City of Rochester, New York
EPA Brownfield Cleanup Grant Proposal
937-941 Genesee Street
November 19, 2012

III.C Threshold Criteria for Cleanup Grants
1. Applicant Eligibility
a. Eligible Entity
The City of Rochester (City) is an incorporated general purpose unit of local government in New York State.
b. Site Ownership
The City of Rochester is the sole owner of 937-941 Genesee Street. The City took site ownership of the property through property tax foreclosure proceedings on November 2, 2012.

2. Letter from the NY State Environmental Authority: State acknowledgment letter (Attachment **A**).

3. Site Eligibility and Property Ownership Eligibility
a. Basic Site Information
3.a (a) Name of the Site: 937-941 Genesee Street
3.a (b) Address of the Site: 937-941 Genesee Street, Rochester New York, 14611 (The Site)
3.a (c) Current owner of the Site: City of Rochester
3.a. (d) If not the current owner: NA

3.b Status and History of Contamination of the Site
3.b (a) Previous studies indicate Petroleum Contamination (e.g. kerosene, diesel fuel, lube oil, mineral spirits, non-chlorinated Stoddard solvents) is present in soil and groundwater at the Site.
3.b (b) Operational History/ Current use: The Site consists of one (1) parcel owned by the City with an area of approximately 0.248 acres addressed as 937-941 Genesee Street. A Phase I Environmental Site Assessment (ESA), performed for the Site in 2002 and updated in November 2012, (Stantec Environmental Consulting, Inc., Rochester, NY), indicated that the Site was occupied by an auto repair facility from 1912 to 1941 and by dry a cleaners from 1946 until its 2009 demolition. The Site is currently vacant.
3.b (c) Environmental concerns: A Phase I ESA and Phase II ESA were completed at Site In November 2002 and July 2011, respectively. Recognized environmental conditions (RECs) were identified at the Site. The results of the Phase II ESA indicated the presence of Volatile Organic Compound (VOC) impacts in soil and groundwater. Total Petroleum Hydrocarbons (TPH) analysis of samples taken from eight (8) test borings and three (3) groundwater monitoring wells indicated the presence of: medium weight petroleum hydrocarbons, consistent with diesel fuel; medium weight kerosene; heavy weight lube oil; light weight mineral spirits; and non-chlorinated Stoddard solvent.
3.b (d) How the Site became contaminated ...nature of contamination: During the demolition of the former building, a partially buried 55-gallon drum was observed. The drum was filled with stone, had no bottom and was buried in the floor at the rear of the building. It is assumed that the drum was being utilized as a dry well structure and was the likely source of subsurface soil and groundwater contamination at the Site. The area of the dry well, on the southwestern portion of the Site, was specifically investigated as part of the Phase II ESA conducted in July 2011. Historic use of the Site as automotive repair and drycleaners appears to have resulted in contamination of soil and groundwater at the Site.

3.c Sites ineligible for Funding. Affirm the Site is:
3.c (a) The Site is not currently listed or proposed for listing on the National Priorities List.

3.c (b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
3.c (c) The Site is not subject to the jurisdiction, custody, or control of the United States government.
3.d The Site is not subject to a planned or ongoing CERCLA removal action. A property specific funding determination is not required.
3.e An ASTM E1903-11 Phase II Environmental Site Assessment (Phase II ESA) was performed at the Site in July 2011. The Phase II ESA consisted of advancement of eight (8) test borings, installation of three (3) overburden groundwater monitoring wells, and the collection and analysis of soil and groundwater samples. A Supplemental Phase II ESA was completed in October 2012 which included advancement of eight (8) additional soil borings, five (5) of which were converted to overburden monitoring wells and one bedrock well and the collection and analysis of soil and groundwater samples. The findings of the 2011 and 2012 Phase II ESAs documented soil and groundwater impacted by volatile organic compounds (VOCs), most notably, diesel fuel, kerosene, lube oil, mineral spirits, and non-chlorinated Stoddard solvents, which exceed regulatory criteria.

Property Ownership Eligibility
3.f CERCLA §107 Liability: Petroleum Site, Not Applicable
3.g Enforcement or Other Actions: Petroleum Site, Not Applicable
3.h Information on Liability and Defense/Protections: Petroleum Site, Not Applicable
3.i Petroleum Sites The City submitted a request to the Region 8 NYSDEC for a petroleum site determination in accordance with the program guidelines. A copy of the request letter and the State Petroleum Site Eligibility Determination Letter, received on November 1, 2012 is attached in Attachment **B**.

3.i.(i). The City of Rochester is the current owner of the Site. The immediate past owner was Amir Ali Mithani, Ali Shah Kanji Mithani, and Feroz Ali Mithani, doing business as Mithani Brothers Enterprises.
3.i.(ii). The City obtained the Site through property tax foreclosure proceedings on November 2, 2012.
3.i.(iii). The City, as current owner, (1) has not dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; (2) did not own the Site during any time in which dispensing or disposal of petroleum (by others) took place; and (3) has taken reasonable steps with regard to the contamination at the site. It is unknown if the previous owners, Mithani Brothers Enterprises (1) dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; (2) had owned the site when any dispensing or disposal of petroleum (by others) took place; or (3) took reasonable steps with regard to the contamination at the site.
3.i.(iv). The City has not dispensed or disposed of petroleum or petroleum products at the property, nor has the City exacerbated the existing petroleum contamination. The City has taken reasonable steps as appropriate with regard to contamination.
3.i.(v). The site is of "relatively low risk" compared to other petroleum or petroleum product-only contaminated sites in New York. The nature and extent of petroleum contamination has been delineated and is confined to the Site. The site is not receiving or utilizing Leaking Underground Storage Tank (LUST) trust fund monies.
3.i.(vi). No responsible party is identified for the site through court judgment/administrative order, enforcement action, citizen suit, contribution action or third-party claim.
3.i. (vii). The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.
3.i.(viii). No viable financially responsible party has been identified.

4. Cleanup Authority and Oversight Structure

4.a The City will execute a stipulation agreement with the NYSDEC under the Agency's Spills Program and perform all cleanup activities under NYSDEC oversight. The City will assign a senior environmental staff person to oversee and manage the environmental firm selected to perform the remediation work. Remedial services will be performed through a professional services agreement, and will be procured using an, open competitive selection process in accordance with NYS General Municipal Law and 40 CFR Part 31.36. The selected firm and agreement amount will be subject to Rochester City Council authorization. In accordance with standard City brownfield cleanup procedures, the City project manager will coordinate the review and approval process for the remedial action with the Monroe County Department of Health (MCDH) and the NYSDEC. Citizen participation activities and involvement will be based on a Public Information Plan (PIP). The City project manager will carefully coordinate site reuse plans with remedial work plan development and site remediation activities.

4.b The City has already communicated with adjoining property owners by distributing an informational letters, and by presenting details of the proposed cleanup project at the Genesee Corridor Business Association and Southwest Common Council meetings held on October 10th and 18th, 2012, respectively. A copy of the meeting minutes, sign-in sheet, questions and comments as well as a copy of the informational letter are attached in Attachment **C**. Contamination is not anticipated to impact adjacent properties; however, the City has experience on several other sites with negotiating successful access agreements should additional work need to be performed on private property. The City will follow its general practice of advising adjoining property owners of potential impacts of remedial projects and discuss the potential for the need for access before any work begins. Should property access agreements be needed the City will negotiate mutually acceptable terms including restoration of any damage to property.

5. Cost Share

5.a Statutory Cost Share: The City's matching share for the grant will be from the City of Rochester's DES Fiscal Year 2014 Cash Capital Allocation and Operating Budget. The current cleanup cost estimate is approximately $251,876. As a result, the City requires approximately $51,876 in additional funds (above and beyond the Grant) to complete the cleanup. The NYS brownfield grant program for municipalities currently does not remaining funds. Therefore, the EPA grant is needed in order for the City to proceed with this project. *The City's matching project share, however, will exceed the required 20% cost share requirements for the proposed cleanup grant.*

5.b The City is not requesting a hardship waiver.

6. Community Notification: The City provided notice to the community about its cleanup grant proposal, which included a draft Analysis of Brownfield Cleanup Alternatives (ABCA) (Attachment **D**) in several ways. An event notice was posted on the City's website "Calendar of Events" inviting citizens to attend a meeting of the Southwest Common Council on October 18, 2012. The City presented information about the 937-941 Genesee Street site, discussed the proposed cleanup approach and the grant application and provided an opportunity for comments. A Public Notice was also published in the Rochester Democrat and Chronicle newspaper on October 8, 2012 conveying the City's intention to apply for EPA Cleanup Grant funding and providing details to readers as to the location and availability of project documents. Letters were also sent to affected property owners, businesses, and community groups providing informing about the proposed project, and requesting letters of support for the City's Site cleanup efforts. Information regarding this cleanup application was also published on the City Division of Environmental Quality web page: www.cityofrochester.gov/citydepartments for review and comment. A copy of

the meeting notification, meeting notes and sign-in sheet, the draft ABCA, and support letters from involved community-based organizations are attached in Attachment **C**.

V.B. Ranking Criteria for Cleanup Grants
1. Community Need
1.a Health, Welfare and Environment

1.a. (i) There are approximately 6,000 commercial and industrial properties in the City, that cover about 5,900 acres of land. It is estimated that as many as 3,800 of those properties have environmental issues that impair property values and reuse. At least one (1) Monroe County Department of Health (MCDH) suspected or confirmed waste site is within one half mile of the Site. There are also 16 vacant parcels, 13 sites in tax foreclosure, and two (2) identified brownfield sites. Police and Fire Department response statistics indicate that vacant properties become locations for drug trafficking and theft. Vandalism, theft and arson at these sites can cause the disturbance and release of asbestos and other contaminated materials to surrounding areas creating exposure hazards to neighborhood children and adults, utility workers, City environmental services crews, police, and fire fighters. In addition, there are at least five (5) properties with City imposed, Activities Use Restrictions (AUL) within ½ mile of the target Site. AUL permit restrictions are institutional control measures requiring an environmental review be performed prior to any redevelopment activities at a property, in order to minimize potential environmental or health exposures to suspected or known contaminants at a Site.

The majority of these vacant or underutilized sites are less than one acre in size, located adjacent to residences, and within one of the City's most disadvantaged neighborhoods. The City has the 7th highest childhood poverty rate in the country with 54% of children living in poverty (*Rochester Democrat & Chronicle, [2010 Census], September 21, 2012*). Rochester has some of the oldest housing stock in the poorest condition in New York State according to the University of Rochester's Environmental Health Sciences Center. Recent studies show that poverty, education, drug use and domestic violence, all common in disadvantaged neighborhoods, correlate to premature births and low birth rates (*Rochester Democrat and Chronicle, [2010 US Census],* 9/23/2012). Infant mortality rates in the City of Rochester, 14.1 deaths/1000 live births, exceed every other major city in NYS (NYSDOH 2010). "'Toxic stress', the chronic stress of living in poverty or with other barriers to social and economic mobility, also has lifelong adverse effects" (Dr. Jeff Kaczorowski, Children's Agenda, Rochester, New York).

In 2005, Rochester was ranked as having the highest risks posed to humans in the Northeast, according an evaluation by USEPA using its Risk Screening Environmental Indicators which is based on Toxics Release Inventory (TRI) data. EPA's evaluation concluded that toxic air emissions were the primary source of exposure. The risk screening results were of enough concern to EPA that it requested that Rochester pursue an EPA Community Action for a Renewed Environment (CARE) project in Rochester.

2010 Rochester City School District statistics indicate that 14% of children in kindergarten through 12th grade have asthma and that this trend continues to increase from year to year. Among Pre-kindergarten to 6th graders the prevalence is even greater, 15.7 %. State-wide the asthma rate for children is 11% and nationally the prevalence is 9.1% suggesting that school aged children in the City are at a greater risk. According to the African American Health Task Force 2003 report, "the hospitalization rate for asthma in Monroe County is still more than three times greater among African Americans than among the non-African American population." Minorities comprise over 50% of the population in the City and more than 87% in the neighborhood around 937-941 Genesee Street.

Prior to the Rochester's 2005 lead law in the City over 1,000 children were lead poisoned each year, with lead

poisoning rates in some neighborhoods exceeding 35%. Rates of lead poisoning have decreased since the enactment of the law but are still a significant concern. Eighty-five percent of lead poisoned children are racial minorities and 90% live in homes subsidized by public assistance. The Center for Governmental Research (CGR) identified pervasive neighborhood problems stating "the City of Rochester, especially in neighborhoods in the crescent that surrounds the Central Business District ... *"display the characteristics associated with elevated blood lead levels, including: concentration of minority residents, high percentage of families in poverty, a large proportion of the population that does not receive a high school diploma, low housing values, low owner occupancy rates and high population densities."*

1.b Financial Need

1.b (i) Describe the economic impact of brownfields on the targeted community:

	Target Community	City of Rochester	Monroe County	New York State	National
Population[1]	1,907	210,565	744,344	19,378,102	308,745,538
Unemployment[2]	N/A	11.7 %	8.4 %	9.9 %	8.2 %
Poverty Rate[1]	48.0 %	25.8 %	15.4 %	14.9 %	15.1 %
Percent Minority[1]	87.8 %	50 %	23.9 %	34.3 %	26.7 %
Median Household Income[1]	$ 18,145	$ 30,138	$49,532	$55,605	$ 49,445

[1] 2010 U.S Census
[2] New York State Department of Labor

Rochester's City Budget Bureau projects a total budget gap for Fiscal Year 2014 of $42.7 million. This projected gap increases to $99.3 million by fiscal year 2017-18 when it represents over 25% of the total inflation adjusted City budget. Excluding 2009 ARRA stimulus funding, since the year 2000, federal aid for the City's administration of federally funded programs declined 20%. Rochester lost 4.2% of its population between 2000 and 2010 (US Census Bureau) which when combined with the increase in abandoned properties and manufacturing loses, has depressed property valuations in many neighborhoods.

The City has experienced a general, long-term decline in real assessed property values in many neighborhoods which has affected the willingness of businesses and developers to invest in Brownfield properties since cleanup costs alone frequently exceed property values. Rochester has experienced massive job losses in its traditional industrial jobs and continues to experience facility closings at some of its major employers such as Eastman Kodak, Delphi, and Valeo. The 2011 bankruptcy announcement from Kodak, which once employed as many as 65,000 people in Rochester, as recently as the 1980's, continues to add to the uncertain economic future in the City and clouds the future of nearly 500 acres of land within the City.

While Rochester has secured several previous EPA Brownfield Grants, and the City has an active and successful brownfield program, it is able to remediate only 5 to 10 acres per year. The private sector completes cleanups at about the same pace. As a result, there are hundreds of acres of brownfield properties located within the City that still need environmental assessment and cleanup. In addition, no resolution has been reached to refund the NYSDEC's Environmental Restoration Program (ERP), which

Rochester has used very successfully for 15 years. ERP grants, totaling $10 million, have represented approximately 30% of the City's brownfield capital funding for cleanup projects during the last ten years. Much of the costs for demolition of structures on brownfields must be financed with municipal funding which limits funds available for actual remediation. Consequently, cleanup grant funding from EPA is very necessary for the City to continue its brownfield cleanup efforts.

2. Project Description and Feasibility of Success

2.a Project Description

2.a (i) Previous investigations conducted at the Site and described in Section 3.b.(c), have delineated the horizontal and vertical extent of on-site, petroleum VOC and non-chlorinated contamination, believed to be Stoddard solvent, in the soil and groundwater. Two (2) areas of contamination were defined, one beneath the former building location on the southwest portion of the site (former dry cleaning area), and the second area beneath the southeastern portion of the site in front of the former building. In addition, shallow urban fill was documented to contain elevated levels of metals and semi-volatile organic compounds (SVOCs). The proposed redevelopment of the site will be integrated into the ongoing Brooks Landing Redevelopment project, providing the opportunity for needed residential and mixed use/ commercial development to service the surrounding neighborhood and businesses.

In 2009, in order to secure the Site, the City completed an emergency demolition of the site structure, which had partially collapsed. Although privately owned at the time, the City was granted court ordered access to the Site, on March 31, 2011 in order to perform the necessary environmental assessment work to delineate the nature and extent of known and suspected contaminants at the Site. Studies included:

- Phase I ESA of 23 contiguous parcels in the Brooks Landing Urban Renewal District (Nov 2002);
- Phase II ESA of 937 Genesee Street (July 2011);
- Phase I ESA of 937 Genesee Street (Sept. 2012);
- Supplemental Phase II ESA of 937 Genesee Street (Oct. 2012); and
- Microbial Insights Bio-traps Analysis for 937 Genesee Street (Oct. 2012)

2.a (ii) The proposed cleanup plan will include: contaminated soil source removal; remediation of contaminated groundwater via oxygen releasing compound; and removal of shallow impacted fill material. The Task-by-Task technical approach to implementing this plan is discussed in greater detail in **Section 2.b (i)** below. This approach is expected to include one year of quarterly groundwater monitoring, after which, the site will be returned to productive use. The proposed cleanup plan and its implementation will be approved by the NYSDEC and will be completed in accordance with NYSDEC Spills Program Guidelines. After the cleanup is completed, the Site will be available for restricted residential or commercial use and will be subject to appropriate environmental engineering controls (e.g., placement of a clean soil cover, installation of a sub-slab depressurization system in future buildings). An Activities Use Limitation permit restriction will also be entered into the City's Building Information System (BIS) institutional control system which initiates an environmental review of all new permit applications for the Site.

Following site Cleanup, the City will issue a redevelopment Request for Proposals. Redevelopment proposals will be evaluated and ranked by several factors including: compatibility with the cleanup and institutional controls; and following City Site Plan Review to ensure the dictates of the Brooks Landing Redevelopment Plan zoning are followed, emphasizing the current design and cultural significance of the local landscape. The selected Redevelopment Plan will need to include a design complementary to existing green-space, and the Genesee River area and Genesee Valley Park.

2.b Budget for EPA Funding... and Leveraging Other Resources

2.b (i) 937-941 Genesee Street EPA Cleanup Grant Budget

Budget Category	Task 1 Remedial Work Plan/ HASP/ QAPP/ ABCA	Task 2 Public Participation	Task 3 Contaminated Soil Source removal	Task 4 GW Treatment/ GW Quality Evaluation	Task 5 Reporting and IC/EC	Total
Personnel	$ 1,700	$ 1,548	$ 3,516	$ 3,422	$ 1,656	$ 11,842
Fringe	$ 751	$ 684	$ 1,554	$1,513	$ 732	$ 5,234
Travel	$ 600	$ 0	$ 0	$ 600	$ 600	$ 1,800
Equipment	$ 0	$ 0	$ 0	$ 0	$ 0	$0
Supplies	$ 100	$ 500	$ 100	$ 200	$ 100	$ 1,000
Contractual	$ 16,000	$ 2,000	$ 170,000	$ 28,000	$ 16,000	$ 232,000
Other Contingency	$ 0	$ 0	$ 0	$ 0	$ 0	$0
EPA Grant	$ 600	$0	$175,170	$ 23,630	$ 600	$ 200,000
City Share *	$18,551	$ 4,732	$ 0	$ 10,105	$ 18,488	$ 51,876
Total Project Cost	$ 19,151	$ 4,732	$ 175,170	$ 33,735	$ 19,088	$ 251,876

* All procurement will comply with procedures in 40CFR 31.36.

Project Description and Task Narrative: The work described below will be completed through a professional services agreement. The remedial actions will be designed, observed, and documented by a professional environmental consultant.

Task 1 Remedial Work Plan/ HASP/ QAPP/ CAMP/ ABCA: This task will include the preparation of required draft and final Remedial Work Plan. The Remedial Work Plan will include specifications for cleanup, an Environmental Management Plan, Community Air Monitoring Plan (CAMP), Quality Assurance Project Plan (QAPP) to ensuring the adequacy of the cleanup, including confirmation sampling, and a Health & Safety Plan (HASP). The Remedial Work Plan process will include submissions & presentations to agencies, and any revisions needed for approval. These plans will be prepared and approved in accordance with the NYSDEC Spills Program guidelines and will be subject to county and state health department approvals. In accordance with EPA cooperative agreement requirements an Analysis of Brownfield Cleanup Alternatives (ABCA) and a Cleanup Decision Memo will also be completed. The budgeted grant amount is for consultant and DEQ staff programmatic costs for work plan development. [Output = Remedial WP/ HASP/ QAPP/ CAMP/ ABCA. Estimated Task Cost = $ 19,151].

Task 2 Public Participation: This task includes preparation of a Public Information Plan (PIP) for the Site and associated activities such as neighborhood meetings, notices, presentations, and coordination of reuse planning with the remedial project. Additional tasks include maintaining the document repository, the project web-page (http://www.cityofrochester.gov/des/deq.cfm.), and establishing a project complaint response process. Budgeted funds are for consultant services and City staff PIP program management services. [Outputs = draft and Final Public Information Plan. Estimated Task Cost = $ 4,732].

Task 3 **Contaminated Soil Source Removal**: This task includes petroleum contaminated soil source removal from two (2) identified Areas of Concern (AOC1 and AOC2) to the top of bedrock (average of approximately 15 feet), and one (1) shallow excavation (to an average depth of 1 foot) in the third (AOC3). Approximately 980 cubic yards (CY) of contaminated soil will be removed and hauled to an approved landfill for disposal. Soils from the excavations that are determined to be clean through testing (estimated 630 CY) will be staged on-site and reused for backfilling part of the excavation. Excavation will be completed by an environmental construction contractor and will be directed by a professional engineering consultant. The engineering consultant will provide continuous perimeter and work zone air monitoring during all soil removal activities using a photoionization device (PID) to ensure that workers and the public are not exposed to elevated concentrations of VOCs. To address potential fugitive dust, odors, and vapors, the contractor will have emergency controls (dust and vapor suppression equipment) available for use during excavation activities.

The horizontal and vertical limits of excavation have been established through previous investigations. Field screening with the PID and observations made during excavation activities will be used to isolate actual contamination boundaries. Once it has been determined through field observations that all impacted soil has been removed, confirmation soil samples will be collected from excavation sidewalls and floors to confirm removal of all contaminated areas. The confirmation soil samples will be sent to an accredited laboratory for analysis. Additional samples will be collected at the discretion of the Field Team Leader based on observations in the field. All samples selected for potential analysis will be containerized, labeled, and immediately stored on ice in a cooler in accordance with the site Quality Assurance Project Plan.

The budgeted grant amount is for contractor/ consultant and DEQ staff programmatic costs for remedial activities and project oversight. [Output = Estimated 980 CY (or ~ 1,600 tons) of contaminated soil and 140 CY asphalt and concrete removed from Site. Estimated Task Cost = $ 175,170].

Task 4 **GW Treatment/ GW Quality Evaluation**: This task includes consultant services for the application of ORC™ or EHC-O™, an oxygen additive, to the open AOC 1 and AOC 2 excavations to assist in addressing residual VOC impacted groundwater. This alternative is a proven technology for treating petroleum compounds and will be very effective at removing contaminants that may remain after soils have been removed. A total of five (5) groundwater monitoring wells will be installed following excavation and the application of an oxygen additive to the excavation. Subsequently, between one and two years of quarterly groundwater monitoring will be conducted to verify the effectiveness of the remedial measures. [Output = Application of approximately 700 lbs. of Oxygen Release Compound (ORC), 5 Groundwater Monitoring Wells/ 2 years groundwater evaluation. Estimated Task Cost = $ 33,735].

Task 5 **Reporting and Institutional Controls/Engineering Controls**: This task includes DEQ staff and consultant services for the preparation of draft and final remedial construction engineering reporting and groundwater monitoring program performance reporting required by the NYSDEC. The task will generate documentation of the cleanup, ongoing operations, maintenance and monitoring requirements including any engineering controls and use restrictions. The City's institutional control, the building permit flagging system, will be used for the parcel consistent with the final NYSDEC approved Site Management Plan (SMP). [Output = draft and Final Engineering Report/ AUL permit restriction application. Estimated Task Cost = $ 19,088].

2.b (ii) Plan for tracking...outputs: The City has already adopted the area-wide *Southwest Quadrant Strategic Plan*, as well as the more localized *Brooks Landing Urban Renewal Plan*, many of the goals of which coincide with the expected outputs and outcomes of the Brownfield Program, including: identifying brownfield sites, completing Phase I and II ESAs at strategic properties, leveraging public and private funding for cleanup and economic redevelopment of sites, and reducing the community's exposure to hazardous substances. Three (3) additional brownfield properties have already been identified (874-880, 900-904, and 68-92 Genesee Street), and a Phase I and Phase II ESA has been completed at a fourth property located at 412-422 Genesee Street. In addition, more than $65 Million in public and private investment has been leveraged towards the successful completion of several key projects in the area (see **Table 2.b (iii)** below).

The City DEQ tracks and measures its output and outcome progress through its well established grant and project management system. EPA cooperative agreement actual work plan outputs will be compared to work plan estimates, and results will be reported via the USEPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) through regular quarterly report submittals. The project schedule (Attachment **E**) will allow the City to maintain momentum, to identify milestones crucial for tracking progress towards expected outcomes/ outputs, and to create opportunities to engage the community throughout the project. Project managers will provide performance data and project status information to the DEQ Grants Compliance Coordinator (GCC). The GCC will monitor budgetary and environmental outputs and deliverables, and assemble output and outcome data for the Project Director to evaluate. Project outputs/ outcomes, and variances from expected cooperative agreement work plan progress are investigated and reported to EPA both informally and through required reporting.

The City measures outcome data for specific sites and on a City-wide basis including: numbers of sites and acres remediated/year. These data are tracked for all City brownfield sites and reported in the City's annual budget. Average remedial costs/acre are calculated based on intended future use (i.e. commercial, industrial, residential) and are tracked as well. The City also tracks: outside and private sector site investment, increases in assessed valuation and annual property tax revenues, and project specific job retention and creation, specifically for brownfield sites as part of the City's *Rochester by the Numbers* (RBN) performance management system. Outcomes for the Site will be reported to EPA during the project.

2.b (iii) Leveraging. The City has already contributed over $41,000 in municipal funding towards emergency demolition of the Site structure, securing the Site and completing several ESAs in order to delineate the nature and extent of contamination at the Site (see **Section 2.a (i)** for list of completed ESAs). The current proposed budget for this project, estimated to be $251,876, is based on sound engineering and extensive experience with similar sites. The projected budget gap of $51,876 will be met by utilizing resources from the DES Fiscal Year 2013-2014 Cash Capital Allocation for brownfield investigation and cleanup. Future funding for the City's share, $51,876, has already been identified in the City's FY 2013-2014 Capital Improvement Plan for this project. This Cleanup Project, located in the center of the Brooks Landing Urban Renewal District, is also positioned to help leverage over $65 million in public and private investments for several neighboring properties. **Table 2.b (iii)** summarizes the current level of investment surrounding the Site. 937-941 Genesee Street is an integral component to these developments.

Table 2.b (iii) Leveraged Resources

Project Name	Size	Redevelopment Use	Jobs Created/ Retained	Funding (private & public)
Valley Court Subdivision	4.5 acres	29 Single Family Residential	~20 temporary construction jobs	$ 5.5 Million
Brooks Landing Business Center	1.7 acres	2-story, 28,000sq. ft. Office/ Commercial Retail	~ 45 temporary construction ~114 permanent jobs	$ 4.6 Million
Brooks Landing Hotel	1.6 acres	4-story, 80 rooms, conference center	~90 temporary construction jobs 25 permanent jobs	$ 13 Million
Brooks Landing Student Housing (proposed)	1.2 acres	11-story, first floor commercial, 10 floors student housing	~200 temporary construction jobs ~40 permanent jobs	$ 19.4 Million
Brooks Landing Public Improvement Project	18+ acres	Public improvements; waterfront; park gateway; trails;	Data not available	$ 1.2 Million
Riverview Apartment	5.6 acres	University of Rochester student housing	Data not available	$ 25 Million

2.c. Programmatic Capability and Past Performance

2.c (i) This remedial action phase of the project will be managed under the NYSDEC Spills Program. The City DEQ will assign an Environmental Specialist to manage the environmental Consultant performing the work. Firm selection will be in compliance with all competitive procurement standards set forth in 40 CFR Part 31.36. Request for proposals (RFP) will be prepared by the brownfield coordinator in accordance with the EPA approved work plan. RFP drafts will be reviewed and approved by the DEQ Manager prior to solicitation. Proposals received by the City will be carefully reviewed, scored, and ranked; proposal costs, carefully analyzed and compared; and consultant interviews, held prior to final selection. Once a consultant is selected, a recommendation for Council authorization will be made and, if approved, a professional service agreement with the consultant will be executed. DEQ has 26 years experience in procuring professional environmental consulting services under EPA's brownfield cooperative agreement procurement requirements and will follow all contractor and sub-award/sub-grant requirements.

The City's brownfield coordinator has over 26 years experience and has managed the DEQ since 1994. The DEQ includes five full-time environmental professionals and a full-time grants and finance coordinator. Collectively DEQ staff members have over 80 years of experience in managing assessment and cleanup projects under Voluntary and Brownfield Cleanup Programs (VCP & BCP). DEQ has managed $10 million in NYSDEC ERP grant funds for six brownfield sites in addition to two NYS Brownfield Opportunity Area planning grants. DEQ also managed $6.2 million in grants for investigation and cleanup of a 21-acre NYS Superfund site that was redeveloped into a $26.4 million regional fire training facility. DEQ established the City's Environmental and Institutional Control System for City managed brownfield sites in 1996. This system currently tracks and manages about 143 parcels in the City.

In the past four (4) years, succession planning and organizational changes in the DEQ, designed to encourage retention of experienced staff by expanding the team's functional responsibilities, led to promotion of two senior environmental specialists. DEQ personnel were encouraged to take civil service exams for every title within the division. As a result, each DEQ staff person is now reachable on civil

service lists for every staff level title within the division so that promotions can be made quickly in the event of a vacancy.

2.c (ii) Adverse Audits: The City of Rochester has not had any adverse audit findings.

2.c (iii) Past Performance: Rochester's most recent EPA brownfield grants have included:

Site	EPA Funding & Type	Use of Funds	Balance of Funding	Anticipated depletion of Funds
935 West Broad Street	$200,000 EPA BF Cleanup	Soil Source Removal; In-Situ GW Treatment	$0	Closed 10/2012
Photech	$200,000 EPA BF Cleanup	Soil Source Removal; In-Situ GW Treatment	$10,134	09/30/2012
62-64 Scio Street	$200,000 EPA BF Cleanup	Soil Source Removal; In-Situ GW Treatment	$22,463	12/31/2012
EPA BAP Assessment	$200,000 EPA BAP	Phase I & Phase II ESAs	$3,924	12/31/2012
BOA Site Assessment Program	$200,000 EPA ESAs	BOA Phase I & Phase II ESAs	$4,333	12/31/2012

Funds Expenditure: Of the $1 Million in grant funding for the above referenced grants, $40,854 (4.1%) has not yet been drawn down. The balance is fully committed to complete consulting and staff programmatic work that has not yet been billed and newly committed BAP project budgets. Of the five (5) grants listed one (1) grant has already been closed out, and three (3) of the remaining grants will be closed by 12/31/2012.

Compliance with grant requirements: The DEQ has consistently tracked its EPA cooperative agreement actual work plan outputs, schedule, and reporting requirements against work plan estimates. The timely delivery of planned results is a priority. The grants compliance coordinator monitors performance, budget and financial data, environmental outputs and deliverables, and helps assemble output and outcome data for the City Brownfield Coordinator to evaluate. Variances from expected objectives are investigated and reported to EPA Region 2 both informally and through required reporting. Site approval requests and EPA property approval forms are submitted on a timely basis. Quarterly progress reporting, reporting measures and annual financial reports for the existing EPA grants are up to date and were made on time. Annual financial reporting was performed as required by the City's Accounting Bureau. The City's quarterly reporting routinely links progress toward achieving grant output goals, to actual performance (ie. number of site assessments completed). The City has frequently communicated progress and accomplishments to both its EPA Region 2 project manager and the Region 2 Brownfield Coordinator as well as through the EPA ACRES program. The City's plans for tracking and measuring its output and outcome progress are based on its well established grants and project management system.

The City independently measures some outcome data, such as: number of sites and number of acres remediated each year. These data are tracked for all City brownfield sites and reported in the City's annual budget. Average remedial cost per acre is calculated based on intended future use and is tracked as well. The City also tracks outside and private sector brownfield investment, increases in assessed value, annual property tax revenues, and project specific job retention and creation as part of the City's *Rochester by the Numbers* (RBN), monthly performance management system. DEQ and the City Purchasing Bureau use

well established advertising and RFP or public bidding procedures to hire environmental consultants in accordance with NYS General Municipal Law. The City has consistently met EPA requirements for contractual professional environmental services and environmental project work plan compliance and performance.

Accomplishments: The City has successfully completed numerous EPA funded Brownfield Assessment and Brownfield Cleanup projects to date. The Summary Table, included as Attachment **F,** illustrates assessments performed through the City's Brownfield Assistance Program (BAP) at more than 40 properties, totaling over 63 acres. As a result, more than $40 million dollars in public and private redevelopment investment was realized, approximately 174 jobs were retained and 195 new jobs were created. The City has also completed remedial investigations, remedy selection, and site cleanups, including: petroleum and hazardous substances, by utilizing EPA BF Cleanup grant funds. Since 2003, the City has completed EPA funded cleanup projects on five (5) properties totally approximately 11.8 acres. Another three (3) projects are in-progress which will result in an additional 14.4 acres of land made ready for redevelopment. The DEQ works with the City's Neighborhood and Business Development Department (NBD) to prepare redevelopment RFPs for sites once they are ready to be marketed. EPA funded assessment work also set the stage for reuse of the former Erie Canal Industrial Park (ECIP) site as the new home for the Rochester Rhinos professional soccer team. Opened in 2006, the 15,000 seat, $27 million soccer stadium included more than $9 million in privately secured financing and more than $15 million in NYS funding.

The City has frequently communicated progress and accomplishments to both its EPA Region 2 project manager and the Region 2 Brownfield Coordinator as well as through the EPA ACRES program. The City was awarded the 2006 Local Government Innovation Award from the NYS Conference of Mayors and was recognized by the National League of Cities for the BAP. In addition, in October, 2012, the City was awarded the Silver Engineering Excellence Award from the American Council of Engineering Companies of NY (ACEC) for the Environmental Cleanup of the Former Photech Imaging Site.

3. Community Engagement and Partnerships

3.a The City has worked closely with the Genesee Corridor Business Association (GCBA) and the Southwest Common Council (SWCC) which represents 13 established neighborhood groups, local residents, students and other affected community members to maintain an open dialog regarding future redevelopment options at the Site. On October 18, 2012 the City presented information about the Project, discussed the cleanup grant proposal, and provided an opportunity for comments. Informational letters were also sent to affected property owners, businesses, and community groups. Information regarding this cleanup application was posted on the City's web page at: www.cityofrochester.gov/citydepartments. The demographics of the target community indicate English as the primary language; however, the City's web domain is equipped for translation to several alternative languages. If additional language translation or translation for the visually impaired is necessary, the City will make a good faith effort to meet the needs of all involved community participants.

Letters of support for the City's cleanup project were received from several neighborhood entities, including: University of Rochester, Sector 4 Community Development Corporation; Mr. Mark Dembs (Canopy Coin Laundry); South West Common Council; Mr. Warren Hern/ Mr. Stewart Putnam (unity Health Systems); Mr. Joe D'Alessandro (D'Alessandro House Buyers; and the Genesee Corridor Business Association. All information generated during the project will be shared through periodic meetings and regularly posted updates on the website and other social media networks. A public document repository for

citizen use has already been established at the City's Rundell Library. A copy of the meeting notification, and sign-in sheet, meeting minutes, public comments and a response summary to the City's project and proposal, and support letters are included in Attachment **B**.

3.b The Project will be completed under a Stipulation Agreement with the NYSDEC in the Spills Program. As a result, the City will work closely with the Monroe County and NYS Health Departments and the NYSDEC on this project. Under the BCP, the NYSDEC reviews all work plans, inspects site work and routinely makes referrals to and consults with the MCDH and NYSDOH on work planning, site investigations, remedy selection, cleanups, and reporting. The City meets regularly with the MCDH Waste Site Advisory Committee which includes NYSDEC, NYSDOH, MCHD, local sewer and environmental management agencies. A formal memorandum of agreement exists between the MCDH and the NYSDEC regarding waste site information and decision making.

After site cleanup is completed and prior to redevelopment, overlapping institutional controls will be established. The City institutional control system, the Building Permit Flagging System (BPFS), will be initiated once an operations and maintenance plan is prepared as part of the site closure. The BPFS involves referrals to NYSDEC and MCDH when the City receives various building and construction permit applications for City cleanup sites where use limitations and engineering controls are in place. This is done to protect site users, construction workers, and building occupants. This institutional control program has been used since 1996 and its use has become standard practice for City brownfield projects.

In October, 2003, the City created an Apprenticeship Program intended to encourage apprenticeship training for City residents in order to increase meaningful employment opportunities within the trades. The policy requires any prime construction contracts in excess of $250,000 or sub-consultant construction contracts in excess of $100,000 "have apprenticeship agreements, appropriate to the type and scope of work to be performed, which have been registered with and approved by the New York State Commissioner of Labor" prior to entering into public works contracts. The City also offers its PRIME Initiative (Providing Real Incentives to Maintain Employment) employment program, designed to assist adults, 18 and over in their search for sustainable employment. Through various outreach, mentoring, vocational training and other strategies city residents are engaged in a process that connects job seekers to job opportunities established between the City and area employers.

3.c The Southwest Common Council (SWCC), which represents 13 established neighborhood, business and/ or community groups in the target area is the key organization that the City will work with during the project. The involvement of the SWCC constitutes the participation of its member neighborhood and business groups. The SWCC's goals are to "help residents and business owners build the best mid-sized city in the US in which to live, raise a family, visit and grow a business" by focusing on improving public safety, education, neighborhood and business development and customer service. Citizen volunteers may be utilized throughout the project: to disseminate on-going project details to other neighbors and/ or groups; to provide input regarding community visioning for the future of the Site; and to provide "neighborhood watch" information to the project team regarding conditions at the Site. Through regularly scheduled progress meetings, the SWCC. will continue to be the voice of the community in the assessment, cleanup and redevelopment planning process for the 937-941 Genesee Street site. Anticipated Progress Meeting dates are illustrated on the Project Schedule included in Appendix **E.**

4.Project Benefits

4.a Welfare and/or Public Health...The petroleum contaminants found in the soil and groundwater across the Site present a potential health risk to the surrounding area. Without cleanup, volatilization of these compounds into the indoor air of nearby structures could occur. Prolonged exposure could cause respiratory irritation, contribute to asthma in sensitive populations and even cause long-term and irreparable damage to workers, residents and contractors performing work at the properties. Cleanup of thee Site would benefit the public health by eliminating the source of the contamination. The potential for vapor intrusion indoor air threats, both on and off-Site, will be mitigated by implementing this cleanup plan. If necessary, the City will install, or require installation of sub-slab vapor suppression systems in future site structures. The City's existing BPFS program will also help protect future Site users, from residual contamination by establishing guidance protocols for future developers, property owners, the City and the community, and by protecting sensitive populations from the impacts of future development.

The City is experienced with managing the potential impacts of brownfield cleanup activities to the community and will use a combination of integrated techniques to reduce and eliminate potential threats during the cleanup phase. During the preparation of the Remedial WP, the City will update its CPP site and neighborhood contact list. The WP will also include a Site HASP with protocols to address safety conditions which may be encountered that are of immediate concern to the environment or public safety. If needed, notifications will be made to emergency response agencies, potentially impacted neighbors, property owners, and local health agencies. Reductions in public health and environmental threats from volatilization of contaminants from excavation of source soils will be accomplished through air monitoring, temporary exclusion zone fencing, and perimeter fencing of the entire Site. In anticipation of these potential remedial phase concerns a community air monitoring plan (CAMP) and erosion control plan will be included in the WP and followed during the project. The CAMP, required by the NYSDOS, identifies organic vapor and particulate threshold concentrations that, if exceeded, require work stoppage or mitigation measures. Mitigation measures can include dust suppression, application of vapor suppressing foams and ventilation techniques.

In keeping with the *Southwest Quadrant Strategic Plan* and the Brooks Landing Urban Renewal Plan visions, the City will ensure that integrate desired equitable development principles such as, providing a range of affordable housing options, creating local employment opportunities and increasing access to local capital for residents. Numerous social benefits are anticipated from the successful redevelopment of not only the target Site, but of the more than 30 acres of land proximate to the Site that is beginning to experience revitalization and economic growth, including: the Brooks Landing Business Center, Brooks Landing Hotel, Valley Court, the Brooks Landing Public Improvement Project, and Riverview Apartments. With the additional private and public investment dollars currently being invested into the area (**see Section 2.b.iii Table of Leveraged Funds**), as many as 350 temporary construction jobs and 179 new part-time and full-time jobs could be created greatly benefitting the socio-economic climate in the target neighborhood. Finally, these revitalization efforts will help to create a "college town" atmosphere, transforming the Brooks Landing area into a retail, hospitality and entertainment destination that serves to benefit both the residents in the area and the students of the University of Rochester.

4.b Economic Benefits and/or Greenspace:

4.b (i) The Site is located in the center of the Brooks Landing Urban Renewal Project, which is poised for extensive redevelopment activity. The cleanup grant will enable the City to remediate contaminants at the Site, eliminating issues that have prevented interested parties from purchasing the property in the past. The economic benefits associated with Site cleanup include, reduction in the number of underutilized sites

the City maintains, return of properties to the City tax tolls and an immediate increase in the property value with site improvements. The City has already received inquiries from local developers and area businesses interested in utilizing the Site for commercial expansion. Such expansions would provide amenities including parking and retail access which the surrounding low income community currently lacks. In turn, local retailers can thrive and grow their businesses providing increased employment opportunities to local residents, as well as stabilizing current property values, and expanding the tax base.

4.b (ii) The non-economic benefits associated with Site redevelopment include: improved area-wide aesthetics by reducing abandoned and underutilized properties; and minimization of waste treatment by-products by utilizing green remediation technologies such as bioremediation via oxygen injection or chemical oxidation to treat soil and groundwater in-place. Final Site end use is anticipated to include: parking, green-space, and recreational elements consistent with the needs of the area, and the potential to compliment current revitalization efforts. Residents, visitors, and trail users alike would benefit by having access to new merchants in close proximity to the Genesee River and Genesee Valley Park.

4.c Any redevelopment plans for the Site would be required to undergo a site plan review process to ensure the dictates of the *Southwest Quadrant Strategic Plan* and the *Brooks Landing Urban Renewal Plan*, are followed, both of which were developed with emphasis on the area residents vision. Numerous environmental benefits are anticipated associated with the Sustainable Redevelopment of the Site. Redevelopment of the Site would promote in-fill development, and utilize existing infrastructure (ie. sidewalks, storm and sanitary sewers, utilities). Once the initial soil source removal and groundwater cleanup is complete, the Site would be acceptable for use as a variety of mixed commercial/ residential uses. The Site is located within a well established commercial corridor and is easily accessible to public transportation and local parking, bicycle and pedestrian routes. Mixed use development integrating River access and trail connections will be encouraged to provide greater recreational and open space opportunities to a neighborhood lacking such amenities.

Based on recent success at other brownfield redevelopment sites, the City of Rochester plans to use several key sustainable redevelopment practices at the Site. The City will require green infrastructure techniques be used during site redevelopment, such as permeable pavements. The City will also require the identification of LEED practices in any requests for proposals for the redevelopment of the site which will encourage energy efficient construction, and green building concepts for the new construction. The project incorporates desired Livability Principles by supporting the existing community through cooperation with many State and local investors. The City is leveraging over $65 Million in public and private investment, towards area-wide redevelopment, to provide affordable housing, and economic growth opportunities in the target community.

ATTACHMENT A

NYSDEC Acknowledgement Letter

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Program Management, 12th Floor
625 Broadway, Albany, New York 12233-7012
Phone: (518) 402-9764 • **Fax:** (518) 402-9722
Website: www.dec.ny.gov

Joe Martens
Commissioner

October 5, 2012

Mr. Mark Gregor
Mgr – Division of Environmental Quality
Department of Environmental Services
City of Rochester
30 Church Street Room 300B
Rochester, New York 14614

Dear Mr. Gregor:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received your request dated September 19, 2012 for a state acknowledgement letter for a United States Environmental Protection Agency (USEPA) brownfield grant applications.

I understand that the City plans to submit two proposals: $200,000 for a brownfield assessment grant for 25 Canal Street, and $200,000 for a brownfield cleanup grant for 937-941 Genesee Street.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Donna Weigel

Donna Weigel
Director
Bureau of Program Management

ec: R. Torres, USEPA

ATTACHMENT B

NYSDEC Petroleum Site Eligibility Determination Letter

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 8
Bureau of Technical Support
6274 East Avon-Lima Road, Avon, New York 14414-9519
Phone: (585) 226-2466 • **Fax:** (585) 226-8139
Website: www.dec.ny.gov

Joe Martens
Commissioner

November 1, 2012

Ms. Jane Forbes
Environmental Specialist
City of Rochester
Department of Environmental Services
City Hall Room 300B
30 Church Street
Rochester, New York 14614-1290

Dear Ms. Forbes:

Re: NYSDEC Spill # 1206397
937-941 Genesee Street
Rochester (C), Monroe County

The Department has received the October 10, 2012 Request for a State Letter of Petroleum Determination, submitted by Stantec, for the above referenced petroleum spill location in the City of Rochester.

Following review of the aforementioned submittal and the previously submitted Phase II and Supplemental Phase II reports, the Department concurs that the site is currently contaminated with petroleum products that exceed Department standards and guidelines and would require corrective action. The Department also concurs, to the best of its knowledge, with the information contained in the October 10, 2012 Request for a State Letter of Petroleum Determination, including to the best of the Department's knowledge:

1. The City of Rochester is not the current owner of the Site at this time and did not own the Site or operate the former automobile service facility or dry cleaning facility;
2. The Site is of "relatively low risk" compared to other "petroleum only" Sites in the State, and the Department is not aware of any LUST Fund monies expended on this Site, nor is the Department aware of the Site being subject to a response under Oil Pollution Act (OPA);
3. The Department has not identified a viable responsible party at this time;
4. The EPA cleanup grant funding will be used by a party (City of Rochester) that is not potentially liable for the investigation or cleanup of petroleum contamination on the Site; an;
5. The Site is not subject to a corrective action order under RCRA.

In addition to the above, this Department has no cleanup actions in existence for this site. Please keep Michael F. Zamiarski, of my staff, informed as to the progress of the EPA funding and cleanup of this site. If you have any further questions, please contact Mr. Zamiarski at (585) 226-5438.

Sincerely,

Scott A. Rodabaugh, P.E.
Regional Spill Engineer
Division of Environmental Remediation

cc: Michael Zamiarski, NYSDEC
Dorothy Bauch-Barker, Stantec Consulting

Stantec Consulting Services Inc.
61 Commercial Street
Rochester, NY 14614
Tel: (585) 475-1440

Stantec

October 10, 2012

Mr. Scott Rodabaugh, P.E.
Regional Spill Engineer
NYSDEC Region 8
6274 East Avon-Lima Road
Avon, NY 14414-8519

Reference: **Request for a State Letter of Petroleum Determination for Application by the City of Rochester to the U.S. EPA for a Petroleum Brownfield Cleanup Grant, 937-941 Genesee Street Property, Rochester, New York**

Dear Mr. Rodabaugh:

Stantec Consulting Services Inc., on behalf of the City of Rochester, is requesting that the New York State Department of Environmental Conservation (NYSDEC) provide a petroleum site eligibility determination letter for a Petroleum Brownfield Cleanup Grant application being submitted by the City of Rochester to the United States Environmental Protection Agency (U.S. EPA) as part of the Fiscal Year 2013 Brownfield Grant Competition. Requested information under Part III.C Threshold Criteria, Section 3.i, of the grant application guidelines, is presented below. Also attached is a Brownfield Property Approval form submitted with a previous application for U.S. EPA funding to complete a Phase I Environmental Site Assessment (ESA) for this site in August, 2012, as well as the U.S. EPA approval letter.

Type of Grant: U.S. EPA Petroleum Brownfield Cleanup Grant ($200,000).

Name and Mailing Address of Person to whom the letter should be addressed:

Ms. Jane Forbes
Environmental Specialist
City of Rochester
Department of Environmental Services
City Hall Room 300B, 30 Church Street
Rochester, NY 14614-1290

Phone: (585) 428-7892
Fax: (585) 428-6010
Email: forbesj@cityofrochester.gov

Site Eligibility Information (as required for petroleum brownfield sites, responses are provided below to items a-e and i, under Section III.C.3 of the application guidelines)

a. **Basic Site Information:** *Identify (a) the name of the site; (b) the address of the site, including zip code; (c) the current owner of the site; and (d) if you are not the current owner, the date you plan to acquire ownership of the site (required for cleanup grants).*

a)	**Site Name:** 937-941 Genesee Street Property
b)	**Site Address:** 937-941 Genesee Street, Rochester, NY 14611
c)	**Current Site Owner:** Amir Ali Mithani, Ali Shah Kanji Mithani, and Feroz Ali Mithani, doing business as Mithani Brothers Enterprises
d)	**Anticipated Acquisition Date by Applicant (City):** Tax foreclosure auction scheduled for November 2, 2012

Reference: **Request for a State Letter of Petroleum Determination for Application by the City of Rochester to the U.S. EPA for a Petroleum Brownfield Cleanup Grant, 941 Genesee St. Property, Rochester, New York**

b. Status and History of Contamination at the Site: *Identify (a) whether this site is contaminated by petroleum or hazardous substances; (b) the operational history and current use(s) of the site; (c) environmental concerns, if known, at the site; and (d) how the site became contaminated, and to the extent possible, describe the nature and extent of the contamination.*

a)	**Type of Contamination Present (Petroleum or Hazardous Substances):** Petroleum. Although site uses have included dry cleaning and auto repair, testing conducted as part of a Phase II ESA and a Supplemental Phase II ESA documents that impacts present in soil and groundwater and requiring future response actions to support redevelopment are overwhelmingly associated with petroleum products (aromatic hydrocarbons, kerosene, mineral spirits, diesel fuel, lube oil, and unidentified petroleum).
b)	**Operational History and Current Use(s) of Site:** Based on research conducted as part of a Phase I ESA, the property was occupied by an auto repair facility from 1912 to 1941 and by dry cleaners from 1946 until the building at the site was demolished in 2009. The property is currently a vacant lot. Current use is limited to supplemental vehicle parking by the business on the adjacent property to the north.
c)	**Environmental Concerns at the Site:** Stantec performed a Phase I ESA for the subject property on behalf of the City in September 2012, which identified the following recognized environmental conditions (RECs) associated with the site: • The former use of the property as an auto service shop and the former presence of a gasoline tank and pump; • The former use of the property as a dry cleaners and the former presence of a solvent tank; • The former presence of a partially buried 55-gallon drum suspected to have been a former drywell; • The presence of a manhole in the western portion of the foundation slab; and VOC and petroleum hydrocarbon impacts to sediment, soil, and groundwater documented in the July 2011 Phase II ESA.
d)	**How the Site Became Contaminated, and the Nature and Extent of Contamination:** The results of a July 2011 Phase II ESA completed by Stantec at the site indicated the presence of volatile organic compound (VOC) impacts in soil and groundwater. VOC concentrations in soil exceeded NYSDEC Part 375 and CP-51 soil cleanup objectives (SCOs) for unrestricted use in the sample near the manhole and the sediment sample taken from the manhole. Petroleum odors, considered to be nuisance characteristics, were observed in both soil and groundwater. The total petroleum hydrocarbons (TPH) analysis indicated that the soil boring B-2 sample contained a medium weight petroleum hydrocarbon matching the lab's diesel fuel standard. B-3 contained medium weight kerosene and heavy weight lube oil, B-4 contained light weight mineral spirits and heavy weight lube oil, B-6 contained light weight mineral spirits, and SED-1, which was collected from the sediment in the manhole, contained medium weight kerosene and heavy weight lube oil. The lab's mineral spirits standard is a mixture of several very similar petroleum products included in the mineral spirit category, one of which is non-chlorinated Stoddard solvent. Although further distinction was not possible, Stantec concluded from the TPH and the VOC analytical results that one of the sources of the aromatic VOCs detected in the site samples is likely to have been a release of non-chlorinated Stoddard solvent from the former dry cleaning facility. Releases from the former auto repair shop are also likely to have affected the site. Exceedances of groundwater standards for VOCs were detected in monitoring wells MW-3 and MW-6, and a slight exceedance for selenium was detected in MW-7. The greatest concentrations

were reported in the area near the manhole in the building slab. The TPH groundwater analysis indicated that the MW-3 sample contained medium weight kerosene and medium weight diesel. The MW-6 sample contained medium weight kerosene.

A Supplemental Phase II for the subject property was prepared by Stantec in October 2012. In an effort to evaluate the potential for off-site contaminant migration and given the presence of low-hanging overhead power lines along the western property boundary, which limited the proximity to which a drill rig or backhoe could access this area, two angled overburden borings were installed, one of which was converted to an angled overburden well. Eight additional vertical overburden test borings were installed, and monitoring wells were installed in five of these borings. One bedrock well was also installed. The results of the October 2012 Supplemental Phase II ESA indicated the presence of VOC impacts in soil and groundwater. Nuisance odors were noted in two eastern borings, B-14 and B-18; however, VOC concentrations in all soil samples collected during the Supplemental Phase II were below the NYSDEC Part 375 SCOs and NYSDEC CP-51 Soil Cleanup Levels for unrestricted use. Concentrations of lead and mercury exceeded the NYSDEC SCOs for unrestricted use and indeno(1,2,3-cd)pyrene exceeded the NYSDEC SCO for restricted residential use in a shallow fill material sample (BR-19 Fill). Exceedances of groundwater standards for VOCs were detected in three wells, two on the western portion of the Site (MW-3 and MW-6) and one on the eastern portion (MW-14). The greatest concentrations were reported in the area near the manhole.

Given the results, it appears that two separate areas of the site have been impacted by petroleum releases. The western most impacted area is centered near the manhole and the former dry well. The source of the impacts appears to have been the past use of the site as a dry cleaner and auto repair facility. The eastern most impacted area is centered near the front of the former building. It is suspected that the contamination in this area may have resulted from a release associated with the sewer that serviced the subject property; contamination may also be related to the former onsite presence of a 550-gallon gasoline tank and pump between 1938 and 1941 and a 250-gallon solvent tank between 1947 and 1961, which were identified in Stantec's September 2012 Phase I ESA and the former locations of which are unknown. Based on the soil and groundwater results from the surrounding locations, it appears that the eastern area of impact is limited to the area immediately adjacent to boring B-14. Given the delineation of these two areas of impact and given that no evidence of impacts was observed in the angled borings at the western property boundary, there is no information to suggest that contamination has migrated offsite.

c. **Sites Ineligible for Funding:** *Affirm that the site is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.*

a) The City affirms that the site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

Reference: Request for a State Letter of Petroleum Determination for Application by the City of Rochester to the U.S. EPA for a Petroleum Brownfield Cleanup Grant, 941 Genesee St. Property, Rochester, New York

d. Site Requiring a Property Specific Eligibility Determination: *Certain types of sites require a property-specific determination in order to be eligible for funding. Please refer to Appendix 1, Section 1.5, to determine whether your site requires a property-specific determination.*

a)	**Properties subject to planned or ongoing removal actions under CERCLA:** Not applicable.
b)	**Properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under RCRA, FWPCA, TSCA, or SDWA:** Not applicable.
c)	**Properties with facilities subject to RCRA corrective action (§3004(u) or §3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures:** Not applicable.
d)	**Properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit:** Not applicable.
e)	**Properties where there has been a release of PCBs and all or part of the property is subject to TSCA remediation:** Not applicable.
f)	**Properties that include facilities receiving monies for cleanup from the LUST trust fund:** Not applicable.

e. Environmental Assessment Required for Cleanup Proposals: *A written ASTM E1903-11 or equivalent Phase II site assessment report (a draft report is sufficient) must be completed prior to proposal submission. Equivalent reports would include site investigations or remedial action plans developed for a state cleanup program or Office of Surface Mining surveys for mine-scarred lands. Describe the type of environmental assessments conducted at your proposed site (do not attach assessment reports). Provide the date of the Phase II or equivalent report. Contact your Regional Coordinator listed in Section VII if you have questions.*

In November 2002, a Phase I ESA of twenty-three contiguous parcels in the Brooks Landing Urban Renewal District, including the site, was completed by Stantec on behalf of the City. In July 2011, a Phase II ESA was completed at the site by Stantec on behalf of the City. In September 2012, a Phase I ESA for the site was completed by Stantec on behalf of the City, in anticipation of possible acquisition of the site by the City. Subsequently, in October 2012, a Supplemental Phase II ESA of the property was completed by Stantec on behalf of the City. Reports for the Phase II ESA and Supplemental Phase II ESA have been completed and submitted to the NYSDEC.

Reference: Request for a State Letter of Petroleum Determination for Application by the City of Rochester to the U.S. EPA for a Petroleum Brownfield Cleanup Grant, 941 Genesee St. Property, Rochester, New York

i. Petroleum Sites – Additional Information Needed for a Petroleum Site Eligibility Determination

i)	*Current and Immediate Past Owners. Identify the current and immediate past owner of the site. For cleanup grants, the applicant must be the owner.* **Response:** The current owners as of the date of this letter are Amir Ali Mithani, Ali Shah Kanji Mithani, and Feroz Ali Mithani, doing business as Mithani Brothers Enterprises. The property has been tax delinquent for several years and several tax liens have been taken against the property. The City of Rochester has scheduled a property tax foreclosure auction for November 2, 2012. Due to the open spill history at the Site and the potential costs associated with remediation and redevelopment of the Site, as well as the value of the outstanding liens, it is unlikely that private investors will initiate a purchasing bid on the property. Consequently, the City of Rochester intends to acquire the property, and will be in ownership by the grant application date of November 19, 2012.
ii)	*Acquisition of Site. Identify when and by what method the current owner acquired the property (e.g., purchase, tax foreclosure, donation, eminent domain).* **Response:** The property has been tax delinquent for several years and several tax liens have been taken against the property. The City of Rochester has scheduled a property tax foreclosure auction for November 2, 2012. Due to the open spill history at the Site and the potential costs associated with remediation and redevelopment of the Site, as well as the value of the outstanding liens, it is unlikely that private investors will initiate a purchasing bid on the property. Consequently, the City of Rochester intends to acquire the property, and will be in ownership by the grant application date of November 19, 2012.
iii)	*No Responsible Party for the Site. Identify whether the current and immediate past owner (which includes, if applicable, the applicant) (1) dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; (2) owned the site when any dispensing or disposal of petroleum (by others) took place; and (3) took reasonable steps with regard to the contamination at the site.* **Response:** At the time of grant application submittal, the City will be the current owner of the property. The City will not: (1) have dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; (2) have owned the site when any dispensing or disposal of petroleum (by others) took place. The City has taken reasonable steps with regard to the contamination at the site. At the time of grant application submittal, Mithani Brothers Enterprises will be the immediate past owners of the property. It is not known whether Mithani Brothers Enterprises (1) had dispensed or disposed of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site; or (2) had owned the site when any dispensing or disposal of petroleum (by others) took place.
iv)	*Cleaned Up by a Person Not Potentially Liable. Identify whether you (the applicant) dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site, and whether you took reasonable steps with regard to the contamination at the site.* **Response:** The City has not dispensed or disposed of petroleum or petroleum products at the property, nor has the City exacerbated the existing petroleum contamination. The City will conduct

	an additional inspection of the property immediately prior to acquisition, and take reasonable steps as appropriate with regard to contamination. It should be noted that there are no tanks or other containers of hazardous substances or petroleum at the site, nor exposed contaminated soil or other environmental conditions requiring immediate or near-term action. Several drums of non-hazardous investigation derived waste are stored neatly on site and await proper disposal. This will be confirmed as part of the City's final pre-acquisition inspection.
v)	*Relatively Low Risk. Identify whether the site is of "relatively low risk" compared to other petroleum or petroleum product-only contaminated sites in the state in which the site is located, including whether the site is receiving or using Leaking Underground Storage Tank (LUST) trust fund monies.* **Response:** The site is of "relatively low risk" compared to other petroleum or petroleum product-only contaminated sites in New York. The site is not receiving or utilizing Leaking Underground Storage Tank (LUST) trust fund monies.
vi)	*Judgments, Orders, or Third Party Suits. Provide information that no responsible party (including the applicant) is identified for the site through, either:* • *A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or* • *An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or* • *A citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.* **Response:** No responsible party is identified for the site through court judgment/administrative order, enforcement action, citizen suit, contribution action or third-party claim.
vii)	*Subject to RCRA. Identify whether the site is subject to any order under section 9003(h) of the Solid Waste Disposal Act.* **Response:** The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.
viii)	*Financial Viability of Responsible Parties. For any current or immediate past owners identified as responsible for the contamination at the site, provide information regarding whether they have the financial capability to satisfy their obligations under federal or state law to assess, investigate, or clean up the site. Note: If no responsible party is identified in iii) or vi) above, then the petroleum-contaminated site may be eligible for funding. If a responsible party is identified above, EPA or the state must next determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site may not be eligible for funding. For more information, see Appendix 1, Section 1.3.2.* **Response:** None identified, not applicable.

Upon review of the Site details presented above, and the enclosed supporting documentation, please provide the City with your determination letter by November 9, 2012 for inclusion with the U.S. EPA Brownfield Grant application. Please indicate whether you have applied the U.S. EPA's guidelines in making the petroleum determination, or if not, what standard was applied to reach your determination.

Reference: Request for a State Letter of Petroleum Determination for Application by the City of Rochester to the U.S. EPA for a Petroleum Brownfield Cleanup Grant, 941 Genesee St. Property, Rochester, New York

Should you have any questions, please contact either of the undersigned or Ms. Jane Forbes at the City of Rochester at 585-428-7892.

Respectfully,

STANTEC CONSULTING SERVICES, INC.

Michael P. Storonsky
Managing Principal
Tel: 585-413-5266
Fax: 585-272-1814
mike.storonsky@stantec.com

Dorothy Bauch-Barker
Environmental Geologist
Tel: 585-413-5276
Fax: 585-272-1814
dorothy.bauchbarker@stantec.com

c. Jane Forbes, City of Rochester
Joseph Biondolillo, City of Rochester

Attachment: Brownfield Property Approval form
U.S. EPA Approval Letter

Name of Organization and Point of Contact: **City of Rochester; Joe Biondolillo** Phone Number: **585-428-6649** Email: **biondj@cityofrochester.gov**	**Brownfields Property Approval** **EPA Region 2** **290 Broadway, 18th FL, New York, NY 10007**	**PETROLEUM CONTAMINATION**

II - Property Information

Name of Property: **937 Genesee Street**

Address: **937-941 Genesee Street**

	City: **Rochester, New York**
Zip Code: **14611**	
Current Owner: **MITHANI AMIR ALI & ALI, SHAH KANJI & FEROZ ALI**	

III - Status and History of Contamination

Type of Contamination (mark one) : Hazardous Substances: _____ Petroleum: ____X____

If contamination is co-mingle (hazardous substances and petroleum) please mark hazardous substances.

Current Use of Property: **Vacant**	Period of operation: **1912-2009**	Total Years of Operation: **97**

Describe Environmental Concerns (if known):
Petroleum Volatile Organic Compounds (VOCs) in soil and groundwater and selenium in groundwater.

How the property became contaminated? (if known):
Unknown. Previous uses include an auto repair facility from 1912 to 1941 and dry cleaners from 1946 until the 2009 demolition of the site building.

Describe the nature and extent of contamination (to the extent possible):
The results of a 2011 Subsurface Investigation indicate the presence of petroleum VOC impacts in soil and groundwater. VOC concentrations in soil were below New York State Department of Environmental Conservation (NYSDEC) soil cleanup objectives (SCOs) for commercial and restricted residential use. The Total Petroleum Hydrocarbons (TPH) analysis indicated a range of compounds matching the lab's standard for diesel fuel as well as kerosene, lube oil, and mineral spirits. The lab's mineral spirits standard is a mixture of the several very similar petroleum products included in the mineral spirit category, one of which is Stoddard solvent. Although further distinction was not possible, it was concluded from the TPH and the VOC analytical results that one of the sources of the aromatic VOCs detected in the site samples is likely to have been a release of Stoddard solvent from the former dry cleaning facility. Releases from the former auto repair shop are also likely to have affected the site.

Exceedances of groundwater standards for petroleum VOCs were detected in two wells at which petroleum VOC concentrations ranged from 65.703 to 330.03 ppb, and for selenium in one well (0.018 ppm vs. the standard of 0.01 ppm). The TPH analyses indicated the presence of kerosene and diesel in groundwater. Given the significantly lower impacts in the eastern portion of the site, it appears that the contamination is focused on the rear (west) portion

III - Property Eligibility for Funding

Is the property listed or proposed to be listed on the National Priority List? YES _____ NO ____X____

Is the property subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA YES _____ NO ____X____

Is the property subject to the jurisdiction, custody, or control of the U.S. government? YES _____ NO ____X____

IV - Property Ownership Eligibility

IV. 1 - CERCLA § 107 Liability

Are you eligible for one of the following CERCLA liability protections or defenses: (1) an innocent landowner; (2) a bona fide prospective purchaser (BFPP), (3) a contiguous property owner; or (4) a local or state government entity that acquired the property involuntarily through bankruptcy, tax delinquency, or abandonment, or by exercising its power of eminent domain.

YES ____X____ NO _____

If the answer is YES, please explain why?
The City of Rochester does not currently own the subject property. If the City were to obtain the property, it would be through involuntary taking due to tax delinquency.

IV. 2 - Enforcement Actions

The information provided in this section will be verified. EPA Region 2 will conduct an independent review of information related to the organization's responsibility for the contamination at the property.

Identify known ongoing or anticipated environmental enforcement actions related to the property.
There are no known enforcement actions at this time.

Describe any inquiries or orders from federal, state, or local government entities that you organization is aware of regarding the responsibility of any party (including your organization) for the contamination at the property. **None**

IV. 3 - Information on Liability and Defenses/Protections Where Organization Does NOT Own the Property

Complete this section ONLY if your organization DOES NOT own the property.

Did your organization arrange for the disposal of hazardous substances at the property or transport hazardous substances to the property?

YES _____ NO ___X_____

Did your organization cause or contribute to any releases of hazardous substances at the property ?

YES _____ NO ___X_____

Describe your relationship with the owner and the owner's role in the work to be performed.
Owner is tax delinquent. It is anticipated the owner will not participate in work to be performed.

How you will gain access to the property?

YES ___X_____ NO _____ **A court order has been issued to the City and its agents due to tax delinquent status of the property for the purposes of conducting assessment activities.**

IV. 4 - Information on Liability and Defenses/Protections Where Organization Owns the Site or Will Own the Site During the Performance of the Assessment Cooperative Agreement

Complete this section ONLY if your organization own the property to be assessed or will own the property at some point during the performance of the cooperative agreement. The City of Rochester does not currently own the property. The City may acquire the property through involuntary taking due to tax delinquency.

IV. 4.1 Information on the Property Acquisition

How you acquired or will acquire ownership (e.g., by negotiated purchase from a private individual, by purchase or transfer from another governmental unit, by foreclosure of real property taxes, by eminent domain, or other (describe)
The City may acquire the property through involuntary taking due to tax delinquency.

Indicate the date you acquired or will acquire the property
Unknown

The name and identity of the party from whom you acquired or will acquire ownership (i.e., the transferor)
The current owners, Mithani Amir Ali & Ali, Shah Kanji & Feroz Ali.

Describe all familial, contractual, corporate, or financial relationships or affiliations you have or had with all prior owners, operators, or transporters of the property (including the person or entity from which you acquired or will acquire the property).
The property is currently tax delinquent.

IV. 4.2 Timing and/or Contribution Toward Hazardous Substances Disposal

Identify whether all disposal of hazardous substances at the property occurred before you acquired (or will acquire) the property
Yes, disposal of hazardous substances would have occurred prior to City ownership.

Did you cause or contribute to any release of hazardous substances at the property before acquire the property?

YES _____ NO __X____

Did you, at any time, arrange for the disposal of hazardous substances at the property or transport hazardous substances to the property?

YES _____ NO __X____

IV. 4.3 Pre-Purchase Inquiry

Describe any inquiry by you or others into the previous ownership of the property you acquired (or will acquire).
In November 2002, a limited Phase I Environmental Site Assessment was completed; however, there was no access to the property. Access was limited to the public right-of-way.

Describe uses and environmental conditions of the property prior to taking ownership.
The property is currently vacant with a concrete slab left in place during building demolition. Environmental conditions include Petroleum Volatile Organic Compounds (VOCs) and other petroleum hydrocarbons in soil and groundwater, and selenium in groundwater.

The name and identity of the party from whom you acquired or will acquire ownership (i.e., the transferor).
Mithani Amir Ali & Ali, Shah Kanji & Feroz Ali (current owners)

Indicate any type of environmental site assessments (e.g., ASTM E1527-05 Phase I) performed at the property, the dates of each assessment, and the entity for which they were performed (state whether the assessment was performed specifically for you, or if not, the name of the party that had the assessment performed and that party's relationship to you).
ASTM E1527-05 Phase I performed in 2002 by Stantec on behalf of the City of Rochester, with no access to the property. Access was limited to the public right-of-way. Subsurface Investigation in 2011 performed by Stantec on behalf of the City of Rochester.

Who performed the All Appropriate Inquiries investigation or Phase I environmental site assessment and identify his/her qualifications to perform such work.
Stantec performed a ASTM E1527-05 Phase I and subsurface investigation on behalf of the City of Rochester. Stantec met the Qualified Environmental Professional (QEP) requirements and was deemed qualified to perform such work.

Was the original AAI investigation or Phase I environmental site assessment conducted more than 180 days prior to the date you acquired the property?

YES __X____ NO _____

Did you conduct the appropriate updates of the original assessment within 180 days prior to your acquisition of the property in order to take advantage of the bona fide prospective purchaser, innocent landowner, or contiguous property owner provision.

YES _____ NO _____ **Not applicable**

IV. 4.4 Post-Acquisition Uses

Describe all uses to which the property has been put since you acquired ownership (or the uses that you anticipate once you acquire the property) through the present, including any uses by persons or entities other than you. **Not applicable**

Provide a timeline with the names of all current and prior users during the time of your ownership; the dates of all uses; the details of each use, including the rights or other reason pursuant to which the use was claimed or taken (e.g., lease, license, trespass); and your relationship to the current and prior users.
Not applicable

IV. 4.5 Continuing Obligations

Describe in detail the specific appropriate care that you exercised (or if you have yet to acquire the property, that you will exercise upon acquiring the property) with respect to hazardous substances found at the site by taking reasonable steps to:
1. Stop any continuing releases;
2. Prevent any threatened future release; and
3. Prevent or limit exposure to any previously released hazardous substance.

The City performed an emergency demolition of the building in 2010 and left the floor slab in place to prevent contamination from being exposed at the ground surface. The City will properly manage and dispose of waste substances in accordance with the appropriate regulations. The City will follow the necessary steps to prevent further exposure of harmful substances that may be present on the property.

Describe in detail your commitment to:
1. Comply with all land-use restrictions and institutional controls;
2. Assist and cooperate with those performing the assessment and provide access to the property;
3. Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
4. Provide all legally required notices.

The City currently has court ordered access to conduct assessment activities. The City will comply with restrictions and regulations and will provide any necessary legally required notices.

V. Petroleum Property Eligibility Determination

For properties located in New Jersey, the New Jersey Department of Environmental Protection will make the petroleum property eligibility determination.
For properties located in New York, Puerto Rico, U.S. Virgin Islands, and Tribes; EPA Region 2 will make the petroleum property eligibility determination.

V. 1 - Current and Immediate Past Owners

Identify the current and immediate past owner of the property.
Current Owner: Mithani Amir Ali & Ali, Shah Kanji & Feroz Ali
Previous Owner(s): Salvatore W. Julian, Anthony M. Julian and John M. Julian
United Dry Cleaning Rochester Corp.
Riverside Dry Cleaning Inc.

V. 2 - Acquisition of the Property

Identify when and by what method the current owner acquired the property (e.g., purchase, tax foreclosure, donation, eminent domain).
Purchase in 1983

V. 3 - No Responsible Party for the Property

Did the current **and** immediate past owner (which includes, if applicable, your organization) dispense or dispose of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the property?

YES _____ NO _____ **Unknown**

Did the current **and** immediate past owner (which includes, if applicable, your organization) take reasonable steps to reduce or control the petroleum contamination at the property?

YES _____ NO _____ **Unknown**

V. 4 - Assessed by a Person Not Potentially Liable

Did your organization dispense or dispose of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the property?

YES _____ NO ___X____

Did you take reasonable steps to reduce or control the petroleum contamination at the property?

YES _____ NO ___X____

V. 5 - Relatively Low Risk

Is the property considered as of "relatively low risk" compared to other petroleum or petroleum product-only contaminated properties in the state in which the property is located?

YES __X____ NO _____

Is the property receiving or using Leaking Underground Storage Tank (LUST) trust fund monies?

YES _____ NO ___X____

V. 6 - Judgments, Orders, or Third Party Suits

Is there a responsible party (including your organization) identified for the property through, either:
1. A judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the property; or
2. An enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the property; or
3. A citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the property.

YES _____ NO ___X____

V. 6 - Subject to RCRA

Is the property subject to any order under section 9003(h) of the Solid Waste Disposal Act?

YES _____ NO ___X____

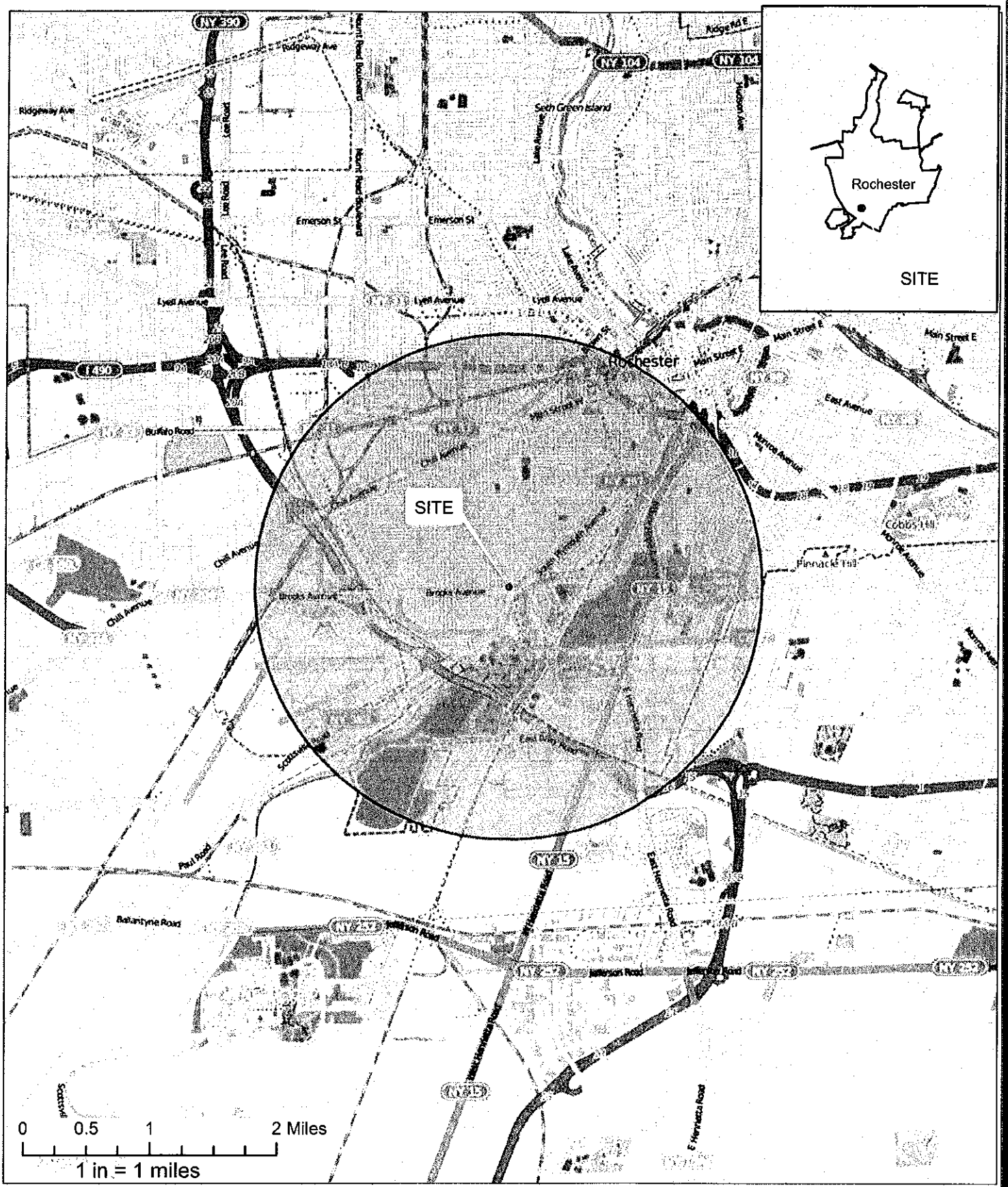
V. 7 - Financial Viability of Responsible Parties

For any current or immediate past owners identified as responsible for the contamination at the property, provide information regarding whether they have the financial capability to satisfy their obligations under federal or state law to assess, investigate, or clean up the property?
Previous owners are still operating at other locations in the Greater Rochester Area. The current owner is tax delinquent. The current and previous owner(s) financial capability and assets to satisfy obligations under federal or state law are unknown.

If a responsible party is identified above, EPA or the state must next determine whether that party is viable. If any such party is determined to be viable, then the petroleum-contaminated site may not be eligible for funding

VI. - Property Location Map

Provide a property location map. The map should cover a radius of 2 miles.



Geographic Information Systems Cartographic Design By: Andrew Less

Path: U:\190500696\drawing\GIS\Figure 1- 2 Mile Raduis Location Map_Proposal.mxd

Stantec Consulting
61 Commercial Street
Rochester, NY 14614
Phone 585.475.1440 Fax 585.272.1814
www.stantec.com

N

FIG. 1
PROPERTY LOCATION MAP
937 GENESEE STREET, ROCHESTER, NY

U.S. ENVIRONMENTAL PROTECTION AGENCY, REGION 2
Emergency and Remedial Response Division
290 Broadway, 18th Floor
New York, New York 10007-1866

Mark Gregor
Division of Environmental Quality
City of Rochester
30 Church Street – Room 300B
Rochester, New York 14614-1290

September 13, 2012

Dear Mark:

This letter confirms approval to conduct a Phase I Environmental Site Assessment as per your letter dated August 1, 2012for the 937-941 Genesee Street property. We have determined that the site is eligible for Phase I site assessment activities based on our review of requested documentation submitted via e-mail on August 1, 2012. Grant funds can be expended for these activities under Cooperative Agreement No. BF97207800-0.

If you have any questions, please call me at (212) 637-3260.

Sincerely,

Lya N. Theodoratos
Project Officer
Brownfields Section

cc:
V.Brawn/City of Rochester
K.Altman/City of Rochester
J. Biondolillo/City of Rochester

ATTACHMENT C

Community Notifications and Engagement

DEMOCRAT AND CHRONICLE

ROCCLASSIFIED

Legals

4900 Legals

LEGAL NOTICE

In Re: Adoption of Baby Boy Rose a/k/a Cayden Rose, a minor, No. A-12-33 in the Orphans' Court Division of The Court of Common Pleas of Allegheny County, Pennsylvania. To: "Ken" the Unknown Natural Father and to Kenville Bornes, Alleged Natural Father, of Baby Boy Rose a/k/a Cayden Rose, who was born on January 9, 2012, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to the child, Baby Boy Rose a/k/a Cayden Rose. The Court has set a hearing to consider ending your rights to the child, Baby Boy Rose a/k/a Cayden Rose. That hearing will be held in Orphans' Court, 1700 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania, 15219 on Wednesday, December 5, 2012, at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to the child may be ended by the Court without your being present. You have the right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford to hire a lawyer, please advise the office of that when you telephone or visit.
LAWYER REFERRAL SERVICE, The Allegheny County Bar Association, 11th Floor, Koppers Building, 436 7th Avenue, Pittsburgh, PA 15219.(412) 261-5555
This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact The Children's Home of Pittsburgh, 5324 Penn Avenue, Pittsburgh, PA 15224 (412) 441-4884, or your attorney, if you have one.
DEBORAH L. LESKO,
Esquire, attorney
for Petitioner,
373 Vanadium Road
Pittsburgh, Pennsylvania 15243
(412) 276-4200.
GYX-3X

LEGAL NOTICE

As of September 15, 2012, Lincoln Moving & Storage of Rochester, Inc. located at 847 Holt Rd., Webster, NY 14580, will no longer represent Atlas Van Lines, Inc.
GXH-7X

NOTICE OF SALE

SUPREME COURT:
SULLIVAN COUNTY
BANK OF AMERICA, N.A.; Plaintiff(s)
vs. GERARD MEHLIG; [illegible] LINDA ORTIZ; et Defendant(s).
Attorney (s) for Plaintiff (s): ROSICKI, ROSICKI & ASSOCIATES, P.C., 2 Summit Court, Suite 301, Fishkill, New York, 12524. 845.897.1600
Pursuant to judgment of foreclosure and sale granted herein on or about March 2, 2012, I will sell at Public Auction to the highest bidder at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Lobby Floor, Monticello, NY 12701.
On October 23, 2012 at 11:00 AM
Premises known as 27 AVON STREET, ROCK HILL, NY 12775
Section: 52. H Block: 1 Lot: 9
ALL that certain plot, piece or parcel of land, with building and improvements thereon, situate and being now near Rock Hill at Emerald Green, Town of Thompson, County of Sullivan and State of New York.
As more particularly described in the judgment of foreclosure and sale.
Sold subject to all of the terms and conditions contained in said judgment and terms of sale.

Approximate amount of judgment $251,081.86 plus interest and costs.
INDEX NO. 2010-1933
Zachary Kelson, Esq.,
REFEREE

LEGAL NOTICE

Notice of Availability
for Comment
City of Rochester Draft Brownfield Grant Proposal
The City of Rochester is providing notice of the availability of two (2) Draft Brownfield Grant proposals for public comment. The City is applying to the USEPA for an assessment grant for the site located at 25 Canal Street and a cleanup grant for the site located at 937-941 Genesee Street.
A meeting of the Southwest Common Council is scheduled for October 18, 2012 at 6:00 p.m. at 275 Dr. Samuel McCree Way, Rochester, NY.
The draft proposals will be made available on the City's website at www.cityofrochester.gov or by contacting Jane Forbes, at the City's Division of Environmental Quality at (585) 428-7892 or via e-mail at forbesj@cityofrochester.gov.
All comments must be received by 5:00 p.m. on Monday, November 12, 2012.
GYO-1X

Notice of Formation of Limited Liability Company

1. Name of the Limited Liability Company is Tina Marie Salon & Boutique, LLC.
2. Articles of Organization were filed by Department of State of New York on September 26, 2012.
3. County of office: Monroe
4. The Company does not have a specific date of dissolution.
5. The Secretary of State has been designated as agent upon whom process against the Company may be served. The address to which process shall be mailed: 50 Langston Point, Pittsford, NY 14534.
6. Purpose: Any lawful activity. GYD-6x

Notice of Formation of Limited Liability Company

1. Name of the Limited Liability Company is Guerriero Real Estate Holdings, LLC.
2. Articles of Organization were filed by Department of State of New York on September 27, 2012.
3. County of office: Monroe
4. The Company does not have a specific date of dissolution.
5. The Secretary of State has been designated as agent upon whom process against the Company may be served. The address to which process shall be mailed: 50 Langston Point, Pittsford, NY 14534.
6. Purpose: Any lawful activity. GYE-6x

Notice to Bidders

Landry Mechanical Contractors is seeking qualified M/WBE sub-contractor's for Contract 2A Plumbing and Contract 2C HVAC work on the Frank E. VanLare WWTF Aeration Improvements Project Phase II, 1574 Lakeshore Blvd., Rochester, NY 14617. Owner-Rochester Pure Waters District-Monroe County. The project bids on October 18, 2012. Plans and specs may be reviewed at Landry Mechanical Contractors, 164 Flint Hill Road, Leroy, NY 14482 or Builders Exchange, 180 Linden Oaks, Rochester, NY 14625. Please contact Pat Williams or Jim Landry at Landry Mechanical Contractors. 585-538-6000 or jiml@landrymechanicalcontractors.com.
GYW-3X

LEGAL NOTICE

NOTICE OF FORMATION OF POP IT FORWARD LLC filed Articles of Organization with the NY Dept. of State on September 26, 2012. The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address to which process shall be mailed: 118 OAKSHIRE WAY, PITTSFORD, NEW YORK. 14534."
GXE-6x

LEGAL NOTICE

"Notice of Formation of Limited Liability Company
1. Name of the Limited Liability Company is TONY'S AUTO REPAIRS & SALES, LLC.
2. Articles of Organization were filed by Department of State of New York on AUGUST 30, 2012.
3. County of office: Monroe
4. The Company does not have a specific date of dissolution.
5. The Secretary of State has been designated as agent upon whom process against the Company may be served. The address to which process shall be mailed: 997 BROAD ST, Rochester, NY 14606."
GXD-6x

LEGAL NOTICE

"Notice of Formation of Limited Liability Company
1. Name of the Limited Liability Company is MEDPLUS, LLC.
2. Articles of Organization were filed by Department of State of New York on SEPTEMBER 14, 2012.
3. County of office: Monroe
4. The Company does not have a specific date of dissolution.
5. The Secretary of State has been designated as agent upon whom process against the Company may be served. DOS shall mail process to the LLC. 125 Shurn Lane, Rochester, NY 14609. Purpose: Any lawful activity.
GWC-6x

LEGAL NOTICE

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY. NAME: Rising Stock Farm LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 07/26/12. Office location: Monroe County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, 675 Boughton Hill Road, Honeoye Falls, New York 14472. Purpose: For any lawful purpose. GXG-6x

Legal Notice

Notice of formation of Naturally Fit Women LLC Articles of organization filed with the Department of State of N.Y. (DOS) on June 22, 2012. Office location: Monroe County. DOS has been designated as agent of the LLC upon whom process against it may be served. DOS shall mail process to the LLC. 125 Shurn Lane, Rochester, NY 14609. Purpose: Any lawful activity.
GWC-6x

4910 Notice to Bidders

NOTICE TO BIDDERS:

Finger Lakes Cultural and Natural History Museum, Phase 1
Separate sealed proposals for the following contracts pertaining to the renovation of existing structure at 3369 Guyanoga Rd, Branchport, NY 14418: Finger Lakes Cultural and Natural History Museum - Contract No. 01: Demolition and Abatement, Contract No. 02: Sitework, Contract No. 03: Roofing, Contract No. 04: Mechanical, Contract No. 05: Electrical, all in accordance with Drawings, Project Manual, and other Bidding and Contract Documents prepared by Bohlin Cywinski Jackson, 8 West Main St, Wilkes-Barre, Pa. 18701 , will be received by the Finger Lakes Cultural and Natural History Museum at their offices at the Esperanza Mansion, 3456 Roule 54a, Bluff Point, NY 14478 until 3:00pm local time on Oct 29, 2012, after which time the bids will be privately opened by Owner.
Bids submitted by mail should be sent to The Finger Lakes Museum, PO Box 96, Keuka Park, NY 14478, attention Donald Naetzker.
Bids submitted by courier service should be sent to The Finger Lakes Museum, Esperanza Mansion, 3456 Route 54a, Bluff Point, NY 14478, attention Donald Naetzker.

4910 Notice to Bidders

NOTICE TO BIDDERS

The Instructions to Bidders, Form of Proposal, General Conditions and Supplements, Drawings, and Specifications may be examined at the office(s) of: Rochester Builders Exchange, 180 Linden Oaks, Suite 100, Rochester, NY 14625. Drawings and Specifications will be available after 12:00pm on Oct 10, 2012. Document copies may be obtained from ROTOLITE-ELLIOTT Corporation, One Grove Street, P.O. Box 97, Pittsford, NY, 14534 585-385-1463 upon payment to Rotolite for the documents.
Contractors shall certify to the Owner that they have, and will continue to, abide by the equal employment opportunity (EEO) policy statement provisions of the Minority & Women's Business Enterprise - Equal Employment Opportunity (MWBE-EEO) requirements of Article 15-A of the NYS Executive Law, 40 CFR Part 33, and other requirements as prescribed by the Environmental Facilities Corporation (NYSEFC) by providing opportunities for MBE/WBE participation, and as provided within the bid documents.
Curt Barnes
Project Manager,
LeChase Construction Services, LLC
GYV-1X

YOU are invited to the October meeting of the

Genesee Corridor Business Association

Businesses Working Together for Genesee Street

WEDNESDAY, October 10, 2012
8:00 - 9:00 a.m.
At the **Southwest Community Center**

Next to the Wilson Foundation Academy, 200 Genesee Street

8:00 a.m. **Welcome**, Introductions, Agenda Check, accept minutes (over)

8:10 a.m. **Keeping Genesee Safe**..... RPD Lt. Bob Hill / representative
- Street Vice at corners: Frost Ave., Lenox Ave, Sawyer St., Congress Ave.
- Genesee business' concerns

8:25 a.m. **Keeping Genesee Attractive**..... Neighborhood Svc. Ctr. – David Hawkes
- Run-down properties between Lenox St. and Arnett Blvd, and others
- proposed Good Neighbor Agreement

8:35 a.m. **937 Genesee - Vacant Commercial Lot**.....Jane Forbes, City D.E.S.
- Need support for City proposal to fund environmental clean-up

8:40 a.m. **City business assistance, grants** .... City N&BD

8:50 a.m. **Upcoming Genesee Area News & Events**
- Police-community meeting tonight, 7pm, at Staybridge

8:55 a.m. ***Your* News and "Walk-in" Items?**
-
-
-

grow-green Sat

9:00 a.m. **Meeting Adjourned**

Kathy.Miner ~~Hof R~~ @Rochester.edu

Next monthly meeting is: November 14, 2012 (on the usual 2nd Wednesday)

GENESEE CORRIDOR BUSINESS ASSOCIATION

MEETING MINUTES - October 10, 2012

8:00 – 9:00 a.m. at the SW Community Center, 200 Genesee St.

ATTENDANCE: Erik Bryant, Stanley Byrd, Eleanor Coleman, Joe D'Alessandro, John DeMott, Mark Dembs, Jane Forbes, Don Hanks, Joan Roby-Davison, Demitrius Miller, Elizabeth Murphy, Officer Jeff Schroeder, Officer Joe Trovato, Jake Waters, Bruce Wilder, JoAnn DeMott

September minutes were checked and approved.

- **Keeping Genesee Street Safe – CPO Officers Joe Trovato & Jeff Schroeder**
  - **RPD Good News:**
    A portable surveillance camera will be placed at the corner of Genesee & Frost as soon as one is available. Commercial burglaries have increased in other areas of the city, but not in the Southwest.
  - **Criminal Activity:**
    655 Frost Ave. – shots fired … penetrated front window
    Comments: Outside cameras on building at Sawyer Street and Genesee has helped.
    Hawley & Genesee… is pretty quiet now.

- **Keeping Genesee Attractive - SW Neighborhood Service Center /Bruce Wilder**
  - **Good News:** Good Neighbor agreement- will be going into effect November 1st.
  - **Absentee-owned properties between Lenox St. & Arnett Blvd.**
    116 –118 Arnett – lots of progress under new management – pretty aggressive painting exterior work, some interior …
    373-385 Genesee… still vacant…city property
    381-385 Genesee – fired damaged – private owner tax delinquent – no action taken place yet
    693 Genesee - Bank of America owns property, city is trying to take some actions.
    120-128 Lenox - permits that were opened on property were cancelled. Work started, but the contractor walked away. Will have to reapply for permits… no nuisance activity, no contact from owner.
    Comments: …some properties seem to stay derelict for too long.
    668 Genesee thank you for the help from the City for taking care of broken windows and keeping it clean.

- **937-941 Genesee –Vacant Commercial Lot - Jane Forbes, City D.E.S.**
  - As part of the application process to receive an EPA ground cleanup grant of $200,000 the city needs community support. The property falls in the Brooks landing urban renewal planning area. Letters to support cleaning up the property are encouraged as another step to revitalize the area. Send letters in support to Jane Forbes, City Hall, 30 Church Street, room 300B, Rochester, NY 14614-1290, or call her at 428-7892 for more info.

- **City Business Assistance, Grants, Services - City Neighborhood & Business Development,**
  - 50-50 Matching Grants up to $8000 for businesses are still available. Call Thad Schofield at 428-7848. Low interest loans are also available.
  - From July 1st (new fiscal year) – 2 new businesses have opened & there are 7 vacant storefronts in 7 buildings. This is an all-time low.

- **Upcoming Genesee Area News & Events**
  Police – Community Interaction monthly meeting – tonight (Oct. 10) at 7:00 p.m. at Staybridge Suites.

- **Your News and "Walk-in" Items?**
  - **NeighborWorks** – Programs at present are concentrating in the residential area of Brooks Landing. They have funding for community signage, banners, street sign toppers, welcome signs, etc. and would like to get residents to help. A $3000 grant is available if it is used to promote green living.
  - **Volunteers Welcome: Saturday, Oct 12th, 9-3, Grow Green** located on Dr. Samuel McCree Way will be putting the planting beds to bed. Also they will be taking down two trees. It will be a fun activity, the SWAN Band will be there and refreshments will be available. All are welcome.

Respectfully submitted JoAnn DeMott

Genesee Corridor Business Association

Businesses Working Together for Genesee Street

DATE 10/10/12

	NAME	"BUSINESS" YOU REPRESENT	PHONE	EMAIL
1.	Stanley Byrd	University of Rochester	275-0425	stanley.byrd@rochester.edu
2.	Bruce Wilder	SW NSC	428-7630	wilderb@cityofrochester.gov
3.	Don Hawkes	Sector 4 CDC	325-5750	sector4cdc@yahoo.com
4.	DiMilla	Official Cab	743-0332	
5.	Joan Roby Dawse	Sector 4 CDC	328-5750	~~sector~~urban.sector4cdc@yahoo.com
6.	JANE FORBES	City of Roch	428-7892	forbesj@cityofrochester.gov
7.	Joe D'Alessandro	D'Alessandro House Buyers	703-0437	joe@dalessandrohousebuyers.com
8.	Colin Rebolett	Sector 4 CDC.	328-5750	genesee_business@yahoo.com
9.	Mark Dembs	Canopy Coin Laundry	370-2626	mdembs@statewidemachinery.com
10.	Erik Bryant	Prospect Place	235-7092	
11.	JAKE WATERS	Ger. Robach	225-3650	
12.	Elizabeth Murphy	Neighborworks Rochester	325-4170 x320	emurphy@nwrochester.org
13.	Eleanor Coleman	SWAN	436-8201	ecoleman@swancdc.org
14.				
15.				

Southwest Common Council

Co-Chairs: Dawn Noto & Gloria Edmonds

Thursday, October 18, 2012

~~6:00PM SIGN IN~~
CALL TO ORDER
MOMENT OF SILENCE

6:05PM Public Safety

6:15PM Quad Team Report & Jane Forbes, City of Rochester Environmental Specialist, Canal St. BOA update

~~6:30PM Robert Walker Smith, SWAN – Bullshead Project Discussion~~

6:40PM Neighborhood Association and Partner Reports

- Youth Initiatives
- COTS
- Cornhill
- 19th Ward NA
- Neighborhood United
- PLEX
- SWAN
- NeighborWorks
- Sector 4 CDC
- Susan B Anthony Neighborhood Association
- SW Riverfront Planning
- University of Rochester
- Westside Farmers Market

COMMITTEE REPORTS

- Communications
- SW Education Forum

7:30PM ADJOURN

NEXT MEETING: NOVEMBER 15, 2012 - 6PM @ SWAN.

Sector 4 Southwest Common Council
3rd Thursday Meeting

Attendance Sheet
October 18, 2012

NAME (Please Print – or put initials next to name if already listed)	REPRESENTING (Neighborhood Assn, Agency, Resident, etc.)	PHONE	EMAIL	1ST Time Here (X)
Chance Aleman	SWAN			
Jane Forbes	City of Rochester	428-7892	forbesj@cityofrochester.gov	x
Joe Biondolillo	City of Rochester	428-6649	Biondj@cityofrochester.gov	✓
Dorothy Hall	PLEX	436-5390	dhall555@hotmail.com	x
Deb Leary	SW Libraries	428-8288	deb.leary@libraryweb.org	
THAD SCHOFIELD	City-Economic Development	428-7848	schofieL@City-Rochester.gov	
John Curran	PLEX-SW Advisory Board	271-1053	jccurra@rochester.rr.com	
Carl Dickerson	RRO	428-7152	cdrra@cityofrochester.gov	
John Boutet	Location 19	328-4271	jboutet@frontiernet.net	
DeWain Feller	19th WCA	527-9619	defeller@frontiernet.net	
Dawn Noto	SBAWA	464-8785	--	

Re: 937-941 Genesee St / 25 Canal St.

Sector 4 Southwest Common Council
3rd Thursday Meeting

Attendance Sheet
October 18, 2012

NAME (Please Print – or put initials next to name if already listed)	REPRESENTING (Neighborhood Assn, Agency, Resident, etc.)	PHONE	EMAIL	1ST Time Here (X)
James Muscatella	Dutchtown	328-2819	nojimmy@rochester.rr.com	
Florence Clemmons	Youth Engagement Youth Hockey	270-1970	florence_clemmons@hotmail.com	
Gloria Edmonds	PLEX	235-8993	gloriaEdmonds@yahoo.com	
Frances N. Johnson	SWAN We Care	328-4838	francesnjohnson@yahoo.com	
LINDA HEDDEN	City of Rochester NBD	428-7387	hedden@cityofrochester.gov	
RICK RYNSKI	NBD/BHD	428-6932	rynskir@cityofrochester.gov	
[illegible] Hawkes	Sense	428-7630	hawkes@cityofrochester.gov	
Lauren Morelle	FLHSA/Healthi Kids	224-3121	laurenmorelle@flhsa.org	
Elizabeth McDade	FLHSA/Healthi Kids	"	elizabethmcdade@flhsa.org	X
Joan Roby-Dawson	Sector 4 CDC	328-5750	joan.sector4cdc@yahoo.com	
ROBERT WALKER-SMITH	SWAN	436-8201	RWALKER-SMITH@SWANONLINE.ORG	
BONNY MAYER	Corn Hill	455-6243	BMAYER@Rochester.rr.com	
Jarred C. Jones	PLEX	(518) 505 0886	JJones8479@Gmail.com	X

Events

The City's online calendar helps you plan to participate in public meetings or civic gatherings, find service schedules or learn about recreation and cultural events. The events calendar can be filtered by date, topic or by the customer-focused categories of our Web site's portal structure. Please note: The Calendar may include events hosted by organizations that are not affiliated with the City government. Placement on the calendar does not constitute a City endorsement of the event; the City is not responsible for the accuracy of the event's description; nor can the City guarantee that non-City events will take place as posted.

October 18, 2012

Results RSS Feed

Zoning Board of Appeals Meeting: October 18 2012

Zoning Board of Appeals public hearing. This seven member citizen board hears requests for Variances to the City's Zoning Code, and Administrative Appeals of decisions made by the Manager of Zoning.

Categories: Boards & Commissions

Lyell Branch Library - Free GED Class: Oct. 18, 2012

Prepare for the GED exam every Monday through Thursday from 3:30 to 5:00 p.m. The Lyell Branch is located at 956 Lyell Ave., Rochester, NY 14606.

Categories: Education, and Library

Civil Service Commission Meeting: October 18, 2012

This five-member commission is responsible for the administration of the Civil Service Law, and prescribes rules and implements them by classifying employment positions, establishing lists of eligible job applicants and hearing appeals. The Commission meets on a monthly basis.

Categories: Boards & Commissions

City Council Work Session: October 18,

2012

October 18, 2012 - The City Council generally holds work sessions 2-3 times per month. These meetings usually take place at 4:30 p.m. p.m. on Thursday afternoons at City Hall in Room 208-A. The meetings are open to the public.

The next work session is scheduled to take place on October 18, 2012.

Categories: City Council and Legislation

Public Meeting: 937-941 Genesee Street Brownfield Grant Application Presentation

937-941 Genesee Street Brownfield Grant Application Presentation

Public Meeting

10/18/2012 at 6:00 PM to 10/18/2012 at 8:00 PM All Events

Description:	The City of Rochester is applying for grant funding to complete an Environmental Cleanup project at the City owned property located at 937-941 Genesee Street. The City will be presenting a more detailed overview of the Grant program, current Site conditions and potential redevelopment plans for the Site at a meeting of the Southwest Common Council. Citizen comments will be addressed and incorporated into the final grant application and submitted to the USEPA for consideration on November 19, 2012.
Location:	275 Dr. Samuel McCree Way, Rochester 14611
Contact:	Jane MH Forbes, Environmental Specialist, Division of Environmental Quality (585) 428-7892, or email her at forbesj@cityofrochester.gov
Cost:	No cost
Web Page:	Project Web Page

937-941 Genesee Street- EPA Brownfield Grant Application

About the Project

The City of Rochester is applying for grant funding to complete an Environmental Cleanup project at the City owned property located at 937-941 Genesee Street (Site). This competitive grant opportunity is part of the United States Environmental Protection Agency's (USEPA) Brownfield Grant Program which could provide up to $200,000 in funding for remediation of brownfield sites. The Site consists of one (1) parcel of land and totals 0.248 acres. The Site is currently vacant but recent private investments in the area make the Site a prime candidate for redevelopment.

- Site Location Map
- Site Plan
- Monitoring Well & Boring Location Map

The Site was occupied by an auto repair facility from 1912 to 1941 and by a dry cleaner from 1946 until its 2009 demolition. The City obtained the property through tax foreclosure in October 2012. Past investigations of the property include:

- Phase I Environmental Site Assessment 2002, *Brooks Avenue Urban Renewal District*, STANTEC, November 2002
- Phase II Environmental Site Assessment 2011, STANTEC, July 2011
- Phase I Environmental Site Assessment 2012, STANTEC, October 2012

Recognized Environmental Conditions (RECs) at the Site indicated the presence of Volatile Organic Compound (VOC) impacts in soil and groundwater. Samples taken from eight (8) test borings and three (3) groundwater monitoring wells indicated the presence of: medium weight petroleum hydrocarbons, consistent with diesel fuel; medium weight kerosene; heavy weight lube oil; light weight mineral spirits; and non-chlorinated Stoddard solvent. As part of the grant application, the City will propose a scope of work designed to fully characterize Site conditions, and devise a cleanup strategy that would enable the Site to be redeveloped in the future.

Citizen Participation

A copy of the draft grant application will be available for review on-line on this web-site on October 18, 2012. The City will be presenting a more detailed overview of the Grant program, current Site conditions and potential redevelopment plans for the Site at a meeting of the Southwest Common Council on **October 18, 2012 at 275 Dr. Samuel McCree Way, Rochester 14611 at 6:00 p.m.** Citizen comments will be addressed and incorporated into the final grant application and submitted to the USEPA for consideration on November 19, 2012.

Questions?

If you have additional questions about the project or the grant application, contact the City's project manager: Jane MH Forbes, Environmental Specialist, Division of Environmental Quality (585) 428-7892, or email her at forbesj@cityofrochester.gov

OFFICE OF THE SENIOR VICE PRESIDENT FOR ADMINISTRATION AND FINANCE
AND CHIEF FINANCIAL OFFICER

Ronald J. Paprocki
Senior Vice President for Administration and Finance
and Chief Financial Officer

UNIVERSITY of ROCHESTER

November 20, 2012

Jane Forbes, Environmental Specialist
Office of the Commissioner
Department of Environmental Services
City Hall, Room 300B
30 Church Street
Rochester, NY 14614

Dear Ms. Forbes:

On behalf of the University of Rochester, I would like to offer my support of your proposal to secure funding through the Environmental Protection Agency's (EPA) Brownfield Cleanup Grant program for cleanup efforts at 937-941 Genesee Street. Recent and continued neighborhood planning successes, including work on the Brooks Landing project and revitalization efforts on Jefferson Avenue and Thurston Road, have all been key to the area's rebirth. EPA funding would surely bolster ongoing efforts to support economic growth in Rochester's southwest neighborhoods.

The University deeply values its relationship with the surrounding community and is fortunate to work with our partners in local government and effective neighborhood groups to help make southwest Rochester an even more attractive, vibrant asset for its residents and the entire community. We are pleased to offer our support. Please do not hesitate to contact our Office of Government and Community Relations (585) 273-5955 if we can provide further assistance.

Sincerely,

Ronald J. Paprocki

RJP:hwk

cc: Paul J. Burgett
Joshua P. Farrelman
Colleen C. McCarthy
Peter G. Robinson

208 Wallis Hall · P.O. Box 270023 · Rochester, NY 14627-0023
585.275.2800 · 585.461.1046 *fax* · rpaprocki@admin.rochester.edu

SECTOR COMMUNITY DEVELOPMENT CORPORATION
SERVING THE SOUTHWEST QUADRANT & NEIGHBORHOODS
89 Genesee Street * Rochester * NY * 14611
Phone: 585-328-5750 * 585-328-7351
http://sector4cdc.org * e-mail: sector4cdc@yahoo,com

November 7, 2012

Ms. Jane MH Forbes, Environmental Specialist
Division of Environmental Quality
30 Church Street, Room 300B
Rochester, NY 14614

Re: City of Rochester, NY – 2012 USEPA Brownfield Proposal: 937-941 Genesee Street

Dear Ms. Forbes:

Thank you for the information regarding the City of Rochester's EPA brownfield cleanup grant application, for the property located at 937-941 Genesee Street. This lot was the site of a laundry/dry cleaning business, whose building collapsed several years ago. The lot remains, in need of cleanup and development has been delayed for some time.

Sector 4 Community Development Corporation (Sector 4 CDC) works closely with businesses and business associations in the south west quadrant of the city of Rochester, working to establish vibrant commercial corridors within thriving residential neighborhoods. We presently work with five business associations, and partner with neighborhood associations, including the Genesee Corridor Business Association (GCBA) where this property is located. This lot at 937-941 Genesee Street is also in the Brooks Landing Urban Renewal Area, adjacent to new construction that includes offices, commercial space and a hotel. New construction is planned and will add more retail and housing in the area. This lot is both a blight and an opportunity for the neighborhood, the commercial area and the city if it can be cleaned and redeveloped as part of this larger project.

Sector 4 CDC enthusiastically support the City's cleanup efforts at the site and look forward to new development. This will undoubtedly have a positive impact on the existing businesses in the area. Sector 4 CDC would be interested in contributing to the City's plans to restore the site and revitalize the surrounding properties after completion of the brownfield cleanup project. We look forward to a cooperative effort with the City and to engaging in the community participation activities during the site assessment and cleanup.

I hope the USEPA responds favorably to your grant proposal and look forward to working with the City on this project. Please feel free to contact me if I can be of any further assistance.

Sincerely,

Joan Roby-Davison

Joan Roby-Davison,
Executive Director

Canopy Coin Laundry

Office of the Commissioner
Department of Environmental Services
City Hall Room 300B
30 Church Street
Rochester, NY 14614-1290
Attention: Jane Forbes

Dear Jane,

It is my pleasure to add my name to your list of supporters for the cleanup efforts at 937-941 Genesee Street.

As the business owner of Canopy Coin Laundry at 92 Genesee Street, I have been witness to the tremendous improvements that have already been made on the Genesee corridor. This abandoned, polluted property is right in the heart of many new and vibrant businesses. It is a detriment to our area, but if cleaned up would add to our growth and revitalization.

Please continue your efforts to keep the momentum moving forward on Genesee Street.

Sincerely,

Mark A. Dembs
Owner
Canopy Coin Laundry

South West Common Council

November 5, 2012

Ms. Jane MH Forbes, Environmental Specialist
Division of Environmental Quality
30 Church Street, Room 300B
Rochester, NY 14614

Re: United States Environmental Protection Agency Brownfield Assessment Grant Funding Application for 937 – 941 Genesee Street, Rochester, NY

Dear Ms. Forbes:

Thank you for attending the South West Common Councils monthly meeting held on October 18, 2012. Your presentation regarding the USEPA's Brownfield Cleanup Grant program and how grant funding could be used for soil and groundwater contamination cleanup at 937 – 941 Genesee Street was very informative and we have a better understanding of the Brownfield Assessment process and funding use.

We fully support the City of Rochester's grant application for the Brownfield Cleanup Grant to create a scope of work to implement an appropriate cleanup strategy for this site. It is a commercial site on a major corridor and having this property become available for redevelopment will add to the continued growth in this area.

We hope the EPA responds favorably to your Brownfield Cleanup Grant application and we look forward to working with the City of Rochester. Please feel free to contact us anytime, if we can be of any further assistance.

Sincerely,

Dawn Noto
Chair, South West Common Council

Gloria Edmonds
Co-Chair, South West Common Council

Rochester, NY

Unity Health System

October 11, 2012

Jane M. H. Forbes
Environmental Specialist
City Hall
30 Church Street, Room 300B
Rochester, NY 14614-1290

Re: United State Environmental Protection Agency (USEPA)
Brownfield Grant Funding Application
25 Canal Street, Rochester, NY 14608
937-941 Genesee Street, Rochester 14611

Dear Ms. Forbes:

On behalf of the City of Rochester, Unity Health System supports its application to secure funding for the USEPA's Brownfield Cleanup Grant Program. We understand that the 937-941 Genesee Street property has been abandoned and tax delinquent for several years. Funding from the EPA Brownfield Cleanup Program would allow for the site to be cleaned up and redeveloped. We applaud the City's effort to support the revitalization and redevelopment of this community.

Sincerely,

Warren Hern
President & CEO

/smf

Joe D'Alessandro

D'ALESSANDRO
HOUSE BUYERS

753 Genesee Street
Rochester, NY 14611
P: 585-302-4297
F: 585-563-6095
www.dalessandrohousebuyers.com
joe@dalessandrohousebuyers.com

D'Alessandro House Buyers
753 Genesee St
Rochester, NY 14611

City of Rochester
Department of Environmental Services
Division of Environmental Quality
Attn: Jane M.H. Forbes
City Hall, 30 Church St
Room 300B
Rochester, NY 14614

Jane:

I hope this note finds you doing well.

I would like to take this opportunity to present my support for the cleanup of the vacant lot located at 937-941 Genesee St in Rochester, NY.

The USEPA Brownfield Assessment Grant would allow this parcel of land to be used in a productive way. The area immediately surrounding this parcel has undergone a tremendous growth in development and appeal. This space which is currently hindering additional growth could make a significant positive contribution to future growth and development.

We own many properties around this currently vacant parcel and would be excited to see something productive done with the space.

Sincerely,

Joe D'Alessandro
D'Alessandro House Buyers
753 Genesee St
Rochester, NY 14611
Office: 585-302-4297
Email: joe@dalessandrohousebuyers.com

Forbes, Jane

From: Stewart Putnam [sputnam@unityhealth.org]
Sent: Sunday, October 14, 2012 2:28 PM
To: Forbes, Jane
Subject: Letter of Support for USEPA Brownfield Grant Funding

Dear Ms. Forbes:

Please be informed that Unity Health System is in support of the City of Rochester's application to the USEPA's Brownfield Cleanup grant program for cleanup efforts at 25 Canal Street and 937-941 Genesee Street.

As you know, Unity Health System is the Bullshead area's largest employer, and we are vitally interested in the quality of life in that neighborhood. We believe these cleanup efforts support that quality of life and will pave the way to continued positive development in the area.

Best wishes for success in this effort.

Stewart Putnam

Stewart C. Putnam
President, Health Care Services Division
Unity Health System
1555 Long Pond Road
Rochester, NY 14626
(585) 723-7007

Genesee Corridor Business Association
89 Genesee Street
Rochester, NY 14611
585-328-5750
genesee_business@yahoo.com

November 9, 2012

Jane MH Forbes, Environmental Specialist
Department of Environmental Services
City of Rochester
30 Church Street
Rochester, NY 14614

Support for Cleanup Grant at 937-941 Genesee Street

Dear Ms Forbes:

The Genesee Corridor Business Association, after discussion in its meeting of October 10, 2012, wishes to document its full support for this vital project.

The parcel at 937-941 Genesee Street is located in the City of Rochester's strategic Brooks Landing Urban Renewal District, the most significant economic development initiative in the history of Genesee St. After decades of economic decline and dis-investment, Brooks Landing is bringing needed businesses and jobs back to our community. Over $46 million has been invested in the last 10 years, with another $26 million planned.

The attached chart developed in collaboration with the Sector 4 Community Development Corporation shows the planned revitalization district and the location of specific investments throughout.

The parcel at 937-041 Genesee Street has been excluded from the Brooks Landing revitalization specifically because of its known contamination. Numerous inquiries from potential investors, developers, businesses and funders have failed to produce a single proposal! As a result the parcel remains a vacant "island' in a sea of neighborhood commercial redevelopment.

We fully support whatever steps are necessary to mitigate the environmental barriers to redevelopment of this parcel, and enable its contribution to the surrounding community.

Sincerely,

John Dewitt

Attachment

Sector 4 Community Development Corporation

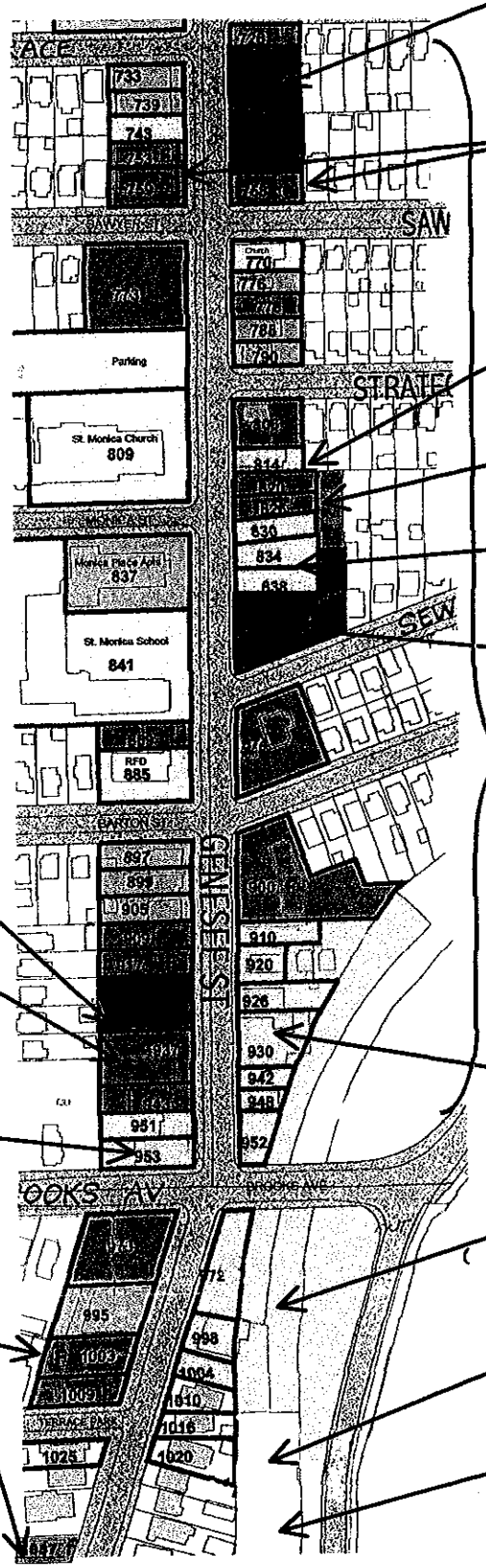
Brooks Landing "Urban Village" District

INITIATIVES & INVESTMENTS on GENESEE STREET

SECTOR 4 COMMUNITY DEVELOPMENT CORPORATION
SERVING THE SOUTHWEST QUADRANT & NEIGHBORHOODS

COLOR LEGEND

- City Economic Development Sites
- Commercial & Mixed-Use
- Residential Use
- Private & Public Institutions
- Newly Redeveloped



ULREDC $2 million 16-Unit New Housing replaced 4 derelict structures

F = Storefront Upgrades
Ten $30,000 City 90-10 Exterior Improvement 'Façade' Grants
(Total $330,000 invested)

#814 City-owned lot
N&BD is seeking Proposals

#820-826 Planned Private Commercial Development

#830-838 Three.City Lots;
N&BD is seeking Proposals

#844 Private business fully renovated a derelict store

HUD Renewal Community Tax Credit Program
for Improvements, Jobs added, etc., on the east side of Genesee, north of Brooks.

#923-925
NEW 4000SF Building
City Neighborhood Service Center and RETAIL STORE

#937 Contaminated Lot
Former dry cleaner requires environmental cleanup

#955 Chabad House
Jewish Student Center
2012 purchase & renovation
$1.2 million investment

F = Storefront Upgrades
Ten $30,000 EDD 90-10 Exterior Improvement 'Façade' Grants
(Total $330,000 invested)

South Plymouth Ave. Riverview Apartments
$30 million investment

#910-960 30,000 SF
Offices & Retail
$4 million investment

BROOKS LANDING
80-Room Hotel, $9 million
2013 Apartments, $20 million

City Park Enhancements
$950,000 project 2012-13

Woodstone Custom Homes
29 new homes, $4.5 million
Summer 2012 start

ATTACHMENT D

Draft Analysis of Brownfield Cleanup Alternatives

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
937 GENESEE STREET
ROCHESTER, NEW YORK
NYSDEC SPILL NO. 1206397

Prepared for:

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2 OFFICE
290 BROADWAY, 18TH FLOOR
NEW YORK, NEW YORK 10007-1866

Prepared on Behalf of:
CITY OF ROCHESTER
30 CHURCH STREET, SUITE 300B
ROCHESTER, NEW YORK 14614

Prepared by:
STANTEC CONSULTING SERVICES INC.
61 COMMERCIAL STREET
ROCHESTER, NEW YORK 14614

Stantec

November 2012

Executive Summary

This report presents an Analysis of Brownfield Cleanup Alternatives (ABCA) for the remediation of soil and groundwater impacts identified at the 937 Genesee Street Site (Site) located at 937-941 Genesee Street, Rochester, NY, as shown on Figure 1. The New York State Department of Environmental Conservation (NYSDEC) assigned Spill No.1206397 to the Site.

Three remediation alternatives were retained following preliminary screening of applicable remedial methods and technologies. Alternative A is the no action alternative and includes monitored natural attenuation with an assumed duration of 30 years. Alternative B includes the excavation and off-site disposal of impacted materials from all three Remedial Areas of Concern (RAOCs). Alternative C includes all of the components of Alternative B, plus the direct application of a chemical additive to the open excavations of RAOC 1 and RAOC 2 and one year of post-excavation groundwater monitoring, with the potential for conducting a second year of monitoring contingent on the first year's results.

Based on the extent of the impacted areas, the contaminants of concerns, and the affected media, the recommended remedial approach is Alternative C.

Table of Contents

1.0 Introduction and Background

1.1 SITE DESCRIPTION AND HISTORY

The Site (NYSDEC Spill No. 1206397) is located at 937-941 (aka 937) Genesee Street in the City of Rochester, Monroe County, New York (Monroe County Tax ID No. 135.34-2-36). It operated as an auto service shop from the middle 1910s through the early 1940s and as a dry cleaner from the middle 1940s through the middle 2000s.

1.2 PURPOSE AND CONTENT OF REPORT

This report presents an evaluation of alternatives for the remediation of the 937 Genesee Street Site (Site), as shown on Figure 1. The New York State Department of Environmental Conservation (NYSDEC) assigned Spill Number 1206397 to the Site. The project objective is to remediate the Site to the degree required to allow its redevelopment for restricted residential use, as per 6NYCRR Part 375 and NYSDEC's Commissioner Policy 51 (CP-51).

Stantec Consulting Services Inc. (Stantec) identified three alternatives for remediation of the 937 Genesee Street Site. Alternative A is the no action alternative and includes monitored natural attenuation with an assumed duration of 30 years. Alternative B includes the excavation and off-site disposal of impacted materials from all three Remedial Areas of Concern (RAOCs), as shown on Figure 2. Alternative C includes all of the components of Alternative B, plus the direct application of a chemical additive to the open excavations of RAOC 1 and RAOC 2 and one year of post-excavation groundwater monitoring, with the potential for conducting a second year of monitoring contingent on the first year's results. Based on the extent of the impacted areas, the contaminants of concerns, and the affected media, the recommended remedial approach is Alternative C.

The proposed remedial action includes the following:

- Decommissioning/ replacement of existing monitoring wells;
- Excavation and off-site disposal of impacted soils from RAOCs 1, 2 and 3;
- Application of an in-situ, bio-augmentation additive to the open RAOC 1 and RAOC 2 excavations to promote enhanced natural attenuation of residual petroleum related Volatile Organic Compound (VOC) impacted groundwater;
- Conducting one year of post excavation groundwater monitoring for VOCs, with the potential for conducting a second year of monitoring contingent on the first year's results;
- Preparation of a site management plan for future site use and re-development; and

- Implementation of Institutional Controls incorporating the site into the City of Rochester (City) BIS flagging system to ensure residual impacts are properly managed in the future, as necessary.

The analysis of remedial alternatives includes a summary of previous environmental investigations at the Site, a discussion of the anticipated future use of the Site, an examination of potential exposure scenarios, applicable relevant and appropriate regulations (ARARs) that will be used as remedial Site cleanup objectives (RSCOs) and a discussion of the evaluated remedial alternatives.

1.3 SUMMARY OF PRIOR INVESTIGATIONS

Environmental studies that have been completed for the 937 Genesee Street Site and/or the surrounding area and for which reports prepared by Stantec and reviewed for preparation of this ABCA include:

- a November 2002 Phase I Environmental Site Assessment (ESA) of twenty-three contiguous parcels in the Brooks Landing Urban Renewal District prepared by Stantec for the City;
- a January 2003 Phase II ESA of 923-927 Genesee Street prepared by Stantec for the City;
- a December 2003 Phase II Site Investigation of 923-927 Genesee Street prepared by Stantec for the City;
- a July 2011 Phase II ESA of 937 Genesee Street prepared by Stantec for the City;
- a September 2012 Phase I ESA of 937 Genesee Street prepared by Stantec for the City;
- an October 2012 Supplemental Phase II ESA of 937 Genesee Street prepared by Stantec for the City;
- an October 2012 Microbial Insights Biotraps Analysis for 937 Genesee Street prepared by Stantec for the City; and
- an October 2012 Opinion of Probable Remedial Costs for 937 Genesee Street prepared by Stantec for the City.

1.3.1 November 2002 Phase I ESA of the Brooks Landing Urban Renewal District

In November 2002, Stantec performed a Phase I ESA of twenty-three contiguous parcels in the Brooks Landing Urban Renewal District, including the Site. The Phase I ESA indicated that 937-941 Genesee Street was occupied by an auto repair facility from 1912 to 1941 and by dry cleaners from 1946 until its 2009 demolition.

1.3.2 January 2003 and December 2003 Phase II ESAs of 923-927 Genesee Street

Stantec completed two Phase II Investigation programs in 2003 at the adjoining property to the north, 923-927 Genesee Street, which indicated low level arsenic, lube oil, and diesel fuel impacts to a fill layer but did not encounter impacts to groundwater or to deeper soils at the property boundary.

1.3.3 July 2011 Phase II ESA of 937-941 Genesee Street

The results of the July 2011 Phase II ESA indicated the presence of VOC impacts in soil and groundwater. VOC concentrations in soil exceeded NYSDEC Part 375 and CP-51 soil cleanup objectives (SCOs) for unrestricted use in a sample (B-3) near a manhole that was identified in the building footprint and the sediment sample (SED-1) taken from the manhole. Odors, considered to be nuisance characteristics, were observed in both soil and groundwater. The TPH analysis indicated that the B-2 sample contained a medium weight petroleum hydrocarbon matching the lab's diesel fuel standard. B-3 contained medium weight kerosene and heavy weight lube oil, B-4 contained light weight mineral spirits and heavy weight lube oil, B-6 contained light weight mineral spirits, and SED-1, which was collected from the sediment in the manhole, contained medium weight kerosene and heavy weight lube oil. The lab's mineral spirits standard is a mixture of the several very similar petroleum products included in the mineral spirit category, one of which is Stoddard solvent. Although further distinction was not possible, Stantec concluded from the TPH and the VOC analytical results that one of the sources of the aromatic VOCs detected in the site samples is likely to have been a release of Stoddard solvent from the former dry cleaning facility. Releases from the former auto repair shop are also likely to have affected the site.

Exceedances of groundwater standards for VOCs were detected in MW-3 and MW-6, and a slight exceedance for selenium was detected in MW-7. The greatest concentrations were reported in the area near the manhole in the building slab. The TPH analysis indicated that the MW-3 sample contained medium weight kerosene and medium weight diesel. The MW-6 sample contained medium weight kerosene.

According to Dr. Richard Young's Groundwater Contour Maps of Monroe County (1980), and based on topographic gradient, regional groundwater flow in the vicinity of the subject property is expected to flow easterly, towards the Genesee River located 515± feet east of the subject property. During the July 2011 Phase II ESA, water level measurements indicated that the groundwater table was relatively flat at 937 Genesee Street with an indication of slight flow toward the east-northeast. Given the significantly lower impacts in the B-7/MW-7 location, which was east of the other locations, it appeared that the contamination was focused on the rear (west) portion of the building near the manhole and dry well. The source of the impacts appeared to have been the past use of the site as a dry cleaner and auto repair facility.

1.3.4 September 2012 Phase I ESA of 937-941 Genesee Street

The September 2012 Phase I ESA identified the following recognized environmental conditions (RECs).

- 941 Genesee Street was listed as a garage from 1917-18 through 1942. The 1912 Sanborn map showed an auto repair shop with a detached garage on the 941 Genesee Street parcel. A permit was maintained from 1938 through 1941 for a 550-gallon gasoline tank and pump, which were listed at removed in 1943. The 1918 and 1926 Plat maps showed a stone building labeled "Garage" on 941 Genesee Street, and in 1935 it was labeled "General Motor Service".

- 941 Genesee Street was listed as a dry cleaners from 1947 through 2003 and appeared to remain so until its 2009 demolition. The 1950 and 1971 Sanborn maps showed a dry cleaning building with a pressing section, a cleaning section, and a boiler room on the 941 Genesee Street parcel. A permit was maintained from 1947 through 1961 for a 250-gallon solvent tank.

- Per City Department of Environmental Services (DES) discussions with other City staff who were involved in the demolition of the former building on the subject property in 2009, it is understood that they observed a partially buried 55-gallon drum that was filled with stone, had no bottom and was buried in the floor at the rear of the building. This was suspected to have been a dry well structure.

- An approximate three foot diameter manhole is located in the western portion of the foundation slab. Upon investigation during the July 2011 Phase II ESA, the manhole was found to have a solid bottom and did not appear to have an outlet

- VOC and petroleum hydrocarbon impacts to sediment, soil, and groundwater were documented in the July 2011 Phase II ESA.

1.3.5 October 2012 Supplemental Phase II ESA of 937-941 Genesee Street

The October 2012 Supplemental Phase II ESA indicated the presence of VOC impacts in soil and groundwater. Nuisance odors were noted in borings B-14 and B-18. Concentrations of lead and mercury exceeded the NYSDEC SCOs for unrestricted use and indeno(1,2,3-cd)pyrene exceeded the NYSDEC SCO for restricted residential use in the fill material from B-19. Exceedances of groundwater standards for VOCs were detected in MW-3, MW-6, and MW-14. The greatest concentrations were reported in the area near the manhole. Water level measurements indicated that the hydraulic gradient was relatively flat with a slight indication of flow toward the east-northeast with overburden groundwater depths that ranged from 8± to 10± feet below ground surface.

Given the absence of petroleum related impacts in the borings and monitoring wells installed between B-3/MW-3 and B-14/MW-14, it appeared that two separate areas of the site have been impacted by petroleum related releases; in addition, the lateral extent of these releases appears to have been delineated. The western most impacted area was centered on B-3/MW-3 and B-

6/MW-6 near the manhole and dry well. The sources of the impacts appeared to have been the past use of the site as a dry cleaner and auto repair facility including probable releases from the manhole and former dryweil. The eastern most impacted area was centered on B-14/MW-14. It was suspected that the contamination in this area may have resulted from a release associated with the sewer that serviced the subject property; contamination may also be related to the former onsite presence of a 550-gallon gasoline tank and pump between 1938 and 1941 and a 250-gallon solvent tank between 1947 and 1961, the former locations of which are unknown. Based on the soil sample results from the surrounding borings B-15, B-16, B-18, and groundwater sample results from MW-18, it appeared that of impacts on the eastern portion of the site are limited to the area adjacent to B-14/MW-14. Given the delineation of these two areas of impact and given that no evidence of impacts was observed in the angled borings at the western property boundary, there was no information to suggest that contamination had migrated offsite.

1.3.6 October 2012 Microbial Insights Biotraps Analysis for 937-941 Genesee Street

A biotrap survey was begun immediately following the October 2012 Supplemental Phase II ESA field work. Microbial Insights biotraps were set out in monitoring wells MW-6, MW-13, MW-14, and MW-19D. The results of the biotrap survey indicate that petroleum hydrocarbon degraders were present at the site. However, the natural attenuation process had become rate limited due to the lack of sufficient electron acceptors. The detection of phenol hydroxylase and toluene dioxygenase indicated the potential for an aerobic pathway, but with natural dissolved oxygen (DO) levels less than 1.0 mg/L, this degradation mechanism was not viable at that time.

Benzyl succinate synthase is an indicator of anaerobic petroleum hydrocarbon degradation. The results were below quantification limits for all wells sampled. This does not mean anaerobic petroleum hydrocarbon degrading bacteria populations are not present at the site. However, the field monitoring of monitored natural attenuation (MNA) parameters indicated that the site was also depleted of alternative electron acceptors to oxygen within the identified impacted area (MW-3 and MW-14). The geochemical parameter monitoring and biotrap survey results indicated that MNA treatment of the residual groundwater impacts would require enhancement of the naturally-occurring degradation processes through electron acceptor addition.

1.3.7 October 2012 Opinion of Probable Remedial Costs for 937-941 Genesee Street

The October 2012 Opinion of Probable Remedial Costs presented a remedial scenario which was similar to Remedial Alternative C, detailed herein.

1.4 PROPOSED FUTURE USE OF SITE

The City has indicated that the redevelopment of this vacant Site is anticipated to include mixed use, restricted residential, or commercial options, consistent with the ongoing redevelopment of the Brooks Landing Urban Renewal District. Given the lack of use of the property for a number of years, the current land use will be unaffected by the recommended remedy.

2.0 Applicable Regulations and Cleanup Standards

2.1 EXPOSURE PATHWAYS

Considering that restricted residential and/or commercial redevelopment activities at the Site are anticipated, remedial excavation work is anticipated on-site, and residential buildings are located near the Site, the *construction worker/trespasser, occupational worker* and *local resident* have been identified as the most appropriate potential human receptors.

Exposures to the construction worker may occur during remediation, construction and other activities that involve excavation at the Site or at its periphery. Exposures to occupational workers at future Site facilities could occur during normal facility operations due to potential vapor intrusion into buildings, by way of exposure to soil vapor and groundwater during remediation within a building, or during any excavation activity that may take place on or around the Site if remediation does not occur prior to Site redevelopment

Exposure to residents of nearby properties could potentially occur during excavation work at the Site through dispersion of particulates and volatilization of contaminants. Potential routes of exposure include:

- Inhalation of vapors released from volatile substances present in subsurface soils (potential future occupational worker and construction worker/trespasser, and local residents during construction);
- Ingestion and dermal contact of substances in subsurface soils (potential future occupational worker and construction worker/trespasser); and
- Ingestion, inhalation and dermal contact with substances present in groundwater (potential future occupational worker and construction worker/trespasser).

Potential exposure during the remedial work will be managed with a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) designed to protect Site workers and the public. Potential future exposures to residual contamination, if any, will be mitigated by way of institutional and engineering controls and a Site Management Plan (SMP).

2.2 APPLICABLE OR RELEVANT AND APPROPRIATE REQUIREMENTS (ARARS)

6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives (SCOs) and NYSDEC's Commissioner Policy 51 (CP-51) Restricted Residential SCOs were selected as the Site Standards, Criteria and Guidelines (SCGs) for soil cleanup. Contaminants of concern (CoCs) at the Site are defined as the substances for which the concentrations in soil exceed the associated Restricted Residential SCOs. Impacted soil or fill containing contaminants above

SCOs that are left in-place will be managed with a Site Management Plan (SMP) for potential future disturbances (e.g., utility repair work), and with environmental engineering and institutional controls (e.g., placement of a clean soil cover, installation of a sub-slab depressurization system in future buildings, and flagging the Site in the City's Building Information System).

Even though no potable use of groundwater is allowed in the City of Rochester, as per State code, Class GA drinking water-based standards are the applicable SCGs for groundwater. CoCs in groundwater were selected based on exceedances of 6 NYCRR Part 703 Class GA Groundwater Standards, and NYSDEC Technical and Operational Guidance Series 1.1.1: Ambient Water Quality Standards and Guidance Values (GSGVs) and Groundwater Effluent Limitations dated June 1998, revised June 2004.

In the event that it is not feasible to achieve the applicable SCOs for soil and/or the GSGVs for groundwater, site-specific cleanup levels will be established for the Site that, in conjunction with institutional and engineering controls, will attain conditions protective of public health and the environment for the intended and reasonably anticipated use of the Site.

In order to protect occupants of future buildings, sub-slab depressurization systems (SSDSs) will need to be installed, or post-remedial soil gas sampling will be required to confirm that SSDSs are not necessary based on the Human Health Risk Assessment guidelines outlined in NYSDEC DER-10 and the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York dated October 2006,.

2.3 CLEANUP OVERSIGHT RESPONSIBILITY

The NYSDEC will oversee the cleanup through the Petroleum Spill Cleanup Program.

3.0 Evaluation of Cleanup Alternatives

In order to evaluate the effectiveness of remedial alternatives for this Site, nine general and site-specific remediation criteria (i.e., threshold criteria) were reviewed in accordance with the provisions set forth in DER-10. These criteria are presented in Table 1. The first two evaluation criteria are threshold criteria and must be satisfied in order for an alternative to be considered for selection. The subsequent evaluation criteria are primary balancing criteria which are used to compare the positive and negative aspects of each remedial alternative that first meets the threshold criteria.

Three remediation alternatives were identified to address the impacts at the Site following review of the above referenced criteria. These three alternatives are summarized in the table below. Table 1 presents an alternatives analysis matrix for the three alternatives. Design assumptions are presented in Table 2. Costs for these alternatives are presented in Tables 3 – 5.

Evaluated Method, Technology, or Approach	Description
A. No Action: Monitored Natural Attenuation (MNA)	VOCs are organic molecules that are capable of being degraded by natural processes over time. Natural attenuation of VOCs appears to be occurring at this site as suggested by the most recent data indicating depletion of electron receptors. The no action alternative does not involve proactive remedial measures but instead relies on periodically monitoring the contamination to verify that natural attenuation is continuing to occur.
B. Excavation	This alternative includes the excavation and off-site disposal of impacted materials from all three RAOCs and backfilling with clean materials.
C. Excavation with Enhanced MNA	This alternative includes the components of Alternative B, plus the direct application of a chemical additive to the open excavations that creates aerobic conditions and accelerates VOC degradation in groundwater. Enhanced MNA would only be applied to RAOC 1 and RAOC 2 since they are the only areas with VOC impacts in groundwater. One year of post-excavation groundwater monitoring would be conducted to evaluate the effectiveness of the removal program in addressing groundwater impacts, with the potential for conducting a second year of monitoring contingent on the first year's results.

3.1 RECOMMENDED CLEANUP ALTERNATIVE

Based on the extent of the impacted areas, the contaminants of concerns, and the affected media, the recommended remedial approach is Alternative C. This combination of technologies can immediately and permanently remove significant contaminant mass and volume, and can effectively remove petroleum-contaminated soils present in the unsaturated zone leaching to groundwater. Application of oxygen releasing compound is a proven remedial alternative documented to enhance the biodegradation of organic contaminants such as petroleum hydrocarbons that are biodegradable under aerobic conditions. Application of oxygen releasing compound is suitable for shallow groundwater conditions since there is no generation of hazardous vapors or the need for vapor control, and it does not require the disposal of contaminated groundwater. Alternative A reduces toxicity, mobility and volume of contamination, should meet ARARs, and therefore would be protective of the environmental or human health.

The proposed remedy will also require Institutional Controls and Engineering Controls (e.g. City BIS flagging, clean soil cover, vapor mitigation system) appropriate to anticipated Site redevelopment. In addition, the proposed remedy will include development and implementation of a Site Management Plan (SMP) in order to manage potential future disturbances of residual contamination. Following completion of the remedial measures, it is anticipated the property will be able to be reused to its full potential consistent with zoning regulations. Any potential limitations associated with low level residual soil contamination are not expected to adversely affect future land use. Similarly, since the City prohibits the use of groundwater as a drinking water supply, potential low levels of residual groundwater impacts are not expected to adversely affect future use of the Site.

3.1.1 RAOC 1 Remedy

Within RAOC 1, soil with VOC impacts has been reported between 2± and 15± ft. bgs. In conjunction, impacted groundwater was reported in RAOC 1 beginning at a depth of 8.5± ft. bgs. To address these impacts, Alternative C is recommended. This alternative involves excavation and off-site disposal of soil from a 1,000± sq. ft. area to an estimated depth of 15 ft., totaling an estimated 560± CY of soil (Figure 2). A 1,250± sq. ft. area of asphalt from the parking area immediately north of RAOC 1 will need to be removed and disposed of offsite, then restored with crusher run. Contingent on excavation wall stability, potential 1:2 sloping would require the removal of an additional estimated soil volume of 310± CY that would be reused onsite as clean backfill. Removal of the concrete slab over RAOC 1 is included in this recommendation. In situ groundwater treatment is recommended to address residual groundwater impacts. This would involve applying an estimated 500 lbs. of ORC™ or EHC-O™, an oxygen additive, to the open excavation to assist in addressing residual VOC impacted groundwater.

Following excavation and the application of an oxygen additive to the excavation, up to two years of groundwater monitoring would be conducted to verify the effectiveness of the remedial measures.

3.1.2 RAOC 2 Remedy

Within RAOC 2, soil with VOC impacts has been reported between 4± and 16± ft. bgs. Impacted groundwater was also reported in RAOC 2 beginning at a depth of 10.7± ft. bgs. To address these impacts, Alternative C is recommended. This alternative involves excavation and off-site disposal of soil from a 375± sq. ft. area to an estimated depth of 15 ft., totaling an estimated 210± CY of soil (Figure 2). A 375± sq. ft. area of asphalt over RAOC 2 will need to be removed and disposed of offsite, then restored with crusher run. Contingent on excavation wall stability, potential 1:2 sloping would require the removal of an additional estimated soil volume of 210± CY that would be reused onsite as clean backfill. In situ groundwater treatment is recommended to address residual groundwater impacts. This would involve applying an estimated 200 lbs. of ORC™ or EHC-O™, an oxygen additive, to the open excavation to assist in addressing residual VOC impacted groundwater.

Following excavation and the application of an oxygen additive to the excavation, up to two years of groundwater monitoring would be conducted to verify the effectiveness of the remedial measures.

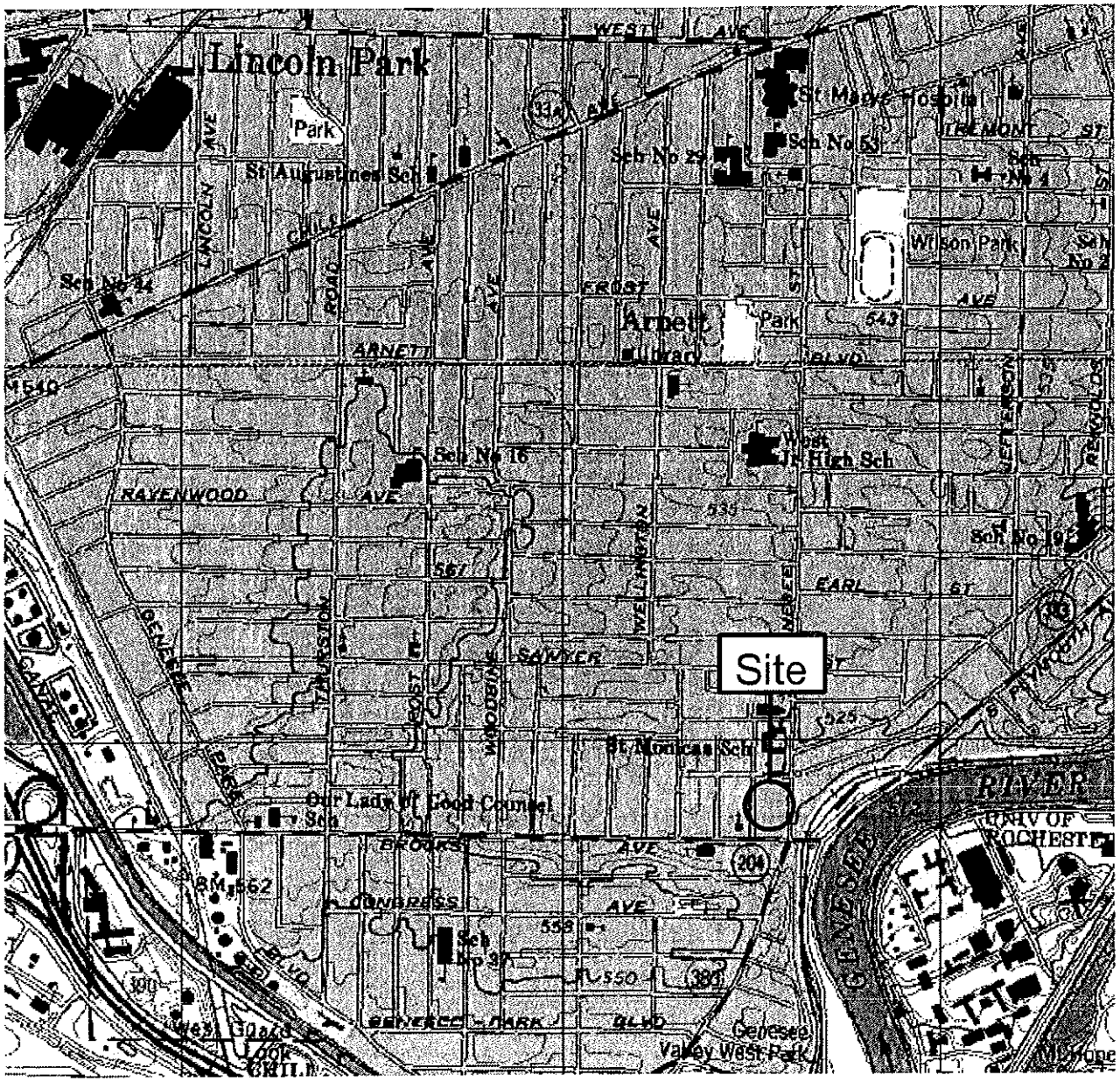
3.1.3 RAOC 3 Remedy

Within RAOC 3, soil with SVOC and metals impacts has been reported between 0 and 2 ft. bgs Alternative C will involve excavation and off-site disposal of 210 CY± of impacted soil (Figure 2). Soils at greater depths are considered unlikely to create significant human health or ecological exposure pathways and are therefore not recommended for removal, however confirmatory soil sampling will be conducted to evaluate residual concentrations to determine if a clean soil cover is needed.

3.1.4 Soil Vapor Remedy

To address potential residual vapors, the concrete slab and portions of the asphalt parking surface (refer to Figure 2) will be removed as part of the remedial action at the Site to allow for evaluation of subsurface conditions and to eliminate their potential capping effect. The concrete slab covers an area of approximately 4,200 sq. ft. and is estimated to be approximately 10 inches thick. The surface area of asphalt requiring removal is approximately 1,250 sq. ft. and the asphalt is assumed to be approximately 2 inches thick. An estimated 130± CY of concrete slab and 12± CY of asphalt are estimated for removal and off-site disposal, followed by restoration with up to 12 inches of crushed stone. In addition, future buildings at the Site will need to be designed and constructed such that a sub-slab depressurization system can be operated to address potential volatile organic vapor concerns that may remain following implementation of the remedial action.

FIGURES



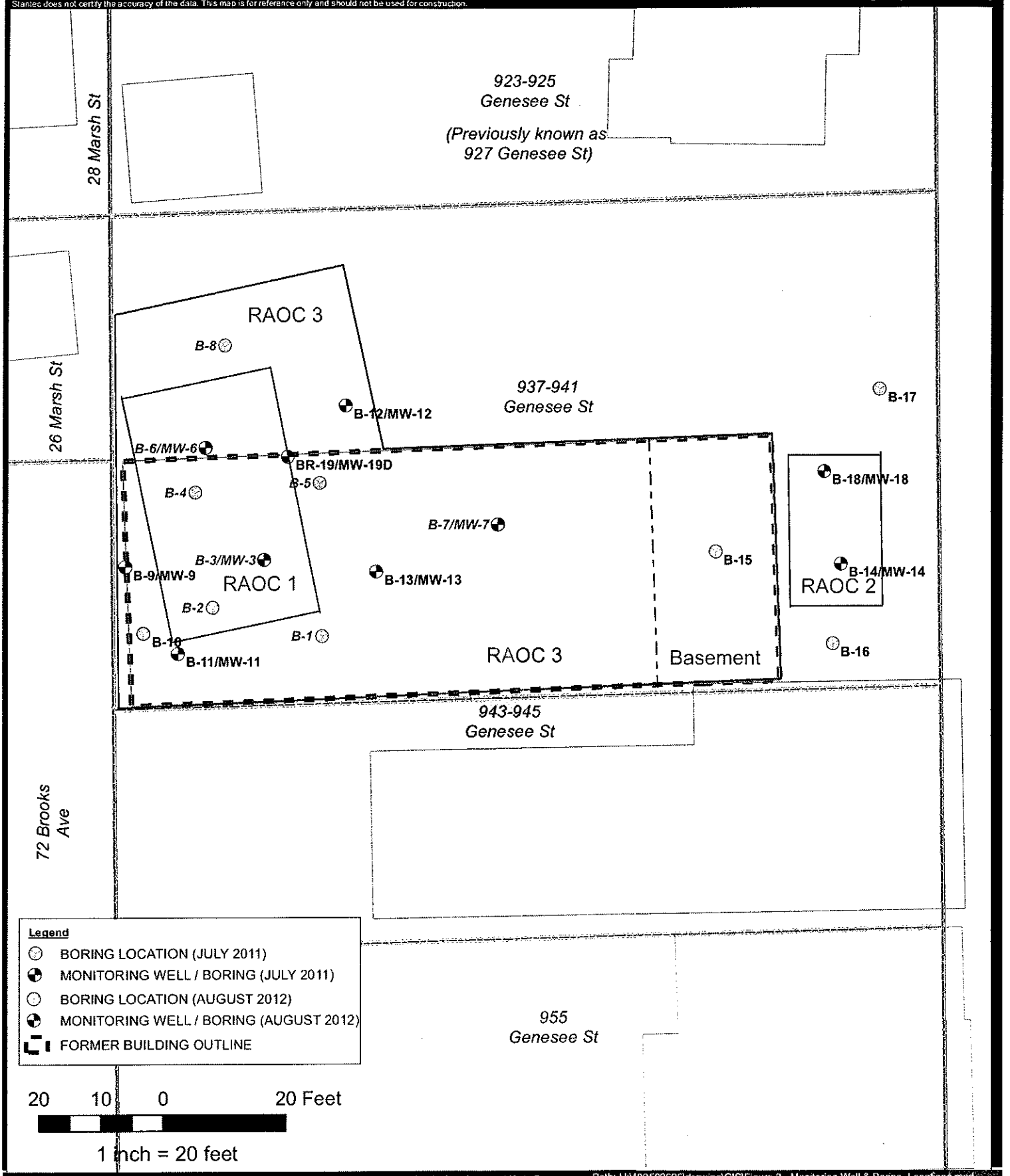
Stantec

Figure 1

Site Location Map

937 Genesee Street
City of Rochester, Monroe County, New York

Source: USGS Topographic Map (Rochester West)



Geographic Information Systems Cartographic Design By: Andrew Less and Katie Premo

Path: U:\190500696\drawing\GIS\Figure 2 - Monitoring Well & Boring Locations.mxd

Stantec Consulting
61 Commercial Street
Rochester, NY 14614
Phone 585.475.1440 Fax 585.272.1814
www.stantec.com

FIG. 2

REMEDIAL AREAS OF CONCERN MAP

937 GENESEE STREET, ROCHESTER, NY

TABLES

TABLE 1
ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
BROWNFIELD ASSESSMENT SITE
937 GENESEE STREET
ROCHESTER, NEW YORK

ALTERNATIVES ANALYSIS MATRIX

Remedial Alternative[1]		Description	1 - Protection of Human Health and the Environment		2 - Standards, Criteria, & Guidance		3 - Short-term Effectiveness & Impacts		4 - Long-term Effectiveness & Permanence		5 - Reduction of Toxicity, Mobility, or Volume	
			Meets Criteria?	Discussion	Meets Criteria?	Discussion	Meets Criteria?	Discussion	Meets Criteria?	Discussion	Meets Criteria?	Discussion
A	No Action: Monitored Natural Attenuation (MNA)	**- MNA with 30 years of quarterly monitoring.**	No	- Risks associated with off-Site migration of VOCs are not mitigated. - Potential on-Site exposure risks to occupational workers.	No	- Compliance with SCGs will not be achieved for an extended period of time; - Will depend heavily on institutional controls.	No	- No short-term effectiveness or impacts.	Yes	- Wastes and residuals will remain on-Site following implementation of MNA, but long-term reduction is expected. - Natural processes that induce attenuation of contaminant impacts to the subsurface are dependent upon several factors such as subsurface conditions, amount of contaminant present and possible presence of free product (LNAPL). Given this uncertainty, exposure risks are most likely to persist for an undetermined period of time; - Monitoring alone will not mitigate exposure risks but will provide some quantification; - Given the future intended use of the Site as a mixed use restricted residential and commercial facility, land use controls are likely to be reliably implemented; - Uncertainty associated with meeting remedial action objectives will continue in the future.	No	- No control of short-term and long-term contaminant toxicity, mobility or volume.
B	Excavation	**- Excavation and off-site disposal of soils exceeding Restricted Residential SCOs.**	Yes	- Potential off-Site exposure risks are significantly mitigated by the aggressive source removal approach of this alternative combined with a site management plan. - Excavation and disposal of impacted soils increases temporary exposure risks to humans and wildlife due to handling of contaminated materials and potential for dispersion of contamination in air.	Partial	- Removal of most significantly impacted soils will allow compliance with SCGs for VOCs, SVOCs, and metals in soils but will not address residual impacts to groundwater. Site management plan will be used to address low level residual impacts.	Yes	- Heavy truck traffic and associated decontamination, dust control and soil tracking measures required due to excavation of soils. - Staging area required. - Limited short duration construction and contaminated soil removal impacts. - Short-term effectiveness of this alternative is good due to soil excavation.	Yes	- The significantly impacted soils will be removed from this site. Low level impacts remaining on-Site following removal action would be mitigated through site management plan.	Partial	- Removal of the significantly impacted soils will effectively addresses toxicity, mobility and volume of most significant impacts with maximum certainty; - Low level impacts in groundwater will remain. A site management plan would be used to address low level residual impacts.
C	Excavation and Enhanced Monitored Natural Attenuation (EMNA)	**- Combines Alternative B with EMNA;** **- Direct Application of EHC-O or ORC to open excavation of RAOC 1 and RAOC 2 to accelerate contaminant degradation in groundwater.**	Yes	- Refer to discussion of alternative B. - In addition, in-situ groundwater remediation provides additional protection for human health and the environment.	Yes	- Refer to discussion of alternative B. EMNA will provide quicker compliance with VOC SCGs for groundwater.	Yes	- Refer to discussion of alternative B. In addition, EMNA will result in quicker compliance with groundwater SCGs.	Yes	- Refer to discussion of alternative B. EMNA would provide benefit in reducing remediation timelines by addressing the low VOC groundwater impacts remaining on-Site.	Yes	- Removal of the significantly impacted soils will effectively addresses toxicity, mobility and volume of most significant impacts with maximum certainty. A site management plan would be used to address low level residual impacts. - More control of VOC groundwater contaminant toxicity, mobility and volume would result from EMNA..

Notes:
1 - Design assumptions for alternatives are presented in Table 2.

Definitions:

1 - Protection of Human Health and the Environment - This criterion is an evaluation of the remedy's ability to protect public health and the environment, assessing how risks posed through each existing or potential pathway of exposure are eliminated, reduced or controlled through removal, treatment, engineering controls or institutional controls. The remedy's ability to achieve each of the Remedial Action Obectives (RAOs) is evaluated.

2 - Standards, Criteria, & Guidance Values (SCGs) - Compliance with SCGs addresses whether or not a remedy will meet applicable environmental laws, regulations, standards, and guidance.

3 - Short-term Effectiveness & Impacts - The potential short-term adverse impacts and risks of the remedy upon the community, the workers, and the environment during the construction and/or implementation are evaluated. This includes identification of short-term adverse impacts and health risks, the effectiveness of any engineering controls, and the length of time needed to achieve the remedial objectives.

4 - Long-term Effectiveness & Permanence - This criterion evaluates the long-term effectiveness of the remedy after implementation. If wastes or treated residuals remain on-site after the selected remedy has been implemented, the following items are evaluated:
i. The magnitude of the remaining risks (i.e. will there be any significant threats, exposure pathways, or risks to the community and environment from the remaining wastes or treated residuals?),
ii. The adequacy of the engineering and institutional controls intended to limit the risk,
iii. The reliability of these controls, and;
iv. The ability of the remedy to continue to meet RAOs in the future.

5 - Reduction of Toxicity, Mobility, or Volume - The remedy's ability to reduce the toxicity, mobility or volume of site contamination is evaluated. Preference is given to remedies that permanently and significantly reduce the toxicity, mobility, or volume of the wastes at the site.

6 - Implementability - The technical and administrative feasibility of implementing the remedy is evaluated. Technical feasibility includes the difficulties associated with the construction and the ability to monitor the effectiveness of the remedy. For administrative feasibility, the availability of the necessary personnel and material is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, etc. Includes the evaluation of the reliability and viability of implementation of the institutional or engineering controls necessary for a remedy.

7 - Land Use - This criterion is intended to evaluate the remedial alternatives in relation to the planned future use of the Site.

8 - Community Acceptance - This criterion is intended to select a remedial alternative that is acceptable to the community. The public's comments, concerns and overall perception of the remedy are later addressed through the Citizen Participation Plan (CPP). The CPP provides a mechanism for the public to review and comment on project documents as the project progresses.

9 - Cost Effectiveness - Includes both short-term costs of implementation, including engineering/design, and long-term costs of operation, maintenance and monitoring activities to maintain engineering controls.

TABLE 1
ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
BROWNFIELD ASSESSMENT SITE
937 GENESEE STREET
ROCHESTER, NEW YORK

ALTERNATIVES ANALYSIS MATRIX

Remedial Alternative[1]		6 - Implementability		7 - Land Use		8 - Community Acceptance		9 - Cost Effectiveness		Overall
		Meets Criteria?	Discussion	Meets Criteria?	Discussion	Meets Criteria?	Discussion	Opinion of Probable Costs	Discussion	Conclusions and recommendations
A	No Action: Monitored Natural Attenuation (MNA)	Yes	- Successful implementation depends largely on presence of natural processes at the Site that are degrading contaminants. These processes are considered present at the Site due to the indications of microbial presence from the biotraps study.	No	- Anticipated land use at the Site is restricted residential and/or commercial. - Engineering and institutional controls, which are not currently in place, will be required at the Site under this alternative. - Long term presence of impacts may restrict future land use opportunities.	No	- Community acceptance for MNA is not anticipated due to the lack of contaminant removal. - Lack of significant vehicular traffic is likely to be favored by the community.	$421,000	- Low capital costs. - Highest OM&M costs of all alternatives, due to the possible 30 year monitoring program. (See Table 3). - Costs include 10% contingency.	- Most costly of the alternatives due to OM&M costs of 30 year monitoring program; - Least favorable alternative overall due to poor performance with the 'protection of human health and the environment', 'SCG', 'short-term effectiveness', 'reduction of toxicity, mobility or volume', and 'land use' criteria. - Poor remedial 'value' : costs of this alternative exceed that of an aggressive remedial program that is more likely to comply with regulatory agency requirements.
B	Excavation	Yes	- Soil excavation and disposal is widely used successfully and reliably; - The areas to be excavated are located in fairly open areas; - Staging area is available at the Site to process excavated soils.	Yes	- Anticipated land use at the Site is restricted residential and/or commercial; - Engineering and institutional controls, which are not currently in place, will be required but will be less significant than Alternate A due to greater compliance with SCGs;	Partial	- Lack of overall ability to achieve the remedial goal of eliminating risk to human health and environment would likely result in low-acceptance by the community.	$357,800	- Cost includes engineering, excavation, sampling and analysis, waste disposal, and reporting. - Costs based on Alternative C minus application of EHC-O and groundwater monitoring costs. - Costs include 10% contingency	- Excavation alone is less costly and more favorable than MNA but less favorable than Excavation with EMNA since it is less protective of human health and the environment, it provides less compliance with SCGs for groundwater, it has reduced long-term effectiveness and less reduction in toxicity, mobility and volume.
C	Excavation and Enhanced Monitored Natural Attenuation (EMNA)	Yes	- Refer to discussion of Alternative B.	Yes	- Refer to discussion of alternative B. Implementation of EMNA may reduce need for sub-slab depressurization systems in future buildings.	Yes	- The anticipated rapid improvement of groundwater quality likely makes this alternative likely to be acceptable to the community; - More rapid closure of site likely makes this alternative acceptable.	$400,800	- Minor increase in capital costs due to EMNA and groundwater monitoring. - OM&M costs are less than MNA due to decreased monitoring time. - Costs include 10% contingency.	- More favorable alternative relative to Excavation alone as it is more likely to comply with regulatory agency requirements including more protection to human health and the environment, greater compliance with SCGS, greater long term effectiveness and perseverance and greater reduction in toxicity, mobility and volume.

Notes:
1 - Design assumptions for alternatives are presented in Table 2.

Definitions:

1 - Protection of Human Health and the Environment - This criterion is an evaluation of the remedy's ability to protect public health and the environment, assessing how risks posed through each existing or potential pathway of exposure are eliminated, reduced or controlled through removal, treatment, engineering controls or institutional controls. The remedy's ability to achieve each of the Remedial Action Obectives (RAOs) is evaluated.

2 - Standards, Criteria, & Guidance Values (SCGs) - Compliance with SCGs addresses whether or not a remedy will meet applicable environmental laws, regulations, standards, and guidance.

3 - Short-term Effectiveness & Impacts - The potential short-term adverse impacts and risks of the remedy upon the community, the workers, and the environment during the construction and/or implementation are evaluated. This includes identification of short-term adverse impacts and health risks, the effectiveness of any engineering controls, and the length of time needed to achieve the remedial objectives.

4 - Long-term Effectiveness & Permanence - This criterion evaluates the long-term effectiveness of the remedy after implementation. If wastes or treated residuals remain on-site after the selected remedy has been implemented, the following items are evaluated:

i. The magnitude of the remaining risks (i.e. will there be any significant threats, exposure pathways, or risks to the community and environment from the remaining wastes or treated residuals?),
ii. The adequacy of the engineering and institutional controls intended to limit the risk,
iii. The reliability of these controls, and;
iv. The ability of the remedy to continue to meet RAOs in the future.

5 - Reduction of Toxicity, Mobility, or Volume - The remedy's ability to reduce the toxicity, mobility or volume of site contamination is evaluated. Preference is given to remedies that permanently and significantly reduce the toxicity, mobility, or volume of the wastes at the site.

6 - Implementability - The technical and administrative feasibility of implementing the remedy is evaluated. Technical feasibility includes the difficulties associated with the construction and the ability to monitor the effectiveness of the remedy. For administrative feasibility, the availability of the necessary personnel and material is evaluated along with potential difficulties in obtaining specific operating approvals, access for construction, etc. Includes the evaluation of the reliability and viability of implementation of the institutional or engineering controls necessary for a remedy.

7 - Land Use - This criterion is intended to evaluate the remedial alternatives in relation to the planned future use of the Site.

9 - Community Acceptance - This criterion is intended to select a remedial alternative that is acceptable to the community. The public's comments, concerns and overall perception of the remedy are later addressed through the Citizen Participation Plan (CPP). The CPP provides a mechanism for the public to review and comment on project documents as the project progresses.

8 - Cost Effectiveness - Includes both short-term costs of implementation, including engineering/design, and long-term costs of operation, maintenance and monitoring activities to maintain engineering controls.

TABLE 2
ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
BROWNFIELD ASSESSMENT SITE
937 GENESEE STREET
ROCHESTER, NEW YORK

REMEDIAL DESIGN ASSUMPTIONS

Determination of Extent of Remedial Areas of Concern

- Soil and groundwater contaminant levels, PID readings, and odors which are considered nuisance characteristics were used in the delineation of RAOCs for attaining compliance with Restricted Residential Use SCOs and CP-51.
- RAOC 1 is centered on B-3/MW-3 and B-6/MW-6 near the manhole and dry well.
- RAOC 2 is centered on B-14/MW-14.
- RAOC 3 consists of shallow fill material that exceeds Restricted Residential SCOs. For the purposes of the OPC, RAOC 3 includes the entire area beneath the concrete slab and limited areas north of the slab under asphalt.

Soil Excavation and Off-Site Disposal

- Non-hazardous soil excavation production rate is assumed to be 150 Tons/day.
- Backfill production rate is assumed to be 150 CY/day.
- Sufficient staging area is assumed to be available.
- All excavated soils are assumed to meet treatment standards based on observed contaminant concentrations.
- Asphalt and concrete removal are presented separately from soil excavation costs.
- Excavation volumes are based on 1:2 slopes.
- No shoring of excavations will be required to protect structures or utilities.
- No replacements of existing utilities will be required.

Enhanced Monitored Natural Attenuation

- One-time direct application of chemical enhancements to open excavations only in RAOC-1 and RAOC-2 where elevated VOCs and other field observations of petroleum impacts, such as PID readings and odors, were observed. Anticipate up to 2 years of quarterly groundwater sampling to evaluate contaminant reduction progress from source removal and ORC enhancement.

General Assumptions:

- All costs are in constant fiscal year 2012 dollars.
- Soil density is assumed to be 1.7 Tons/CY.
- Concrete and asphalt density is assumed to be 2 Tons/CY.
- Prevailing wage rates are assumed.
- The OPCs were prepared without the formal solicitation of contractor bids, and are therefore based upon related project experience, anticipated field conditions, and the estimated scope of work.
- Project-specific unit rates will need to be developed once regulatory review and approval processes are completed

TABLE 6
ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
BROWNFIELD ASSESSMENT SITE
937 GENESEE STREET
ROCHESTER, NEW YORK

SOIL CLEANUP SUMMARY - RESTRICTED RESIDENTIAL SCOS

Location			Depth (feet)	Contaminant of Concern and Nuisance Characteristics	Detection (mg/kg)	Restricted Residential SCO (mg/kg)	CP-51 SCO (mg/kg)	Proposed Excavation Depth (ft)	Impacted Soil Thickness to be Disposed (ft)	Estimated Total Off-Site Soil Disposal Volume (CY)	Estimated Total On-Site Soil Reuse Volume (CY)
Manhole/ Dry Well Area	RAOC 1	B-2	4-5	PID	470			15	14	520	350
				Odor, staining							
		B-3	6-8	Ethylbenzene	2	41	1.00				
				1,2,4-Trimethylbenzene	9.53	52	3.60				
				m&p-Xylene	1.94	100	0.26				
				PID	1,658						
				Odor, staining							
		B-4	7-8	PID	971						
				Odor							
		B-6	6-8	PID	1,547						
				Odor, staining							
Eastern B-14 Area	RAOC 2	B-14	8-10	PID	510			15	10	140	280
				Odor							
		B-18	6-8	PID	16						
				Odor							
Fill	RAOC 3	B-19 Fill	0-2	Indeno(1,2,3-cd)pyrene	0.51	0.50	0.50	1	1	210	0
Basement								9	0	0	370
								Estimated Total		**660**	**630**

Table 7
Summary of Analytical Results in Soil
May 2011 and August 2012 Sampling
937 Genesee Street, Rochester, NY

Sample Location				B2		B3		B4		B6		B-9S	B-10S		B-11S	B-12S	B-13S	B-14S	B-15S	B-16S
Sample Date				23-May-11	23-May-11	24-May-11	24-May-11	23-May-11	23-May-11	23-May-11	23-May-11	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12
Sample ID				B2 (4-4.8)	B2 (4-4.8)	B3 (6-8)	B3 (6-8)	B4 (7.5-8)	B4 (7.5-8)	B6 (7-8)	B6 (7-8)	B-9S	B-10S	B-10SDUP	B-11S	B-12S	B-13S	B-14S	B-15S	B-16S
Sample Depth				4 - 4.8 ft	4 - 4.8 ft	6 - 8 ft	6 - 8 ft	7.5 - 8 ft	7.5 - 8 ft	7 - 8 ft	7 - 8 ft	4 - 8 ft	8 - 12 ft		16 - 17.5 ft	8 - 12 ft	8 - 12 ft	8 - 12 ft	8 - 12 ft	8 - 12 ft
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC		STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM
Laboratory Work Order				P11-2070	P11-2070R	P11-2085	P11-2085R	P11-2070	P11-2070R	P11-2070	P11-2070R	L1794	L1794	L1794	L1794	L1794	L1794	L1794	L1794	L1794
Laboratory Sample ID				7014	7014R	7057	7057R	7017	7017R	7016	7016R	L1794-01	L1794-02	L1794-02DUP	L1794-03	L1794-04	L1794-05	L1794-06	L1794-07	L1794-08
Sample Type	Units	6NYCRR	NYSDEC											Lab Replicate						
General Chemistry																				
Moisture Content	%	n/v	n/v	-	-	-	-	-	-	-	-	8.0 J	12	14.63	11	13	8.0 J	9.4 J	14	15
Petroleum Hydrocarbons																				
Heavy Weight PHC as: Lube Oil	µg/kg	n/v	n/v	-	-	-	1180000	-	14200	-	-	-	-	-	-	-	-	-	-	-
Light Weigth PHC as: Mineral Spirits	µg/kg	n/v	n/v	-	-	-	-	-	228000	-	38400	-	-	-	-	-	-	-	-	-
Medium Weight PHC as: Diesel Fuel	µg/kg	n/v	n/v	-	1580000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Weight PHC as: Kerosene	µg/kg	n/v	n/v	-	-	-	616000	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Extractable Hydrocarbons	mg/kg	n/v	n/v	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16	-	-
Metals																				
Arsenic	mg/kg	16_g^{AB} 13_n^C	n/v	-	-	3.78	-	-	-	-	-	-	-	-	-	-	-	5.4	-	-
Barium	mg/kg	400^{AB} 350_n^C	n/v	-	-	26.1	-	-	-	-	-	-	-	-	-	-	-	21 B	-	-
Cadmium	mg/kg	9.3^A 4.3^B 2.5_n^C	n/v	-	-	0.499 U	-	-	-	-	-	-	-	-	-	-	-	0.21 U	-	-
Chromium (Total)	mg/kg	$_{NS,q}^A$ $_{NS,q}^B$ $_{NS,q}^C$	n/v	-	-	5.11	-	-	-	-	-	-	-	-	-	-	-	7.1	-	-
Lead	mg/kg	1000^A 400^B 63_n^C	n/v	-	-	15.2	-	-	-	-	-	-	-	-	-	-	-	7.6	-	-
Mercury	mg/kg	2.8_k^A 0.81_k^B 0.18_n^C	n/v	-	-	0.0085 U	-	-	-	-	-	-	-	-	-	-	-	0.0034 J	-	-
Selenium	mg/kg	1500^A 180^B 3.9_n^C	n/v	-	-	0.997 U	-	-	-	-	-	1.7	1.4 U	-	1.5	1.5 U	1.1 J	0.76 J	1.2 U	1.1 J
Silver	mg/kg	1500^A 180^B 2^C	n/v	-	-	0.997 U	-	-	-	-	-	-	-	-	-	-	-	1.2 U	-	-
Semi - Volatile Organic Compounds																				
Acenaphthene	µg/kg	500000_c^A 100000_b^B 20000^C	20000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Acenaphthylene	µg/kg	500000_c^A 100000_b^B 100000_a^C	100000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anthracene	µg/kg	500000_c^A 100000_b^B 100000_a^C	100000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)anthracene	µg/kg	5600^A 1000_g^B 1000_n^C	1000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)pyrene	µg/kg	1000_g^{AB} 1000_n^C	1000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(b)fluoranthene	µg/kg	5600^A 1000_g^B 1000_n^C	1000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(g,h,i)perylene	µg/kg	500000_c^A 100000_b^{BC}	100000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(k)fluoranthene	µg/kg	56000^A 3900^B 800_n^C	800^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chrysene	µg/kg	56000^A 3900^B 1000_n^C	1000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dibenzo(a,h)anthracene	µg/kg	560^A 330_f^B 330_m^C	330^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fluoranthene	µg/kg	500000_c^A 100000_b^B 100000_a^C	100000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fluorene	µg/kg	500000_c^A 100000_b^B 30000^C	30000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	µg/kg	5600^A 500_g^B 500_n^C	500^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Naphthalene	µg/kg	500000_c^A 100000_b^B 12000^C	12000^{DE}	-	-	594	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phenanthrene	µg/kg	500000_c^A 100000_b^{BC}	100000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pyrene	µg/kg	500000_c^A 100000_b^{BC}	100000^E	-	-	312 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Volatile Organic Compounds																				
Acetone	µg/kg	500000_c^A 100000_b^B 50^C	n/v	*138 U*	-	*114 U*	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	**6.2 J**	4.9 U	6.3 U	7.1 U	7.0 U
Benzene	µg/kg	44000^A 4800^B 60^C	60^{DE}	*138 U*	-	*114 U*	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Bromodichloromethane	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Bromoform (Tribromomethane)	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	346 U	-	284 U	-	1960 U	-	26.1 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Bromomethane (Methyl bromide)	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Butylbenzene, n-	µg/kg	500000_c^A 100000_b^B 12000^C	12000^{DE}	**637**	-	**1020**	-	**855**	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	**2.7 J**	7.1 U	7.0 U
Butylbenzene, sec- (2-Phenylbutane)	µg/kg	500000_c^A 100000_b^B 11000^C	11000^{DE}	**232**	-	**518**	-	**1340**	-	**70.1**	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	**2.9 J**	7.1 U	7.0 U
Butylbenzene, tert-	µg/kg	500000_c^A 100000_b^B 5900^C	5900^{DE}	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Carbon Disulfide	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Carbon Tetrachloride (Tetrachloromethane)	µg/kg	22000^A 2400^B 760^C	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U

See last page for notes.

Table 7
Summary of Analytical Results in Soil
May 2011 and August 2012 Sampling
937 Genesee Street, Rochester, NY

Sample Location				B2		B3		B4		B6		B-9S	B-10S		B-11S	B-12S	B-13S	B-14S	B-15S	B-16S
Sample Date				23-May-11	23-May-11	24-May-11	24-May-11	23-May-11	23-May-11	23-May-11	23-May-11	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12	20-Aug-12
Sample ID				B2 (4-4.8)	B2 (4-4.8)	B3 (6-8)	B3 (6-8)	B4 (7.5-8)	B4 (7.5-8)	B6 (7-8)	B6 (7-8)	B-9S	B-10S	B-10SDUP	B-11S	B-12S	B-13S	B-14S	B-15S	B-16S
Sample Depth				4 - 4.8 ft	4 - 4.8 ft	6 - 8 ft	6 - 8 ft	7.5 - 8 ft	7.5 - 8 ft	7 - 8 ft	7 - 8 ft	4 - 8 ft	8 - 12 ft		16 - 17.5 ft	8 - 12 ft	8 - 12 ft	8 - 12 ft	8 - 12 ft	8 - 12 ft
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC		STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	PARAROCH	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM
Laboratory Work Order				P11-2070	P11-2070R	P11-2085	P11-2085R	P11-2070	P11-2070R	P11-2070	P11-2070R	L1794	L1794	L1794	L1794	L1794	L1794	L1794	L1794	L1794
Laboratory Sample ID				7014	7014R	7057	7057R	7017	7017R	7016	7016R	L1794-01	L1794-02	L1794-02DUP	L1794-03	L1794-04	L1794-05	L1794-06	L1794-07	L1794-08
Sample Type	Units	6NYCRR	NYSDEC											Lab Replicate						
Volatile Organic Compounds																				
Chlorobenzene (Monochlorobenzene)	µg/kg	500000$_c$[A] 100000$_b$[B] 1100[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Chloroethane (Ethyl Chloride)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Chloroethyl Vinyl Ether, 2-	µg/kg	n/v	n/v	692 U	-	568 U	-	3920 U	-	52.3 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Chloroform (Trichloromethane)	µg/kg	350000[A] 49000[B] 370[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Chloromethane	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dibromochloromethane	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichlorobenzene, 1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 1100[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichlorobenzene, 1,3-	µg/kg	280000[A] 49000[B] 2400[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichlorobenzene, 1,4-	µg/kg	130000[AB] 1800[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloroethane, 1,1-	µg/kg	240000[A] 26000[B] 270[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloroethane, 1,2-	µg/kg	30000[A] 3100[B] 20$_n$[C]	n/v	*138 U*	-	*114 U*	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloroethene, 1,1-	µg/kg	500000$_c$[A] 100000$_b$[B] 330[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloroethylene, cis-1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 250[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloroethylene, trans-1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 190[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloropropane, 1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloropropene, cis-1,3-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Dichloropropene, trans-1,3-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Ethylbenzene	µg/kg	390000[A] 41000[BC]	1000[DE]	138 U	-	1520[CDE]	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Hexanone, 2- (Methyl Butyl Ketone)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	346 U	-	284 U	-	1960 U	-	26.1 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Isopropylbenzene	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	2300[DE]	138 U	-	**718**	-	784 U	-	14.9	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	**1.9 J**	7.1 U	7.0 U
Isopropyltoluene, p- (Cymene)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	10000[DE]	**460**	-	**764**	-	**784 U**	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	**5.8 J**	7.1 U	7.0 U
Methyl Ethyl Ketone (MEK)	µg/kg	500000$_c$[A] 100000$_b$[B] 120[C]	n/v	*138 U*	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Methyl Isobutyl Ketone (MIBK)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	346 U	-	284 U	-	1960 U	-	26.1 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Methyl tert-butyl ether (MTBE)	µg/kg	500000$_c$[A] 100000$_b$[B] 930[C]	930[D]	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Methylene Chloride (Dichloromethane)	µg/kg	500000$_c$[AC] 100000$_b$[B]	n/v	*346 U*	-	*284 U*	-	*1960 U*	-	26.1 U	-	6.3 U	5.5 U	-	5.6 U	**1.9 J**	**2.1 J**	6.3 U	**2.7 J**	7.0 U
Naphthalene	µg/kg	500000$_c$[A] 100000$_b$[B] 12000[C]	12000[DE]	**3830**	-	**1050**	-	1960 U	-	26.1 U	-	6.3 U	**2.5 J**	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Propylbenzene, n-	µg/kg	500000$_c$[A] 100000$_b$[B] 3900[C]	3900[DE]	**212**	-	**1190**	-	**1370**	-	**36.9**	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	**4.4 J**	7.1 U	7.0 U
Styrene	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	346 U	-	284 U	-	1960 U	-	26.1 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Tetrachloroethane, 1,1,2,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Tetrachloroethylene (PCE)	µg/kg	150000[A] 19000[B] 1300[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Toluene	µg/kg	500000$_c$[A] 100000$_b$[B] 700[C]	700[DE]	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	**1.7 J**	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Trichloroethane, 1,1,1-	µg/kg	500000$_c$[A] 100000$_b$[B] 680[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Trichloroethane, 1,1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Trichloroethylene (TCE)	µg/kg	200000[A] 21000[B] 470[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Trichlorofluoromethane (Freon 11)	µg/kg	n/v	n/v	138 U	-	114 U	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Trimethylbenzene, 1,2,4-	µg/kg	190000[A] 52000[B] 3600[C]	3600[DE]	**1660**	-	9530[CDE]	-	**1000**	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	**7.9**	7.1 U	7.0 U
Trimethylbenzene, 1,3,5-	µg/kg	190000[A] 52000[B] 8400[C]	8400[DE]	138 U	-	**2340**	-	784 U	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Vinyl Acetate	µg/kg	n/v	n/v	346 U	-	284 U	-	1960 U	-	26.1 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Vinyl chloride	µg/kg	13000[A] 900[B] 20[C]	n/v	*138 U*	-	*114 U*	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Xylene, m & p-	µg/kg	500000$_{c,p}$[A] 100000$_{b,p}$[B] 260$_p$[C]	n/v	138 U	-	1940[C]	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Xylene, o-	µg/kg	500000$_{c,p}$[A] 100000$_{b,p}$[B] 260$_p$[C]	n/v	138 U	-	114 U	-	*784 U*	-	10.5 U	-	6.3 U	5.5 U	-	5.6 U	6.3 U	4.9 U	6.3 U	7.1 U	7.0 U
Volatile Tentatively Identified Compounds																				
Total VOC TICs	µg/kg	n/v	n/v	-	-	-	-	-	-	-	-	-	-	-	-	-	-	234 JN	-	-

See last page for notes.

Table 7
Summary of Analytical Results in Soil
May 2011 and August 2012 Sampling
937 Genesee Street, Rochester, NY

Sample Location				B-18S		B-19 FILL		B-19S		SED1	
Sample Date				20-Aug-12	20-Aug-12	21-Aug-12	21-Aug-12	21-Aug-12	21-Aug-12	23-May-11	23-May-11
Sample ID				B-18S	B-18SDUP	BR-19 FILL	BR-19 FILLDUP	BR-19 S	BR-19 SDUP	SED1	SED1
Sample Depth				8 - 12 ft		0 - 2 ft		12 - 16 ft		2 - 3 ft	2 - 3 ft
Sampling Company				STANTEC		STANTEC		STANTEC		STANTEC	STANTEC
Laboratory				SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	PARAROCH	PARAROCH
Laboratory Work Order				L1794	L1794	L1803	L1803	L1803	L1803	P11-2070	P11-2070R
Laboratory Sample ID				L1794-10	L1794-10DUP	L1803-01	L1803-01DUP	L1803-02	L1803-02DUP	7013	7013R
Sample Type	Units	6NYCRR	NYSDEC		Lab Replicate		Lab Replicate		Lab Replicate		
General Chemistry											
Moisture Content	%	n/v	n/v	11	-	17	-	12	-	-	-
Petroleum Hydrocarbons											
Heavy Weight PHC as: Lube Oil	µg/kg	n/v	n/v	-	-	-	-	-	-	-	1240000
Light Weigth PHC as: Mineral Spirits	µg/kg	n/v	n/v	-	-	-	-	-	-	-	-
Medium Weight PHC as: Diesel Fuel	µg/kg	n/v	n/v	-	-	-	-	-	-	-	-
Medium Weight PHC as: Kerosene	µg/kg	n/v	n/v	-	-	-	-	-	-	-	64200
Total Extractable Hydrocarbons	mg/kg	n/v	n/v	-	-	-	-	-	-	-	-
Metals											
Arsenic	mg/kg	16_g^{AB} 13_n^C	n/v	3.2	3.701	8.0	-	-	-	-	-
Barium	mg/kg	400^{AB} 350_n^C	n/v	21 B	22.01 B	53 B	-	-	-	-	-
Cadmium	mg/kg	9.3^A 4.3^B 2.5_n^C	n/v	0.041 J	0.07377 JR	0.28	-	-	-	-	-
Chromium (Total)	mg/kg	$_{NS,q}^A$ $_{NS,q}^B$ $_{NS,q}^C$	n/v	6.1	6.184	12 B	-	-	-	-	-
Lead	mg/kg	1000^A 400^B 63_n^C	n/v	7.2	11.03 R	140[C]	-	-	-	-	-
Mercury	mg/kg	2.8_k^A 0.81_k^B 0.18_n^C	n/v	0.038 U	-	0.28[C]	0.09892 R	-	-	-	-
Selenium	mg/kg	1500^A 180^B 3.9_n^C	n/v	0.68 J	0.8537 JR	1.7 U	-	1.4	1.449	-	-
Silver	mg/kg	1500^A 180^B 2^C	n/v	1.1 U	1.1 U	1.7 U	-	-	-	-	-
Semi - Volatile Organic Compounds											
Acenaphthene	µg/kg	500000_c^A 100000_b^B 20000^C	20000^E	-	-	390 U	-	-	-	-	-
Acenaphthylene	µg/kg	500000_c^A 100000_b^B 100000_a^C	100000^E	-	-	-	-	-	-	-	-
Anthracene	µg/kg	500000_c^A 100000_b^B 100000_a^C	100000^E	-	-	390 U	-	-	-	-	-
Benzo(a)anthracene	µg/kg	5600^A 1000_g^B 1000_n^C	1000^E	-	-	130 J	-	-	-	-	-
Benzo(a)pyrene	µg/kg	1000_g^{AB} 1000_n^C	1000^E	-	-	180 J	-	-	-	-	-
Benzo(b)fluoranthene	µg/kg	5600^A 1000_g^B 1000_n^C	1000^E	-	-	570	-	-	-	-	-
Benzo(g,h,i)perylene	µg/kg	500000_c^A 100000_b^{BC}	100000^E	-	-	700	-	-	-	-	-
Benzo(k)fluoranthene	µg/kg	56000^A 3900^B 800_n^C	800^E	-	-	190 J	-	-	-	-	-
Chrysene	µg/kg	56000^A 3900^B 1000_n^C	1000^E	-	-	250 J	-	-	-	-	-
Dibenzo(a,h)anthracene	µg/kg	560^A 330_r^B 330_m^C	330^E	-	-	*390 U*	-	-	-	-	-
Fluoranthene	µg/kg	500000_c^A 100000_b^B 100000_a^C	100000^E	-	-	160 J	-	-	-	-	-
Fluorene	µg/kg	500000_c^A 100000_b^B 30000^C	30000^E	-	-	390 U	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	µg/kg	5600^A 500_g^B 500_n^C	500^E	-	-	510[DCE]	-	-	-	-	-
Naphthalene	µg/kg	500000_c^A 100000_b^B 12000^C	12000^{DE}	-	-	390 U	-	-	-	-	-
Phenanthrene	µg/kg	500000_c^A 100000_b^{BC}	100000^E	-	-	120 J	-	-	-	-	-
Pyrene	µg/kg	500000_c^A 100000_b^{BC}	100000^E	-	-	230 J	-	-	-	-	-
Volatile Organic Compounds											
Acetone	µg/kg	500000_c^A 100000_b^B 50^C	n/v	5.2 U	-	-	-	5.4 U	-	1080[C]	-
Benzene	µg/kg	44000^A 4800^B 60^C	60^{DE}	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Bromodichloromethane	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Bromoform (Tribromomethane)	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	5.2 U	-	-	-	5.4 U	-	39.9 U	-
Bromomethane (Methyl bromide)	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Butylbenzene, n-	µg/kg	500000_c^A 100000_b^B 12000^C	12000^{DE}	5.2 U	-	-	-	5.4 U	-	57.9	-
Butylbenzene, sec- (2-Phenylbutane)	µg/kg	500000_c^A 100000_b^B 11000^C	11000^{DE}	2.7 J	-	-	-	5.4 U	-	34.4	-
Butylbenzene, tert-	µg/kg	500000_c^A 100000_b^B 5900^C	5900^{DE}	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Carbon Disulfide	µg/kg	500000_c^A 100000_b^B 100000_a^C	n/v	5.2 U	-	-	-	5.4 U	-	18.0	-
Carbon Tetrachloride (Tetrachloromethane)	µg/kg	22000^A 2400^B 760^C	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-

See last page for notes.

Sample Location				B-18S		B-19 FILL		B-19S		SED1	
Sample Date				20-Aug-12	20-Aug-12	21-Aug-12	21-Aug-12	21-Aug-12	21-Aug-12	23-May-11	23-May-11
Sample ID				B-18S	B-18SDUP	BR-19 FILL	BR-19 FILLDUP	BR-19 S	BR-19 SDUP	SED1	SED1
Sample Depth				8 - 12 ft		0 - 2 ft		12 - 16 ft		2 - 3 ft	2 - 3 ft
Sampling Company				STANTEC		STANTEC		STANTEC		STANTEC	STANTEC
Laboratory				SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	PARAROCH	PARAROCH
Laboratory Work Order				L1794	L1794	L1803	L1803	L1803	L1803	P11-2070	P11-2070R
Laboratory Sample ID				L1794-10	L1794-10DUP	L1803-01	L1803-01DUP	L1803-02	L1803-02DUP	7013	7013R
Sample Type	Units	6NYCRR	NYSDEC		Lab Replicate		Lab Replicate		Lab Replicate		
Volatile Organic Compounds											
Chlorobenzene (Monochlorobenzene)	µg/kg	500000$_c$[A] 100000$_b$[B] 1100[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Chloroethane (Ethyl Chloride)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Chloroethyl Vinyl Ether, 2-	µg/kg	n/v	n/v	5.2 U	-	-	-	5.4 U	-	79.7 U	-
Chloroform (Trichloromethane)	µg/kg	350000[A] 49000[B] 370[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Chloromethane	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dibromochloromethane	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichlorobenzene, 1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 1100[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichlorobenzene, 1,3-	µg/kg	280000[A] 49000[B] 2400[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichlorobenzene, 1,4-	µg/kg	130000[AB] 1800[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloroethane, 1,1-	µg/kg	240000[A] 26000[B] 270[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloroethane, 1,2-	µg/kg	30000[A] 3100[B] 20$_m$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloroethene, 1,1-	µg/kg	500000$_c$[A] 100000$_b$[B] 330[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloroethylene, cis-1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 250[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloroethylene, trans-1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 190[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloropropane, 1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloropropene, cis-1,3-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Dichloropropene, trans-1,3-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Ethylbenzene	µg/kg	390000[A] 41000[BC]	1000[DE]	1.1 J	-	-	-	5.4 U	-	21.0	-
Hexanone, 2- (Methyl Butyl Ketone)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	39.9 U	-
Isopropylbenzene	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	2300[DE]	1.5 J	-	-	-	5.4 U	-	17.9	-
Isopropyltoluene, p- (Cymene)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	10000[DE]	5.2 U	-	-	-	5.4 U	-	89.1	-
Methyl Ethyl Ketone (MEK)	µg/kg	500000$_c$[A] 100000$_b$[B] 120[C]	n/v	5.2 U	-	-	-	5.4 U	-	284[C]	-
Methyl Isobutyl Ketone (MIBK)	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	39.9 U	-
Methyl tert-butyl ether (MTBE)	µg/kg	500000$_c$[A] 100000$_b$[B] 930[C]	930[D]	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Methylene Chloride (Dichloromethane)	µg/kg	500000$_c$[AC] 100000$_b$[B]	n/v	3.4 BJ	-	-	-	4.0 BJ	-	39.9 U	-
Naphthalene	µg/kg	500000$_c$[A] 100000$_b$[B] 12000[C]	12000[DE]	5.2 U	-	-	-	5.4 U	-	264	-
Propylbenzene, n-	µg/kg	500000$_c$[A] 100000$_b$[B] 3900[C]	3900[DE]	1.2 J	-	-	-	5.4 U	-	44.5	-
Styrene	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	39.9 U	-
Tetrachloroethane, 1,1,2,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Tetrachloroethylene (PCE)	µg/kg	150000[A] 19000[B] 1300[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Toluene	µg/kg	500000$_c$[A] 100000$_b$[B] 700[C]	700[DE]	5.2 U	-	-	-	2.3 J	-	15.9 U	-
Trichloroethane, 1,1,1-	µg/kg	500000$_c$[A] 100000$_b$[B] 680[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Trichloroethane, 1,1,2-	µg/kg	500000$_c$[A] 100000$_b$[B] 100000$_a$[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Trichloroethylene (TCE)	µg/kg	200000[A] 21000[B] 470[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Trichlorofluoromethane (Freon 11)	µg/kg	n/v	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Trimethylbenzene, 1,2,4-	µg/kg	190000[A] 52000[B] 3600[C]	3600[DE]	1.1 J	-	-	-	5.4 U	-	1540	-
Trimethylbenzene, 1,3,5-	µg/kg	190000[A] 52000[B] 8400[C]	8400[DE]	5.2 U	-	-	-	5.4 U	-	17.9	-
Vinyl Acetate	µg/kg	n/v	n/v	5.2 U	-	-	-	5.4 U	-	39.9 U	-
Vinyl chloride	µg/kg	13000[A] 900[B] 20[C]	n/v	5.2 U	-	-	-	5.4 U	-	15.9 U	-
Xylene, m & p-	µg/kg	500000$_{c,p}$[A] 100000$_{b,p}$[B] 260$_p$[C]	n/v	5.2 U	-	-	-	5.4 U	-	76.9	-
Xylene, o-	µg/kg	500000$_{c,p}$[A] 100000$_{b,p}$[B] 260$_p$[C]	n/v	5.2 U	-	-	-	5.4 U	-	225	-
Volatile Tentatively Identified Compounds											
Total VOC TICs	ug/kg	n/v	n/v	236.6 JN	-	-	-	-	-	-	-

See last page for notes.

Table 7
Summary of Analytical Results in Soil
May 2011 and August 2012 Sampling
937 Genesee Street, Rochester, NY

Notes:

6NYCRR	NYSDEC 6 NYCRR Part 375 Soil Clean-up Objectives (SCOs)
A	NYSDEC 6 NYCRR Part 375 - Restricted Use SCO - Protection of Human Health - Commercial
B	NYSDEC 6 NYCRR Part 375 - Restricted Use SCO - Protection of Human Health - Restricted Residential
C	NYSDEC 6 NYCRR Part 375 - Unrestricted Use Soil Cleanup Objectives
NYSDEC	New York State Department of Environmental Conservation, DEC Policy CP-51, October 21, 2010
D	Table 2 Soil Cleanup Levels for Gasoline Contaminated Soils
E	Table 3 Soil Cleanup Levels for Fuel Oil Contaminated Soil
6.5 A	Concentration exceeds the indicated standard.
15.2	Concentration was detected but did not exceed applicable standards.
0.50 U	Laboratory estimated quantitation limit exceeded standard.
0.03 U	The analyte was not detected above the laboratory estimated quantitation limit.
n/v	No standard/guideline value.
-	Parameter not analyzed / not available.
NS,q BC	No SCO has been established for this compound. No SCO has been established for total chromium; however, see standards for trivalent and hexavalent chromium.
NS,q A	No SCO has been established for this compound. No SCO has been established for total chromium; however, see standards for trivalent and hexavalent chromium. For commercial use, these are 1500 and 400 mg/kg respectively.
a	The SCOs for unrestricted use were capped at a maximum value of 100 mg/kg. See 6 NYCRR Part 375 TSD Section 9.3
b	The SCOs for residential, restricted-residential and ecological resources use were capped at a maximum value of 100 mg/kg. See 6 NYCRR Part 375 TSD Section 9.3.
b,p	The SCOs for residential, restricted-residential and ecological resources use were capped at a maximum value of 100 mg/kg. See 6 NYCRR Part 375 TSD Section 9.3. The criterion is applicable to total xylenes, and the individual isomers should be added for comparison.
c	The SCOs for commercial use were capped at a maximum value of 500 mg/kg. See TSD Section 9.3.
c,p	The SCOs for commercial use were capped at a maximum value of 500 mg/kg. See TSD Section 9.3. The criterion is applicable to total xylenes, and the individual isomers should be added for comparison.
f	For constituents where the calculated SCO was lower than the CRQL, the CRQL is used as the SCO value.
g AB	For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the DEC/DOH rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.
k AB	This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See 6 NYCRR Part 375 TSD Table 5.6-1.
m	For constituents where the calculated SCO was lower than the Contract Required Quantitation Limit (CRQL), the CRQL is used as the Track 1 SCO value.
n	For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the DEC/DOH rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.
p	The criterion is applicable to total xylenes, and the individual isomers should be added for comparison.
B	Indicates analyte was found in associated blank, as well as in the sample.
J	Indicates estimated value.
N	Indicates presumptive evidence of a compound. Identification of tentatively identified compound is based on a mass spectral library search.
R	RPD outside accepted recovery limits

Table 8
Summary of Analytical Results in Groundwater
June 2011 and August 2012 Sampling
937 Genesee Street, Rochester, NY

Sample Location			MW-3			MW-6			MW-7		MW-11	MW-12	MW-13	MW-14	MW-18	MW-19D	Trip Blank		
Sample Date			3-Jun-11	3-Jun-11	28-Aug-12	3-Jun-11	3-Jun-11	27-Aug-12	3-Jun-11	28-Aug-12	28-Aug-12	27-Aug-12	27-Aug-12	28-Aug-12	28-Aug-12	27-Aug-12	3-Jun-11	27-Aug-12	28-Aug-12
Sample ID			MW-3-GW	MW-3-GW	MW-3-W	MW-6-GW	MW-6-GW	MW-6-W	MW-7-GW	MW-7-W	MW-11-W	MW-12-W	MW-13-W	MW-14-W	MW-18-W	MW-19D-W	Trip Blank	TB-082712	TB-082812
Sampling Company			STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory			PARAROCH	PARAROCH	SPECTRUM	PARAROCH	PARAROCH	SPECTRUM	PARAROCH	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	PARAROCH	SPECTRUM	SPECTRUM
Laboratory Work Order			P11-2234	P11-2234R	L1835	P11-2234	P11-2234R	L1826	P11-2234	L1835	L1835	L1826	L1826	L1835	L1835	L1826	P11-2234	L1826	L1835
Laboratory Sample ID			7482	7482R	L1835-02	7483	7483R	L1826-04	7481	L1835-03	L1835-01	L1826-02	L1826-03	L1835-05	L1835-04	L1826-01	7480	L1826-05	L1835-06
Sample Type	Units	TOGS															Trip Blank	Trip Blank	Trip Blank
General Chemistry																			
Nitrate (as N)	mg/L	10[B]	-	-	**0.13**	-	-	-	-	-	0.05 U	-	-	0.05 U	-	**0.26**	-	-	-
Nitrite	mg/L	n/v	-	-	0.02 U	-	-	-	-	-	0.02 U	-	-	0.02 U	-	0.02 U	-	-	-
Nitrite/Nitrate	mg/L	n/v	-	-	**0.14**	-	-	-	-	-	0.05 U	-	-	0.05 U	-	**0.26**	-	-	-
Sulfate	mg/L	250[B]	-	-	**56.1**	-	-	-	-	-	121	-	-	**146**	-	**132**	-	-	-
Petroleum Hydrocarbons																			
Medium Weight PHC as: Diesel Fuel	µg/L	n/v	-	**346**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Weight PHC as: Kerosene	µg/L	n/v	-	**696**	-	-	**598**	-	-	-	-	-	-	-	-	-	-	-	-
Total Extractable Hydrocarbons	mg/L	n/v	-	-	**1.6**	-	-	**0.33**	-	-	-	-	-	**0.28**	-	-	-	-	-
Metals																			
Arsenic	mg/L	0.025[B]	0.010 U	-	-	0.010 U	-	-	0.010 U	-	-	-	-	-	-	-	-	-	-
Barium	mg/L	1[B]	**0.153**	-	-	**0.126 M**	-	-	0.100 U	-	-	-	-	-	-	-	-	-	-
Cadmium	mg/L	0.005[B]	0.005 U	-	-	**0.005 M**	-	-	0.005 U	-	-	-	-	-	-	-	-	-	-
Chromium (Total)	mg/L	0.05[B]	0.010 U	-	-	0.010 U	-	-	0.010 U	-	-	-	-	-	-	-	-	-	-
Lead	mg/L	0.025[B]	0.010 U	-	-	**0.010 M**	-	-	0.010 U	-	-	-	-	-	-	-	-	-	-
Mercury	mg/L	0.0007[B]	0.0002 U	-	-	0.0002 U	-	-	0.0002 U	-	-	-	-	-	-	-	-	-	-
Selenium	mg/L	0.01[B]	0.010 U	-	*0.030 U*	0.010 U	-	*0.030 U*	0.0018 J	*0.030 U*	*0.030 U*	*0.030 U*	*0.030 U*	*0.030 U*	*0.030 U*	*0.030 U*	-	-	-
Silver	mg/L	0.05[B]	0.010 U	-	-	0.010 U	-	-	0.010 U	-	-	-	-	-	-	-	-	-	-
Semi - Volatile Organic Compounds																			
Acenaphthene	µg/L	20[B]	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Acenaphthylene	µg/L	n/v	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Anthracene	µg/L	50[A]	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Benzo(a)anthracene	µg/L	0.002[A]	*10.0 U*	-	-	*10.0 U*	-	-	*10.0 U*	-	-	-	-	-	-	-	-	-	-
Benzo(a)pyrene	µg/L	n/v	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Benzo(b)fluoranthene	µg/L	0.002[A]	*10.0 U*	-	-	*10.0 U*	-	-	*10.0 U*	-	-	-	-	-	-	-	-	-	-
Benzo(g,h,i)perylene	µg/L	n/v	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Benzo(k)fluoranthene	µg/L	0.002[A]	*10.0 U*	-	-	*10.0 U*	-	-	*10.0 U*	-	-	-	-	-	-	-	-	-	-
Chrysene	µg/L	0.002[A]	*10.0 U*	-	-	*10.0 U*	-	-	*10.0 U*	-	-	-	-	-	-	-	-	-	-
Dibenzo(a,h)anthracene	µg/L	n/v	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Fluoranthene	µg/L	50[A]	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Fluorene	µg/L	50[A]	10.0 U	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	µg/L	0.002[A]	*10.0 U*	-	-	*10.0 U*	-	-	*10.0 U*	-	-	-	-	-	-	-	-	-	-
Naphthalene	µg/L	10[B]	10.0 U	-	-	10.0 U	-	-	**10.0 U**	-	-	-	-	-	-	-	-	-	-
Phenanthrene	µg/L	50[A]	10.0 U	-	-	10.0 U	-	-	**10.0 U**	-	-	-	-	-	-	-	-	-	-
Pyrene	µg/L	50[A]	**10.0 U**	-	-	10.0 U	-	-	10.0 U	-	-	-	-	-	-	-	-	-	-
Volatile Organic Compounds																			
Acetone	µg/L	50[A]	10.0 U	-	5.0 U	10.0 U	-	5.0 U	10.0 U	**5.0 U**	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	10.0 U	5.0 U	5.0 U
Benzene	µg/L	1[B]	6.43	-	10.1	**0.703**	-	*5.0 U*	0.700 U	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	**0.77 J**	*5.0 U*	*5.0 U*	0.700 U	*5.0 U*	*5.0 U*
Bromodichloromethane	µg/L	50[A]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Bromoform (Tribromomethane)	µg/L	50[A]	5.00 U	-	5.0 U	5.00 U	-	5.0 U	5.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.00 U	5.0 U	5.0 U
Bromomethane (Methyl bromide)	µg/L	5[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Butylbenzene, n-	µg/L	5[B]	2.00 U	-	**2.1 J**	**2.28**	-	**0.62 J**	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	**1.5 J**	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Butylbenzene, sec- (2-Phenylbutane)	µg/L	5[B]	**3.78**	-	**3.1 J**	20.9	-	12	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	**2.7 J**	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Butylbenzene, tert-	µg/L	5[B]	2.00 U	-	5.0 U	**4.03**	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Carbon Disulfide	µg/L	60[A]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Carbon Tetrachloride (Tetrachloromethane)	µg/L	5[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Chlorobenzene (Monochlorobenzene)	µg/L	5[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Chloroethane (Ethyl Chloride)	µg/L	5[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Chloroethyl Vinyl Ether, 2-	µg/L	n/v	10.0 U	-	5.0 U	10.0 U	-	5.0 U	10.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	10.0 U	5.0 U	5.0 U
Chloroform (Trichloromethane)	µg/L	7[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Chloromethane	µg/L	5[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Dibromochloromethane	µg/L	50[A]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Dichlorobenzene, 1,2-	µg/L	3[B]	2.00 U	-	*5.0 U*	2.00 U	-	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*
Dichlorobenzene, 1,3-	µg/L	3[B]	2.00 U	-	*5.0 U*	2.00 U	-	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*

See next page for notes.

Table 8
Summary of Analytical Results in Groundwater
June 2011 and August 2012 Sampling
937 Genesee Street, Rochester, NY

Sample Location			MW-3			MW-6			MW-7		MW-11	MW-12	MW-13	MW-14	MW-18	MW-19D	Trip Blank		
Sample Date			3-Jun-11	3-Jun-11	28-Aug-12	3-Jun-11	3-Jun-11	27-Aug-12	3-Jun-11	28-Aug-12	28-Aug-12	27-Aug-12	27-Aug-12	28-Aug-12	28-Aug-12	27-Aug-12	3-Jun-11	27-Aug-12	28-Aug-12
Sample ID			MW-3-GW	MW-3-GW	MW-3-W	MW-6-GW	MW-6-GW	MW-6-W	MW-7-GW	MW-7-W	MW-11-W	MW-12-W	MW-13-W	MW-14-W	MW-18-W	MW-19D-W	Trip Blank	TB-082712	TB-082812
Sampling Company			STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory			PARAROCH	PARAROCH	SPECTRUM	PARAROCH	PARAROCH	SPECTRUM	PARAROCH	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	SPECTRUM	PARAROCH	SPECTRUM	SPECTRUM
Laboratory Work Order			P11-2234	P11-2234R	L1835	P11-2234	P11-2234R	L1826	P11-2234	L1835	L1835	L1826	L1826	L1835	L1835	L1826	P11-2234	L1826	L1835
Laboratory Sample ID			7482	7482R	L1835-02	7483	7483R	L1826-04	7481	L1835-03	L1835-01	L1826-02	L1826-03	L1835-05	L1835-04	L1826-01	7480	L1826-05	L1835-06
Sample Type	Units	TOGS															Trip Blank	Trip Blank	Trip Blank
Volatile Organic Compounds (cont'd)																			
Dichlorobenzene, 1,4-	µg/L	3[B]	2.00 U	-	*5.0 U*	2.00 U	-	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*
Dichloroethane, 1,1-	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Dichloroethane, 1,2-	µg/L	0.6[B]	*2.00 U*	-	*5.0 U*	*2.00 U*	-	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*
Dichloroethene, 1,1-	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Dichloroethylene, cis-1,2-	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Dichloroethylene, trans-1,2-	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Dichloropropane, 1,2-	µg/L	1[B]	*2.00 U*	-	*5.0 U*	*2.00 U*	-	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*
Dichloropropene, cis-1,3-	µg/L	0.4[B,p]	*2.00 U*	-	*5.0 U*	*2.00 U*	-	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*
Dichloropropene, trans-1,3-	µg/L	0.4[B,p]	*2.00 U*	-	*5.0 U*	*2.00 U*	-	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*
Ethylbenzene	µg/L	5--[B]	543	-	71	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	3.4 J	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Hexanone, 2- (Methyl Butyl Ketone)	µg/L	50[A]	5.00 U	-	5.0 U	5.00 U	-	5.0 U	5.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.00 U	5.0 U	5.0 U
Isopropylbenzene	µg/L	5--[B]	18.5	-	11	66.3	-	2.0 J	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	9.6	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Isopropyltoluene, p- (Cymene)	µg/L	5--[B]	4.85	-	5.0 U	5.62	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Methyl Ethyl Ketone (MEK)	µg/L	50[A]	10.0 U	-	5.0 U	10.0 U	-	5.0 U	10.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	10.0 U	5.0 U	5.0 U
Methyl Isobutyl Ketone (MIBK)	µg/L	n/v	5.00 U	-	5.0 U	5.00 U	-	5.0 U	5.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.00 U	5.0 U	5.0 U
Methyl tert-butyl ether (MTBE)	µg/L	10[A]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Methylene Chloride (Dichloromethane)	µg/L	5--[B]	5.00 U	-	5.0 U	5.00 U	-	5.0 U	5.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.00 U	5.0 U	5.0 U
Naphthalene	µg/L	10[B]	7.97	-	8.8	5.00 U	-	5.0 U	5.00 U	5.0 U	5.0 U	5.0 U	5.0 U	2.2 J	5.0 U	5.0 U	5.00 U	5.0 U	5.0 U
Propylbenzene, n-	µg/L	5--[B]	115	-	19	11.5	-	1.8 J	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	11	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Styrene	µg/L	5--[B]	5.00 U	-	5.0 U	5.00 U	-	5.0 U	5.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.00 U	5.0 U	5.0 U
Tetrachloroethane, 1,1,2,2-	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Tetrachloroethylene (PCE)	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Toluene	µg/L	5--[B]	7201	-	1.4 J	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	0.78 J	5.0 U	0.56 J	2.00 U	5.0 U	5.0 U
Trichloroethane, 1,1,1-	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Trichloroethane, 1,1,2-	µg/L	1[B]	*2.00 U*	-	*5.0 U*	*2.00 U*	-	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*2.00 U*	*5.0 U*	*5.0 U*
Trichloroethylene (TCE)	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Trichlorofluoromethane (Freon 11)	µg/L	5--[B]	2.00 U	-	5.0 U	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Trimethylbenzene, 1,2,4-	µg/L	5--[B]	6067	-	356	1165	-	5.0 U	2.00 U	0.60 J	5.0 U	5.0 U	5.0 U	22	5.0 U	0.69 J	2.00 U	5.0 U	5.0 U
Trimethylbenzene, 1,3,5-	µg/L	5--[B]	6517	-	15	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	2.1 J	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Vinyl Acetate	µg/L	n/v	5.00 U	-	5.0 U	5.00 U	-	5.0 U	5.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.00 U	5.0 U	5.0 U
Vinyl chloride	µg/L	2[B]	2.00 U	-	*5.0 U*	2.00 U	-	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	*5.0 U*	2.00 U	*5.0 U*	*5.0 U*
Xylene, m & p-	µg/L	5--[B]	6641	-	90	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Xylene, o-	µg/L	5--[B]	7499	-	2.6 J	2.00 U	-	5.0 U	2.00 U	5.0 U	5.0 U	5.0 U	5.0 U	0.65 J	5.0 U	5.0 U	2.00 U	5.0 U	5.0 U
Volatile Tentatively Identified Compounds																			
Total VOC TICs	µg/L	n/v	-	-	317 JN	-	-	84 JN	-	-	-	-	-	236 JN	-	-	-	-	-

Notes:

TOGS	NYSDEC TOGS 1.1.1 (Reissued June 1998 with errata in January 1999 and addenda in April 2000 and June 2004)
[A]	TOGS 1.1.1 - Table 1 - Ambient Water Quality Standards and Guidance Values, Division of Water, Technical and Operational Guidance Series (TOGS 1.1.1); Guidance
[B]	TOGS 1.1.1 - Table 1 - Ambient Water Quality Standards and Guidance Values, Division of Water, Technical and Operational Guidance Series (TOGS 1.1.1); Standards
66.4	Concentration exceeds the indicated standard.
15.2	Concentration was detected but did not exceed applicable standards.
0.50 U	Laboratory estimated quantitation limit exceeded standard.
0.03 U	The analyte was not detected above the laboratory estimated quantitation limit.
n/v	No standard/guideline value.
-	Parameter not analyzed / not available.
[--]	The principal organic contaminant standard for groundwater of 5 ug/L (described elsewhere in the TOGS table) applies to this substance.
[p]	Applies to the sum of cis- and trans-1,3-dichloropropene.
[x]	Topsoil: surface A, L, F, H and O horizons on the control area, or the equivalent surface soil where these horizons are not present.
J	Indicates estimated value.
M	Denotes matrix spike recoveries outside QC limits. Matrix bias indicated.
N	Indicates presumptive evidence of a compound. Identification of tentatively identified compound is based on a mass spectral library search.

ATTACHMENT E

Project Schedule

Project Schedule
937 Genesee Street
City of Rochester, New York

	Duration (Days)	Duration (Months)																													
		M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12	M13	M14	M15	M16	M17	M18	M19	M20	M21	M22	M23	M24	M25	M26	M27	M28	M29
Remedial Design Investigation	30																													
Geophysical Survey	14																													
Geoprobe Program	21																													
CAP Preparation, Review, and Approval	90																													
Prepare CAP	30																													
DEC Review and Approval of CAP / Public Comment Period	30																													
Bid Process	30																													
EPA Program Documents	30																													
Well Decommissioning	7																													
Excavation	30																													
Remove and Dispose of Concrete and Asphalt	3																													
RAOC 1	7																													
Remove & Stockpile Impacted & Non-Impacted Soil																														
Direct Application of In-Situ, Bio-Augmentation Additive																														
Backfill with Non-Impacted & Imported Fill																														
RAOC 2	4																													
Remove & Stockpile Impacted & Non-Impacted Soil																														
Direct Application of In-Situ, Bio-Augmentation Additive																														
Backfill with Non-Impacted & Imported Fill																														
RAOC 3	2																													
Remove & Stockpile Impacted & Non-Impacted Soil																														
Backfill with Non-Impacted & Imported Fill																														
Basement	3																													
Soil Disposal	7																													
Install Monitoring Wells	2																													
Groundwater Monitoring																														
One Year of Quarterly Post-Excavation Groundwater Monitoring	365																													
Second Year of Quarterly GW Monitoring Contingent on First Year's Result	365																													
Remedial Construction Report	45																													
Site Management Plan	45																													

ATTACHMENT F

EPA BAP Statistics Summary Table

EPA Brownfield Assistance Program

Program	Project	Applicant	Acres Investigated	Product	Redevelopment Investment Amount to Date	Additional Investment Expected	Jobs Retained	Jobs Created
BAP Pilot	40 Jay St	Julio Ahumada	0.26	Phase I	DNP			
	1030 Jay St	Riverside/Woerner	1.20	EMP/HASP				
	1040 Jay St	Riverside Automation	1.10	Phase I/Geotech	DNP			
	1695 Emerson St	XLI Corporation	3.90	Phase I/EMP/HASP/Geotech	$4,000,000			
	1695A Emerson St	Klein Steel Service	12.50	Phase I/EMP/HASP/Geotech	$6,000,000	$7,686,349	70	70
	507 Hague St	Riverside Automation	1.92	Phase I				
	950 & 984 Exchange	XLI Corporation	0.93	Phase I				
	950 & 984 Exchange	XLI Corporation						
	120 Portland Ave	Expert Appliance	0.66	Phase I	DNP			
	504 S. Clinton/390 South	John Billone	0.35	Phase I	DNP			
	175 & 195 Hague Street	Marble by Medusa	1.25	Phase I	DNP			
	1025 Chili Avenue	Frederico	10.00					
BAP2	175, 195 & 199 Hague	Marble by Medusa		Conf. Phase I	DNP			
	1025 Chili Avenue	Frederico Constr.		EMP/HASP/Conf. Phase II		$1,700,000	50	
	1025 Chili Avenue	Frederico Constr.		OPC				
	950/985 Exchange St	XLI Corporation		Supplemental PSA				
	950/985 Exchange St	XLI Corporation		Data Comparison				
	39 Adelaide St.	Rockburl Industries	0.62	Phase I	DNP			
	15 Cairn Street	Barthelmes Mfg.	0.00	Application rejected				
	85 Stanton Street	Eugene Veltri	0.47	Phase I/II/EMP/HASP	DNP			
	110 Colfax Street	Peko	2.70	Phase I/Geotech				
	1025 Chili Avenue	Frederico Constr.		Survey & Design	$1,700,000			45
	1030 Jay Street	Woerner Industries		Conf. Phase II				
BAP3	186 Norman Street	Ralph J. Annucci	6.40	Phase I	DNP			
	957 S. Clinton Avenue	JoAnn Morreale	0.24	Phase I	$80,000		9	1
	1560 Emerson Street	DPI	1.67		$3,410,496		36	10
	500 Lee Road	Vampiro Ventures	1.40	Phase I	$406,850	$935,000	4	12
	140-142/144 Railroad Street	Stephen Capizzi	0.44	Phase I	DNP			
	280-286 Lyell Avenue/55 Dewey	Kristina Rogers	2.38	Phase I/Conf. Phase II				
	900 & 930 Maple Street	Cylinder Services	4.93	Phase I/Phase II	DNP			
	0 Smith Street (aka 196 Smith St)	Phoenix Graphics	1.40	Phase I/Geotech/Phase II	$3,200,000		26	30 *
	691 & 711 Exchange Street	Nordon Tool	3.40	Phase II	$1,500,000			
	935-951 E. Main Street	Rehouse	1.20	Phase I	DNP			
	179-191/217 W. Main Street	Buckingham Properties	0.97	Phase I	$4,525,000		40 **	35
	640 Pullman Avenue	Paul Christoff	0.19	Phase I/Conf. Phase II	$40,000		2 **	2
	583 & 593 Hudson Ave	Dembs	0.47	Phase I	$887,000			2
	80 Excel Drive	Macauto	1.32	Phase I	$1,694,540		15	15
	1630 Dewey Avenue	Norstar Development	1.07		$16,000,000			
	1575 & 1595 Mt. Hope Avenue	HIS Land V, LLC	0.28		$180,000	$450,000		3
	480-488 East Main Street	480 Eastman LLC	0.16	Conf. Phase II	$1,200,000			
			65.78		$44,823,886	$10,771,349	210	195

* 10 Full Time & 20 Seasonal

** Jobs moving from suburbs to City

DNP - Did not proceed