

Properties that may have residual contamination are flagged to notify property owners in order to protect their health and the environment. By limiting or restricting activities on the property, the potential for exposure to residual contamination is minimized, protecting the construction workers, future building occupants and community.

FOR MORE INFORMATION:
www.cityofrochester.gov/EICproperties

City of Rochester, New York
Department of Environmental Services
Division of Environmental Quality
30 Church St., Rm. 300B
Rochester, NY 14614
585-428-6855

Mark Gregor
mgregor@cityofrochester.gov

Joseph Biondolillo
biondj@cityofrochester.gov

Tom Mann
mannt@cityofrochester.gov

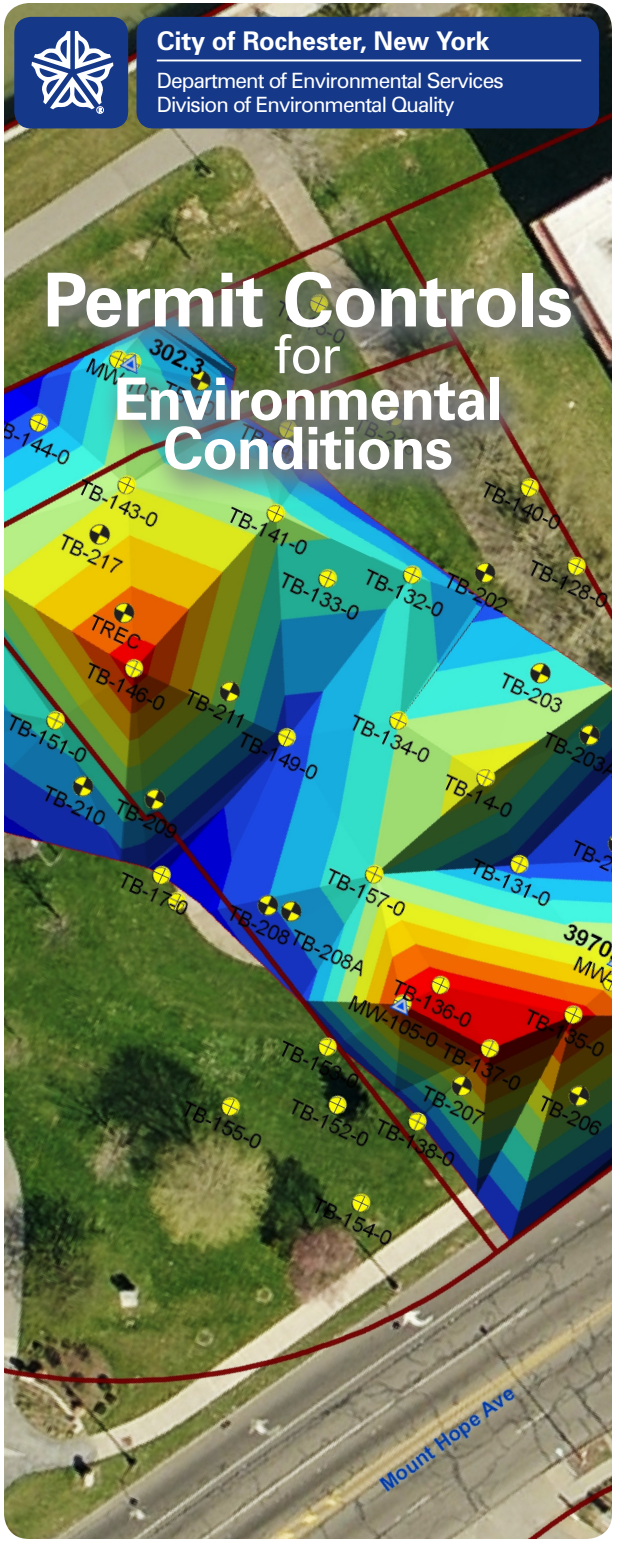
Questions? Call 311 • www.cityofrochester.gov
Outside the City call 428-5990

Believe.

City of Rochester, NY
Lovely A. Warren, Mayor
Rochester City Council

City of Rochester, New York
Department of Environmental Services
Division of Environmental Quality

Permit Controls for Environmental Conditions





Pre-remediation



Cleanup



Redevelopment

Background

The City of Rochester uses a permit control tool on some properties which have undergone environmental cleanups. At these properties, cleanup systems and some contaminants may remain in the ground after cleanup projects have been completed.

The City's permit control tool, sometimes referred to as an environmental "institutional control," begins with a warning "flag" on the City's computerized building information system. This system is used by the City's Building and Zoning office when an individual applies for a permit or submits a site plan for review.

The warning flag prohibits the issuance of a permit until a preliminary environmental review is completed. The environmental review ensures that the applicant is made aware of the environmental conditions at the property before site work begins.

If a proposed permit activity could disturb contaminated soil or groundwater or might damage a cleanup system, the City provides the permit applicant with existing environmental reports and guidance documents for the property. In some cases, the City refers the application to the New York State Department of Environmental Conservation (NYSDEC) for its review before approving the permit.

Activities at flagged properties requiring permits include new construction, alterations, fences, plumbing work and demolition.

Quick Facts about Environmentally Flagged Properties

What are they?

Flagged properties are parcels currently or formerly owned by the City of Rochester where environmental cleanups have been started or completed, but where precautions are needed to prevent the disturbance of remaining subsurface contamination or the disruption of cleanup systems. Flagged properties now also include environmental easements under New York State Brownfield Cleanup Program (NYSBCP).

Where are they?

As of 2010, there are approximately 176 properties located in the City at cleanup sites. A list of these properties is available at **www.cityofrochester.gov/EICproperties**

When does it matter?

Flagged properties are subject to an environmental review during the permit application process or site plan review. This determines if the proposed work or proposed change in work could result in disturbance or release of contamination or damage cleanup systems that may be installed on the property.

Who is affected?

Property owners, contractors and developers applying for permits to construct, demolish or change the use of a flagged property. Permit applicants may be required to obtain NYSDEC approval prior to permit issuance or site plan approval.

How does it work?

When a permit application is made for a flagged property:

- An initial review is performed by the City permit and environmental staff to determine if the proposed site plan or permit activity could cause an environmental issue.
- If a potential issue is identified, environmental staff will discuss the issue(s) with the permit applicant and provide guidance documents regarding the contamination at the property.
- The permit application uses the guidance documents to assist with the management of potentially contaminated materials that may be distributed during the construction process.
- In some cases, a site-specific plan must be submitted to the NYSDEC for review. Upon NYSDEC approval, the permit application process continues.

Are site specific plans and NYSDEC approvals required for all permits?

Many permit activities not involving excavation or intrusive work do not require plans and NYSDEC approval. Call the City's Division of Environmental Quality (585-428-6855) before coming to City Hall to see if your property is flagged and if special plans and approvals will be required.