

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COMMERCIAL BUILDING
32 YORK STREET
ROCHESTER, NEW YORK**

CITY OF ROCHESTER DEQ PROJECT #BOASAP-16

Prepared for: City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by: Day Environmental, Inc.
1563 Lyell Avenue
Rochester, New York 14606

Date: December 20, 2017
(Revised January 3, 2018)

Project #: 5439E-17

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- A User-Provided Information (Attachment A of DAY's Proposal)
B Site Photographs
C Historical Research Documentation
D Regulatory Records Documentation
E Interview Documentation
F Qualifications of Environmental Professional(s) and Additional DAY Representative(s)
G Previous Environmental Reports / Additional Documents

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1.0 SUMMARY

The following summary should be reviewed in conjunction with the entire report, including all attachments, figures and appendices.

PREPARED FOR: City of Rochester
30 Church Street
Rochester, New York 14614

CLIENT CONTACT: Mr. Joseph J. Biondolillo, Department of Environmental Quality
(585) 428-6649
DEQ Project #BOASAP-16

ASSESSED PROPERTY INFORMATION

ADDRESS: 32 York Street

MUNICIPALITY: City of Rochester

COUNTY/STATE: Monroe County, New York

TAX ACCOUNT #: 120.42-2-71

PARCEL SIZE: Approximately 0.16 acres

IMPROVEMENTS: An approximate 4,706-square foot, one-story building, with a basement (per Monroe County website). Concrete block and masonry construction. Date of construction: About 1935

CURRENT USE: Church

CURRENT OWNER: Inner Faith Gospel Tabernacle Church

PAST USE: Residential from at least 1888 to about 1935; a post office from about 1935 to at least 1997; and a church from about 2001 to present

SITE CONTACT: Mr. Joseph J. Biondolillo, City of Rochester
(585) 428-6649

SUMMARY OF RECOGNIZED ENVIRONMENTAL CONDITIONS / NON-SCOPE CONSIDERATIONS

Refer to Sections 9.0 and 10.0 for a discussion of opinions/findings and conclusions.

RECOGNIZED ENVIRONMENTAL CONDITIONS: (X) Recognized Environmental Condition(s) Identified

NON-SCOPE CONSIDERATIONS: (X) Non-Scope Consideration Issue(s) Not Evaluated

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to conduct all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice to identify recognized environmental conditions¹ in relation to the assessed property; and to permit the user to satisfy *one* of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. (These limitations to CERCLA liability are known as landowner liability protections or “LLPs”.) Consultation with environmental counsel may be prudent to evaluate the applicability of LLPs to the User specified in this report. For the purpose of this assessment, the “User” of this Phase I ESA is defined as the City of Rochester (Client). It is DAY’s understanding that this Phase I ESA is being performed prior to the Client’s potential acquisition of the assessed property.

The Phase I ESA does not address whether requirements in addition to all appropriate inquiry (continuing obligations, etc.) have been met in order to qualify for the LLPs. (For example, the Phase I ESA does not address whether the user has fulfilled its duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations, etc.) Additionally, this Phase I ESA does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs.

Also, there are risks associated with the environmental condition of a property which are not a potential CERCLA/SARA liability, and are not subject to incurrence of response costs under CERCLA. Due to the frequency of occurrence, this Phase I ESA includes the identification of petroleum liabilities. No other assessment of non-CERCLA/SARA liabilities has been performed, unless specifically identified in the report.

2.2 SCOPE-OF-SERVICES

This Phase I ESA has been performed in general conformance with the scope and limitations of ASTM Practice E1527-13. Exceptions to, and/or deletions from, this practice are described in Section 11.0 of this report.

A Phase I ESA is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that recognized environmental conditions do or do not exist. The Phase I ESA consists of four basic inquiry components:

1. Records Review: A review of historical data to identify prior ownership and uses which represent a potential risk for contamination of the property; and a review of

¹ The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13 defines *recognized environmental condition* as: “The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

2.0 INTRODUCTION (Cont.)

available public information and environmental records to identify site and area facilities, conditions, substances used, and activities that may have resulted in recognized environmental conditions.

2. Site Reconnaissance: A site visit to the assessed property to identify conditions which indicate the presence or potential presence of recognized environmental conditions.
3. Interviews: Interviews with present (and past, if applicable) owners, operators and occupants of the property, and with local government officials, to identify recognized environmental conditions.
4. Evaluation and Report: Preparation of the Phase I ESA report.

2.3 SPECIAL ASPECTS

Special aspects are provided in the form of “notes” detailed in Section 9.0. These notes are used either to identify special property conditions, or to identify and explain environmental aspects which may be of interest, but are not identified as recognized environmental conditions.

2.4 LIMITATIONS AND EXCEPTIONS

Environmental site assessment conclusions are determined based on the data available for the dates identified. The conclusions are subject to any state of facts which would be identified by updated data. No assurances are made as to the accuracy or completeness of data obtained from outside information sources. Also, it is possible that not all existing sites within the search radii specified in Section 5.1 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

Where the site observations are limited to representative areas, or where facilities are inaccessible for observation, the environmental site assessment conclusions are subject to any statement of facts which access to those areas would have revealed.

A “data gap” is defined in ASTM E1527-13 as “A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information....” It should be noted that while the environmental professional shall identify and evaluate data gaps (if any) identified during the performance of a Phase I ESA, it is not possible for the environmental professional to accurately predict the significance of an absence of information.

Refer to Section 11.0 for a summary of additional deviations/limitations.

2.0 INTRODUCTION (Cont.)

2.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA was conducted in accordance with the terms and conditions that were established between Day Environmental, Inc. (DAY) and the Client in DAY's proposal dated November 3, 2017.

2.6 USER RELIANCE

This report has been prepared for exclusive use by the City of Rochester, for use on its behalf. The findings and recommendations herein may be relied upon only by the City of Rochester. Use of or reliance upon this report, its findings and recommendations, by any other persons or firm is prohibited without the prior written permission of Day Environmental, Inc.

3.0 SITE DESCRIPTION

The following section summarizes the location, legal description and current use and improvements of the assessed property, as well as the general characteristics of the vicinity of the property. Refer to Section 6.0 for a more detailed description of conditions observed at the time of the site visit.

3.1 LOCATION, LEGAL DESCRIPTION, AND GENERAL CHARACTERISTICS

ADDRESS: 32 York Street

MUNICIPALITY: City of Rochester

COUNTY/STATE: Monroe County, New York

TAX ACCOUNT #: 120.42-2-71

PARCEL SIZE: Approximately 0.16 acres

IMPROVEMENTS: An approximate 4,706-square foot, one-story building, with a basement (per Monroe County website). Concrete block and masonry construction.
Date of construction: About 1935

Source of Water: Municipal water supply

Sewage Disposal: Municipal sewer system

CURRENT USE: Church

PROPERTY BOUNDARIES:

The DAY representatives used a 2015 aerial photograph, with the boundaries overlain (obtained from the Monroe County Environmental Services Tax Map), to determine the approximate boundaries of the assessed property at the time of the site visit. Note, access to the assessed property was not permitted as part of this assessment. As such, the assessed property was observed from the adjoining right-of-way along York Street to the west, and from a City-owned parking lot located east and north of the assessed property (i.e., 42 York Street).

LEGAL DESCRIPTION:

A legal description of the assessed property was included in The ERIS Environmental Lien Search Report (dated December 5, 2017), which was provided by Environmental Risk Information Services (ERIS). A copy of the ERIS report, including the legal description, is included in Appendix G.

VICINITY GENERAL CHARACTERISTICS:

The vicinity of the assessed property is used for commercial and residential purposes. Refer to Section 6.5 for a list of adjoining property occupants.

4.0 USER PROVIDED INFORMATION

Mr. Dennis M. Peck, a representative of the "User" of this Phase I ESA report (i.e., DAY's Client, the City of Rochester), provided DAY with a completed User Questionnaire, a copy of which is included in Appendix A. The following summarizes selected information provided:

- Mr. Peck indicated that the reason for performing this Phase I ESA is the Client's potential purchase of the assessed property.
- Regarding Question #4 of the User Questionnaire, (i.e., "...do you have any specialized knowledge or experience related to the property or nearby properties...?"), Mr. Peck answered "yes" and stated, "No specific knowledge other than 2009 Environmental Screen Report Bulls Head Project Area prepared by Day Environmental" (refer to Section 5.7 and Appendix G).
- Regarding Question #6 of the User Questionnaire (i.e., "Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?"), Mr. Peck stated, "No specific knowledge. See answer for question #4" (see above).
- Regarding Question #7 of the User Questionnaire (i.e., "...based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?"), Mr. Peck stated, "See answer to question #4" (see above).

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

DAY maintains the required environmental regulatory databases in-house, and a DAY representative performed a review of these databases in accordance with the radii outlined in ASTM E1527-13. The following table and associated notes summarize the findings of the databases review:

SECTION	REGULATORY DATABASE	Assessed Property	Nearby Properties (Radius Searched)	Notes
5.1.1	NPL Records Date: 5/15/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (1 mile)	
5.1.2	Delisted NPL Records Date: 9/6/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.3	CERCLIS Records Date: 5/15/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.4	CERCLIS NFRAP Records Date: 10/13/2016 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	Listed (0.5 mile)	See 5.1.4
5.1.5	RCRA CORRACTS facilities list Records Date: 9/22/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (1.0 mile)	
5.1.6	RCRA non-CORRACTS TSD facilities list Records Date: 9/22/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.7	Federal Institutional Control (IC) Registry Records Date: 12/2013 Date of Last Agency Contact for Records Update: 10/20/2017	Not Listed	N/A (Assessed property only)	
5.1.8	Federal Engineering Control (EC) Registry Records Date: 12/2013 Date of Last Agency Contact for Records Update: 10/20/2017	Not Listed	N/A (Assessed property only)	
5.1.9	RCRA Generators Records Date: 2/10/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed property and Adjoining)	
5.1.10	ERNS Records Date: 10/9/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	N/A (Assessed property only)	
5.1.11	NYSDEC IHWDS (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	Listed (1 mile)	See 5.1.11
5.1.12	NYSDEC HSWDS Records Date: 2/15/2002 Date of Last Agency Contact For Records Update: 10/30/2002 (No longer updated)	Not Listed	None Listed (0.5 mile)	
5.1.13	SWF Records Date: 9/25/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	

5.0 RECORDS REVIEW (Cont.)

5.1.14	NYSDEC PBS Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.15	NYSDEC MOSF Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.16	NYSDEC CBS Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.17	State Institutional Control/Engineering Control Registries Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	N/A Assessed Property only	
5.1.18	State Voluntary Cleanup Sites (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.19	State Brownfield Sites (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.20	State Environmental Restoration Program Sites (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.21	Sites Subject to Environmental Easements Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	N/A Assessed Property only	
5.1.22	Federal UST Records Date: Undated Date of Last Agency Contact For Records Update: No longer Updated	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.23	NYSDEC Regulated Oil & Gas Wells Date Data Obtained from NYSDEC Website: 11/27/2017	Not Listed	N/A Assessed Property only	
5.1.24	Federal Brownfield Sites Records Date: 10/13/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	Listed (0.5 mile)	See 5.1.24

Note, based on a preliminary review of a 1980 Generalized Groundwater Contour Map and the topographic map, regional groundwater in the area of the assessed property appears to flow to the northeast (refer to Section 5.4).

- (5.1.4) CERCLIS No Further Remedial Action Planned (NFRAP) Site #NYD002211415 (i.e., Taylor Instrument Co/Div of Sybron at 95 Ames Street) is located approximately 0.4 miles west (i.e., assumed crossgradient direction) of the assessed property. Based on the location of this CERCLIS NFRAP site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time. Note, this site is also identified as a NYSDEC Inactive Hazardous Waste Disposal Site (refer to Section 5.1.11).

5.0 RECORDS REVIEW (Cont.)

(5.1.11) A review of the NYSDEC Inactive Hazardous Waste Disposal Site (IHWDS) registry identified two IHWDSs within a one-mile radius of the assessed property, as described below:

- Site #828028A (i.e., Taylor Instruments-Div. of Comb. Eng on Ames Street) is located approximately 0.4 miles west (i.e., assumed crossgradient direction) of the assessed property. Note, this site is also identified as a CERCLIS NFRAP site (refer to Section 5.1.4).
- Site #828102 (i.e., Artco Industrial Laundries at 331-337 West Main Street) is located approximately 0.8 miles east/northeast (i.e., assumed crossgradient/downgradient direction) of the assessed property.

Based on the locations of these IHWDSs, these sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.24) A review of the Federal Brownfield database identified five Federal Brownfield sites within a 0.5-mile radius of the assessed property, as described below:

- Three related/adjoining sites, each identified as "Zappia", are addressed at 175, 195 & 199 Hague Street and are located approximately 0.5 miles west (i.e., assumed crossgradient direction) of the assessed property. Based on the locations of these three Federal Brownfield sites, these sites are not being identified as a recognized environmental condition in relation to the assessed property.
- A site identified as 51 Chili Avenue at 51 Chili Avenue is located approximately 0.2 miles southwest (i.e., assumed upgradient direction) of the assessed property. This site is identified as vacant land that was formerly developed with a gasoline/service station. Additional information was not provided in the database. However, this Federal Brownfield site is also identified as NYSDEC Spill/Leaking Storage Tank (LST) #0750698 (refer to Section 5.2.2). The Spill Report Form (SRF) regarding this spill states, "...During removal of hydraulic lifts, contaminated soil was encountered. When the lift was pulled out, the soil had a gasoline odor....the property...was a former auto body repair shop which is now a vacant lot. The contaminated soil has been stockpiled and samples taken". According to the SRF, on 4/17/2009 an underground storage tank (UST) closure report was received from the City of Rochester. According to a City of Rochester representative, leaking underground storage tank (LUST) studies have documented that 90-95% of petroleum groundwater plumes attenuate within 250 to 300 feet of their source (refer to Appendix A). As such, it appears unlikely that petroleum hydrocarbons from this former gasoline station would have migrated the approximate 0.2 miles to the assessed property and impacted groundwater at the assessed property. Based on the information provided above, this Federal Brownfield site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

5.0 RECORDS REVIEW (Cont.)

- A site identified as 68-92 Genesee Street at 68-92 Genesee Street is located approximately 0.2 miles south/southeast (i.e., assumed crossgradient/upgradient direction) of the assessed property. This site is identified as a former dry cleaner, automobile sales and service facility, and a gasoline station. Additional information was not provided in the database; however, this Federal Brownfield site is also identified as active NYSDEC Spill/Leaking Storage Tank (LST) #1603662 (refer to Section 5.2.2). The Spill Report Form (SRF) regarding this spill states, "...A landramat [sic] building remains on site. The former dry cleaner building has been demolished to its slab which is saturated with perchloroethylene (perc). Soils above rock also heavily contaminated with perc. Two 1K underground storage tanks believed to be related to petroleum storage were found at the gas station area of the site though no significant petroleum contamination was identified. City plans to pump residual product from the tanks but there are no plans to remove them at this time. Bedrock is close (within 4 feet) to the ground surface at the site and 5 bedrock wells have recently been installed to determine if groundwater contamination is present. The wells are to be sampled by the City. Soil vapor intrusion testing is planned for the laundramat [sic]. Soil vapor is a possible concern at the adjacent Bulls Head Plaza though no testing is planned at this time. City to submit completed Phase II report to DEC when completed in August." Since contamination at this nearby site includes perc (i.e., a volatile organic compound [VOC]), potential impact on the assessed property from contamination at this site cannot be ruled out with the available information. Thus, this Federal Brownfield Site is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

5.2 NYSDEC SPILLS/LEAKING STORAGE TANK (LST) DATABASE SEARCH

DAY reviewed the NYSDEC Spills/Leaking Storage Tank (LST) database (dated October 2, 2017) for listings pertaining to the assessed property and properties within a 0.25-mile radius of the assessed property.

Note, the approximate minimum search distance for NYSDEC Spills/LSTs was limited to a radius of 0.25 miles from the assessed property due to the urban density of the setting in which the assessed property is located.

Results of the Spill/LST database review are summarized below:

(5.2.1) Spills/LST – Assessed Property

One closed NYSDEC spill incident was listed for the assessed property, as described below:

Spill #8906360

- Spill #8906360 reportedly occurred at 32 York Street (i.e., the address of the assessed property). This spill was reported on 9/26/1989 and involved the release

5.0 RECORDS REVIEW (Cont.)

of approximately 25 gallons of #2 fuel oil. (Note, the spiller associated with this incident is identified as Universal Heating [see below regarding a summary of spills that occurred at 926-936 West Main Street, which is located approximately 75 feet from the assessed property]. In addition, it is possible that this spill occurred on the parcel addressed as 42 York Street [i.e., in the parking lot that adjoins the assessed property to the east.]) The SRF states, "This ran down drive into street. Fire Dept put kitty litter down....this is a continuing problem at this site...material from home heating oil tanks that were being cut for scrap. Some tanks had small amounts of product left in them." This spill was closed on 9/28/1989; however, based on the information provided in the SRF and/or the history of known petroleum discharges on the 926-936 West Main Street property, the potential for contaminant migration (e.g., groundwater, vapor migration) from this spill is being identified as a recognized environmental condition (refer to Section 9.0).

(5.2.2) Spills/LST – Properties Within 0.25-Mile Radius

In addition to the closed spill that was identified on the assessed property (refer to Section 5.2.1), a review of the NYSDEC Spills/LST database identified 42 other closed/inactive spills within a 0.25-mile radius of the assessed property. In addition, one closed/inactive unmappable spill sites are potentially located within a 0.25-mile radius of the assessed property. [Note: An unmappable spill site is defined as a spill with incomplete or inaccurate address information provided on the NYSDEC Spill Report Form (SRF); therefore, the specific location of the spill site could not be determined.] [Based on the limited address information available for the closed/inactive unmappable spill site, it does not appear that the unmappable spill occurred on the assessed property or adjoining properties. A spill listed as closed normally indicates that studies and/or remediation at the spill site have been completed, and a spill listed as inactive indicates that although some contamination may remain on the property, the NYSDEC does not require further action at this time. Further investigation regarding the potential impact on the assessed property of 36 of the 43 closed/inactive spills does not appear warranted at this time (see below).

Note, the NYSDEC SRFs were reviewed for spills that occurred within approximately 0.1 mile of the assessed property. Provided below is a summary of seven of the closed/inactive spills that occurred on adjoining properties, and/or pertinent spills that occurred at properties located within approximately 0.1 mile of the assessed property (i.e., additional spills occurred within 0.1 mile of the assessed property; however, it is DAY's opinion that these additional spills do not appear to represent a recognized environmental condition in relation to the assessed property at this time):

- Four spills occurred at 926-936 West Main Street, which is located approximately 75 feet south (i.e., assumed crossgradient/upgradient direction) of the assessed property:

5.0 RECORDS REVIEW (Cont.)

- Spill #8503751 was reported on 1/23/1986. The SRF reports that 10 gallons of petroleum were flushed to the combined sewer in a parking lot at this site. This spill was closed on 6/1/1986.
- Spill #8706240 was reported on 10/23/1987. The SRF states, "Universal Heating has been washing out heating oil tanks and dumping product and water behind facility for years", and "MCHD investigated found evidence of spillage, both new & old...strong fuel odors exist and person seen rinsing fuel oil tank behind Universal Heating. Owner denies such activity at facility. City of Rochester has ordered him to remove several (20-30) old fuel oil tanks from behind NK building...Petroleum sheen noted running down blacktop from area of fuel oil tank (wet rainy day)". This spill was closed on 12/10/1987.
- Spill #8907250 was reported on 10/20/1989 at Universal Heating. The SRF states, "Oily sheen noticed running across pavement and into combined sewer, source may be sloppy housekeeping behind store". This spill was closed on 11/14/1989.
- Spill #0550459 was reported on 6/13/2005. The SRF states, "Caller states that company unsafely releases Freon to the air. Copy to Air Unit and Law Enforcement for follow up. No further action needed by spills." This spill was assigned an inactive status on 6/15/2005.

Based on the information provided in the SRFs for these spills, and/or the history of known petroleum discharges on this nearby property, the potential for contaminant migration (e.g., groundwater, vapor migration) from this spill site onto the assessed property is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

- Spill #1301329 occurred at 904 West Main Street, which is located approximately 75' southeast (i.e., assumed crossgradient direction) of the assessed property, and was reported on 5/8/2013. The SRF states, "...there was a rectangular shaped UST found at the site. Test pits to be dug to investigate". An entry on the SRF dated 1/14/14 states, "TP-1 (located within footprint of former UST) had PID readings of 125 ppm from 3-5 feet. Boring logs indicate odors and staining. Sampling results are mostly below DEC Guidelines (a few minor exceedances)." An entry on the SRF dated 4/1/14 states, "Email sent to Mike Pelychatty asking if any soils were excavated and disposed of during removal process. MZ indicated that a soil management plan can be prepared to address residual impacts or the impacts can be excavated". This spill was assigned an inactive status by the NYSDEC on 9/17/2015. Information previously obtained by DAY from the NYSDEC Spills Unit regarding this spill incident included a copy of a report titled, "Preliminary Phase II Environmental Site Assessment, NYSDEC Spill #1301329, 904 West Main Street, City of Rochester, Monroe County, New York" (dated June 5, 2013), which was prepared by LaBella Associates, P.C. on behalf of the City of Rochester Business and Housing Development. This report states that analytical

5.0 RECORDS REVIEW (Cont.)

results obtained indicated that petroleum semi-volatile organic compounds (SVOCs) and the metals mercury and lead exceeded their respective NYSDEC CP-51 guidelines for Unrestricted Use Soil Clean-Up Objectives (SCOs). In addition, benzo(a)pyrene, an SVOC, was detected above its NYSDEC Part 375-6.8(b) Restricted Use SCO for a commercial site. Based on the information provided above, this inactive spill is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

- Spill #9606406 apparently occurred on roadways that adjoin or are located nearby assessed property, and was reported on 8/16/1996. The SRF states, "City of Rochester Dept. of Env. Serv. Reports that a vehicle spilled kerosene from Genesee St., Main St., W. Main St., York St., Danforth St., Child St to Lyell Ave to Gates. City of Rochester inspected. No further action needed by Spills Unit". This spill was assigned an inactive status by the NYSDEC on 8/16/1996. Based on the information provided in the SRF, this inactive spill is not being identified as a recognized environmental condition in relation to the assessed property at this time.

Copies of the SRFs regarding the seven closed/inactive spills discussed above are included in Appendix D.

Two active mappable spills were also identified within a 0.25-mile radius of the assessed property, as described below:

- Spill #0750698 occurred at 51 Chili Avenue, which is located approximately 0.2 miles southwest (i.e., assumed upgradient direction) of the assessed property, and was reported on 8/14/2007. The SRF states, "...During removal of hydraulic lifts, contaminated soil was encountered. When the lift was pulled out, the soil had a gasoline odor....the property...was a former auto body repair shop which is now a vacant lot. The contaminated soil has been stockpiled and samples taken". According to the SRF, on 4/17/2009 an underground storage tank (UST) closure report was received from the City of Rochester. According to a City of Rochester representative, leaking underground storage tank (LUST) studies have documented that 90-95% of petroleum groundwater plumes attenuate within 250 to 300 feet of their source (refer to Appendix A). As such, it appears unlikely that petroleum hydrocarbons from this former gasoline station would have migrated the approximate 0.2 miles to the assessed property and impacted groundwater at the assessed property. Based on the information provided above, this spill is not being identified as a recognized environmental condition in relation to the assessed property at this time. Note, this site is also identified as a Federal Brownfield site (refer to Section 5.1.24).
- Spill #1603662 occurred at 68-92 Genesee Street, which is located approximately 0.2 miles south/southeast (i.e., assumed crossgradient/upgradient direction) of the assessed property, and was reported on 7/14/2016. The SRF indicates that a Phase II site assessment was performed on this site, and that the property was

5.0 RECORDS REVIEW (Cont.)

formerly occupied by a gas station, dry cleaner and auto dealership. The SRF states, "...A landramat [sic] building remains on site. The former dry cleaner building has been demolished to its slab which is saturated with perchloroethylene (perc). Soils above rock also heavily contaminated with perc. Two 1K underground storage tanks believed to be related to petroleum storage were found at the gas station area of the site though no significant petroleum contamination was identified. City plans to pump residual product from the tanks but there are no plans to remove them at this time. Bedrock is close (within 4 feet) to the ground surface at the site and 5 bedrock wells have recently been installed to determine if groundwater contamination is present. The wells are to be sampled by the City. Soil vapor intrusion testing is planned for the laundramat [sic]. Soil vapor is a possible concern at the adjacent Bulls Head Plaza though no testing is planned at this time. City to submit completed Phase II report to DEC when completed in August." Since contamination at this nearby site includes perc (i.e., a volatile organic compound [VOC]), potential impact on the assessed property from contamination at this site cannot be ruled out with the available information. Thus, the active spill at this site is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0). Note, this site is also identified as a Federal Brownfield site (refer to Section 5.1.24).

Copies of the SRFs regarding the two active spills discussed above are included in Appendix D.

5.3 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

REGULATORY DATABASE/AGENCY	Assessed Property	Nearby Properties (Radius Searched)	Notes
NYSDEC FOIL Date of FOIL Request: 12/7/2017 Date FOIL Response Received: 12/11/2017 See Appendix D	Files Provided	N/A (Assessed Property only)	See Section 5.3.1
Monroe County Health Dept. FOIL Date of FOIL Request: 11/20/2017 Date FOIL Response Received: 12/18/2017 See Appendix D	Files Not Maintained	N/A (Assessed Property only)	See Section 5.3.2
Local Waste Sites Date of FOIL Request: 11/20/2017 Date FOIL Response Received: 12/18/2017 See Appendix D	Not Listed	Listed (0.5 mile)	See Section 5.3.2
City of Rochester FOIL Date of FOIL Request: 11/20/2017 Dates FOIL Responses Received: 11/28/2017 and 12/6/2017 See Appendix D	Files Provided	N/A (Assessed Property only)	See Section 5.3.3

- (5.3.1) A Freedom of Information Law (FOIL) request was submitted to the New York State Department of Environmental Conservation (NYSDEC) for information regarding the assessed property. The FOIL response included a copy of the Spill Report Form

5.0 RECORDS REVIEW (Cont.)

(SRF) regarding Spill #8906360, which reportedly occurred on the assessed property. This spill incident is discussed in Section 5.2.1.

Copies of the NYSDEC FOIL request and FOIL response are included in Appendix D.

(5.3.2) A Freedom of Information Law (FOIL) request was submitted to the Monroe County Department of Health (MCDOH) for information regarding the assessed property, and for information regarding local waste sites located within approximately 0.5 miles of the assessed property. The MCDOH FOIL response did not include information regarding the assessed property (i.e., the MCDOH does not maintain information regarding the assessed property). The FOIL response did include information regarding local waste sites located within 0.5 miles of the assessed property, as described below:

- Confirmed Waste Site #RO224 (i.e., West Main and Brown Streets) is located approximately 0.1 mile east (i.e., assumed crossgradient direction) of the assessed property, and is identified as NYSDEC Voluntary Clean-Up Program (VCP) Site #V00086. The classification code of this VCP site is identified as "C" (i.e., "Completed"). The NYSDEC website states that the "C" classification of a VCP site is, "The classification used for sites where the Department has determined that remediation has been satisfactorily completed under a remedial program (i.e., ...Voluntary Cleanup Program...)...sites may be made a class C after successful completion of all required construction or after a no further action remedy has been selected by the Department. These sites will be issued a Certificate of Completion (COC), but may still require ongoing maintenance and periodic certification of institutional/engineering controls (IC/ECs)." Based on the location of this confirmed local waste site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time.
- Confirmed Waste Site #s RO148 and RO248 (i.e., Taylor Instruments – Div. Comb Eng) and RO149 (i.e., Former Taylor Instruments Facility) are located approximately 0.4 miles west (i.e., assumed crossgradient direction), and are listed as NYSDEC Inactive Hazardous Waste Disposal Site (IHWDS) #s 828028A (refer to Section 5.1.11) and 828028B (Note, IHWDS #828028B has been delisted by the NYSDEC, and as such, is not discussed in Section 5.1.11); and NYSDEC Voluntary Clean-Up Program (VCP) Site #V00144 (Note, the classification code of this VCP site is identified as "C" (i.e., "Completed") (see above). Based on the location of this confirmed local waste site, this waste site is not being identified as a recognized environmental condition in relation to the assessed property at this time.
- Confirmed Waste Site #RO157 (i.e., Former Madison High School Site) is located approximately 0.4 miles south/southeast (i.e., assumed crossgradient direction), and is listed as containing construction/demolition debris, domestic refuse, and ash. Based on the location of this confirmed local waste site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

Copies of the MCDOH FOIL request and FOIL response are included in Appendix D.

5.0 RECORDS REVIEW (Cont.)

- (5.3.3) A Freedom of Information Law (FOIL) request was submitted to the City of Rochester for information regarding the assessed property. The FOIL response states, "DEQ and Hazmat found no records." Below is a summary of pertinent information that was provided in the FOIL response (i.e., Fire Safety records, Fire Service Calls, BIS-Permits and Assessment-Property Cards):

Fire Department / Fire Safety

- Copies of Fire Department inspections from 1970 through 2009. The only violations noted did not appear to be of an environmental nature (i.e., electrical, fire extinguishers, blocked exits, etc.).
- What appears to be hand-written note dated August 20, 1990; however, the writing cannot be discerned (refer to Section 11.0).
- A list of Fire Department response calls to the assessed property; however, the incidents do not appear to have been of an environmental nature (i.e., emergency health issues, water in basement, alarms, fire in dumpster, natural gas leak in basement, vehicle fires, etc.).

Building Department

- The Property Summary confirmed the tax map number and owner of the assessed property.
- A building permit summary indicates that a frame dwelling was constructed on the assessed property in 1898. (Note, the 1888 Atlas and 1892 Sanborn map depict an apparent dwelling on the assessed property [refer to Section 5.5.1.1 and Appendix C]. The reason for this discrepancy is not known.) Building permit summaries also indicate that an addition was constructed to the dwelling in 1933, and that the dwelling was demolished in 1935.
- A building permit summary indicates that the current assessed building was constructed in 1937. (Note, the 1935 Plat map depicts the current assessed building on the assessed property [refer to Section 5.5.1.1 and Appendix C]. The reason for this discrepancy is not known.)
- Building permit summaries included references to building renovations, plumbing and electrical work, the installation of a chain link fence, etc.

Assessor's Office

Information provided by the Assessor's Office confirms the tax map number of the assessed property and the size of the assessed building, confirms that the assessed property is serviced by the public water and public sewer systems, and provides limited information regarding past owners/occupants of the property. A tax map of the area of the assessed property was also provided.

5.0 RECORDS REVIEW (Cont.)

The information provided by the City of Rochester does not appear to represent a recognized environmental condition at this time.

Copies of the City of Rochester FOIL request and FOIL response are included in Appendix D.

5.4 PHYSICAL SETTING SOURCE(S)

In addition to observations made at the time of the site visit, the United States Geological Survey (USGS) Rochester West quadrangle (dated 1971, photo revised 1988) was reviewed for information regarding site topography and physical setting (refer to Figure 1). According to the USGS map, the assessed property is located approximately 525 feet above sea level. The assessed property is relatively level. There are no surface water bodies on the assessed property. Storm water on the assessed property appears to drain off the assessed property via overland flow to the adjoining roadway/properties. Based on a preliminary review of a 1980 Generalized Groundwater Contour Map and the topographic map, regional groundwater in the area of the assessed property appears to flow to the northeast toward the Genesee River, which is located approximately 1.3 miles from the assessed property. This flow direction may be modified locally due to buried utilities, nearby pumping, seasonal conditions, or other factors.

5.5 HISTORICAL USE INFORMATION

The following information sources were reviewed for historical information regarding the assessed property and adjoining properties:

Historical Information Source	Source	Status
Aerial Photographs	Monroe County Website	Reviewed
	NYSGIS Clearinghouse	
Topographic Map	ESRI Online Services and USGS Rochester West, NY Quad	Reviewed
Sanborn Maps	Environmental Risk Information Services (ERIS)	Reviewed
Historical Maps	Rundel Library	Reviewed
Directories	Rundel Library	Reviewed

Refer to Section 12.0 for the sources from which this information was obtained and refer to Section 11.0 for limitations (if any) regarding historical research. Copies and/or summaries of historical information sources reviewed are included in Appendix C.

The following sections summarize the historical uses of the assessed property and adjoining properties.

5.0 RECORDS REVIEW (Cont.)

(5.5.1) Historical Use Information Regarding the Assessed Property

(5.5.1.1) Historical Maps / Aerial Photographs+

- + Due to the scale and/or quality of the 1930 through 1999 aerial photographs, details of the assessed property could not be discerned.

YEAR	SOURCE	DESCRIPTION
1875	Atlas	The assessed property appears to be a vacant portion of a property that is reportedly owned by "Green Hrs" and possibly "C. Meisch".
1888	Atlas	A wood-frame building (i.e., possibly a residence) is depicted on the southern portion of the assessed property. The remainder of the property is vacant.
1892	Sanborn Map	A dwelling is located on the southern portion of the assessed property. The remainder of the property is vacant.
1900	Plat Map	Similar to that depicted on the 1888 Atlas.
1910	Atlas	Similar to that depicted on the 1888 Atlas.
1912	Sanborn Map	Similar to that depicted on the 1892 Sanborn map.
1918	Plat Map	Similar to that depicted on the 1888 Atlas.
1926	Plat Map	Similar to that depicted on the 1888 Atlas.
1930	Aerial Photo	Details cannot be discerned.
1935	Plat Map	The assessed property is improved with a stone/masonry building labeled, "Bulls Head Post Office". The building appears similar to the current assessed building.
1950	Sanborn Map	A building is depicted on the assessed property; however, the writing is not legible with the exception of the word "Office".
1951	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property.
1961	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property. It appears that the building located south of the southeastern portion of the assessed building may be connected to the assessed building.
1970	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property.
1971	Sanborn Map	The assessed property is developed with a building labeled, "Post Office Bulls Head Sta (cin bl)" (i.e., cinder block).
1980	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property.
1988	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property.
1993	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property. It appears that cars are present in the parking lot.

5.0 RECORDS REVIEW (Cont.)

1996	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property. It appears that cars are present in the parking lot.
1999	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property.
2015	Aerial Photo	The assessed building is visible, and a parking lot is located on the southwest portion of the assessed property.

The historical uses of the assessed property, as described above, do not appear to represent a recognized environmental condition at this time.

(5.5.1.2) Directories

Directories were reviewed at approximate five-year intervals from 1924 through 2011 for information regarding the assessed property (i.e., 32 York Street). The assessed property appeared to be used for residential purposes (i.e., the directories listed individuals' names) in the 1924 and 1929-30 directories; and was not listed in the 1935-36 or 2006 directories. Provided below is a summary of commercial listings of the assessed property that were included in the directories reviewed.

<u>Year</u>	<u>Listing</u>
1941 through 1964	Bulls Head PO Station
1968 to 1997	United States Post Office
2001	Walk of Life Christian Center
2011	Daniel Flowers, churches
	Inner Faith Gospel Tabernacle, churches

The historical uses of the assessed property, as described above, do not appear to represent a recognized environmental condition at this time.

(5.5.2) Historical Use Information Regarding Adjoining Properties

(5.5.2.1) Historical Maps / Aerial Photographs+

- + Due to the scale and/or quality of the 1930 through 1999 aerial photographs, details of the adjoining properties could not be discerned.

YEAR	SOURCE	NORTH	EAST	SOUTH	WEST
1875	Atlas	Vacant land, with buildings of unidentified use beyond	Vacant land	Vacant land, with buildings of unidentified use beyond	York St., with vacant land beyond
1888	Atlas	Buildings of unidentified use beyond	Vacant land	Two garages/sheds, with buildings of unidentified use beyond	York St., with buildings of unidentified use beyond

5.0 RECORDS REVIEW (Cont.)

1892	Sanborn Map	A dwelling	A dwelling and vacant land	A garage/shed, and a blacksmith shop*, with commercial and residential properties beyond	York St., with dwellings beyond
1900	Plat Map	Buildings of unidentified use beyond	A building of unidentified use and vacant land	A garage/shed and an apparent commercial building, with buildings of unidentified use beyond	York St., with buildings of unidentified use beyond
1910	Atlas	Buildings of unidentified use beyond	A building of unidentified use and vacant land	A garage/shed and an apparent commercial building, with buildings of unidentified use beyond	York St., with buildings of unidentified use beyond
1912	Sanborn Map	A dwelling	A dwelling and vacant land	A garage/shed, blacksmith shop*, a wagon shop*, and a painting and harness shop*; with Ruby Alley and commercial and residential properties beyond	York St., with dwellings beyond and carpenter shop beyond to the southwest
1918	Plat Map	Buildings of unidentified use beyond	A building of unidentified use and vacant land	A garage/shed and an apparent commercial building, with buildings of unidentified use beyond	York St., with buildings of unidentified use beyond
1926	Plat Map	Buildings of unidentified use beyond	A building of unidentified use and vacant land	A garage/shed and an apparent commercial building, with buildings of unidentified use beyond	York St., with buildings of unidentified use beyond
1930	Aerial Photo	Adjoining properties appear to be largely developed; however, details cannot be discerned.			

5.0 RECORDS REVIEW (Cont.)

1935	Plat Map	Vacant land with buildings of unidentified use beyond	Vacant land	A garage/shed and an apparent commercial building, with Ruby Alley and buildings of unidentified use beyond	York St., with buildings of unidentified use beyond
1950	Sanborn Map	Vacant land, with an upholsterer* beyond	Parking Lot	Two auto repair facilities*, a blacksmith shop*, and a gas station* (with five gas tanks*); with Ruby Alley and commercial buildings beyond (including an auto service facility)*	York St., with dwellings beyond and a "key shop"* & store and an "auto body wks"* shop beyond to the southwest
1951	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Apparent commercial building, with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond
1961	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Apparent commercial building (possibly connected to the assessed building), with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond
1970	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Apparent commercial building, with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond

5.0 RECORDS REVIEW (Cont.)

1971	Sanborn Map	Vacant land, with an upholsterer* beyond	Parking Lot	Two auto repair facilities, with Ruby Alley and commercial buildings beyond (including an auto service facility)*	York St., with dwellings beyond and a store and an "auto body wks" shop beyond to the southwest
1980	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Apparent commercial building, with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond
1988	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Parking lot, with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond
1993	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Parking lot, with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond
1996	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Parking lot, with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond
1999	Aerial Photo	Portion of a parking lot, with a building beyond	Parking Lot	Parking lot, with parking lots and apparent commercial buildings beyond	Roadway, with buildings beyond
2015	Aerial Photo	Portion of a parking lot, with an apparent mixed use building beyond	Parking lot	Parking lot, with parking lots, vacant lot, and apparent commercial buildings beyond	Roadway, with apparent residential beyond

* Indicates a historical use that is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

(5.5.2.2) Directories

Directories were reviewed at approximate five-year intervals from 1924 through 2011 for information regarding properties that adjoin the assessed property. Listings of

5.0 RECORDS REVIEW (Cont.)

adjoining properties included numerous individuals' names (i.e., residential properties), which do not suggest a recognized environmental condition in relation to the assessed property.

Provided below is a summary of commercial listings of adjoining properties that were included in the directories reviewed that appear to suggest a former use that may have included petroleum/hazardous substance/solvent use, storage and/or or disposal:

Adjoining to the North

<u>Year</u>	<u>Address</u>	<u>Listing</u>
1949 to 1968	50 York Street	Hauer Adman, uphol*
1973 to 1992	50 York Street	Thomas Augie Collision Shop*
2001	50 York Street	International Low Rider, carwashes*
2006 to 2011	50 York Street	Low Riders Auto Detail & Hair, auto detail & clean-up serv*

Adjoining to the South

<u>Year</u>	<u>Address</u>	<u>Listing</u>
1924	24 York St.	Travis Michael J, blacksmith* Beaman Roy, auto rpr*
1929-30	24 York St.	Piehler Michael, blacksmith* Street Department, district office
1935-36	22 York St. 24 York St.	Piehler Mich, gas sta* Piehler Michl, blksmith* Division of Streets & Sewers
1941 to 1949	22 York St. 24 York St. 26 York St.	Piehler Michl, gas sta* Not listed Porter Gordon L, auto rpr*
1954	22 York St. 24 York St. 26 York St.	Mahler John, gas sta* Not listed Porter Gordon L, auto rpr*
1959	22 York St. 24 York St. 26 York St.	Thomas Augie Collision Shop* Not listed Porter Gordon L, auto rpr*
1964 & 1968	22 York St. 24 York St. 26 York St.	Thomas Augie Collision Shop* Not listed Not listed

5.0 RECORDS REVIEW (Cont.)

1973	22 York St. 24 York St. 26 York St.	Vacant Frank's Body Shop* Sharkey's Auto Paint Shop*
1978	22 York St. 24 York St. 26 York St.	Not listed FC Auto Sales* Not listed
1983-84 to 1988	24 York St.	Vacant
1992	22 York St. 24 York St.	Breedlove Auto & Diesel Services, auto rpr** Not listed
2006 & 2011	22 York St.	Andy's Automotive Enhancements, auto body - rpr & painting**

* These listings indicate a historical use that is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

** According to a review of historical aerial photographs, buildings formerly located on this adjoining property were demolished in the 1980s (refer to Section 5.5.2.1). The reason for this discrepancy is not known.

5.6 ENVIRONMENTAL LIENS, OR ACTIVITY AND USE LIMITATIONS

DAY retained the services of Environmental Risk Information Service (ERIS) to obtain publicly available, readily ascertainable information regarding environmental liens and activity and use limitations regarding the assessed property. The ERIS report indicated that no environmental liens or activity and use limitations were found for the assessed property.

Based on the information summarized in the ERIS report (dated December 5, 2017), the environmental liens and activity and use limitation review did not identify recognized environmental conditions at the assessed property. A copy of The ERIS Environmental Lien Search Report is included in Appendix G.

5.7 PREVIOUS ENVIRONMENTAL REPORTS AND DOCUMENTS

DAY inquired about the existence of previous environmental reports with Mr. Dennis Peck (a representative of the Client), who indicated that DAY performed an Environmental Screening Report on the Bulls Head Area of the City of Rochester in September 2009, which included the assessed property. A brief summary of pertinent sections of the Environmental Screening Report is provided below.

5.0 RECORDS REVIEW (Cont.)

(5.7.1) Summary of Previous Reports/Documents

Report Title: Environmental Screen, Bulls Head Project Area (103 Contiguous
Parcels of Land), Rochester, New York
Report Date: September 2009
Prepared by: City of Rochester
Prepared for: Day Environmental, Inc.

The Environmental Screen was performed on 103 contiguous parcels of land located in the Bulls Head area of the City of Rochester, including the current assessed property (i.e., 32 York Street). The report states, "The objective of this Environmental Screen was to conduct a limited evaluation of current/prior site use and environmental regulatory information from readily accessible sources to assess the potential for recognized environmental conditions at the assessed property." The scope-of-work of the Environmental Screen consisted of site observations of the exteriors of the assessed property (i.e., access to the parcels and buildings was not provided); review of aerial photographs, Sanborn maps, Plat maps, and City Directories for information regarding historical owners/occupants of the parcels reviewed; obtain records from the City of Rochester Fire Department and Building Department regarding the parcels reviewed; obtain records from the Monroe County Department of Health (MCDOH) and the New York State Department of Environmental Conservation (NYSDEC) regarding commercial/industrial parcels reviewed; obtain local waste site information from the MCDOH for the area of the parcels reviewed; perform an in-house regulatory review (i.e., NPL sites, CERCLIS site, NYSDEC Spills/Leaking Storage Tank incidents, etc.) for the parcels reviewed and their surroundings; review of select foreclosure file information, when maintained by the City of Rochester for the parcels reviewed; review of property deeds for any non-residential usage/ownership, when provided by the City of Rochester; review of environmental questionnaires regarding City-owned parcels that were reviewed; and review of two previous environmental reports that were prepared for parcels reviewed (i.e., a "Draft Phase I Environmental Site Assessment St. Mary's Bull's Head Redevelopment Plan Area", prepared by Seeler Associates in January 1994; and a "Phase I Environmental Site Assessment, 67-69 Danforth Street, Rochester, New York".

Potential recognized environmental conditions were identified regarding the assessed property, as described below:

- **32 York Street:** The report indicates that closed NYSDEC Spill #8906360 was reported for this property (identified as Universal Heating), which involved "#2 Fuel Oil Petroleum 25.00000G...This ran down drive into street...this is continuing problem at this site...Material from home heating oil tanks that were being cut for scrap. Some tanks had small amounts of product left in them". The report states, "It is unknown if Universal Heating occupied this site or if the nearby Universal Heating property...924-930 West Main Street [see below]) caused a spill on this parcel. Potential concerns include the contamination of soil and/or groundwater if releases of petroleum products have occurred on or affected the property."

5.0 RECORDS REVIEW (Cont.)

Recognized environmental conditions were also identified at several properties that adjoin or are located within approximately 75 feet of the current assessed property, as described below:

- **24 York Street (Adjoining to the South):** A review of Sanborn maps and directories indicate that this property was used as a blacksmith and wagon shop, a painting and harness shop, a filling station, an auto repair facility, an auto body repair facility, an auto sales facility, and as "Breedlove Auto and Diesel Services"; and that five gasoline tanks were located on this property. In addition, a review of Building Department records indicates that three 550-gallon, one 1,000-gallon, and one 2,000-gallon underground fuel storage tanks were removed from this property in 1981. Also, the Fire Department issued permits to this property for flammable liquid storage, and issued Notices of Violations to this property for the improper storage of flammable liquids/paints. The report states, "Potential concerns associated with automobile service/repair and the past industrial uses of a property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and hazardous waste."
- **42 York Street (Adjoining to the North and East):** In the 1988, 1993, and 2003 aerial photographs, approximately 15 vehicles are parked on this property. In addition, apparent dark staining and miscellaneous items, which may be indicative of debris appear to be located throughout this property. The staining and debris on this property may be indicative of current or former industrial/manufacturing use of the property or affects from surrounding properties. Potential concerns associated with an industrial/manufacturing use of a property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous materials, petroleum products, and/or hazardous wastes has occurred.
- **21-23 York Street (Approximately 75' Southwest Across York Street):** A review of Sanborn maps and directories indicate that this property was formerly used as a "Carp'r Shop Elec. Power" shop, a "Key Shop", an "Auto Body Wks" facility, a radio repair shop, and an auto repair facility. In addition, a 1992 building permit references, "legalize use as auto repair with office and accessory storage on 2nd floor". Also, a representative of the City of Rochester indicated that the property is "classified as a former service or gas station". In addition, at the time of the 2009 site visit, the front yard of the site appeared to be a former asphalt-paved parking lot, and a garage bay door was observed on the east side of the building.
- **906-910 West Main Street (Approximately 75' South/Southeast):** At the time of the 2009 site visit, one approximate 20-foot long apparent vent or discharge pipe, one approximate two foot long by three foot in diameter apparent vent or discharge pipe, and a small bay door were observed along the north side of the building located on this parcel. Based on the site observations, it appears that this property may have formerly been used for industrial/manufacturing purposes. Potential concerns associated with an industrial/manufacturing use of a property include the

5.0 RECORDS REVIEW (Cont.)

contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous materials, hazardous wastes and/or petroleum products has occurred. In addition, a City of Rochester building permit was issued to "erect incinerator" on this parcel. The potential exists for building surface, soil, and/or groundwater contamination since the materials incinerated and the handling/storage/disposal of the incinerated waste is unknown. Note, the building on this parcel has since been demolished, and the parcel is currently vacant.

- **924-930 West Main Street (Approximately 75' South):** A review of Sanborn maps and directories indicate that this property was formerly used as a tin shop, as Universal Heating Co, as AAA Universal Heating and Cooling, and as Holland Furnace Co. The report states, "Potential concerns associated with the use of an industrial/manufacturing property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous substances, hazardous wastes, and/or petroleum products has occurred."

The report also states, "Records reviewed indicate that spills and violations are associated with this property. The City of Rochester Fire Department, the MCDOH, and the NYSDEC have records of five separate incidents (between 1985 and 1995) for fuel oil and gasoline spills from vehicle tanks and home heating oil tanks". The Spill Report Form (SRF) regarding Spill #8706240 (dated 10/23/1987) states, "Universal Heating has been washing out heating oil tanks and dumping product & water behind facility for years...MCHD investigated and found evidence of spillage, both new and old...strong fuel odors exist and persons seen rinsing fuel oil tank behind Universal Heating...City of Rochester has ordered him to remove several (20-30) old fuel oil tanks from behind NK building...Petroleum sheen noted running down blacktop from area of fuel oil tanks (wet rainy day)". The report also states that several Notices of Violation from building inspections were issued, including violations regarding the presence of oil drums, improper installation of vehicle tanks, improper storage of oil and other liquids, excess of combustibles, and the need for a general clean up/poor housekeeping of the area. The report states, "Universal Heating was also issued permits in 1987 and 1988 for the use of "tank vehicles". In addition at the time of the site visit, signs labeled "Furnace Tune Up Special" and "Oil Tanks Pumped and Removed" were observed on the building located on this parcel. A small bay door was also observed on the north side of the building."

- **932-938 West Main Street (Approximately 75' South):** A review of Sanborn maps and building permits indicates that this property was formerly used for "plumbing", automobile service, "paints", "minor auto repair", and "automotive reconditioning and light auto body repair". The report states, "In addition, at the time of the site visit, the bay doors of the building were open, and containers of paint thinner, paint, and automobile products, as well as engines, compressed gas cylinders, tires, and miscellaneous car parts could be seen inside the building. In addition, a "chemical type" odor was detected from the right-of-way on York Street. Three large metal pipes were observed on the alley side of the building, which

5.0 RECORDS REVIEW (Cont.)

were protruding from this building and appeared to be indicative of fume vents.” The report also states, “Potential concerns associated with automobile service/repair and industrial uses of a property include possible floor drains, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and/or hazardous wastes.”

- **50 York Street (Adjoining to North Beyond a Driveway):** At the time of the site visit, a vent and fill pipe were observed protruding from the side of the building located on this property, which indicated the potential presence of an underground storage tank (UST) or aboveground storage tank (AST). In addition, a large gray vent was observed protruding from the building on this site, and the building was developed with a loading dock. Also, according to the historical resources reviewed, this property was formerly used as a paint shop, an upholsterer, a paint washer, a collision shop, an auto detailer, and a furniture shop. Also, permits were issued to this property for flammable storage, and notices of violation were issued for improper signage associated with flammable storage.

Based on the information provided above and the close proximity of these sites in relation to the assessed property, the potential for contaminant migration (e.g., groundwater, vapor migration, etc.) from these sites onto the assessed property contributes to the historical uses and regulatory listings of adjoining/nearby properties as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

Copies of pertinent sections of the report are included in Appendix G.

5.8 VAPOR MIGRATION

The potential for vapor migration onto or at the assessed property was evaluated based on the information that was obtained as part of this assessment. The potential for vapor migration is being identified as a recognized environmental condition in relation to the assessed property at this time (refer to Section 9.0).

6.0 SITE RECONNAISSANCE

Date of Site Visit: November 27, 2017
Assessor(s): Thomas E. Roszak and Sean R. Reese

6.1 METHODOLOGY AND LIMITING CONDITIONS

The DAY representatives used a 2015 aerial photograph, with the boundaries overlain (obtained from the Monroe County Environmental Services Tax Map), to determine the approximate boundaries of the assessed property at the time of the site visit. Note, access to the assessed property was not permitted as part of this assessment. As such, the assessed property was observed from the adjoining right-of-way along York Street to the west, and from a City-owned parking lot that adjoins the assessed property to the east and north. The lack of access to the site may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since a complete site visit the assessed property was not performed, it is DAY's opinion that the absence of this information is a significant data gap (refer to Section 9.3).

6.2 GENERAL SITE SETTING

At the time of the site visit, the assessed property was developed with an approximate 4,706-square foot commercial building (according to the Monroe County website), which appeared to be used as a church (per signage on the property and the building).

6.3 EXTERIOR OBSERVATIONS

(6.3.1) Hazardous Substances	Recognized Environmental Condition Not Identified
-------------------------------------	--

No hazardous substances were observed.

(6.3.2) Storage Tanks	Recognized Environmental Condition Not Identified
------------------------------	--

No surficial evidence of storage tanks was observed.

(6.3.3) Odors	Recognized Environmental Condition Not Identified
----------------------	--

No odors were noted.

(6.3.4) Pools of Liquid	Recognized Environmental Condition Not Identified
--------------------------------	--

No pools of liquid were observed.

6.0 SITE RECONNAISSANCE (Cont.)

(6.3.5) Drums and Containers

**Recognized Environmental
Condition Not Identified**

No drums and containers were observed.

(6.3.6) Electrical or Hydraulic Equipment Known or Likely to Contain PCBS

**Recognized Environmental
Condition Not Identified**

No equipment of this nature was observed.

(6.3.7) Pits, Ponds or Lagoons

**Recognized Environmental
Condition Not Identified**

No pits, ponds or lagoons were observed.

(6.3.8) Stained Soil or Pavement

**Recognized Environmental
Condition Not Identified**

No stained soil or pavement was observed.

(6.3.9) Stressed Vegetation

**Recognized Environmental
Condition Not Identified**

No stressed vegetation was observed.

(6.3.10) Solid Waste

**Recognized Environmental
Condition Not Identified**

At the time of the site visit, a dumpster and a blue tote (for garage or recyclables) were observed on the assessed property, south of the assessed building.

(6.3.11) Wastewater

**Recognized Environmental
Condition Not Identified**

No wastewater discharge was observed.

(6.3.12) Wells

**Recognized Environmental
Condition Not Identified**

No surficial evidence of wells was observed.

(6.3.13) Septic System

**Recognized Environmental
Condition Not Identified**

No surficial evidence of a septic system was observed.

6.0 SITE RECONNAISSANCE (Cont.)

(6.3.14) Fill Materials

**Recognized Environmental
Condition Not Identified**

No surficial evidence of fill materials was observed.

(6.3.15) Debris/Dumping

**Recognized Environmental
Condition Not Identified**

No surficial evidence of debris/dumping was observed.

(6.3.16) Equipment

**Recognized Environmental
Condition Not Identified**

No equipment was observed.

(6.3.17) Drains

**Recognized Environmental
Condition Not Identified**

No surficial evidence of drains was observed.

(6.3.18) Material Storage

**Recognized Environmental
Condition Not Identified**

No material storage was observed.

6.4 INTERIOR OBSERVATIONS

No interior observations were made because access was not granted to the building on the assessed property.

6.5 ADJOINING PROPERTIES

Adjoining properties were observed from public right-of-ways.

North: Parking Lot (42 York Street).

South: Parking Lot (24 York Street).

East: Parking Lot (42 York Street).

West: York Street, with residential (27, 35 & 37 York Street) beyond.

No obvious recognized environmental conditions were identified on the visible portions of the adjoining properties.

7.0 INTERVIEWS

7.1 OWNER INTERVIEW

As directed by a representative of the Client, an interview with a representative of the owner of the assessed property was not performed as part of this assessment. The lack of an interview with an owner representative may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since an owner interview was not completed, it is DAY's opinion that the absence of this information is a significant data gap (refer to Section 9.3).

8.0 ADDITIONAL ISSUES/SERVICES / ASTM NON-SCOPE CONSIDERATIONS

At the Client's request, DAY did not include an evaluation of the following ASTM non-scope considerations as part of this Phase I ESA.

8.1	Asbestos-Containing Materials	Not assessed.
8.2	Radon	Not assessed.
8.3	Lead-Based Paint	Not assessed.
8.4	Lead-in-Drinking Water	Not assessed.
8.5	Wetlands	Not assessed.
8.6	Regulatory Compliance	Not assessed.
8.7	Cultural and Historic Resources	Not assessed.
8.8	Industrial Hygiene	Not assessed.
8.9	Health and Safety	Not assessed.
8.10	Ecological Resources	Not assessed.
8.11	Endangered Species	Not assessed.
8.12	Indoor Air Quality	Not assessed.
8.13	Biological Agents	Not assessed.
8.14	Mold	Not assessed.

9.0 FINDINGS / OPINIONS

The following summarizes the significant findings based on the information gathered as part of this Phase I ESA:

9.1 Recognized Environmental Conditions

The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13, defines a recognized environmental condition as “The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.” Presented below is a summary of the recognized environmental condition(s) identified at the assessed property as part of this Phase I ESA:

(9.1.1) Historic Uses and Regulatory Listings of the Assessed Property and Adjoining/ Nearby Properties

Provided below is a summary of information that was obtained as part of this assessment that suggests a recognized environmental condition in relation to the assessed property that is associated with historical uses and regulatory listings of the assessed property and adjoining/nearby properties:

- The following six closed/inactive NYSDEC Spill/Leaking Storage Tank (LST) incidents occurred on properties that are located in the vicinity of the assessed property (refer to Sections 5.2.1 and 5.2.2):
 - Spill #8906360 was reported as occurring on the assessed property (i.e., 32 York Street). Note, the spiller associated with this incident is identified as Universal Heating [see below regarding a summary of spills that occurred at 926-936 West Main Street, which is located approximately 75 feet from the assessed property]. In addition, it is possible that this spill occurred on the parcel addressed as 42 York Street [i.e., in the parking lot that adjoins the assessed property to the east.]
 - Four spills (i.e., #s 8503751, 8706240, 8907250, and 0550459) occurred at the Universal Heating facility at 926-936 West Main Street, which is located approximately 75' south (i.e., assumed crossgradient/upgradient direction) of the assessed property.
 - Spill #1301329 occurred at 904 West Main Street, which is located approximately 30' southeast (i.e., assumed crossgradient direction) of the assessed property, and was reported on 5/8/2013. The SRF states, “...there was a rectangular shaped UST found at the site....Sampling results are mostly below DEC Guidelines (a few minor exceedances)...MZ indicated that a soil management plan can be prepared to address residual impacts or the impacts can be excavated”. Information previously obtained by DAY regarding this spill incident state that analytical results obtained indicated that petroleum semi-

9.0 FINDINGS / OPINIONS (Cont.)

volatile organic compounds (SVOCs) and the metals mercury and lead exceeded their respective NYSDEC CP-51 guidelines for Unrestricted Use Soil Clean-Up Objectives (SCOs). In addition, benzo(a)pyrene, an SVOC, was detected above its NYSDEC Part 375-6.8(b) Restricted Use SCO for a commercial site.

- Historic uses of the adjoining property to the south (i.e., assumed crossgradient/upgradient direction) of the assessed property include blacksmith shops, a wood working shop, a wagon shop, a painting and harness shop, auto repair facilities, a gasoline station (with at least eight underground gasoline tanks [per City of Rochester Fire Safety records regarding this adjoining site]), and an auto sales facility. The status of the underground storage tanks (USTs) depicted on this property on Sanborn maps is not known (refer to Section 5.5.2.1 and 5.5.2.2).
- Historic uses of properties that adjoin the assessed property to the west (i.e., assumed crossgradient/upgradient direction) across York Street include auto repair facilities and a locksmith (refer to Section 5.5.2.1 and 5.5.2.2).
- Historic uses of the adjoining property to the north (i.e., assumed downgradient direction) of the assessed property across a driveway include an upholsterer from at least 1949 to at least 1971; an auto repair facility (i.e., collision shop) from at least 1973 to at least 1992; and a car wash/auto detail facility from at least 2006 to at least 2011 (refer to Section 5.5.2.1 and 5.5.2.2).
- A Federal Brownfield Site identified as "68-92 Genesee Street" at 68-92 Genesee Street is located approximately 0.2 miles south/southeast (i.e., assumed crossgradient/upgradient direction) of the assessed property (refer to Section 5.1.24). This site is identified as a former dry cleaner, automobile sales and service facility, and a gasoline station. This site is also identified as active NYSDEC Spill/Leaking Storage Tank (LST) #1603662 (refer to Section 5.2.2).
- Numerous properties that adjoin or are located in the vicinity of the assessed property were included as part of an Environmental Screen of 103 parcels of land that was performed by DAY in 2009 (refer to Section 5.7). The 2009 report indicated the potential presence of contamination on these nearby properties due to known and suspect USTs and ASTs, and historical uses.

Potential impact on the assessed property from possible contamination at these adjoining/nearby sites cannot be ruled out with the available information.

It is DAY's opinion that additional investigation would be needed to evaluate whether historic uses and/or regulatory listings of the assessed property and/or adjoining/nearby properties have resulted in environmental impact on the assessed property (e.g., through groundwater migration, vapor migration, etc.). The additional investigations

9.0 FINDINGS / OPINIONS (Cont.)

could include, but not be limited to, subsurface studies; soil, soil vapor, and/or groundwater sampling and analysis; indoor air sampling; etc.

9.2 Significant Data Gaps

In addition to the recognized environmental condition identified above, the following significant data gaps were encountered which could affect the environmental professional's ability to identify recognized environmental conditions:

(9.2.1) Lack of Access to the Assessed Property and Assessed Building

As directed by a representative of the Client, access to the assessed property and assessed building was not permitted as part of this assessment. As such, the assessed property was observed from the adjoining right-of-way along York Street to the west, and from a City-owned parking lot that adjoins the assessed property to the east and north. The lack of access to the assessed property may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since access was not permitted to the assessed property, it is DAY's opinion that the absence of this information is a significant data gap.

(9.2.2) Lack of Owner Interview

As directed by a representative of the Client, an interview with a representative of the owner of the assessed property was not performed as part of this assessment. The lack of an interview with an owner representative may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since an owner interview was not completed, it is DAY's opinion that the absence of this information is a significant data gap.

9.3 Notes

The notes provided below identify special property conditions, or identify and explain environmental aspects which may be of environmental interest, but which are not being identified as recognized environmental conditions in relation to the assessed property at this time.

(9.3.1) Regulatory Listings of Nearby Properties

A review of the NYSDEC Spill/Leaking Storage Tank (LST) database identified active Spill #0750698 at 51 Chili Avenue, which is located approximately 0.2 miles southwest (i.e., assumed upgradient direction) of the assessed property, and was reported on 8/14/2007 (refer to Section 5.2.2). Based on the information obtained as part of this assessment, this active spill is not being identified as a recognized environmental

9.0 FINDINGS / OPINIONS (Cont.)

condition in relation to the assessed property at this time. Note, this site is also identified as a Federal Brownfield site (refer to Section 5.1.24).

(9.3.2) Confirmed Local Waste Sites Within Approximately 2,000 Feet of the Assessed Property

The Monroe County Department of Health (MCDOH) has identified five confirmed local waste sites (i.e., #s RO224, RO157, RO148, RO149, and R0248) within approximately 2,000 feet of the assessed property (refer to Section 5.3.2 and Appendix D). Guidelines issued by the MCDOH for the development of properties within 2,000 feet of a waste disposal site (i.e., a confirmed or suspect local waste site, etc.) state that a developer may be required to conduct an evaluation to determine what, if any, impact the waste disposal site will have on the proposed development. The developer's evaluation report is reviewed by the MCDOH prior to granting development approvals. As a result, if the assessed property is ever redeveloped in the future, the MCDOH should be contacted to determine what type of evaluation or investigation, if any, may be required as part of the development approval process for the assessed property.

10.0 CONCLUSIONS

Day Environmental, Inc. (DAY) performed this Phase I Environmental Site Assessment (Phase I ESA) of 32 York Street, City of Rochester, Monroe County, New York (i.e., the assessed property) in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 11.0 of this report. Any additional services provided as part of this Phase I ESA are described in Section 8.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the assessed property, except for the following.

- Historic Uses and Regulatory Listings of the Assessed Property and Adjoining/Nearby Properties.

In addition, the following significant data gaps were identified:

- Lack of Access to the Assessed Property and Assessed Building; and
- Lack of Owner Interview.

Refer to Section 9.0 for a discussion of the recognized environmental condition, significant data gaps, and notes.

11.0 DEVIATIONS / LIMITATIONS

It is DAY's opinion that the deviations and limitations described below consist of information that was not readily ascertainable or practically reviewable during the course of this Phase I ESA.

- (11.1) An abstract of title was not provided to assist in determining prior property ownership and uses. Evaluation of property history, and requesting environmental agency information concerning prior owners, are important elements of a Phase I ESA. The conclusions in this report are subject to any state of facts which review of an abstract of title might show, directly or indirectly.
- (11.2) ASTM allows the environmental professional to adjust the minimum search distance for regulatory records, if in the opinion of the environmental professional such an adjustment is appropriate. For this Phase I ESA, the approximate minimum search distance for NYSDEC Spills/LSTs was limited to a radius of 0.25 miles from the assessed property due to the urban density of the setting in which the assessed property is located.
- (11.3) What appears to be hand-written note dated August 20, 1990 was included in the Freedom of Information Law (FOIL) response provided by the City of Rochester Fire Department; however, the writing on the note cannot be discerned. Thus, this assessment is subject to any state of facts that would have been revealed if the writing on this note could be discerned.
- (11.4) Due to the scale and/or quality of the 1930 through 1999 aerial photographs, details of the assessed property and adjoining properties could not be discerned. Thus, this assessment is subject to any state of facts that would have been revealed if details could be discerned in these aerial photographs.

12.0 REFERENCES

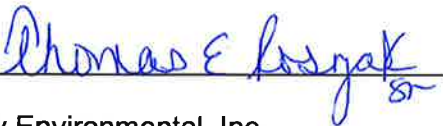
1. Aerial Photographs
Monroe County Website
Photograph Dates: 1930, 1951, 1961, 1970, 1980, 1988, 1993, 1996, and 1999

NYSGIS Clearinghouse
Photograph Date: 2015
2. Topographic Map
United States Geological Survey
Rochester West, New York Quadrangle (map date 1971, photo revised 1988)
(Refer to Figure 1)
3. Historical Maps
Rundel Library
Plat Maps/Atlases
Map Dates: 1875, 1888, 1900, 1910, 1918, 1926 and 1935

Environmental Risk Information Services (ERIS)
Map Dates: 1892, 1912, 1950 and 1971
4. Directories
Rundel Library
Directory Dates: 1924, 1929-30, 1935-36, 1939-40, 1941, 1944, 1945, 1949, 1954, 1959, 1963, 1964, 1968, 1973, 1978, 1983-84, 1988, 1992, 1997, 2001, 2006, and 2011

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Day Environmental, Inc.
Thomas E. Roszak, Assessor
Phase I ESA Group

The following representatives of DAY also contributed to the completion of this Phase I ESA report:



Day Environmental, Inc.
Timothy K. Hampton, Project Reviewer



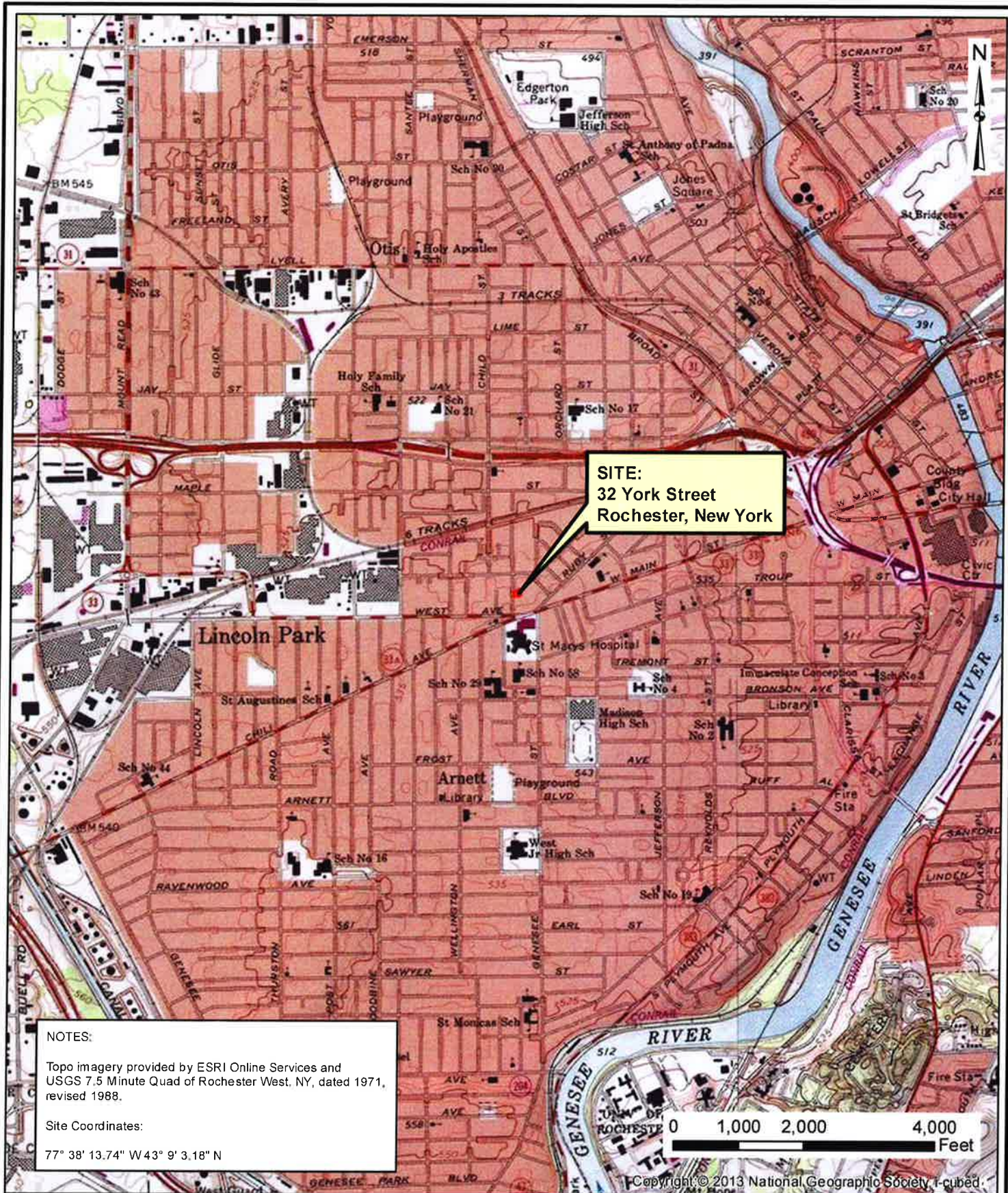
Day Environmental, Inc.
Sean R. Reese, Engineer



Day Environmental, Inc.
Sandi M. Miller, Phase I Coordinator

The qualifications of the Environmental Professional and other personnel who conducted portions of this Phase I ESA are presented in Appendix F.

FIGURES



<p>Date</p> <p>11-20-2017</p> <p>Drawn By</p> <p>CPS</p> <p>Scale</p> <p>AS NOTED</p>	<p>day</p> <p>DAY ENVIRONMENTAL, INC.</p> <p>Environmental Consultants Rochester, New York 14606 New York, New York 10170</p>	<p>Project Title</p> <p>32 YORK STREET ROCHESTER, NEW YORK</p> <p>PHASE I ENVIRONMENTAL SITE ASSESSMENT</p> <p>Drawing Title</p> <p>Project Locus Map</p>	<p>Project No.</p> <p>5439E-17</p> <p>FIGURE 1</p>
---	---	---	--



Notes:

- 1) Base photograph provided above was obtained from the NYSGIS Clearinghouse, dated 2015.
- 2) Site sketch based on observations made at the time of the site visit performed by a Day Environmental, Inc. representative on November 27, 2017.
- 3) The highlighted area is only a representation of the assessed property, and does not depict the actual property boundaries of the assessed property.

DATE
12/6/2017

DRAWN BY
SMM

SCALE
Not to Scale



DAY ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS
ROCHESTER, NEW YORK 14606

PROJECT TITLE

**32 York Street
Rochester, New York**

PHASE I ESA

DRAWING TITLE
SITE SKETCH

PROJECT NO.

5439E-17

FIGURE 2

APPENDIX A

**USER-PROVIDED INFORMATION
(ATTACHMENT A OF DAY'S PROPOSAL)**

Attachment A: Page 1 of 3
32 York Street, Rochester, New York

In order to qualify for one of the Landowner Liability Protections (LLPs)¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user of the Phase I ESA must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Each of the questions below must be completed, to the best of your knowledge, and this form must be returned to DAY with the signed proposal. If any question is answered "yes", please explain in the space provided, or attach a separate sheet if further explanation is required.

- 1) What is the purpose of this Phase I ESA (i.e., potential purchase of property, potential sale of property, refinancing, etc.)? *Potential purchase*

- 2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? ☐ Yes ☒ No ☐ Unknown

- 3) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? ☐ Yes ☒ No ☐ Unknown

- 4) As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? *No specific knowledge other than*
☒ Yes ☐ No ☐ Unknown
*2009 Environmental Screen Report
Bulls Head Project Area
prepared by Day Environmental*

- 5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
☐ Yes ☐ No ☒ Unknown

- 5a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
☐ Yes ☐ No ☐ Unknown

¹ Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements") Guide issued on March 6, 2003.

Attachment A: Page 2 of 3
32 York Street, Rochester, New York

- 6) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

No specific knowledge. See answer for question #4.

(a) Do you know the past uses of the property? ☐ Yes ☐ No ☐ Unknown

(b) Do you know of specific chemicals that are present or once were present at the property?
☐ Yes ☐ No ☐ Unknown

(c) Do you know of spills or other chemical releases that have taken place at the property?
☐ Yes ☐ No ☐ Unknown

(d) Do you know of any environmental cleanups that have taken place at the property?
☐ Yes ☐ No ☐ Unknown

(e) Do you know of any prior environmental reports that have been completed for the property?
☐ Yes ☐ No ☐ Unknown If yes, please provide copies of the reports, if available.

- 7) As the user of this Phase I ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?
☐ Yes ☐ No ☐ Unknown

See answer to question #4

Attachment A: Page 3 of 3
32 York Street, Rochester, New York

In addition, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM Practice E1527-13. The following considerations are beyond the scope of work for a Phase I ESA, but can be provided at an additional cost. If you would like any of the following addressed as part of the Phase I ESA, please place an "x" on the appropriate line, and DAY will provide an addendum proposal to address the selected issues.

- | | |
|---|-------|
| 1. Suspect Asbestos-Containing Materials (SACM) | _____ |
| 2. Radon | _____ |
| 3. Lead-Based Paint | _____ |
| 4. Lead-in-Drinking Water | _____ |
| 5. Wetlands | _____ |
| 6. Regulatory Compliance | _____ |
| 7. Cultural and Historic Resources | _____ |
| 8. Industrial Hygiene | _____ |
| 9. Health and Safety | _____ |
| 10. Ecological Resources | _____ |
| 11. Endangered Species | _____ |
| 12. Indoor Air Quality | _____ |
| 13. Biological Agents | _____ |
| 14. Mold | _____ |

* * * * *

Attachment A Completed By:

Signature: Dennis M Peck

Printed Name: Dennis M Peck

Date: 12/18/17

DAY
MEMORANDUM OF CONVERSATION

PERSON WHO CALLED: Joe Biondolillo
COMPANY OR AGENCY: City of Rochester
TELEPHONE NUMBER: (585) 428-6649
DATE: 7/29/2016
CALLER: SMM
REGARDING: Studies of Leaking Underground Storage Tank (LUST) Sites

NOTES:

Based on his experience/knowledge, Mr. Biondolillo indicated the following:

- LUST studies have documented that 90-95% of petroleum groundwater plumes attenuate no more than within 250 to 300 feet of their source (consistent with his observations at City gas station sites).

APPENDIX B
SITE PHOTOGRAPHS



View of the front entrance (i.e., the southwestern portion) of the assessed building looking northeast from York Street.



View of a portion of the entrance of the assessed building (the left side of the picture), and the southeastern portion of the building (with loading docks visible) looking easterly from York Street.



View of the assessed building looking northeast from York Street.



View of the eastern wall of the assessed building looking north from the parking lot at 42 York Street.

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION

Monroe County GIS Services Division



Legend

Rochester 1930

High : 255

Low : 0



500.0 0 250.00 500.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content. Your use and browsing of information is at your own risk. In providing this data, the applicable laws and regulations of Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.

Notes



Monroe County GIS Services Division



Legend

Rochester West 1951

High : 255

Low : 0

Notes



500.0 0 250.00 500.0 Feet

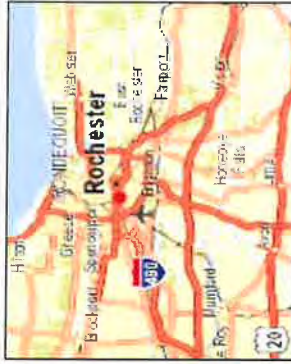


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WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1961

High : 255

Low : 0

Notes



500.0 0 250.00 500.0 Feet



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WGS_1984_Web_Mercator_Auxiliary_Sphere

Monroe County GIS Services Division



Legend

Rochester 1970

High : 255

Low : 0

Notes



500.0 0 250.00 500.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

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Monroe County GIS Services Division



Legend

Rochester 1980

High : 255

Low : 0

Notes

500.0 0 250.00 500.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

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Monroe County GIS Services Division



Legend

Rochester 1988

High : 255

Low : 0



Notes

500.0 250.00 500.0 Feet

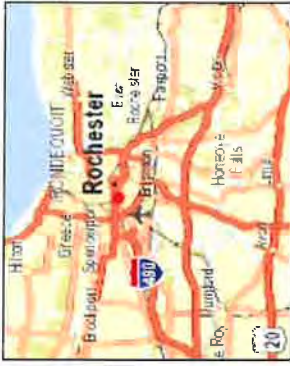


The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content. Positioning data is provided for use and browsing of information is at your own risk. In providing this data and application services to Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.

WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1993

High : 255



Low : 0



Notes



500.0 0 250.00 500.0 Feet



The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content, either in whole or in part. The user and browser of information is at their own risk. In providing this data and application to the user, Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.

WGS_1984_Web_Mercator_Auxiliary_Sphere

Monroe County GIS Services Division

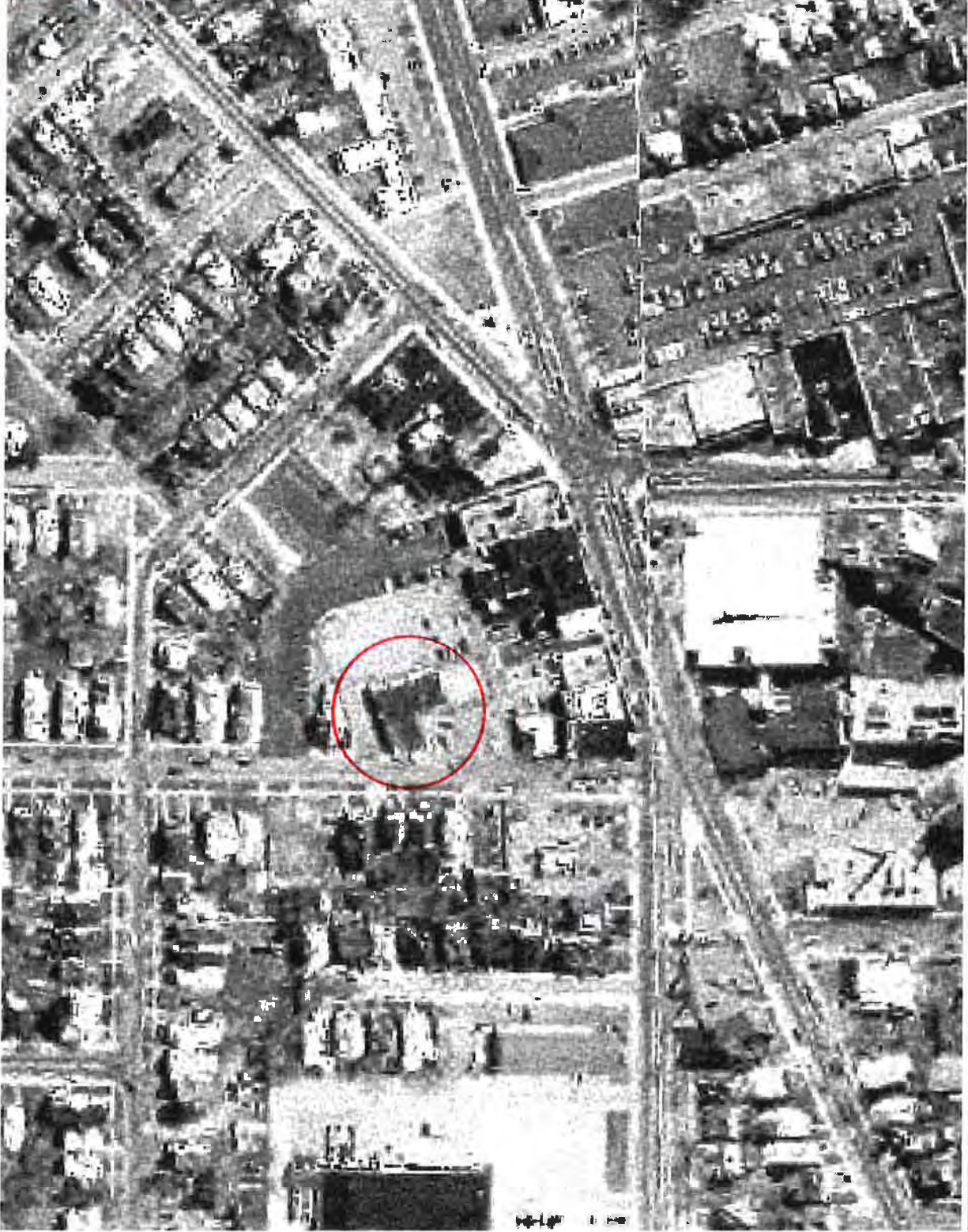


Legend

Rochester 1996

High : 255

Low : 0



Notes

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500.0 0 250.00 500.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1999

High : 255

Low : 0

Notes

500.0 0 250.00 500.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. Your use and housing of information is at your own risk. In providing this data and application or access to it, Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.



NOTES:

Property boundary provided by the City of Rochester, dated 2017. This property boundary is to be considered approximate.

Aerial imagery provided by the New York State GIS Clearinghouse, dated 2015.

247
ROCHESTER, N.Y.



248

ESSEX

BROWN

245

252

TAYLOR

4

SILVER

244

GENESEE ST.

251

YORK

WEST

243

Approx. boundaries
of assessed property

THOMAS PARK

CHILD

253

243

Scale of Feet

315



Scale of Feet.

314

YORK

RUBY ALLEY

328

WEST

299

SILVER

KENSINGTON

TAYLOR

316

ESSEX

BROWN

AV.

See Volume Four

1912

Approx boundaries
of assessed property

296 WRIGHT

299

314

308

CHILD

DELANO

2

DANFORTH

315

YORK

COLVIN

313

HORTENSE

TER:

ALGONQUIN

3

WEST AV.

Scale of Feet

327

328

Adj to W

315

NY. 124



Scale of Feet

314

299

YORK

SILVER

TAYLOR

316

ESSEX

KENSINGTON

BROWN

RUBY ALLEY

MAIN W.

(WEST AV.)

328

See

Volume

One 5

Approx. boundaries
of assessed property

308

296 WRIGHT

299

314

DELANO

DELANO

DANFORTH

COLVIN

313

315

YORK

HORTENSE

ALGONQUIN

WEST AV.

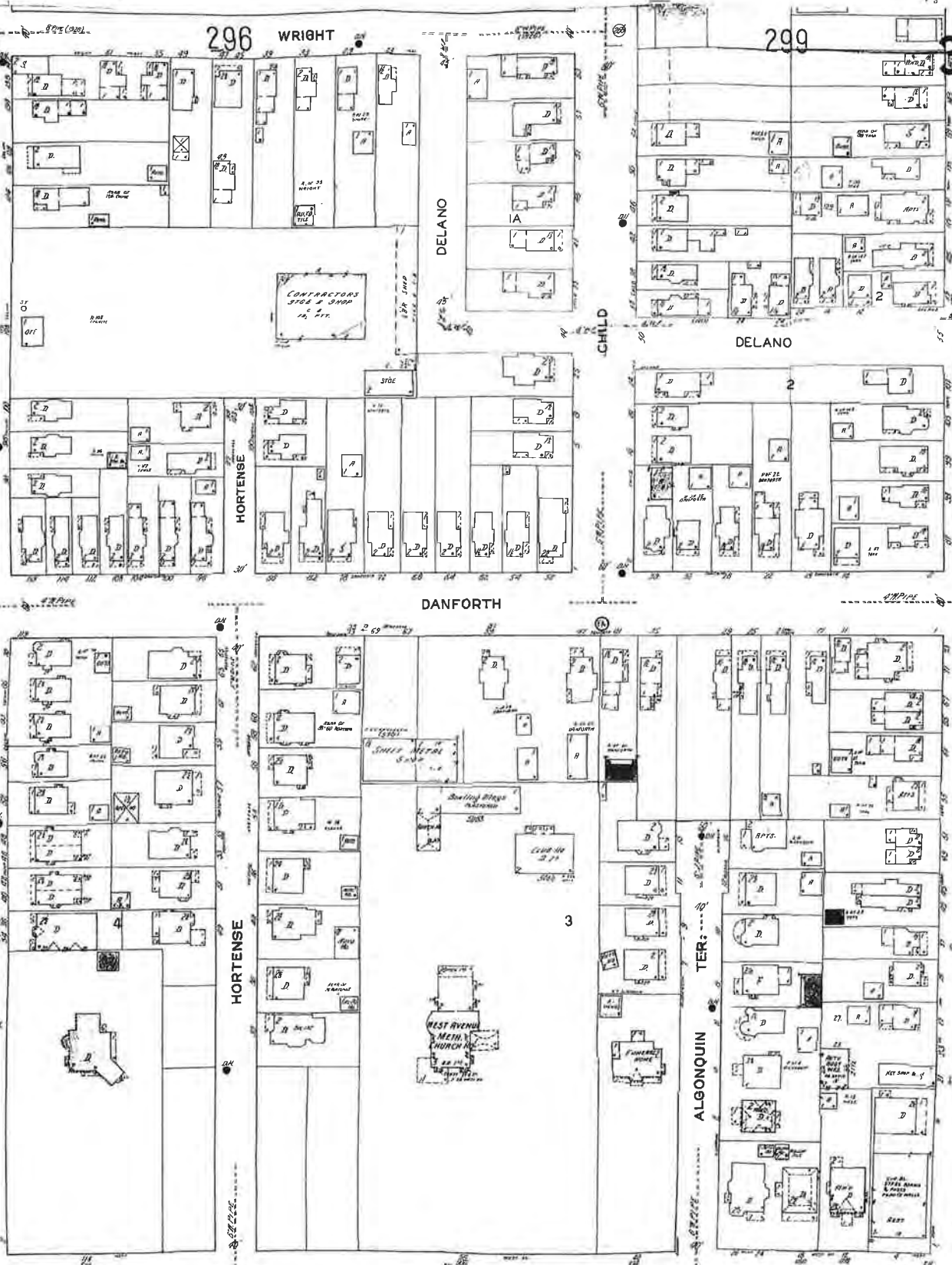
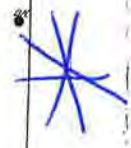
327

328

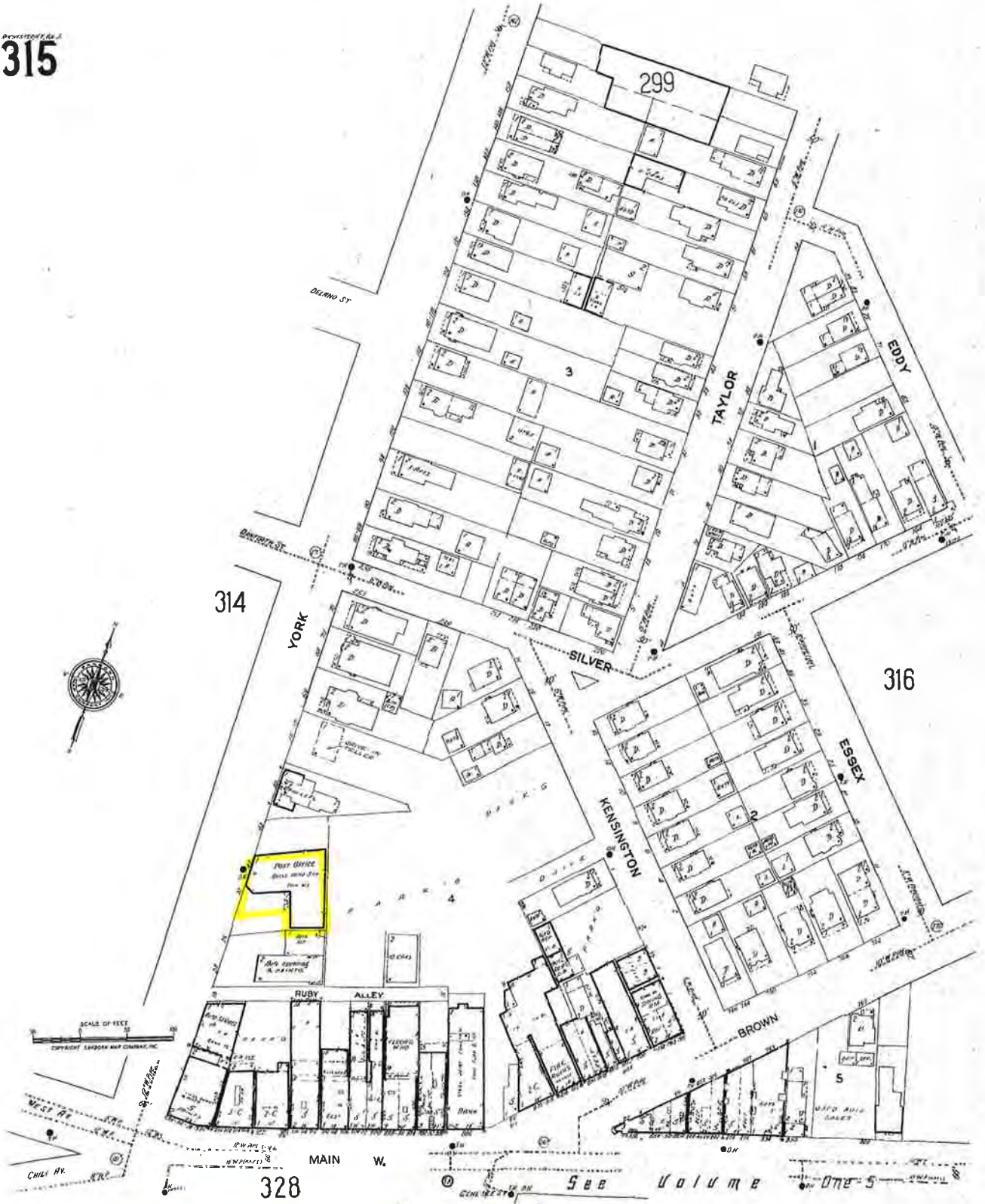
Scale of Feet

1950

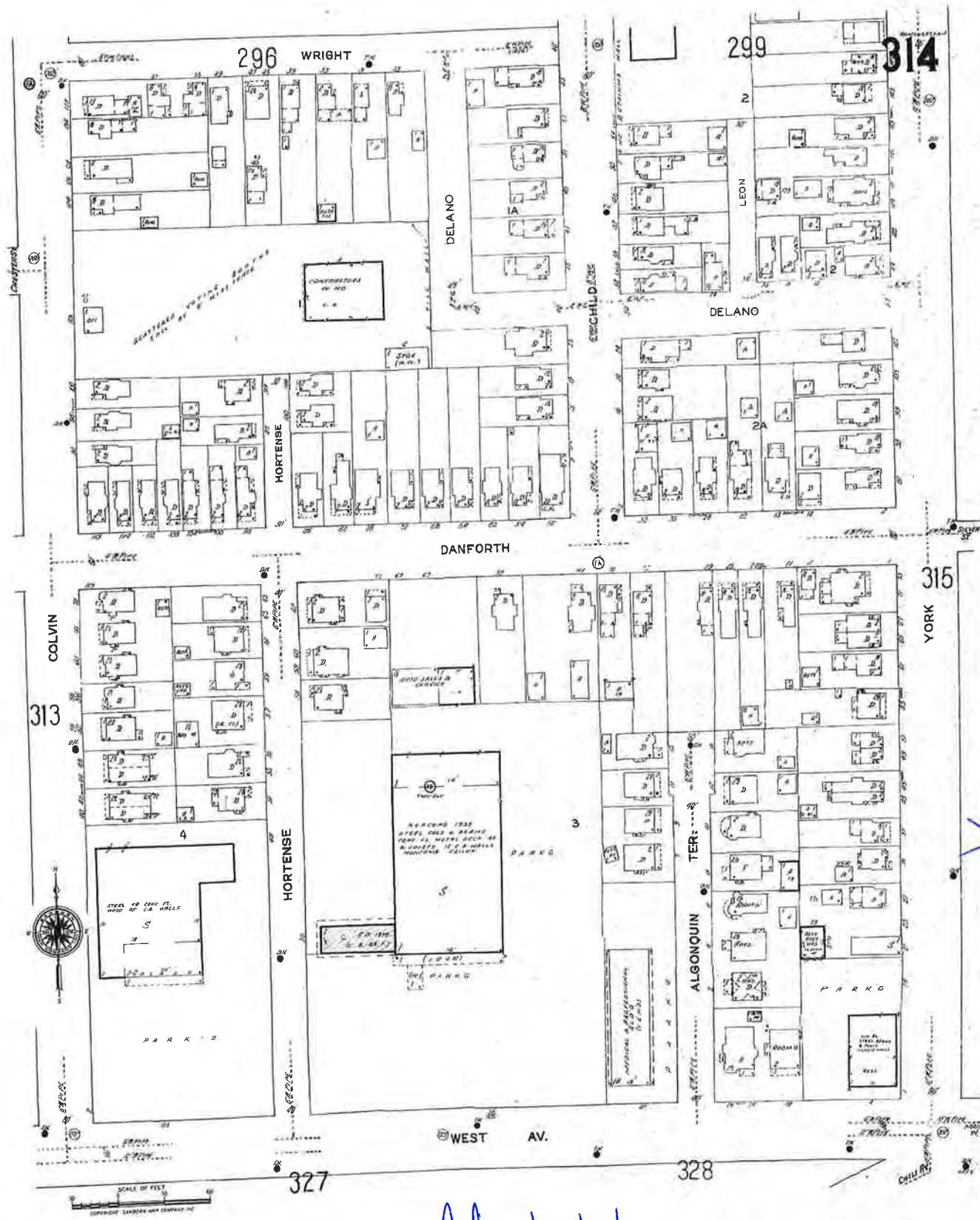
Adj to W



315

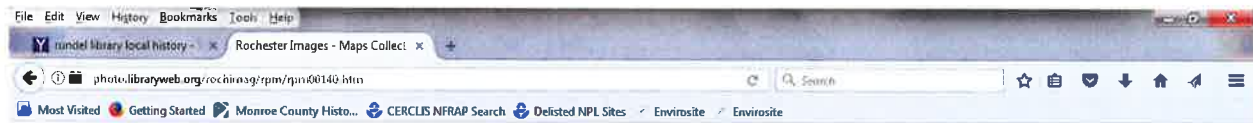


*Approx. boundaries
of assessed property*



1971

Adj. to W



Monroe County Library System

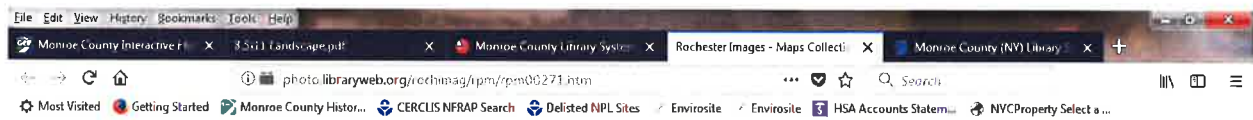
Rochester Images Database - Maps Collection



Monroe County Library System, Rochester, NY

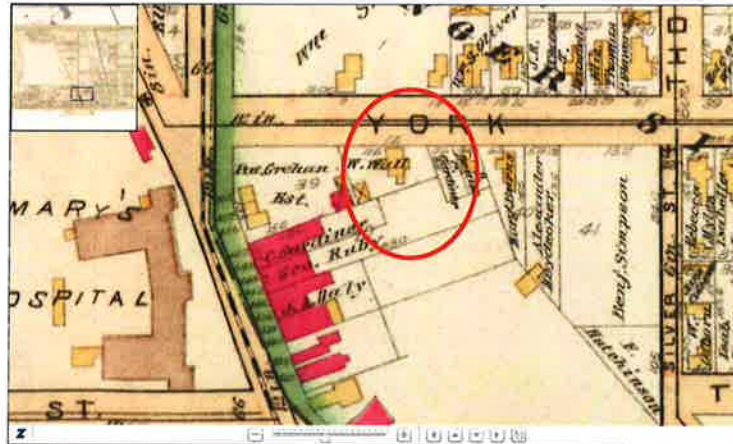


1875 Atlas, Plate 15



Monroe County Library System

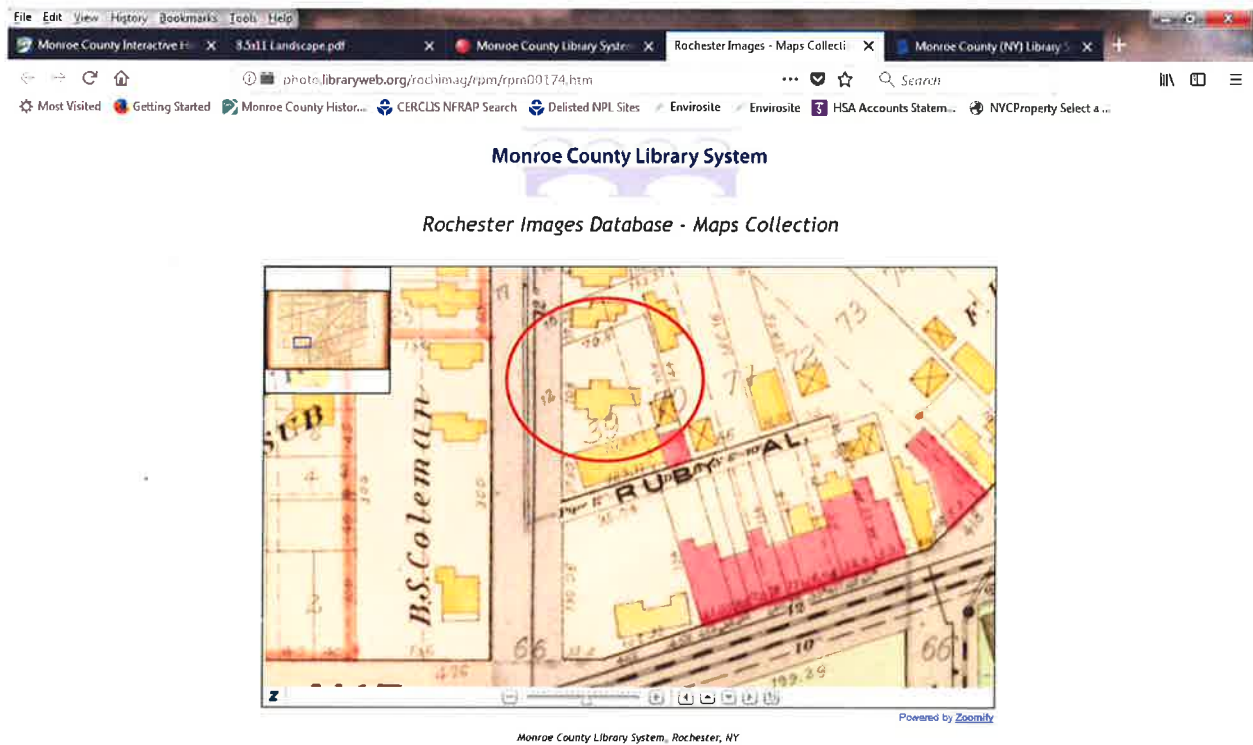
Rochester Images Database - Maps Collection



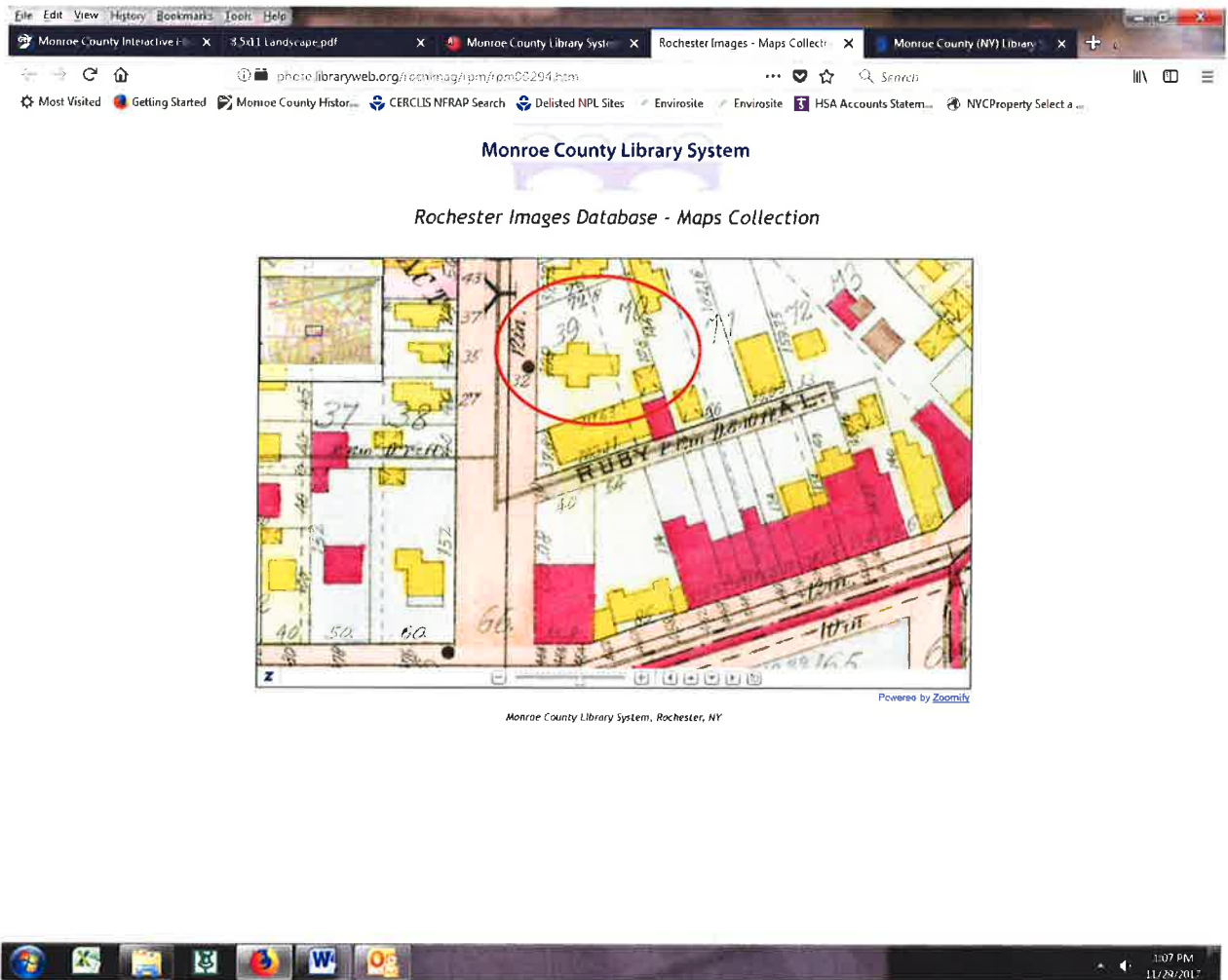
Monroe County Library System, Rochester, NY

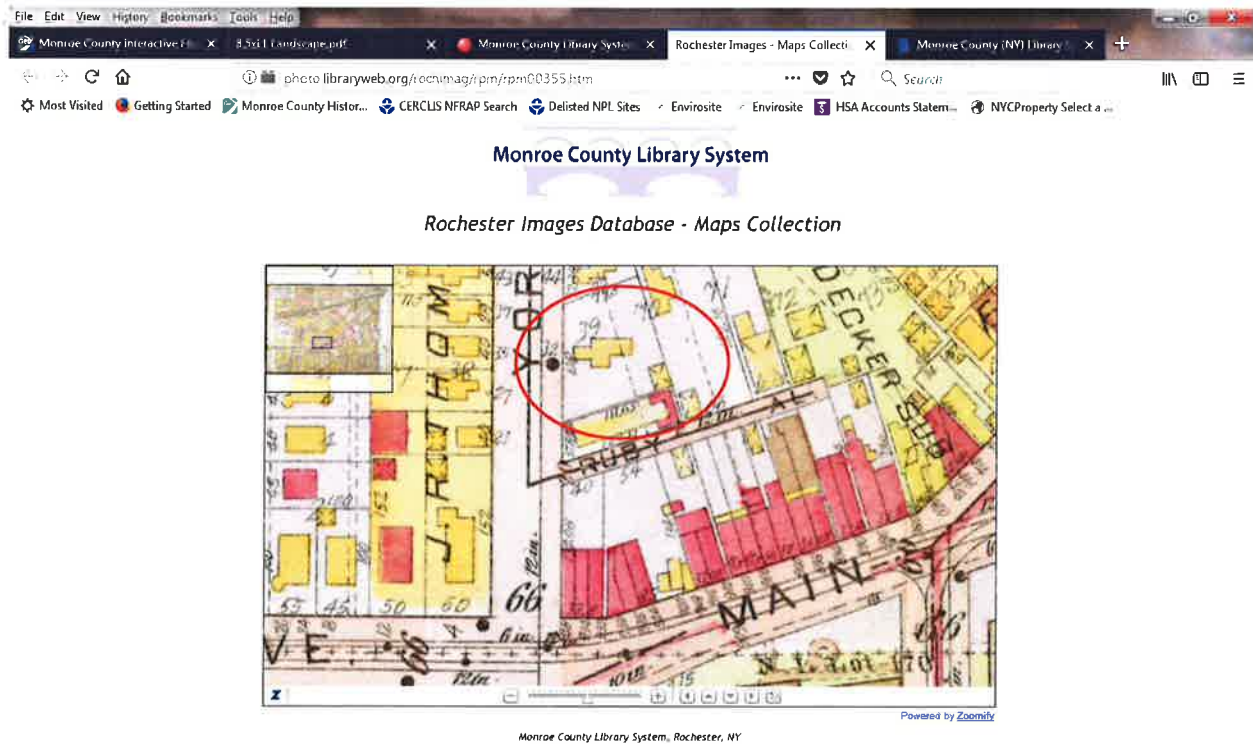


1888 Atlas, Plate 29

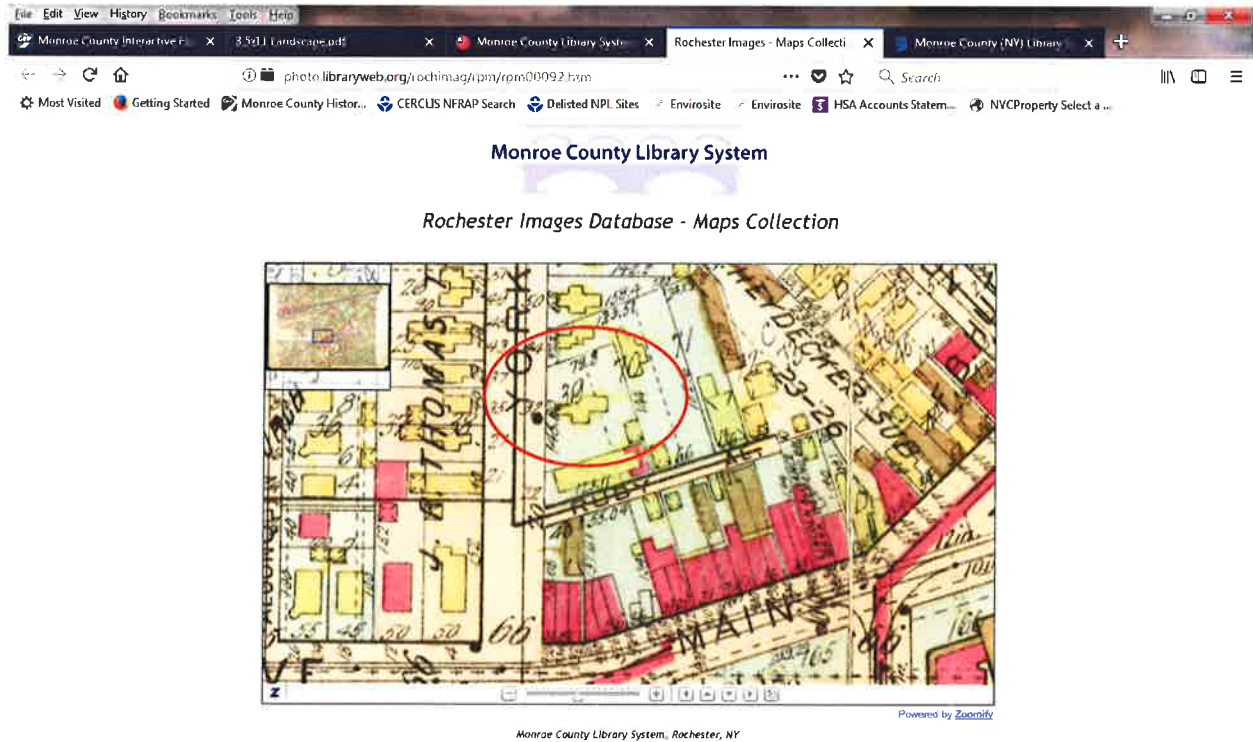


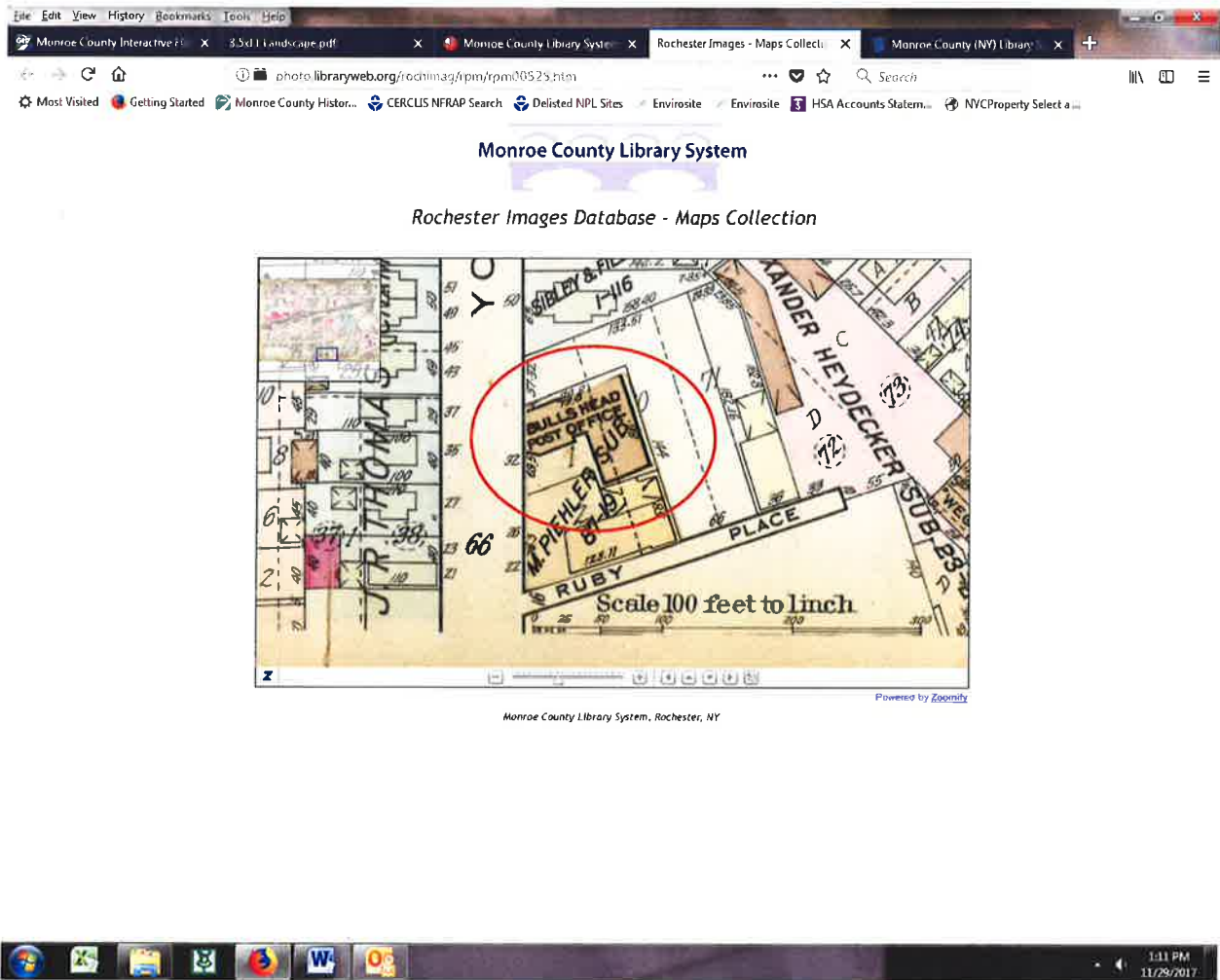
1900 Plat Map, Plate 11



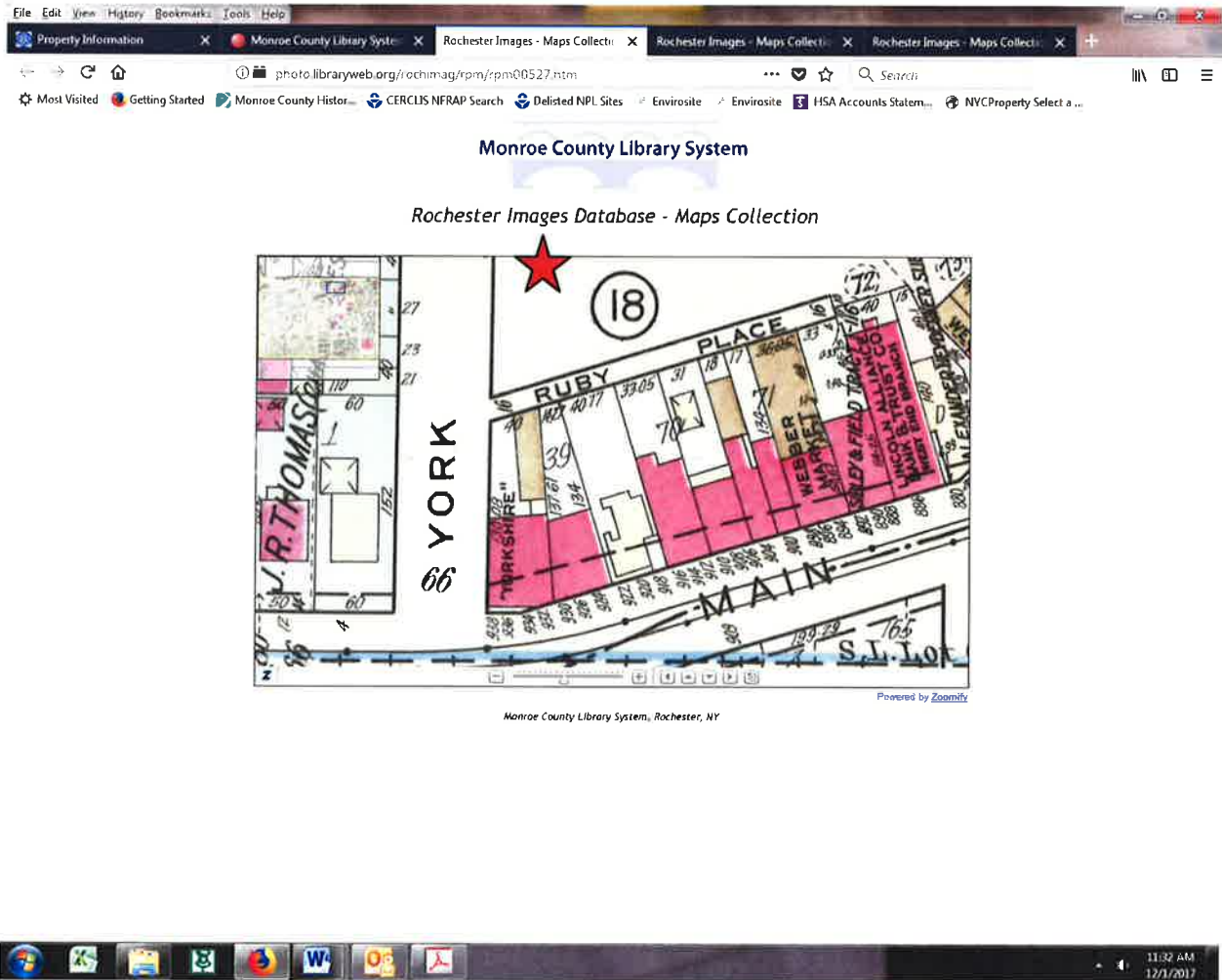


1918 Plat Map, Plate 17





1935 Plat Map, Volume 2, Plate 18



1935 Plat Map, Volume 2, Plate 20 (Beyond Adjoining to South)

**CITY POLK DIRECTORIES
32 YORK STREET
ROCHESTER, NEW YORK**

2011

York St

+24	-	Not Listed
+27	-	No Current Listing
*32	-	DANIEL FLOWERS churches INNER FAITH GOSPEL TABERNACLE churches
+35	-	Residential
+37	-	No Current Listing
**42	-	Not Listed
+43-55	-	43 – Residential 45 – No Current Listing
+50	-	LOW RIDERS AUTO DETAIL & HAIR auto detail & clean-up serv

2006

York St

+24	-	Not Listed
+27	-	No Current Listing
*32	-	Not Listed
+35	-	Residential
+37	-	No Current Listing
**42	-	Not Listed
+43-55	-	43 – No Current Listing 45 - Residential
+50	-	LOW RIDERS AUTO DETAIL & HAIR auto detail & clean-up serv

2001

York St

+24	-	Not Listed
+27	-	Not Listed

* = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

*32	-	WALK OF LIFE CHRISTIAN CENTER
+35	-	Not Listed
+37	-	Residential
**42	-	Not Listed
+43-55	-	Not Listed
+50	-	INTERNATIONAL LOW RIDER carwashes

1997

York St

+24	-	Not Listed
+27	-	Residential
*32	-	US POST OFFICE
+35	-	Not Listed
+37	-	Residential
**42	-	Not Listed
+43-55	-	45 - Residential
+50	-	Not Listed

1992

York St

+24	-	Not Listed
+27	-	Residential
*32	-	US POST OFFICE
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 - Residential 45 - Residential
+50	-	THOMAS AUGIE COLLISION SHOP

1988

York St

+24	-	Vacant
+27	-	Residential
*32	-	UNITED STATES POST OFFICE
+35	-	Residential

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

+37	-	Residential
**42	-	Not Listed
+43-55	-	Not Listed
+50	-	THOMAS AUGIE COLLISION SHOP

1983-84

York St

+24	-	Vacant
+27	-	Vacant
*32	-	UNITED STATES POST OFFICE
+35	-	No Return
+37	-	Residential
**42	-	Not Listed
+43-55	-	51 - Vacant
+50	-	THOMAS AUGIE COLLISION SHOP

1978

York St

+24	-	F C AUTO SALES
+27	-	Vacant / Residential
*32	-	UNITED STATES POST OFFICE
+35	-	Vacant
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential 49 – Residential 51 - Vacant
+50	-	THOMAS AUGIE COLLISION SHOP

1973

York St

+24	-	FRANK'S BODY SHOP
+26	-	SHARKEY'S AUTO PAINT SHOP
+27	-	Residential
*32	-	UNITED STATES POST OFFICE
+35	-	Residential

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential
		45 – Residential
		49 – Residential
		51 – Residential
		55 - Residential
+50	-	THOMAS AUGIE COLLISION SHOP

1968

York St

+24	-	Not Listed
+27	-	Vacant
*32	-	UNITED STATES POST OFFICE
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential
		45 – Residential
		49 – Residential
		51 – No Return
		55 - Residential
+50	-	HAUER ADAM uphol

1964

York St

+24	-	Not Listed
+27	-	Residential
*32	-	BULLS HEAD PO STATION
+35	-	Vacant
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential
		45 – Residential
		49 – Residential
		51 – Vacant
		55 - Residential
+50	-	HAUER ADAM uphol

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

1959

York St

+24	-	Not Listed
+27	-	Vacant
*32	-	BULLS HEAD PO STA
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential 45 - Residential 49 – Residential 51 – Residential 55 - Residential
+50	-	Residential

1954

York St

+24	-	Not Listed
+27	-	Residential
*32	-	BULLS HEAD PO STATION
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential 45 – Residential 49 – Residential 51 – Residential 55 - Residential
+50	-	HAUER ADAM uphol

1949

York St

+24	-	Not Listed
+27	-	Residential
*32	-	BULLS HEAD P O STATION
+35	-	Residential

* = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential
		45 – Residential
		49 – Residential
		51 – Residential
		55 - Residential
+50	-	HAUER ADAM uphol

1945

York St

+24	-	Not Listed
+27	-	Residential
*32	-	BULLS HEAD P O STATION
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential
		45 – Residential
		49 – Residential
		51 – Residential
		55 - Residential
+50	-	Vacant

1941

York St

+24	-	Not Listed
+27	-	Residential
*32	-	BULLS HEAD P O STATION
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential
		45 – Residential
		49 – Residential
		51 – Residential
		55 - Residential
+50	-	Vacant

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

1935-36York St

+24	-	PIEHLER MICHL blksmith DIVISION OF STREETS & SEWERS
+27	-	Residential
++30	-	Vacant
*32	-	Not Listed
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential 45 – Residential 49 – Residential 51 – Residential 55 - Residential
+50	-	JACKSON WM C paint washer h

1929-30York St

+24	-	PIEHLER MICHAEL blacksmith STREET DEPARTMENT district office
+27	-	Residential
*32	-	Residential
+35	-	Residential
+37	-	Residential
**42	-	Not Listed
+43-55	-	43 – Residential 45 – Residential 49 – Residential 51 – Residential 55 - Residential
+50	-	Vacant

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

1924

York St

+24	-	TRAVIS MICHAEL J blacksmith BEAMAN ROY E auto repr
+27	-	Residential
*32	-	Residential
+35	-	Residential
+37	-	Residential
**42	-	Residential
+43-55	-	43 – Residential 45 – Residential 49 – Residential 51 – Residential 55 - Residential
+50	-	Residential

* = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

APPENDIX D

REGULATORY RECORDS DOCUMENTATION

DAY ENVIRONMENTAL, INC.
IN-HOUSE SPILL/LST RECORDS CHECKLIST

DAY reviewed data obtained from the NYSDEC Spills/Leaking Storage Tank (LST) database in order to identify spills/LST incidents located within a 0.25-mile radius of the assessed property. A summary of the information obtained as part of this review is presented below.

Job # Rocity-5439E-17 Assessor TER/SRR

Completed by RJM Date 11/27/2017

Property Name/Address: 32 York Street

Rochester, NY 14611

NYSDEC Region 8 County: Monroe

Names and Addresses of Adjoining Properties:

North: 42 York Street (parking lot)

South: 24 York Street (parking lot)

East: 42 York Street (parking lot)

West: 27, 35 & 37 York Street (residential)

Summary of Spills/LSTs: (refer to attached table for detail)

Total Number of Spills/LSTs within a 0.25-mile Radius: 46

Active Mappable Spills/LSTs: 2

Active Unmappable Spills/LSTs: 0

Closed/Inactive Mappable Spills/LSTs: 42

Closed/Inactive Unmappable Spills/LSTs: 1

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
1	0485698	799 W. Main St.	3/24/05	I	~.2 E	Y
2	0550459	926 W. Main St.	6/13/05	I	~.1 S	Y
3	0912355	835 W. Main St.	2/25/10	C	~.2 SE	Y
4	1001657	799 W. Main St.	5/12/10	C	~.2 E	Y
5	1301329	904 W. Main St.	5/8/13	I	~.1 SE	Y
6	1406580	751 W. Main St.	9/21/14	I	~.25 E	Y
7	1409588	799 W. Main St.	12/23/14	C	~.2 E	Y
8	7901209	766 W. Main St.	2/1/79	I	~.2 E	Y
9	8503751	926 W. Main St.	1/23/86	C	~.1 S	Y
10	8706240	936 W. Main St.	10/23/87	C	~.1 S	Y
11	8907250	926 W. Main St.	10/20/89	C	~.1 S	Y
12	9312810	764-766 W. Main St.	1/28/94	I	~.2 E	Y
13	9480929	770 W. Main St.	9/29/94	I	~.2 E	Y
14	9609530	Main Street & Brown Street	10/25/96	I	~.1 SE	Y
15	9970043	781 W. Main St.	4/22/99	I	~.2 SE	Y
16	8502980	50 West Ave.	11/20/85	C	~.2 SW	Y
17	8300763	870 Brown St. (apparent former address of 816-822 Brown St.)	7/11/83	I	~.1 E	Y
18	8905179	751 Brown St.	8/24/89	C	~.2 E	Y
19	9303209	870 Brown St. (apparent former address of 816-822 Brown St.)	6/7/93	C	~.1 E	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
20	9305172	751 Brown St.	7/23/93	I	~.2 E	Y
21	9870084	698 Brown St.	8/14/98	I	~.2 NE	Y
22	0750698	51 Chili Ave.	8/14/07	A	~.2 S	Y
23	9006156	70 Chili Ave.	9/4/90	C	~.2 SW	Y
24	0370072	67-69 Danforth St.	5/7/03	C	~.2 W	Y
25	7680223	Penn Railroad Near York St.	2/23/76	C	~.2 N	Y
26	8906360	32 York St.	9/26/89	C	*AP*	Y
27	9209275	182 York St.	11/9/92	I	~.2 N	Y
28	9909577	York St. at Railroad	11/6/99	I	~.2 N	Y
29	1200783	89 Genesee St.	4/24/12	C	~.2 S	Y
30	1500160	89 Genesee St.	4/7/15	I	~.2 S	Y
31	8703061	89 Genesee St.	7/16/87	C	~.2 S	Y
32	9606406	Roadway – Main, Genesee, York, etc.	8/16/96	I	~.1 S	Y
33	9609251	89 Genesee St.	10/22/96	C	~.2 S	Y
34	0908299	88 Silver St.	10/23/09	C	~.25 NE	Y
35	1111328	239 Silver St.	12/20/11	C	~.1 N	Y
36	1216159	20-24 Victoria St.	8/10/11	C	~.2 NE	Y
37	8500050	Colvin Between West & Danforth	4/3/85	C	~.2 W	Y
38	0409503	11 Algonquin Terr.	11/23/04	C	~.1 W	Y
39	0270587	SW Corner Chili/Ardmore	2/26/03	I	~.2 S	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
40	9100673	153 Clifton St.	3/4/91	C	~.25 SE	Y
41	9309163	187 Clifton St.	8/17/93	C	~.25 S	Y
42	9607851	Child St.	9/23/96	I		N
43	1504745	799 W. Main St.	8/3/15	C	~.2 E	Y
44	1603662	68-92 Genesee St.	7/14/16	A	~.2 S	Y
45	0270202	140 West Ave.	6/27/02	I	~.25 SW	Y
46	8602397	64 Chester St.	7/11/86	C	~.25 NW	Y
47						
48						
49						

*Assessed Property***NYSDEC SPILL REPORT FORM**

DEC REGION:	8	SPILL NUMBER:	8906360
SPILL NAME:	UNIVERSAL HEATING	DEC LEAD:	CAHETTEN

SPILL LOCATION

SPILL DATE:	9/26/1989	SPILL TIME:	16:00:00
ALL RECEIVED DATE:	9/26/1989	RECEIVED TIME:	16:25:00
PLACE:	UNIVERSAL HEATING	COUNTY:	Monroe
STREET:	32 YORK STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Housekeeping	SPILL REPORTED BY:	Fire Department
SPILL SOURCE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:

"MARTIN CLARK, MCHD ENROUTE TO SPILL SCENE. WAYNE AND CAROL HASKINS, CONTACT."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

#2 fuel oil Petroleum 25.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNIVERSAL HEATING	926 WEST MAIN STREET ROCHESTER	NY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
--------------------	------------------	--------------------	------------------	----------------------

DEC REMARKS:

"Prior to Sept, 2004 data translation this spill Lead_DEC Field was CH 09/26/89: 09/26/89 THIS RAN DOWN DRIVE INTO STREET. FIRE DEPT PUT KITTY LITTER DOWN. CLARK GAVE LIST OF DISPOSAL CONTRACTORS TO SPILLER. THIS IS A CONTINUING PROBLEM AT THIS SITE. 09/28/89: 09/28/89 MONROE COUNTY TO RESPOND. MARTIN CLARK ON SCENE. MATERIAL FROM HOME HEATING OIL TANKS THAT WERE BEING CUT FOR SCRAP. SOME TANKS HAD SMALL AMOUNTS OF PRODUCT LEFT IN THEM. 09/28/95: This is additional information about material spilled from the translation of the old spill file: #2 FUEL-WASTE HEATING. 06/15/11: PAPER FILE REMOVED PER FILE RETENTION POLICY."

PIN	T&A	COST CENTER
CLASS: C3 CLOSE DATE	9/28/1989 12:00:00 AM	MEETS STANDARDS True

= 75' S

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	8503751
SPILL NAME:	W. MAIN (#926) STREET	DEC LEAD:	BLUEY

SPILL LOCATION

SPILL DATE:	1/23/1986	SPILL TIME:	12:15:00
ALL RECEIVED DATE:	1/24/1986	RECEIVED TIME:	10:35:00
PLACE:	W. MAIN (#926) STREET	COUNTY:	Monroe
STREET:	926 WEST MAIN STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Unknown	SPILL REPORTED BY:	Other
SPILL SOURCE:	Unknown	WATERBODY:	

CALLER REMARKS:

"LEAKING AUTO GAS TANK."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

gasoline Petroleum 10.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
----------------	----------------	----------------

Update

ZZ

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
--------------------	------------------	--------------------	------------------	----------------------

DEC REMARKS:

"Prior to Sept, 2004 data translation this spill Lead_DEC Field was CB / / : ACTION: FIRE DEPT. FLUSHED TO COMBINED SEWER. / / : EXTENT OF SPILL: IN PARKING LOT TO COMBINED SEWER. / / : STATUS: CB (CLOSED) 86/03/03 FIRE DEPT FLUSHED PRODUCT TO COMBINED SEWER. 03/29/01: PAPER FILE REMOVED PER PAPER RETENTION POLICY. "

PIN	T&A	COST CENTER
CLASS: D4 CLOSE DATE	6/1/1986 12:00:00 AM	MEETS STANDARDS True

= 75' S

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	8706240
SPILL NAME:	UNIVERSAL HEATING	DEC LEAD:	CAHETTEN

SPILL LOCATION

SPILL DATE:	10/23/1987	SPILL TIME:	12:00:00
ALL RECEIVED DATE:	10/23/1987	RECEIVED TIME:	13:10:00
PLACE:	UNIVERSAL HEATING	COUNTY:	Monroe
STREET:	936 W MAIN ST	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Deliberate	SPILL REPORTED BY:	Affected Persons
SPILL SOURCE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:

"MR DEMARCO SAYS UNIVERSAL HEATING HAS BEEN WASHING OUT HEATING OIL TANKS AND DUMPING PRODUCT & WATER BEHIND FACILITY FOR YEARS."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

#2 fuel oil Petroleum 0.00000L 0.00000L GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNIVERSAL HEATING	936 W MAIN ST ROCHESTER	NY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

"Prior to Sept, 2004 data translation this spill Lead_DEC Field was CH // : TO INVESTIGATE. // : MCHD INVESTIGATED FOUND EVIDENCE OF SPILLAGE,BOTH NEW & OLD.ALSO TURNED OVER TO L.E. STRONG FUEL ODORS EXIST AND PERSONS SEEN RINSING FUEL OIL TANK BEHIND UNIVERSAL HEATING. OWNER DENIES SUCH ACTIVITY AT FACILITY. CITY OF ROCHESTER HAS ORDERED HIM TO REMOVE SEVERAL (20-30) OLD FUEL OIL TANKS FROM BEHIND NK BUILDING. SOME TANKS ARE BEING SCRAPPED OTHERS SOLD. INFORMED OWNER HE IS RESPONSIDBLE FOR ANY SPILLAGE AND TO INFORM WORKERS NOT TO RINSE TANKS. PETROLEUM SHEEN NOTED RUNNING DOWN BLACKTOP FROM AREA OF FUEL OIL TANKS (WET RAINY DAY). 8/14/01: PAPER FILE REMOVED PER PAPER RETENTION POLICY. "

PIN	T&A	COST CENTER
CLASS: B3 CLOSE DATE	12/10/1987 12:00:00 AM	MEETS STANDARDS True

= 75' S

NYSDEC SPILL REPORT FORM			
DEC REGION:	8	SPILL NUMBER:	8907250
SPILL NAME:	UNIVERSAL HEATING	DEC LEAD:	BLUEY
SPILL LOCATION			
SPILL DATE:	10/20/1989	SPILL TIME:	14:45:00
ALL RECEIVED DATE:	10/20/1989	RECEIVED TIME:	15:10:00
PLACE:	UNIVERSAL HEATING	COUNTY:	Monroe
STREET:	926 WEST MAIN STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Deliberate	SPILL REPORTED BY:	Health Department
SPILL SOURCE:	Commercial/Industrial	WATERBODY:	
CALLER REMARKS:			
"OILY SHEEN NOTICED RUNNING ACROSS PAVEMENT AND INTO COMBINED SEWER. SOURCE MAY BE SLOPPY HOUSEKEEPING BEHIND STORE."			
MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED			
#2 fuel oil Petroleum 0.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,			
POTENTIAL SPILLERS			
COMPANY	ADDRESS	CONTACT	
UNIVERSAL HEATING	926 WEST MAIN STREET	ROCHESTER	NY
Tank Number	Tank Size	Test Method	Leak Rate Gross Failure
DEC REMARKS:			
"Prior to Sept, 2004 data translation this spill Lead_DEC Field was CB 10/20/89: 10/20/89 ECO LAWSON TO INSPECT. "			
PIN	T&A	COST CENTER	
CLASS:	CLOSE DATE	MEETS STANDARDS	True
	11/14/1989 12:00:00 AM		

= 75'S

NYSDEC SPILL REPORT FORM				
DEC REGION:	8	SPILL NUMBER:	0550459	
SPILL NAME:	UNIVERSAL HEATING	DEC LEAD:	DLTILTON	
SPILL LOCATION				
SPILL DATE:	6/13/2005	SPILL TIME:	12:00:00	
ALL RECEIVED DATE:	6/14/2005	RECEIVED TIME:	12:50:00	
PLACE:	UNIVERSAL HEATING	COUNTY:	Monroe	
STREET:	926 WEST MAIN STREET	TOWN/CITY:	ROCHESTER	
		COMMUNITY:	ROCHESTER	
CONTACT:		CONTACT PHONE:		
SPILL CAUSE:	Deliberate	SPILL REPORTED BY:	Other	
SPILL SOURCE:	Commercial/Industrial	WATERBODY:		
CALLER REMARKS:				
"CALLER STATES THAT COMPANY UNSAFELY RELEASES FREON TO THE AIR. COPY TO AIR UNIT AND LAW ENFORCEMENT FOR FOLLOW UP. NO FURTHER ACTION NEEDED BY SPILLS. FAXED TO MCHD ON 06/14/2005"				
MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED				
freon	Other	0.00000L	0.00000L	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,
POTENTIAL SPILLERS				
COMPANY	ADDRESS		CONTACT	
UNIVERSAL HEATING	926 WEST MAIN STREET		ROCHESTER	NY
Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
DEC REMARKS:				
"				
PIN	T&A	COST CENTER		
CLASS:	D4	CLOSE DATE	6/15/2005 12:00:00 AM	MEETS STANDARDS
				False

= 75' SE

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	1301329
SPILL NAME:	FORMER COMMERCIAL PROPERTY	DEC LEAD:	MFZAMJAR

SPILL LOCATION

SPILL DATE:	5/8/2013	SPILL TIME:	14:20:00
ALL RECEIVED DATE:	5/8/2013	RECEIVED TIME:	16:19:00
PLACE:	FORMER COMMERCIAL PROPERTY	COUNTY:	Monroe
STREET:	904 WEST MAIN ST	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:	MIKE PELYCHTAY	CONTACT PHONE:	
SPILL CAUSE:	Equipment Failure	SPILL REPORTED BY:	Other
SPILL SOURCE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:

"Came across UST no one knew of. Cleanup pending further investigation."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

unknown petroleum Petroleum 0.00000 0.00000 GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
FORMER COMMERCIAL	904 WEST MAIN ST ROCHESTER NY	MIKE PELYCHTAY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

"5/8/13 J. MARCHITELL LEFT VOICE MAIL FOR MIKE PELYCHATTY. 5/10/13 M. ZAMIARSKI LEFT VOICE MAIL FOR PELYCHATTY. 5/10/13 MZ TELCON WITH PELYCHATTY WHO STATED THAT LABELLA IS ON SITE MONITROING ASBESTOS REMOVAL FOR CITY OF ROCHESTER. THERE WAS A RECTANGULAR SHAPED UST FOUND AT THE SITE. TEST PITS TO BE DUG TO INVESTIGATE. 5/14/13 MZ REC'D TELCALL FROM PELYCHATTY WHO STATED THAT SEVERAL TEST PITS WERE DUG AROUND UST. ONE PIT HAD A HIGH PID READING OF 150 PPM. OTHER TEST PITS DID NOT HAVE EVIDENCE OF IMPACTS. SOIL SAMPLES FROM TEST PITS TO BE COLLECTED AND ANALYZED. 1/14/14 DEPT REC'D 6/5/13 PHASE II SITE ASSESSMENT. TP-1 (LOCATED WITHIN FOOTPRINT OF FORMER UST) HAD PID READINGS OF 125 PPM FROM 3-5 FEET. BORING LOGS INDICATE ODORS AND STAINING. SAMPLING RESULTS ARE MOSTLY BELOW DEC GUIDELINES (A FEW MINOR EXCEEDANCES). 4/1/14 EMAIL SENT TO MIKE PELYCHATTY ASKING IF ANY SOILS WERE EXCAVATED AND DISPOSED OF DURING REMOVAL PROCESS. MZ INDICATED THAT A SOIL MANAGEMENT PLAN CAN BE PREPARED TO ADDRESS RESIDUAL IMPACTS OR THE IMPACTS CAN BE EXCAVATED. 8/17/15 DEPT REVIEWED 5/30/13 PHASE II AND UST REMOVAL REPORT. MINOR EXCEEDANCES NOTED. NOT APPEAR TO BE A RISK TO HUMAN HEALTH AND SAFETY OR THE ENVIRONMENT. NO FURTHER ACTION REQUIRED BY DEPT."

PIN	T&A	COST CENTER
CLASS: B3	CLOSE DATE 8/17/2015 12:00:00 AM	MEETS STANDARDS False

Adj Roadway

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	9606406
SPILL NAME:	OLD MADISON HIGH SCHOOL	DEC LEAD:	DLTILTON

SPILL LOCATION

SPILL DATE:	8/16/1996	SPILL TIME:	11:25:00
ALL RECEIVED DATE:	8/16/1996	RECEIVED TIME:	12:15:00
PLACE:	OLD MADISON HIGH SCHOOL	COUNTY:	Monroe
STREET:	GENESEE STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Equipment Failure	SPILL REPORTED BY:	Local Agency
SPILL SOURCE:	Commercial Vehicle	WATERBODY:	

CALLER REMARKS:

"city of rochester dept of env serv reports that a vehicle spilled kerosene from genesee st, main st, w main st, york st, danforth st, child st, to lyell ave to gates. city of rochester inspected. no further action needed by spills unit."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

kerosene Petroleum 0.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNKNOWN		NY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

"Prior to Sept, 2004 data translation this spill Lead_DEC Field was DT "

PIN	T&A	COST CENTER
CLASS: D4	CLOSE DATE 8/16/1996 12:00:00 AM	MEETS STANDARDS False

= 0.2 miles SW

NYSDEC SPILL REPORT FORM			
DEC REGION:	8	SPILL NUMBER:	0750698
SPILL NAME:	CITY OF ROCHESTER	DEC LEAD:	mfsamiar
SPILL LOCATION			
SPILL DATE:	8/14/2007	SPILL TIME:	09:10:00
ALL RECEIVED DATE:	8/14/2007	RECEIVED TIME:	09:10:00
PLACE:	CITY OF ROCHESTER	COUNTY:	
STREET:	51 CHILI AVENUE	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:	ANNE SPAULDING	CONTACT PHONE:	
SPILL CAUSE:	Unknown	SPILL REPORTED BY:	Other
SPILL SOURCE:	Unknown	WATERBODY:	
CALLER REMARKS:			
"CALLER STATES THAT DURING REMOVAL OF HYDRAULIC LIFTS, CONTAMINATED SOIL WAS ENCOUNTERED. WHEN THE LIFT WAS PULLED OUT, THE SOIL HAD A GASOLINE ODOR. THE PROPERTY IS OWNED BY THE CITY OF ROCHESTER AND WAS A FORMER AUTO BODY REPAIR SHOP WHICH IS NOW A VACANT LOT. THE CONTAMINATED SOIL HAS BEEN STOCKPILED AND SAMPLES TAKEN. FAXED TO MCHD AT 0930 HOURS."			
MATERIAL	CLASS	SPILLED RECOVERED RESOURCES AFFECTED	
unknown petroleum	Petroleum	0.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,	
POTENTIAL SPILLERS			
COMPANY	ADDRESS	CONTACT	
,CITY OF ROCHESTER	30 CHURCH STREET, ROOM 300B	ROCHESTER	NY ANNE SPAULDING
Tank Number	Tank Size	Test Method	Leak Rate
			Gross Failure
DEC REMARKS:			
"04/17/2009: UST CLOSURE REPORT RECEIVED FROM CITY OF ROCHESTER. 08/10/10 ENVIRONMENTAL SUBSURFACE INVESTIGATION REPORT RECEIVED FROM CITY OF ROCHESTER. 8/11/2010 MZ EMAILED JOHN FRANKENTHAL (ATLANTIC RICHFIELD CO) TO ADVISE OF THE SITE AND HAVE HIM DO A RECORD SEARCH TO CONFIRM PAST OWNERSHIP BY ATLANTIC. 8/26/10 DEPT RECE'D EMAIL FROM FRANKENTHAL CONFIRMING OWNERSHIP OF A FORMER GAS STATION. 9/24/10 MZ EMAILED A COPY OF THE PHASE II REPORT TO FRANKENTHAL. 2/1/2011 DEPT MET WITH CITY OF ROCHESTER (GREGOR, FORBES, BIONDOLILLO, PECK) TO DISCUSS STATUS OF SPILL SITE. DEPT WAITING TO HEAR BACK FROM BP."			
PIN	T&A	COST CENTER	
CLASS:	C3	MEETS STANDARDS	True

=D.I.M. S/SE

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	1603662
SPILL NAME:	BULLS HEAD FORMER DRY CLEANER GAS STATION	DEC LEAD:	MFZAMIAR

SPILL LOCATION

SPILL DATE:	7/14/2016	SPILL TIME:	11:00:00
ALL RECEIVED DATE:	7/14/2016	RECEIVED TIME:	11:07:00

PLACE:	BULLS HEAD FORMER DRY CLEANER GAS STATION	COUNTY:	
STREET:	68-92 GENESEE STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:	CALLER	CONTACT PHONE:	

SPILL CAUSE:	Other	SPILL REPORTED BY:	Local Agency
SPILL SOURCE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:

"CITY OF ROCHESTER CONDUCTED A PHASE II SITE ASSESSMENT ON A TAX DELINQUENT PROPERTY IN THE BULLS HEAD AREA OF ROCHESTER. SITE WAS FORMERLY OCCUPIED BY A GAS STATION, DRY CLEANER AND AUTO DEALERSHIP."

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
PERC	Other	0.00000	0.00000	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
AMIR/ALISHA MITHANI	68-92 GENESEE STREET ROCHESTER NY	

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

"07/14/2016: PM TELCON WITH JOE BIONDOLILLO. A LANDRAMAT BUILDING REMAINS ON SITE. THE FORMER DRY CLEANER BUILDING HAS BEEN DEMOLISHED TO ITS SLAB WHICH IS SATURATED WITH PERCHLOROETHYLENE (PERC). SOILS ABOVE ROCK ALSO HEAVILY CONTAMINATED WITH PERC. TWO 1K UNDERGROUND STORAGE TANKS BELIEVED TO BE RELATED TO PETROLEUM STORAGE WERE FOUND AT THE GAS STATION AREA OF THE SITE THOUGH NO SIGNIFICANT PETROLEUM CONTAMINATION WAS IDENTIFIED. CITY PLANS TO PUMP RESIDUAL PRODUCT FROM THE TANKS BUT THERE ARE NO PLANS TO REMOVE THEM AT THIS TIME. BEDROCK IS CLOSE (WITHIN 4 FEET) TO THE GROUND SURFACE AT THE SITE AND 5 BEDROCK WELLS HAVE RECENTLY BEEN INSTALLED TO DETERMINE IF GROUNDWATER CONTAMINATION IS PRESENT. THE WELLS ARE TO BE SAMPLED BY THE CITY. SOIL VAPOR INTRUSION TESTING IS PLANNED FOR THE LAUNDRAMAT. SOIL VAPOR IS A POSSIBLE CONCERN AT THE ADJACENT BULLS HEAD PLAZA THOUGH NO TESTING IS PLANNED AT THIS TIME. CITY TO SUBMIT COMPLETED PHASE II REPORT TO DEC WHEN COMPLETED IN AUGUST. 07/14/2015: INFORMATION TO BE FORWARDED TO STATE/COUNTY DOH. 08/12/2016: PM TELCON WITH JOE BIONDOLILLO. BEDROCK WELLS HAVE BEEN INSTALLED AND PCE CONTAMINATION WAS FOUND IN GROUNDWATER. HIGH PCE CONCENTRATIONS NEAR WHAT APPEARS TO FORMER DRYWELL. SOIL VAPOR INTRUSION SAMPLING AT LANDRAMAT FOUND CONCENTRATIONS AT LEVEL THAT ACCORDING TO DOH GUIDANCE WARRANTS MITIGATION. 8/12/16 DEPT (PETE MILLER) REC'D EMAIL UPDATE FROM JOE BIONDOLILLO: Pete, As we discussed today, here is a summary of the recent findings from the City's Phase II ESA at this privately-owned tax delinquent site. Note, the former dry cleaning building was demolished this spring except for the eastern half of the building floor slab which was left in place due to concerns regarding soil and groundwater contamination from the historic dry cleaning operations in this portion of the building. Groundwater Sampling Results: Bedrock was encountered at 4 to 5 feet below grade in most locations except for the footprint of the former 8,000-gallon fuel oil UST which was previously removed and backfilled to grade several years ago. Five (5) bedrock groundwater wells at the site and were sampled for VOCs. The preliminary lab data documents Tetrachloroethene (also known as Perchloroethylene and commonly referred to as "PERC") was detected in groundwater at concentrations ranging from 70 ug/ (or ppb) in the well near the actively used laundromat to 8,700 ug/l in a well located within the footprint of the former dry cleaning building just east of the former dry cleaning equipment (refer to attached figure). Three (3) other wells located in the footprint of the former dry cleaning building contained PERC at high concentrations ranging from 5,600 ug/ to 7,800 ug/l. Soil Vapor Intrusion (SVI) testing: SVI testing inside the actively laundromat on the southern portion of site was recently completed and preliminary data was received this week. The SVI data shows elevated concentrations of PERC in both sub-slab and indoor air samples which appear to warrant mitigation. Underground Storage Tanks (USTs) Removals: Two 1,000-gallon USTs were discovered under the former dry cleaning building, and these tanks appear to be associated with the former auto sales and service building. DEQ is making arrangements to pump out the tank contents and remove both USTs this month (Jane Forbes will coordinate with PBS). Adjacent Properties: Site visits are planned by DEQ and LaBella to observe the building use and construction conditions at the adjacent Bulls Head Plaza building. There is a women's clinic, a bank and store near West Main Street that are still occupied but other portions of the plaza contain vacant space. Given the concentrations of PERC in soil and groundwater at 68-92 Genesee Street and the close

proximity of the Bull Head Plaza buildings, the City is planning on requesting site access to complete SVI sampling at several buildings located in the Bulls Head Plaza, and perhaps also install an additional monitoring well. If access is denied or otherwise not obtained, the City will follow up with the Department. The City plans to discuss the Site's environmental conditions and program options with the Department later this summer or early fall. Let me know if you have questions. Joseph Biondolillo Sr. Environmental Specialist Division of Environmental Quality City Hall, Room 300B 30 Church Street, Rochester, NY 14614 Email: Biondj@cityofrochester.gov Phone: 585-428-6649 "

PIN		T&A	COST CENTER	
CLASS:	B1	CLOSE DATE	MEETS STANDARDS	False



DAY ENVIRONMENTAL, INC.

ENVIRONMENTAL CONSULTANTS
AN AFFILIATE OF DAY ENGINEERING, P.C.

December 7, 2017

Ms. Jill Bishop
NYS DEC
6274 East Avon-Lima Road
Avon, New York 14414

RE: FOIL REQUEST
JOB NUMBER 5439E-17

Dear Ms. Bishop:

This letter is a Freedom of Information Law request for the following location:

OWNER

Inner Faith Gospel Tabernacle Church, Inc.

Daniel Flowers
Walk of Life Christian Center
US Post Office – Bulls Head Station
John Gatti
Piehler Pontiac
Michael Piehler
Helen Ives & Marie Mahler

PROPERTY

32 York Street
Rochester, New York

“
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“
“
“

We would appreciate being informed of any environmental records on the above site.

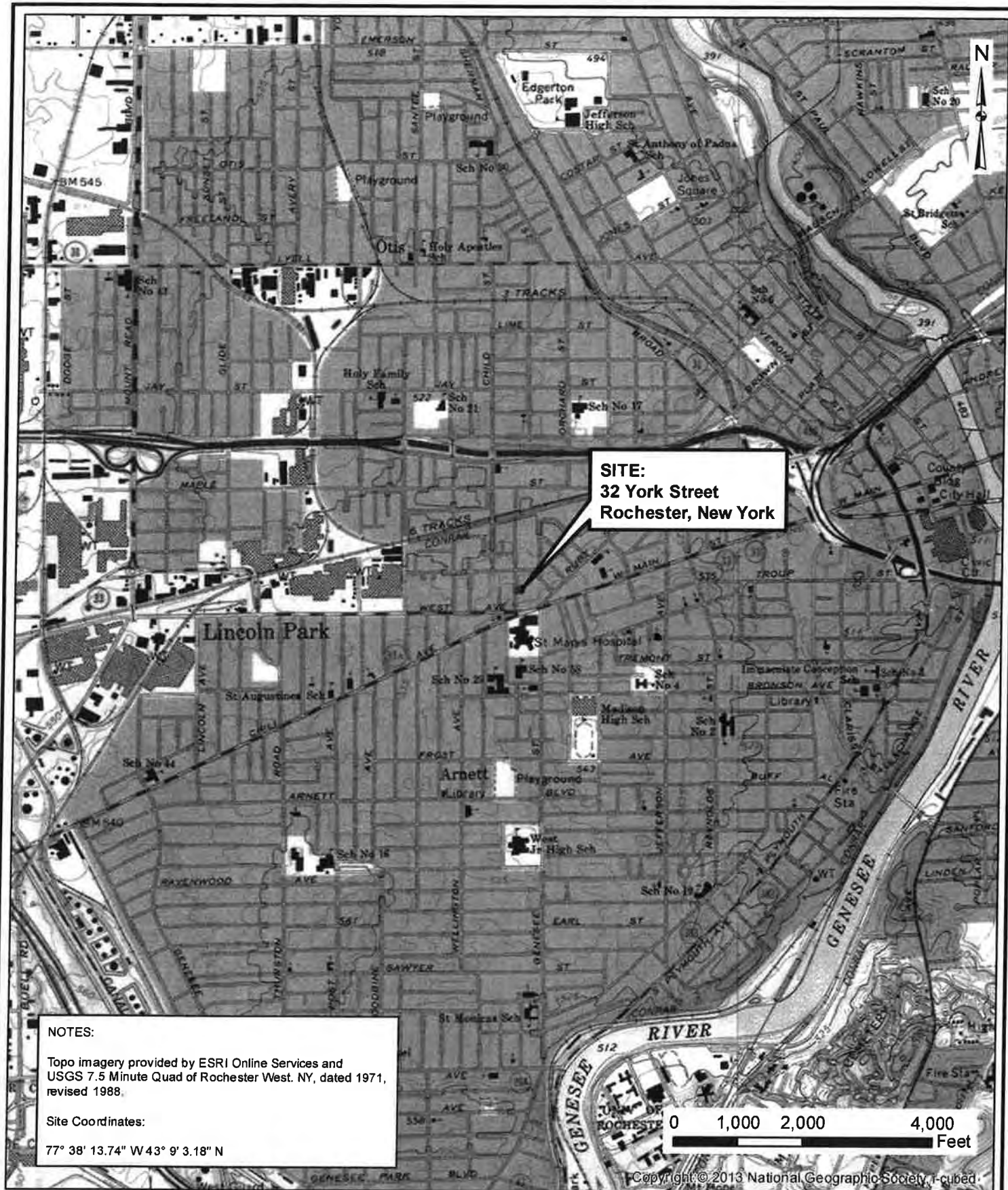
If there are any questions or additional information is required, do not hesitate to call. Thank you for your cooperation.

Very truly yours,

Sandi Miller

*Map Attached

FR5863



Date	11-20-2017
Drawn By	CPS
Scale	AS NOTED

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

Project Title	32 YORK STREET ROCHESTER, NEW YORK
	PHASE I ENVIRONMENTAL SITE ASSESSMENT
Drawing Title	Project Locus Map

Project No.	5439E-17
	FIGURE 1

Sandi Miller

From: New York DEC Support <newyorkdec@mycusthelp.net>
Sent: Monday, December 11, 2017 10:10 AM
To: Sandi Miller
Cc: R8Foil.Foil@dec.ny.gov
Subject: FOIL Response, 32 York ST., Rochester (5439E-17) W030129-120717

Attachments:

SPILL_REPORT.pdf

--- Please respond above this line ---



Region 8 - Avon
P: 585 226-5363 | F:
www.dec.ny.gov

RE: PUBLIC RECORDS REQUEST of 12/7/2017, Reference # W030129-120717

Dear Phase I Coordinator Sandi Miller,

In response to your Freedom of Information Law request seeking Please see attached FOIL request Re: 32 York St., Rochester, NY (DAY #5439E-17). Thank you!, I have attached electronic copies of all documents identified as responsive. There is no fee.

If I can be of further assistance, please contact me at 585 226-5363 and reference FOIL W030129-120717.

Sincerely,
Region 8 FOIL Coordinator



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8906360
SPILL NAME: UNIVERSAL HEATING DEC LEAD: CAHETTEN
SPILL DATE: 09/26/1989 SPILL TIME: 4:00 pm
CALL RECEIVED DATE: 09/26/1989 RECEIVED TIME: 4:25 pm

SPILL LOCATION

PLACE: UNIVERSAL HEATING COUNTY: Monroe
STREET: 32 YORK STREET TOWN/CITY: Rochester (c)
COMMUNITY: ROCHESTER
CONTACT: CONTACT PHONE:

CONT. FACTOR: Housekeeping SPILL REPORTED BY: Fire Department
FACILITY TYPE: Commercial/Industrial WATERBODY:

CALLER REMARKS:

MARTIN CLARK, MCHD ENROUTE TO SPILL SCENE. WAYNE AND CAROL HASKINS, CONTACT.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
#2 fuel oil	Petroleum	25 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNIVERSAL HEATING	926 WEST MAIN STREET ROCHESTER NY	(716) 328-1423

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "CH"

09/26/89: 09/26/89 THIS RAN DOWN DRIVE INTO STREET. FIRE DEPT PUT KITTY LITTER DOWN. CLARK GAVE LIST DISPOSAL CONTRACTORS TO SPILLER. THIS IS A CONTINUING PROBLEM AT THIS SITE.

09/28/89: 09/28/89 MONROE COUNTY TO RESPOND. MARTIN CLARK ON SCENE. MATERIAL FROM HOME HEATING OIL TANKS THAT WERE BEING CUT FOR SCRAP. SOME TANKS HAD SMALL AMOUNTS OF PRODUCT LEFT IN THEM

09/28/95: This is additional information about material spilled from the translation of the old spill file: #2 FUEL-WASTE HEATING.

06/15/11: PAPER FILE REMOVED PER FILE RETENTION POLICY.

PIN	T & A	COST CENTER
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CLASS: C3 CLOSE DATE: 09/28/1989 MEETS STANDARDS: True

Created On: 09/29/1989

Date Printed: 12/11/2017

Last Updated: 06/15/2011



**Application for Access to Records
Freedom of Information Law (FOIL)
Monroe County, New York**

I hereby apply to ☐ inspect ☒ obtain a copy of the following records:*

Please be specific:

- 1) McDOTT Records
- 2) Local Waste Sites Within $\frac{1}{2}$ mile

for the following property:

32 York St.
Rochester, NY 14611

Name: Sandi Miller Signature: Sandi Miller
Representing: (if applicable) Day Environmental, Inc. Date: 11-20-17
Mailing Address: 1563 Lyell Ave. Telephone: (include area code) 585-454-0210
City, state, zip code: Rochester, NY 14606 Job # 5439E-17 X 122

*There is no charge for the inspection of documents; however, if duplication is requested by you, a charge of \$.25 per page is payable to Monroe County.

Notice: You have a right to appeal denial of this application.

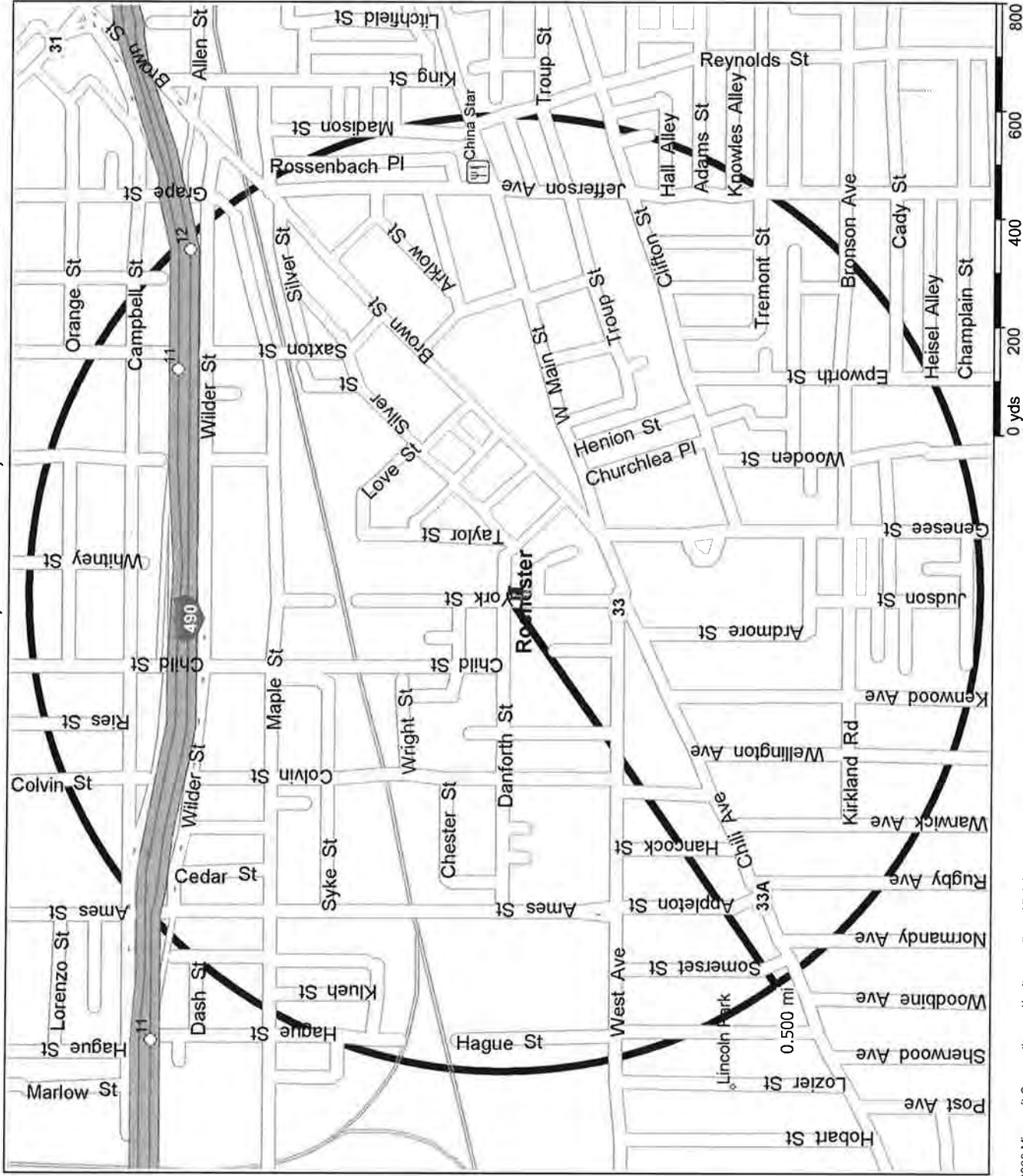
Send Request to:

Monroe County Access Officer

204 County Office Building • 39 West Main Street • Rochester, New York 14614

Phone: (585) 753-1080 • fax: (585) 753-1068 • www.monroecounty.gov

32 York St., Rochester, NY



RECEIVED DEC 18 2017



Department of Communications
Monroe County, New York

Cheryl Dinolfo, County Executive **Jesse L. Sleezer**, Director

December 15, 2017

Sandi Miller
Day Environmental, Inc.
1563 Lyell Ave.
Rochester, NY 14606

5439 E-17

RE: Freedom of Information Request # 17-2128

Dear Ms. Miller,

Your request for information under the Freedom of Information Law (F.O.I.L.) has been approved as to existing records.

Please remit payment in the amount of \$0.50, along with the enclosed invoice, to cover copying expenses. Checks can be made payable to Monroe County and mailed to: Freedom of Information, 39 West Main Street, Room 204, Rochester, New York, 14614.

At this time the Monroe County Department of Communication now considers this request closed.

You may appeal this decision, in writing, within 30 days. The Appeals Officer for Monroe County is Thomas Van Strydonck, 39 W. Main Street, Suite 110, Rochester, New York, 14614.

Sincerely,

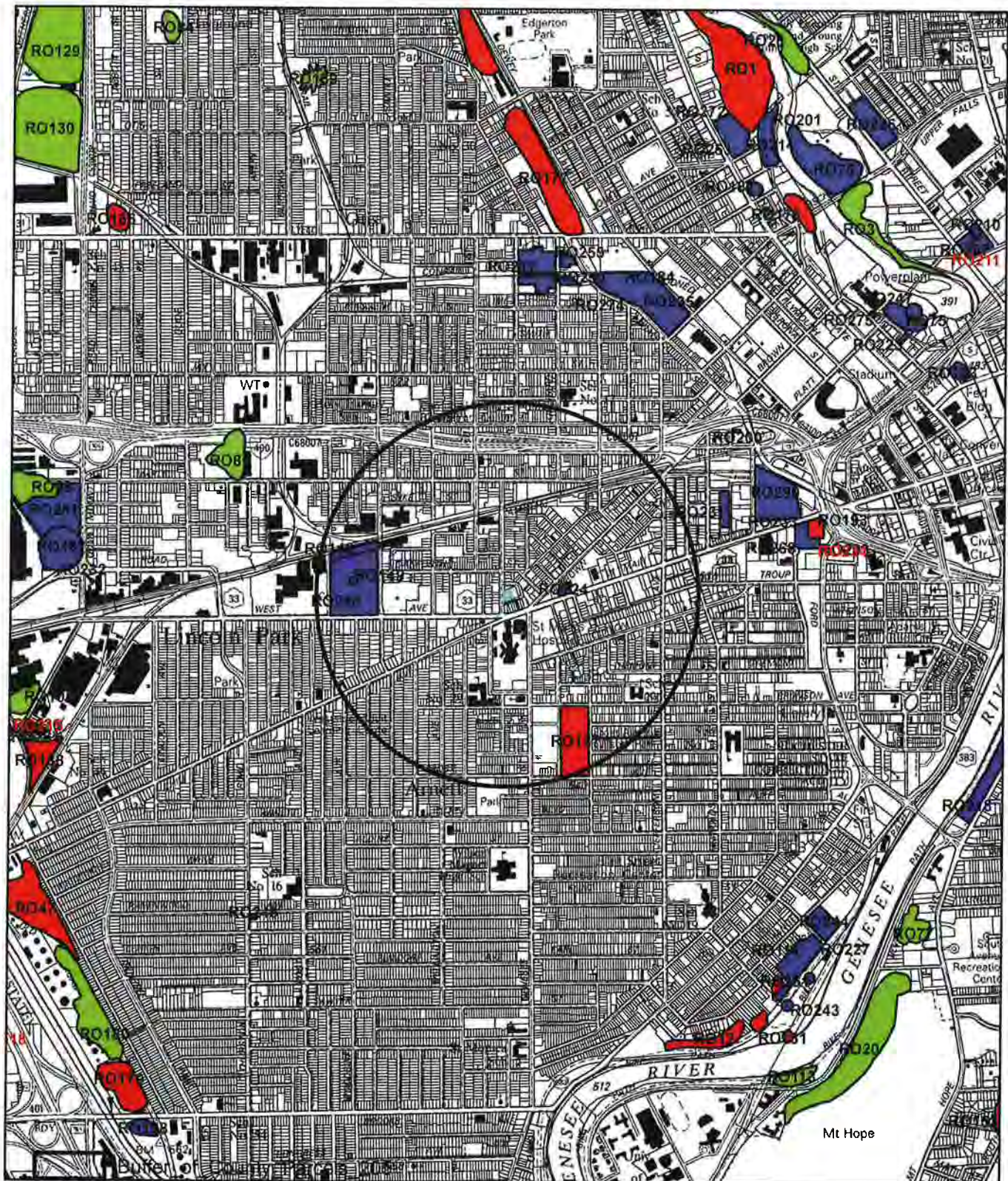
A handwritten signature in black ink, appearing to read "Jesse L. Sleezer".

Jesse L. Sleezer
Records Access Officer




Waste Site Description Sheet

Site Label	Site Type	Municipality	Site Name	Site Code	Program	Class	Type of Waste
RO148	NYSDEC Registry Site	Rochester	Taylor Instruments - Div. Comb. Eng.	828028A	State Superfund Program	4	See NYSDEC Website
RO157	MC Confirmed Site	Rochester	Former Madison High School Site				Construction/Demolition, Domestic Refuse, Ash
RO224	NYSDEC Registry Site	Rochester	West Main and Brown Streets	V00086	Voluntary Cleanup Program	C	See NYSDEC Website
RO248	NYSDEC Registry Site	Rochester	Taylor Instruments - Div. Comb. Eng.	828028B	State Superfund Program	N	See NYSDEC Website
RO149	"	Rochester	former Taylor Instruments	V00144	VCP	C	See NYSDEC Website

Re: 32 York Street, Rochester, NY 14611



Site Type

-  MC Suspected Site
 NYSDEC Registry Site
 MC Confirmed Site

(SEE SITE DESCRIPTION PAGE)

2,000 1,000 0 2,000 Feet



Note: Monroe County does not certify or warrant that this map is accurate or complete. Sites may be added or deleted or boundaries revised as more information becomes available. Site locations may not be exact.



City of Rochester

RECORDS ACCESS APPLICATION

(Please print or type)

Date 11-20-17

Print Name Sandi Miller

Representing Day Environmental, Inc.

Telephone # (585) 454-0210 (ext. 122)

Mailing Address 1563 Lye11 Avenue

Rochester, New York 14606

Signature Sandi Miller
Job # 5439E-17

I hereby apply to inspect ☐ and / or copy ☒ the following record(s):

Bldg. Dept.: 1. Complaints/Violations
2. Permits
3. Spills, Leaks, Environmental Issues

Fire Dept.: 1. Storage Tanks
2. Fire Incident Reports
3. Spills, Leaks, Environmental Issues
4. Hazardous Materials

Assessor's Office: 1. Property Card for Property
2. Tax Map of Area of Property

Claim #

E-mail address:

Property Address: 32 York St

Sbl # 120.42-2-71

Return completed application to:
Records Access Officer
Bureau of Communications
City Hall, 30 Church Street, Room 202A
Rochester, New York 14614-1287
or FAX to: (585) 428-7069

There is a 25¢ per page charge for copying most records.
For more information on public access to records,
call (585) 428-6066.

FOR AGENCY USE ONLY

- ☐ Approved
☐ Partially Approved
☐ Denied
☐ Record not maintained by the City

Records Access Officer

Date

FOR APPEAL ONLY

If you wish to appeal the Record Access Officer's decision on your application for public access to records, sign below and send this form within 30 days to:

Corporation Counsel
City Hall, 30 Church Street, Room 400A
Rochester, New York 14614-1295

I hereby appeal:

Signature

Date

Sandi Miller

From: requestnoreply@cityofrochester.gov
Sent: Wednesday, December 06, 2017 11:46 AM
To: Sandi Miller
Subject: FOIL Request RR17-03865 - Status Update
Attachments: 32 York BIS.pdf; 32 York Property Cards.pdf; 32 York St.pdf; RR17-03865 32 YORK ST.pdf

12/6/2017

Dear Sandi Miller,

Your Freedom of Information Law (FOIL) request #RR17-03865 has been processed. You requested information regarding: "tanks, permits, spills, HAZMAT, fires, incidents, environmental, property cards, tax map"

For the following location(s):
32 York St.

Your request included additional reference(s):
Project #5439E-17
Tax ID 120.42-2-71
CITY JOB FOR DEQ (JOE BIONDOLILLO): ASAP REPLY REQUIRED

Attached are responses from Fire Safety, Fire Service Calls, BIS-Permits and Assessment-Property Cards.

DEQ and HAZMAT found no records.

DES-Maps has advised that it has already sent you the maps directly.

This completes your request.

There is no charge for records for projects conducted on behalf of the City.

Sincerely,

James Smith
City of Rochester Records Access Officer
30 Church Street, Room 202A
Rochester, NY 14614
(585) 428-7135

The following attachment(s) were not included because they had no content:
Email\32 York BIS Permits

8782-150
51001

51001

8782-150
51001

0.10

CE

T2

200

YORK

HELEN

HELEN

HELEN

ROCHESTER FIRE DEPARTMENT

FIRE SAFETY DIVISION

COMPANY NO. E18

BUILDING INSPECTION

Location 32 York St

Owner's Name M. Pichler

Owner's Address 1569 Lake Ave

Type of Occupancy Post office

Construction Block Stories 1

Date _____ Inspector E. G. [Signature] # 4

Call Back Date _____

VIOLATIONS

[Signature]

REMARKS

8-12-50
5-1-53

2-5
[Signature]

12-12-50
[Signature]

000000-010

25

21

002

YORK

14915
851-3878

NY

21 ROCHELLE ST

9 IVE2

HELEN

ROCHESTER

CITY OF ROCHESTER

FIRE BUREAU

FIRE PREVENTION DIVISION

DAILY INSPECTION

Location 32 York St
Owner Biehler
Address 31 Cedar St
Occupant U. S. Post Office
Occupied as Post Office
Construction Concrete Block Stories 1
Heating Gas
Flammable Liquids _____ Permit _____
Storage _____
Fire Appliances Yes
Sprinkler _____ Were Control valves open _____
Standpipe _____
Interviewed Peter Majewski
Title Supt.
Date 4/1-8/76 Inspector C. M. McCormack
Remarks TR 5

RECEIVED

APR 13 1976

OFFICE FIRE CHIEF

CR-977

over

BUILDING INSPECTION / COMPLAINT FORM



COMPANY Q05 INSPECTION # 015337
 ADDRESS YORK ST FROM / TO 32 TAX ACCT. # 066948-01.0
 PROPERTY OWNER HELEN IVES ADDRESS 20 ROCHELLE ST PHONE 000-0000
 CITY ROCHESTER STATE NY ZIP 14612
 MAILING NAME HELEN IVES ADDRESS 20 ROCHELLE ST PHONE 000-0000
 CITY ROCHESTER STATE NY ZIP 14612
 EMERGENCY CONTACT HELEN IVES ADDRESS 20 ROCHELLE ST PHONE 000-0000
 CITY ROCHESTER STATE NY ZIP 14612

NFPA 901 CODES GENERAL PROPERTY USE 59 SPECIFIC PROPERTY USE 594 STRUCTURE TYPE 1 STRUCTURE STATUS 8

A = ATTIC
C = CELLAR
G = GARAGE
O = OUTSIDE
= FLOOR

BUSINESS NAME BULLSHEAD STATION PHONE 235 4412
 BUSINESS OWNER BULLSHEAD BRANCH
 ADDRESS 32 YORK ST CITY ROCHESTER STATE NY ZIP 14611
 BUSINESS EMERGENCY POSTAL SECURITY PHONE 263 3196
 ADDRESS 1335 JEFFERSON AV CITY ROCHESTER STATE NY ZIP 14623

DISPOSITION by
FIRE SAFETY:

REFERRED
ORDERS ISSUED
CORRECTED
NOT REQUIRED

DIRECTION,
ROOM #, ETC.

COMPLAINT

Boiler Room

EXTINGUISHER NEEDS INSPECTION

1st Floor

EXIT LIGHT OUT (ABOVE DOOR LEADING TO
LOADING DOCK) (Corrected while inspecting)

OFFICER PREPARING REPORT: Capt Stephen Lenton COMPANY Q-5 GROUP 2 DATE 7 JULY 87
 BUS/PROP REPRESENTATIVE: DON DEMARKO POSITION / TITLE POSTMASTER DATE 3-3-87
 SAFETY INSPECTOR: D. Bressard

COPY TO FIRE SAFETY

FD570 015337

FIRE SAFETY INSPECTION RECORD

☐ LICENSE☐ TANK
REMOVALGENERAL
PUBLIC ED.
PERMIT

LOCATION: 32 York Street

Bullshead Station

DATE
RECEIVED
IN FIRE
SAFETY:

APPOINTMENT

PERSON
CONTACTED

NO ENTRY

ORDERS ISSUED
REFERRALSISSUED
NO WORK DONE

SOME WORK DONE

OTHER

OK TO FILE
INSPECTOR

DATE

3-3-88

CHICHESTER
DORR

1 CORR

X Brelm

[illegible]

OFFICER PREPARING REPORT:	<i>Lieutenant Clyde Jones</i>	COMPANY	<i>Q-5</i>	GROUP	<i>2</i>	DATE	<i>07/05/88</i>
BUS/PROP REPRESENTATIVE:	<i>Donna M. Chichester</i>	POSITION / TITLE		<i>Atty. Gen.</i>		DATE	<i>07/05/88</i>
FIRE SAFETY INSPECTOR:						DATE	

COPY TO FIRE SAFETY

BUILDING INSPECTION / COMPLAINT FORM



COMPANY	Q05		INSPECTION #	53836	
ADDRESS	YORK ST		FROM / TO	32	
PROPERTY OWNER	HELEN P IVES		TAX ACCT. #	066948-01.0	
ADDRESS	20 ROCHELLE ST		PHONE	621-2878	
CITY	ROCHESTER		STATE	NY	
ZIP	14612				
MAILING NAME	HELEN P IVES		ADDRESS	20 ROCHELLE ST	
CITY	ROCHESTER		STATE	NY	
ZIP	14612				
EMERGENCY CONTACT	HELEN P IVES		ADDRESS	20 ROCHELLE ST	
CITY	ROCHESTER		STATE	NY	
ZIP	14612				

NFPA 901 CODES	GENERAL PROPERTY USE	59	SPECIFIC PROPERTY USE	596	STRUCTURE TYPE	1	STRUCTURE STATUS	2
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A = ATTIC
C = CELLAR
G = GARAGE
O = OUTSIDE
= FLOOR

BUSINESS NAME	BULLSHEAD STATION		PHONE	
BUSINESS OWNER	BULLSHEAD BRANCH			
ADDRESS	32 YORK ST		ROCHESTER	NY 14611
			PHONE	235 4412
BUSINESS EMERGENCY	POSTAL SECURITY			
ADDRESS	1335 JEFFERSON ROAD		ROCHESTER	NY 14623
			PHONE	263 3196

DISPOSITION by
FIRE SAFETY:

REFERRED	ORDERS ISSUED	CORRECTED	NOT REQUIRED
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SPECIAL INSTRUCTIONS:

COMPLAINT

None at this time

OFFICER PREPARING REPORT	COMPANY	DISTRICT	GROUP	DATE
BUS/PROP REPRESENTATIVE	Q05	Q05	2	10/6/89
FIRE SAFETY INSPECTOR	Manager			DATE 10/6/89

COPY TO FIRE SAFETY

CITY OF ROCHESTER NEW YORK

FIRE DEPARTMENT

D/C TRAVIS
F.S.DATE: 8-19-90

FROM: QUINT 5
TO: FIC L. HUETHER
SUBJECT: Hydrant Visibility

Sir: THERE IS A FIRE hydrant LOCATED IN FRONT
OF THE POST OFFICE AT 32 YORK ST.

THIS hydrant IS VERY DIFFICULT TO SEE
WHEN HEADING NORTH ON YORK ST. DUE TO THREE
MAIL BOXES WHICH ARE WITHIN 3' OF THIS
PARTICULAR hydrant. WOULD IT BE POSSIBLE TO HAVE
THE THREE MAIL BOXES MOVED BY THE POST OFFICE
TO INCREASE VISIBILITY FOR US WHILE ON EMERGENCY CALLS.

Respectfully Submitted

NAME: Russell ValbreTITLE: CaptainCOMPANY/DIVISION: Q5GROUP: LH

FD100

Amm



City of Rochester

Inter-Departmental Correspondence

To Captain Russell Vallone, Quint Five
From Lieutenant Jonathan Peer, Fire Safety
Date October 23, 1990
Subject Hydrant on York Street

Be advised that, on October 22, Lt. McBride and I spoke with Ms. Connie Carbonel, manager of the Bull's Head Branch Post Office, regarding the mail boxes which are in close proximity to a fire hydrant. We explained the difficulty they present in finding and connecting to the hydrant, and she agreed to have the green storage box moved away from the hydrant, and the two "for deposit of mail" boxes to be moved back from the street. The work should be completed by October 30, 1990.

Thank you for your input. If you have any further questions or concerns, please call.

90 AUG 20 AM 11: 09

1950-1951

1990

—d. 1901

[illegible]

100-443887-100
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 06-01-2001 BY 60322

11. 11. 1941

BUILDING INSPECTION / COMPLAINT FORM



COMPANY: Q05 INSPECTION # 68433

ADDRESS YORK ST FROM / TO 32 TAX ACCT # 056948-01.0

PROPERTY OWNER HELEN P. IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878

CITY ROCHESTER STATE NY ZIP 14612

MAILING NAME HELEN P. IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878

CITY ROCHESTER STATE NY ZIP 14612

EMERGENCY CONTACT HELEN P. IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878

CITY ROCHESTER STATE NY ZIP 14612

NFPA 901 CODES GENERAL PROPERTY USE 59 SPECIFIC PROPERTY USE 596 STRUCTURE TYPE 1 STRUCTURE STATUS 2

A = ATTIC
C = CELLAR
G = GARAGE
O = OUTSIDE
= FLOOR

BUSINESS NAME BULLSHEAD STATION PHONE 235-4412

BUSINESS OWNER BULLSHEAD BRANCH

ADDRESS 32 YORK ST ROCHESTER NY 14611

BUSINESS EMERGENCY POSTAL SECURITY PHONE 235-4412

ADDRESS 1335 JEFFERSON AV ROCHESTER NY 14623

PHONE 263-3196

DISPOSITION by
FIRE SAFETY:

REFERRED
ORDERS ISSUED
CORRECTED
NOT REQUIRED

SPECIAL INSTRUCTIONS:
SPECIAL HARZARDS
OR CONSTRUCTION

DIRECTION
ROOM #, ETC.

COMPLAINT

*No violations at the
time of inspection*

OFFICER PREPARING REPORT: Thomas J. DeKant COMPANY Q-5 DISTRICT 2 GROUP 3 DATE 7/2/90

BUS/PROP REPRESENTATIVE: Glen R. Miller POSITION / TITLE Supt. Stations DATE 7/2/90

FIRE SAFETY INSPECTOR: _____ DATE _____

FIRE SAFETY INSPECTION RECORD



LICENSE

checked

GENERAL
PUBLIC ED
PERMIT
HIGH-RISE

LOCATION:

00032 YORK

ST

BULLSHEAD STATION

DATE
RECEIVED
IN FIRE
SAFETY:

10/21/91

DATE

APPOINTMENT

PERSON
CONTACTED

NO ENTRY

ORDERS ISSUED

REFERRALS ISSUED

NO WORK DONE

SOME WORK DONE

OTHER

OK TO FILE

INSPECTOR

3-16 92

(Supv.)
MR. CRAWFORD

X 3rd, 3rd

X 20

BUILDING INSPECTION / COMPLAINT FORM



COMPANY R05 INSPECTION # 72396
 ADDRESS YORK ST FROM / TO 32 TAX ACCT # 066948-01.0
 PROPERTY OWNER HELEN P IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878
 CITY ROCHESTER STATE NY ZIP 14612
 MAILING NAME HELEN P IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878
 CITY ROCHESTER STATE NY ZIP 14612
 EMERGENCY CONTACT HELEN P IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878
 CITY ROCHESTER STATE NY ZIP 14612

NFPA 901 CODES GENERAL PROPERTY USE 59 SPECIFIC PROPERTY USE 596 STRUCTURE TYPE 1 STRUCTURE STATUS 2

- A = ATTIC
- C = CELLAR
- G = GARAGE
- O = OUTSIDE
- # = FLOOR #

BUSINESS NAME BULLSHEAD STATION PHONE 235-4412
 BUSINESS OWNER BULLSHEAD BRANCH
 ADDRESS 32 YORK ST CITY ROCHESTER STATE NY ZIP 14611
 BUSINESS EMERGENCY POSTAL SECURITY PHONE 235-4412
 ADDRESS 1335 JEFFERSON AV CITY ROCHESTER STATE NY ZIP 14623
 PHONE 263-3196

DISPOSITION by
FIRE SAFETY:

REFERRED
ORDERS ISSUED
CORRECTED
NOT REQUIRED

SPECIAL INSTRUCTIONS:
SPECIAL HARZARDS OR CONSTRUCTION

DIRECTION
ROOM #, ETC.

COMPLAINT

*3 prior violations
3 corrections*

OK at this time

OFFICER PREPARING REPORT: J Gallagher COMPANY B DISTRICT 5 GROUP 5 DATE 3-16-92
 BUS/PROP REPRESENTATIVE: J Gallagher POSITION / TITLE Fire Safety Inspector DATE 3-16-92
 FIRE SAFETY INSPECTOR: J Gallagher DATE 3-16-92

BUILDING INSPECTION / COMPLAINT FORM

COMPANY	005	INSPECTION #	10263
ADDRESS		FROM / TO	TAX ACCT #
YORK	ST	32	066948-01-0
PROPERTY OWNER		ADDRESS	PHONE
HELEN P IVES		20 ROCHELLE ST	621-2878
		CITY ROCHESTER	STATE NY ZIP 14612
MAILING NAME		ADDRESS	PHONE
HELEN P IVES		20 ROCHELLE ST	
		CITY ROCHESTER	STATE NY ZIP 14612
EMERGENCY CONTACT		ADDRESS	PHONE
HELEN P IVES		20 ROCHELLE ST	621-2878
		CITY ROCHESTER	STATE NY ZIP 14612

NFPA 901 CODES	GENERAL PROPERTY USE <u>59</u>	SPECIFIC PROPERTY USE <u>596</u>	STRUCTURE TYPE <u>1</u>	STRUCTURE STATUS <u>2</u>
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[illegible]

OFFICER PREPARING REPORT: <i>[Signature]</i>	COMPANY <i>05</i>	DISTRICT <i>2</i>	GROUP <i>4</i>	DATE <i>6/29/93</i>
BUS/PROP. REPRESENTATIVE: <i>[Signature]</i>	POSITION / TITLE <i>Manager</i>			DATE <i>6/29/93</i>
FIRE SAFETY INSPECTOR:				DATE

COPY TO FIRE SAFETY

BUILDING INSPECTION / COMPLAINT FORM



COMPANY		Q05		INSPECTION #		05850	
ADDRESS		FROM / TO		TAX ACCT #			
YORK ST		32		066948-01			
PROPERTY OWNER		ADDRESS		PHONE			
HELEN P IVES		20 ROCHELLE ST		621-2878			
		CITY ROCHESTER		STATE NY		ZIP 14612	
MAILING NAME		ADDRESS		PHONE			
HELEN P IVES		20 ROCHELLE ST		621-2878			
		CITY ROCHESTER		STATE NY		ZIP 14612	
EMERGENCY CONTACT		ADDRESS		PHONE			
HELEN P IVES		20 ROCHELLE ST		621-2878			
		CITY ROCHESTER		STATE NY		ZIP 14612	

NFPA 901 CODES	GENERAL PROPERTY USE <u>59</u>	SPECIFIC PROPERTY USE <u>596</u>	STRUCTURE TYPE <u>1</u>	STRUCTURE STATUS <u>2</u>
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NO ENTRY DATES:

BUSINESS NAME **BULLSHEAD STATION** PHONE

BUSINESS OWNER BULLSHEAD BRANCH

ADDRESS 32 YORK ST ROCHESTER NY 14611

BUSINESS EMERGENCY **NICK MITRAKOS**

ADDRESS _____ PHONE 272 5634

SPECIAL INSTRUCTIONS:

**SPECIAL HAZARDS
OR CONSTRUCTION**

A = ATTIC
C = CELLAR
G = GARAGE
O = OUTSIDE
= FLOOR

DISPOSITION by
FIRE SAFETY:

NOT REQUIRED
CORRECTED
ORDERS ISSUED
REFERRED

DIRECTION
ROOM #, ETC.

COMPLAINT

EXTINGUISHER NEEDS TO BE SERVICED,
(corrected)

NEED NUMBER FOR PROPERTY ADDRESS
(corrected) 8-16 FF K Blomgren

OFFICER PREPARING REPORT: <i>[Signature]</i>	COMPANY <i>QMS</i>	DISTRICT <i>2</i>	GROUP <i>1</i>	DATE <i>2/11/94</i>
BUS/PROP REPRESENTATIVE: <i>[Signature]</i>	POSITION / TITLE			DATE
FIRE SAFETY INSPECTOR: <i>[Signature]</i>				DATE

COPY TO FIRE SAFETY

FIRE SAFETY INSPECTION RECORD

☐ LICENSEGENERAL
PUBLIC ED
PERMIT
HIGH-RISE

LOCATION:

32 YORK STREET

DATE
RECEIVED
IN FIRE
SAFETY:

8-19-94

DATE

APPOINTMENT

PERSON
CONTACTED

NO ENTRY

ORDERS ISSUED

REFERRALS ISSUED

NO WORK DONE

SOME WORK DONE

OTHER

OK TO FILE

INSPECTOR

FIRE SAFETY INSPECTION RECORD

☐ LICENSEGENERAL
PUBLIC ED
PERMIT
HIGH-RISE

LOCATION:

32 York st

DATE
RECEIVED
IN FIRE
SAFETY:

OTHER

FILE

DATE

APPOINTMENT

PERSON
CONTACTED

NO ENTRY

ORDERS ISSUED

REFERRALS ISSUED

NO WORK DONE

SOME WORK DONE

OK TO FILE

INSPECTOR

2-1-95

X 2 vio - 2 corr

X Amels

BUILDING INSPECTION / COMPLAINT FORM



COMPANY Q05 INSPECTION # 75096
 ADDRESS YORK ST FROM / TO 32 TAX ACCT # 066948-01.0
 PROPERTY OWNER HELEN P IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878
 CITY ROCHESTER STATE NY ZIP 14612
 MAILING NAME HELEN P IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878
 CITY ROCHESTER STATE NY ZIP 14612
 EMERGENCY CONTACT HELEN P IVES ADDRESS 20 ROCHELLE ST PHONE 621-2878
 CITY ROCHESTER STATE NY ZIP 14612

NFPA 901 CODES 59 GENERAL PROPERTY USE 59 SPECIFIC PROPERTY USE 596 STRUCTURE TYPE 1 STRUCTURE STATUS 2

A = ATTIC
C = CELLAR
G = GARAGE
O = OUTSIDE
= FLOOR

BUSINESS NAME BULLSHEAD STATION PHONE 235 4412
 BUSINESS OWNER BULLSHEAD BRANCH
 ADDRESS 32 YORK ST CITY ROCHESTER STATE NY ZIP 14611
 BUSINESS EMERGENCY NICK MITRAKOS PHONE 272 5634
 ADDRESS 32 YORK ST CITY ROCHESTER STATE NY ZIP 14611

DISPOSITION by
FIRE SAFETY:

REFERRED
ORDERS ISSUED
CORRECTED
NOT REQUIRED

SPECIAL INSTRUCTIONS:

SPECIAL HARZARDS
OR CONSTRUCTION

DIRECTION
ROOM #, ETC

COMPLAINT

Vertical Opening
Open Boxes over Electrical Contacts, Smoke Detector
Blocked Exit in Warehouse, CORRECTED
TOP 2 NOT CORRECTED 6/27/96

FILE

OFFICER PREPARING REPORT: [Signature] COMPANY Q05 DISTRICT BL GROUP 3 DATE June 5, 1996
 BUS/PROP REPRESENTATIVE: [Signature] POSITION / TITLE BL DATE June 5, 1996
 FIRE SAFETY INSPECTOR: [Signature] DATE June 5, 1996

**BUILDING INSPECTION / COMPLAINT FORM**

INSPECTION # 81725

COMPANY	FROM / TO		TAX ACCT #
ADDRESS			966948-01-0
PROPERTY OWNER	ADDRESS	PHONE	
HELEN FIVES	207 ROCHELLE ST	621-2878	
	CITY ROCHESTER	STATE NY	ZIP 14612
MAILING NAME	ADDRESS	PHONE	
HELEN FIVES	207 ROCHELLE ST		
	CITY ROCHESTER	STATE NY	ZIP 14612
EMERGENCY CONTACT	ADDRESS	PHONE	
HELEN FIVES	207 ROCHELLE ST	621-2878	
	CITY ROCHESTER	STATE NY	ZIP 14612

NFPA 901 CODES	GENERAL PROPERTY USE 59	SPECIFIC PROPERTY USE 596	STRUCTURE TYPE 1	STRUCTURE STATUS 2
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NO ENTRY DATES:	BUSINESS NAME	BULLSHEAD STATION	PHONE		DISPOSITION by FIRE SAFETY:
	BUSINESS OWNER	BULLSHEAD BRANCH			
	ADDRESS	32 YORK ST	ROCHESTER	NY 14611	
			PHONE	235 4412	

A = ATTIC C = CELLAR G = GARAGE O = OUTSIDE # = FLOOR #	BUSINESS EMERGENCY	NICK MITRAKOS	CORRECTED ORDERS ISSUED, REFERRED NOT REQUIRED
	ADDRESS		
		PHONE 272-5634	
	SPECIAL INSTRUCTIONS:		
	SPECIAL HARZARDS OR CONSTRUCTION		

[illegible][illegible]

C	Covers Missing From Relay -	South Basement Wall
---	-----------------------------	---------------------

C	Flue Pipe need to be sealed	11
---	-----------------------------	----

#1	Several Roof Leaks - Many Near light sockets		
----	--	--	--

[illegible][illegible][illegible]

214625 DATE AUG 22 1997

A hand-drawn sketch of a landscape. It features a horizontal line representing a river or a path, with several curved lines above it representing hills or mountains. The drawing is simple and appears to be a preliminary sketch for a larger project.

Note: 1. 15th Post Office will have

NOTE: August 15 Post OFFICE at this location

1913 Location

OFFICER PREPARING REPORT: <i>LeRene B. Clyde Jones</i>	COMPANY <i>Q-5</i>	DISTRICT <i>2</i>	GROUP <i>2</i>	DATE <i>8-8-97</i>
--	-----------------------	----------------------	-------------------	-----------------------

BUS/PROP REPRESENTATIVE: <i>A. Luke</i>	POSITION / TITLE <i>clerk</i>	DATE OF REINSPECTION <i>8-8-97</i>
---	----------------------------------	---------------------------------------

REF 50

FIRE SAFETY INSPECTOR:

DATE

City of Rochester
Fire Department



Fire Safety Division

REFERRAL NO.

☒ BUILDING BUREAU

☐ CERT. OF OCC. INSP.

☐ HEALTH DEPT.

☐ PROP. CONSERVATION

ATTN: _____

☐ OTHER

The following condition has been brought to our attention and is referred to your Department for investigation and disposition. A report of your findings is requested.

BUILDING LOCATION:

32 York St.

DATE:

11-17-00

NAME OF OWNER OR OCCUPANT:

Walk of Life Christian Center

ADDRESS:

32 York St

NATURE OF COMPLAINT:

Church needs occupancy sign

Contact Joe Flowers
359-4791

COMPLAINANT

CO.

James A. Zende
FIRE SAFETY INSPECTOR

COMMENTS OF REFERRED AGENCY:

BUILDING PERMIT APPLICATION PENDING BLDG. CODE REVIEW
AND APPROVE — NOT LEGAL FOR OCCUPANCY UNTIL
PERMIT ISSUED & FINAL C. OF O. INSPECTION MADE.
(PERMIT # 991171)

INSPECTOR

JUAN P. LINARES

AGENCY

BLDG. BUREAU

DATE

1/4/01

BUILDING INSPECTION / COMPLAINT FORM



COMPANY ADDRESS YORK ST 32	FROM / TO	INSPECTION # TAX ACCT #	02-08170
PROPERTY OWNER JOHN R. GATTI	ADDRESS 981 CHILI AV	PHONE 000-0000	
	CITY ROCHESTER	STATE NY	ZIP 14611
MAILING NAME JOHN R. GATTI	ADDRESS 981 CHILI AV	PHONE	
	CITY ROCHESTER	STATE NY	ZIP 14611
EMERGENCY CONTACT JOHN R. GATTI	ADDRESS 981 CHILI AV	PHONE 000-0000	
	CITY ROCHESTER	STATE NY	ZIP 14611

NFPA 901 CODES	GENERAL PROPERTY USE 13	SPECIFIC PROPERTY USE 131	STRUCTURE TYPE 1	STRUCTURE STATUS 2
NO ENTRY DATES:	BUSINESS NAME WALK OF LIFE CHRISTIAN CE PHONE 235-52-17 BUSINESS OWNER PASTOR JOE FLOWERS ADDRESS _____ PHONE 359 4791 BUSINESS EMERGENCY MITCHELL GILLENWATER (W) 777-7971 (H) _____ ADDRESS _____ PHONE 436 6633 SPECIAL INSTRUCTIONS: SPECIAL HAZARDS OR CONSTRUCTION DIRECTION ROOM #, ETC. COMPLAINT <input type="checkbox"/> NO VIOLATIONS NOTED AT THIS TIME <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Under Renovations, F.D. Remodeling Permit. Issues (on front door)			DISPOSITION by FIRE SAFETY:
A = ATTIC C = CELLAR G = GARAGE O = OUTSIDE # = FLOOR #				REFERRED ORDERS ISSUED CORRECTED NOT REQUIRED

Y N	Y N	Y N
<input type="checkbox"/> SPRINKLER SYSTEM	<input type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input type="checkbox"/> STANDPIPE SYSTEM	<input type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input type="checkbox"/> BARS/WIRE ON WINDOWS
<input type="checkbox"/> FIRE ALARM SYSTEM	<input type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input type="checkbox"/> LOCK BOX
OFFICER PREPARING REPORT: F. E. G. Lewis	COMPANY Q-5	DISTRICT 2
BUS/PROP REPRESENTATIVE:	GROUP 1	DATE 8/27/02
FIRE SAFETY INSPECTOR:	POSITION / TITLE	DATE OF REINSPECTION
		DATE

COPY TO FIRE SAFETY

Rochester Fire & Rescue Department
185 Exchange Blvd., Suite 665
Rochester, New York 14614



OFFICE OF THE FIRE MARSHAL
Telephone: 428-7037
Fax: 428-6785

NOTICE OF VIOLATION AND ORDER TO COMPLY

Walk of Life Christian Center
NAME

Date 11-8-04

32 York St.
ADDRESS

Rochester, NY 14611
CITY, STATE, ZIP

Inspection of the premises located at 32 York St reveals violations of the Rochester Fire Prevention Code. Orders are hereby issued for **immediate correction** of violations listed herein. Compliance shall be verified by the Fire Marshal.

Failure to comply with these orders may result in issuance of Municipal Code Violation Ticket with following penalties:

	INITIAL	FAILURE TO RESPOND
1st OFFENSE	\$ 75	\$150
2nd OFFENSE	\$150	\$300
3rd & SUBSEQUENT	\$375	\$750

- 1 of 2
- 017) There shall be no electric extension cord going through ceiling in sound room.
 - 015) There shall be no extension cord on floor in sound room.
 - 013) Emergency light in front exit shall work when tested.
 - 014) There shall be a cover on electric outlet in sound room.
 - 015) There shall be a cover on electric box in hall in back.
 - 016) There shall be covers on electric boxes in back room.
 - 017) There shall be a cover of electric junction box in back room.

Received by: James A. Bonds

NAME

TITLE

DATE

By Order of
Fire Marshal

Fire Marshal

Fire Marshal

DATE OF COMPLIANCE

Alarm Permit # 26415

Back 11-22-04 @ 930 AM

Rochester Fire & Rescue Department
185 Exchange Blvd., Suite 665
Rochester, New York 14614



OFFICE OF THE FIRE MARSHAL
Telephone: 428-7037
Fax: 428-6785

NOTICE OF VIOLATION AND ORDER TO COMPLY

Walk of Life Christian Center
NAME

Date 11-8-04

32 York St.
ADDRESS

Rochester, N.Y. 14611
CITY, STATE, ZIP

Inspection of the premises located at 32 York St reveals violations of the Rochester Fire Prevention Code. Orders are hereby issued for **immediate correction** of violations listed herein. Compliance shall be verified by the Fire Marshal.

Failure to comply with these orders may result in issuance of Municipal Code Violation Ticket with following penalties:

	INITIAL	FAILURE TO RESPOND
2 of 2 1st OFFENSE	\$ 75	\$150
2nd OFFENSE	\$150	\$300
3rd & SUBSEQUENT	\$375	\$750
8) The hole in women's bathroom to basement shall be covered.		
9) They shall be a general cleaning in basement of debris and combustibles		
10) The Chimney flue from furnace shall be sealed.		
11) Emergency light in church shall work when tested		

Received by: X [Signature]

NAME

TITLE

DATE

By Order of
Fire Marshal

Fire Marshal [Signature]

DATE OF COMPLIANCE 11-22-04

Fire Marshal [Signature]

Back 11-17-04 @ 9:30 AM



City of Rochester

FAX (716) 428-6137
TDD/Voice 232-3260

Bureau of Buildings and Zoning
Department of
Community Development

City Hall, Room 122-B
30 Church Street
Rochester, New York 14614-1290
(716) 428-7043

November 15, 2004

Walk of Life Christian Center
32 York Street
Rochester, New York

Re: Walk of Life Christian Center

Dear Property Owner:

Accompanying this letter is your occupancy sign for the above mentioned address.
The number on the sign **80** is the maximum allowable occupancy for the property at one time.

It is your responsibility to maintain the sign, or an approved substitute, in good condition. If a sign has been altered a Municipal Code Violation Bureau Appearance ticket will be issued and subsequent fines collected. If a sign is missing a fee of \$25.00 will be assessed to replace it.

If you have any questions, please contact the Fire Marshal at 428-7037.

Sincerely,



Joel N. Smith, AIA
Manager of Plan Review & Bldg. Inspections

JNS/jh

xc: City Fire Marshal
Occupancy File



J. LINARES

INSPECTOR

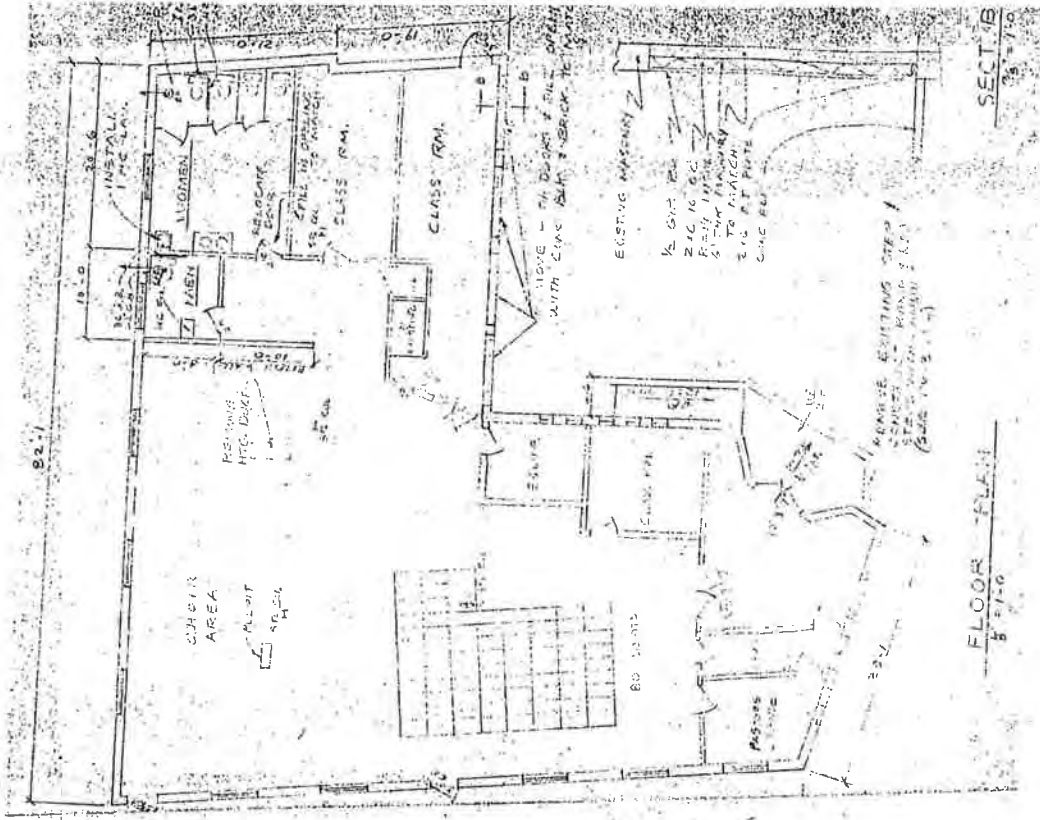
11-15-04

32 YORK ST.

WALK OF LIFE

CHRISTIAN CENTER

80 PERSONS MAX.



**OCCUPANCY BY MORE
THAN 80 PERSONS
IS DANGEROUS AND
UNLAWFUL**



City of Rochester, New York

April 17, 2012



BUILDING INSPECTION / COMPLAINT FORM

COMPANY Q05 FROM / TO 32 INSPECTION # 04-03323
 ADDRESS YORK ST TAX ACCT #
 PROPERTY OWNER JOHN R. GATTI ADDRESS 981 CHILI AV PHONE 000-0000
 CITY ROCHESTER STATE NY ZIP 14611
 MAILING NAME ADDRESS PHONE
 CITY STATE ZIP
 EMERGENCY CONTACT ADDRESS PHONE
 CITY STATE ZIP

NFPA 901 CODES GENERAL PROPERTY USE 13 SPECIFIC PROPERTY USE 131 STRUCTURE TYPE 1 STRUCTURE STATUS 2

NO ENTRY DATES: not entering
5-17-04 7:00am
Mon 5:30

BUSINESS NAME Wait of life Christian center PHONE [REDACTED]
 BUSINESS OWNER Joe flowers
 ADDRESS [REDACTED] PHONE [REDACTED]
 BUSINESS EMERGENCY JOE FLOWERS Church # 235-0269
 ADDRESS [REDACTED] PHONE 7385-9128
 SPECIAL INSTRUCTIONS:
 SPECIAL HAZARDS OR CONSTRUCTION See below
 DIRECTION ROOM #, ETC.
☐ NO VIOLATIONS NOTED AT THIS TIME ☐ A ☐ B ☐ C ☐ D
 C Basement OPEN JUNCTION BOX - NEEDS COVER
SOUTH SIDE LADIES ROOM OPEN JUNCTION BOX IN CEILING - EXPOSED WIRES
LADIES ROOM OPEN VOID FROM BASEMENT TO 1st FLOOR
MENS ROOM MISSING SWITCH PLATE COVER
SOUTH WALL OF BUILDING MISSING SWITCH-PLATE COVERS + WALK-SOCKET COVERS
SOUTH EAST CORNER RM MISSING SWITCH PLATE + OUTLET COVERS (Sound Room)
sent to FS on 10-27-04

Y N Y N Y N
☐ SPRINKLER SYSTEM ☐ FIRE/SMOKE DETECT. SYSTEM ☐ SINGLE STATION SMOKE DETECTORS
☐ STANDPIPE SYSTEM ☐ KITCHEN HOOD EXTING. SYSTEM ☒ BARS/WIRE ON WINDOWS
☒ FIRE ALARM SYSTEM ☐ OTHER FIRE EXTING. SYSTEM ☒ LOCK BOX
 OFFICER PREPARING REPORT: Capt. R. A. York COMPANY Q5 DISTRICT Q5 GROUP 3 DATE 10-18-04
 BUS/PROP REPRESENTATIVE: [Signature] POSITION / TITLE DATE OF REINSPECTION
 FIRE SAFETY INSPECTOR: [Signature] DATE 11-22-04

COPY TO FIRE SAFETY

033353

000-0000

11011

000-0000

City of Rochester

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Joe Flowers 932-0382
382 P 158

Attention Cord cell - back room

Amazing light front

Open front door

Open front door

Open front door

Open front door

Open front door

Open front door

Cherry roller

10-18-01

10-18-01

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000

Post Office Box 1000
Rochester, N.Y. 14603
(716) 432-1000



BUILDING INSPECTION / COMPLAINT FORM

COMPANY	Q05	FROM / TO	INSPECTION #	05-04990
ADDRESS	YORK ST 32	TAX ACCT #		
PROPERTY OWNER	JOHN R. GATTI	ADDRESS	981 CHILI AV	PHONE 328-5810
		CITY	ROCHESTER	STATE NY ZIP 14611
MAILING NAME	JOHN R. GATTI	ADDRESS	981 CHILI AV	PHONE 000-0000
		CITY	ROCHESTER	STATE NY ZIP 14611
EMERGENCY CONTACT	JOHN R. GATTI	ADDRESS	981 CHILI AV	PHONE 328-5810
		CITY	ROCHESTER	STATE NY ZIP 14611

NFPA 901 CODES	GENERAL PROPERTY USE 13	SPECIFIC PROPERTY USE 131	STRUCTURE TYPE 1	STRUCTURE STATUS 2
NO ENTRY DATES: 6/22, 8/09	BUSINESS NAME WALK OF LIFE CHRISTIAN CENTER BUSINESS OWNER WALK OF LIFE CHRISTIAN CENTER ADDRESS 32 YORK ST ROCHESTER NY 14611 PHONE 235 0269 BUSINESS EMERGENCY JOE FLOWERS ADDRESS PHONE 385 9128 SPECIAL INSTRUCTIONS: SPECIAL HAZARDS OR CONSTRUCTION DIRECTION ROOM #, ETC., COMPLAINT-			DISPOSITION by FIRE SAFETY: REFERRED CORRECTED NOT REQUIRED
A = ATTIC C = CELLAR G = GARAGE O = OUTSIDE # = FLOOR #	<input checked="" type="checkbox"/> NO VIOLATIONS NOTED AT THIS TIME <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D			

Y N	Y N	Y N
<input checked="" type="checkbox"/> SPRINKLER SYSTEM	<input checked="" type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input checked="" type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input checked="" type="checkbox"/> STANDPIPE SYSTEM	<input checked="" type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input checked="" type="checkbox"/> BARS/WIRE ON WINDOWS
<input checked="" type="checkbox"/> FIRE ALARM SYSTEM	<input checked="" type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input checked="" type="checkbox"/> LOCK BOX
OFFICER PREPARING REPORT: <i>FF [Signature]</i>		DATE: 8-22-05
BUS/PROP REPRESENTATIVE: <i>[Signature]</i>		DATE OF REINSPECTION
FIRE SAFETY INSPECTOR: <i>[Signature]</i>		DATE

COPY TO FIRE SAFETY

BUILDING INSPECTION / COMPLAINT FORM



COMPANY <u>Q05</u>		INSPECTION # <u>06-02934</u>	
ADDRESS <u>YORK ST</u>		FROM / TO <u>32</u>	
PROPERTY OWNER	ADDRESS	PHONE	
<u>JOHN R. GATTI</u>	<u>981 CHILI AV</u>	<u>328-5810</u>	
	CITY <u>ROCHESTER</u> STATE <u>NY</u> ZIP <u>14611</u>		
MAILING NAME	ADDRESS	PHONE	
<u>JOHN R. GATTI</u>	<u>981 CHILI AV</u>	<u>328-5810</u>	
	CITY <u>ROCHESTER</u> STATE <u>NY</u> ZIP <u>14611</u>		
EMERGENCY CONTACT	ADDRESS	PHONE	
<u>JOHN R. GATTI</u>	<u>981 CHILI AV</u>	<u>328-5810</u>	
	CITY <u>ROCHESTER</u> STATE <u>NY</u> ZIP <u>14611</u>		

NFPA 901 CODES	GENERAL PROPERTY USE <u>13</u>	SPECIFIC PROPERTY USE <u>131</u>	STRUCTURE TYPE <u>1</u>	STRUCTURE STATUS <u>2</u>
NO ENTRY DATES: <u>8/8</u> <u>8/22</u> 10:30 <u>12/6/06</u> 9:30	BUSINESS NAME <u>WALK OF LIFE CHRISTIAN CE</u> PHONE <u></u> BUSINESS OWNER <u>WALK OF LIFE CHRISTIAN CENTER</u> ADDRESS <u>32 YORK ST</u> <u>ROCHESTER</u> <u>NY 14611</u> PHONE <u>235-0269</u> BUSINESS EMERGENCY <u>JOE FLOWERS</u> <u>436-8780</u> ADDRESS <u></u> PHONE <u>395-9128</u> SPECIAL INSTRUCTIONS: SPECIAL HAZARDS OR CONSTRUCTION DIRECTION ROOM #, ETC. COMPLAINT <input type="checkbox"/> NO VIOLATIONS NOTED AT THIS TIME <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D			DISPOSITION by FIRE SAFETY:
				REFERRED
				CORRECTED
				NOT REQUIRED

Y N	Y N	Y N
<input type="checkbox"/> <input type="checkbox"/> SPRINKLER SYSTEM.	<input type="checkbox"/> <input type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input type="checkbox"/> <input type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input type="checkbox"/> <input type="checkbox"/> STANDPIPE SYSTEM	<input type="checkbox"/> <input type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input type="checkbox"/> <input type="checkbox"/> BARS/WIRE ON WINDOWS
<input type="checkbox"/> <input type="checkbox"/> FIRE ALARM SYSTEM	<input type="checkbox"/> <input type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input type="checkbox"/> <input type="checkbox"/> LOCK BOX
OFFICER PREPARING REPORT:		DATE
BUS/PROP REPRESENTATIVE:		DATE OF REINSPECTION
FIRE SAFETY INSPECTOR:		DATE

COPY TO FIRE SAFETY

Q-5

Fire Safety Division
Fire Department

City of Rochester

Rochester Fire Department
185 Exchange Boulevard
Rochester, NY 14614-2124
(585) 428-7037

BUILDING INSPECTION / COMPLAINT FORM



COMPANY ADDRESS	32 York St.		FROM / TO	INSPECTION #	09-07802
PROPERTY OWNER	KINER FAITH-GOSPEL-TABERNACLE CHURCH		ADDRESS	PHONE	
	John GOTTLE				
MAILING NAME	CITY	STATE	ZIP		
EMERGENCY CONTACT	ADDRESS	PHONE			

NFPA 901 CODES	GENERAL PROPERTY USE	SPECIFIC PROPERTY USE	STRUCTURE TYPE	STRUCTURE STATUS
NO ENTRY DATES:	BUSINESS NAME _____ PHONE _____ BUSINESS OWNER _____ ADDRESS _____ PHONE _____ BUSINESS EMERGENCY _____ ADDRESS _____ PHONE _____ SPECIAL INSTRUCTIONS: SPECIAL HAZARDS OR CONSTRUCTION			DISPOSITION by FIRE SAFETY: REFERRED CORRECTED ORDERS ISSUED NOT REQUIRED
A = ATTIC C = CELLAR G = GARAGE O = OUTSIDE # = FLOOR #	DIRECTION ROOM #, ETC. COMPLAINT <input type="checkbox"/> NO VIOLATIONS NOTED AT THIS TIME <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Under Renovation			

Y N	Y N	Y N
<input type="checkbox"/> SPRINKLER SYSTEM	<input type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input type="checkbox"/> STANDPIPE SYSTEM	<input type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input type="checkbox"/> BARS/WIRE ON WINDOWS
<input type="checkbox"/> FIRE ALARM SYSTEM	<input type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input type="checkbox"/> LOCK BOX
OFFICER PREPARING REPORT:		COMPANY DISTRICT GROUP DATE
BUS/PROP REPRESENTATIVE:		POSITION / TITLE DATE OF REINSPECTION
FIRE SAFETY INSPECTOR:		DATE

COPY TO FIRE SAFETY



City of Rochester

Fire Safety Division
Fire Department

300 Public Safety Building
Rochester, New York 14614
(716) 428-7037
(716) 428-6069 Fax

DATE: 2/3/11

INNER FAITH GOSPEL
32 YORK ST
ROCH. NY 14619

TO WHOM IT MAY CONCERN:

As of this date, the Rochester Fire Department witnessed the ALARM TEST
at the premises located at SAME

No violations were noted.

Sincerely,

Code Enforcement Officer
(716) 428-7037

(alarmtest)

11/27/17

CITY OF ROCHESTER - FIRE DEPARTMENT
ALL RUNS
SPECIFIC ADDRESS

PAGE 1

INC	DATE	TYPE INCIDENT	ADDRESS	REMARKS
0011713	6/09/00	32	32 YORK	EMS PCR 43468849 AGE 9 MAKE ON BIKE STRUCK BY VEHICLE T/P TO STRONG VIA RM
0201798	1/27/02	14	32 YORK	FIRE IN ENGINE COMP ONLY, OCC OPENED HOOD PRIOR TO RFD ARRIVAL RESULT 1ST DEG BURN TO FACE, PCR#05037089
0504843	3/05/05	14	32 YORK	FIRE IN BACKSEAT OF PASSENGER AREA OF VEH OUT ON ARRIVAL, SMELL/CONTAIN ER LIGHTER FLUID IN VEH, FI CALLED
0524059	10/31/05	44	32 YORK	LOW HANGING CABLE WIRE, CABLE COMPANY TO BE NOTIFIED.
8103517	5/03/81	22	32 YORK	RUBBISH FIRE OUT ON ARRIVAL.
8201882	3/06/82	39	32 YORK	INVESTIGATE REPORT FIRE BOMB - NO FIRE.
8507553	9/05/85	71	32 YORK	RESPONDED TO REPORTED BABY IN DUMPSTER. CHECKED SEVERAL DUMPSTERS IN A REA-FOUND NOTHING.
8708227	8/18/87	55	32 YORK	RESPONDED TO COVER A BROKEN WINDOW, USED BROOM SCOOP TAR PAPER TAPE ROOFING KNIFE AND STAPLES.
9708668	6/05/97	31	32 YORK	PCR 46284948 PED STRUCK TISHAWN PERRYMAN AGE 7
9902225	1/25/99	52	32 YORK	3* WATER IN CELLAR FD PUMPED

ROCHESTER FIRE DEPARTMENT
ALL RUNS - SPECIFIC ADDRESS
Calls for service Requested to 32 YORK ST

<u>DATE</u>	<u>SITUATION</u>	<u>ADDRESS</u>	<u>REMARKS</u>
1/30/09 2:39 pm	520	32 YORK ST	COMMERCIAL WATER PROBLEM IN A VACANT CHURCH.
9/18/09 4:02 pm	311	32 YORK ST	SEE PCR
5/29/11 2:08 pm	321	32 YORK ST	ems
10/28/12 2:11 pm	321	32 YORK ST	EMS call 34 year old female having contractions from pregnancy. See PCR. At church service.
11/1/12 9:31 pm	522	32 YORK ST	CELL PHONE CALLER REPORTING A FIRE ALARM ACTIVATION (LOCAL ALARM). PASTOR WARR OPENED THE BUILDING FOR T-5. THE ALARM WAS CAUSED BY WATER IN THE ALARM SYSTEM, AS A RESULT OF SEVERAL ROOF LEAKS. WATER WAS ALSO LEAKING INTO SEVERAL ELECTRICAL JUNCTION BOXES. T-5 SHUT OFF THE POWER AT THE MAIN. THE PASTOR WAS ADVISED TO CONTACT AN ELECTRICIAN TO EVALUATE THE SYSTEM.
2/28/16 2:50 pm	710	32 YORK ST	AUTOMATIC ALARM (ALARM PULLED BY A SMALL CHILD). A.A.R. COMPLETED.
7/21/16 3:15 pm	151	32 YORK ST	Rubbish fire on the exterior of the church. One witness had information about possible suspects. Fire Investigation was notified.
12/25/16 12:25 pm	412	32 YORK ST	SMALL NATURAL GAS LEAK IN THE BASEMENT. BLDG. REP. TO WAIT FOR RG&E.

12:33:25 Wednesday, November 22, 2017

BSSUMDS

BIS - PROPERTY SUMMARY

DATE: 11/22/2017 +1R

ENTRY ADDRESS: 0032 YORK ST SPC ZONE: EDZ/ECZ
SBL NUMBER : 120 . 420 - 0002 - 071 . 000 / 0000 MM
ENTER OPTION NUMBER: PMT ZDC CFO ZON SPM O/C C/C H/C INJ B/P
(1) (2) (3) (4) (5) (6) (7) (8) (9) (0)
018 Y 01 01 . . 012 . . .

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

ARLM SPECIAL MAILING

INNER FAITH GOSPEL

INNER FAITH GOSPEL

TABERNACLE CHURCH

TABERNACLE CHURCH

0032 YORK ST

14611

32 YORK ST

14611

GIS SBL NO: 1204227100

ASSESSMENT: 145,900

LOT SIZE: 69.50 X 79.80

ACRES: 0.00

OWNER CODE: 0070 - PRIVATE OWNED WITH EXEMPT

MAP NO.: 1

ASM CURR USE: 484 - 1 OCCUPANT SM STRUCTURE

CENSUS TRACT: 0096.02

ASM PREV USE: -

INS AREA: W02

BLOCK: 302

ZONING: C-2

SOUTHWEST

WARD: 20

DCD AUTH USE: -

NBN AREA: W07

DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL

PF19-H/S VIOL PF20-ZPROP SUM PF23-QHI RESULTS

12:33:49 Wednesday, November 22, 2017

BPPMTQY BIS - BUILDING - PERMITS ISSUED

DATE: 11/22/2017 >

MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0032 YORK ST PERMIT NO.: _____

SBL NO.: 120 . 420 - 0002 - 071 . 000 / 0000

PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE

0032 YORK ST

1132050 04/30/13 04/30/13 100 PMT COMPLETED/ WITH INSP 13/05/06

ELECTRICAL: SAFETY INSPECTION FOR CHURCH ONLY - NO WORK

1132014 04/26/13 04/26/13 2700 PMT COMPLETED/ NO INSP 13/04/29

RE-ROOF ENTIRE BUILDING

1108725 12/28/10 01/24/11 2000 PMT COMPLETED/ WITH INSP 11/02/08

INSTALL A FIRE ALARM FOR CHURCH

1095926 09/18/09 10/14/09 500 WAITING CONTRACTR CONTACT 09/10/14

MAINTAIN USE OF PROPERTY AS A CHURCH WITH AN ACCESSORY PARKING

LOT AT 24 YORK STREET

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS

PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

BPPMTQY BIS - BUILDING - PERMITS ISSUED

DATE: 11/22/2017 >

MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0032 YORK ST PERMIT NO.: _____

SBL NO.: 120 . 420 - 0002 - 071 . 000 / 0000

PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE

0032 YORK ST

1095551 09/03/09 09/03/09 70 PMT COMPLETED/ WITH INSP 09/09/10

ELECTRICAL-SAFETY INSPECTION

1011322 02/28/01 03/01/01 100 PMT COMPLETED/ WITH INSP 01/10/29

PLUMBING: COMMERCIAL REMODELING

0330998 00/00/00 04/12/82 1800 PMT CMPLT PRE CONVERSION 93/10/18

INSTALL 10 ' X 192 ' CHAIN LINK AND BARB WIRE FENCE

0328650 00/00/00 09/04/81 PMT CMPLT PRE CONVERSION 93/10/18

PLUMB - INSTALL 1ST FLR 2 BASINS, 2 WATER CLOSETS AND
1 SINK

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS

PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

12:33:49 Wednesday, November 22, 2017

BPPMTQY BIS - BUILDING - PERMITS ISSUED

DATE: 11/22/2017 >

MORE PERMITS ARE AVAILABLE FOR PARCEL - PRESS PF 8

APPLIC. ADDRESS: 0032 YORK ST PERMIT NO.: _____
SBL NO.: 120 . 420 - 0002 - 071 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0032 YORK ST
0222694 00/00/00 04/15/76 150 CBP PMT CMPLT PRE CONVERSION 93/10/18
0171028 00/00/00 10/06/58 4000 PMT CMPLT PRE CONVERSION 93/10/18
AD DOOR REMODEL INTERIOR OF MASONRY POST OFFICE INSTALL OVER H
0112893 00/00/00 09/13/37 26000 PMT CMPLT PRE CONVERSION 93/10/18
STONE STUCCO POST OFFICE BLDG
0106669 00/00/00 03/19/35 PMT CMPLT PRE CONVERSION 93/10/18
DEMO FR DWELLING

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 11/22/2017 >

APPLIC. ADDRESS: 0032 YORK ST PERMIT NO.: _____
SBL NO.: 120 . 420 - 0002 - 071 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0032 YORK ST
0104560 00/00/00 10/04/33 500 PMT CMPLT PRE CONVERSION 93/10/18
REMODEL ERECT FR ADD TO DWELL
0104031 00/00/00 06/27/33 500 PMT CMPLT PRE CONVERSION 93/10/18
ERECT 2 FR ADD ST TO 1 FAM DWELL
0000463 00/00/00 04/12/98 2500 PMT CMPLT PRE CONVERSION 93/10/18
ERECT FRAME DWELLING

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

14:43:32 Monday, November 27, 2017

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 11/27/2017 *

120 420 0002 071 000 0000 00 1 MM P 00 CT/B-AD 0096.02 302 20 DISC 000000000
0032 YORK ST 14611 USE 484 70 SF 4,706 YR 1937

- OWNER & MAILING INFORMATION - MISC.-

INNER FAITH GOSPEL

TABERNACLE CHURCH

RS - SS

8 - 6

ACT HSC

A - N

32 YORK ST

ROCHESTER NY

14611

NGBHD

00004

CURRENT

LAND

TOTAL

PRIOR

LAND

TOTAL

14,300

145,900

14,300

145,900

COUNTY

CITY

SCHOOL

BANK CODE 0005297

MORTGAGE

INVESTOR 05297

TAXABLES

0

0

0

- - - - - SALES INFORMATION - - - - -

PRICE 150,000 DEED W DATE 011310

BOOK 10836 PAGE 00091 CTL# 9999999

PR OWNER GATTI JOHN R

- - - - - EXEMPTIONS - - - RES# 00

CODE AMOUNT PCT IY TY HC

25110 000145900 0.00 10

00000 000000000 0.00 00

00000 000000000 0.00 00

- - DIMENSIONS - - COORDINATES - -

F 69.50 D 79.80 E 400763 N 149472

ACRES 0.00 SP/MRG 00000000 IR LT I

- - - - - SPECIAL DISTRICTS - - - - -

SPC UNITS PCT TYPE VALUE

SC400 70.00 .0000 0.00

RP600 70.00 .0000 0.00

SP700 70.00 .0000 0.00

HSR00 70.00 .0000 0.00

0.00 .0000 0.00

0.00 .0000 0.00

PF10-APPRAISER TASK LOG

PF12-RETURN TO ARMXLOC

LOT DIMENSIONS-

-F. M. PERMIT-

—Don't know a thing

F. M. PERMIT-

DEPUTY-

OWNER	ADDRESS	DATE OF DEED	BT.	N.R.
Ives, Helen	covers 66949-01 stp. \$45,000	3/20/81	D.P.	P.P.
	See File C-346			
Ives Helen & Mahler Marie	Gov.acct.66949-01.0	8-23-77		
Piebler, Michael & Kunigunde (Bulls Head Post Office)				

FRAME	
SHINGLE SIDING	
SIDING 8-10 IN.	
PLASTER, STUCCO	
BRICK VENEER	
TILE OR BLOCK	
PLASTER, STUCCO	
BRICK VENEER	
SOLID BRICK	
CONCRETE BLOCK	
GARAGE SEPARATE	
CLASS	
NO. OF CARS	
MATERIAL	
HEATED	
ROOMS OVERHEAD	
SIZE	

ROOFING	
CLASS	
MATERIAL	
PORCH (Size each)	
OPEN	
1 STORY	
2 STORY	
GLASSED	
1 STORY	
2 STORY	
COMBINATION	
2 STORY	
GARAGE ATTACHED	
ROUGH INTERIOR	
SEALED INTERIOR	
ROOMS OVERHEAD	
PORCH OVERHEAD	
SIZE	

CHIMNEY (No.)			
INSIDE OF WALLS			
OUTSIDE OF WALLS			
FIREPLACE (No.)			
WOOD OR COAL			
GAS			
PLUMBING (No.)			
CLASS			
WASHROOM			
BATHROOM			
SINK KITCHEN			
LAVATORY			
CLOSET			
TUB LAUNDRY			
SHOWER SEPARATE			
TILED FLOOR			
TILED WALL			

ATTIC			
NAME	FULL		
BATHROOM			
TOILET LAVATORY			
FINISHED ROOMS			
SIZE			
FLOORING			
PINE			
OAK			
PARQUET			
INTERIOR TRIM			
PINE WHITWOOD			
CHESTNUT			
GUM			
OAK BIRCH MAHOAGANY			

CELLAR					
NAME		FULL			
PART					
CURT FLOOR					
FINISHED ROOMS					
SIZE					
HEATING					
STOVE					
HOT AIR					
HOT WATER, VAPOR					
STEAM					
IMPROVEMENTS:					
SEWER WATER					
GAS					
ELECTRICITY					
CONDITION					

[illegible][illegible]



CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

PARCEL IDENTIFICATION SECTION										AUDIT CONTROL CODES	
SWIS 261400 TAX MAP NUMBER 123-420-0002-071										ACTIVITY N = NONE M = MEASURED ONLY L = LISTED	
OWNER IVES HELEN										ROUTE NUMBER (ROUTE)	
LOCATION NO. 0032										NEIGHBORHOOD CODE (NBHD)	
SALE PRICE 45,000										ZONING & OVERLAY DISTRICT CODES (ZONING)	
SALE DATE 03/01										GENERAL ZONES (ZONING)	
LOCATION YORK ST										1000 - RESIDENTIAL 2000 - COMMERCIAL 3000 - INDUSTRIAL 4000 - PLANNED UNIT DEV	
LOT SIZE 69-50X 79-80										5000 - RIVER HARBOR 6000 - HISTORICAL 7000 - OPEN SPACE 8000 - TRANSITIONAL PARKING	
PARCEL IDENTIFICATION CORRECTION AREA										SITE INFORMATION SECTION	
SWIS 1 2 3 4 5 6 7 8										NEIGHBORHOOD TYPE (NBHTYP) 1 - CENT BUS DIST 2 - MAJOR STRIP 3 - SECONDARY STRIP	
NUMBER OF SITES (NUMSIT)										ROAD 1 - ROAD 2 - MIXED 3 - MAJOR THROUGH 4 - INDUSTRIAL PARK 5 - MAJOR INDUSTRIAL	
LISTER INFORMATION (LISTINF)										TRAFFIC (VENTRF) 1 - NONE 2 - MEDIUM 3 - LIGHT 4 - LANDLOCKED	
VISIT NO (VISITS)										ACCESS (IACCESS) 1 - LIMITED 2 - ADEQUATE 3 - GOOD	
DATE (MMDDYY)										SEWER (SEWER) 1 - NONE 2 - PRIVATE 3 - COMM/PUBLIC	
TIME 9:00 AM										WATER (WATER) 1 - NONE 2 - PRIVATE 3 - COMM/PUBLIC	
ACTIVITY 4										OTHER UTILITIES (UTIL) 1 - NONE 2 - GAS 3 - ELECTRIC 4 - GAS AND ELECTRIC	
SOURCE (SALTY) 1 - UNCONFIRMED 2 - BUYER 3 - SELLER 4 - STAMPS 5 - AGENT										NEIGHBORHOOD TREND (NBHTRM) 1 - DECLINING 2 - STATIC 3 - IMPROVING	
DATE (MMDDYY)										SITE DESIRABILITY (SITDSR) 1 - INFERIOR 2 - TYPICAL 3 - SUPERIOR	
CERTIFIED LETTER (CTFLET)										PARKING (PARKING) 0 - NONE 1 - INADEQUATE 2 - IMP CONST 3 - BLDG DEMO 4 - IMP DEMO	
QUALITY CONTROL (QCBY)										PHYSICAL CHANGE (PHYCHG) 1 - BLDG CONST 2 - IMP CONST 3 - BLDG DEMO 4 - IMP DEMO	
DATE										SIDEWALK FOOTAGE (SDWKFOT)	
SALES INFORMATION SECTION										REASONS FOR INVALID SALE	
OFFICE USE ONLY										<input type="checkbox"/> - SALE INVOLVED ADD'L PARCELS <input type="checkbox"/> - PARTIES UNDER COMPULSION TO ACT <input type="checkbox"/> - FINANCING/LAND CONTRACT <input type="checkbox"/> - PROP. CHANGED AFTER SALE (SEE SALES HISTORY) <input type="checkbox"/> - INCLUDED EXCESSIVE PERSONAL PROPERTY OR OTHER (SEE MEMO)	
CHECK SOURCE2										1 - CERTIFY THAT THE INFORMATION RECORDED ON THIS CARD WAS COLLECTED WITH MY KNOWLEDGE. MY SIGNATURE DOES NOT NECESSARILY INDICATE AGREEMENT WITH THE DATA RECORDED.	
DATE										SIGNATURE DATE	
LAND TYPE CODES (LNDTYP)										LAND BREAKDOWN SECTION	
01 - PRIMARY 03 - WASTELAND 10 - WATERFRONT 12 - REAR 14 - WETLAND 15 - LEASED LAND										WATERFRONT TYPE (WTRFTT) 1 - POND 4 - CANAL 2 - RIVER 5 - OCEAN/BA 3 - LAKE	
02 - SECONDARY 04 - UNDEVELOPED 06 - RESIDUAL 07 - WOODLAND										INFLUENCE PERCENT (INFLPC) 1 - TOPOGRAPHY 5 - VIEW 2 - LOCATION 6 - WETNESS 3 - SHAPE 7 - OTHER 4 - RESTRICTED USE 8 - CORNER/ALLEY	
EFFECTIVE CODE (EFFCD) 1 - FRNTFT ONLY 2 - DEPTH ONLY 3 - FRNTFT AND DEPTH										INFLUENCE CODES (INFLCD)	
COLE-LAY-TRUMBLE CO											

11:00:35 Tuesday, November 28, 2017

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 11/28/2017 DISPLAY

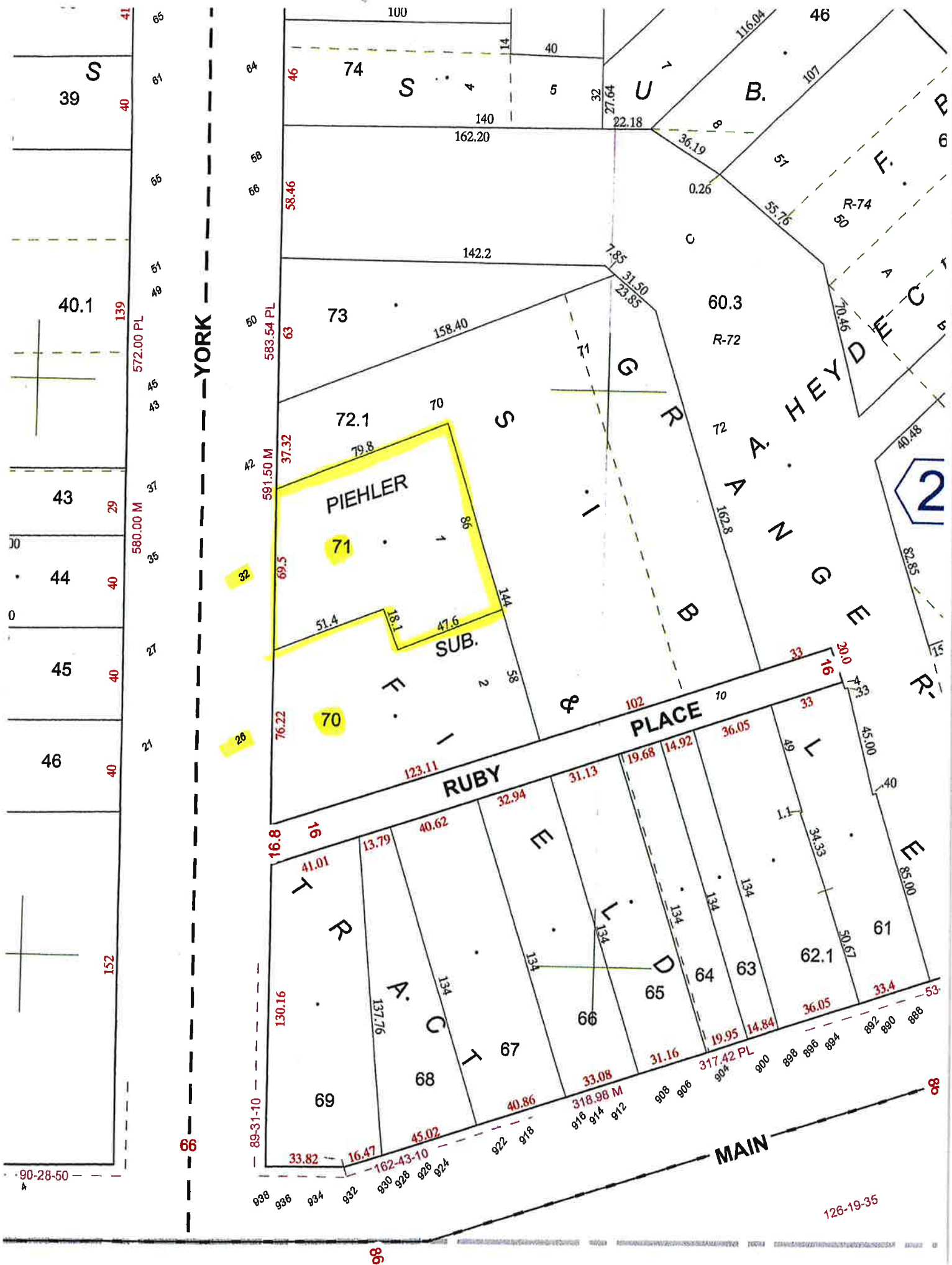
120 420 0002 070 000 0000 00 1 LT P 00 CT/B-AD 0096.02 302 20 DISC 000000000
0024 YORK ST 14611 USE 438 70 SF YR N/A
- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -
INNER FAITH GOSPEL RS - SS CURRENT TAXABLES
TABERNACLE CHURCH INC 8 - 6 LAND 9,000 COUNTY 0
32 YORK ST ACT HSC TOTAL 11,000 CITY 0
ROCHESTER NY A - N PRIOR SCHOOL 0
14611 00004 LAND 9,000 BANK CODE 0005297
TOTAL 11,000 MORTGAGE
INVESTOR 05297
- - - - - SALES INFORMATION - - - - - - - DIMENSIONS - - - COORDINATES - -
PRICE 150,000 DEED W DATE 011310 F 76.22 D 123.11 E 400767 N 149397
BOOK 10836 PAGE 00091 CTL# 9999999 ACRES 0.00 SP/MRG 00000000 IR LT I
PR OWNER GATTI JOHN R - - - - - SPECIAL DISTRICTS - - - - -
- - - - - EXEMPTIONS - - - RES% 00 SPC UNITS PCT TYPE VALUE
CODE AMOUNT PCT IY TY HC SC400 117.00 .0000 0.00
25110 000011000 0.00 10 RP600 117.00 .0000 0.00
00000 000000000 0.00 00 SP700 76.00 .0000 0.00
00000 000000000 0.00 00 HSR00 76.00 .0000 0.00
0.00 .0000 0.00
0.00 .0000 0.00

PF12-RETURN TO ARMXLOC

11:03:43 Tuesday, November 28, 2017

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 11/28/2017 +1R

120 420 0002 071 000 0000 00 1 MM P 00 CT/B-AD 0096.02 302 20 DISC 000000000
0032 YORK ST 14611 USE 484 70 SF 4,706 YR 1937
- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -
INNER FAITH GOSPEL RS - SS CURRENT TAXABLES
TABERNACLE CHURCH 8 - 6 LAND 14,300 COUNTY 0
32 YORK ST ACT HSC TOTAL 145,900 CITY 0
ROCHESTER NY A - N PRIOR SCHOOL 0
14611 00004 LAND 14,300 BANK CODE 0005297
TOTAL 145,900 MORTGAGE
INVESTOR 05297
- - - - - SALES INFORMATION - - - - - - - DIMENSIONS - - - COORDINATES - -
PRICE 150,000 DEED W DATE 011310 F 69.50 D 79.80 E 400763 N 149472
BOOK 10836 PAGE 00091 CTL# 9999999 ACRES 0.00 SP/MRG 00000000 IR LT I
PR OWNER GATTI JOHN R - - - - - SPECIAL DISTRICTS - - - - -
- - - - - EXEMPTIONS - - - RES% 00 SPC UNITS PCT TYPE VALUE
CODE AMOUNT PCT IY TY HC SC400 70.00 .0000 0.00
25110 000145900 0.00 10 RP600 70.00 .0000 0.00
00000 000000000 0.00 00 SP700 70.00 .0000 0.00
00000 000000000 0.00 00 HSR00 70.00 .0000 0.00
0.00 .0000 0.00
0.00 .0000 0.00



APPENDIX E
INTERVIEW DOCUMENTATION

As directed by a representative of the Client, an interview with a representative of the owner of the assessed property was not performed as part of this assessment. The lack of an interview with an owner representative may affect the applicability of Landowner Liability Protections and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since an owner interview was not completed, it is DAY's opinion that the absence of this information is a significant data gap.

APPENDIX F

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S) AND ADDITIONAL DAY REPRESENTATIVE (S)

EXPERIENCE

Day Engineering, P.C./Day Environmental, Inc.: 1989 to present

EDUCATION

SUNY Morrisville, A.A.S. Environmental Technology, 1973

REGISTRATION

4-A NYS Public Wastewater Treatment Plant Operator #6389
40 Hour OSHA Hazardous Waste Site Worker
8 Hour OSHA Hazardous Waste Site Worker Refresher Training

MEMBERSHIP

NYS Water Environment Association, since 1977
Chairman, Genesee Chapter 1987-89

RESPONSIBILITIES

Technical Specialist, Day Environmental, Inc. Mr. Roszak has performed over 300 Phase I Environmental Site Assessments (Phase I ESAs). In addition, Mr. Roszak is responsible for project coordination, operations management and development of designs for wastewater, stormwater and contaminated groundwater treatment projects.

Over 40 years of technical experience, specializing in municipal and industrial wastewater treatment.

Representative projects include:

Wastewater Pilot Study at the Metro-North Brewster Yard. Project Specialist for a pilot wastewater pumping project to study the impact of railroad yard wastewater on a local municipal wastewater treatment plant, including design, on-site construction coordination, startup and operations management.

Operations & Maintenance Manuals at the Metro-North Harmon, Brewster and Port Jervis Yards. Developed Operation and Maintenance Manuals for Brewster Yard stormwater and fueling pad oil/water separators, Harmon Yard stormwater oil/water separator and wastewater treatment facility, and Port Jervis oil/water separator, including standard operating procedures, maintenance scheduling and recordkeeping.

Oil/Water Separator Project at the Metro-North Harmon Yard. Project Specialist for a pilot stormwater treatment system at Harmon Yard to remove oil sheen from oil/water separator effluent.

Fuel Pad Oil/Water Separator Project at the Metro-North Harmon Yard. Project Specialist for the Harmon Yard fuel pad oil/water separator, including design, construction coordination, startup, and operations management.

Wastewater Treatment Plant Improvement Project at the Metro-North Harmon Yard. Project Specialist for improvements to the Harmon Yard sanitary/industrial wastewater treatment plant including

development and pilot testing of treatment alternatives, biological treatment design, construction coordination, startup, and operations management.

Oil/Water Separator Project at the Metro-North Port Jervis Yard. Project Specialist for the Port Jervis oil/water separator including startup, and operations management.

Ultrafiltration System Project at the Metro-North New Haven Yard. Project Specialist for improvements to the New Haven Yard industrial wastewater ultrafiltration system including design, construction coordination, and operations management.

Miscellaneous Projects at Metro-North Facilities. Miscellaneous involvement with SPCC plan development, Best Management Practices development, product evaluation, regulatory agency interface, SPDES permit renewals, and treatment systems troubleshooting. Mr. Roszak is extremely familiar with the Metro North Harmon Yard, Brewster Yard, North White Plains Yard and Port Jervis facilities and operations and with Metro-North maintenance personnel.

Other Projects

Groundwater Treatment System for Computer Company, Rochester, New York. Project Specialist for a five-year treatment project utilizing vacuum extraction and biological treatment of groundwater contaminated with various organic compounds.

Groundwater Treatment System at Former Circuit Board Manufacturing Facility, Rochester, New York. Project Specialist for a system utilizing activated carbon to treat contaminated groundwater.

Campground Water Treatment. Project Specialist for two YMCA campground water treatment systems including design, construction, and startup.

Phase I Environmental Assessments. Completion of over 100 Phase I Environmental Assessments for various industrial and commercial real estate transactions.

1985 - 1988

General Foods Corporation. Utilities Supervisor. Responsible for plant-wide utilities operations and management including boiler and chiller systems, water treatment and distribution, and industrial wastewater treatment.

1978 – 1985

Lozier Architects/Engineers. Technical Specialist. Responsible for treatment plants startup, operator training, and development of O&M Manuals. Also responsible for wastewater treatment troubleshooting and pilot testing.

1977

New York State Department of Environmental Conservation. Instructor of wastewater treatment plant operators.

1973 - 1976

Albany County Sewer District. Shift Supervisor at the 35 MGD North Plant, responsible for routine plant operations including secondary treatment, sludge dewatering, and incineration.

EXPERIENCE

Day Environmental, Inc.: 2016 to present
Years with Other Firms: 1+ year

AREAS OF SPECIALIZATION

- Environmental, Health & Safety Compliance
- Environmental Investigation & Remediation Services

EDUCATION

Saint Francis University – Loretto, PA; B.S. Environmental Engineering; 2015

REGISTRATION/AFFILIATIONS

40 Hour OSHA Hazardous Waste Site Worker Training

RESPONSIBILITIES

Mr. Reese's current responsibilities include completing environmental, health, and safety industrial compliance projects and training programs, and investigation and remediation projects for private entities and government agencies. Specifically, Mr. Reese assists in environmental, health and safety assessments; compliance projects; developing and modifying facility air permits; Spill Prevention Control and Countermeasure (SPCC) Plans; Storm Water Permits; Storm Water Pollution Prevention Plans (SWPPPs) and Management Plans (SWMPs); NYS Petroleum Bulk Storage (PBS) and NYS Chemical Bulk Storage (CBS) projects; Spill Prevention Reports (SPRs); and SARA Title III Tier 1 and Tier 2 reports. In addition, Mr. Reese assists in environmental investigation field activities and associated field documentation, report preparation, design calculations, data management, remedial alternative evaluation and selection, and project communication.

PROJECT EXPERIENCE

LENNON, SMITH, SOULERET ENGINEERING, INC.
Pittsburgh, PA
Temporary Resident Project Representative
June 2015 – December 2015

- Provided construction site services to ensure storm and sanitary sewer installation and roadway construction were completed according to plans;
- Effectively interacted with contractors, superintendents, foreman, and laborers;
- Provided project scoping and cost estimation.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

Easton, PA

Engineering, Scientific and Technical Intern

Summers 2010, 2011, 2012

- Provided bridge and roadway construction site services to ensure that operations were executed according to plans;
- Identified construction problems and aided in the development of solutions;
- Interacted and effectively communicated with contractors, inspectors, foremen, and engineers in the field;
- Read and interpreted construction and state roadway plans and documents;
- Kept records of day to day environmental impact according to permits and plans;
- Identified problems with state roads, guide rails and drainage throughout Lehigh County.

EXPERIENCE

Day Engineering, P.C./Day Environmental, Inc.: 1990 to present

CERTIFICATION

New York State Department of Health Certified Asbestos Inspector

SEMINARS/TRAINING

- ASTM Due Diligence Seminar Sponsored by Environmental Data Resources, Inc. (EDR)
- Environmental Assessment Association (EAA) Certified Environmental Inspector (CEI) Training
- New York State Department of Health 24-hour Asbestos Inspector Training
- 4-hour Inspector Refresher Training

RESPONSIBILITIES AND EXPERIENCE

Ms. Miller has been employed by DAY since 1990, and has worked in the Phase I Environmental Site Assessment (Phase I ESA) Group for over 15 years where she has served as the Phase I ESA Coordinator and an Assessor. As an Assessor, Ms. Miller has completed more than 100 Phase I ESAs.

As DAY's Phase I ESA Coordinator, Ms. Miller's duties include being the primary client liaison for Phase I ESA related matters, providing quotes and proposals, preparing reliance letters, providing a non-technical review of Phase I ESA reports prepared by others within the firm, updating regulatory databases, and performing regulatory reviews. Ms. Miller also performs Phase I ESAs in general accordance with ASTM Standard E1527 and Transaction Screens in general accordance with ASTM Standard E1528.

Representative projects include:

- **Environmental Site Assessment, City of Rochester, New York.** Coordinated and assisted with the completion of an environmental assessment of a 104-parcel redevelopment area for the City of Rochester. The assessment included evaluation of historical uses, regulatory information, municipal information, and current property conditions for the redevelopment area and the surrounding off-site properties.
- **Moynihan Station Redevelopment Project, New York City.** Coordinated and assisted with the completion of a Phase I ESA for the Moynihan Station Redevelopment Project. The work consisted of a Phase I ESA of a portion of Penn Station occupied by rail yards, rail lines, passenger platforms and utility tunnels. Assisted with the historical/regulatory research and preparation of the Phase I ESA report.
- **Active Gasoline Stations, Erie and Niagara Counties, New York.** Coordinated the completion of Phase I ESAs of 25 active gasoline/service stations, and completed five of the Phase I ESAs of these sites. The assessments included the evaluation of the generation and storage of hazardous waste, in-ground hydraulic lifts, and active and abandoned underground storage tanks.

- **Phase I ESA, Industrial Facility, Webster, New York:** Assisted in the completion of a Phase I ESA of approximately 600 acres of land, and an approximate 800,000-square foot manufacturing/industrial building, and an approximate 5,800-square foot permitted hazardous waste storage facility. The assessment included the evaluation of the listing of the site as a NYSDEC Inactive Hazardous Waste Site/Confirmed Local Waste Site, numerous areas of spillage/staining on the floor surfaces, trench drains/floor drains, a possible pipe cap of unknown use, known asbestos-containing materials and suspect asbestos-containing materials, an active NYSDEC spill incident on the assessed property, and fill and debris materials/potential contamination on vacant portions of the property.
- **Phase I ESA, Naples, New York:** Phase I ESA of a gasoline station and equipment rental facility. The assessment included the evaluation of an on-site septic system, the generation and storage of hazardous waste, in-ground hydraulic lifts, and abandoned underground storage tanks.
- **Phase I ESA, Cortlandville, New York:** Phase I ESA of an equipment sales and services facility. The assessment included the evaluation of a former underground storage tanks; a former floor drain, washwater, and septic systems; former spillage, staining, and pools of liquid; the disposal of waste oil filter debris and absorbent material in the dumpster; fill; and an adjoining RCRA hazardous waste generator.
- **Phase I ESA, Chili, New York.** Phase I ESA of a manufacturing/painting facility. The assessment included the evaluation of spillage from a fuel oil aboveground storage tank (AST) into a sump, and spillage in expansion joints in the concrete floor.
- **Phase I ESAs, Cell Tower Sites Throughout New York State:** Completed Phase I ESAs of dozens of cell tower sites, including vacant land, existing cell towers, and structures (i.e., buildings and water towers). The assessments included the evaluation of lead-based paint, generator listings of some of the sites, and potential environmental impacts of the assessed property from nearby properties.

EXPERIENCE

Day Engineering, P.C.: 1987 to present
Years with Other Firms: 17 years

AREAS OF SPECIALIZATION

- Engineering Design
- Regulatory Compliance

EDUCATION

University of Notre Dame, M.S. Environmental Health Engineering, 1974
Tri-State College, B.S. Civil Engineering, 1971
University of Cincinnati, Architecture, 1963-1968

REGISTRATIONS/AFFILIATIONS

Licensed Professional Engineer in New York

RESPONSIBILITIES AND PROJECT EXPERIENCE

Mr. Hampton has over 40 years of professional experience encompassing project management, facility evaluation and design, program planning and implementation, operations evaluation, and ordinance and regulatory compliance. He is a principal of the firm and functions as the head of DAY's Process Design Group. Some of his representative projects are described below.

Metro-North Railroad Projects - Twenty-seven years of providing services to the Railroad, including project manager and task leader for the Metro-North Railroad Environmental Engineering and Consulting Services Contracts. Tasks specifically performed by Mr. Hampton include:

- Oversight of the implementation of a GIS platform for facilities management and regulatory compliance incorporating SPDES DMR monitoring and reporting for 3 storm water discharges, well monitoring and product recovery tracking and reporting for 3 remediation sites, and PBS/UST petroleum tank inspections and compliance reporting for 60 tanks located at 3 Maintenance Yards.
- Wastewater facilities design that include 2 wastewater treatment facilities, 2 tie-ins to POTW facilities, 5 oil-water separator facilities, and 2 industrial pre-treatment systems.
- Two fuel recovery systems.
- PBS/UST/SPCC compliance programs for 7 facilities with a total of 80 tanks.
- Confined space program development for 6 facilities.

Monroe County Pure Water Districts/Department of Environmental Services Projects - Forty years of providing project management and design services to the county including:

- Deputy Project Manager of a Joint Venture, which provided program and design management for a \$500 million combined sewer overflow abatement tunnel project.
- Numerous wastewater conveyance facility and pump station evaluations and designs.

- The development of 8 term sewer construction contracts, 2 bid multiplier sewer construction contracts, and a bid multiplier asbestos abatement contract.
- Over 15 years of oversight inspection services for privately-constructed sewerage facilities.
- The design and construction oversight of bio-fuel, hydrogen, and propane fleet fueling facilities.

Environmental Remediation - Engineer of Record for:

- Remedial Investigation (RI), Remedial Alternatives Analysis (RAA), Site Management Plan (SMP), Environmental Easement (EE), American Land Title Association (ALTA) Survey, and Final Engineering Report (FER) for an 8-acre former manufacturing plant placed in the Brownfield Cleanup Program (BCP).
- RI, RAA, SMP, EE, ALTA Survey, and FRE for 6-acre low-rise apartment complex place in the BCP.
- SMP, non-ALTA Survey, and FER for a former automobile dealership placed in the Environmental Restoration Program (ERP).
- RAA for a 25-acre marina placed in the (BCP).
- Remedial Work Plan (RWP) and Pilot Phase Work Plan for a former Air Force plant placed in the Voluntary Cleanup Program (VCP).

Treatment Systems - Project Manager, facility planning and design for:

- A \$35 million 12 MGD wastewater treatment plant utilizing and funded for use of innovative technologies.
- An \$11.5 million 6.5 MGD wastewater treatment plant.
- The innovative incorporation of a wetland into a wastewater treatment system to provide advanced wastewater treatment.
- A carbon adsorption system to treat volatile organics contaminated groundwater at a listed New York State Inactive Hazardous Waste Site.

Electrical Utility Company - Project Manager for the preparation of the Spill Prevention Control & Countermeasures Plans for approximately 100 facilities.

U.S. Postal Service - Project Manager for over forty separate facility construction/improvement projects.

New York State Department of Transportation - Design Engineer and Construction Inspector for various highway and architectural projects.

APPENDIX G

PREVIOUS ENVIRONMENTAL REPORTS / ADDITIONAL DOCUMENTS



38 Lesmill Road, Unit 2, Toronto, ON M3B 2T5

Phone : 416-510-5204 • Fax : 416-510-5133

info@erisinfo.com • www.erisinfo.com

THE ERIS ENVIRONMENTAL LIEN SEARCH REPORT

**5439E-17
32 YORK ST
ROCHESTER, NY**

ERIS Project No. 20171201005

DECEMBER 5, 2017

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You For Your Business
Please contact ERIS at **416-510-5204**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

32 YORK ST
ROCHESTER, NY

RESEARCH SOURCE

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
MONROE COUNTY, NEW YORK LAND RECORDS
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DEED INFORMATION

Type of Instrument: WARRANTY DEED

Grantor: JOHN R. GATTI

Grantee: INNER FAITH GOSPEL TABERNACLE CHURCH, INC

Deed Dated: 1/13/2010

Deed Recorded: 1/14/2010

Instrument: 10836/91

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE AND STATE OF NEW YORK AND MORE PARTICULARLY DESCRIBED IN THE FOLLOWING DEED.

Assessor's Parcel Number (s): 261400-120-420-0002-071-000-0000

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

If Found Describe:

ENVIRONMENTAL LIEN REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found X Not Found

If Found Describe:

LEASES

Lessor: NONE IDENTIFIED

MONROE COUNTY CLERK'S OFFICE
ROCHESTER, NY

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

Receipt # 298711

Index DEEDS

Book 10836 Page 91

No. Pages : 4

Instrument DEED OTHER

Date : 01/14/2010

Time : 11:59:40PM

Control # 201001140414

TT # TT0000008799

Ref 1 #

Employee : JoanM

Return To:
JOSEPH JACEK JR
31 ERIE CANAL DR STE A
ROCHESTER, NY 14626-

GATTI, JOHN R

INNER FAITH GOSPEL TABERNACLE CHURCH INC

COUNTY FEE NUMBER PAGES	\$	12.00
COUNTY FEE RECORDING	\$	8.00
COUNTY FEE TP584	\$	5.00
MISCELLANEOUS COUNTY FEE	\$	0.00
RP5217 COUNTY FEE	\$	9.00
RP5217 STATE EQUAL ADDIT FEE	\$	241.00
STATE FEE CULTURAL EDUCATION	\$	14.25
STATE FEE RECORDS MANAGEMENT	\$	4.75
STATE FEE TRANSFER TAX	\$	600.00

Total \$ 894.00

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

CHERYL DINOLFO
MONROE COUNTY CLERK



LT1-1-201001140414-1

TRANSFER AMT

TRANSFER AMT \$150,000.00

TRANSFER TAX \$600.00



LT2-10836-91-4

10

WARRANTY DEED

THIS INDENTURE, made the 13th day of January, 2010

BETWEEN John R. Gatti residing at 981 Chili Avenue, Rochester, New York, 14611
Grantor and

Inner Faith Gospel Tabernacle Church, Inc. a domestic not for profit religious corporation duly formed under the laws of the State of New York, with its principal place of business located at 615 Portland Avenue, Rochester, NY 14621, Grantee

WITNESSETH, that the Grantor, in consideration of One and 00/100 Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the Grantee, hereby grants and releases unto the Grantee and their heirs and/or successors and/or assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, more particularly described in Appendix "A" attached hereto and made a part herein

Subject to all restrictions, covenants and easements of record, affecting said premises

Being and hereby intending to convey the same premises conveyed to the Grantor herein by Deed recorded in the Monroe County Clerk's Office on February 9, 1998 in Liber 8970 of deeds, page 435

Tax Account Numbers: 120.42-2-70 and 120.42-2-71

Property Billing Address: 24 York Street, Rochester, NY 14611 c 32 York St
Mailing Address: same

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

And the grantor covenants as follows:

FIRST - That the grantor is seized of the said premises in fee simple, and has the right to convey the same;

SECOND - The Grantee shall quietly enjoy the said premises;

THIRD - The grantor will forever warrant the title to said premises;

FOURTH - That the grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH - That the grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the

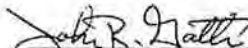
Returned: Joe Jach
3161x Coni
Rochester NY 14626

5109-3457

cost of the improvement and will apply the same first to the cost of the improvement before using any part of the total of the same for any other purpose.

The words "grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.


John R. Gatti L.S.

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

On the 15 day of June, in the year 2010 before me, the undersigned, personally appeared John R. Gatti, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument


NOTARY PUBLIC

DAVID BERLOWITZ
Notary Public, State of New York
No. 02BE8142481
Qualified in Monroe County
Commission Expires February 27, 2010

Schedule 4

Also described as follows: All that tract or parcel of land situate in the City of Rochester, County of Monroe and State of New York, and more particularly described as follows:

Beginning at a point at the southwest corner of Lot 2 of the Piehler Subdivision (map filed in the Monroe County Clerk's Office at Liber 87 of Maps, page 19) in the east right of way line of York Street (66 feet wide), said point is 146.96 feet northerly of the intersection of said right of way line with the north right of way line of West Main Street (variable width), said point is also at the intersection of said east line of York Street and the north line of an alley known as Ruby Place (16 feet wide); thence,

- (1) North $71^{\circ} 44' 25''$ East, along said north line of Ruby Place and the south line of said Lot 2, a distance of 123.11 feet to a point; thence,
- (2) North $17^{\circ} 53' 35''$ West, along the east line of Lot 2 and Lot 1 of the said subdivision, a distance of 144.03 feet to a point at the northeast corner of said Lot 1; thence,
- (3) South $68^{\circ} 01' 05''$ West, along the north line of said Lot 1, a distance of 79.72 feet to a point in said east line of York Street; thence
- (4) South $00^{\circ} 29' 55''$ East, along the said east line of York Street, a distance of 145.80 feet to the point and place of beginning, comprising an area of 14,274 square feet.

ENVIRONMENTAL SCREEN
BULLS HEAD PROJECT AREA
(103 CONTIGUOUS PARCELS OF LAND)
ROCHESTER, NEW YORK

Prepared for: City of Rochester
30 Church Street
Rochester, New York 14614

Prepared by: Day Environmental, Inc.
40 Commercial Street
Rochester, New York 14614

Date: September 2009

Project #: 4211E-09

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Table 2	Potential Off-Site Recognized Environmental Conditions – Nearby Properties

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Figure 2	Site Location Map – Potential On-Site Recognized Environmental Conditions
Figure 3	Area Location Map – Potential Off-Site Recognized Environmental Conditions

PHOTOGRAPHS

Photographs of Representative Recognized Environmental Conditions

APPENDICES

Appendix A: List of Parcels

- List of Parcels Included in the Assessed Property (Provided by the City of Rochester)
- List of Adjoining Properties (Provided by the City of Rochester)

Appendix B: Historical Research Documentation

- Aerial Photographs
- Sanborn Maps
- Plat Maps / Atlases
- Polk City Directory Summary
- Deed Information

Appendix C: Regulatory Research Documentation

- DAY's In-House Records Check Form
- NYSDEC Spill Report Forms
- NYSDEC FOIL Response
- MCDOH FOIL Response
- MCDOH Local Waste Site Map
- City of Rochester Fire Department Records –Assessed Property
- City of Rochester Building Department Permit Summaries – Assessed Property
- City of Rochester Building Department Summaries – Potential Concerns on Adjoining Properties
- City of Rochester Building Department Pending Permits – Potential Concerns on Adjoining Properties

Appendix D: Interview Documentation – 21-23 York Street

1.0 INTRODUCTION

On behalf of the City of Rochester (Client), Day Environmental, Inc. (DAY) completed this Environmental Screen Report regarding 103 contiguous parcels of land located in the Bulls Head area of the City of Rochester (i.e., collectively referred to herein as the “assessed property”). The assessed property consists of vacant and developed parcels of land that are currently or have been formerly used for residential and various commercial/industrial purposes. A list of the parcels which comprise the assessed property is included in Appendix A. A Project Locus Map and Site Location Map of the project area are included as part of this report.

The objective of this Environmental Screen was to conduct a limited evaluation of current/prior site use and environmental regulatory information from readily accessible sources to assess the potential for recognized environmental conditions¹ at the assessed property. As described in Section 2.0, certain portions of the research were completed by DAY, and other portions of the research were completed by representatives of the Client. DAY reviewed the information obtained by both parties and compiled this report.

¹ The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-05 defines *recognized environmental condition* as: “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property...” This ASTM definition is used for clarity in defining the objective of this work. However, this limited scope of services does not constitute an ASTM Phase I Environmental Site Assessment or an ASTM Transaction Screen.

2.0 SCOPE OF SERVICES

The following summarizes the scope-of-services conducted to complete this Environmental Screen.

DAY completed the following tasks:

1. Performed limited exterior site observations of the assessed property. Note, access to the assessed property was not available; therefore, limited site observations were made of the exterior portions of the assessed property from public roadways and rights-of-way. Also, cursory exterior observations of accessible adjoining properties were made (refer to Appendix A for list of adjoining properties). The purpose of the limited exterior site observations was to identify obvious exterior facilities and conditions, which may have indicated a potential recognized environmental condition in relation to the assessed property. (Note, representatives of the Client accompanied the DAY representatives during the site visit, and completed independent site observations of approximately 50% of the parcels that comprise the assessed property (i.e., the City of Rochester representatives and the DAY representatives conducted the site visit as two separate teams, each observing parcels on opposite sides of each street within the project area). Pertinent observations made independently by the City of Rochester representatives were provided to DAY.)
2. Obtained Sanborn maps from Environmental Data Resources, Inc. (EDR) for the area of the assessed property, and reviewed the maps for potential recognized environmental conditions in relation to the assessed property.
3. Obtained a Freedom of Information Law (FOIL) response from the Monroe County Department of Health (MCDOH) for aerial photographs of the assessed property, and for MCDOH records regarding those parcels located within the boundaries of the assessed property which are currently or were formerly used for commercial/industrial purposes. (Note, MCDOH records were not requested for known residential properties.) DAY also obtained MCDOH information regarding local waste sites located on or within 0.5 miles of the assessed property.
4. Obtained a FOIL response from the New York State Department of Environmental Conservation (NYSDEC) for information regarding those parcels located within the boundaries of the assessed property which are currently or were formerly used for commercial/industrial purposes. (Note, NYSDEC records were not requested for known residential properties.)
5. Obtained a FOIL response from the City of Rochester Fire Department for information regarding each parcel located within the boundaries of the assessed property.
6. Performed an in-house regulatory review (i.e., NPL sites, CERCLIS sites, NYSDEC Spills/Leaking Storage Tank incidents, etc.) using the databases and radii specified by ASTM Practice E1527-05. The regulatory review included a search for incidents/listings for the assessed property, and properties beyond the exterior boundary of the assessed property to the radii specified by ASTM Practice E1527-05 for each database (i.e., DAY did not complete a separate radius search for each of the 103 parcels). The databases and radii searched are included in the "In-House Records Check Form" included in Appendix C.

7. Reviewed information that was provided by the Client (see below), and summarized pertinent information in this report.
8. Prepared this Environmental Screen report, which presents DAY's findings based on the limited scope-of-services performed.

The Client provided DAY with the following:

1. A spreadsheet that included property information regarding each parcel located within the boundaries of the assessed property, as well as a spreadsheet that included property information regarding the parcels that adjoin the assessed property (i.e., site addresses, SBL numbers, parcel/building sizes, property uses, etc.). Copies of these lists are included in Appendix A.
2. Maps, drawings, etc. of the assessed property that have been developed as part of this Environmental Screen project.
3. Copies of City of Rochester Building Department records for each parcel.
4. A summary of the Client's review of Plat maps, Sanborn maps, and City Directories that are maintained by the City of Rochester and Rundel Library for the assessed property and adjoining properties.
5. Client representatives accompanied the DAY representatives at the time of the site visit and provided site notes and photographs of the parcels that were observed independently by the Client representatives.
6. Select foreclosure file information for each parcel, if maintained by the Client.
7. Property deeds for any non-residential usage/ownership obtained from the City's review of title information for the parcels.
8. Completion of environmental questionnaires regarding the City-owned parcels that are included in the assessed property.
9. Two previous environmental reports. A "Draft Phase I Environmental Site Assessment St. Mary's/Bull's Head Redevelopment Plan Area", prepared by Seeler Associates in January 1994; and a "Phase I Environmental Site Assessment, 67-69 Danforth Street, Rochester, New York". These reports included information regarding portions of the assessed property. (Note, these reports were reviewed by a DAY representative, and no pertinent information was included in these reports, beyond that which was obtained from other sources as part of this Environmental Screen.)
10. Information gathered as part of the Client's review of the City of Rochester's in-house Department of Environmental Quality GIS databases.

It should be noted that the limited scope-of-services provided as part of this project does not constitute an ASTM Phase I Environmental Site Assessment or an ASTM Environmental Transaction Screen, nor does

it permit the Client to satisfy the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (i.e., Landowner Liability Protections or LLPs). Additionally, this Environmental Screen did not include evaluations for asbestos, lead-based paint, radon, lead drinking water, mold, air quality, and other ASTM "non-scope considerations."

The site visit consisted of limited exterior site observations of the assessed property since access to the assessed property was not available. Therefore, limited site observations were made of the exterior portions of the assessed property from public roadways and rights-of-way, and complete observations and details of each parcel were not made. Thus, this Environmental Screen is subject to any state of facts that complete access to and complete observation of the assessed property may have revealed.

3.0 FINDINGS

The following sections include summaries of recognized environmental conditions (RECs) identified for the assessed property (Section 3.1) and adjoining/nearby properties (Section 3.2).

3.1 Findings: 103 Parcels Comprising the Assessed property

The following pages include a one to two-page summary of findings for each of the 103 contiguous parcels that comprise the assessed property. The summaries include a list of RECs identified for each parcel, as well as a summary of information obtained (if any) about suspect asbestos-containing materials (SACM), and previous demolition activities conducted on the parcel.

The following notes apply to the findings for each of the parcels that comprise the assessed property:

- It is recognized that oil is a common source of heating fuel in the greater Rochester area. When the limited exterior observations or regulatory/historical research indicated the potential presence of a fuel oil tank on a specific parcel, that information is included in the corresponding parcel summary provided herein. However, due to the prevalence of oil as a heating fuel in the area of the assessed property, it is likely that oil tanks are present in basements (including residential basements) and other locations that are not identified in the parcel summaries of this report.
- When obvious information regarding SACM and building demolition was obtained as part of the Environmental Screen, it was included in the summary. The records of potential SACM and demolition activities are provided for informational purposes only, and this information is not intended to suggest a scope-of-services expanded beyond that specified elsewhere in this report or in DAY's proposal. Additionally, the lack of identification of SACM or demolition activities on a parcel does not preclude its potential existence on that parcel.
- During the time of the limited observations conducted from rights-of-way, multiple SACMs were observed on the exteriors of the assessed buildings, including transite siding, asphalt siding, roofing materials, caulks, glazes, insulation, exterior siding paper and liner, plaster patching, and masonry materials. Thus, it should be assumed that the buildings located on the assessed property may contain SACM. Individual lists of the observed SACMs are not included on the parcel summary sheets. If future plans for the buildings include possible disturbance of SACM through demolition, renovation, repair, etc., a comprehensive asbestos building survey, including sampling/analysis of all SACM that will be disturbed, is required.
- A REC on a particular parcel may result in an impact to other parcels (i.e., groundwater contamination from a leaking tank on one parcel may migrate to other parcels). The potential impact of specific RECs on additional parcels is not included in this report.

PROPERTY #90 32 YORK STREET

KNOWN FORMER ADDRESSES: None

SBL #: 120.420-0002-071

ACREAGE: 0.158

IMPROVEMENTS: 4,706-square foot building
Reported date of construction: 1935

CURRENT OWNER: John R. Gatti

CURRENT USE: Vacant Commercial (formerly occupied by U.S. Post Office)

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

NYSDEC Spill Incident: A review of the NYSDEC Spills/Leaks database identified closed Spill # 8906360 (dated 09/26/89) for this property (identified as Universal Heating). The NYSDEC Spill Report Form states, “#2 Fuel Oil Petroleum 25.00000G”, “This ran down drive into street. Fire dept put kitty litter down”, “this is a continuing problem at this site”, “Material from home heating oil tanks that were being cut for scrap. Some tanks had small amounts of product left in them.” It is unknown if Universal Heating occupied this site or if the nearby Universal Heating property (refer to Property #81, 924-930 West Main Street) caused a spill on this parcel. Potential concerns include the contamination of soil and/or groundwater if releases of petroleum products have occurred on or affected the property.

OTHER

Building Demolition: The following B.I.S. permit summary obtained from the City of Rochester Building Department indicates that a building was demolished on this parcel:

- Permit # 0106669, issued 03/19/35, to “demo fr dwelling”

The Building Department records do not indicate whether or not this former building had a basement, or if demolition materials were disposed on-site (i.e., by filling in the basement). The apparent demolition of this former building is not being identified as a potential recognized environmental condition in relation to the assessed property at this time. However, if this parcel is ever redeveloped in the future and if demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

PROPERTY #88 - 24 YORK STREET

KNOWN FORMER ADDRESSES: 22 York Street and 26 York Street

SBL #: 120.420-0002-070

ACREAGE: 0.171

IMPROVEMENTS: None

CURRENT OWNER: John R. Gatti

CURRENT USE: Parking Lot

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Former Automobile Service/Repair; Former Industrial Use; and Storage Tanks: Following is a summary of information obtained regarding this property:

- In the 1912 Sanborn map, the property is developed with a two-story building labeled “Bl Sm & Wagon Shop 1st” and “Painting and Harness Shop 2nd”. In the 1950 and 1959 Sanborn maps, the property is labeled “Filling Statn” and is developed with a two-story building labeled “Auto Repairing & Bl. Sm” and a one-story building labeled “Auto Rep.” In addition, five gasoline tanks are depicted outside of the buildings and are labeled “G.T.” and “GTS”. In the 1971 Sanborn map, the property is developed with a two-story building labeled “Auto Repairing & Paintg.” and a one-story building labeled “Auto Rep.”
- In the 1922/23 City of Rochester directories the property is identified as *Beaman Roy E. Auto Repair*; in the 1922/23 through 1933 directories the property is identified as *Piecglar Michael* (blacksmith); in the 1973 directory the property is identified as *Franks Body Shop*; in the 1978 directory the property is identified as *F C Auto Sales*; in the 1993 directory the property is identified as *Breedlove Auto and Diesel Services* (a/k/a 22 York St.); and in the 2003 and 2008 directories the property is identified as *Andy’s Automotive Enhancements – auto body repair/painting* (a/k/a 22 York St.).
- The City of Rochester Building Department records indicate that permit # 0327961 was issued on 07/09/81 to “remove three 550 gal, one 1,000 gal, and one 2,000 gal underground fuel storage tanks”.
- The City of Rochester Fire Department records issued permits for the property for “flammable liquid storage” in 1987, 1988, and 1996; issued Notices of Violations in 1980, 1981, 1985, and 1987

associated with improper storage of flammable liquids/paints; and indicate the performance of inspections on various automotive repair facilities from at least 1980 to 2003.

Potential concerns associated with automobile service/repair and the past industrial uses of a property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and hazardous wastes.

OTHER

Building Demolition: The following B.I.S. permit summary obtained from the City of Rochester Building Department indicates that a building was demolished on the property:

- Permit # 0327922, issued 07/07/81, to “demolish 2 sty frame barn with attached 1 sty frame garage”

The Building Department records do not indicate whether or not this former building had a basement, or if demolition materials were disposed on-site (i.e., by filling in the basement). The apparent demolition of this former building is not being identified as a potential recognized environmental condition in relation to the assessed property at this time. However, if this parcel is ever redeveloped in the future and if demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

PROPERTY #93 - 42 YORK STREET

KNOWN FORMER ADDRESSES: 8 Ruby Alley; and 44 York Street

SBL #: 120.420-0002-072.001

ACREAGE: 0.477

IMPROVEMENTS: None

CURRENT OWNER: Mohammad Z. Chippa

CURRENT USE: Parking Lot

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Staining/Debris: In the 1988, 1993, and 2003 aerial photographs, approximately 15 vehicles are parked on this property. In addition, apparent dark staining and miscellaneous items, which may be indicative of debris appear to be located throughout this property. The staining and debris on this property may be indicative of current or former industrial/manufacturing use of the property or affects from surrounding properties. Potential concerns associated with an industrial/manufacturing use of a property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous materials, petroleum products, and/or hazardous wastes has occurred.

PROPERTY #87 21-23 YORK STREET

KNOWN FORMER ADDRESSES: 21.5 York Street and 27 1/3 York Street

SBL #: 120.420-0001-046

ACREAGE: 0.100

IMPROVEMENTS: 2,320-square foot building
Reported date of construction: 1900

CURRENT OWNER: Abanks Leasing, Ltd

CURRENT USE: Service or Gas Station

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Current and Former Automobile Service/General Repair Use: Following is a summary of information obtained regarding this parcel:

- In the 1912 Sanborn map, the assessed property appears to be addressed as 27 1/3 York Street and is developed with a garage and a two-story building that is labeled "Carp'r Shop Elec. Power". In the 1950 Sanborn map, the assessed property appears to be addressed as 21-23 York Street and is developed with a one-story store labeled "Key Shop" and a two-story building labeled "Auto Body Wks". In the 1959 and 1971 Sanborn maps, the two-story building is labeled "Auto Body Wks".
- The City of Rochester directories list the property as *Alameda Radio Repair* in 1953, and as *John James H Auto Repair* in 1993.
- A Building Permit Summary (#0921301) obtained from the City of Rochester Building Department was issued on 04/23/92 to "legalize use as auto repair with office and accessory storage on 2nd floor".
- Mr. Rick Rinski, Senior Economic Development Specialist with the City of Rochester also indicated that the property is "classified as a former service or gas station" (refer to Appendix D).
- At the time of the site visit, the front yard of the property appeared to be a former asphalt paved parking lot (i.e., areas of the former asphalt could be observed through the vegetative cover). A garage bay door was observed on the east side of the building.

Potential concerns associated with automobile service/general repair use of a property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or handling/disposal of petroleum products, hazardous materials, and/or hazardous wastes.

OTHER

Building Demolition: The following B.I.S. permit summary obtained from the City of Rochester Building Department indicates that a building was demolished on this parcel:

- Permit # 0853229, issued 08/29/85, to “demolish 1 room wooden building”

The Building Department records do not indicate whether or not this former building had a basement, or if demolition materials were disposed on-site (i.e., by filling in the basement). The apparent demolition of this former building is not being identified as a potential recognized environmental condition in relation to the assessed property at this time. However, if this parcel is ever redeveloped in the future and if demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

PROPERTY #78 - 906-910 WEST MAIN STREET

KNOWN FORMER ADDRESSES: 442 West Avenue; and 442-446 West Avenue

SBL #: 120.420-0002-065

ACREAGE: 0.096

IMPROVEMENTS: 5,828-square foot building
Reported date of construction: 1920

CURRENT OWNER: Steve Rozaklis

CURRENT USE: Occupied by "Critic's Restaurant"

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Current or Former Industrial/Manufacturing Use: During the time of the site visit, one approximate 20-foot long apparent vent or discharge pipe, one approximate two foot long by three foot in diameter apparent vent or discharge pipe, and a small bay door were observed along the north side of the building located on this parcel. Based on the site observations, it appears that this property may have formerly been used for industrial/manufacturing purposes. Potential concerns associated with an industrial/manufacturing use of a property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous materials, hazardous wastes, and/or petroleum products has occurred.

Incinerator: Building Department permit #0132058 was issued on 03/15/46 to "erect incinerator". The potential exists for building surface, soil, and/or groundwater contamination since the materials incinerated and the handling/storage/disposal of the incinerated waste is unknown.

PROPERTY #81 - 924-930 WEST MAIN STREET

KNOWN FORMER ADDRESSES: 460-462 West Avenue

SBL #: 120.420-0002-068

ACREAGE: 0.089

IMPROVEMENTS: 6,210-square foot building
Reported date of construction: 1920

CURRENT OWNER: Wayne Haskins

CURRENT USE: Occupied by "Universal Heating Company"

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Current or Former Industrial/Manufacturing Use: In the 1912 Sanborn map, the assessed property appears to be addressed as 460-462 West Avenue and is developed with a one-story house and a one-story building labeled "Tin Shop". In addition, this property was listed in the 1988 through 1998 City of Rochester directories as *Universal Heating Co.*; in the 2003 and 2008 directories as *AAA Universal Heating and Cooling*; and in the 2003 directory as *Holland Furnace Co.* Potential concerns associated with the use of an industrial/manufacturing property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous substances, hazardous wastes, and/or petroleum products has occurred.

Spills/Violations: Records reviewed indicate that spills and violations are associated with this property. The City of Rochester Fire Department, the MCDOH, and the NYSDEC have records of five separate incidents (between 1985 and 1995) for fuel oil and gasoline spills from vehicle tanks and home heating oil tanks. NYSDEC Spill # 8706240, dated 10/23/87, states "[Caller] says Universal Heating has been washing out heating oil tanks and dumping product & water behind facility for years." "MCHD investigated and found evidence of spillage, both new and old. Also turned over to L.E.; Strong fuel odors exist and persons seen rinsing fuel oil tank behind Universal Heating"; "City of Rochester has ordered him to remove several (20-30) old fuel oil tanks from behind NK building"; "Petroleum sheen noted running down blacktop from area of fuel oil tanks (wet rainy day)". In addition, the City of Rochester Fire Department records indicate that this property had several Notices of Violation from building inspections that included violations regarding the presence of oil drums, the improper installation of vehicle tanks, the improper storage of oil and other liquids, an excess of combustibles, and the need for a general clean up/poor housekeeping of the area. Universal Heating was also issued permits in 1987 and 1988 for the use of "tank vehicles". In addition, at the time of the site visit, signs labeled "Furnace Tune Up Special" and "Oil Tanks Pumped and Removed" were observed on the building located on this parcel. A small bay door was also observed on the north side of the building.

PROPERTY #82 932-938 WEST MAIN STREET

KNOWN FORMER ADDRESSES: 464-468 West Avenue; and 2 York Street

SBL #: 120.420-0002-069

ACREAGE: 0.139

IMPROVEMENTS: 9,624-square foot building
Reported date of construction: 1920

CURRENT OWNER: Douglas L. Williams

CURRENT USE: Occupied by "Doug's Deli" and "Andy's Automotive Enhancement Collision and Paint"

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Current or Former Automobile Service/Repair and Industrial Use: In the 1912 Sanborn map, this property appears to be addressed as 464-468 West Avenue and is developed with a store labeled "Plumbing". In the 1950 Sanborn map, the property appears to be addressed as 932-938 Main Street W. (also addressed as 2 York Street) and the northern portion of the property (at the corner of York Street and Ruby Alley) is developed with a one-story building labeled "Auto Service". In the 1959 and 1971 Sanborn maps, the southern portion of the property is developed with a two-story store labeled "Paints" and the northern portion is developed with a one-story building labeled "Auto Service". The following Building Permit Summaries were obtained from the City of Rochester Building Department:

- Permit # 0850438, issued 02/11/85, to "change use of rear bldg from 3 car garage to minor auto repair"
- Permit # 1000837, issued 08/30/00, to "change use from minor auto repair to automotive reconditioning and light auto body repair"

In addition, at the time of the site visit, the bay doors of the building were open, and containers of paint thinner, paint, and automotive products, as well as engines, compressed gas cylinders, tires, and miscellaneous car parts could be seen inside the building. In addition, a "chemical type" odor was detected from the right-of-way on York Street. Three large metal pipes were observed on the alley side of the building, which were protruding from this building and appeared to be indicative of fume vents.

Potential concerns associated with automobile service/repair and industrial uses of a property include possible floor drains, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and/or hazardous wastes.

PROPERTY #95 - 50 YORK STREET

KNOWN FORMER ADDRESSES: 18 and 18.5 York Street

SBL #: 120.420-0002-073

ACREAGE: 0.112

IMPROVEMENTS: 2,368-square foot building
Reported date of construction: 1950

CURRENT OWNER: John R. Gatti

CURRENT USE: Auto Body or Tire Shop

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Storage Tanks: At the time of the site visit, a vent and fill pipe were observed protruding from the side of the building located on this property. This indicates the potential presence of an underground storage tank (UST) or aboveground storage tank (AST). Thus, the potential exists for soil and/or groundwater contamination if leaks, spills, or overfilling of petroleum products have occurred that are associated with USTs or ASTs.

Current or Former Automobile Service/Repair/Industrial Use: Following is a summary of additional information obtained regarding this parcel:

- In the 1892 Sanborn map, the property appears to be addressed as 18 York Street and is developed with a one-story building labeled "Paint Shop". In the 1950, 1959 and 1971 Sanborn maps, the property appears to be addressed as 50 York Street and is developed with a one and two story building labeled "Upholst's."
- The property is listed in the 1938 City of Rochester directories as *Jackson Wm. C. (paint washer)*; in the 1953 through 1958 directories as *Hauer Adam (uphol)*; in the 1983/84 through 1993 directories as *Thomas Augie Collision Shop*; and in the 2003 and 2008 directories as *Low Riders Auto Dealer and Hair*.
- A City of Rochester B.I.S. permit summary for the property indicates permit # 0136873 was issued on 09/19/47 for a "cin blk add to furniture shop".
- The City of Rochester Fire Department issued permits for flammable storage in 1986 and 1987 to Thomas A&A Collision Inc., and Notices of Violation to the same occupant in 1992 for improper

signage for flammable materials. The Fire Department records also indicate that an automobile repair/service shop (International Low Riders) occupied the building from at least 2001 to 2006.

- At the time of the site visit, a large gray vent was observed protruding from the building, and the building was developed with a loading dock.

Potential concerns associated with automobile service/repair and industrial uses of the property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and/or hazardous wastes.