

**Citizen Participation Plan
USEPA Investigation/Cleanup
42 York St. & 845-855 W. Main St.
Rochester, New York 14611**

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LaBella Project No. 2230119

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In addition to the funding from the USEPA, this project will also be funded by the City of Rochester. Though this project has been funded, wholly or in part, by EPA, the contents of this CPP do not necessarily reflect the views and policies of the USEPA.

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Environmental Cleanup Overview

How were these properties identified?

The Bull's Head Brownfield Opportunity Area (BOA) Revitalization Plan identified and characterized a number of potential brownfield sites within the targeted development area, an approximately 12-acre area centered on the core of the Bull's Head neighborhood. Within the targeted redevelopment area are two City-owned properties which are the subject of this project (Sites), as follows:

- **42 York Street** – site investigation and cleanup
- **845-855 West Main Street** – site investigation

The Sites are serviced by public water supply. Remediation of contamination at 42 York Street and the future remediation of 845-55 West Main Street (to be supported firstly by additional investigation) will create new jobs, reduce poverty, and spur private investment. Anticipated community benefits include creating shovel ready properties for potential development of mixed-use and affordable housing, infrastructure improvements that will provide safer transportation options for the community, and enhanced/new public open space. See project location map included as Figure 1.

Environmental Issues of Concern

The Sites are City-owned parcels within the targeted redevelopment area. 42 York Street is approximately 0.48 acre in size and consists of an unused paved parking lot. 845-855 West Main Street is approximately 4.2 acres in size and consists of a former commercial plaza in the process of being demolished.

42 York Street

A previous environmental investigation was completed for the 42 York Street site and several other surrounding properties by Day Environmental in 2018 which identified the presence of semi-volatile organic compounds (SVOCs) and metals in soil/fill material. Prior investigations identified select areas where heavy metals and SVOCs were present

at concentrations above Restricted Residential Use Soil Cleanup Objectives (SCOs).

What will the investigation and cleanup process at 42 York Street look like?

A Phase II ESA will be conducted to further evaluate subsurface conditions at the Site. Prior to initiating fieldwork, a Health and Safety Plan (HASP), Community Air Monitoring Plan (CAMP) and Quality Assurance Project Plan (QAPP) will be developed. The Phase II ESA will include approximately eight (8) test pits to characterize soil/fill material. Approximately six (6) soil samples will be collected for laboratory analysis. One (1) overburden/bedrock interface monitoring well will be installed to evaluate groundwater conditions. One groundwater sample will be collected from the new monitoring well installation and one sample will also be collected from the existing monitoring well for laboratory analysis. A Phase II ESA report will be completed detailing the investigation and results.

An Analysis of Brownfields Cleanup Alternatives (ABCA) will be developed for the Site to evaluate potential remedial options. The ABCA will include evaluation of at least three (3) remedial options and will recommend one alternative to be implemented. A Remedial Work Plan (RWP) will be developed detailing the proposed cleanup. Based on environmental data collected to date, the cleanup is anticipated to include the following components:

- Excavation and off-site disposal of soil/fill material impacted with metals and SVOCs that exceed Restricted Residential SCOs,
- Backfill the Site with clean imported material and restoration to current grades to facilitate future development,
- Preparation of a NYSDEC Region 8 Soil and Groundwater Management Plan (SGMP) to provide guidance in the future should residual metals/SVOC impacts be encountered during subsurface work,
- Flagging the Site in the City's Building Information System (BIS) as having environmental institutional controls to ensure disturbed or displaced residual contamination are properly addressed; and,

- Preparation of a Remedial Construction/Closure Report (RCCR) detailing the completed remediation.

The City executed a Stipulation Agreement with the NYSDEC dated December 30, 2022 for the cleanup of the Site. Through the NYSDEC Spills Program, representatives of the NYSDEC Region 8 office will approve project work plans, oversee the cleanup, and approve project reports.

845-855 West Main Street

LaBella completed a Phase I ESA and Phase II ESA of 845-855 West Main Street in 2017-2018. The Phase I ESA identified Recognized Environmental Conditions (RECs) associated with historical uses of the Site and adjacent properties. Notably, two (2) dry cleaners were previously located at the Site as well as one (1) dry cleaner located adjacent to the south at 68-92 Genesee Street. Automotive sales/repair facilities have also been located at the Site and adjacent properties. The Phase II ESA identified chlorinated VOCs, including the solvent commonly used for dry cleaning tetrachloroethylene (PCE) in soil and groundwater as well as the presence of urban fill material containing metals and SVOCs.

What will the investigation at 845-855 West Main Street look like?

A supplemental Phase II ESA will be conducted to further evaluate subsurface conditions at the Site. Prior to initiating fieldwork, a HASP, CAMP and QAPP will be developed. The Phase II ESA will include the completion of approximately fifteen (15) overburden soil borings to further characterize soil/fill material at the 845-855 West Main Street site. Soil borings will be advanced to equipment refusal (i.e., bedrock) which ranges from approximately 4.9-6.5-ft bgs, based on the previous investigation. The Phase II ESA will also include the installation of nine (9) bedrock groundwater monitoring wells. Monitoring wells will be installed in a similar manner to those installed during the 2017-2018 Phase II ESA. Approximately twenty (20) soil samples will be collected for laboratory analysis. One (1)

groundwater sample will be collected from each new monitoring well installation for laboratory analysis (i.e., nine (9) groundwater samples). A Phase II ESA report will be completed detailing the investigation and results.

Citizen Participation Plan Overview

The City of Rochester involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. The City provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in the City's site investigation and cleanup process
- Ensuring that the City makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation Plan (CPP) provides information about how the City of Rochester will inform and involve the public during the investigation and/or cleanup of the Sites

identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the City of Rochester and its consultants.

Citizen Participation Activities

The list below identifies the CPP activities, at a minimum, that have been and will be conducted during the Sites' investigation and cleanup process. The flowchart in Appendix 1 shows how these CP activities integrate with the site investigation/cleanup processes. The public is informed about these CPP activities through information provided on the City's website and newsletters distributed at significant points during the cleanup process.

- Public information meetings, comment periods and contact with project managers provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup. Up to two (2) public community meetings/open houses will be held over the duration of the project.
- Newsletters help the interested and affected public to understand contamination issues related to a Site, and the nature and progress of efforts to investigate and/or clean up the Sites. Up to three (3) newsletters will be prepared and circulated to stakeholders and the general public and include project information tailored to the Sites for the public to understand the project status, contamination issues, and upcoming public information meetings and comment periods.
- Location of reports and information will be provided on the City's project website at <https://www.cityofrochester.gov/BullsHeadMultipurposeGrantApp/> This website also contains previous reports generated for the Site and all USEPA-required documents. The project website will

provide a comprehensive repository of information about the cleanup which will facilitate communication with the community. Project-related materials will also be made available in hardcopy format for public review at Arnett Branch Public Library. Information about the library is on the following page.

- **Name:** Arnett Branch Public Library
- **Location:** 310 Arnett Boulevard, Rochester, NY 14619
- **Phone:** 585-248-8214
- **Bus Lines:** 18 Chili, 16 Genesee, 17 Jefferson/19th Ward, 23 West Ave
- **Hours of Operation**
 - Monday 11 am – 8 pm
 - Tuesday 11 am – 7 pm
 - Wednesday 11 am – 8 pm
 - Thursday 11 am – 7 pm
 - Friday 11 am – 5 pm
 - Saturday 10 am – 2 pm
 - Sunday Closed
- **Branch Supervisor:** Bruce Tehan

- Notifications about the project will be facilitated through the City’s website and through direct communication via email and postal mail.

The public is encouraged to contact the City at any time during the Sites’ investigation and cleanup process with questions, comments, or requests for information. A list of project contact information is provided in the next section.

Please note: this CPP may be revised due to changes in the nature and scope of investigation and cleanup activities. Modifications may include additions to the Site contact list and changes in planned citizen participation activities. Any modifications, if necessary, will be made available on the project website.

Project Contact Information

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Primary Project Contact

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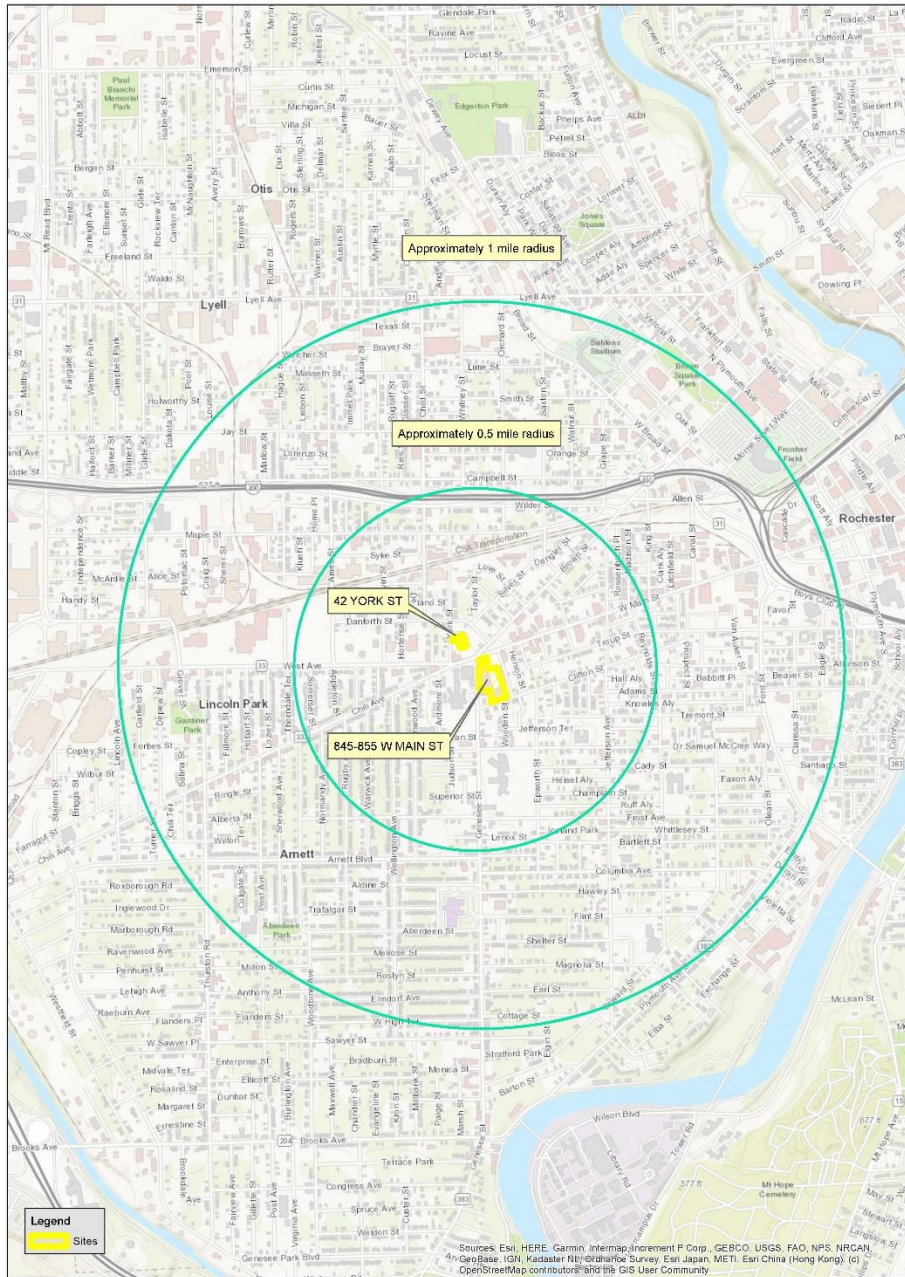
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ATTACHMENTS

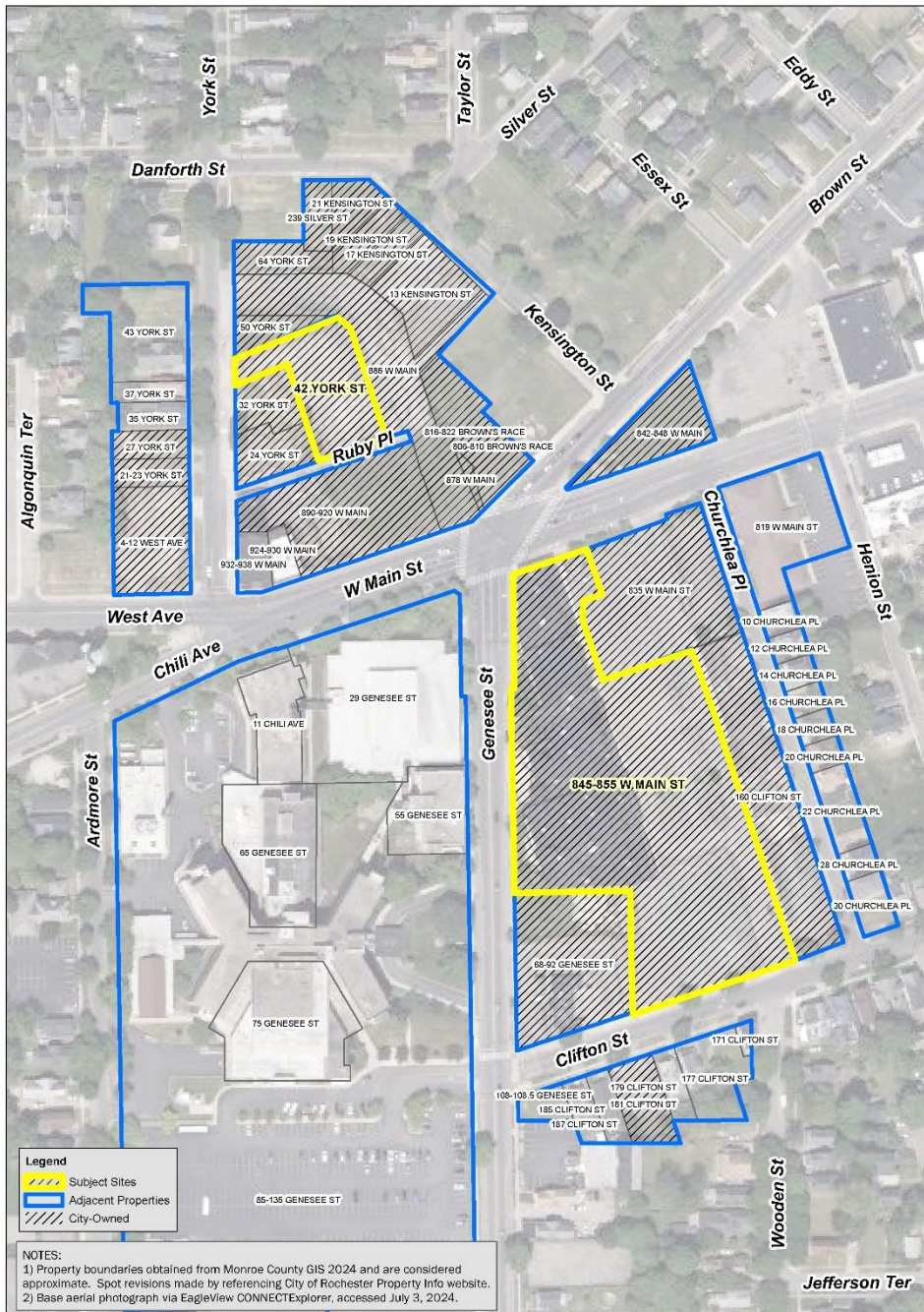
Figure 1 - Site Location Map



<p>PROJECT/RAW# 1311166FR</p> <p>2230119</p> <p>FIGURE 1</p>	<p>PROJECT:</p> <p>CPP</p> <p>42 YORK ST &</p> <p>845-855 W MAIN ST</p> <p>ROCHESTER, NEW YORK</p> <p>DRAWING NAME:</p> <p>SITE LOCATION</p> <p>MAP</p>	<p>CLIENT:</p> <p>CITY OF ROCHESTER</p>	<p>0 1,250 Feet</p> <p>Scale: 1 inch = 1,250 feet</p> <p>DATE: 07/03/2024</p>	<p>LaBella</p> <p>Powered by partnership.</p>
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Figure 2 – Site and Surrounding Properties



PROJECT/DRAWING NUMBER: [2230119] [FIGURE 2]	PROJECT: CPP 42 YORK ST & 845-855 W MAIN ST ROCHESTER, NEW YORK DRAWING NAME: SITE AND SURROUNDING PROPERTIES	CLIENT: CITY OF ROCHESTER		
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Appendix 1 Remediation Process Flow Chart

