned, idled, or under-used property where expansion or redevelopment is complicated by real or perceived environmental contamination. Brownfields are typically former industrial or commercial properties where improper operations may have resulted in soil and/or groundwater contamination.
Citizen Participation	A program of planning and activities to encourage communication among people affected by or interested in brownfield sites and the government and municipal agencies responsible for investigating and remediating them.
Citizen Participation Plan	A document which must be developed at a site's investigation stage. A CP Plan describes the citizen participation activities that will be conducted during a site's investigation and remedial process.
Citizen Participation Specialist	A staff member from a NYSDEC central office or regional office who has specialized training and experience to assist with a site-specific citizen participation program.
Cleanup	Action taken to respond to a hazardous material release or threat of a release that could affect humans and/or the environment. Also called remedial action, removal action, response action, or corrective action.
Comment Period	A time period for the public to review and comment about various documents and actions.
Contaminant	Any physical, chemical, biological, or radiological substance or matter that has an adverse effect on air, water, or soil.
Contaminant Plume	See Plume.
Corrective Action Plan	A guidance document created to provide information about the

project site including: Site and adjacent property background information; site investigative or clean-up tasks; a task schedule; projected clean-up levels; and a discussion of remedial alternatives, technical feasibility and cost effectiveness.

Division of Environmental Remediation

Formerly the Division of Hazardous Waste Remediation, a major program unit within the New York State Department of Environmental Conservation that conducts the brownfield program. Staff include: engineers, geologists, chemists, attorneys, citizen participation specialists, environmental program specialists and support staff.

Document Repository

A file of documents pertaining to a site's investigation, remedial and citizen participation programs which is made available for public review. The file generally is maintained in a public building near the brownfield site to provide access at times and a location convenient to the public.

Groundwater

Water found beneath the earth's surface that fills pores between soil particles or that fills cracks in bedrock. "Well water" is groundwater.

Inorganic

Substances that do not contain carbon. Metals such as zinc and lead are inorganic substances.

Interim Remedial Measure (IRM)

A discrete action which can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined contamination problem. An IRM can involve removing contaminated soil and drums, providing alternative water supplies or securing a site to prevent access.

Mailing List

Names, addresses and/or telephone numbers of individuals, groups, organizations, government officials and media affected by or interested in a particular brownfield site. The size of a mailing list and the categories included are influenced by population density, degree of interest in a site, the stage of the investigation or remedial process and other factors.

Micrograms per kilogram (ug/kg)

A unit of measure: micrograms (ug) of a substance contained in a kilogram (kg) of soil. (A microgram is one millionth of a gram.)

Micrograms per liter (ug/l)

A unit of measure: the number of micrograms of one substance in a liter of liquid. One microgram per liter means one microgram of chemical per liter of water, and is essentially equivalent to one part per billion (ppb) at very low concentrations.

Milligrams per kilogram (mg/kg)	A unit of measure: milligrams (mg) of a substance per kilogram (kg) of soil. (A milligram is one thousandth of a gram.)
Milligrams per liter (mg/l)	A unit of measure: the number of milligrams of one substance in a liter of liquid. One milligram per liter means one milligram of chemical per liter of water, and is essentially equivalent to one part per million (ppm) at very low concentrations.
Monitoring Well	A hole drilled into the soil or bedrock which enables officials to collect samples of groundwater at a specific horizontal and vertical location. The samples can then be tested to look for contaminants.
New York State Department of Health	The government agency which: performs health-related inspections at suspected hazardous waste sites; conducts health assessments to determine potential risk from environmental exposure; reviews Risk Assessments prepared during site investigations; conducts health-related community outreach around sites; and reviews remedial actions to assure that public health concerns are adequately addressed.
Permeability	The extent to which a liquid or gas can move through a substance. For example, water moves easily through sandy soil (a high permeability soil) and slowly through clay (a low permeability soil).
Plume	An area of chemicals moving away from its source in a feather-like (hence the name, plume) shape. For example, a plume can be a column of smoke drifting away from a chimney or an area of dissolved chemicals moving with groundwater.
ppb/ppm	The concentration of a substance in air, water, or soil. The abbreviations stand for part per billion (ppb) and part per million (ppm). One ppb means there is one part of a substance for every billion parts of the air, water or soil in which it is measured. One ppb is 1,000 times less than 1 ppm.
Project Manager	A DEC staff member within the Division of Environmental Remediation (usually an engineer, geologist or hydro geologist) responsible for oversight of brownfield projects. The Project Manager works with legal, health, citizen participation and other staff to accomplish site-related goals and objectives.
Public Meeting	A scheduled gathering of agency staff and the public to give and receive information, ask questions and discuss concerns about a site's investigation or remedial program. A public meeting, unlike an availability session, generally features a formal presentation and a detailed agenda.

Remedial/Remediate/Remediation	Refers to any procedures or strategies used to address contamination at a brownfield or hazardous waste site. For example, a proposed remedial work plan describes remedial actions (cleanup methods) that have been recommended for a specific site; remediation of a site could include removing contaminated soil or installing a groundwater treatment system.
Remedial Construction	The physical development, assembly and implementation of the remedial alternative selected to remediate a site. Construction follows the Remedial Design stage of a site's remedial program.
Remedial Design	The process following finalization of the Remedial Work Plan in which plans and specifications are developed for the Remedial Construction of the alternative selected to remediate a site.
Responsiveness Summary	A written summary of major oral and written comments received during the comment period for a Proposed Remedial Work Plan, and responses to those comments.
Remedial Alternatives Analysis Report	The Remedial Alternatives Analysis Report uses information developed during the Site Investigation to examine alternative remedial actions to eliminate or reduce the threat of contamination to public health and the environment. This report is sometimes combined with the Remedial Investigation Report.
Remedial Investigation Report	The Remedial Investigation Report defines and characterizes the type and extent of contamination at the site. This report is sometimes combined with the Remedial Alternatives Analysis Report.
Semi-Volatile Organic Compounds (SVOCs)	A group of chemicals similar to Volatile Organic Compounds that do not evaporate as easily.
Soil Boring	A circular hole made in the ground by a drill to collect soil samples deep in the ground. Samples are collected for testing to see if the subsoil has been contaminated. Sometimes these borings are converted into groundwater monitoring wells.
Soil Gas Survey	A method for investigating the underground distribution of volatile organic compounds by looking for their vapors in the soil gas (air trapped between soil particles). In a soil gas survey, a small amount of soil gas is collected from various locations and tested for the presence of contaminants.
Volatile Organic Compounds (VOCs)	A group of chemicals that contain carbon and evaporate easily. These chemicals include substances such as industrial cleaning solvents and gasoline.
Work Plan	Documentation detailing the project objectives. A Work Plan may include: background information for the project Site and

adjacent properties; Site mapping; a detailed description of the proposed investigative or remedial tasks; Health and Safety requirements; and/or Reuse Concepts.

B. Acronyms

AG	--	New York State Attorney General's Office
AST	--	Above-Ground Storage Tank
C & D	--	Construction and Demolition Debris
CERCLA	--	Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Federal "Superfund" Law)
CO	--	Consent Order
CP	--	Citizen Participation
CPS	--	Citizen Participation Specialist
DEC	--	Department of Environmental Conservation (New York State)
DER	--	Division of Environmental Remediation (DEC)
DNAPL	--	Dense Non-Aqueous Phase Liquid
DOH	--	Department of Health (New York State)
DOL	--	Department of Law (New York State)
ENB	--	Environmental Notice Bulletin
EQBA	--	1986 Environmental Quality Bond Act (New York State "Superfund")
EPA	--	United States Environmental Protection Agency
FOIL	--	Freedom of Information Law
GPM	--	Gallons Per Minute
IRM	--	Interim Remedial Measure
LNAPL	--	Light Non-Aqueous Phase Liquid
mg/kg	--	milligrams per kilogram
mg/l	--	micrograms per liter
MW	--	Monitoring Well
NAPL	--	Non-Aqueous Phase Liquid
ND	--	Not Detected
NPL	--	National Priorities List
NYCRR	--	New York Codes, Rules and Regulations
NYSDEC	--	New York State Department of Environmental Conservation
NYSDOH	--	New York State Department of Health
O & M	--	Operation and Maintenance
OSHA	--	United States Occupational Safety and Health Administration
OU	--	Operable Unit
PAHs	--	Poly-Aromatic Hydrocarbons
PCBs	--	Poly-Chlorinated Biphenyls
PCE	--	Perchloroethene (Tetrachloroethene)
PID	--	Photoionization Detector
POTW	--	Publicly Owned Treatment Works (sewage treatment plant)
ppb	--	parts per billion
ppm	--	parts per million
ppt	--	parts per trillion

PRAP	--	Proposed Remedial Action Plan
PRP	--	Potentially Responsible Party
QA/QC	--	Quality Assurance/Quality Control
RA	--	Remedial Action
RAR	--	Remedial Alternatives Report
RCRA	--	Resource Conservation and Recovery Act (Federal Law)
RD	--	Remedial Design
ROD	--	Record of Decision (DEC document)
SAC	--	State Assistance Contract
SCGs	--	Standards, Criteria and Guidance Values
SEQR	--	State Environmental Quality Review Act
SI	--	Site Investigation
SI/RAR	--	Site Investigation/Remedial Alternatives Report
SPDES	--	State Pollution Discharge Elimination System
STARS	--	Spill Technology and Remediation Series
SVOCs	--	Semi-Volatile Organic Compounds (chemicals)
TAGM	--	Technical and Administrative Guidance Memorandum (DEC documents)
TCA	--	Trichloroethane
TCE	--	Trichloroethylene (trichloroethene)
TCLP	--	Toxicity Characteristic Leaching Procedure
TOGS	--	Technical and Operational Guidance Series
TSDF	--	Treatment, Storage and Disposal Facility
TWA	--	Time-weighted Average
ug/kg	--	micrograms per kilogram
ug/l	--	micrograms per liter
USGS	--	U.S. Geological Service
UST	--	Underground Storage Tank
VOCs	--	Volatile Organic Compounds (chemicals)

ATTACHMENT A

Figures 1



1 inch equals 700 feet

City of Rochester LYLAKS Brownfield Opportunity Area

Figure 3 Brownfield Opportunity Area Boundary Map




Legend



LYLAKS BOA Boundary



**City of Rochester
Brownfield Opportunity Area Project
Initial Organizational Meeting Summary**

October 20, 2005

Attendees:

Bart Putzig, NYSDEC
Todd Caffoe, NYSDEC
Elaine Miller, NYSDOS
Frank DuRoss, Rochester Rhinos
Sharon Conheady, City NET
Larry Stid, City Planning
Mark Gregor, City Environmental Quality
Vicki Brawn, City Environmental Quality
Jason Wawro, City GIS consultant

Hand outs provided:

BOA phase summary table
Deliverable interim report work products

State Assistance Contract and Project Costs

The State Assistance Contract will be a 3-party agreement between the City of Rochester, NYSDEC and NYSDOS. The sequence for contract routing will be the NYSDEC & NYSDOS, the City, the State Comptroller and then Attorney General. Eligible costs, such as force account time and advertising for RFP's incurred subsequent to April 1, 2005 can be reimbursed once the SAC is in place. The City will receive a 25% advance.

Project deliverables will be sent to both the NYSDEC and NYSDOS and include electronic versions. Quarterly reporting, associated deliverables, and payment requests will be sent to the NYSDOS for processing. Payments will be based on completion of deliverables. The request for proposals for consultant services is considered a deliverable for grant payment purposes.

Prenomination Phase

Elaine Miller reviewed the general goals of the Brownfield Opportunity Area Program and discussed general time frames for the prenomination study (< one year) and nomination study phases (1-2 years). Actual site assessments would not be performed until after designation of a BOA by New York State.

The New York State Department of Environmental Conservation will be funding the costs for capacity building and training under Component 2 of the work program. Travel expenses for City staff to attend this training will be grant reimbursable.

The prenomination study project has an area-wide brownfield planning focus and is jointly administered by the NYSDEC and NYSDOS. The NYSDEC will provide assistance during the preliminary assessment process by providing access to environmental database to the City and

the BOA site assessment consultant. The City currently anticipates about 160 preliminary site assessments in order complete site profiles. The agencies will be present at key project meetings. Elaine Miller asked to have an opportunity to be present at consultant interviews during the selection process.

Mark Gregor will prepare a letter describing the BOA area, the project status and program benefits to Frank DuRoss to use for potential state funding opportunities.

Elaine recommended that existing planning processes, major development proposals, and projects underway in the BOA area be discussed in the Prenomination study. Specific projects mentioned include the Salvation Army Community Center proposal, the Paetec Park soccer facility, design charrette processes underway or completed, and citizen participation plans for brownfield projects such as 935 West Broad Street.

The project community steering committee should have 7-15 members and include an appropriate elected official, planning commission and zoning board.

Nomination Phase

Elaine discussed key outcomes of the Nomination phase focusing on the following work elements:

1. Land use analysis and assessment
2. Economic and market trends analysis
3. Identification of brownfield sites and priority sites stressing the importance and role of the community
4. Recommendations for future uses

Larry Stid described various neighborhood planning and community involvement projects that are underway within the proposed BOA. Larry suggested that members of the City Planning, Economic Development and Housing Bureaus be involved in the prenomination phase to prepare for the greater role that these areas will have during the nomination phase.

Assessment Phase

The assessment phase and associated grants will be approximately two years out however it may be possible to request eligibility for interim BOA designation for purposes of performing BOA grant funded site assessments.

SEQR

The City will need to begin SEQR review during the prenomination study phase. For this phase Rochester expects, at a minimum, to prepare a full EAF. Depending on the status of funding remaining and level of detail in the prenomination study the City will initiate the lead agency agreement process and complete Part 2 of the EAF. SEQR will continue through the nomination phase in the form of a generic environmental impact statement.

Project Team Meeting
Key Objectives
November 22, 2005

I. City Project Team Introductions

II. Project Overview

1. Goal: *“to prepare a preliminary analysis that identifies compelling opportunities for revitalization, provides a preliminary description of possible remediation strategies, and describes other public and private measures needed to stimulate investment, promote revitalization and enhance community health and environmental conditions.”* including:
 - overview of existing land use and zoning,
 - number and size of brownfield sites, land ownership info,
 - current and anticipated uses of sites and groundwater, and
 - other known environmental information.
2. Project Scope
3. Project Time Frame

III. City Project Team Roles and Responsibilities

1. DEQ
2. DCD (Planning)
3. EDD
4. NET

IV. Subcontractors/ Community Groups Roles and Responsibilities

1. Environmental Consultant
2. Sector 3 Fiduciary Organization
3. GIS Research Aid

V. Project Steering Committee

LYLAKS BOA
Steering Committee Meeting

April 5, 2006

Agenda

- 3 Introduction of the team members
- 4 Introduction to the LYLAKS BOA Pre-Nomination Study project concept
- 5 Clarification of team member roles
- 6 Solicitation of input on a vision for the study area, goals and objectives, opportunities and constraints
- 7 Establish preliminary BOA project boundaries
- 8 Establish preliminary priorities for sites or groups of sites.

LYLAKS BOA STEERING COMMITTEE MEETING MINUTES

Location: Lake Avenue Baptist Church
70 Ambrose St
Rochester, NY 14608

Time: 10:00 AM

Present:

Jane Forbes, City Division of Environmental Quality
Mark Gregor, City Division of Environmental Quality
Tim Zimmer, City Division of Planning
Josh Artuso, City Division of Planning
Elliott Landsman, Landsman Development Corporation
David Dworkin, LLD Enterprises
Andrew Wheatcraft, RCSD Educational Facilities
Bob Van Sice, Lyell-Otis Neighborhood Association
James Muscatella, Sector 3 Chair
Frank Shepardson, Edgerton Neighborhood Association
Phil Banks, City Economic Development
Marion Walker, JOSANA
Karyn Herman, ABC
Jeanetta Chandler, ABC
Amruta Sudhalkar, ABC

1) The BOA program was explained to the members:

- According to NY State legislation, community groups and local governments need a planning tool to examine potential brownfields in their neighborhood.
- Two years ago, applications for grants were accepted by the DEC for initial investigations of potential brownfields. The city of Rochester applied for this grant in 2004 and there has been a delay in proceedings because the DEC and DOS attorneys needed to agree on what had to be included in the contract that the City would have to sign.
- The city of Rochester, in conjunction with Action for a Better Community has received a \$90,000 grant to conduct a preliminary investigation of brownfields in Sector 3
- From this grant, \$10,000 will be allotted to Action for a Better Community to initiate the community involvement process.

2) The pre-nomination study for the LYLAKS BOA has the following components:

- To find out if interest groups have significant and specific concerns about the sites.
- To establish priorities for Sector 3
- To seek the services of an Environmental Consulting Company. The environmental consultant will be hired to gather more information about the properties. Approximately \$60,000 will be allotted for consulting services.

3) The combined feedback from the consulting company, from the City of Rochester, from ABC, and this steering company will result in the documentation of a pre-nomination report which will be submitted to the Department of Environmental Conservation (DEC) and the Department of State (DOS).

4) The State would then take action to officially designate those areas as Brownfields. The state prioritizes Brownfields based on a certain set of criteria. After the designation, the City of Rochester can get grants to redevelop the areas.

5) Information Material shared:

- Maps showing the current boundaries of the 394-acre area were distributed to the members.
- The list of potential brownfields was distributed and reviewed.
- A list of the names and contact information of steering committee members was distributed.
- General information about the BOA program was distributed.

6) Input from members:

- Karyn Herman (Action for a Better Community) will coordinate this committee and record the suggestions obtained from it.
- It was clarified that not all sites are contaminated. But based on past ownership, some sites could be potentially contaminated.
- Emphasis was placed on the Orchard-Broad-Lyell Area.
The demolition of old homes with lead exposure risks was mentioned.
- There was a general consensus that the LYLAKS BOA is quite large, and that the funding received by the City should focus on specific important sites, where remediation would be the most effective.
- The property at the Whitney-Orchard site merits attention. However, it was pointed out that there is a \$450,000 grant allotted for the redevelopment of the Whitney Site. Hopefully, by the end of the calendar year, the building on this site will be taken down.
- Suggestions were made about gathering further input from property owners who would be willing to participate/invest in these areas.

- There were suggestions that a representative from the Zoning department should be included in the committee. If zoning evaluations are to be performed, this recommendation must be formally documented by ABC in its report to the City.

- Sector 3 is the weakest area of Rochester in economic development. Priorities in this area are therefore, economic stimulation and reduction in poverty density.

- Efforts for aesthetic improvement and urban beautification were suggested as possible alternatives.

- It was also suggested that future meetings should focus on smaller areas, and smaller groups be assigned to each area.

- Possible community goals and objectives were introduced.

- So far, there are 3 business associations represented in the committee. Suggestions were made to include other property owners such as:

1) RG&E

Steve Mullin

Phone #: 771 4556

Email: steve_mullin@RGE.com

2) Lou Atkins

3) Larry Glazer

Buckingham Property

15 Washington Street

Phone # 295 9500

Cell # 967 1960

ABC is currently waiting to hear from them.

7) Future meetings and plans:

- We will have 4 meetings from now up until August. Members will be notified of the time, date and location of the next meeting.

- Over the next month, the committee needs to look at the properties and present some information that they might have from the point of view of residents.

LYLAKS BOA

Steering Committee Meeting

May 3, 2006

Agenda:

- 3 Introductions
- 4 Review of previous meeting minutes
- 5 Establishing preliminary BOA project boundaries and sub-groups within the boundaries
- 6 Establishing preliminary priorities for sites or groups of sites.
- 7 Introduction of the Environmental Consulting Company (Bergmann)
- 8 Community Vision Statement

LYLAKS BOA STEERING COMMITTEE MEETING

Date: May 3, 2006

Location: Action for a Better Community
Garden Room
550 E. Main St
Rochester, NY 14604

Present:

Mark Gregor, City of Rochester, Division of Environmental Quality
Jane Forbes, City of Rochester, Division of Environmental Quality
Frank Shepardson, Edgerton Neighborhood Association
John Lippa, Lyell Avenue Business Association
Josh Artuso (Doug Benson), City of Rochester, Department of Planning
Tim Zimmer (Doug Benson), City of Rochester, Department of Planning
Carol Wheeler (Bob Barrows), City of Rochester, Department of Housing
Jose Cruz, City of Rochester, NET B
Karyn Herman, ABC
Jeanetta Chandler, ABC
Amruta Sudhalkar, ABC

Introductions

The minutes from the last meeting were reviewed:

(For members who are not familiar with the Brownfields program, or who cannot make it to the meeting, details can be reviewed one-on-one. Please Call Karyn Herman at 295 1738 to make an appointment.)

The purpose of this committee is to ensure citizen input in a pre-nomination study prioritizing potential brownfields in Sector 3. A consulting company (Bergmann) has been hired to carry out comprehensive characterization of the Brownfields Opportunity Area.

This steering committee will review the Consultant's report before it is submitted to the Department of State and the Department of Environmental Conservation.

After the report is submitted, the DOS and DEC will officially designate the concerned areas as Brownfields, and the City can move on to the next phase in which more funds are available.

Funding for the next phase of the BOA program can be made available immediately. There is no restriction on the number of sites that the community chooses to prioritize. As of now, there are more funds available than the number of applicants.

We should attempt to meet the October-November deadline for the pre-nomination study to be reviewed by the DEC-DOS.

Prioritizing Sites:

- The goal is to identify target areas which can have an impact on real estate, economic development, markets, etc. This is an opportunity for the community to state what they would like to see.
- Recommendations have been made by the State to divide the 394 acre area into smaller clusters.
- There was a suggestion that a meeting should be scheduled with specific stakeholders such as those of the Lyell Community. Karyn Herman can facilitate a meeting just with Lyell Representatives.
- There was a general emphasis that eye-sores should be removed.
- Once again, the 415 Orchard – 354 Whitney site was mentioned, and members were informed that the City has received a separate grant in order to conduct a clean-up at this site. As a result, remedial activity at this site will have resumed long before the current Brownfield Area is characterized. There was a suggestion that this site should be redeveloped as a hotel complex.
- Sites along Genesee River are important because of the Genesee Trail project. Other sites mentioned were along Smith Street, Spencer Street, and Cliff Street.
- All members agreed that Lyell Avenue must be one of the major targeted areas. Lyell Avenue has the potential to become the City's new downtown with its shopping centers, and apartments.
- There should be a bigger focus on High Income and Middle Income Housing as opposed to Low Income housing. However, in order to receive funding for housing projects, cities are required to have diverse, mixed income neighborhoods. (80% high income and 20% subsidized housing)
- The Aging and Handicapped populations must be kept in mind.
- The study should reflect existing plans and efforts that have already been undertaken in the city. The city department of Housing and Planning can help with this by providing plans.

1) The parking lot behind the Volunteers of America Property

1. ROCHESTER HSG AUTHORITY	280 LAKE AV	105.520-0001-017.000/0000	\$40,800.00	August - 2001	\$332,000
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2) The distribution property on Spencer Street
This site will be characterized as a Superfund Site.

1. P & P PROPERTIES INC	24 SPENCER ST	105.520-0001-013.000/0000	\$25,000.00	December - 1994	\$40,000.00
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3) The CSX site on Vincent Street
 CSX is putting together a clean up plan for this contaminated site.

4) The Volunteers of America Site
 The VOA site is not highlighted on the map.
 This also highlights the fact that the list compiled from the City database is not exhaustive, and therefore, community input is vital. The community can suggest sites which are not listed.

1. COMIDA - VOLUNTEERS OF AMERICA	214 LAKE AV	105.600-0002-001.002/0000	\$2,179,000.00	August - 1998	\$1,000,000.00
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5) The Vacant Industrial Land on Broad Street

1. CITY OF ROCHESTER	935 W BROAD ST	105.750-0001-002.000/0000	\$30,000.00	September - 2003	\$1,000,000.00
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6) The stadium on Oak Street. The Rhinos Stadium was the subject of 2 clean-ups and can be taken off the list.

1. ROCHESTER RHINOS STADIUM LLC	559 OAK ST	105.750-0002-083.001/0000	\$7,500.00	February - 2005	\$90,000.00
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7) The Incinerator on Falls Street
 It could be used as an access point to the river in the future.

1. 52-96 FALLS ST INC	96 FALLS ST	106.610-0001-028.000/0000	\$175,000.00	October - 1993	\$200,000.00
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8) The Cold Storage Facility on Cliff St
 Suggestions were made to convert this site into a museum.

1. SAUCKE BROS CONSTRUCTION CO	38 - 42 CLIFF ST	106.530-0001-004.000/0000	\$70,000.00	August - 1986	
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Potential Contacts (yet to be contacted) :

- 1) Parks and Recreation: Jim Farr
 Phone (585) 428-6770
- 2) RG&E: Clyde Forbes
 Phone (585) 771-4802
- 3) Faro Industries Matt McConville, Jr.

340 Lyell Avenue
Rochester, NY 14606
Phone (585) 647-6000
Fax (585) 647-2886

4) Buckingham Properties

Larry Glazer: In the future, it would be better to schedule a one-on-one meeting with him in order to keep him informed.

Community Vision Statement:

Since this committee needs to formulate a Community Vision Statement, the Department of State will be asked to provide a sample vision statement.

Future Events:

John Lippa might consider organizing a small group brainstorming session about potential brownfields specific to the Lyell Avenue area.

For the next meeting, the Division of Planning will bring draft copies of past projects that have taken place in the City of Rochester. Past projects involve areas such as Lyell Avenue.

ABC plans to hire 2 interns to assist with the brownfields project. They would assist with taking pictures of the potential sites, assembling a mailing list for members, collecting site information, etc.

LYLAKS BOA Project Scoping Meeting January 18, 2007

Attendees:

Mark Gregor - City of Rochester
Jane MH Forbes - City of Rochester
Gary Flisnik - Bergmann
Edward Jones - Bergmann
Erica Somogye - Bergmann
Carol Zollweg - Bergmann
Jim Marschner - Bergmann

1. Introductions and Distribution of Handouts
2. Project Status Update Discussion:
 - ▶ Bergmann in the process of creating the main site information database and filling attribute fields for selected queries;
 - ▶ how many query combinations needed to enable extraction of meaningful data from database?
Consensus: Maneuverability in database is important. The Pre-Nomination Phase should produce preliminary data useable by public. 2 or 3 tier query should be sufficient.
 - ▶ Will Spills/ HW/ SQG-LQG information be “yes”/ “no”, or more descriptive (ie. Spills = “yes”=>”open”/ “closed”=>details...)
Consensus: Queries will be “yes” or “no”. Sites with more complicated histories will be noted in the Project Description narrative of the *Site Profile Form*.
3. Review of *Site Profile Form*:
 - ▶ *Site Profile Form* hot-linked to database for interactive use.
 - ▶ *Site Profile Form* configuration to adhere to NYDOS example form in Work Plan.
 - ▶ Property Descriptions should be succinct. Properties with known environmental history or land use complications will be noted and references to further data sources will be provided.
4. Upcoming Project Tasks:
 - ▶ Erica and Jane to coordinate sharing City GIS layers for zones (Empire, Environmental, Urban Renewal, etc);
 - ▶ Erica and Jane to confirm the most recent property owner information as correct in Potential BOA Properties List;
 - ▶ Erica and Jim (Bergmann) to begin curbside assessments in February 2007.
 - ▶ Carol will populate database attributes as they are provided from Preliminary Site Assessments.
 - ▶ Jane to coordinate with Karyn Herman (ABC) for scheduling of Steering Committee Meeting,
 - ▶ Jane to coordinate with Karyn Herman for completion of Final Community Participation and Visioning Plan (based on input from various community organizations and/or stakeholders)
 - ▶ Jane to coordinate with Bergmann develop narrative of the Draft Pre-Nomination

- ▶ Study Report for review, and comment from Steering Committee Bergmann to prepare a presentation for the Steering Committee which summarizes the LYLAKS BOA boundaries, demographics, existing environmental conditions and key potential revitalization areas within the BOA.

5. Goals:

- ▶ Schedule Steering Committee Meeting In Feb/March for development or revision of Community Participation Plan and Vision Statement, and review/refinement of BOA boundaries
- ▶ Complete Draft Pre-Nomination Study Report for review and comments from Steering Committee, DOS and DEC by April 2007.
- ▶ Complete SEQRA requirements
- ▶ Application for Project Advancement by May 2007.

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Environmental Concern Ranking

1 = Low

2 = Moderate

3 = High

EXAMPLE ENVIRONMENTAL CONCERN RANKING

Category 1 = Low

- 1 Vacant lot, asphalt or paved.
- 2 Vacant lot, dirt or gravel surface.
- 2 No visual evidence of dumping, spills or fill activity.
- 3 Residential building built after 1980.
- 4 Residential building built prior to 1980 in good condition, single/two family.
- 5 Commercial building built after 1980 in active use, no manufacturing or environmental listings.
- 6 Commercial building prior to 1980, no manufacturing activity, good condition in active use, no environmental listings.
- 7 No history of spill events.
- 8 No past history of use of petroleum or chemical tanks, industrial or manufacturing.
- 9 No U.S. CERCLIS listings.
- 10 Not listed in any NYSDEC environmental remediation databases.

Category 2 = Moderate

- 1 Commercial building, unknown prior use or abandoned. Historic review or site observations do not indicate environmental concerns. The site is not listed in any environmental database.
- 2 Abandoned drums, surface staining, debris piles or fill is observed, no environmental listings.
- 3 Closed NYSDEC Spill Event Site, all events surface releases, cleaned up.
- 3 No active NYSDEC spill event listings.
- 4 Listed by U.S. EPA as possible prior Exempt Small Quantity or Small Quantity Hazardous Waste Generator.
- 5 Registered PBS or CBS facility, in compliance with regulations, no spill events.
- 6 Listed in the U.S. EPA CERCLIS-NFRAP Database.
- 7 Buildings or structures dating prior to 1980.

Category 3 = High

- 1 Industrial or commercial-use building, with unknown known site history or abandoned.
- 2 Prior dry cleaner, service garage or gasoline service station.
- 3 Abandoned manufacturing or industrial building, unknown history, historic concerns.
- 4 U.S. EPA RCRA listing as a Large Quantity Hazardous Waste Generator.
- 5 Active petroleum or bulk storage facility, not in compliance with regulations.
- 6 PBS or CBS tanks evident but not registered or abandoned.
- 7 Leaking drums observed.
- 8 Active NYSDEC Spill Event site, with subsurface impact indicated.
- 1 Possible on-site discharge of chemicals or sewage.
- 2 Extensive on-site fill or dumping activity.
- 3 Listed in NYSDEC environmental remediation databases with actions required.

- 4 Buildings or structures dating prior to 1970.

Environmental Condition Categories

- 1 Visual evidence of surface staining, dumping, abandoned drums or debris piles.
- 2 Registered PBS Facility (Active or Closed).
- 3 Registered CBS Facility (Active or Closed).
- 4 EPA Hazardous Waste Generator (Exempt, Small Quantity, Large Quantity).
- 5 Closed Spill Event Site.
- 6 Active Spill Event Site.
- 7 Historic site use indicative of manufacturing, dry cleaning, service garage.
- 8 Listed in the NYSDEC Environmental Remediation Databases.
- 9 NYSDEC Registry of Inactive Hazardous Waste Disposal sites (2 through 6).
- 10 NYSDEC Registry of Hazardous Substance Sites.
- 11 NYSDEC Voluntary Cleanup Registry.
- 12 U.S. EPA CERCLIS Database.

Descriptive Profile of Brownfield and Underutilized Properties

Database Search Options – Linked to Geographic Representation

Sample Attribute Categories and Relative Values

- Sites of a given Environmental Assessment Ranking: “Extreme” to “Minimal”
- Sites of concern to neighborhood participants: Sort by Ranking Category.
- Sites subject to on-going remediation or cleanup: YES or NO
- Sites know to be waste sites or active spill sites: Sort by Spill Site, Yes or No
- Sites of a particular zoning type: Based on type of zoning
- Sites of a particular land use: Based on pre-set list of uses
- Sites owned by the City: “Yes” or “No”
- Sites subject to foreclosure: Based on “yes” or “No”
- Sites targeted for demolition: Perhaps replace with “Condemned”

Search Options for Presentation

KEY: All fields can be sorted by category (Yes or No, Ranking 1-5, or alphabetical)

The geographic representation (GIS) can highlight sites based on sorting each category – Showing only those sites meeting search parameters

For example: Publicly owned queries are either “Yes” or “No”. Sites in either can be shown visually.

Foreclosure list: Queries are either “yes” or “No”. Either can be shown visually.

Zone and/or District Status: show all sites that meet a given criteria, “yes” or “no” status per category. All sites in an Urban Renewal Area can be shown.

Use Status: A pre-set list of site use codes will be established (for example, parking lot, gas station, repair garage, warehouse, commercial, single family residential, multi-family residential, etc.). Select a site use, and all those sites with that listing will be shown (show all parking lots or commercial properties).

Environmental History:

Categories are “yes” or “no”, such as a spill site, or PBS/CBS site, or listed site or hazardous waste generator. All sites either “yes” or “no” can be highlighted.

Preliminary Environmental Assessment of Importance and Ranking

Descriptive Profile of Brownfield and Underutilized Properties

Site Visit: 1/27/2006

Name: Gas Station/Auto Repair

Address: 386 Lyell Avenue

Tax Map ID: 105.66-2-30.1

Owner: Espinosa, Jose M. and Grace L.

Municipality: City of Rochester

Publicly Owned: Yes

Foreclosure List: N/A

Zoning: Commercial

Existing Buildings: 1

Size: 0.16 Acres

Zone and/ or District Status: *(Check all that apply)*

NYS Empire Zone:

Business Improvement District:

NYS Environmental Zone:

Special Assessment District:

Urban Renewal Area:

Historic District:

Federal Enterprise Business Zone:

Archeologically Significant Area:

Other: _____

Use Status: Closed gas station

Property Description: Property was used as a gas station but is no longer in service. No environmental constraints were observed on the property. Property is located on the corner Lyell Avenue and Sherman Street with a Gentlemen's Club to the west.

Use and Environmental History/Conditions:

Registered PBS or CBS Facility: YES

Spill Event Site: NO

Hazardous Waste Generator: YES

Listed in NYSDEC Remediation Databases: NO

Preliminary Assessment of Importance and Ranking: Category 4: High

Neighborhood/Community Group Concern Ranking: Low

Queries for LYLAKS ArcMap Extension – 1/11/07, cgz

Example:

D. Select the criteria for complaints and click Search to create the map.

QUICK SEARCH BY RECORD ID
 ID:

1. SELECT NOTICE TYPE
 Notice Type:

2. FOR SEARCH TYPE, INPUT PARAMETERS AND CLICK ASSOCIATED SEARCH BUTTON

SEARCH BY LAST NAME
 Last Name:

SEARCH BY STREET
 Street Name:

SEARCH BY DATE
 From: To:

SEARCH BY COMPLAINT TYPE AND RECORD STATUS
 Choose complaint: then record type:

Queries to discuss:

Query	Fields Involved	Description
Use status and range of size	UseStatus, Acres	Choose Use and choose range for acre size
All publicly owned sites of a particular use	PublicOwn, UseStatus	PublicOwn = yes and user chooses UseStatus
A range of addresses on a particular street	SiteAdrNum, SiteAdrStreet	Choose a street and a range of address numbers, address range can be blank which means all sites on that street
Sites subject to foreclosure	ForecloseList	This is a yes/no field
Sites owned by the City or not	PublicOwn	This is a yes/no field
Sites of a particular zoning type	Zoning	One choice of zoning
Sites know to be waste sites or active spill sites or PCSPBS Sites	SpillEventSite, HazWasteGen	These are yes/no fields

What about all the zones and districts? They are all yes/no fields. Do we want them all paired with use? Do we want to choose a district/zone and a use?		"YES" or "NO" per field
Sites subject to on-going remediation or cleanup	A Selected Field "Yes" or "No" results	Are there any fields that indicate this: YES
Sites of a particular land use	A selected Field Pre-set list of options	No field for land use: Need to establish a site use field
Sites targeted for demolition	??? To Be Determined: Perhaps replace with a "Vacant" or "Condemned" Field	Are there any fields indicating this? To Be Determined

Entity_and_Attribute_Information for feature class representing site

Detailed_Description:

Attribute:

Attribute_Label: DTSITEVISIT

Attribute_Definition: Date of site visit

Attribute:

Attribute_Label: SITENAME

Attribute_Definition: Name of site

Attribute:

Attribute_Label: TAXMAPID

Attribute_Definition: Tax Map ID for site

Attribute:

Attribute_Label: SITEOWNER

Attribute_Definition: Name of owner of site

Attribute:

Attribute_Label: MUNI

Attribute_Definition: Municipality of site

Attribute:

Attribute_Label: PUBLICOWN

Attribute_Definition: Whether publically owned or not

Attribute:

Attribute_Label: FORECLOSELIST

Attribute_Definition: Whether on the foreclosure list or not

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes or no or N/A

Attribute:

Attribute_Label: ZONING

Attribute_Definition: Zoning for site

Attribute:

Attribute_Label: NUMEXISTBLDGS

Attribute_Definition: Number of existing buildings on site

Attribute:

Attribute_Label: ACRES

Attribute_Definition: Site acreage

Attribute:

Attribute_Label: NYSEMPIREZONE

Attribute_Definition: Whether in NYS Empire Zone

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: NYSENVZONE

Attribute_Definition: Whether in NYS Environmental Zone

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: URBANRENEWALAREA

Attribute_Definition: Whether in urban renewal area

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: FEDENTBUSZONE

Attribute_Definition: Whether in Federal Enterprise Business zone

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: BUSIMPROVDIST

Attribute_Definition: Whether in business improvement district

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: SPECIALASSESSDIST

Attribute_Definition: Whether in special assessment district

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: HISTORICDIST

Attribute_Definition: Whether in historic district

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: ARCHEALOGICALLYSIGNIF

Attribute_Definition: Whether in archeologically significant area

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no/unknown

Attribute:

Attribute_Label: USESTATUS

Attribute_Definition: How the site is being used

Attribute:

Attribute_Label: PROPDESCRIP

Attribute_Definition: Property description

Attribute:

Attribute_Label: PBSCBSFACILITY

Attribute_Definition: Whether site is a PBS or CBS facility

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no

Attribute:

Attribute_Label: SPILLEVENTSITE

Attribute_Definition: Whether site is a spill event site

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no

Attribute:

Attribute_Label: HAZWASTEGEN

Attribute_Definition: Whether site is a hazardous waste generator

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no

Attribute:

Attribute_Label: LISTEDNYSDECREMEDIATION

Attribute_Definition: Whether site is listed on the NYS remediation list

Attribute_Value_Accuracy_Information:

Attribute_Value_Accuracy: yes/no

Attribute:

Attribute_Label: ZONEDISTOTHER

④

**Lyell-Lake-State BOA Steering Committee
Meeting Notice
Tuesday, March 20, 2007
At 550 East Main Street**

A meeting of the Lyell-Lake-State Street (LYLAKS) BOA Steering Committee will convene on **Tuesday, March 20, 2007 at 10:00 a.m.**, in the Garden Room of the Action for a Better Community Offices located at 550 East Main Street.

It's been a while, so just to refresh your memories, The Brownfield Opportunity Areas Program provides municipalities and community based organizations with assistance to complete area-wide planning approaches to brownfields redevelopment. The Brownfield Opportunity Areas Program enables communities to put strategies in place to return dormant sites and areas back to productive use and simultaneously restore environmental quality. DEQ was awarded a \$90,000 grant to perform a Pre-Nomination Study of approximately 394 acres of land in the Lyell-Lake-State Street corridor.

Bergmann Associates was contracted to perform Preliminary Site Assessments of approximately 160 previously identified parcels which are currently vacant, underutilized or suspected to have adverse environmental conditions. The results of Bergmann's findings will be entered into a database which will enable the City and it's neighborhood to devise redevelopment strategies for more manageable areas based on parcel size, the previous use of parcel(s), community need, and/ or the severity of environmental impacts. Bergmann will be summarizing the finding of their investigations and demonstrating how the database can be used to provide information based on specific queries. In addition, the Draft Pre-Nomination Study Report will be available for review and comments.

Please make every effort to attend this meeting or send a representative in your place, as DEQ is trying to complete the Pre-Nomination Study and submit the report along with a grant application for the Nomination Phase of the BOA, which is due in late May 2007. Your input is vital and designation of this area as a Brownfield Opportunity Area would strengthen any future applications for State and/ or Federally funded programs in that area.

Agenda
LYLAKS BOA Steering Committee Meeting
March 20, 2007

4

- I. Introductions
- II. Karyn Hermann: Update Steering Committee Members' contact list
- III. Bergmann: Project Summary to date
 - Curb side Environmental Site Assessments (ESAs)
 - Preliminary Analysis of BOA
 - Potential Re-use opportunities
 - Community Input
- IV. City of Rochester:
 - Neighborhood Groups to review Key Brownfield Properties and determine priority ranking criteria.

 - Set deadline for neighborhood ranking of sites or suggestions for additional sites
- V. Questions

Joyce Palumbo - 379 Lyell	Marion Walker
Karyn H.	Kate Kubolski
Mark G.	Elliot Landsman
Jane Forbes	James Slater - ABC
Elaine M.	
Gary Plisnik	
Matt Chattfield	



Inter-Departmental Correspondence

To: Committee
From: Jane MH Forbes
Date: March 30, 2007
Subject: March 20, 2007 Meeting Minutes

**Brownfields Opportunity Areas Program (BOA)
Steering Committee Meeting Minutes
March 20, 2007 - 10:00 AM**

Attendees: (sign-in sheet attached)

1. Introductions
2. Due to the length of time to get the project underway, some Steering Committee members have changed. Karyn Herman and Jane Forbes will finalize the contact list for the BOA Steering Committee and submit to NYDOS and NYSDEC.
3. Gary Flisnik and Matt Smith from Bergmann summarized the results of the Curb side Environmental Site Assessments (ESAs) of the 160+ Key Brownfield properties, provided a preliminary demographic analysis of the LYLAKS BOA Study area, presented potential re-use opportunities, and solicited community input regarding the preferred direction of redevelopment.
4. Discussed Topics:
 - ▶ Mr. Elliott Landsman (Landsman Dev Corp) suggested that by focusing on improved housing opportunities would stabilize the area and future amenities and services would follow as a result of community needs.
 - ▶ Mrs. Joyce Palumbo (379 Lyell Ave - owner) suggested the City acquire properties with frontages on Lyell Avenue (to the North of the Orchard-Whitney complex) to create a larger marketable plot of land. Also suggesting potential use as a commercial food market.
 - ▶ Mr. Mark Gregor (City - DEQ) indicated specific land uses are premature at the Pre-Nomination Phase. Planning Studies will be performed as part of the Nomination process.
 - ▶ Elaine Miller (NYDOS) suggested looking at sub-areas within the LYLAKS BOA to simplify redevelopment strategies.
 - ▶ Mr. Marion Walker (JOSANA) inquired regarding the time line for clean-up of identified properties and job creation associated with those tasks. Clean-up of



properties is also premature in the Pre-Nomination phase, and unlikely until specific sites are targeted for redevelopment.

5. Tasks to be completed:

- ▶ Neighborhood Groups to review Key Brownfield Properties and determine priority ranking criteria.
- ▶ Final configuration of the LYLAKS BOA Boundary from Steering Committee and Sector 3 groups from Karyn Herman.
- ▶ City/ Bergmann to complete Pre-Nomination Study Report and submit application for funding to complete a Nomination Study of the LYLAKS BOA.

GAENVQUALJANEJOBS\LYLAKS BOA\Steering Committee & Meeting Minutes Notes\MeetingMinutes3-20-07.wpd



Sign-in

<u>Name</u>	<u>Address</u>	<u>e-mail</u>
Jane Forbes	City of Roch 30 Church St.	forbesj@cityofrochester.gov
Mark Gregor	== Same == URMC 601 Elmwood Ave, Box EHSCU Roch., NY 14642	mgregor@cityofrochester.gov
Kate Kuholski		Kate_kuholski@URMC.rochester.edu
ELLIOTT LANDSMAN	3 TOWNLINE CIRCLE	elliott@landsmann.com
James Slater	550 ERM MAIN Street	JSlater@ABCINFO.org
Karyn Herman	ABC	Kherman@abcinfo.org
Joseph Palumbo	le: 379 huxell Ave / PHON-ETIX	jpalumbo@rochester.ny.us
Nichole Malec representing Assemblymember Susan John	840 University Ave 14607	johns@assembly.state.ny.us
Maureen Staerker	188 Whitney St	JOSANA14606@AOL.com
Vignia Anne Kelly for Bob Stephenson		<u>City Council</u>
FRANK R. SHEPARDSON	260 EMERSON ST. Edgerton Neigh.	