

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**TWENTY-THREE PARCELS IN THE
BROOKS LANDING URBAN RENEWAL DISTRICT
AGNEW COURT, GENESEE STREET,
BROOKS AVENUE AND SOUTH PLYMOUTH AVENUE
ROCHESTER, NEW YORK**

NOVEMBER 2002

Prepared for:

**CITY OF ROCHESTER
DIVISION OF ENVIRONMENTAL QUALITY
30 CHURCH STREET, ROOM 300B
ROCHESTER, NEW YORK 14614-1278**

November 6, 2002

Mr. Joe Biondolillo
City of Rochester
Division of Environmental Quality
30 Church Street, Room 300B
Rochester, New York 14614

RE: Phase I Environmental Site Assessment **16835.06**
Twenty-three Parcels in the Brooks Landing Urban Renewal District
Agnew Court, Genesee Street, Brooks Avenue and South Plymouth Avenue
Rochester, New York

Dear Joe:

Pursuant to our contractual agreement, please find enclosed our Phase I Environmental Site Assessment (ESA) of twenty-three parcels in the Brooks Landing Urban Renewal District in the City of Rochester, Monroe County, New York. This investigation was conducted using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 guidelines for Phase I ESAs. All the information contained herein is true to the best of our knowledge and can be relied upon by the City of Rochester.

Should you have any questions or require further information, please feel free to call.

Very truly yours,

Michael P. Storonsky
Senior Associate

Enclosure

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NOVEMBER 2002

Prepared for:

**CITY OF ROCHESTER
DIVISION OF ENVIRONMENTAL QUALITY
30 CHURCH STREET, ROOM 300B
ROCHESTER, NEW YORK 14612**

Prepared by:

**SEAR-BROWN
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ROCHESTER, NEW YORK 14623**

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DISCLAIMER

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1.0 Executive Summary

The subject property is a 4.3[±] acre parcel of land which consists of 23 contiguous vacant, residential and commercial tax parcels located on Genesee Street, Agnew Court, Brooks Avenue and South Plymouth Avenue in the City of Rochester, Monroe County, New York (see Figure 1, Site Location Map). A summary of each parcel's Tax ID number, current owner, street address, size and zoning is listed below.

Tax ID #	Current Owner	Address	Size (sq.ft.)	Zoning
135.34-2-26	Rosa Johnson	4 Agnew Court	2,300	Residential
135.34-2-25	Brenda Beason	6 Agnew Court	3,074	Residential
135.34-2-24	Emanuel Wardi	8 Agnew Court	2,407	Residential
135.34-2-23	City of Rochester	910 Genesee Street	4,108	Commercial
135.34-2-27	Rocco and Cosmo Cirocco	920 Genesee Street	4,066	Commercial
135.34-2-28	Jean Dalberth	926-928 Genesee Street	5,724	Commercial
135.34-2-29	John H. Michel	930-940 Genesee Street	8,593	Commercial
135.34-2-30	City of Rochester	942-946 Genesee Street	2,532	Commercial
135.34-2-31	Ebenezer I. Williams	948 Genesee Street	2,204	Commercial
135.34-2-32	Joseph Bradford	954-960 Genesee Street	3,993	Commercial
135.35-1-20	City of Rochester	10 Brooks Avenue	20,259	Residential
135.35-1-18 (part of only)	City of Rochester	1315 South Plymouth Avenue	92,106 (part of only)	Open Space
135.51-1-1 (part of only)	City of Rochester	150 Elmwood Avenue	592,415 (part of only)	Open Space
135.35-1-16	City of Rochester	1400 South Plymouth Avenue	Not Available	Open Space
135.34-3-21	Georgios Ekonomidis	973-985 Genesee Street	13,713	Commercial
135.34-2-33	Emanuel Rosenfeld	953-957 Genesee Street	5,940	Commercial

Tax ID #	Current Owner	Address	Size (sq.ft.)	Zoning
135.34-2-34	Joe L. Bradford	951 Genesee Street	5,400	Commercial
135.34-2-35	Ezra and Julie Katzen	943-945 Genesee Street	5,400	Commercial
135.34-2-36	Mithani Brothers Enterprises	937-941 Genesee Street	10,800	Commercial
135.34-2-37	City of Rochester	927 Genesee Street	5,400	Commercial
135.34-2-38	City of Rochester	923-925 Genesee Street	5,400	Commercial
135.34-2-39	J. Kent/B. Starbird	917-921 Genesee Street	5,400	Commercial
135.34-2-40	Millard Latimer	909-913 Genesee Street	5,400	Commercial

The subject property is located in a residential and commercially developed area. A small shopping plaza and residential properties are located north of the subject property. Plymouth Gardens, a 10-story housing complex, is located adjacent to the east of the subject property. Beyond Plymouth Gardens are Plymouth Avenue South and the Genesee River. Several commercial and residential properties border the subject property to the south and west.

On October 24, 2002 Sear-Brown visited the subject property; however, at that time access to the subject buildings was not made available. Given that the subject buildings were inaccessible, Sear-Brown can make no determinations as to the type of materials stored there, or their potential environmental liability or site contamination implications.

This investigation was requested to identify, to the extent feasible, recognized environmental conditions in connection with the proposed redevelopment of the parcels as the Brooks Landing Urban Renewal District.

We have performed this Phase I Environmental Site Assessment in conformance with ASTM E 1527-00 Standard Practice for Environmental Site Assessments (ESAs): Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, this practice are described in Sections 2.2, 2.3 and 2.4 of this report. This assessment has revealed the following evidence of recognized environmental conditions in connection with the subject property:

Findings

- According to Mr. Ed Yurkstas of the Monroe County Department of Health (MCDOH), the MCDOH has two files for the subject property. Mr. Yurkstas indicated that a January 1996 spill occurred at 934 Genesee Street (presently known as 930-940 Genesee Street) involving a leaking aboveground storage tank (AST) located in the basement of the on-site building. The AST leaked approximately 40-50 gallons of fuel oil at the time of the spill. According to Mr. Yurkstas the spill cleanup was complete and no further action was necessary. The spill fact sheet for this spill incident, which

was also reported to the New York State Department of Environmental Conservation (DEC) and is discussed in further detail below, is included in Appendix B.

Mr. Yurkstas also indicated that the MCDOH received a complaint for 973 Genesee Street (currently Brooks Auto Parts) from an employee. Mr. Yurkstas indicated that the employee reported that oil had been dumped on the property; however, when the MCDOH visited the site there were no indications of a spill. The MCDOH did observe two ASTs which stored fuel oil and waste oil. The MCDOH's file contained documentation that the waste oil was disposed of properly by Sunoco disposal. According to Mr. Yurkstas, the MCDOH determined that no further action was necessary regarding this complaint. Documentation pertaining to this complaint is included in Appendix A.

- According to files from the City of Rochester, combustible liquids were previously stored on the following properties: 940 Genesee Street, 941 Genesee Street, 954-960 Genesee Street, and 973 Genesee Street. The Fire Department Records also indicated that a 275-gallon AST fuel oil filter was leaking in the basement of 909-913 Genesee Street on June 26, 1985. According to the records, there was no documentation available indicating that the leak had been repaired (See Appendix C - Fire Department Records and Appendix D - Building Information Systems Records).
- There has been one (1) spill incident reported to the New York State Department of Environmental Conservation (DEC) that has occurred on the subject property. This spill was also reported to the MCDOH and was discussed above. A copy of the Spill Report Form for this spill is included in Appendix B of this report. This spill incident (DEC Spill No. 9513276) was reported to the DEC as a result of a fuel oil leak in the basement of 934 Genesee Street. An abandoned 275-gallon fuel oil tank leaked fuel oil onto the basement concrete floor. As a result, four drums of solids and one drum of approximately 20 gallons of fuel were removed from the property and disposed off-site. Consequently, this spill incident file was closed by the DEC, which suggests that the spill incident is resolved to the satisfaction of the DEC.
- A review of historic maps and Polk City Directories indicate that 8 Agnew Court was occupied by individuals from at least 1912 to the present. However, in the 1976, 1981-82, 1989 and 1993 Polk City Directories, this property is shown to be occupied by both an individual and a business called All Auto Electric. The City of Rochester Building Information System records indicate that a repair shop was being operated out of the home located on 8 Agnew Court from approximately 1976 to 2000. The City of Rochester Building Information System also indicated that a permit to demolish a two-story dwelling located at 8 Agnew Court was issued on January 29, 2001.
- A review of historic maps and Polk City Directories indicate that 942-946 Genesee Street was occupied by Spotless Cleaners from 1939 through 1941. Currently, this portion of the subject property is vacant and undeveloped.
- A review of historic maps indicate that 10 Brooks Avenue and 1315 South Plymouth Avenue were improved with the former Erie Canal prior to 1875. An 1888 Plat Map indicates that the canal had been filled-in. Historic maps also indicated that these

parcels were improved with railroad tracks since at least the late 1890s. The 1930, 1951, 1961 and 1970 aerial photographs show that these parcels were improved with the Penn Central Railroad tracks. The 1976 aerial photograph shows activity around the tracks and areas of earth movement. It appears that the tracks were being removed at that time.

- A review of the historic maps indicate that 150 Elmwood Avenue has been unimproved since at least the late 1920s to the present. The 1912 Sanborn Map indicated that this parcel was occupied by five residential dwellings and the South Park Hotel. The 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs showed this lot to be vacant, as it is today. The Polk City Directories from 1892 to the present did not have an address listing for 150 Elmwood Avenue.
- Based on a review of the Polk City Directories and historical maps, 973-985 Genesee Street was occupied by commercial properties since at least 1915. The Polk Directories and historical maps indicated that this parcel was occupied by gasoline service stations from 1915 to 1977. The 1950 Sanborn Map indicated that this parcel was improved with a gasoline station that housed ten gasoline tanks. In the 1971 Sanborn Map, the gasoline tanks were no longer shown on the map; however, the gasoline station was still shown. The City of Rochester Building Information System records indicate that five underground storage tanks (USTs) were installed on this property between 1966 and 1970. In 1976, five USTs were removed from this property according to the City of Rochester Building Information System records. From 1977 to the present, Brooks Auto Parts and Repairs has occupied this parcel.
- According to the Polk City Directories and historical maps, 937-941 Genesee Street was occupied by an auto repair facility from 1912 to 1941. In 1946, Riverside Dry Cleaners occupied this property. Riverside Dry Cleaners remained at this property until 1972 when United Dry Cleaners occupied the premises. Currently, United Cleaners Laundromat is present in the building.
- Based on historic maps and Polk City Directories 909-913 Genesee Street has been improved with a building, which had housed both apartments and commercial spaces, from 1900 to the present. Commercial tenants have included a barber shop, a hobby shop and a vacuum cleaner shop. However, in the 1951 and 1952 Polk City Directories, this parcel was occupied by two individual residences, the Elmer Gift Shop, and Elmer's Dry Cleaners.
- Based on a review of the Polk City Directories and Sanborn Maps, 972 Genesee Street and 15 Brooks Avenue, an adjacent property to the south, was occupied by a gasoline service station from at least 1930 to 1993. The 1950 Sanborn Map indicated that this parcel was improved with a gasoline station that housed four gasoline tanks along the eastern property boundary. The City of Rochester Building Information Service files indicated that six gasoline tanks were installed from 1950 to 1993; of the six tanks installed only five tanks were reportedly removed. The 1930, 1951, 1961, 1970, 1976, 1988, 1993, and 1996 aerial photographs indicated that this property was improved with a small square building. The size and shape of the building changed from the

1930 photograph to the 1951 photograph and from the 1970 photograph to the 1976 photograph. The 1999 aerial photograph indicated that the building was no longer present at 972 Genesee Street and 15 Brooks Avenue. An investigation and a remedial program were undertaken to address a spill incident which occurred on this property in 1993. The DEC issued a “No Further Action” dated August 18, 1998 and inactivated the spill file on April 11, 2000. At the time this report was prepared, additional subsurface investigation was being performed on this site on behalf of the City of Rochester.

- Based on a review of the Polk City Directories and Sanborn Maps, 900 Genesee Street, an adjacent property to the north, was occupied by commercial properties since at least 1925. From at least 1925 to 1976, the Polk Directories and Sanborn Maps indicated that this parcel was occupied by a gasoline service station. The 1938 Sanborn Map indicated that this parcel was improved with a gasoline station that housed eight gasoline tanks along the southwest and northeast sides of the on-site building. The City of Rochester Building Information Service files indicated that eight gasoline tanks were installed from 1951 to 1970; of the eight tanks installed only four tanks were reportedly removed. The 1930, 1951, 1961, 1970, and 1976 aerial photographs indicated that this property was improved with a small square building. The 1988, 1993, 1996 and 1999 aerial photographs indicated that a plaza building had been constructed on this property.
- During the property visit, approximately three (3) 55-gallon drums were observed to the southwest of 943-945 Genesee Street on the subject property. Given that the subject properties were observed from the right-of-way, it could not be determined if the drums had leaked.
- During the property visit, no above ground storage tanks (ASTs) were observed. However, given that the subject buildings were inaccessible, Sear-Brown can make no determinations as to whether there were any ASTs located inside the buildings.

During the property visit, three fill ports were observed on the subject property. The first fill port was observed along the northern exterior wall of 930-940 Genesee Street, the second fill port was observed along the southern exterior wall of 951 Genesee Street, and the third fill port was observed along the northern exterior wall of 973-985 Genesee Street. At the time of the property visit, no spills, stains, odors, or stressed or dead vegetation were observed in the vicinity of these fill ports.

Based on information gathered from the MCDOH, the City of Rochester Building Information Systems records, and the City of Rochester Fire Department records, ASTs have been reportedly located at 909-913 Genesee Street, 934 Genesee Street, and 973-985 Genesee Street. Given that these buildings were inaccessible at the time of the October 2002 property visit, it was not determined whether these ASTs remain on the subject property.

- At the time of Sear-Brown’s October 2002 property visit, miscellaneous debris was observed in the vicinity of 8 Agnew Court and along the southern portion of 10 Brooks Avenue and 1315 South Plymouth Avenue. The debris observed at 8 Agnew Court

included construction and demolition debris, tires, gravel, scrap metal, soil, and wood. The debris observed on 10 Brooks Avenue and 1315 South Plymouth Avenue included tires, scrap metal, and litter. At the time of the property visit, no spills, stains, odors, or stressed or dead vegetation were observed in the vicinity of the above mentioned miscellaneous debris.

- Given that the subject buildings were inaccessible at the time of Sear-Brown's property visit, potential suspect ACBMs could not be observed inside the buildings. However, suspect ACBMs observed on the exterior of the buildings included roofing materials. Given the pre-1979 construction dates of the buildings, it is considered possible that the buildings contain asbestos. Verification of asbestos content is only possible by conducting a building materials sampling and analysis program. In the absence of such a program, all suspect ACBMs should be assumed to contain asbestos unless a testing program proves otherwise.

Conclusions

- To evaluate the potential presence of recognized environmental conditions located within the subject buildings, it is recommended that access be obtained and the interior of the subject buildings be observed.
- Based on the historical presence of a repair facility at 8 Agnew Court for 25 years, it is recommended that a subsurface investigation be performed on this property to evaluate potential impacts from historic on-site operations.
- Based on the historical presence of Spotless Cleaners, a dry cleaning facility, at 942-946 Genesee Street, it is recommended that a subsurface investigation be performed to evaluate potential impacts from these historic on-site operations.
- Given the historic presence of the Erie Canal on the 10 Brooks Avenue and 1315 South Plymouth Avenue parcels and given that railroad spurs traversed 10 Brooks Avenue and 1315 South Plymouth Avenue from approximately the 1890s to 1970s, it is recommended that a subsurface investigation be performed to evaluate the nature of the fill materials that were used to backfill the canal and to evaluate the potential presence of residual railroad related impacts.
- Contingent on the outcome of the ongoing Phase II investigation at 972 Genesee Street and 15 Brooks Avenue, additional investigation may be warranted on the 1315 South Plymouth Avenue parcel.
- Given the inability to account for the removal of all the USTs at 973-985 Genesee Street, and the historical auto repair and gasoline service station activities at 973-985 Genesee Street, it is recommended that a subsurface investigation be performed on the 973-985 Genesee Street property, or if access to this parcel cannot be obtained along the right-of-way on Brooks Avenue and Genesee Street to evaluate potential impacts from historic on-site operations.
- Based on the historical presence of an automobile repair facility and a dry cleaning facility at 937-941 Genesee Street, it is recommended that a subsurface investigation be

performed on the 937-941 Genesee Street property, or if access to this parcel cannot be obtained along the southern portion of 927 Genesee Street, and along the right-of-way on Genesee Street to evaluate potential impacts from these historic on-site operations.

- Based on the MCDOH report of a leaking AST fuel oil filter and the historic presence of Elmer's Dry Cleaners at 909-913 Genesee Street, it is recommended that a subsurface investigation be performed to evaluate potential impacts from these historic on-site operations.
- Given the inability to account for the removal of all the USTs at the adjacent 900 Genesee Street parcel, and the historical gasoline service station activities at 900 Genesee Street, it is recommended that a subsurface investigation be conducted along the northern portion of Agnew Court to evaluate if potential releases from the gasoline service station operations may have impacted the subject property.
- It is recommended that the contents of the three (3) 55-gallon drums located to the southwest of 943-945 Genesee Street be properly characterized, removed, and disposed in accordance with applicable regulations.
- It is recommended that the destinations of the fill ports located on the exterior of three buildings (930-940, 951, and 973-985 Genesee Street) on the subject property be determined. If ASTs are determined to be present in the subject buildings or if USTs are determined to be present, and these tanks are no longer in service, it is recommended that they be properly closed in accordance with applicable regulations.
- The miscellaneous debris observed on 8 Agnew Court and 10 Brooks Avenue should be removed and properly disposed off-site.
- If removal, demolition or maintenance of suspect asbestos containing building materials (ACBMs) is planned in the future, it is recommended that the materials be sampled and analyzed for asbestos content at that time. If they are asbestos-containing (greater than one percent asbestos), or if they are assumed to be asbestos-containing, then abatement of these materials (repair, enclosure, encapsulation, or removal and disposal), prior to their disturbance, should be supervised by a licensed asbestos contractor in accordance with state and federal regulations in effect at that time.

2.0 Introduction

2.1 Purpose

This investigation was requested to identify, to the extent feasible, recognized environmental conditions in connection with the subject property. The investigation was conducted in conformance with ASTM E 1527-00 Standard Practice for Environmental Site Assessments (ESAs): Phase I Environmental Site Assessment Process.

2.2 Detailed Scope of Services

The Scope of Services developed for this Phase I ESA was outlined in our proposal of June 5, 2002, and was approved by Mr. Mark Gregor, of the City of Rochester Division of Environmental Quality, on June 13, 2002. All work associated with this assessment was performed as proposed, except where noted in Section 2.3.

2.3 Limiting Conditions and Methodologies Used

This report presents a description of the conditions observed within and immediately surrounding the subject property at the time of the site visit. In addition, this assessment was based on a review of reasonably ascertainable federal, state, and local environmental records, a site reconnaissance of the properties, and interviews with individuals familiar with the current and historical uses of the property.

On October 24, 2002 Sear-Brown visited the subject property; however, at that time access to the subject buildings was not made available. Given that the subject buildings were inaccessible, Sear-Brown can make no determinations as to the type of materials stored there, or their potential environmental liability or site contamination implications.

The findings, opinions, and conclusions presented in this report are based only on information gathered during these activities. Therefore, since much of the information has been provided by others, the accuracy of the conclusions drawn from this information are inherently related to the accuracy and reliability of the information that was provided.

2.4 Outstanding Information

There was no requested information that was outstanding at the time this report was prepared.

2.5 *Special Terms and Conditions*

This Phase I ESA includes a discussion of wetlands, asbestos and radon, which are not within the scope of ASTM Standard Practice E 1527-00. However, site specific wetland investigations, asbestos sampling, or radon screening were not performed as part of this study.

2.6 *User Reliance*

This document may not be used or relied upon without the expressed written consent of Sear-Brown or the City of Rochester, to which reliance on this report is expressly provided.

3.0 Site Description

3.1 Location and Legal Description

The subject property is a 4.3[±] acre parcel of land which consists of 23 contiguous vacant, residential and commercial tax parcels located on Genesee Street, Agnew Court, Brooks Avenue and South Plymouth Avenue in the City of Rochester, Monroe County, New York (see Figure 1, Site Location Map). A summary of each parcel's Tax ID number, street address, size and zoning is listed below.

Tax ID #	Current Owner	Address	Size (sq.ft.)	Zoning
135.34-2-26	Rosa Johnson	4 Agnew Court	2,300	Residential
135.34-2-25	Brenda Beason	6 Agnew Court	3,074	Residential
135.34-2-24	Emanuel Wardi	8 Agnew Court	2,407	Residential
135.34-2-23	City of Rochester	910 Genesee Street	4,108	Commercial
135.34-2-27	Rocco and Cosmo Cirocco	920 Genesee Street	4,066	Commercial
135.34-2-28	Jean Dalberth	926-928 Genesee Street	5,724	Commercial
135.34-2-29	John H. Michel	930-940 Genesee Street	8,593	Commercial
135.34-2-30	City of Rochester	942-946 Genesee Street	2,532	Commercial
135.34-2-31	Ebenezer I. Williams	948 Genesee Street	2,204	Commercial
135.34-2-32	Joseph Bradford	954-960 Genesee Street	3,993	Commercial
135.35-1-20	City of Rochester	10 Brooks Avenue	20,259	Residential
135.35-1-18 (part of only)	City of Rochester	1315 South Plymouth Avenue	92,106 (part of only)	Open Space
135.51-1-1 (part of only)	City of Rochester	150 Elmwood Avenue	592,415 (part of only)	Open Space
135.35-1-16	City of Rochester	1400 South Plymouth Avenue	Not Available	Open Space
135.34-3-21	Georgios Ekonomidis	973-985 Genesee Street	13,713	Commercial

Tax ID #	Current Owner	Address	Size (sq.ft.)	Zoning
135.34-2-33	Emanuel Rosenfeld	953-957 Genesee Street	5,940	Commercial
135.34-2-34	Joe L. Bradford	951 Genesee Street	5,400	Commercial
135.34-2-35	Ezra and Julie Katzen	943-945 Genesee Street	5,400	Commercial
135.34-2-36	Mithani Brothers Enterprises	937-941 Genesee Street	10,800	Commercial
135.34-2-37	City of Rochester	927 Genesee Street	5,400	Commercial
135.34-2-38	City of Rochester	923-925 Genesee Street	5,400	Commercial
135.34-2-39	J. Kent/B. Starbird	917-921 Genesee Street	5,400	Commercial
135.34-2-40	Millard Latimer	909-913 Genesee Street	5,400	Commercial

3.2 *Site and Vicinity General Characteristics*

The subject property is generally level and lies at an average elevation of 525[±] ft. above mean sea level, as determined by the 1929 National Geodetic Vertical Datum. Surface water drainage on the subject property and surrounding properties is in multiple directions, being controlled by the adjacent buildings, various roadways, asphalt-paved parking areas, and their associated stormwater drainage systems.

According to Dr. Richard Young's Groundwater Contour Maps of Monroe County (1980), and based on topographic gradient, regional groundwater flow in the vicinity of the subject property is expected to flow easterly, towards the Genesee River located between 700[±] feet to 100[±] feet east of the subject property.

According to the Monroe County Soil Survey (1973), prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the subject property is comprised of Urban Land, which consists of areas that have been so altered or obscured by urban works and structures that identification of the soils is not feasible.

The Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) (Community Panel No. 36431-0020B) indicates that the entire subject property is located within Flood Zone C, which is described as an area of minimal flooding.

According to the United States Fish and Wildlife Service National Wetlands Inventory and the DEC Freshwater Wetlands Maps (Rochester West Quadrangle), the subject property does not lie within the boundaries of a designated wetland. However, a site specific wetland investigation was not performed as part of this study.

3.3 *Current Use of the Properties*

A summary of each parcel's current use is listed below.

Address	Use
4 Agnew Court	residential
6 Agnew Court	residential
8 Agnew Court	vacant, unimproved
910 Genesee Street	Agnew Court (access drive)
920 Genesee Street	residential
926-928 Genesee Street	commercial (Dalberth Sporting Goods Store)
930-940 Genesee Street	commercial (barber, shoe store, private club)
942-946 Genesee Street	vacant, unimproved
948 Genesee Street	vacant commercial building
954-960 Genesee Street	commercial (liquor store, karate studio, nail salon) and residential apartments
10 Brooks Avenue	vacant, unimproved
1315 South Plymouth Avenue	vacant, unimproved
150 Elmwood Avenue	vacant, unimproved
1400 South Plymouth Avenue	vacant, unimproved

Address	Use
973-985 Genesee Street	commercial (Brooks Auto Parts and Repair)
953-957 Genesee Street	vacant commercial building and vacant residential apartments
951 Genesee Street	commercial (hair salon) and residential apartments
943-945 Genesee Street	commercial (variety shop and vacant pizza shop/restaurant) and residential apartments
937-941 Genesee Street	commercial (United Cleaners Laundromat)
927 Genesee Street	vacant, unimproved
923-925 Genesee Street	vacant, unimproved
917-921 Genesee Street	commercial (tax services) and residential apartments
909-913 Genesee Street	commercial (barber) and residential apartments

3.4 Structures, Roads, Other Improvements on the Site

Figure 2 presents a site plan and identifies the location of each of the parcels which comprise the subject property.

A summary of the types of buildings on each parcel and their square footages is listed below.

Address	Type of Building(s) On-site	Size of Building(s) On-site
4 Agnew Court	Two and a half story	960 sq.ft.
6 Agnew Court	Two and a half story	967 sq.ft.
8 Agnew Court	No building(s)	N/A
910 Genesee Street	No building(s)	N/A
920 Genesee Street	Two and a half story	2,128 sq.ft.
926-928 Genesee Street	One-story	2,244 sq.ft.
930-940 Genesee Street	One-story	6,608 sq.ft.
942-946 Genesee Street	No building(s)	N/A
948 Genesee Street	One-story	1,392 sq.ft.
954-960 Genesee Street	Two-story	5,175 sq.ft.
10 Brooks Avenue	No building(s)	N/A
1315 South Plymouth Avenue	No building(s)	N/A
150 Elmwood Avenue	No building(s)	N/A
1400 South Plymouth Avenue	No building(s)	N/A
973-985 Genesee Street	Two-story	6,812 sq.ft.
953-957 Genesee Street	Two-story	5,841 sq.ft.

Address	Type of Building(s) On-site	Size of Building(s) On-site
951 Genesee Street	Two-story	2,636 sq.ft.
943-945 Genesee Street	Two-story	6,000 sq.ft.
937-941 Genesee Street	One-story	3,840 sq.ft.
927 Genesee Street	No building(s)	N/A
923-925 Genesee Street	No building(s)	N/A
917-921 Genesee Street	Two story	3,782 sq.ft.
909-913 Genesee Street	Two-story	1,756 sq.ft.

Although access to the buildings on the subject property was not available, potable water is supplied to the area by the City of Rochester. Sanitary sewer services are provided to the area by Monroe County Pure Waters. Electric and natural gas services are provided to the area by Rochester Gas and Electric Corporation (RG&E). The method(s) of heating the subject buildings are uncertain at this time.

3.5 *Abutters and Nearby Properties*

The subject property is located in a residential and commercially developed area. A small shopping plaza and residential properties are located north of the subject property. Plymouth Gardens, a 10-story housing complex, is located adjacent to the east of the subject property. Beyond Plymouth Gardens are Plymouth Avenue South and the Genesee River. Several commercial and residential properties border the subject property to the south and west.

4.0 User Provided Information

4.1 Title Records

The Abstracts of Title for the subject property were not provided to Sear-Brown for review.

4.2 Environmental Liens or Activity and Use Limitations

Based on a review of information as part of this assessment, to the best of Sear-Brown's knowledge, there are no environmental liens or use limitations associated with the subject property.

4.3 Specialized Knowledge

The user (City of Rochester) has no specialized knowledge or experience that is material to any recognized environmental conditions in connection with the subject property.

4.4 Valuation Reduction for Environmental Issues

Sear-Brown was not provided with any information that would identify valuation reduction of the subject property.

4.5 Owner, Property Manager, and Occupant Information

A summary of each parcel's owner and occupant information is listed below.

Address	Current Owner	Occupant
4 Agnew Court	Rosa Johnson	residential occupant
6 Agnew Court	Brenda Beason	residential occupant
8 Agnew Court	Emanuel Wardi	vacant, unoccupied
910 Genesee Street	City of Rochester	Agnew Court
920 Genesee Street	Rocco and Cosmo Cirocco	residential occupants
926-928 Genesee Street	Jean Dalberth	Jim Dalberth's Sporting Goods Store
930-940 Genesee Street	John H. Michel	Hair Salon, Genesee Footwear, and Private Club

Address	Current Owner	Occupant
942-946 Genesee Street	City of Rochester	vacant, unoccupied
948 Genesee Street	Ebenezer I. Williams	vacant, unoccupied
954-960 Genesee Street	Joseph Bradford	liquor store, residential apartments, Jenerson's Outlet (clothing outlet), Rochester Karate, and a nail salon
10 Brooks Avenue	City of Rochester	vacant, unoccupied
1315 South Plymouth Avenue	City of Rochester	vacant, unoccupied
150 Elmwood Avenue	City of Rochester	vacant, unoccupied
1400 South Plymouth Avenue	City of Rochester	vacant, unoccupied
973-985 Genesee Street	Georgios Ekonomidis	Brooks Auto Parts and Repair
953-957 Genesee Street	Emanuel Rosenfeld	vacant, unoccupied
951 Genesee Street	Joe L. Bradford	Hair Salon and residential apartments
943-945 Genesee Street	Ezra and Julie Katzen	The Variety Shop and residential apartments
937-941 Genesee Street	Mithani Brothers Enterprises	United Cleaners Laundromat
927 Genesee Street	City of Rochester	vacant, unoccupied
923-925 Genesee Street	City of Rochester	vacant, unoccupied
917-921 Genesee Street	J. Kent/B. Starbird	H&R Block and residential apartments
909-913 Genesee Street	Millard Latimer	barber shop and residential apartments

4.6 Reason for Performing Phase I Environmental Site Assessment

This investigation was requested to identify, to the extent feasible, recognized environmental conditions in connection with the proposed redevelopment of the parcels as the Brooks Landing Urban Renewal District.

5.0 Records Review

5.1 *Standard Environmental Record Sources*

Federal, state and local environmental records, which included the U.S. Environmental Protection Agency (EPA) Internet On-Line Databases and Sear-Brown's in-house paper and CD-ROM files, were reviewed for ASTM-specified radii including: the EPA National Priorities List (NPL, October 2002), Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS, October 2002) sites, Resource Conservation and Recovery Act (RCRA, October 2002) Notifiers and the Emergency Response Notification System (ERNS, October 2002); the New York State Department of Environmental Conservation (DEC) Registry of Inactive Hazardous Waste Disposal Sites (IHWDS, July 2002), Inactive Hazardous Waste Disposal Site Remedial Plan (2001 Report), Hazardous Substance Waste Disposal Site Study (HSWDS, September 2001), Active Solid Waste Disposal Facilities (ASWDF, October 2002), registered petroleum bulk storage (PBS) and chemical bulk storage (CBS) tanks (October 2001) and reported spill files (October 2002); and the Monroe County Environmental Management Council (EMC) List of Waste Disposal Sites (July 2002).

Written Freedom of Information Law (FOIL) requests were submitted to the DEC, City of Rochester Building Information Systems and Fire Departments, and the Monroe County Department of Health (MCDOH) to review their files regarding the subject (see Appendix A). According to Mr. Ed Yurkstas of the Monroe County Department of Health (MCDOH), the MCDOH has two files for the subject property. Mr. Yurkstas indicated that a January 1996 spill occurred at 934 Genesee Street (presently known as 930-940 Genesee Street) involving a leaking aboveground storage tank (AST) located in the basement of the on-site building. The AST leaked approximately 40-50 gallons of fuel oil at the time of the spill. According to Mr. Yurkstas the spill cleanup was complete and no further action was necessary. The spill fact sheet for this spill incident, which was also reported to the DEC and discussed in further detail below, is included in Appendix B.

Mr. Yurkstas also indicated that the MCDOH received a complaint for 973 Genesee Street (currently Brooks Auto Parts) from an employee. Mr. Yurkstas indicated that the employee reported that oil had been dumped on the property; however, when the MCDOH visited the site there were no indications of a spill. The MCDOH did observe two ASTs which stored fuel oil and waste oil. The MCDOH's file contained documentation that the waste oil was disposed of properly by Sunoco disposal. According to Mr. Yurkstas, the MCDOH determined that no further action was necessary regarding this complaint. Documentation pertaining to this complaint is included in Appendix A.

According to the DEC's FOIL response, the DEC has no files regarding environmental incidents on the subject property.

According to files from the City of Rochester, combustible liquids were previously stored on the following properties: 940 Genesee Street, 941 Genesee Street, 954-960

Genesee Street, and 973 Genesee Street. The Fire Department Records also indicated that a 275-gallon AST fuel oil filter was leaking in the basement of 909-913 Genesee Street on June 26, 1985. According to the records, there was no documentation available indicating that the leak had been repaired (See Appendix C - Fire Department Records and Appendix D - Building Information Systems Records).

On-Site

The subject property does not appear on the: EPA NPL, CERCLIS, RCRA or ERNS listings; the DEC Registry of Inactive Hazardous Waste Sites, Inactive Hazardous Waste Disposal Site Remedial Plan, HSWDS survey, ASWDF listing, registered PBS or CBS tanks; or the Monroe County EMC list of Waste Disposal Sites.

There has been one (1) spill incident reported to the DEC that has occurred on the subject property. This spill was also reported to the MCDOH and was discussed above. A copy of the Spill Report Form for this spill is included in Appendix B of this report. This spill incident (DEC Spill No. 9513276) was reported to the DEC as a result of a fuel oil leak in the basement of 934 Genesee Street. An abandoned 275-gallon fuel oil tank leaked fuel oil onto the basement concrete floor. As a result, four drums of solids and one drum of approximately 20 gallons of fuel were removed from the property and disposed off-site. Consequently, this spill incident file was closed by the DEC, which suggests that the spill incident was resolved to the satisfaction of the DEC.

Off-Site

There are no facilities within the ASTM specified one-mile radius of the subject property which are on the EPA NPL, the DEC IHWDS Registry or the HSWDS survey. In addition, there are no RCRA hazardous waste Treatment, Storage or Disposal (TSD) facilities within one mile of the subject property.

There are no facilities within one half mile of the subject property which are on the EPA CERCLIS listing, the DEC IHWDS Remedial Plan or the ASWDF listing.

There is one confirmed Monroe County Environmental Management Council (EMC) waste site located within one-half mile of the subject property (see Figure 3). This waste site, Rochester #12 (RO-12), is located approximately 2,000[±] feet to the northeast of the subject property. This waste site contains construction and demolition debris. According to Dr. Richard Young's Groundwater Contour Maps for Monroe County (1980), and based on topographic gradient, regional groundwater in the vicinity of the waste site is expected to flow easterly towards Genesee River, and away from the subject property. Based upon the interpreted groundwater flow direction and the distance from the subject property, this waste site does not appear to be a recognized environmental condition for the subject property.

There have been fourteen (14) spill events reported to the DEC, involving leaking underground storage tanks (LUSTs), which occurred within one-half mile of the subject property. The fourteen (14) LUSTs are summarized in Table 1. Copies of the Spill Report Forms for the spills are included in Appendix B of this report.

**Table 1
Reported LUST Spills Within
One-Half Mile of the Subject Property**

Spill No.	Spill Date	Spill Location	Cause	Closure/ Inactivation Date	Direction
8504579	3-17-85	NSI Gas Station 772 Genesee Street	Tank Test Failure	3-31-87 Closed	900 [±] feet North Cross-gradient
8524579	3-17-86	NSI Gas Station 773 Genesee Street	Tank Test Failure	6-1-86 Closed	900 [±] feet North Cross-gradient
8808510	1-26-89	Joel Cobb Property 628 Genesee Street	Other	4-17-89 Closed	1,200 [±] feet North Cross-gradient
8901546	5-16-89	Cumberland Farms 773 Genesee Street	Tank Failure	5-16-89 Closed	900 [±] feet North Cross-gradient
9402899	5-27-94	Genesee Stop-n-Shop 874 Genesee Street	Tank Overfill	5-27-94 Closed	200 [±] feet North Cross-gradient
9412852	12-22-94	Congress Avenue and Genesee Street	Deliberate	12-5-95 Closed	100 [±] feet southwest up-gradient
9811487	12-12-98	Genesee Stop-n-Shop 874 Genesee Street	Housekeeping	Active	200 [±] feet North Cross-gradient
9104820	8-3-91	University of Rochester	Tank Test Failure	10-3-91 Closed	600 [±] feet East Cross-gradient
9212865	1-29-93	University of Rochester	Tank Test Failure	4-17-95 Closed	600 [±] feet East Cross-gradient
9214517	3-29-93	University of Rochester	Tank Test Failure	4-17-95 Closed	600 [±] feet East Cross-gradient
9307562*	9-20-93	Atlantic Service Station 972 Genesee St.	Other	4-11-00 Inactivated	Adjacent to the south
9803799	6-25-98	University of Rochester	Tank Failure	8-17-98 Inactivated	600 [±] feet East Cross-gradient
9870350	11-30-98	University of Rochester	Tank Failure	Active	600 [±] feet East Cross-gradient
0070633	2-27-01	Oliver Harper Residence 48 Sawyer Street	Tank Failure	8-20-01 Inactivated	900 [±] feet North Cross-gradient

*Discussed in further detail below.

Twelve of the fourteen spill incident files have been closed or inactivated by the DEC, which suggests that they were resolved to the satisfaction of the DEC. Given this

information, these closed and inactivated spill incidents do not appear to present a recognized environmental condition for the subject property at this time.

There have been two (2) active spill incidents reported to the DEC, involving leaking underground storage tanks (LUSTs), which occurred within one-half mile of the subject property. The first active spill incident occurred at the Genesee Stop and Shop (DEC Spill No. 9811487) located at 874 Genesee Street approximately 800[±] ft. north of the subject property. The spill incident was reported to the DEC during the removal of several USTs. Soil contamination was encountered during the removal and was subsequently excavated. As a result, a soil vapor extraction system (SVES) was installed to treat 350 tons of on-site petroleum contaminated soil in-situ. According to the DEC Spill Report Form, the SVES is currently operating. According to Dr. Richard Young's Groundwater Contour Maps for Monroe County (1980), and based on topographic gradient, regional groundwater in the vicinity of the spill site is expected to flow easterly towards the Genesee River, and cross-gradient to the subject property. Based upon the interpreted groundwater flow direction and the remedial activities, this spill site does not appear to be a recognized environmental condition for the subject property.

The second active spill incident occurred at the University of Rochester located 600[±] ft. east of the subject property across the Genesee River (DEC Spill No. 9870350). The spill incident occurred during the removal of a 275-gallon underground waste oil tank. Soil contamination was encountered during the tank removal and was subsequently excavated and disposed off-site. According to Dr. Richard Young's Groundwater Contour Maps for Monroe County (1980), and based on topographic gradient, regional groundwater in the vicinity of the spill site is expected to flow westerly towards the Genesee River, which should act as a surface water and groundwater divide. Based upon the interpreted groundwater flow direction, its distance and the remedial activities, this spill site does not appear to be a recognized environmental condition for the subject property.

There have been seven (7) additional spill incidents reported to the DEC that have occurred on the properties adjacent to the subject property. These spills are summarized in Table 2 on the following page. Copies of these Spill Report Forms are included in Appendix B of this report.

Table 2
Spill Incidents Reported to the DEC at the Adjacent Properties

Spill No.	Spill Date	Spill Location	Cause	Closure/ Inactivation Date	Direction
8081217	12-17-80	Rochester Transit Bus Plymouth & Brooks Ave	Unknown	12-18-80 Closed	Adjacent to the East
8500088	4-6-85	905 Genesee Street	Traffic Accident	6-1-86 Closed	Adjacent to the North
8709994	2-23-88	University of Rochester Genesee River	Unknown	2-23-88 Closed	Adjacent to the East
9204099	7-7-92	Plymouth and Brooks Avenue	Unknown	3-9-95 Closed	Adjacent to the East
9307562	9-20-93	Atlantic Service Station 972 Genesee Street	Other	4-11-00 Inactivated	Adjacent to the south
0170540	1-10-02	RG&E Substation #33 150 Elmwood Avenue*	Unknown	Active	Adjacent to 150 Elmwood
0270064	4-20-02	Genesee River near Brooks Avenue	Unknown	4-23-02 Inactivated	Adjacent to the East

*Spill did not occur on the subject property portion of 150 Elmwood Avenue

Six of the seven spill incidents have been inactivated or closed by the DEC, which suggests that they were resolved to the satisfaction of the DEC. Given this information, these closed and inactivated spill events do not appear to present recognized environmental conditions for the subject property at this time.

The active spill incident that occurred at the Rochester Gas and Electric (RG&E) Substation #33 at 150 Elmwood Avenue (DEC Spill No. 0170540) was reported to the DEC when contaminated soil was encountered. As a result, the contaminated soil was excavated and disposed off-site. According to the DEC Spill Report Form, the excavated soil did not exhibit staining or an odor to indicate a spill. This spill did not occur on the subject property portion of 150 Elmwood Avenue. According to Dr. Richard Young's Groundwater Contour Maps for Monroe County (1980), and based on topographic gradient, regional groundwater in the vicinity of the spill site is expected to flow easterly towards Genesee River, and away from the subject property. Based upon the interpreted groundwater flow direction, this spill site does not appear to be a recognized environmental condition for the subject property.

One parcel adjacent to the south of the subject property, the former Sunoco Service Station (also known as the Atlantic Service Station) located at 972 Genesee Street (which also includes 15 Brooks Avenue), appears on the EPA RCRA Hazardous Waste Notifiers List (EPA Facility ID No. NYD986954683). The EPA RCRA database lists the former gasoline station as a conditionally exempt generator handler. The presence of this facility on this listing only identifies, for regulatory purposes, that this facility generated and/or transported hazardous waste. It does not infer that contamination problems do or do not exist at the facility.

This same facility, the former Sunoco Service Station (EPA PBS No. 8-097497), also appears on the DEC PBS database. The database indicates that this facility previously housed three (3) underground storage tanks (USTs) that stored gasoline. These USTs were 4,000; 6,000; and 10,000-gallons in size. According to the DEC PBS Database these USTs were removed from the facility in 1993. As part of a July 1996 Phase I ESA prepared by Sear-Brown for the Brooks/Genesee Development and a September 2002 Phase I ESA prepared by Sear-Brown for five parcels in the Brooks Landing Urban Renewal District, Sear-Brown obtained and reviewed several documents pertaining to this facility, including:

1. Environmental Site Assessment Report, June 1992, prepared by Matrix Environmental Technologies, Inc. (Matrix);
2. Remedial Action Plan, September 28, 1993, prepared by Matrix;
3. Monthly Site Status Report, August 1994, prepared by Matrix;
4. Remedial Action Plan, October 25, 1994, prepared by Matrix;
5. Monthly Site Status Reports, January 1995 and November 1995, prepared by Matrix;
6. Quarterly Site Status Reports, January 1996, April 1996, July 1996, October 1996, January 1997, and April 1997, prepared by Matrix;
7. Quarterly Site Status Report, September 1997, prepared by Groundwater and Environmental Services (GES);
8. Subsurface Investigation Report/Remedial Action Plan, November 7, 1997, prepared by GES;
9. Excavation Report, January 26, 1998, prepared by GES; and
10. No Further Action letter, August, 18, 1998, prepared by Tim Walsh (DEC).

The Environmental Site Assessment Report indicated that a subsurface investigation of the service station was performed by Matrix which involved the installation of four monitoring wells; and sampling and analysis of soil and water samples from these new wells and two existing wells. This investigation showed that soluble petroleum components were not detected in the groundwater sampled from the monitoring wells at that time. Total petroleum hydrocarbons were, however, detected in the groundwater samples. The report stated that groundwater flow was determined to be to the east.

In September 1993, the USTs were removed and impacted soil was encountered during the excavation. The impacted soil was backfilled into the excavation for in-situ bioremediation. Consequently, a spill file was opened (DEC Spill ID No. 9307562). A copy of the Spill Report Form for this spill is included in Appendix B of this report. According to Matrix, the DEC approved a closure plan for the station which included quarterly groundwater analysis and installation of additional wells. In October 1993, four additional wells were installed. All the monitoring wells were then resampled, and a two foot thick floating petroleum hydrocarbon product layer was detected in one of the wells. In January 1994, approximately 75 gallons of product were recovered during a high vacuum test which was performed as part of a remedial action plan. In March 1994, a vapor extraction system was activated to treat the impacted soils within the former UST excavation.

An October 25, 1994 letter from Matrix to Mr. Tim Walsh, DEC, indicated the data obtained suggested the petroleum hydrocarbon plume was contained within a small, well defined area of the property, and that it appeared off-site migration had not occurred. The letter further indicated that it was planned to install a groundwater pump and treatment system with product recovery and vacuum enhancement. The system was proposed to pump groundwater to a packed air stripper for treatment and then discharge to the sewer system.

As part of Sear-Brown's July 1996 Phase I ESA, Sear-Brown contacted Mr. David Bender of Sun Companies (Sun), the operators of the former Atlantic Service Station, and Mr. Robert Nagolian of Matrix to follow up on the data presented in the previous reports. Mr. Bender indicated that the groundwater pump and treat and soil venting systems were installed and commenced operation in January 1995. Mr. Bender stated that the systems performed well for six months, but little improvement was observed from that time until June 1996 when the system was shut down. He also indicated that although no off-site migration had been identified, some "hot spots" with elevated petroleum hydrocarbon levels remained at the property.

According to Mr. Robert Nagolian of Matrix, the hot spots consisted of elevated BTEX concentrations in the soils between monitoring wells MW-11 and MW-12. These wells were located along Genesee Street, on the upgradient side of the property. Mr. Nagolian stated that the downgradient wells were not contaminated and that the groundwater at the property had been cleaned-up. Since the downgradient wells were not showing contamination and since the source had been removed and clean-up of the groundwater had occurred, both Messrs. Bender and Nagolian stated that an off-site source was believed to be the reason for the remaining "hot spots" on this upgradient portion of the site. A former gas station (currently Brooks Auto Parts on the subject property) located at 973-985 Genesee Street, and upgradient with reference to groundwater flow direction, was suggested as the possible source of this contamination.

On September 3, 2002, Sear-Brown conducted a DEC file review of 972 Genesee Street to follow up on the data presented in the July 1996 Phase I ESA. In June 1997, Groundwater and Environmental Services, Inc. (GES) assumed the quarterly monitoring at the site. In July 1997, GES performed a geoprobe investigation to delineate the extent of the hydrocarbon impacts on-site. Based on the subsurface investigation the impacted soil appeared to be limited to the former pump island area. Consequently, GES excavated 1,523 tons of petroleum impacted soil in November 1997 in the area of the former pump islands. Soil samples were taken from the walls and floor of the excavation area. The soil sample results reportedly did not exceed the DEC STARS soil guidance values. The final GES Quarterly Site Status Report sent to the DEC was dated September 1997.

On August 18, 1998, Mr. Tim Walsh, the Lead Spill Inspector for this spill incident, sent a "no further action" letter to Mr. David Bender of the Sun Company. Based on the "no further action" letter, the above mentioned spill incident was subsequently inactivated on April 11, 2000. However, Mr. Walsh indicated that if additional information becomes available confirming contamination remains on-site, the spill incident will be re-opened and further investigation would be necessary. At the time

this report was prepared, additional subsurface investigation was being performed on this site on behalf of the City of Rochester.

There are no adjacent facilities to the subject property which are registered DEC CBS facilities.

5.2 *Additional Environmental Record Sources*

Additional research of the subject property and adjacent properties included review of: the New York State Department of Health (NYSDOH) statewide Basement Radon Survey (March 2000); Sear-Brown's July 1996 Phase I ESA of the Brooks/Genesee Development; and Sear-Brown's September 2002 Phase I ESA for the Five Parcels in the Brooks Landing Urban Renewal District.

5.3 *Physical Setting Sources*

This ESA included a review of: United States Geological Survey (USGS) 7.5 Minute topographic map (Rochester West Quadrangle, 1971; photorevised 1978); Dr. Richard Young's Groundwater Contour Maps of Monroe County (1980); the Monroe County Soil Survey (1973), prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS); the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) (Community Panel No. 36431-0020B); the United States Fish and Wildlife National Wetlands Inventory Maps (Rochester West Quadrangle); and the DEC Freshwater Wetlands Maps (Rochester West Quadrangle).

5.4 *Historical Use Information on the Property*

The ASTM 1527-00 standard of practice for conducting Phase I ESAs specifies that the subject property history should be obtained from representative sources since at least 1940. For the subject property, the representative sources consisted of historic aerial photographs, historic maps, and historic City directories. The property history was compiled through a review of: aerial photographs at the Monroe County Environmental Management Council (EMC) dated 1930, 1951, 1961, 1970, 1976, 1988, 1993, 1996 and 1999; historical Sanborn Fire Insurance Maps dated 1912, 1926, 1938, 1950, 1955 and 1971; historical Hopkins Maps dated 1875 and 1926; historical Plat Maps dated 1888, 1900 and 1935; Rochester City Directories dated 1892, 1900-01, 1909-10, 1919-20, 1925, 1930-31, 1936-37, 1941, 1946, 1951, 1956, 1960, 1964, 1969, 1972, 1976, 1981-82, 1989, 1993, 1997, and 2002; City of Rochester Building Information System files; microfiche deed property ownership information obtained from the City of Rochester; Sear-Brown's July 1996 Phase I ESA of the Brooks/Genesee Development, and Sear-Brown's September 2002 Phase I ESA for the Five Parcels in the Brooks Landing Urban Renewal District. Copies of historic aerial photographs are included in Appendix E of this report. Copies of the historical 1912, 1938, 1950 and 1971 Sanborn maps are included in Appendix F of this report. Copies of City of Rochester Building Information System files are included in Appendix D of this report.

2-8 Agnew Court and 910 Genesee Street

An 1888 Plat Map of the subject property shows that the area now occupied by Agnew Court and 910 Genesee Street was residential. Similarly, the 1926 Hopkins Map, 1935 Plat Map, and 1955 Sanborn Map identify residences on these parcels. These parcels also appear developed with residences in the 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs. According to the July 1996 Phase I ESA, the Agnew Court properties were owned by individuals from at least 1912 to the present. This was confirmed by a review of Polk City Directories from 1892 to the present. However, in the 1976, 1981-82, 1989 and 1993 Polk City Directories, the 8 Agnew Court property is shown to be occupied by both an individual (the current owner) and a business called All Auto Electric. The City of Rochester Building Information System records indicate that a repair shop was being operated out of the home located on 8 Agnew Court from approximately 1976 to 2000. The City of Rochester Building Information System also indicated that a permit to demolish a two-story dwelling located at 8 Agnew Court was issued on January 29, 2001.

920 Genesee Street

Based on a review of Sear-Brown's July 1996 Phase I ESA and Polk City Directories, 920 Genesee Street was owned by individuals since at least 1912 to the present. Review of the 1875 Hopkins Map, 1888 Plat Map, 1900 Plat Map, 1912 Sanborn Map and 1926 Sanborn Map indicates that from 1875 to 1926, this parcel was unimproved. From 1912 to 1946, the parcel was owned by Mr. Agnew, who developed Agnew Court. Review of the 1935 Plat Map, 1938 Sanborn Map, 1950 Sanborn Map, 1955 Sanborn Map, 1971 Sanborn Map and Polk City Directories indicated that this parcel has been occupied by residences for over seventy years. This building appeared as it does today in the 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs.

926-928 Genesee Street

Aerial photographs from 1930 to 1999 indicated that 926-928 Genesee Street has appeared the same for over 70 years. Based on historic maps and Polk City Directories, this parcel has been improved with a building, which has housed both apartments and commercial spaces, from at least 1900 to the present. Commercial tenants have included a sporting goods store, a barber shop, a grocer and a hardware shop.

930-940 Genesee Street

Review of the 1888 and 1900 Plat Maps, 1926 Hopkins Map, and 1935 Plat Map show residential dwellings on 930-940 Genesee Street, but do not indicate the nature of the occupants. According to the July 1996 Phase I ESA, with the exception of ownership by 930 Genesee Inc. from 1945 to 1952, previous owners have all been individuals. Polk City Directories indicate that commercial tenants have occupied this parcel since at least 1939, at which time a bakery, nut shop and food store occupied the building, along with two individuals. Subsequent Polk City Directories indicate that the bakery and food store occupied the parcel until approximately 1962. The 1965 Polk City

Directory shows a bicycle shop, a bakery, and an individual as tenants. The same businesses remained at the parcel until the early 1980s. The 1981/82 Polk City Directory shows that 940 Genesee Street was occupied by a paint store. The paint store remained until the early 1990s. The Polk City Directories indicate that a plumbing and heating supply store occupied 934 Genesee Street from the 1960s to the mid-1990s. The aerial photographs reviewed indicated little change to this parcel between 1930 and 1999.

942-946 Genesee Street

According to the Sear-Brown's July 1996 Phase I ESA, 942-946 Genesee Street was owned by individuals since at least 1912, and it has been owned by the City of Rochester since 1980. Similar to the previous parcels, historical maps show this parcel to have been developed since the late 1880s. Polk City Directories indicate that various commercial tenants including a barber shop, an antique shop, a jeweler, a shoe repair shop, a bar, and a baker have occupied the building. In the 1939/1940 and 1941 Polk City Directories, Spotless Cleaners was listed as a tenant.

A review of the aerial photographs indicate that a building existed on this parcel through at least 1976. The City of Rochester Building Information System indicated that a permit to demolish a two-story dwelling with store front was issued on December 8, 1983. The 1988, 1993, 1996 and 1999 aerial photographs show this lot to be vacant, as it is today.

948 Genesee Street

According to Polk City Directories, 948 Genesee Street housed a restaurant in 1919 and for many years thereafter. This parcel appeared improved as it does today in the 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs. The July 1996 Phase I ESA indicated that individuals have owned this parcel since 1887, with the exception of the period between 1986 to 1991 when it was owned by Polvino Construction Company. This building is currently owned by Ebenezer Williams and appears abandoned and unoccupied.

954-960 Genesee Street

Aerials from 1930 to 1999 indicate that 954-960 Genesee Street has appeared the same for over 60 years. The parcel was improved with a building which housed both apartments and commercial spaces. Commercial tenants have included a grocery store, a barber shop and a liquor store. The Sear-Brown July 1996 Phase I ESA indicated that individuals have owned the parcel since at least 1889, with the exception of ownership by 960 Genesee Street Inc. in 1942.

10 Brooks Avenue and 1315 South Plymouth Avenue

A review of the historic maps indicates that 10 Brooks Avenue and 1315 South Plymouth Avenue were improved with the former Erie Canal prior to 1875. An 1888 Plat Map indicates that the canal had been filled-in. Historic maps also indicated that

these parcels were improved with railroad tracks since at least the late 1890s. The 1930, 1951, 1961 and 1970 aerial photographs show that these parcels were improved with the Penn Central Railroad tracks. The aerial photographs also show that 10 Brooks Avenue was used a parking area for the buildings which front on Genesee Street. The 1976 aerial photograph shows activity around the tracks and areas of earth movement. It appears that the tracks were being removed at that time. Sear-Brown's July 1996 Phase I ESA indicated that 10 Brooks Avenue was owned by the Penn Central Railroad and that it was sold to the City of Rochester in 1948. The Polk City Directories from 1892 to the present did not have an address listing for 10 Brooks Avenue or 1315 South Plymouth Avenue.

150 Elmwood Avenue

A review of the historic maps indicate that 150 Elmwood Avenue has been unimproved since at least the late 1920s to the present. The 1912 Sanborn Map indicated that this parcel was occupied by five residential dwellings and the South Park Hotel. The 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs showed this lot to be vacant, as it is today. The Polk City Directories from 1892 to the present did not have an address listing for 150 Elmwood Avenue.

1400 South Plymouth Avenue

A review of the historic maps indicate that 1400 South Plymouth Avenue has been unimproved since at least the late 1870s to the present. The 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs showed this lot to be vacant, as it is today. The Polk City Directories from 1892 to the present did not have an address listing for 1400 South Plymouth Avenue.

973-985 Genesee Street

Based on a review of the Polk City Directories and historical maps, 973-985 Genesee Street was occupied by commercial properties since at least 1915. From at least 1892 to 1915, the parcel was occupied by residences. The Polk Directories and historical maps indicated that this parcel was occupied by gasoline service stations from 1915 to 1977. The 1950 Sanborn Map indicated that this parcel was improved with a gasoline station that housed ten gasoline tanks. In the 1971 Sanborn Map, the gasoline tanks were no longer shown on the map; however, the gasoline station was still shown. The City of Rochester Building Information System records indicate that five USTs were installed on this property between 1966 and 1970. In 1976, five USTs were removed from this property according to the City of Rochester Building Information System records. From 1977 to the present, Brooks Auto Parts and Repairs has occupied this parcel.

953-955 Genesee Street

Aerial photographs from 1930 to 1999 indicate that 953-955 Genesee Street has appeared the same for over 60 years. The parcel is improved with a building which houses both apartments and commercial spaces. Commercial tenants have included a

barber (1920-1930), a dentist (1920-1976) and a pharmacy (1920-1976). According to the Polk City Directories and historical maps, this property has been occupied by commercial and residential tenants since at least 1912.

951 Genesee Street

Aerial photographs from 1930 to 1999 indicate that 951 Genesee Street has appeared the same for over 60 years. The parcel is improved with a building which houses both apartments and commercial spaces. Commercial tenants have included a bicycle repair shop, a barber and a food store. According to the Polk City Directories and historical maps, this property has been occupied by commercial and residential tenants since at least 1912.

943-945 Genesee Street

Aerial photographs from 1930 to 1999 indicate that 943-945 Genesee Street has appeared the same for over 60 years. The parcel is improved with a building which houses both apartments and commercial spaces. Commercial tenants have included bicycle repair, a grocery, a law office, a real estate office, and a restaurant. According to the Polk City Directories and historical maps, this property has been occupied by commercial and residential tenants since at least 1892.

937-941 Genesee Street

According to the Polk City Directories and historical maps, 937-941 Genesee Street was occupied by an auto repair facility from 1912 to 1941. In 1946, Riverside Dry Cleaners occupied this property. Riverside Dry Cleaners remained at this property until 1972 when United Dry Cleaners occupied the premises. Currently, United Cleaners Laundromat is present in the building.

927 Genesee Street

According to the Polk City Directories and historical maps, 927 Genesee Street has been occupied by residential tenants since at least 1909, and it has been owned by the City of Rochester since the mid-1990s.

A review of the aerial photographs indicate that a building existed on this parcel through at least 1999. According to the microfiche property ownership information, this parcel was acquired by the City of Rochester in 1997. The City of Rochester Building Information System indicated that a permit to demolish a one family dwelling was issued on April 10, 2000. At the time of the property visit, this property was vacant and undeveloped.

923-925 Genesee Street

According to the Polk City Directories, 923-925 Genesee Street has been owned by individuals since at least 1912, and it has been owned by the City of Rochester since the mid-1990s. Similar to the previous parcels, historical maps show this parcel to have

been developed since the early 1910s. Polk City Directories indicate that various commercial tenants including a tavern/restaurant and a tire shop (1925-1931) have occupied the building.

A review of the aerial photographs indicate that a building existed on this parcel through at least 1999. According to the microfiche property ownership information, this parcel was acquired by the City of Rochester in 1989. The City of Rochester Building Information System indicated that a permit to demolish a one-story commercial building was issued on April 15, 1999. At the time of the property visit, this property was vacant and undeveloped.

917-921 Genesee Street

Aerial photographs from 1930 to 1999 indicated that 917-921 Genesee Street has appeared the same for over 60 years. Based on historic maps and Polk City Directories, this parcel has been improved with a building, which has housed both apartments and commercial spaces, from 1912 to the present. Commercial tenants have included a barber shop, a tax service shop, an insurance agency, a sweet shop and a restaurant.

909-913 Genesee Street

Aerial photographs from 1930 to 1999 indicated that 909-913 Genesee Street has appeared the same for over 60 years. Based on historic maps and Polk City Directories, this parcel has been improved with a building, which housed both apartments and commercial spaces, from 1900 to the present. Commercial tenants have included a barber shop, a hobby shop and a vacuum cleaner shop. However, in the 1951 and 1952 Polk City Directories, this parcel was occupied by two individual residences, the Elmer Gift Shop, and Elmer's Dry Cleaners.

5.5 Historical Use Information on Adjacent Properties

The adjacent property history was compiled through a review of: aerial photographs at the Monroe County Environmental Management Council (EMC) dated 1930, 1951, 1961, 1970, 1976, 1988, 1993, 1996 and 1999; historical Sanborn Fire Insurance Maps dated 1912, 1926, 1938, 1950, 1955 and 1971; historical Hopkins Maps dated 1875 and 1926; historical Plat Maps dated 1888, 1900 and 1935; Rochester City Directories dated 1892, 1900-01, 1909-10, 1919-20, 1925, 1930-31, 1936-37, 1941, 1946, 1951, 1956, 1960, 1964, 1969, 1972, 1976, 1981-82, 1989, 1993, 1997, and 2002; City of Rochester Building Information System files; microfiche deed property ownership information obtained from the City of Rochester; Sear-Brown's July 1996 Phase I ESA of the Brooks/Genesee Development; and Sear-Brown's September 2002 Phase I ESA for the Five Parcels in the Brooks Landing Urban Renewal District.

905 Genesee Street

Aerial photographs from 1930 to 1999 indicate that 905 Genesee Street, located to the north, has appeared the same for over 60 years. The parcel is improved with a residential dwelling which houses apartments. According to the Polk City Directories

and historical maps, this property has been occupied by residential tenants since at least 1892.

900 Genesee Street

Based on a review of the Polk City Directories and Sanborn Maps, 900 Genesee Street, located to the north, was occupied by commercial properties since at least 1925. From at least 1897 to 1925, the parcel was occupied by several residential tenants. From at least 1925 to 1976, the Polk Directories and Sanborn Maps indicated that this parcel was occupied by a gasoline service station. The 1938 Sanborn Map indicated that this parcel was improved with a gasoline station that housed eight gasoline tanks along the southwest and northeast sides of the on-site building. The City of Rochester Building Information Service files indicated that eight gasoline tanks were installed from 1951 to 1970; of the eight tanks installed only four tanks were reportedly removed. The 1930, 1951, 1961, 1970, and 1976 aerial photographs indicated that this property was improved with a small square building. The 1988, 1993, 1996 and 1999 aerial photographs indicated that a plaza building had been constructed on this property. The Polk Directories indicated that this property was occupied by various commercial tenants which included a restaurant, a travel agency, a fish market, and a beauty salon from 1977 to the present.

1331-1455 South Plymouth Avenue

According to historical maps and aerial photographs, 1331-1455 South Plymouth Avenue, located to the east, was a wooded, park-like parcel until approximately 1965 when a large apartment building was built there. The 1955 Sanborn Map indicates that the parcel was occupied by Genesee Valley Park. According to the microfiche property ownership information, the parcel was acquired by the City of Rochester in 1911, when it purchased several smaller lots. In 1962, the City of Rochester sold the parcel, which covers 2.94 acres to Plymouth Gardens Inc., and soon thereafter, the apartment building was erected. The southernmost portion of this parcel is wooded with mature trees in a park like setting. A review of historical records suggest that this portion of the parcel has never been improved and appears to have always been a park-like setting.

15 Brooks Avenue

A review of the historic maps indicates that 15 Brooks Avenue, located to the south, was improved with railroad tracks since at least the late 1890s. The 1930, 1951, 1961 and 1970 aerial photographs show that this parcel was improved with the Penn Central Railroad tracks. The Polk City Directories from 1892 to the present did not have an address listing for 15 Brooks Avenue.

Southern Portion of 150 Elmwood Avenue

A review of the historic maps indicate that the southern portion of 150 Elmwood Avenue has been unimproved since at least the late 1920s to the present. The 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs showed this lot to be

vacant, as it is today. The Polk City Directories from 1892 to the present did not have an address listing for 150 Elmwood Avenue.

Southern Portion of 1315 South Plymouth Avenue

A review of the historic maps indicates that the southern portion of 1315 South Plymouth Avenue was improved with the former Erie Canal prior to 1875. An 1888 Plat Map indicates that the canal had been filled-in. Historic maps also indicated that this parcel was improved with railroad tracks since at least the late 1890s. The 1930, 1951, 1961 and 1970 aerial photographs show that this parcel was improved with the Penn Central Railroad tracks. The 1976 aerial photograph shows activity around the tracks and areas of earth movement. It appears that the tracks were being removed at that time. The Polk City Directories from 1892 to the present did not have an address listing for 1315 South Plymouth Avenue.

1010, 1016, 1020, 1026, 1030, 1036, 1040, 1048 and 1058 Genesee Street and 26 Grandview Terrace

Aerial photographs from 1930 to 1999 indicate that 1010, 1016, 1020, 1026, 1030, 1036, 1040, 1048 and 1058 Genesee Street and 26 Grandview Terrace, located to the west, have appeared the same for over 60 years. These parcels have been improved with residential dwellings since the 1900s. According to the Polk City Directories and historical maps, these properties have been occupied by residential tenants since at least 1892.

972 Genesee Street (aka 990 Genesee Street)

Based on a review of the Polk City Directories and Sanborn Maps, 972 Genesee Street, located to the south, was occupied by commercial properties since at least 1897. From at least 1897 to 1910, the parcel was occupied by the Monroe Oakley Hotel and/or the Genesee Rapids Hotel. From at least 1930 to 1993, the Polk Directories and Sanborn Maps indicated that this parcel was occupied by a gasoline service station. The 1950 Sanborn Map indicated that this parcel was improved with a gasoline station that housed four gasoline tanks along the eastern property boundary. The City of Rochester Building Information Service files indicated that six gasoline tanks were installed from 1950 to 1993; of the six tanks installed only five tanks were reportedly removed. The 1930, 1951, 1961, 1970, 1976, 1988, 1993, and 1996 aerial photographs indicated that this property was improved with a small square building. The size and shape of the building changed from the 1930 photograph to the 1951 photograph and from the 1970 photograph to the 1976 photograph. The 1999 aerial photograph indicated that the building was no longer present at 972 Genesee Street.

995 Genesee Street

Aerial photographs from 1930 to 1999 indicate that 995 Genesee Street, located to the south, has appeared the same for over 60 years. The parcel has been improved with an apartment building, which has housed approximately twenty-two apartments since the 1930s. Prior to the 1930s, this property was improved with a residential dwelling.

According to the Polk City Directories and historical maps, this property has been occupied by residential tenants since at least 1892.

72 Brooks Avenue and 26, 28, 34, 40, and 48 Marsh Street

Aerial photographs from 1930 to 1999 indicate that 72 Brooks Avenue and 26, 28, 34, 40, and 48 Marsh Street, located to the west, have appeared the same for over 60 years. These parcels have been improved with residential dwellings since the 1900s. According to the Polk City Directories and historical maps, these properties have been occupied by residential tenants since at least 1892.

6.0 Site Reconnaissance and Interviews

On October 24, 2002, Sear-Brown conducted a site visit to the subject property to obtain information indicating the likelihood of identifying “recognized environmental conditions,” as defined in ASTM 1527-00, in connection with the property. Representative photographs from the site visit are included as Appendix G of this report.

The site reconnaissance focused on the following elements: topographic conditions; indications of current uses of the site; evidence of past uses; indications of environmental issues; identification of buildings, outdoor drainage features, miscellaneous debris, areas of disturbed soils; and areas of stressed vegetation. This section describes the observations made by Sear-Brown during the site reconnaissance and discusses the regulatory issues relative to the observed operations.

During the property visit, no readily apparent indications of pits, ponds, lagoons, water supply wells, groundwater monitoring wells, floor drains, or distressed vegetation were observed on the subject property.

On October 24, 2002 Sear-Brown visited the subject property; however, at that time access to the subject buildings was not made available. Given that the subject buildings were inaccessible, Sear-Brown can make no determinations as to the type of materials stored there, or their potential environmental liability or site contamination implications.

6.1 *Hazardous Substances in Connection with Identified Uses*

During the property visit, there were no readily apparent indications of hazardous substances in connection with identified uses on the subject property.

6.2 *Hazardous Substance Containers or Unidentified Substance Containers*

During the property visit, approximately three (3) 55-gallon drums were observed to the southwest of 943-945 Genesee Street. Given that the properties were observed from the right-of-way, no labeling could be observed and it could not be determined if the drums had leaked.

6.3 *Storage Tanks*

During the property visit, no above ground storage tanks (ASTs) were observed. However, given that the subject buildings were inaccessible, Sear-Brown can make no determinations as to whether there were any ASTs located inside the buildings.

During the property visit, three fill ports were observed on the subject property. The first fill port was observed along the northern exterior wall of 930-940 Genesee Street, the second fill port was observed along the southern exterior wall of 951 Genesee Street, and the third fill port was observed along the northern exterior wall of 973-985 Genesee Street. At the time of the property visit, no spills, stains, odors, or stressed or dead vegetation were observed in the vicinity of these fill ports.

Based on information gathered from the MCDOH and the City of Rochester Building Information Systems records, ASTs have been reportedly located at 909-913 Genesee Street, 934 Genesee Street, and 973-985 Genesee Street. Given that these buildings were inaccessible at the time of the October 2002 property visit, it was not determined whether these ASTs remain on the subject property.

6.4 *PCBs*

There was one pole-mounted transformer located on the northeast portion of the subject property on 8 Agnew Court. This transformer was labeled as a non-PCB containing transformer.

6.5 *Solid Waste Disposal*

At the time of Sear-Brown's October 2002 property visit, miscellaneous debris was observed in the vicinity of 8 Agnew Court and along the southern portion of 10 Brooks Avenue and 1315 South Plymouth Avenue. The debris observed at 8 Agnew Court included construction and demolition debris, tires, gravel, scrap metal, soil, and wood. The debris observed on 10 Brooks Avenue and 1315 South Plymouth Avenue included tires, scrap metal, and litter. At the time of the property visit, no spills, stains, odors, or stressed or dead vegetation were observed in the vicinity of the miscellaneous debris.

6.6 *Other Areas of Concern*

As noted in ASTM Standard Practice E 1527-00, some substances may be present on a property in quantities or conditions that may lead to contamination of the property or nearby properties but are not included in CERCLA's definition of hazardous substances (42 USC Section 9601(14)) or do not otherwise present potential CERCLA liability. These materials are not included in the scope of ASTM Standard Practice E 1527-00. Asbestos-containing building materials (ACBM) and radon are two of these substances which are discussed below.

Asbestos

Given that the subject buildings were inaccessible at the time of Sear-Brown's property visit, potential suspect ACBMs could not be observed inside the buildings. However, suspect ACBMs observed on the exterior of the buildings included roofing materials.

Given the pre-1979 construction dates of the buildings, it is considered possible that the buildings contain asbestos. Verification of asbestos content is only possible by conducting a building materials sampling and analysis program. In the absence of such a program, all suspect ACBMs should be assumed to contain asbestos unless a testing program proves otherwise.

Radon

Radon screening was not conducted at the subject property by Sear-Brown. However, according to the New York State Department of Health (NYSDOH) Basement Radon

Survey, 660 radon screenings in the City of Rochester yielded an average radon reading of 1.7 picoCuries/liter (pCi/l). This average radon reading is below the 4 pCi/l action level suggested by the EPA for residential structures.

Radon levels can vary depending on such factors as building construction and geologic conditions. For instance, radon tends to infiltrate and accumulate in basements and crawl spaces. Although site-specific radon levels cannot be determined without site-specific testing, given the average reading for the City of Rochester, radon does not appear to present a significant environmental concern for the subject property at this time.

7.0 Findings

The subject property is a 4.3[±] acre parcel of land which consists of 23 contiguous vacant, residential and commercial tax parcels located on Genesee Street, Agnew Court, Brooks Avenue and South Plymouth Avenue in the City of Rochester, Monroe County, New York (see Figure 1, Site Location Map). A summary of each parcel's Tax ID number, current owner, street address, size and zoning is listed below.

Tax ID #	Current Owner	Address	Size (sq.ft.)	Zoning
135.34-2-26	Rosa Johnson	4 Agnew Court	2,300	Residential
135.34-2-25	Brenda Beason	6 Agnew Court	3,074	Residential
135.34-2-24	Emanuel Wardi	8 Agnew Court	2,407	Residential
135.34-2-23	City of Rochester	910 Genesee Street	4,108	Commercial
135.34-2-27	Rocco and Cosmo Cirocco	920 Genesee Street	4,066	Commercial
135.34-2-28	Jean Dalberth	926-928 Genesee Street	5,724	Commercial
135.34-2-29	John H. Michel	930-940 Genesee Street	8,593	Commercial
135.34-2-30	City of Rochester	942-946 Genesee Street	2,532	Commercial
135.34-2-31	Ebenezer I. Williams	948 Genesee Street	2,204	Commercial
135.34-2-32	Joseph Bradford	954-960 Genesee Street	3,993	Commercial
135.35-1-20	City of Rochester	10 Brooks Avenue	20,259	Residential
135.35-1-18 (part of only)	City of Rochester	1315 South Plymouth Avenue	92,106 (part of only)	Open Space
135.51-1-1 (part of only)	City of Rochester	150 Elmwood Avenue	592,415 (part of only)	Open Space
135.35-1-16	City of Rochester	1400 South Plymouth Avenue	Not Available	Open Space
135.34-3-21	Georgios Ekonomidis	973-985 Genesee Street	13,713	Commercial
135.34-2-33	Emanuel Rosenfeld	953-957 Genesee Street	5,940	Commercial

Tax ID #	Current Owner	Address	Size (sq.ft.)	Zoning
135.34-2-34	Joe L. Bradford	951 Genesee Street	5,400	Commercial
135.34-2-35	Ezra and Julie Katzen	943-945 Genesee Street	5,400	Commercial
135.34-2-36	Mithani Brothers Enterprises	937-941 Genesee Street	10,800	Commercial
135.34-2-37	City of Rochester	927 Genesee Street	5,400	Commercial
135.34-2-38	City of Rochester	923-925 Genesee Street	5,400	Commercial
135.34-2-39	J. Kent/B. Starbird	917-921 Genesee Street	5,400	Commercial
135.34-2-40	Millard Latimer	909-913 Genesee Street	5,400	Commercial

The subject property is located in a residential and commercially developed area. A small shopping plaza and residential properties are located north of the subject property. Plymouth Gardens, a 10-story housing complex, is located adjacent to the east of the subject property. Beyond Plymouth Gardens are Plymouth Avenue South and the Genesee River. Several commercial and residential properties border the subject property to the south and west.

On October 24, 2002 Sear-Brown visited the subject property; however, at that time access to the subject buildings was not made available. Given that the subject buildings were inaccessible, Sear-Brown can make no determinations as to the type of materials stored there, or their potential environmental liability or site contamination implications.

This investigation was requested to identify, to the extent feasible, recognized environmental conditions in connection with the proposed redevelopment of the parcels as the Brooks Landing Urban Renewal District.

We have performed this Phase I Environmental Site Assessment in conformance with ASTM E 1527-00 Standard Practice for Environmental Site Assessments (ESAs): Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, this practice are described in Sections 2.2, 2.3 and 2.4 of this report. This assessment has revealed the following evidence of recognized environmental conditions in connection with the subject property:

Findings

- According to Mr. Ed Yurkstas of the Monroe County Department of Health (MCDOH), the MCDOH has two files for the subject property. Mr. Yurkstas indicated that a January 1996 spill occurred at 934 Genesee Street (presently known as 930-940 Genesee Street) involving a leaking aboveground storage tank (AST) located in the basement of the on-site building. The AST leaked approximately 40-50 gallons of fuel oil at the time of the spill. According to Mr. Yurkstas the spill cleanup was complete and no further action was necessary. The spill fact sheet for this spill incident, which

was also reported to the New York State Department of Environmental Conservation (DEC) and is discussed in further detail below, is included in Appendix B.

Mr. Yurkstas also indicated that the MCDOH received a complaint for 973 Genesee Street (currently Brooks Auto Parts) from an employee. Mr. Yurkstas indicated that the employee reported that oil had been dumped on the property; however, when the MCDOH visited the site there were no indications of a spill. The MCDOH did observe two ASTs which stored fuel oil and waste oil. The MCDOH's file contained documentation that the waste oil was disposed of properly by Sunoco disposal. According to Mr. Yurkstas, the MCDOH determined that no further action was necessary regarding this complaint. Documentation pertaining to this complaint is included in Appendix A.

- According to files from the City of Rochester, combustible liquids were previously stored on the following properties: 940 Genesee Street, 941 Genesee Street, 954-960 Genesee Street, and 973 Genesee Street. The Fire Department Records also indicated that a 275-gallon AST fuel oil filter was leaking in the basement of 909-913 Genesee Street on June 26, 1985. According to the records, there was no documentation available indicating that the leak had been repaired (See Appendix C - Fire Department Records and Appendix D - Building Information Systems Records).
- There has been one (1) spill incident reported to the New York State Department of Environmental Conservation (DEC) that has occurred on the subject property. This spill was also reported to the MCDOH and was discussed above. A copy of the Spill Report Form for this spill is included in Appendix B of this report. This spill incident (DEC Spill No. 9513276) was reported to the DEC as a result of a fuel oil leak in the basement of 934 Genesee Street. An abandoned 275-gallon fuel oil tank leaked fuel oil onto the basement concrete floor. As a result, four drums of solids and one drum of approximately 20 gallons of fuel were removed from the property and disposed off-site. Consequently, this spill incident file was closed by the DEC, which suggests that the spill incident is resolved to the satisfaction of the DEC.
- A review of historic maps and Polk City Directories indicate that 8 Agnew Court was occupied by individuals from at least 1912 to the present. However, in the 1976, 1981-82, 1989 and 1993 Polk City Directories, this property is shown to be occupied by both an individual and a business called All Auto Electric. The City of Rochester Building Information System records indicate that a repair shop was being operated out of the home located on 8 Agnew Court from approximately 1976 to 2000. The City of Rochester Building Information System also indicated that a permit to demolish a two-story dwelling located at 8 Agnew Court was issued on January 29, 2001.
- A review of historic maps and Polk City Directories indicate that 942-946 Genesee Street was occupied by Spotless Cleaners from 1939 through 1941. Currently, this portion of the subject property is vacant and undeveloped.
- A review of historic maps indicate that 10 Brooks Avenue and 1315 South Plymouth Avenue were improved with the former Erie Canal prior to 1875. An 1888 Plat Map indicates that the canal had been filled-in. Historic maps also indicated that these

parcels were improved with railroad tracks since at least the late 1890s. The 1930, 1951, 1961 and 1970 aerial photographs show that these parcels were improved with the Penn Central Railroad tracks. The 1976 aerial photograph shows activity around the tracks and areas of earth movement. It appears that the tracks were being removed at that time.

- A review of the historic maps indicate that 150 Elmwood Avenue has been unimproved since at least the late 1920s to the present. The 1912 Sanborn Map indicated that this parcel was occupied by five residential dwellings and the South Park Hotel. The 1930, 1951, 1961, 1976, 1988, 1993, 1996 and 1999 aerial photographs showed this lot to be vacant, as it is today. The Polk City Directories from 1892 to the present did not have an address listing for 150 Elmwood Avenue.
- Based on a review of the Polk City Directories and historical maps, 973-985 Genesee Street was occupied by commercial properties since at least 1915. The Polk Directories and historical maps indicated that this parcel was occupied by gasoline service stations from 1915 to 1977. The 1950 Sanborn Map indicated that this parcel was improved with a gasoline station that housed ten gasoline tanks. In the 1971 Sanborn Map, the gasoline tanks were no longer shown on the map; however, the gasoline station was still shown. The City of Rochester Building Information System records indicate that five underground storage tanks (USTs) were installed on this property between 1966 and 1970. In 1976, five USTs were removed from this property according to the City of Rochester Building Information System records. From 1977 to the present, Brooks Auto Parts and Repairs has occupied this parcel.
- According to the Polk City Directories and historical maps, 937-941 Genesee Street was occupied by an auto repair facility from 1912 to 1941. In 1946, Riverside Dry Cleaners occupied this property. Riverside Dry Cleaners remained at this property until 1972 when United Dry Cleaners occupied the premises. Currently, United Cleaners Laundromat is present in the building.
- Based on historic maps and Polk City Directories 909-913 Genesee Street has been improved with a building, which had housed both apartments and commercial spaces, from 1900 to the present. Commercial tenants have included a barber shop, a hobby shop and a vacuum cleaner shop. However, in the 1951 and 1952 Polk City Directories, this parcel was occupied by two individual residences, the Elmer Gift Shop, and Elmer's Dry Cleaners.
- Based on a review of the Polk City Directories and Sanborn Maps, 972 Genesee Street and 15 Brooks Avenue, an adjacent property to the south, was occupied by a gasoline service station from at least 1930 to 1993. The 1950 Sanborn Map indicated that this parcel was improved with a gasoline station that housed four gasoline tanks along the eastern property boundary. The City of Rochester Building Information Service files indicated that six gasoline tanks were installed from 1950 to 1993; of the six tanks installed only five tanks were reportedly removed. The 1930, 1951, 1961, 1970, 1976, 1988, 1993, and 1996 aerial photographs indicated that this property was improved with a small square building. The size and shape of the building changed from the

1930 photograph to the 1951 photograph and from the 1970 photograph to the 1976 photograph. The 1999 aerial photograph indicated that the building was no longer present at 972 Genesee Street and 15 Brooks Avenue. An investigation and a remedial program were undertaken to address a spill incident which occurred on this property in 1993. The DEC issued a “No Further Action” dated August 18, 1998 and inactivated the spill file on April 11, 2000. At the time this report was prepared, additional subsurface investigation was being performed on this site on behalf of the City of Rochester.

- Based on a review of the Polk City Directories and Sanborn Maps, 900 Genesee Street, an adjacent property to the north, was occupied by commercial properties since at least 1925. From at least 1925 to 1976, the Polk Directories and Sanborn Maps indicated that this parcel was occupied by a gasoline service station. The 1938 Sanborn Map indicated that this parcel was improved with a gasoline station that housed eight gasoline tanks along the southwest and northeast sides of the on-site building. The City of Rochester Building Information Service files indicated that eight gasoline tanks were installed from 1951 to 1970; of the eight tanks installed only four tanks were reportedly removed. The 1930, 1951, 1961, 1970, and 1976 aerial photographs indicated that this property was improved with a small square building. The 1988, 1993, 1996 and 1999 aerial photographs indicated that a plaza building had been constructed on this property.
- During the property visit, approximately three (3) 55-gallon drums were observed to the southwest of 943-945 Genesee Street on the subject property. Given that the subject properties were observed from the right-of-way, it could not be determined if the drums had leaked.
- During the property visit, no above ground storage tanks (ASTs) were observed. However, given that the subject buildings were inaccessible, Sear-Brown can make no determinations as to whether there were any ASTs located inside the buildings.

During the property visit, three fill ports were observed on the subject property. The first fill port was observed along the northern exterior wall of 930-940 Genesee Street, the second fill port was observed along the southern exterior wall of 951 Genesee Street, and the third fill port was observed along the northern exterior wall of 973-985 Genesee Street. At the time of the property visit, no spills, stains, odors, or stressed or dead vegetation were observed in the vicinity of these fill ports.

Based on information gathered from the MCDOH, the City of Rochester Building Information Systems records, and the City of Rochester Fire Department records, ASTs have been reportedly located at 909-913 Genesee Street, 934 Genesee Street, and 973-985 Genesee Street. Given that these buildings were inaccessible at the time of the October 2002 property visit, it was not determined whether these ASTs remain on the subject property.

- At the time of Sear-Brown’s October 2002 property visit, miscellaneous debris was observed in the vicinity of 8 Agnew Court and along the southern portion of 10 Brooks Avenue and 1315 South Plymouth Avenue. The debris observed at 8 Agnew Court

included construction and demolition debris, tires, gravel, scrap metal, soil, and wood. The debris observed on 10 Brooks Avenue and 1315 South Plymouth Avenue included tires, scrap metal, and litter. At the time of the property visit, no spills, stains, odors, or stressed or dead vegetation were observed in the vicinity of the above mentioned miscellaneous debris.

- Given that the subject buildings were inaccessible at the time of Sear-Brown's property visit, potential suspect ACBMs could not be observed inside the buildings. However, suspect ACBMs observed on the exterior of the buildings included roofing materials. Given the pre-1979 construction dates of the buildings, it is considered possible that the buildings contain asbestos. Verification of asbestos content is only possible by conducting a building materials sampling and analysis program. In the absence of such a program, all suspect ACBMs should be assumed to contain asbestos unless a testing program proves otherwise.

8.0 Opinions and Conclusions

- To evaluate the potential presence of recognized environmental conditions located within the subject buildings, it is recommended that access be obtained and the interior of the subject buildings be observed.
- Based on the historical presence of a repair facility at 8 Agnew Court for 25 years, it is recommended that a subsurface investigation be performed on this property to evaluate potential impacts from historic on-site operations.
- Based on the historical presence of Spotless Cleaners, a dry cleaning facility, at 942-946 Genesee Street, it is recommended that a subsurface investigation be performed to evaluate potential impacts from these historic on-site operations.
- Given the historic presence of the Erie Canal on the 10 Brooks Avenue and 1315 South Plymouth Avenue parcels and given that railroad spurs traversed 10 Brooks Avenue and 1315 South Plymouth Avenue from approximately the 1890s to 1970s, it is recommended that a subsurface investigation be performed to evaluate the nature of the fill materials that were used to backfill the canal and to evaluate the potential presence of residual railroad related impacts.
- Contingent on the outcome of the ongoing Phase II investigation at 972 Genesee Street and 15 Brooks Avenue, additional investigation may be warranted on the 1315 South Plymouth Avenue parcel.
- Given the inability to account for the removal of all the USTs at 973-985 Genesee Street, and the historical auto repair and gasoline service station activities at 973-985 Genesee Street, it is recommended that a subsurface investigation be performed on the 973-985 Genesee Street property, or if access to this parcel cannot be obtained along the right-of-way on Brooks Avenue and Genesee Street to evaluate potential impacts from historic on-site operations.
- Based on the historical presence of an automobile repair facility and a dry cleaning facility at 937-941 Genesee Street, it is recommended that a subsurface investigation be performed on the 937-941 Genesee Street property, or if access to this parcel cannot be obtained along the southern portion of 927 Genesee Street, and along the right-of-way on Genesee Street to evaluate potential impacts from these historic on-site operations.
- Based on the MCDOH report of a leaking AST fuel oil filter and the historic presence of Elmer's Dry Cleaners at 909-913 Genesee Street, it is recommended that a subsurface investigation be performed to evaluate potential impacts from these historic on-site operations.
- Given the inability to account for the removal of all the USTs at the adjacent 900 Genesee Street parcel, and the historical gasoline service station activities at 900 Genesee Street, it is recommended that a subsurface investigation be conducted along

the northern portion of Agnew Court to evaluate if potential releases from the gasoline service station operations may have impacted the subject property.

- It is recommended that the contents of the three (3) 55-gallon drums located to the southwest of 943-945 Genesee Street be properly characterized, removed, and disposed in accordance with applicable regulations.
- It is recommended that the destinations of the fill ports located on the exterior of three buildings (930-940, 951, and 973-985 Genesee Street) on the subject property be determined. If ASTs are determined to be present in the subject buildings or if USTs are determined to be present, and these tanks are no longer in service, it is recommended that they be properly closed in accordance with applicable regulations.
- The miscellaneous debris observed on 8 Agnew Court and 10 Brooks Avenue should be removed and properly disposed off-site.
- If removal, demolition or maintenance of suspect asbestos containing building materials (ACBMs) is planned in the future, it is recommended that the materials be sampled and analyzed for asbestos content at that time. If they are asbestos-containing (greater than one percent asbestos), or if they are assumed to be asbestos-containing, then abatement of these materials (repair, enclosure, encapsulation, or removal and disposal), prior to their disturbance, should be supervised by a licensed asbestos contractor in accordance with state and federal regulations in effect at that time.

9.0 References

Persons Interviewed

- Mr. Joe Biondolillo, City of Rochester Senior Environmental Specialist;
- City of Rochester Assessor's Office;
- Mr. Robert Kubera, City of Rochester Zoning Office; and
- Mr. Ed Yurkstas, Monroe County Department of Health.

Documents Reviewed

- United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Soil Survey of Monroe County, New York, 1973;
- Monroe County Environmental Management Council (EMC) historic aerial photographs dated 1930, 1951, 1961, 1970, 1976, 1988, 1993, 1996 and 1999;
- United States Fish and Wildlife Service National Wetlands Inventory (NWI) Map (Rochester West Quadrangle);
- New York State Department of Environmental Conservation (DEC) Freshwater Wetland Map (Rochester West Quadrangle);
- United States Geological Survey (USGS) 7.5 minute Quadrangle Map (Rochester West Quadrangles);
- The New York State Department of Health (NYSDOH) Basement Radon Survey; and
- Federal Emergency Management Agency (FEMA) Community Panel No. 36431 0020B.

Resources Reviewed

U.S. Environmental Protection Agency (EPA):

- National Priorities List (NPL) sites;
- The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) for suspected hazardous waste sites;
- The Resource Conservation and Recovery Information System (RCRIS) database, including treatment, storage, and disposal (TSD) facilities, large quantity generator (LQG) facilities, and small quantity generator (SQG) facilities; and
- The Emergency Response Notification System (ERNS).

New York State Department of Environmental Conservation (DEC):

- Registry of Inactive Hazardous Waste Disposal Sites (IHWDS);
- Inactive Hazardous Waste Disposal Site Remedial Plan;
- Hazardous Substance Waste Disposal Site (HSWDS) Study;
- Active Solid Waste Disposal Facilities (ASWDF);
- Registered Petroleum Bulk Storage (PBS) and Chemical Bulk Storage (CBS) tanks; and
- Reported Spill Incidents.

Monroe County Environmental Management Council (EMC):

- Waste Disposal Site Inventory.

10.0 Qualifications of Environmental Professionals Participating in Phase I ESA

The following Sear-Brown employees participated in the Phase I Environmental Site Assessment of the twenty-three parcels in the Brooks Landing Urban Renewal District in the City of Rochester, Monroe County, New York. The subject property is located in the City of Rochester, Monroe County, New York. Copies of resumes for each individual are presented on the following pages.

Michael P. Storonsky
Senior Associate

Luann Sturges
Environmental Scientist

DISCLAIMER

This report has been prepared for the exclusive use of the client. It is a professional opinion and judgment, dependent upon Sear-Brown's knowledge, information supplied by the present owners of the property or their managers, employees, agents or tenants, and data and information provided by governmental agencies. Sear-Brown warrants only that it provides services in accordance with generally accepted practices in the environmental site assessment field. No other warranty or representation, either expressed or implied, is included or intended as part of its services, proposals, contracts or reports.

In addition, Sear-Brown cannot provide guarantees, certifications or warranties that the property is or is not free of environmental impairment without a subsurface investigation involving drilling, vapor analysis, laboratory soil analysis, groundwater monitoring well installation, and laboratory groundwater analysis. Even with such a program, the data and samples from any given soil boring or monitoring well will indicate conditions that exist only at that location and may not necessarily apply to the general site as a whole.

Furthermore, Sear-Brown cannot provide guarantees, certifications or warranties that the buildings are or are not free of environmental impairment without exhaustive building material and ambient air sampling programs. Even with such programs, the results from any given sampling location will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the buildings as a whole.