

Final Generic Environmental Impact Statement

VACUUM OIL BROWNFIELD OPPORTUNITY AREA
CITY OF ROCHESTER, MONROE COUNTY, NEW YORK

Lead Agency:

City of Rochester, New York
30 Church Street
Rochester, NY 14614

May 2018

Date of DGEIS Acceptance by Lead Agency:	September 29, 2017
Public Comment Period:	September 29, 2017 to January 31, 2018
Date of Public Hearing:	October 19, 2017
Date of FGEIS Acceptance by Lead Agency:	May 31, 2018

I. Contents

I.	Introduction	1
A.	Purpose and Intent of this FGEIS	1
B.	Project Description.....	1
C.	SEQRA Review Process	2
II.	SEQRA Community Participation Process.....	4
A.	Project Advisory Committee	4
B.	Stakeholder Interviews	4
C.	Public Meetings and Workshops	4
1.	Neighborhood Outreach Sessions.....	4
2.	Joint Public Forum Neighborhood Visioning Meeting.....	5
3.	PLEX Neighborhood Revitalization Workshop.....	5
4.	Preliminary Master Plan Presentation and Open House	5
5.	Public Informational Open House.....	6
6.	PLEX Neighborhood Association Workshop	6
7.	Public Workshop – November 7, 2016	6
8.	Public Workshop – December 12, 2016.....	6
9.	DGEIS Public Hearing	6
10.	Additional Public Meetings.....	6
D.	DGEIS Public Hearing.....	7
E.	New Partners for Community Revitalization Recognition.....	7
III.	Revisions to DGEIS Text.....	8
IV.	Community Health and Safety.....	11
A.	Brownfield Cleanup Program Overview.....	11
B.	Cleanup Levels and Cleanup Tracks	11
C.	Cleanup Plan Selection and Design	12
D.	BCP Site Updates.....	13
1.	Site Name and No.: 5 & 15 Flint Street (#C828162)	13
2.	Site Name and No.: Portion of Former Vacuum Oil Refinery (#C828190)	13
3.	Site Name and No.: Vacuum Oil Refinery (#C828193).....	13
V.	Flood Retention Wall.....	15

VI.	Summary of Comments and Responses.....	17
A.	Received Written Comments	17
1.	Category #1 – SEQRA Process, Procedures and Community Engagement.....	17
2.	Category #2 – Community Character	20
3.	Category #3 – Housing.....	23
4.	Category #4 – Traffic and Parking.....	31
5.	Category #5 – Community Health and Safety	33
6.	Category #6 – Master Plan Components	42
7.	Category #7 – Flood Retention Wall.....	46
8.	Category #8 – Recreation	48
9.	Category #9 – Sustainability.....	50
10.	Category #10 – Economy.....	52
11.	Category #11 – Miscellaneous.....	52

Appendices:

Appendix A – NYSDEC Brownfield Cleanup Program and Remediation Objectives

Appendix B – Revised DGEIS Impact and Mitigation Tables

Appendix C – Received DGEIS Public Comments

List of Acronyms

BCP	Brownfield Cleanup Program
BOA	Brownfield Opportunity Area
CPP	Community Participation Plan
DEC	New York State Department of Environment of Conservation
DGEIS	Draft Generic Environmental Impact Statement
DOH	New York State Department of Health
DOS	New York State Department of State
EIS	Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FGEIS	Final Generic Environmental Impact Statement
NFIP	National Flood Insurance Program
PAC	Project Advisory Committee
PLEX	Plymouth Exchange Neighborhood
SEQRA	State Environmental Quality Review Act
SFHA	Special Flood Hazard Area
USGS	United States Geological Survey
VOBOA	Vacuum Oil Brownfield Opportunity Area

I. Introduction

A. Purpose and Intent of this FGEIS

The City of Rochester, New York, acting as Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA), Article 8 of the New York State Environmental Conservation Law and its implementing regulations (6 NYCCR Part 617), presents this Final Generic Environmental Impact Statement (FGEIS) for the Vacuum Oil – South Genesee River Corridor Brownfield Opportunity Area (VOBOA) Implementation Strategy.

The City of Rochester is the sponsoring municipality of the VOBOA under the New York State Brownfield Opportunity Area program (BOA), which is funded, administered, and overseen by the New York State Department of State (DOS), with technical support provided by the Department of Environmental Conservation (DEC).

According to SEQRA 6 NYCCR Part 617, a review of environmental impacts and mitigation alternatives of an action is required by any State or local governmental agency that is undertaking, funding, or approving an action.

Section II of this FGEIS provides a summary of all community engagement strategies utilized throughout the BOA planning and Draft Generic Environmental Impact Statement (DGEIS) process. Section III of this FGEIS provides any revisions or additional analyses to the DGEIS as required by SEQRA.

Section IV of this FGEIS provides an all-encompassing description relating to community health and safety including further explanation of the DEC Brownfield Cleanup Program (BCP) and remediation objectives.

Section V of this FGEIS categorizes, summarizes, and responds to the key substantive public and agency comments received by the Lead Agency during the October 19th, 2017 SEQRA public hearing and the open comment period from September 29, 2017 to January 31, 2018. In addition, copies of the full text of all such public comments are incorporated into this FEIS as Appendix C.

B. Project Description

In 2006, the City of Rochester completed a Pre-Nomination Study for the Vacuum Oil - South Genesee River Corridor, which encompassed a 58-acre study area. In the Step 2 Nomination Study (completed in April 2013), Project Advisory Committee (PAC) and the City worked together to expand this boundary to include approximately 148 acres located along the Genesee River and Plymouth Avenue south of Center City Rochester and develop a revitalization strategy. The VOBOA is bounded by the Plymouth Avenue commercial corridor on the west, and includes components of the Plymouth-Exchange (PLEX) and South West Area Neighborhoods between Barton Street and Ford Street.

Throughout the Step 2 Nomination Study and Step 3 Implementation Plan, a community planning process was undertaken to determine the redevelopment the community desired for the VOBOA. Development scenarios developed in the Step 2 Nomination Study were further consolidated and defined in the Step 3 Implementation Plan. As part of this Implementation Plan, a full detailed description of development alternatives, impacts and mitigation measures were presented.

C. SEQRA Review Process

In accordance with SEQRA regulations, several steps were completed as part of this environmental review process. These steps and how they have been applied to the BOA planning process are described below.

- **Environmental Assessment Form and Involved Agency Coordination:**

The City of Rochester prepared a Full Environmental Assessment Form that generally described the VOBOA planning project and the initial implementation strategies, such as adoption of the plan and zoning amendments. The form was distributed to the Mayor and City Council for the requisite lead agency coordination. Coordination was finalized on December 30, 2013, establishing the City of Rochester as Lead Agency.

- **Determination of Significance:**

On February 12, 2014, the Lead Agency executed a Determination of Significance in the form of a positive declaration indicating the need for a DGEIS.

- **Draft Generic Environmental Impact Statement:**

The VOBOA Implementation Plan incorporates the DGEIS into one document. SEQRA regulations governing the preparation and review of the DGEIS were designed to provide opportunities for involvement by interested agencies and the general public. The required minimum 30-day comment period in conjunction with a public hearing was an important part of the environmental review process. A public hearing before the Rochester Environmental Commission was conducted on October 19th, 2017.

The DGEIS was prepared to be directly incorporated into the VOBOA Implementation Plan document, per the requirements set forth by DOS. The table illustrates where each component of the DGEIS is located within the VOBOA Implementation Plan:

BOA Implementation Plan	DGEIS Content
Section 1 Description of Project and Boundary	Description of Proposed Action
Section 2 Community Participation	Description of Public Engagement Component
Section 3 Existing Conditions (Environmental Setting)	Description of the Environmental Setting
Section 4 Implementation Strategy	Potentially Significant Adverse Impacts Description of Mitigation Measures Description of Alternatives to the Proposed Action
Section 5 Compliance with SEQRA	Consistency with NYS CMP Coastal Policies DGEIS References Conditions for Future Actions

- **Final Generic Environmental Impact Statement:**

This document, which constitutes the FGEIS, provides revisions to DGEIS text as well as responses to DGEIS received public comments from the open comment period. This document is prepared according to SEQRA regulations and DOS requirements.

II. SEQRA Community Participation Process

During the VOBOA Nomination Study (Step 2) and Implementation Strategy (Step 3), the Lead Agency utilized a variety of community participation techniques to solicit public input throughout the master planning process. For both Steps 2 and 3 a Community Participation Plan (CPP) was created that outlined methods and techniques used. Similar to previous planning and design efforts undertaken by the Lead Agency, opportunities for public involvement were identified that range from general informational public meetings to small group working sessions. In addition, a project website offered continuous access to information and afforded all interested persons the opportunity to offer their perspectives.

A summary of the methods utilized in the CPP are described below:

A. Project Advisory Committee

The Project Advisory Committee (PAC) was charged with providing feedback and guidance as the Step 2 and Step 3 process was developing. PAC meetings were held to present information and gather feedback and input regarding project direction and visioning. The PAC meetings were also used as a forum to discuss and resolve comments resulting from public meetings, the review of project documents, advisory agency review, and coordination with other agencies. Members of the PAC included representation from:

- NYS Department of State
- NYS Department of Environmental Conservation
- City of Rochester Division of Environmental Services
- City of Rochester Bureau of Neighborhood and Business Development
- PLEX Neighborhood Association
- South Plymouth Avenue Business Association
- Sector 4 Community Development Corporation
- DHD Ventures
- Citizens/Property Owners within the VOBOA

B. Stakeholder Interviews

In addition to the formal meetings described above, several individual stakeholder meetings were conducted with property owners and businesses in the VOBOA. These include representatives of the following properties and organizations:

- Turnkey Operations (950 Exchange Street)
- Foodlink (936 Exchange Street)
- 920 Exchange St
- DHD Ventures (5 & 15 Flint St)
- D'Alessandro House Buyers
- 929 S. Plymouth Avenue
- Church of Love (760 Exchange St)
- S. Plymouth Business Association

Additionally, RKG Associates conducted stakeholder interviews in association with their Housing Reinvestment Strategies report (DGEIS Appendix 6). These interviewees included:

- City of Rochester Neighborhood and Business Development Department
- Representative of DHD Ventures
- Broker, representative of Rochester Cornerstone Group LTD
- Representative for University of Rochester – student housing, Robin Dowdy
- Carolyn Vitale, Rochester Urban League
- Broker, representative of Cornerstone
- Providence Housing Manger
- Broker, representative of Turnkey Renovations
- Representative of Fairfield Village (RHA)
- Rochester Bureau of Assessment, Robert Kubera
- David Knoll, Rental Property Owner/Manager
- Mark Weisberger, Providence Housing
- John Curran, PLEX Neighborhood Chair
- Richard Rosen, Corn Hill Landing
- Local realtor Mercedes Brian
- Joe D'Alessandro, DHB Development
- Dorothy and Dorian Hall, PLEX Neighborhood Association
- John DeMott, Sector 4 CDC
- Marvin Maye
- Scott Beck
- Federal Home Loan Bank of New York
- Genessee Co-Op Federal Credit Union
- Thomas Masaschi, Local Developer

C. Public Meetings and Workshops

Public workshops provided the public with the opportunity to engage in the VOBOA planning process. During the Step 2 and Step 3 process, the following public workshops were held:

1. Neighborhood Outreach Sessions

In an effort to reach neighborhood residents directly, the project team for the VOBOA presented at two regularly scheduled neighborhood meetings to introduce the BOA Planning

process. On Tuesday, June 14th, 2011 the project team presented to the PLEX Neighborhood Group. The presentation included an overview of the project goals and objectives, preliminary findings and included a question and answer period. A second neighborhood-based meeting was held on Thursday, June 16th, 2011 in conjunction with the monthly Southwest Common Council meeting. This presentation also focused on a brief overview of the project and identified opportunities for future community involvement in the planning process.

2. Joint Public Forum Neighborhood Visioning Meeting

A Joint Public Visioning Forum for the BOA and Southwest Rochester Riverfront Charrette was held on October 5, 2011. The meeting included a summary overview of the BOA project and key findings to date, and a series of small group discussions on the following topics:

- Economic and Brownfield Development;
- Public Safety;
- Housing and Residential Neighborhoods;
- Open Space and Recreation;
- Youth and Senior Populations; and
- History and Waterfront.

A series of round-table discussions took place for each topic, with meeting attendees having the opportunity to rotate among three topic areas during the course of the one-hour session. The comments received and findings from the meeting will be incorporated into the vision, goals and recommendations for the Study Area's revitalization.

3. PLEX Neighborhood Revitalization Workshop

The City of Rochester and consultant team conducted a Design Workshop on March 21, 2012. The meeting included a summary overview of the project and the purpose of the design workshop, as well as an overview of the existing environmental and physical conditions present within the Study Area. Meeting attendees were asked to participate in a Community Character Survey, which asks the audience to rank a series of images on their level of appropriateness for the Study Area. The audience was also broken into small working three groups to discuss future development and investment within the Study Area. A series of maps and designs were generated on paper, and a member of each small group was selected to provide a brief overview of their table's ideas at the end of the workshop.

4. Preliminary Master Plan Presentation and Open House

On November 28, 2012, the City of Rochester and consultant team presented the preliminary Master Plan based upon the extensive analysis and public visioning process. The meeting provided a presentation of the master planning process, including a summary of the public's vision and pertinent findings from the inventory and analysis portions of the Study. The preliminary preferred master plan for 2035 was discussed as a series of three phases which outlined key projects and assumptions necessary to facilitate redevelopment and revitalization within the Study Area. At the end of the presentation the audience was invited to ask questions

and provide their thoughts and feedback on the conceptual master plan during a 1-hour open house session. The open house was divided into three separate stations, one for each phase, facilitated by a member of Bergmann staff.

5. Public Informational Open House

On October 29, 2015, this meeting provided an opportunity for members of the community to learn more about the project. The meeting was organized into stations that provided information on various topics, such as environmental issues and brownfields, housing, parks, flood protection, and traffic. The format of the meeting was drop-in open house style.

6. PLEX Neighborhood Association Workshop

This meeting was held on June 14, 2016. The purpose of this meeting was to provide an update on specific project activities in the VOBOA that may impact parks and open space planning, define what a Parks and Open Space Master Plan is, and gather feedback from the group to guide the development of the Parks and Open Space Master Plan.

7. Public Workshop – November 7, 2016

This meeting, held on November 7, 2016, was a follow-up to the June meeting, providing another opportunity for the public to learn about and identify projects for the proposed Parks and Open Space master plan, as well as potential options for flood mitigation to be addressed under another study.

8. Public Workshop – December 12, 2016

This meeting was held on December 12, 2016. The purpose of this meeting was to review the planning process to date, highlight key findings and direction defined by the community for the Vision Plan, discuss the evolution of traffic, transportation and connectivity-focused efforts, and gather feedback on the transportation alternatives explored.

9. DGEIS Public Hearing

On October 19, 2017, the Lead Agency hosted a public hearing focused on the DGEIS. The purpose of this meeting was to provide a public forum for members of the public to share their comments on the DGEIS and VOBOA Implementation Strategy.

10. Additional Public Meetings

Several additional public meetings have been held by the PLEX Neighborhood Association and other community groups outside of the BOA project. Monthly meetings were held with the PLEX neighborhood association during the planning process, and the feedback obtained from these meetings and the Southwest Rochester Riverfront Charrette contributed to the public participatory process.

D. DGEIS Public Notices

While not required by law, the Lead Agency mailed over 900 notices to all property owners and occupants within the VOBOA to inform them of the availability of the DGEIS and the date of the public hearing.

E. New Partners for Community Revitalization Recognition

In recognition for the extensive analysis and community participation process conducted throughout the VOBOA process, the City of Rochester and the PLEX Neighborhood Association received an



honorary award from the New Partners for Community Revitalization (NPCR). This is a non-profit organization that works toward the renewal of low-and moderate-income urban and downtown neighborhoods and communities of color, through brownfield redevelopment policy and program initiatives.

Throughout the BOA process, the City Rochester, the BOA Project Advisory Committee and PLEX Neighborhood Association balanced the need for community-based visioning and master planning with the hard realities of brownfield cleanup and redevelopment.

“What was special and unique about the Vacuum Oil BOA was the many public community meetings that were held where ideas were expressed, and having full support from the City of Rochester made our planning easier,” said Dorothy Hall, PLEX President.

III. Revisions to DGEIS Text

The Lead Agency revised portions of the DGEIS text based on public comments. These revisions are specific to the Impacts and Mitigation tables and text throughout the DGEIS and are presented below. All tables can be accessed in **Appendix B**.

1. DGEIS Section 4.2.1 Construction-Related Impacts and Mitigation

From DGEIS Section 4.2.1 Construction-Related Impacts and Mitigation, the following additions to the below table should read:

Construction-Related Impacts and Mitigation		
Potential Adverse Impacts	Mitigation Action(s)	Potential Conditions of Approval/Contract Specifications
Stormwater runoff (ongoing and long-term)	To ensure stormwater runoff resulting from increased impervious surfaces does not negatively impact the City's storm sewer, private property, or the Genesee River, green infrastructure techniques, such as permeable pavements, bioswales, and rain gardens are encouraged for new development.	<ul style="list-style-type: none"> To the extent practicable, green infrastructure shall be integrated into the design of new surface parking lots.
Noise related to construction		<ul style="list-style-type: none"> Construction activity shall be limited to the hours of 7:00 AM to 8:00 PM.¹
Construction of new buildings	New buildings should reflect the context of surrounding buildings so as not to have a negative impact on the neighborhood character.	<ul style="list-style-type: none"> All building heights within the VOBOA shall be limited to no more than four stories.

¹ The construction activity time limit within the VOBOA has been modified. This limit was formerly 7:00 AM – 10:00 PM.

2. DGEIS Section 4.2.4 - Street Configuration Alternatives, Impacts and Mitigation for New Streets (Page 96)

From DGEIS Section 4.2.4 – Street Configuration Alternatives, Impacts and Mitigation for New Streets (Page 96), the following additions to the below table should read:

Impacts and Mitigation		
Potential Adverse Impacts	Mitigation Action(s)	Potential Conditions of Approval/Contract Specifications
Noise related to construction	-	<ul style="list-style-type: none"> Construction activity shall be limited to the hours of 7:00 AM to 8:00 PM.²

3. DGEIS Section 4.2.7.D - Impacts and Mitigation

From DGEIS Section 4.2.7.D – Impacts and Mitigation, the revised text should read:

“Given the existing capacity and condition of utilities and infrastructure in the VOBOA (described above), no adverse impacts are expected as a result of implementation of the VOBOA 2035 Vision Plan. No existing water, sewer, or electric/fiber optic systems will be negatively impacted by additional demand generated by expected future development. Existing utilities may, however, be impacted by construction activities, including potential construction of new roads and streetscape improvements along Flint Street.

In order to ensure increased development does not produce increased greenhouse gas emissions, or significantly decrease sewer and electrical capacity, sustainable development and green initiatives are encouraged. The City of Rochester’s Developers Guidance for Urban and Brownfield Properties should be utilized for strategies to incorporate green initiatives into new development.

Utility permits and approvals required to complete implementation of the 2035 Vision Plan include approvals from local and state regulatory agencies, including Monroe County Pure Waters, New York State Department of Environmental Conservation, and Monroe County Health Department. The City and all development applicants will continue to coordinate with all utility agencies during implementation of the plan.”

² The construction activity time limit within the VOBOA has been modified. This limit was formerly 7:00 AM – 10:00 PM.

4. DGEIS Section 4.2.12 – Historic and Cultural Resources (Page 127)

Impacts and Mitigation		
Potential Adverse Impacts	Mitigation Action(s)	Potential Conditions of Approval/Contract Specifications
Loss of historical significance	To ensure historical and cultural significance is not lost or diminished during redevelopment, the inclusion of historical information is encouraged. Display of historical and cultural information can be represented with plaques or signs.	<ul style="list-style-type: none"> Where appropriate, and as part of site plan approval, historic plaques and signage shall be incorporated into proposed projects.

IV. Community Health and Safety

The following section provides an overview of the New York State Department of Environmental Conservation (DEC) Brownfield Cleanup Program (BCP) and an update on the brownfield sites within the footprint of the former Vacuum Oil refinery site provided by the DEC. The official fact sheet is provided as **Appendix A**.

A. Brownfield Cleanup Program Overview

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

B. Cleanup Levels and Cleanup Tracks

Under the BCP, cleanup levels are based on the intended future use of the site. Uses include:

- Unrestricted Use;
- Residential Use (does not allow for raising live stock or producing animal products for human consumption);
- Restricted-Residential Use (requires common ownership or a single owner managing entity, i.e., apartment buildings);
- Commercial Use; and
- Industrial Use.

Cleanup tracks represent pathways that can be followed to achieve a cleanup level that is protective of public health and the environment for the intended future use of the site. There are four cleanup tracks identified as Track 1, 2, 3 and 4. More information about cleanup tracks is available at: <https://www.dec.ny.gov/chemical/8450.html>

While NYSDEC does not determine the site reuse, some members of the public have expressed a desire for redevelopment of the BCP sites to include certain businesses, such as a supermarket or a hardware store. The public also expressed concerns that these businesses would not be allowed unless a Track 1, unrestricted use cleanup was achieved. This is incorrect. These businesses are commercial activities and are allowed at any cleanup level except industrial use.

Cleanup levels must also be consistent with local zoning. For example, a property zoned for industrial use can be cleaned up to the residential use level, but a property zoned for residential use cannot be cleaned up to the commercial or industrial use levels.

Public comments indicated that there is confusion around the Track 4 cleanup level. Track 4 cleanups generally include some combination of techniques to: remove or treat contaminants; control the spread

of contaminants; prevent contact with contaminants; restrict the use of the property, and provide for the proper management of the site into the future.

Track 4 is the most common cleanup track in the BCP. According to NYSDEC's annual remediation report (available at <http://www.dec.ny.gov/about/53234.html>). Track 4 represents more than 70 percent of all BCP cleanups completed to date across the State.

C. Cleanup Plan Selection and Design

NYSDEC has not received or approved proposals for the development or cleanup levels for the three BCP sites within the footprint of the former Vacuum Oil refinery. Nor has NYSDEC made any recommendations regarding a specific final cleanup level or cleanup track for any of the three BCP sites. For each BCP site, the owner or developer doing the cleanup will evaluate a number of alternatives before they propose a cleanup plan. At a minimum, an alternative for unrestricted use must be considered. These evaluations must consider the following criteria:

- Overall protectiveness of public health and the environment. All cleanups are required to be protective of public health and the environment for the intended use of the property.
- Conformance with standards, criteria, and guidance;
- Long-term effectiveness and permanence;
- Reduction in toxicity, mobility, or volume of contamination through treatment;
- Short-term impacts and effectiveness;
- Implementability;
- Cost-effectiveness;
- Community acceptance; and
- Land use (includes zoning and flood impacts).

All cleanup work will be done in accordance with a plan approved by NYSDEC, in consultation with the New York State Department of Health (NYSDOH).

NYSDEC will provide the public with an opportunity to review and comment on all proposed final cleanup plans associated with each BCP site. There will also be public meetings to discuss the proposed plans during the public comment periods. NYSDEC will consider public comments received on the proposed cleanup plan and ultimately issue a final Decision Document.

The cleanup plans will include a Community Environmental Response Plan (CERP) that provides the measures that will be used to protect the community and environment during the remedial action. CERPs typically address the following:

- Community air monitoring;
- Dust and odor control;
- Noise and vibration management;
- Site security;
- Erosion control;
- Waste management;

- Cleaning of trucks and equipment leaving the site;
- Water management and treatment;
- Traffic control; and
- Off-site trucking routes and emergency procedures.

D. BCP Site Updates

1. Site Name and No.: 5 & 15 Flint Street (#C828162)

Remedial Party (Owner): One Flint St., LLC

The environmental investigation of the site is complete. The results are documented in the Remedial Investigation Report dated October 7, 2016. Based on these results, One Flint St., LLC proposed a Track 1 unrestricted use cleanup of the site. This proposed plan was made available for public comment and NYSDEC held a public meeting in June 2017 to discuss the proposed plan. One Flint St., LLC then withdrew their proposal and has not yet submitted a new plan.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/dereexternal/haz/details.cfm?pageid=3&progno=C2828162>

2. Site Name and No.: Portion of Former Vacuum Oil Refinery (#C828190)

Remedial Party (Owner): City of Rochester

Field activities associated with the environmental investigation of the site are complete. One of the objectives of the City's BCP investigation is to evaluate the potential for contaminants to be migrating into the Genesee River. This evaluation will be included in the Remedial Investigation Report that the City is currently developing. For petroleum sites, the typical indicator of contamination to a water body is the presence of an iridescent sheen on the top of the water. These sheens are caused by oil floating on the top of the water. No sheens have been observed during the course the environmental investigations. The Remedial Investigation Report will be available to the public when it is final.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/dereexternal/haz/details.cfm?pageid=3&progno=C828190>

3. Site Name and No.: Vacuum Oil Refinery (#C828193)

Remedial Party: Flint Redevelopment LLC

NYSDEC and NYSDOH are reviewing a work plan to perform an environmental investigation of the site. A separate work plan to install sub-slab ventilation systems on all buildings on the site is also under review. The work plan for installing the sub-slab ventilation systems will be available to the public when

it is final. A fact sheet will also be distributed to notify the public when this work, referred to as an Interim Remedial Measure, is about to begin.

Volatile organic compounds in the soil vapor may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for people to inhale contaminants on-site in indoor air due to soil vapor intrusion and actions have been recommended. Additional evaluation is needed to evaluate the potential for soil vapor intrusion off-site.

Sub-slab ventilation systems will be installed in the buildings on the site to address potential exposures from soil vapor intrusion. Sub-slab ventilation systems use fan-powered vents and piping to draw vapors from the soil beneath the building's slab and discharge them to the outdoor air above the building's roof.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C2828193>

V. Flood Retention Wall

The Vacuum Oil BOA is located within the limits of the City's West River Wall Project, which aims to provide improved accessibility to the Genesee River from the PLEX neighborhood, while also providing flood protection consistent with the National Flood Insurance Program (NFIP) and Federal Emergency Management Agency (FEMA) requirements, and sound engineering and science principles. Protection of the community from potential flooding will not be reduced or compromised.

The existing "floodwall" rises above the top of the Genesee River Trail elevation at Violetta Street and continues to rise in height going north towards the Ford Street Bridge. This wall was not originally constructed as a floodwall, but as a navigation wall, used to canalize the Genesee River between the junction of the Barge Canal and Court Street dam to serve the many industries that were located along both sides of the River in the early 20th century. This navigation wall was constructed as part of Barge Canal system upgrade in 1916.

Functionally, the navigation wall is a barrier between the River and PLEX neighborhood that provides some protection from flooding, but it was not designed as a flood protection system, and is not recognized by FEMA for flood insurance purposes as an "accredited" levee/floodwall system. This is why the effective FEMA map of the PLEX neighborhood (Figure 39 from the DGEIS) shows a considerable extent of land behind the Genesee River Trail and navigation wall as being within the Special Flood Hazard Area (SFHA), commonly known as the 100-year floodplain, denoted as Zone AE. The former railroad embankment (now Genesee River Trail) that begins at Violetta Street, and rises as it extends south to the railroad/pedestrian bridge over the Genesee River, also provides some protection from flooding, but it is also not recognized by FEMA as an "accredited" system of flood protection.

To remain in compliance with the NFIP, the City of Rochester must either require all new buildings located within the SFHA to have the lowest floor elevated a minimum of two feet above the Base (100-year) flood elevation or provide a levee/floodwall system that meets FEMA standards for accredited levee systems (44 CFR Part 65.10).

The levee/floodwall system that is planned to replace the navigation wall and former railroad embankment, that's now part of a Genesee River Trail in the PLEX neighborhood, is being designed to meet FEMA standards to meet accreditation standards. The accreditation standards include having a minimum of three feet of freeboard (vertical distance) between the 100-year water surface elevation and the top of the proposed flood protection system. Therefore, the height and top elevation of the proposed floodwall/levee system will be based on these standards rather than in comparison to the height or top elevation of the existing navigation wall or the former railroad embankment.

In order to assure the design of the proposed flood protection system is robust and will be effective under a range of adverse flooding conditions, the City is taking the following additional steps to assure a high degree of safety in the constructed floodwall system:

- The frequency based (10, 50, 100 and 500 year) discharges used in the FEMA study are being recalculated using the annual instantaneous peak discharges that have occurred after 1951 when the Mt. Morris Dam was constructed, through the most current available year, 2016.
- Consistent with the City's own Climate Change Action Plan, the frequency-based discharges are being increased by between 6 and 10% using science based methodologies that have been developed by the United States Geological Survey (USGS), the recognized experts in the field.
- The Probable Maximum Flood (PMF) and ½ PMF events will also be studied. The PMF is the theoretically largest flood resulting from a combination of the most severe meteorological and hydrologic conditions that could conceivably occur in a given area. The ½ PMF event is used as the design flood for existing high hazard dams in New York State. Although it would be prohibitively expensive to design the new floodwall system to a PMF, the PMF and ½ PMF events will provide a good comparison to the FEMA accreditation three-foot freeboard standard, and will help to assess the robustness of the levee/floodwall system.
- The City is obtaining and incorporating the most recent topographic (above water) surveys and bathymetric (below water) surveys to properly depict the river and its floodplain to assure that the river hydraulic model will be as accurate as possible.
- The City is requiring that the river hydraulic model be calibrated using a recent (January 24, 2018) flood event. Data collected during this event included the peak flow at the USGS stream gage near the Ford Street bridge, the peak water surface elevation at the gage, the gate positions at the Court Street Dam and the peak water surface elevation at the junction of the Genesee River and Erie Canal. This information will be used to "fine tune" the river hydraulic model so that it will be a more reliable tool for calculating flood levels.
- The City and FEMA require that the upstream end of the levee/floodwall system not be "flanked", which would allow water to flood the PLEX neighborhood, not by overtopping the levee/floodwall but by flowing around its upstream end.
- The City is requiring that ice-affected flooding events be evaluated with the river hydraulic model to assure that ice conditions don't create a flooding condition that's more severe than the ice free flooding conditions. For this assessment, a condition where a thick ice layer is created will be tested in the river hydraulic model with a peak flow that could be expected during the winter season.

The City will use FEMA accreditation requirements and the results of these additional steps to either assure that the three-foot freeboard for the 100-year event is sufficient. If it is found that this is not sufficient, the City will increase the freeboard to a higher value. As a result, the West River Wall project will both meet FEMA requirements, and its design will be tested under a wide range of extreme conditions to assure a high degree of safety in the constructed levee/floodwall system.

VI. Summary of Comments and Responses

Below is a summary of comments on the DGEIS provided to the Lead Agency during the SEQRA public comment period, including all written comments and those submitted orally during the October 19th public hearing. Where appropriate, comments have been summarized. Full text of all comments are available in **Appendix C**.

A. Received Written Comments

1. Category #1 – SEQRA Process, Procedures and Community Engagement

Commenter(s): 1

Comment #1.1: The City of Rochester and Bergmann Associates did a brilliant job in obtaining the neighborhood's vision for the Vacuum Oil BOA...I was especially impressed with the Housing Analysis and Reinvestment Strategies for the Vacuum Oil BOA Study Area.

In ending, the City of Rochester along with all others did a wonderful job that truly expressed the community voice to move us forward into a well-developed plan for our neighborhood. Kudos to the City and Bergmann for a job well done.

Response: No response necessary.

Commenter(s): 23, 32, 51, 56, 60, 23, 88

Comment #1.2: Ongoing Community Engagement - Our Community and the City must ensure all parties involved with this VOBOA Plan implementation continually reach out to the PLEX Neighborhood Association. This will assure our needs are considered and that the safest most, environmentally protective cleanup prescriptions are being implemented.

Response: The Lead Agency agrees that the community should continue to be involved in the implementation process. Please refer to DGEIS Section 4.7.2 on page 171 for further description on how the City of Rochester will continue this process. In addition, as described above, the community will continue to be involved in the BCP applications as they move through the NYSDEC approval process.

Commenter(s): 23, 32, 51, 56, 60, 23, 88

Comment #1.3: This [Engagement] will assure our needs are considered and that the safest most, environmentally protective cleanup prescriptions are being implemented.

Response: See FGEIS Section II – SEQRA Community Participation Process., and Section IV. Community Health and Safety.

Commenter(s): 35

Comment #1.4: I have a two family residence a few blocks from this Flint street project, and am concerned about the plan forward. What is going on? Will there be public meetings?

Response: Please refer to FGEIS Section I.A. – Purpose and Intent of this FGEIS and Section I.C. – SEQRA Review Process for information on the project and community engagement meetings. Also, we encourage you to read the Vacuum Oil BOA DGEIS and Implementation Plan which can be found at <http://www.cityofrochester.gov/VacuumOilBOA/> or your local library.

Commenter(s): 68

Comment #1.5: There was not sufficient sharing of ideas and plans during document production phase. The community was not involved enough and for that reason, this plan must be brought back to re-planning with a much more linked-in step-by-step community involvement and another year at least for people to add input and have adequate say in the determination of what will be best for the neighborhood, the city, the environment.

Response: Refer to Section II.C. above where the entire public participation process leading to this point is described. In addition, the Brownfield Cleanup Program (BCP) will have numerous additional public meetings as the site cleanup moves through the NYSDEC approval process.

Commenter(s): 2

Comment #1.6: Specifically, the city must include in the DGEIS the establishment of an outreach program of quarterly prominently announced neighborhood workshops, including computer facilities for emailing forms and mailable application forms and other technical and administrative support, at the PLEX Community Center to aid residents.

Response: This suggestion lies outside of the purview of the GEIS.

Commenter(s): 2, 75

Comment #1.7: Pro-active outreach to inform residents of STAR Programs and other tax relief programs and help them fill out and file applications for these programs must be defined in the DGEIS as part of the community meetings

Response: This suggestion lies outside of the purview of the GEIS.

Commenter(s): 2

Comment #1.8: The VAC OIL BOA Implementation Strategy Document and DGEIS Implementation Strategy, Section 4, begins on pdf pg 65, doc 51. Its second paragraph makes it clear that this Environment Impact Statement is not about the environment:

"While adoption of the VOBOA Plan will not directly impact the physical environment, it will provide information for the community and decision makers as implementation actions move through project development and approval processes. The plan presents options to promote revitalization and addresses the potential impacts of implementation. The following subsections "test" the VOBOA Vision Plan by exploring the potential adverse impacts of various development alternatives considered during the planning process, and documenting options to help guide the community during implementation".

In other words, this is a Brownfield Opportunity Area (BOA) statement, not a plan nor a vision about what developers are going to do to clean up the contamination left by the Vacuum Oil Company for which it is named. The following subsections make that clear and plain, being a collection of economic and community development alternatives, not an environmental impact statement. An environmental impact statement would have to discuss the relative merits of *what* and *how* the brownfield is to be cleaned up, and its effects on the environment and people living in the environment.

Response: Please refer to DGEIS Section 4.2 – Impacts, Alternatives, and Mitigation which clearly describes the proposed implementation plan, varying alternatives to this plan as well as mitigation measures and thresholds for lessening the impacts of the proposed plan. Specifics about the brownfield cleanup are the subject of the three BCP applications currently being reviewed by the NYSDEC. The BCP process will continue to offer opportunities for public engagement.

Commenter(s): 15

Comment #1.9: Page 11 - Bullet #5. 2.4 Public Hearing (October 18th, 2017) For whatever reason, this hearing was of poor attendance due to a lack of notification to our PLEX community. Less than 12 people in attendance.

Response: Please refer to FGEIS Section II – SEQRA Community Participation Process. Also, a notice about the public hearing was mailed to over 900 property owners and occupants, including every parcel in the BOA.

Commenter(s): 82

Comment #1.10: Please ensure the entire VOBOA process involves the community in plan making to reflect community desires.³

Response: Please refer to FGEIS Section II – SEQRA Community Participation Process.

³ Summarized from comment submitted during the October 19th 2017 public hearing.

Commenter(s): 82

Comment #1.11: The DGEIS planning and strategy was cookie cutter / pre setup programming for community vision. The DGEIS does not represent the PLEX community input for the VOBOA plan.

Response: Please refer to FGEIS Section II – SEQRA Community Participation Process.

2. Category #2 – Community Character

Commenter(s): 2

Comment #2.1: Action must be done to ensure the preservation of community character in the process of revitalization. The DGEIS must act as a “tool” to govern cleanup and the Master Plan.

Response: Please refer to DGEIS Section 1.4 – Environmental Review Process.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 32, 56, 60, 80

Comment #2.2: Neighborhood Stabilization - The BOA has led to rapid destabilization of the community through speculative development. Much of our remaining community at risk (sic) of losing their homes. There (sic) many cases of nearly complete home remodeling projects being purchased at auction for back taxes.

Response: As part of this DGEIS, a complete housing analysis was conducted and is included as DGEIS Appendix 6 – Housing Reinvestment Strategy. This analysis included a discussion of existing housing conditions in the VOBOA, opportunities and challenges within the VOBOA, and a focused action plan. This action plan provided a detailed discussion on various housing strategies that would be viable within the VOBOA to stimulate equitable investment that will create housing options for residents of all income levels.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 32, 49, 51, 56, 60, 80

Comment #2.3: History of Place - We need to ensure that the with all these changes are made to our community, that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design a history of place that recounts the incredible impacts Vacuum Oil and ExxonMobil have had on our community and society in general.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text. An additional mitigation measure has been added to the DGEIS Section 4.2.12 – Historic and Cultural Resources Impacts and Mitigation table.

Commenter(s): 3

Comment #2.4: A history museum within the BOA that reflects the afro-centric history of the area should be created/maintained.

Response: This is outside the purview of the GEIS.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 80

Comment #2.5: Create designs and plans that are restorative to the community and land.

Response: Please see FGEIS Section IV – Community Health and Safety.

Commenter(s): 9, 12, 13

Comment #2.6: The waterfront should be preserved naturally for the enjoyment of all people.

Response: Please refer to DGEIS Section 4.4.1.D – Waterfront for an explanation of planned public access improvements along the Genesee River.

Commenter(s): 9

Comment #2.7: Industrial buildings should be renovated, not torn down.

Response: According to the VOBOA Vision Plan, as explained in DGEIS Section 4.4 – The VOBOA Vision Plan, the Master Plan encourages the adaptive reuse of structures and properties within the VOBOA.

Commenter(s): 9

Comment #2.8: Consider the community surrounding U of R when designing campus updates.

Response: The Lead Agency notes this comment.

Commenter(s): 13

Comment #2.9: Buildings should not exceed four floors in height.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text for clarification on revised building height thresholds within the VOBOA.

Commenter(s): 15, 49

Comment #2.10: They [Landlords] still should be held responsible for the up keep of their properties, in the same manner that I am responsible for my property. I'm sure these landlords have no problems collecting their rent.

Our inspectors can play a role in making the city a better place to live in as well. Many violations are in eye sight of an inspector. Especially with garbage cans on the side walk longer than one day before or after garbage pickup.

Our neighborhoods can become more attractive if our inspectors follow through with complaints from our neighborhood.

Response: Code violations are outside of the purview of this DGEIS.

Commenter(s): 88

Comment #2.11: The City must re-address zoning along the river which could place limits on the distance new construction must be from the River and limit the height of multi-story buildings to maintain a natural appearance to the river corridor. With tall growing oaks, and other native species, multi-story buildings can be effectively screened from the walkways. PLEX thinks the closest buildings should be no more than 4 stories to not intrude on the river views.

Response: Development within the VOBOA will be separated from the Genesee River by the proposed park area. This will ensure that the Genesee River is protected from future development. Additionally, please refer to FGEIS Section III – Revisions to DGEIS Text for an added mitigation measure to restrict building height within the VOBOA to four stories.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 32, 47, 51, 56, 60

Comment #2.12: Neighborhood Maintenance Teams - We can create jobs for our young people, as well as ongoing workforce training programs. These teams can help older homeowners fix porches and gutters. Community works projects like these will create opportunities for youth & community homeowners alike while sharpening our skills.

Response: The Lead Agency notes this comment.

Commenter(s): 52

Comment #2.13: Another great benefit of this cleanup should be to return this land to nature- a park with historical markers, again correcting the wrongs of the fossil fuel industry, would completely add to our rich history of resisting and fighting against historical wrongs.

Response: Please refer to DGEIS Section 4.4.1.D. – Waterfront.

3. Category #3 – Housing

Commenter(s): 2

Comment #3.1: Has the U of R (University of Rochester) been a good influence on keeping housing costs and rents down in the PLEX? My interactions with community residents reveal a patterned pressure on long-term residents to sell to property development businesses and speculating individuals. The results are that the property is then either rented or "flipped" to immediately realize outside profits. In the case of rental properties, the current residents have been summarily evicted and their places taken by U of R residents.

Response: DGEIS Appendix 6 – Housing Reinvestment Strategy presents multiple strategies and housing reinvestment options the community and developers can utilize to encourage home ownership and neighborhood stability. Please refer to this appendix for further information.

Commenter(s): 7, 8, 13

Comment #3.2: The City of Rochester should require a set percentage of housing to be reserved for affordable and inclusive housing.

Response: DGEIS Appendix 6 – Housing Reinvestment Strategy presented numerous methodologies for anti-displacement strategies and affordable housing options within the VOBOA. Please refer to this appendix for further information.

Commenter(s): 2

Comment #3.3: Inviting professors of the U of R to gentrify the PLEX community in no way enhances the sustainability of the community as it is now constituted. In fact, such initiatives have been found time and again through successive waves of Urban Renewal, New City programs, etc to clear the neighborhood of current residents and currently affordable housing for them and replace with richer folks who actually invite every step that raises property values and taxed rate.

Response: The Lead Agency notes this comment.

Commenter(s): 19

Comment #3.4: Low cost loans or outright grants based on income should be offered to the present owner-occupiers of the BOA area. These programs, together with a reduction of struggling home owners property taxes, would make it possible for residents to stay in their homes. Investor house flipping, development of high end rental properties causing high re-assessment of residential properties must be discouraged.

Response: DGEIS Appendix 6 – Housing Reinvestment Strategy includes a complete analysis of the housing stock and opportunities within the VOBOA. The encouragement of home-ownership is presented as a part of the implementation strategy for strengthening the VOBOA neighborhood character. Please refer to DGEIS Appendix 6 for a detailed description.

Commenter(s): 28

Comment #3.5: Community Stabilization with co-existence between neighborhood residents should be a common goal. Therefore, single family housing development would not only benefit student life but add stability to our community as a whole. 10 accounts held in a trust account for local resident housing within the development.

Response: DGEIS Appendix 6 – Housing Reinvestment Strategy includes a complete analysis of the current neighborhood. This report provides a focused neighborhood revitalization strategy to ensure neighborhood stabilization and stability.

Commenter(s): 13

Comment #3.6: Low income housing options must be preserved so that current residents are not needlessly displaced from the only neighborhood they have known.

Response: DGEIS Appendix 6 - Housing Reinvestment Strategy provides several options for housing preservation and anti-displacement measures for the VOBOA.

Commenter(s): 30, 31

Comment #3.7: Consider the inclusion of “tiny homes” within the VOBOA. The neighborhood streets need compact infill residences that are affordable to persons with very low income. Give priority access to the current southwest quadrant neighbors for these new homes. This housing would be IN ADDITION to the new planned residential parcels already depicted in the VOBOA Master Plan. Locate them in the small neighborhood vacant lots that were developed before the days of the automobile.

Response: The City of Rochester Zoning Code does not preclude tiny homes as a potential infill housing option within the City or VOBOA.

Commenter(s): 15

Comment #3.8: 3.4.1 (F) Page 45 – Absentee Landlords and Code Violations.

I have always heard (sic) from out PLEX residents how they felt about the code inspector not listening to their concerns regarding abandon (sic), or boarded up properties. Page 46 explained in more details.

Whenever their (sic) is an auction for home buying, I would like to see the first auction be for city residents only. The second auction would be for the developers only.

My reason is: the little man does not have funds to compete with a developer. If the little man have the first opportunity to purchase these abandon properties, I'm sure this will give them a

sense of pride and ownership, feeling good about themselves. And at the same time. It can help improve the conditions of the city.

The first advertisement will be for city residents only. The 2nd advertisement would be for the Developers only.

Response: The City of Rochester used to administer the Urban Homesteading Program. This program was federally funded and was discontinued in 1991. The City of Rochester Division of Real Estate will participate in federally sponsored affordable housing programs as they become available.

The City of Rochester also formerly administered the Owner Occupant Lottery, which was a City program that was discontinued in 2004. Applications for the lottery were accepted from first-time home buyers whose household income was below 80% of the median income. Winners could purchase the property for \$1.00, and buyers were provided with a rehabilitation grant in the amount of \$15,000 from the City. The buyers were responsible for covering the expense for the balance of repairs in excess of \$15,000. Buyers were required to rehabilitate the homes and obtain a Certificate of Occupancy within 18 months, and then reside at the property for five years. This program was discontinued due to the rising cost of rehabilitation, the decrease in governmental financial support to the City, and the lack of financial resources on the part of the purchasers to complete the needed repairs.

Commenter(s): 49, 78

Comment #3.9: Discourage buyouts of owner-occupied housing....Programs and policies should be established to try and keep as many properties owner-occupied as possible.

Response: DGEIS Appendix 6 – Housing Reinvestment Strategy provides a focused implementation strategy, including methodologies and policies the City of Rochester can implement to encourage home ownership and increase housing investment within the VOBOA.

Commenter(s): 19

Comment #3.10: Development in the VOBOA should be limited to single mixed market homes compatible with R-1 Zoning designation, together with the nature preserve.

Response: Through numerous community engagement strategies throughout the last several years, a community-led development plan for the VOBOA has been created and is presented in the DGEIS (Also see FGEIS Section II – SEQRA Community Participation Process). The desires of the community were vetted against the completed economic and market analysis (DGEIS Section 3.3 – Economic Setting) which included a demographic analysis, retail leakage analysis, and retail use feasibility assessment.

Commenter(s): 2, 75

Comment #3.11: Rochester's VOBOA DGEIS mentions the possibility of affordable housing but mandates no program. The programs and possibilities discussed in the DGEIS Appendix 6 Section 5.5 should be definitively specified as part of the DGEIS. It a necessary 'Opportunity Area' in 'Brownfield Opportunity Area.' Specifically, the city must include in the DGEIS the establishment of an outreach program of quarterly prominently announced neighborhood workshops, including computer facilities for emailing forms and mailable application forms and other technical and administrative support, at the PLEX Community Center to aid residents in the following matters:

- The city must begin to pro-actively use the Foreclosure Protection program and the Affordable Housing Fund to keep struggling home owners to stay in their homes as they try to stabilize their finances and incomes.
 - It is well known that certain banks have improperly evicted home owners in the midst of negotiating with the banks. These illegal evictions have been enforced by Rochester Police Department at the request of banks. This is an improper and unstipulated use of the city's police power, especially in the light of existing Rochester programs for eviction prevention help.
 - It is not enough to rescue Wall Street financiers and make their losses whole. Home owners and ordinary working people who had no hand in the failures caused by these financiers justly deserve help with staying in their homes, since the financial recovery is largely a figment of Wall Street interests and is not reflected in the job opportunities and wages of PLEX residents.
 - Market forces adverse to the interests of long-time disadvantaged or fixed-income residents are even now at work on their neighborhood as a result of the pending approval and imminent execution of the VOBOA. Thus, to prevent further damage to residents a commitment to a continuous pro-active outreach of the city using its Foreclosure Protection program and the Affordable Housing Fund must be defined within the DGEIS.
- "Using CDBG funding, the City offers a Home Buyer Training at both the pre- and post-purchase stages in the home buying process. This helps to ensure home buyers are prepared to engage with realtors and lenders and understand the process." (See DGEIS Appendix 6, pg 50, PDF p 52).
- HOME Rochester is a program that allows individuals and families with low- and moderate-incomes an opportunity to participate in home ownership (See DGEIS Appendix 6, pg 51, PDF p 53) is likewise vital to maintaining and enlarging a base of residential property ownership by householders.
- Rochester Land Bank is a program that allows individuals and families with low- and moderate-incomes an opportunity to participate in home ownership (See DGEIS Appendix 6, pg 51, PDF p 53) is likewise vital to maintaining and enlarging a base of residential property ownership by householders.
- Pro-active outreach to inform residents of STAR Programs and other tax relief programs and help them fill out and file applications for these programs must be defined in the DGEIS as part of the community meetings defined above.

- DGEIS Appendix 6 (pg 58, PDF p 60) states in part, "If new development in the BOA utilizes Low Income Housing Tax Credits (LIHTC), there will be affordability requirements attached to that funding source regardless." This decision must be made in concert with the Plymouth-Exchange Neighborhood Association, the neighborhood entity of record in this matter, and defined within the DGEIS.
 - EIS Appendix 6 (pg 58, PDF p 60) states in part, "Another strategy for preserving existing affordable housing is creating a one-to-one replacement ordinance that requires the replacement of subsidized units removed through redevelopment or other public action."
 - Amend this to include "right of first refusal will be given to PLEX neighborhood residents of continuous 10 year residence, on condition of purchaser occupancy or immediate family for at least 10 years." and defined within the DGEIS.
- This decision must be made in concert with the Plymouth-Exchange Neighborhood Association, the neighborhood entity of record in this matter, and defined within the DGEIS.
- EIS Appendix 6 (pg 58, PDF p 60) states in part, "In addition to an inclusionary zoning requirement, the City may also wish to establish an affordable housing trust fund which developers could pay into in lieu of building units on site." Such an arrangement must be incorporated in consultation with PLEX Neighborhood Association, the neighborhood entity of record in this matter, and defined within the DGEIS.

Response: The DGEIS discusses a housing reinvestment analysis in great depth, as provided in (DGEIS Appendix 6 – Housing Reinvestment Strategy). The suggestions listed in this comment are now included on the record and will be forwarded to the City of Rochester Offices of Housing and Real Estate.

Additionally, an extensive outreach program was implemented throughout this study to engage the public in a variety of forms (Please refer to FGEIS Section II – SEQRA Community Participation Process).

Commenter(s): 75

Comment #3.12: The PLEX Neighborhood Association has made one of their top priorities bringing stability to their neighborhood and halting the loss of homeowners to big landlords. They want the programs listed in the Proposal as noted below to become requirements as the project goes forward to stabilize home ownership beginning immediately. To be effective, this means a commitment to providing:

1. Adequate staff, support, and strategies to inform/educate the community about the availability of the programs and resources.
2. Officials/staff and funds to assist them with enrolling in the programs, or receiving the benefits.

Response: This comment refers to the programming of the PLEX Neighborhood Association, which is outside of the purview for this DGEIS.

Commenter(s): 2

Comment #3.13: The DGEIS Appendix 6 Section 5.5 "Encouraging Home Ownership" describes several programs the city has to help people buy affordable homes. The VOBOA DGEIS Appendix 6 (pg 58, PDF p 60) states in part, "In addition to an inclusionary zoning requirement, the City may also wish to establish an affordable housing trust fund which developers could pay into in lieu of building units on site."

- Any such affordable housing trust must be held in escrow by the Rochester Housing Authority, specifically for use in the actual erection costs (exclusive of administration, planning and other development costs, either normal to the authority's functions or specific to activities regarding affordable housing in the VOBOA Residency Area defined below) of affordable housing in the Plymouth-Exchange neighborhood. Such funds must be used for individual residences or condominiums exclusively
 - Residences may be single occupancy or duplex.
 - Condominiums must be no larger than five units.
 - Administration, management and maintenance of the condominium commons shall be administered and funded by the Rochester Housing Authority in continued consultation with the Plymouth-Exchange Neighborhood Association. No condominium surcharge will be assessed to residents of these affordable housing units.
 - Administration of Rochester occupancy codes will not be used punitively to shut down affordable housing for code violations. The City of Rochester will work pro-actively with the Rochester Housing Authority to fund necessary repairs at the Authority's expense.
- Access to affordable housing created as any part of the VOBOA must be presented as part of the quarterly workshops at the PLEX community center I defined in my previous comment.
- The following points refer to the VOBOA boundary as defined in DGEIS Appendix 6, Figure 1: "Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," and an additional area consisting of one city block west of the South Plymouth boundary of the VOBOA area ("VOBOA Residency Area"):
 - Availability of affordable housing created by the provisions defined here ('VOBOA Housing') will be defined by documented inability associated with the following:
 - Inability to access parts of one's residence. The funds defined above will be used to install mechanical stair chair lifts and other devices as necessary to keep residents in their homes.
 - Inability to pay mortgage, taxes or all vital utility services (heat, electricity, water)
 - Any other circumstance that would necessarily result in homelessness
 - Right of first refusal to the most elderly, to residents of the Plymouth-Exchange neighborhood within the VOBOA.

- Although public housing must be available to the general public, the DGEIS must establish special priority to residents within the VOBOA clean-up area.
- As VOBOA Residency Area residents become qualified for VOBOA housing as defined above, they will receive mentoring advice available at the quarterly PLEX neighborhood workshops.
 - If circumstances would result in their eviction or physical harm before the next such workshop, a special session will be made available by the relevant municipal authorities through the Plymouth-Exchange Neighborhood Association to aid such persons.
 - As VOBOA Residency Area residents become qualified for VOBOA housing, they will be placed in the waiting list ahead of non-resident of the 'VOBOA residents' provisions.
 - Residents outside the area defined by 'VOBOA residents' may apply and be placed on the waiting list. They will be informed that any VOBOA Residency Area residents will be considered for placement before non-residents of the VOBOA Residency Area.
- All such arrangements detailed above must be defined and incorporated in consultation with PLEX Neighborhood Association, the neighborhood entity of record in this matter, and defined within the DGEIS.

Response: The comment presents a level of detail and programming information that is outside the purview of an Environmental Impact Statement.

Commenter(s): 49

Comment #3.14: The data behind DGEIS Figure 24 provides compelling evidence of the link between absentee landlords and code noncompliance. The Appendix 6 Housing Analysis focuses some attention on the difficulty of financing proper maintenance and repairs while keeping rents affordable. The report also notes that property investors are increasingly interested in purchasing properties in this area, and are offering higher prices than in the past. These two trends (inability to afford proper maintenance while sales prices rise) suggests that property investors are paying more for the properties than they are worth. They do this because the city allows them to neglect properties, convert singles to doubles and more, and so this becomes their strategy for recovering the purchase price. It seems clear that the purchase price was too high, but there is no discussion of how to discourage such speculation. Bringing purchase prices more in line with ROI under conditions of proper property maintenance would result in lower sales prices, which in turn would bring more stability to the neighborhood. The mismatch between property prices and their actual value (after adjusting for proper maintenance and repair costs) exists throughout our city. Let's use the opportunity of the VOBOA development to find strategies to address this mismatch. An escrow requirement for non-owner-occupied properties might be a place to start.

Response: This comment provides a suggestion that is outside the purview of this DGEIS.

Commenter(s): 82

Comment #3.15: The DGEIS housing study is not correct. PLEASE redo a study. ALL OF THE DATA IS TAKEN AND DRIVEN BY THE PRIMARY INVESTOR.

Response: The DGEIS included community engagement strategies that informed the DGEIS and VOBOA Master Plan (See Section II – SEQRA Community Participation Process). Additionally, please refer to DGEIS Appendix 6 – Housing Reinvestment Strategy.

Commenter(s): 15

Comment #3.16: 1.2 (Page 5) Bullet #2 - We need to know exactly what strategies you have in mind for strengthening our community to meet the needs of low income residents when it comes to market rate housing.

Response: The DGEIS presents a collection of strategies and options that can be pursued for implementation by the community or other entities within the BOA. Please refer to the strategies outline in the DGEIS - Housing Reinvestment Strategy (DGEIS Appendix 6).

Commenter(s): 16, 34

Comment #3.17: Concern about development in this area causing gentrification of low income, African American neighborhoods.

Response: As part of this study, a Housing Reinvestment Strategy was conducted, which outlined multiple strategies that have the potential to be implemented to prevent or lessen displacement of residents (See DGEIS Appendix 6 – Housing Reinvestment Strategy). Additionally, DGEIS Section 5.4 – Conditions for Future Actions provides thresholds for future SEQRA review should development take place in the VOBOA.

Commenter(s): 9, 83

Comment #3.18: Among the actions that could enhance the benefits of gentrification to current residents and reduce the detriments are: Consideration of inclusionary zoning ordinances, selective property tax abatements, pro-active education of residents on financial strategies to enable them to take advantage of the increased value of their homes while still remaining in the neighborhood.

Response: Please see response to Comment #3.17.

4. Category #4 – Traffic and Parking

Commenter(s): 2

Comment #4.1: Parking in the PLEX neighborhood has led to congested street parking, difficult traffic during snow and ice on narrow residential streets and a premium on parking easily taken up by students without regular hours vs. the working population of the community, who arrive home from jobs to find all the parking around their residences taken by students.

Response: The Lead Agency notes this comment.

Commenter(s): 15

Comment #4.2: This VOBOA study indicated between 2000 and 2010 how the total number of households dropped by 4 percent. Even tho (sic) this decline was less than the City which lost a little over 8% of households during the same 10 yr. period, and are now looking ahead to the years of 2020. This projected increase will be because of vacant housing being purchased, and rehab for the U of R students and staff. as well as visiting faculties.

With all of these changes to take place, there was nothing about safe street parking for residents who lives in the area without driveways.

THEREFORE, I WANT TO EXPRESS MY CONCERNS ON BEHALF OF OUR PLEX COMMUNITY, AND MYSELF TO HAVE A WRITTEN PLAN IN PLACE TO PROTECT THESE RESIDENTS FOR THEIR STREET PARKING.

Response: The Lead Agency notes this comment.

Commenter(s): 76

Comment #4.3: On page 83 of the draft plan it recommends having two left turn lanes from southbound Exchange onto Ford. This is a popular spot for cyclists and that would make it more challenging for cyclists to turn left onto the Ford Street Bridge. Overall it doesn't seem to be in keeping with the City's complete streets policy. I would encourage the City when it is considering any new street configurations, to focus on those that minimize dead ends so that neighborhoods are better connected.

Response: The DGEIS included a full Traffic Analysis Report (DGEIS Appendix 9) that assessed the impacts of planned development within the VOBOA. On DGEIS page 83, a table of post-construction related impacts and associated mitigation measures are presented. Based on the traffic counts and level of service (LOS), the intersection should be monitored closely during development. At Full Build Out, additional lanes may be necessary to mitigate traffic concerns at this intersection.

Commenter(s): 76

Comment #4.4: I would encourage the City when it is considering any new street configurations, to focus on those that minimize dead ends so that neighborhoods are better connected.

Response: Since the Genesee River lies within the VOBOA, several streets within the study area end in dead-ends. A series of alternatives for new street connections to minimize dead-end streets were presented in the DGEIS. Dead-ends street alternatives presented in the DGEIS are considered interim.

Commenter(s): 15

Comment #4.5: Figure 32 and 33 (pages 90 & 91) proposes a new street connection for vehicles, pedestrians and bicycles via this new street extension from the existing terminus of Violetta Street to Flint Street.

As discussed in one of our public meetings, the community spoke out against this new road. However, I was surprised to see this information in the DGEIS, especially after the community spoke against it.

So what is the purpose for this new road, except to benefit new future development. We do realized, (sic) no doubt these future plans were in place for sometime (sic) before presenting them to the community.

Response: These street connections are presented in the DGEIS as alternatives to the master development plan. The community engagement process included a multitude of strategies and meetings as presented in FGEIS Section II – SEQRA Community Participation Process.

Commenter(s): 15

Comment #4.6: We need to see the exact plans for the roadway connections, making sure that the roadways do not effect current resident street parking in the neighborhood, especially on Exchange Street. We want to make sure these residents keep their street parking without a parking for residents of the area. We want to see your traffic study.

Response: Please see DGEIS Appendix 9 – Traffic Analysis Report for the complete transportation analysis conducted as part of this DGEIS.

5. Category #5 – Community Health and Safety

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 59, 60, 61, 62, 63, 66, 67, 68, 69, 71, 73, 74, 77, 78, 79, 80, 81, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96

Comment #5.1: Contaminated sites within the Vacuum Oil BOA should undergo a Track 1 remediation.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 79

Comment #5.2: It should be ensured that those residents whom were harmed from site contamination are accounted for and receive benefits of site remediation.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 11

Comment #5.3: I believe that there are health issues already pertaining to this contamination. The ones I know about are open heart surgeries, congestive heart failure, rare kidney disease, and cancer. I want to have a new health study done and the best possible clean up possible.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 15

Comment #5.4: The City of Rochester created and allowed this TOXIC WASTE to happen. Now it is time for the City of Rochester to stand up and clean up the Mess they allowed to happen in our community. Therefore,

We are asking for the TOP CLEAN UP, which is a "LEVEL ONE for better health of all people whether living in the area, walking or driving, our health will be much better for all people without this TOXIC WASTE in our PLEX AREA, or any other area within the CITY OF ROCHESTER, and we look forward to having our request HONORED.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 19, 51, 56, 62, 79, 85

Comment #5.5: The Genesee River should be protected from site contamination. Contaminated sites within the Vacuum Oil BOA should undergo a Track 1 remediation and all jurisdictional and non-jurisdictional waterways and wetlands within close proximity should be tested for contamination.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 16

Comment #5.6: If we do a level 4 clean-up, which is basically just capping that toxic waste, sealing it in where it is, there can be no first-floor residences or community buildings. If it's not safe enough to have a first floor use, it's not safe enough at all. People would still be frequenting the area, exposed at the ground level. This area is also right next to the river, and this garbage could end up leaking into the groundwater or end up in the river.

The city allowed this company to create this waste, and though it was a long time ago, that doesn't relieve the city of its responsibility to take care of this appropriately.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 16, 96

Comment #5.7: I am concerned about the existence of this waste anywhere. There is science that shows that vermiculture can be used to break down such waste over time. The most responsible way to handle this would be to fully remove it, and use vermiculture wherever it is relocated.

Response: The Lead Agency notes that this comment is now part of the public record.

Commenter(s): 48

Comment #5.8: I want the PLEX neighborhood residents to be fully compensated for the pollution and health impacts they've endured for many decades at the hands of ExxonMobil and Vacuum Oil.

Response: Compensation for pollution is outside of the purview of this DGEIS.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 32, 47, 51, 56, 60, 77, 80

Comment #5.9: Corporate Accountability - The long-term disruption caused by Vacuum Oil site and its long-time owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.

Response: This comment is outside of the purview of this DGEIS.

Commenter(s): 3

Comment #5.10: Since security is a major issue, the lighting of paths and buildings is necessary.

Response: As specified in DGEIS Section 4.4.2.F, new streets or street extensions will be lit in accordance with street lighting standards. Lighting of waterfront enhancement projects and

new and existing trails will be considered based on community desire and the availability of funding for installation and maintenance.

Commenter(s): 6

Comment #5.11: The PLEX neighborhood is a food desert. There is an economic injustice due to the high grocery store prices in a community that largely lies below the poverty level.

Response: Based on the existing conditions assessment and community desire, the DGEIS recommends the development of a local market or small-scale grocery on South Plymouth Avenue (DGEIS Section 4.4.2.C.)

Commenter(s): 21

Comment #5.12: We want to know who the City puts in charge of this major project so we can keep tabs on how well they are doing.

We need to know what are the City's plans for supervising the clean-up, its methods and effects, and assessing its effectiveness in terms of neighborhood safety.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 24

Comment #5.13: Regarding the decision as to utilizing the minimum procedures required for a cleanup of this environmental disgrace, I'm wondering who makes this decision and what the thought processes are.

This contaminated environment directly impacts the lives of our fellow Rochester residents. These are human beings with worth, dignity, and value. How can we treat one neighborhood any different than another? If this occurred in Pittsford or Fairport, would our actions be quicker and more thorough?

How does this environmental pollution affect the water quality in the Genesee River? Have water test results been made available to all who use this river for boating? I have very close friends who participate in a boating club which frequently uses this river. Please provide water test results taken in this immediate area where the vacuum oil contamination would be leeching into the river.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 30, 31

Comment #5.14: Follow the model of the acclaimed Sinclair Oil refinery clean-up in Wellsville, New York (also located on the Genesee River closer to Pennsylvania) throughout the entire refinery

brownfield area. The Sinclair cleanup process used bioremediation techniques which enhanced the riverfront habitat and created a vast network of hiking trails, navigable kayaking and tourism opportunities. It created wetland areas to absorb excessive floodwaters. This approach would mitigate the need for new extensive replacement flood wall protection in this same exact area. Segments of the current southwest riverfront are existing wetlands in the VOBOA.

This would link with the environmental and historical Olmsted assets of Genesee Valley Park, Mt. Hope Cemetery and Highland Park.

Response: The Lead Agency notes that this comment is now part of the public record.

Commenter(s): 23, 25, 37, 41, 52

Comment #5.15: Exxon Mobil should be required to pay for the Tier 1 level cleanup at the site.

Response: This comment is outside of the purview of this DGEIS.

Commenter(s): 29, 74, 75, 81

Comment #5.16: I find it abhorrent that after nearly three decades of planning for the Brownfield cleanup that the city would now opt to do the lowest level of cleanup, leaving our neighborhood still vulnerable. I believe this is nothing short of environmental racism and we must all stand strong against it.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 23, 32, 38, 49, 51, 60, 69, 80, 94

Comment #5.17: Conduct a long term health impact analysis to determine the community health impact caused by the site.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 49, 84, 85

Comment #5.18: The contaminated sites should be clearly marked with signage to warn residents about the contamination.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 2

Comment #5.19: The VOBOA DGEIS must be amended to specify a Level 1 brownfield clean-up to contractors, developers and others governed by this environmental impact statement as controlled by 6 NYCRR Part 375-1.8 ¶¶(c)-(d). ¶ (c)(1), for instance, states

Removal and/or treatment. All sources, concentrated solid or semi-solid hazardous substances, dense non-aqueous phase liquid, light non-aqueous phase liquid and/or grossly contaminated media shall be removed and/or treated; provided however, if the removal and/or treatment of all such contamination is not feasible, such contamination shall be removed or treated to the greatest extent feasible.

The plume of groundwater pollution, whose treatment is governed by (d), has been shown by testing to be following the tug of gravity down-hill toward the Genesee River bank. Any less effort than that required by 6 NYCRR Part 375 would result in the continued buildup of ever more polluted soils, both below ground and at surface, in the very area the City of Rochester contemplates parks, recreational areas, and even existing residences.

Such a state of affairs is clearly not in the interests of the city, the developers nor the residents of the VOBOA Site Area. 6 NYCRR must control the level of clean-up, not the business interests of developers and land owners, nor the regulatory interests of the City of Rochester.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 79, 83

Comment #5.20: The City and developers must demonstrate convincingly that:

- (1) the chosen level of cleanup is safe for the land's anticipated use,
- (2) the remediation be able to withstand possible flooding by the Genesee River,
- (3) the cleanup process itself will not create a health hazard for PLEX residents in terms of pollution from truck traffic and dust from contaminated soil,
and
- (4) the current PLEX residents experience an enhanced quality of life as a result of this development – a customary requirement when developers break ground in other areas.

Land in the City of Rochester and along the Genesee River has become valuable to developers. The City should leverage these assets, as other Cities do, to ensure a fair deal to PLEX residents and an economically sound arrangement for the city of Rochester.

An acceptable plan will include:

1. Careful study of the pros and cons of various levels of cleanup in terms of health hazards/benefits to the PLEX community and to the Genesee River. Comparison must include assessment of any health hazards likely to occur during the remediation process itself, as well as the likely long-term results.
2. Delineation of funds and logistics for continued monitoring of the site during and after remediation.
3. Establishment of a trust fund to take care of any additional hazards that might be discovered post-remediation.

4. Evaluation of the flood hazard to this area must take into account future weather projections rather than relying solely on historical data. Historical data alone are not valid for such a purpose, due to climate change and other factors. Redesign of the flood wall in this area must take future flood risk into accurate account.

5. The PLEX community should share in the benefits of this redevelopment, as is fair and customary in redevelopment of this type.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 2, 64

Comment #5.21: The VOBOA DGEIS says nothing about mitigating or limiting the impacts on the residents of the PLEX neighborhood of the VOBOA-related brownfield clean-up nor the following related construction activities and processes.

Response: Please refer to DGEIS Section 4.2 – Impacts, Alternatives, and Mitigation for potential project impacts and proposed mitigation measures specified for construction-related activities. And, please refer to FGEIS Section IV – Community Health and Safety

Commenter(s): 2, 64, 73

Comment #5.22: The VOBOA assessment of health impact is in DGEIS Appendix 8- Health Impact Assessment. The VOBOA Site Area is defined there in "Figure 1: Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," VOBOA " pg 3, PDF pg 7. This map defines the projects comprising the VO BOA for the purposes of the assessment of health impacts of the VO BOA. We must insist that protections and regulations regarding protection of health and well-being are enforced within the 1.5 mile boundary of these projects.

- The VOBOA DGEIS says nothing about mitigating or limiting the impacts on the residents of the PLEX neighborhood of the VOBOA-related clean-up nor the following related construction activities and processes.
- The VOBOA DGEIS must be amended to effect the following protections of neighborhood residents during VOBOA-related clean-up and construction operations and processes. These amendments shall apply within the VOBOA Site Area defined defined by "Figure 1: Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," VOBOA DGEIS Appendix 8- Health Impact Assessment, " pg 3, PDF pg 7. This map defines the projects comprising the VO BOA for the purposes of the assessment of health impacts of the VO BOA. The VOBOA DGEIS shall be amended as follows to ensue protections and regulations regarding protection of health and well-being are regulated and strictly enforced within the 1.5 mile boundary of these projects.
- City of Rochester, NY Noise Ord. No. 73-564, Ch 75 Section 10.A Construction Activities requires no excessive construction noise near residences between the hours of 10:00 p.m. of one day and 7:00 a.m. The National Sleep Foundation recommends nightly sleep periods of 7-15 hours, depending on age and developmental stage (See chart "Sleep for Teenagers"

– National Sleep Foundation). The stress of a low-income, disadvantaged community increases the requirements for good rest. Therefore the VOBOA DGEIS shall supersede Ch 75 §10.A by requiring at least the following:

- no VOBOA-related activities occur between the hours of 9:00 PM and 8:00 AM, Monday through Friday so that residents can get at least a minimum night's sleep.
 - No VOBOA-related activities shall occur on Saturday or Sunday so children can get extended hours of sleep required by their developmental stage.
 - The VOBOA DGEIS shall supersede Ch 75 §10.B to the effect that no variance detailed in §10.B or otherwise construed under any city or county ordinance shall be granted for VOBOA-related activity or process in variance of the above stated restrictions or other more generous restrictions to the Area Site residents defined in the VOBOA DGEIS.
- "Activities and processes within the VOBOA Site Area" as referenced above shall be defined in the VOBOA DGEIS to include:
 - Construction truck traffic and operations
 - Delivery truck traffic and operations
 - Mobile machinery traffic and operations
 - Stationary machinery and equipment emplacement and operations
 - Work site and on-site operations housing preparation and equipping operations
 - All traffic and operations of otherwise related to or using construction equipment
 - Truck "jake braking" at any time or place within the VOBOA Site Area.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text for updated construction-related impacts and mitigation thresholds for the VOBOA.

Commenter(s): 2, 64, 73

Comment #5.23: The VOBOA DGEIS must be amended to protect residents within the VOBOA Site Area from harmful contamination generally or specifically associated with VOBOA-related clean-up and construction activities and processes:

- All traffic to VOBOA-related construction and clean-up sites shall go through a thorough exterior, undercarriage and tire wash immediately before each exit from to site.
- All trucks carrying materials from the clean-up site must have covers inspected for intact closure and so noted and signed legibly by the inspector on the truck manifest.
- Any truck or other vehicle within the limits of the VOBOA Site Area, showing evidence of VOBOA clean-up related debris, dust, cargo dust plume, etc. shall be stopped by police or citizen on receipt of evidence or information of evidence of such contaminant spreading by the vehicle.

The VOBOA DGEIS must be amended to protect PLEX from undue exposure to VOBOA-related air pollution due to fumes and odors within the VOBOA Site Area defined in Appendix 8 (see above).

- Dust within the VOBOA Site Area shall be strictly controlled by water spray.
 - Brownfield clean-up sites
 - Construction sites that have not been remediated to Level 1
- Truck idling may not occur outside the DGEIS-defined allowed hours of operation
- Truck idling may not occur outside clean-up and construction site impoundments.
- All vehicles engaged in VOBOA-related activity shall have intact exhaust muffler equipment. The equipment shall be inspected yearly, or upon receipt of resident or citizen complaint of excessive noise.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text for updated construction-related impacts and mitigation thresholds for the VOBOA.

Commenter(s): 2, 64

Comment #5.24: All water used for vehicle cleaning, dust control and other incidental site debris in vehicles engaged in VOBOA-related activities shall be treated as Hazardous Material within the meaning of 6 NYCRR Parts 370, 371, 372, 373, 374 and 376 (the Part 370 series) (See New York Department of Environmental Conservation Hazardous Waste Management Regulations.)

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text for updated construction-related impacts and mitigation thresholds for the VOBOA.

Commenter(s): 2, 64, 73

Comment #5.25: A hot-line telephone number shall be established for residents and citizens to report VOBOA-related traffic, noise, excessive exhaust noise, contamination or air pollution violations defined above.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text for updated construction-related impacts and mitigation thresholds for the VOBOA.

Commenter(s): 64, 73

Comment #5.26: The BOA DGEIS neglects to address the impact of brownfield cleanup and plans on the PLEX neighborhood and its residents.

Response: Please refer to DGEIS Section 4.2 – Impacts, Alternatives, and Mitigation for potential project impacts and proposed mitigation measures specified for construction-related activities. And, please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 62

Comment #5.27: How is it there are options to even consider paving over a Brownfield especially when it borders a waterway that leads into one of the Great Lakes. I hope that Rochester is not this short-sighted that they will neglect the long term solutions to this Brownfield. We need to do what is best for Rochester's past and future generations in this neighborhood. It is more important to do it right the first time around, rather than limiting the future use of this land because we left toxic waste in the ground.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 70

Comment #5.28: I feel that because many brownfields have been caused by non-regulation of manufacturing and other pollution-causing operations, it is the obligation of government to clean up these areas so that people living in close proximity will not be subject to health problems. In most cases the polluters have left behind their problems... and it is imperative that action be taken quickly and effectively... to the benefit of all.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

Commenter(s): 5, 92

Comment #5.29: The site needs to be cleaned so that a garden can be planted.

Response: Please refer to FGEIS Section IV – Community Health and Safety.

6. Category #6 – Master Plan Components

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 32, 43, 47, 51, 56, 60, 71, 80, 84

Comment #6.1: Children in the PLEX neighborhood need a space to play. The proposed park should be a priority implementation project.

Response: This comment is consistent with the VOBOA Master Plan. The expansion of PLEX Park is included in the FGEIS.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 32, 47, 51, 56, 60, 80

Comment #6.2: A hardware store should be a priority implementation project.

Response: The VOBOA Master Plan does not preclude the implementation of a hardware store.

Commenter(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 32, 47, 51, 56, 60, 80

Comment #6.3: A supermarket is needed in the PLEX neighborhood to satisfy the need to provide safe, healthy food to residents. A supermarket and grocery store should be a priority implementation project.

Response: The VOBOA Master Plan does not preclude the implementation of a supermarket.

Commenter(s): 17

Comment #6.4: Concern about the additional manufacturing space shown in the plan in the table on page 201 (pdf)/187 (printed). I do support the idea of additional manufacturing and the economic activity this brings, this seems contrary to the trends described in Figure 11 on page 46 (pdf)/32 (printed).

Response: The Lead Agency notes that this comment is now part of the public record.

Commenter(s): 17

Comment #6.5: Commenter questions the optimistic projections for mixed use retail given the lack of success of high profile projects like High Falls and College Town.

Response: The Lead Agency notes that this comment is now part of the public record.

Commenter(s): 3

Comment #6.6: The Master Plan should include affordable housing.

Response: DGEIS Section 4.2.2 describes three alternatives within the VOBOA Vision Plan for development of various housing types within the BOA. As stated on DGEIS page 68, "the VOBOA Plan strives to ensure housing options for all incomes and ages, an important factor for mitigating certain social, physiological, and physical health risks. Housing that is accessible and affordable can limit the need for budget trade-offs, prevent income segregation and concentrated poverty, and provide safe and empowering options for aging residents".

Additionally, DGEIS Appendix 6 – Housing Reinvestment Strategy describes affordable housing strategies in great detail that can be implemented within the PLEX neighborhood to ensure revitalization.

Commenter(s): 10, 12, 13, 88, 96

Comment #6.7: The PLEX PARK, *designed by the community*, must be included in the final plan and to the specifications of the community. The other goals listed on the community site are also of great importance and need to be considered seriously. This issue is larger than just one neighborhood, people all over the city and the suburbs are willing to turn out to see that justice is done.

Response: DGEIS Section 4.4.2.A. details the community preferred redevelopment option of Exchange Street Park into PLEX Park. This park is envisioned as a public gathering space to serve passive recreation needs of all residents.

Commenter(s): 49, 51

Comment #6.8: Student housing is causing segregation of the neighborhood. A sudden increase in the ratio between student residents and non-student residents will exacerbate the on-going neighborhood destabilization. The City should demand that the proposal for student housing serves community needs.

Response: No student housing is proposed in the VOBOA Master Plan.

Commenter(s): 2

Comment #6.9: WHAT THE DGEIS DOES NOT SAY: There is no Master Plan! Or at least there is no Appendix 11, where it is supposed to be. If you look for Appendix 11 "Parks and Open Space Master Plan" (pg 204) you'll see it is still listed as pending.

Response: The Parks and Open Space Master Plan will be based on the park space represented in the Master Plan. The project team conducted public meetings on June 14, 2016 and November 7, 2016 to obtain public input specifically about the design and programming of the waterfront parkland. The final design is dependent on the final designs of the flood protection and soil cleanup project which are currently underway. The Project Advisory Committee, which has broad community representation, will be instrumental in the final designs of the waterfront park space.

Commenter(s): 2

Comment #6.10: The City of Rochester's "Revitalization Strategy for the South Plymouth Neighborhood" covers the Master Plan in Section 5: THE VACUUM OIL BOA MASTER PLAN. The only specific substantial recommendation is the second paragraph under 5.4.3 "Public-Private Partnerships." (pg 161):

CONTINUE ENGAGEMENT WITH UNIVERSITY OF ROCHESTER:

..."Opportunities include expanded housing options for students, professors, and affordable workforce housing to meet the needs of future employees."

Response: FGEIS Section II – SEQRA Community Participation Process outlines the engagement strategies that were utilized throughout the project duration.

Commenter(s): 49

Comment #6.11: The proposed R-3 zoning for the 5 and 15 Flint Street properties is inconsistent with the existing density in the neighborhood, and, as discussed above, its proposed use for student housing runs contrary to neighborhood health. R2 zoning would require lower density on these parcels, which would be consistent with a truly mixed income development. It would also better exploit the possibilities of these parcels.

Note that the DGEIS plan calls for development of the 5 and 15 Flint Street properties in an 8-15 year timeframe. Rezoning of these parcels, whether to R2 or R3 or something else entirely, might best wait until the parcels are remediated, at which point it may be clearer how best to use these parcels.

Response: The future remediation plan for these parcels is dependent on future use and zoning. R2 zoning does not allow for mixed-use development as described on DGEIS page 150. There are no applications for rezoning of any parcels in the VOBOA currently under review in the City of Rochester.

Commenter(s): 49

Comment #6.12: Reduce the amount of new mixed use development in the neighborhood interior, and increase commercial development along South Plymouth.

Response: The Lead Agency notes this comment.

Commenter(s): 84

Comment #6.13 We support better integration of the currently contaminated parcels into the neighborhood as reflected in the planned addition of the new road item 11 on Map 12. We oppose new developments on reclaimed land that segregate new community residents or businesses from the larger community.

Response: The Lead Agency notes this comment.

Commenter(s): 76

Comment #6.14: I strongly support the proposed redevelopment of Martin Luther King Plaza as described on page 139.

Response: The Lead Agency notes this comment.

Commenter(s): 15

Comment #6.15: On Page 8, 3rd Paragraph indicated one public park. We want to see Exchange Playground changed to PLEX Park.

Response: The Lead Agency notes this comment.

Commenter(s): 15

Comment #6.16: We want R-2 to remain as our residential zoning for our PLEX community. For our C-1 area (commercial) we need a full scale grocery store, a hardware store and medical supply store. We do not need any more corner stores.

Response: The Lead Agency notes this comment.

Commenter(s): 15

Comment #6.17: Page 8 Bullet #9 on Waterfront and Public Plan. I want to see "PLEX Park" included for neighborhood parks.

Response: The Lead Agency notes this comment.

Commenter(s): 2

Comment #6.18: VOBOA planners must write into their Environmental Impact Statement and the Master Plan substantial community stabilization efforts rather than the *pro forma* responses that have failed so many people in this city. This is all the more important because this is a general EIS, which will govern community development for decades to come.

Response: DGEIS Appendix 6 – Housing Reinvestment Strategy presents a diverse range of housing revitalization strategies.

Commenter(s): 49

Comment #6.19: Additional residential properties (a healthy mix of single and multi-family) could provide the population needed to attract desired retail amenities along South Plymouth. One or two “four corners” commercial intersections, strictly C-1, could serve very local needs in the neighborhood’s interior. But tens of thousands of square feet of commercial space within the neighborhood interior is excessive. Retail development along South Plymouth has a better chance of attracting customers from outside the neighborhood, expanding the possibilities for what might be viable there.

Response: The Lead Agency notes this comment.

7. Category #7 – Flood Retention Wall

Commenter(s): 15

Comment #7.1: We want top quality repairs for this floodplain.

Response: Refer to FGEIS Section V – Flood Retention Wall.

Commenter(s): 9, 10, 15, 16, 19, 32, 43, 48, 49, 51, 56, 60, 69, 78, 80, 84, 88, 96

Comment #7.2: The floodwall next to the river should *not* be removed or lowered. It should be heightened in order to meet FEMA standards and ensure safety.

Response: Refer to FGEIS Section V – Flood Retention Wall.

Commenter(s): 64

Comment #7.3: Once a flood wall is erected, what would be the motivation to lower it? Strictly aesthetic/appearance? (Or are there savings to be realized in maintenance costs [which are tied to the height of the wall] that are prompting the proposed action by the City?)

Response: Refer to FGEIS Section V – Flood Retention Wall.

Commenter(s): 49, 56

Comment #7.4: The floodwall height proposal is based on the minimum height required by FEMA to obviate the flood insurance requirement. We have seen repeatedly in recent years that FEMA recommendations based on historical weather patterns are insufficient to protect people’s property and even their lives. The city’s own Climate Action Plan notes that current climate change models predict increased extreme rainfall events. The wall should be rebuilt based on the latest climate change predictions, or should at least match the height of the current wall. There are innumerable ways in which such a wall can be made attractive both from the land side and the mid-river perspectives.

Response: Refer to FGEIS Section V – Flood Retention Wall.

Commenter(s): 15

Comment #7.5: This is a great concern of mine. FEMA has already indicated that this BOA is located in a flood area classified as X, which are areas between the limits of the 100 year and 500 year floods. This area is located along the GENESEE RIVER and former GENESEE VALLEY CANAL FOOTPRINT.

Therefore, this wall is a DANGER to our community. and it MUST BE prepared as one of the top priorities for the SAFETY OF OUR COMMUNITY. and the CITY OF ROCHESTER AS WELL.

Response: Refer to FGEIS Section V – Flood Retention Wall.

Commenter(s): 88

Comment #7.6: The River Wall situation. The most recent major flood on the Genesee River was in 1972, when the river rose almost 16 feet. That topped the wall in Ford Street, which is 15 feet high, max. But Rochester had a history of large floods every seven years or so, until the Mount Morris Dam was built. One predicted result of climate change, we have already seen in other parts of the country, are catastrophic weather events. A telling example is this from the National Oceanic and Atmosphere Administration: In the U.S. during the last 365 days: 61 all-time max temperature and 84 all-time precipitation records have been broken.

Rochester must always plan with an eye to the possibility of such an event too, and this could mean a flood that exceeds any past floods. This would predicate preserving and even raising flood barriers along the river in the PLEX area. Any claim that such walls are no longer needed is pure folly in light of recent history. Development proposals must include seeking new designs to repair and enhance the river walls, while still affording pleasant views of the river and surroundings, and specific access where appropriate, to the river. Perhaps there could be sliding/moving gates in certain locations of the wall. The PLEX neighborhood must be involved in the decision around the planning of such walls. The following points note specific places in the Rochester DGEIS that pertain to this subject.

- Appendix 10, p. 10, PDF p.10 states, "One of FEMA's criteria for indicating on its maps that a floodwall provides protection is that it has 3 feet of freeboard. Therefore, the project team developed an updated representation of the 100-year flood conditions of the Genesee River for presenting to FEMA for a map update."
 - Rochester's DGEIS states an intent to lower the wall by 4 to 1.5 feet in various sections between Ford Street Bridge and the Genesee Trail bridge. See Appendix 10, "Figure 2-4 Hydraulic Analyses Results", p. 9, PDF p. 11, which is based on statistical analyses that have nothing to do with widely variant weather trends.

- The 1972 intentional flood forced by the threat of debris at the lip of Mount Morris Dam during the tremendous rains of Tropical Storm Agnes flooded the area of the river around the Ford Street bridge at 15.89 feet.
- In order to maintain 3 feet freeboard, the wall should be raised, not lowered. The DGEIS must be amended to go beyond to protect against the most conservative and obsolete 100 Year Flood Event map lines, and evident development of patterns of intense weather and sudden bursts of precipitation.

PLEX deserves a prominent role in the planning of the future development. The developer, city, and state should ensure that PLEX residents have a voice. Community members want to be trained and hired for jobs building the development, and see stores supporting the community, and some space designed for social gathering. The Rochester Regional Group of the Sierra Club has joined PLEX as an ally in getting their fair share in this project.

Response: Refer to FGEIS Section V – Flood Retention Wall.

8. Category #8 – Recreation

Commenter(s): 8, 10, 84, 96

Comment #8.1: Public access and recreation along the Genesee River is important to the success of the community. Rochester has an active bike community and the river paths are central to traffic south of the City.

Response: The Lead Agency notes this comment.

Commenter(s): 17

Comment #8.2: Not enough park space is being allocated. On page 131 of the pdf (117 of the printed version) it says,

According to the National Park and Recreation Association, 9.6 acres of parkland are recommended per 1,000 residents in order to optimally serve the community. This standard would require the VOBOA Study Area to have 17.5 acres of parkland but, at present, only 6.1 acres of parkland exist within the Study Area, and 13.25 acres of parkland exist within or nearby the Study Area if the Flint Street Recreation Center's and School #19's facilities are included.

This seems predicated on the current population of the neighborhood. In page 201 of the pdf (187 of the printed version), there is an increase in housing the 0-15-year horizon of 787 residents. Shouldn't the plan take into account the amount of recreation space required for these additional residents?

Response: According to DGEIS Section 4.2.9 – Parks and Open Space, the VOBOA Vision Plan increases the amount of park space, including formalized park space, passive recreation space

and trail enhancements, within the BOA to better meet the National Park and Recreation Association Standards.

Commenter(s): 19

Comment #8.3: The Plymouth-Exchange Playground can be combined, and become a vital part of, any Nature Preserve to be developed in the VOBOA study area.

According to Land Use Map 2, vacant land is located along the Genesee River. The trails through this area is ideal for walking nature studies by students and residents alike.

Zoning should remain at R-1 to facilitate residential activity in semi-country setting.

Response: The Lead Agency notes this comment.

Commenter(s): 23

Comment #8.4: My understanding is that proposed building projects may be inclusive of community or exclusive. With development coming on that side of the river, there should be community access to it, with walkways, perhaps bike paths, maybe a place for people to bring a kayak or canoe, or just to come enjoy the view It could have a "park" feel to it, and should not be restricted by private property. This development is going to have a lot of effect on the area, with traffic and such. The community shouldn't be shut out, and Rochester and greater Rochester residents should be able to enjoy the natural beauty of our city.

Response: In DGEIS Section 4.2.9.C, specific vision plan alternatives are discussed for improvements to public open space. The VOBOA Vision Plan recommends implementation measures to increase open space, parks, trails, shoreline access, and scenic resources.

Commenter(s): 72

Comment #8.5: Preservation of greenspace in Rochester should be a top priority. Over the years, development has eroded neighborhoods and parklands.

Response: Enhancement of waterfront parkland is central to the goals of the VOBOA Vision Plan.

Commenter(s): 76

Comment #8.6: I strongly support building out the park space as described in Alternatives 2 and 3 for parks and open space.

Response: The Lead Agency notes this comment.

Commenter(s): 15

Comment #8.7: Bullet #6 [PG 23] Even tho School 19 and Flint Street Recreation Center is located outside of the VOBOA. It is very importance (sic) to have these facilities in our PLEX Area. If our community is going to change for stability of home ownership, both our City and our Dept. Of Education must work harder together to bring about higher education for all children within the entire City of Rochester, and not only for school 19.

Response: This comment is outside of the purview of this DGEIS.

Commenter(s): 15

Comment #8.8: Upstream, at Genesee Valley Park, there is access for rowers, and kayakers to the river and the Canal, when it is in operation. The City should assess the possibility of a boat launch as part of the development proposal for the brownfield area. This has the potential of adding to the attraction of this part of the river to neighbors and visitors.

Response: The DGEIS and VOBOA Master Plan proposes recreational uses including public gathering spaces and canoe/kayak docks. Direct waterway access to the Genesee River is proposed at the terminus of Violetta Street and Flint Street (DGEIS page 134). This boat launch is also specified as Project No. 7 – Car Top Launch/Water Access on DGEIS page 161.

9. Category #9 – Sustainability

Commenter(s): 30, 31

Comment #9.1: Insist that all new development include permeable pavements, swales, rain gardens and “gray water” recovery.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text which includes an additional mitigation measure relating to this comment.

Commenter(s): 30, 31

Comment #9.2: Use redevelopment in the entire VOBOA to encourage renewable-energy community choice options. Insist that DHD meet “green” building standards for its development.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text which includes an additional mitigation measure relating to this comment.

Commenter(s): 32, 51, 56, 60, 94

Comment #9.3: Nature Preserve along a Riverside Trail; In a city with such a vibrant history of urban ecology, a nature preserve would act as a landmark of sustainability, as well as an effective floodplain

for river overflow It is a powerful symbol to see nature reclaiming what has been damaged by human negligence. A place where wildlife can thrive will serve as a clear symbol progress.

Response: Please refer to FGEIS Section III – Revisions to DGEIS Text which includes an additional mitigation measure relating to this comment. Waterfront parkland that will preserve nature and open space forever is central to the VOBOA Vision Plan.

Commenter(s): 86

Comment #9.4: The City of Rochester claims to be a Green City, but apparently only in some cases. What does the Climate Action Plan have to say about remediation?

Response: The City of Rochester Climate Action Plan includes the "Redevelopment of Brownfields and Vacant or Underutilized Properties" as a land use implementation action.

Commenter(s): 88

Comment #9.5: Development plans must include the removal of invasive trees and plants and planning with PLEX the planting of native species originally present along the river to further beautify the river corridor.

Response: DGEIS Appendix 4 – Wetland Assessment and Invasive Species Report describes the extent of wetlands and invasive species within the VOBOA. This report identified specific mitigation measures to be utilized to minimize the potential spread of invasive species during the construction of the proposed improvements within the VOBOA, including proper removal and disposal of invasive plants.

10. Category #10 – Economy

Commenter(s): 30, 31

Comment #10.1: Continue with efforts for job incubation in the VOBOA with links to the University of Rochester.

Response: This comment is outside the purview of this DGEIS.

Commenter(s): 30, 31

Comment #10.2: Exercise preferential hiring of workers and minority-owned businesses to redevelop the VOBOA.

Response: This comment is outside the purview of this DGEIS.

Commenter 19

Comment #10.3: We agree that education and job training programs for existing and future residents will assist in retaining their homes. However these jobs must be a permanent presence in this area. If enough jobs cannot be found here, then the City must work with public transportation to provide transport for people to get them to where jobs are located.

Response: This comment is outside the purview of this DGEIS.

11. Category #11 – Miscellaneous

Commenter(s): 49

Comment #11.1: The University owes its less-advantaged neighbors some support, such as:

- a. Preferential hiring for qualified PLEX residents for jobs at the University and its contractors.
- b. Warner School program to help PLEX resident children successfully graduate from high school, get into college, and obtain University of Rochester scholarships or entry into the apprenticeship program.
- c. Neighborhood nutrition and business development program manifested through a community-run supermarket with guidance and funding from the University medical school and Simon Business School.

Response: This comment is outside the purview of this DGEIS.

Commenter(s): 15

Comment #11.2: Whatever is done for family homes development in our community, it will mean nothing unless, we have a better higher educational system. OTHERWISE POVERTY WILL REMAIN THE SAME.

WHAT PARENT DOES NOT WANT THEIR CHILDREN TO HAVE THE BEST EDUCATION POSSIBLE? Education is going to be the key for bringing FAMILIES with children back to our city to help stabilize our CITY and the PLEX community for home stability.

YOU MUST ALREADY KNO EDUCATION IS THE KEY FOR TURNING OUR COMMUNITIES AROUND.

Response: This comment is outside the purview of this DGEIS.

Commenter(s): 76

Comment #11.3: I would encourage the City to be pragmatic as it is putting this plan into practice and take advantage of development opportunities arise -- even if they are not perfect. We should not let the perfect be the enemy of the good.

Response: This comment is outside the purview of this DGEIS.

Commenter(s): 15

Comment #11.4: Page 9 - #2 Community Participation.

2.1 Project Oversight and Outreach - This picture is one of poor quality and does not represent our (PLEX) minority community even though there were many meetings held within our community. Therefore, we want to see (or have) a better quality picture that represents our PLEX Community.

Response: Please refer to FGEIS Section II – SEQRA Community Participation Process, which outlines numerous community outreach activities held throughout the BOA Process. Many diverse groups and individuals were engaged with and participated in the development of the DGEIS over the last several years.

Commenter(s): 82

Comment #11.5: THE DGEIS stakeholders represented are not minority community businesses. PLEX is a low income neighborhood with many minority businesses.

Response: This comment is outside the purview of this DGEIS.



APPENDIX A

NYSDEC BROWNFIELD CLEANUP PROGRAM
AND REMEDIATION OBJECTIVES



Department of
Environmental
Conservation

FACT SHEET

March 2018

Brownfield Cleanup Program
NYSDEC REGION 8

Vacuum Oil Refinery Sites
Plymouth-Exchange Neighborhood
Rochester, NY 14608

SITE NOS.: C828162; C828190; C828193

Where to Find Information:

Project documents are available at the following locations:

Phillis Wheatley Community Library

33 Dr. Samuel McCree Way
Rochester, NY 14608
phone: (585) 428-8212

Plymouth-Exchange (PLEX) Neighborhood Assoc.

Attn: Dorothy Hall
Carlson Commons
70 Coretta Scott Crossing
Rochester, NY 14608
phone: (585) 328-6916
info@PL-EX.org

Who to Contact:

Comments and questions are always welcome:

Project Related Questions

Frank Sowers
NYSDEC- Region 8 Office
6274 East Avon-Lima Road
Avon, NY 14414
585-226-5357
frank.sowers@dec.ny.gov

Public Health Questions:

Sara Bogardus
NYSDOH
Empire State Plaza
Corning Tower
Albany, NY 12237
(518) 402-7880
beei@health.ny.gov

**For additional information on the
New York's Brownfield Cleanup
Program, visit:**

www.dec.ny.gov/chemical/8450.html

Update on Vacuum Oil Refinery Brownfield Sites

This Fact Sheet provides the following information:

- general information about the Brownfield Cleanup Program (BCP) to address questions and concerns recently raised by the public and the media; and
- updates on the status of each of the three BCP sites within the footprint of the former Vacuum Oil refinery.

Brownfield Cleanup Program Overview: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

Cleanup Levels and Cleanup Tracks: Under the BCP, cleanup levels are based on the intended future use of the site. Uses include:

- Unrestricted Use;
- Residential Use
(does not allow for raising live stock or producing animal products for human consumption);
- Restricted-Residential Use
(requires common ownership or a single owner managing entity);
- Commercial Use; and
- Industrial Use.

Cleanup tracks represent pathways that can be followed to achieve a cleanup level that is protective of public health and the environment for the intended future use of the site. There are four cleanup tracks identified as Track 1, 2, 3 and 4. More information about cleanup tracks is available at: <https://www.dec.ny.gov/chemical/8450.html>

While NYSDEC does not determine the site reuse, some members of the public have expressed a desire for redevelopment of the BCP sites to include certain businesses, such as a supermarket or a hardware store. The public also expressed concerns that these businesses would not be allowed unless a Track 1, unrestricted use cleanup was achieved. This

BROWNFIELD CLEANUP PROGRAM

is incorrect. These businesses are commercial activities and are allowed at any cleanup level except industrial use.

Cleanup levels must also be consistent with local zoning. For example, a property zoned for industrial use can be cleaned up to the residential use level, but a property zoned for residential use cannot be cleaned up to the commercial or industrial use levels.

More About Track 4

Track 4 cleanups generally include some combination of techniques to: remove or treat contaminants; control the spread of contaminants; prevent contact with contaminants; restrict the use of the property, and provide for the proper management of the site into the future. Where the intended future use includes apartments, Track 4 does allow living space on the ground floor.

Track 4 is the most common cleanup track in the BCP. According to NYSDEC's annual remediation report (available at <http://www.dec.ny.gov/about/53234.html>). Track 4 represents more than 70 percent of all BCP cleanups completed to date across the State.

Cleanup Plan Selection and Design:

NYSDEC has not received or approved proposals for the development, cleanup levels or cleanup tracks to achieve these levels for the three BCP sites within the footprint of the former Vacuum Oil refinery. Nor has NYSDEC made any recommendations regarding a specific final cleanup level or cleanup track for any of the three BCP sites.

For each BCP site, the remedial party (the owner or developer doing the cleanup) will evaluate a number of alternatives before they propose a cleanup plan. At a minimum an alternative for unrestricted use must be considered. These evaluations must consider the following criteria:

- Overall protectiveness of public health and the environment. **All cleanups are required to be protective of public health and the environment for the intended use of the property.**
- Conformance with standards, criteria, and guidance;

- Long-term effectiveness and permanence;
- Reduction in toxicity, mobility, or volume of contamination through treatment;
- Short-term impacts and effectiveness;
- Implementability;
- Cost-effectiveness;
- Community acceptance; and
- Land use (includes zoning and flood impacts).

All cleanup work will be done in accordance with a plan approved by NYSDEC, in consultation with the New York State Department of Health (NYSDOH).

NYSDEC will provide the public with an opportunity to review and comment on all proposed final cleanup plans associated with each BCP site. There will also be public meetings to discuss the proposed plans during the public comment periods. NYSDEC will consider public comments received on the proposed cleanup plan and ultimately issue a final Decision Document.

The cleanup plans will include a Community Environmental Response Plan (CERP) that provides the measures that will be used to protect the community and environment during the remedial action. CERPs typically address the following:

- Community air monitoring;
- Dust and odor control;
- Noise and vibration management;
- Site security;
- Erosion control;
- Waste management;
- Cleaning of trucks and equipment leaving the site;
- Water management and treatment;
- Traffic control; and
- Off-site trucking routes and emergency procedures.

BCP SITE UPDATES

Site Name and No.: 5 & 15 Flint Street (#C828162)

Remedial Party: One Flint St., LLC

The environmental investigation of the site is complete. The results are documented in the Remedial Investigation Report dated October 7, 2016. Based on these results, One Flint St., LLC proposed a Track 1

BROWNFIELD CLEANUP PROGRAM

unrestricted use cleanup of the site. This proposed plan was made available for public comment and NYSDEC held a public meeting in June 2017 to discuss the proposed plan. One Flint St., LLC then withdrew their proposal and has not yet submitted a new plan.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/de tails.cfm?pageid=3&progno=C2828162>

Site Name and No.: Portion of Former Vacuum Oil Refinery (#C828190)

Remedial Party: City of Rochester

Field activities associated with the environmental investigation of the site are complete. One of the objectives of the City's BCP investigation is to evaluate the potential for contaminants to be migrating into the Genesee River. This evaluation will be included in the Remedial Investigation Report that the City is currently developing. For petroleum sites, the typical indicator of contamination to a water body is the presence of an iridescent sheen on the top of the water. These sheens are caused by oil floating on the top of the water. No sheens have been observed during the course the environmental investigations. The Remedial Investigation Report will be available to the public when it is final.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/de tails.cfm?pageid=3&progno=C828190>

Site Name and No.: Vacuum Oil Refinery (#C828193)

Remedial Party: Flint Redevelopment LLC

NYSDEC and NYSDOH are reviewing a work plan to perform an environmental investigation of the site.

A separate work plan to install sub-slab ventilation systems on all buildings on the site is also under review. The work plan for installing the sub-slab ventilation systems will be available to the public when it is final. A fact sheet will also be distributed to notify the public when this work, referred to as an Interim Remedial Measure, is about to begin.

Volatile organic compounds in the soil vapor may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for people to inhale contaminants on-site in indoor air due to soil vapor intrusion and actions have been recommended. Additional evaluation is needed to evaluate the potential for soil vapor intrusion off-site.

Sub-slab ventilation systems will be installed in the buildings on the site to address potential exposures from soil vapor intrusion. Sub-slab ventilation systems use fan-powered vents and piping to draw vapors from the soil beneath the building's slab and discharge them to the outdoor air above the building's roof.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/de tails.cfm?pageid=3&progno=C2828193>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

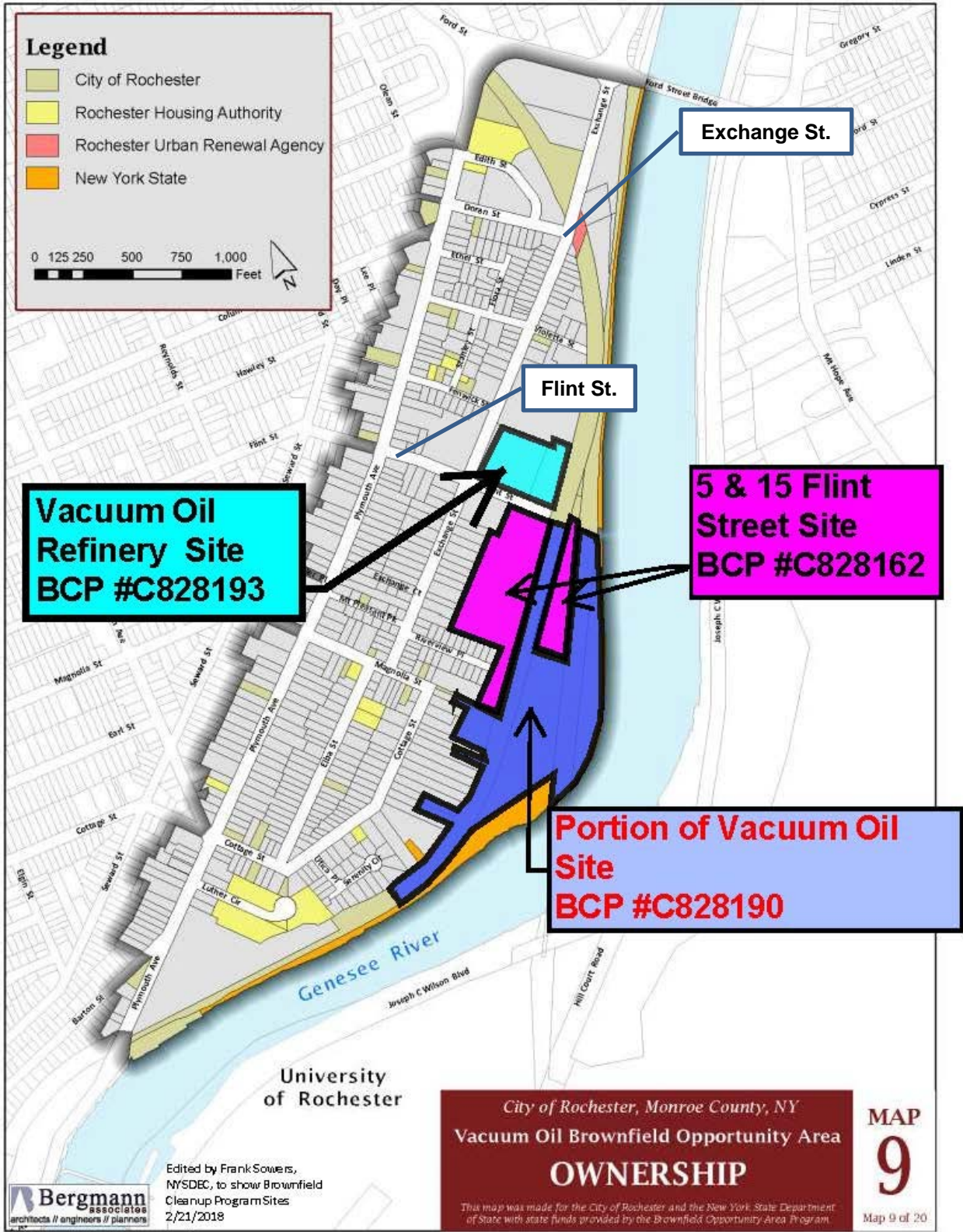
Receive Site Fact Sheets by Email

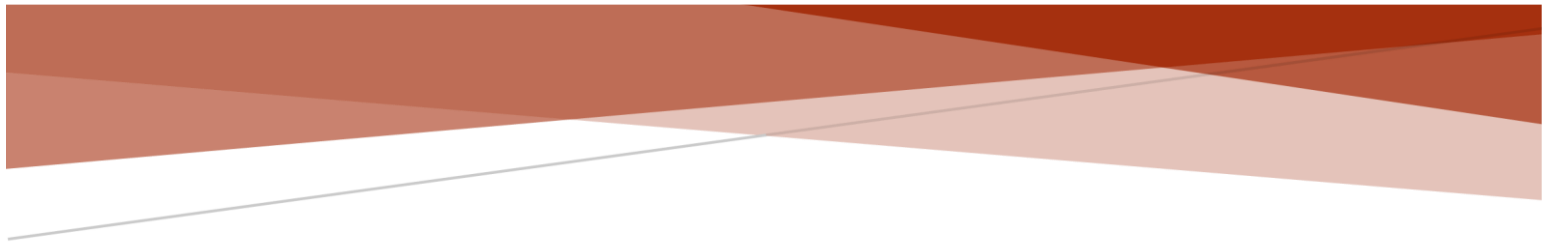
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

BCP Site Locations





APPENDIX B

REVISED DGEIS IMPACTS AND MITIGATION TABLES

4.2.1 Land Use

E. IMPACTS AND MITIGATION

Implementation of the VOBOA Plan will result in changes to existing land uses as a result of new development. This may impact the neighborhood's demographic and economic character. The VOBOA Plan illustrates numerous opportunities for redevelopment of vacant and underutilized sites for commercial, residential, light industrial, and recreation uses. A major objective of the revitalization process is to create jobs and demand for commercial services by attracting residents and business, as well as public and private investment. This demand may result in increased activity, opportunity, enhanced safety, and neighborhood vitality. The *PLEX Redevelopment and Community Health Toolkit (Appendix 8)* also identified multiple health-related benefits that would result from implementation including:

- **Economic Security.** By increasing employment opportunities, enhancing social support services, and reducing residents' cost of living, implementation of the VOBOA Plan could enhance economic security for residents. Economic security is important to health as it affords easier access to housing, food, medical care, and other expenses, while reducing stress and improving quality of life.
- **Housing Diversity.** The VOBOA Plan strives to ensure housing options for all incomes and ages, an important factor for mitigating certain social, physiological, and physical health risks. Housing that is accessible and affordable can limit the need for budget trade-offs, prevent income segregation and concentrated poverty, and provide safe and empowering options for aging residents.

While there are numerous benefits associated with implementation of the VOBOA Plan, the process of revitalization also carries inherent risks. Local experience suggests that these risks include changes to the neighborhood that may lead to displacement of current residents, both renters and owners. Other potential adverse impacts resulting from the land use changes envisioned in the VOBOA Plan include construction impacts and possibly conflicting land uses that impact quality of life. Mitigation actions are recommended to address the potential long-term impacts of gentrification, land use conflicts, and quality of life.

Inherent to the revitalization process in areas with concentration of brownfield sites are potential impacts and risk associates with the cleanup of contaminated properties. Such cleanup projects are very closely regulated and monitored. Mitigation of these impacts and risks are completed through the development of and compliance with health and safety plans, community air monitoring plans, quality assurance project plans and remediation action work plans and post-cleanup sampling.

CONSTRUCTION-RELATED IMPACTS AND MITIGATION

<i>Potential Adverse Impacts</i>	<i>Mitigation Action(s)</i>	<i>Potential Conditions of Approval/Contract Specifications</i>
<p>Safety impacts to pedestrians, drivers, and workers due to use of construction vehicles and equipment.</p>	<p>Prior to project approval, construction management objectives must be identified.</p>	<ul style="list-style-type: none"> • The Work Zone Traffic Management Plan must describe how heavy equipment will be transported in and out of the site, location, staging and how it will be used during construction activities. • Project sponsors and/or Contractors will prepare a Protection and Maintenance of Traffic Plan. • Staging areas for construction vehicles must be designated in the plan. Staging areas for heavy equipment must not encroach on surrounding properties. Damage to vegetation or pavement caused by heavy equipment staging must be repaired upon completion of construction activities. • Trucks and other vehicles must enter and exit the site at a controlled gate and a preferred construction route will be identified.
<p>Impacts to water quality due to soil erosion, loss of topsoil, excess nutrient and sedimentation, and stormwater runoff (as a result of grading activity during construction).</p>	<p>For projects involving ground disturbance, an erosion and sediment control plan will be required. The erosion and sediment control plan must identify stormwater runoff prevention controls used to divert, infiltrate, reuse, contain or otherwise reduce stormwater runoff. The plan must also identify pollution prevention measures, such as maximizing infiltration to reduce runoff, using existing vegetated areas and buffering.</p>	<ul style="list-style-type: none"> • Parameters of an erosion control plan must be specified as conditions of approval. • Site work must be phased in order to limit impacted areas and work must be scheduled during periods of low rainfall. • Provisions will be made to protect against tracking dirt onto the rights-of-way.
<p>Impacts to wildlife habitat due soil erosion, stormwater runoff.</p>	<p>An Erosion and Sediment Control Plan must be developed that addresses impacts to wildlife habitat, including wetlands.</p>	<ul style="list-style-type: none"> • Parameters of an erosion control plan must be specified as conditions of approval.

CONSTRUCTION-RELATED IMPACTS AND MITIGATION

<i>Potential Adverse Impacts</i>	<i>Mitigation Action(s)</i>	<i>Potential Conditions of Approval/Contract Specifications</i>
Damage/removal of existing, non-invasive trees and vegetation.	A tree and vegetation removal and replanting plan will be required upon final design. The tree planting and revegetation plan should identify trees and vegetation that will be removed, disturbed, or protected during construction. The plan will establish any invasive species and weed control program for revegetation.	<ul style="list-style-type: none"> • Trees larger than 3 inches in diameter must be protected from damage during construction. • Existing invasive species must be identified and removed during construction. Replacement species must be approved by the City of Rochester prior to planting.
Noise related to construction.	A construction noise mitigation plan will be required during preliminary design.	<ul style="list-style-type: none"> • Construction activity shall be limited to the hours of 7:00 am to 8:00 pm, as allowed by City Code. • Trucks and other vehicles will enter and exit the site at a single entrance controlled gate to reduce residential disturbance. • A preferred construction route that minimizes impacts on residential properties will be identified.
Light pollution (ongoing and long-term).	Design of street lighting should ensure that fixtures do not shine into adjacent properties.	<ul style="list-style-type: none"> • To limit long-term light pollution, all new or replacement street light fixtures must be full cutoff.
Stormwater runoff (ongoing and long-term).	<p>To ensure that stormwater runoff resulting from increased impervious surfaces does not negatively impact the City's storm sewer system, private property, or the Genesee River, ongoing inspection will be required post construction.</p> <p>Additionally, green infrastructure techniques such as permeable pavements, bioswales, and rain gardens are encouraged for new development.</p>	<ul style="list-style-type: none"> • Parameters of an erosion control plan must be specified as conditions of approval. • Site work must be phased in order to limit impacted areas and work must be scheduled during periods of low rainfall. • Provisions will be made to protect against tracking dirt onto the rights-of-way. • To the extent practicable, green infrastructure shall be integrated into the design of new surface parking lots.

CONSTRUCTION-RELATED IMPACTS AND MITIGATION

<i>Potential Adverse Impacts</i>	<i>Mitigation Action(s)</i>	<i>Potential Conditions of Approval/Contract Specifications</i>
Heat island effects.	To ensure that additional impervious surfaces do not significantly contribute to heat island effects within the Study Area, the plan should include a detailed plan for replacing and planting new vegetation.	<ul style="list-style-type: none"> • The landscape and planting plan must note that trees larger than 3 inches in diameter will be protected from damage during construction. • All trees and vegetation removed during construction must be replaced. • Existing invasive species must be identified and removed during construction. • Replacement species must be approved by the City of Rochester prior to planting. • All new parking lots must include interior landscape islands with trees. • New trees shall be planted along the perimeter of new surface parking areas.
Conflicting land uses or design that negatively impacts quality of life.	Implementation of the City Zoning Code will ensure that adjacent land uses do not conflict or otherwise negatively impact quality of life of adjacent or nearby residents.	Not applicable.
Construction of new buildings.	New buildings should reflect the context of surrounding buildings so as not to have a negative impact on the neighborhood character.	<ul style="list-style-type: none"> • All building heights within the VOBOA shall be limited to no more than four stories.

<p>While building equity for homeowners will be an economic benefit in the VOBOA study area, implementation of the Vision plan may contribute to increases in rent, increases in home prices, and increases in taxes, potentially causing involuntary displacement of current residents.</p>	<p><i>Phased Implementation</i> can help mitigate the scale and pace of change, avoiding any potential for sudden increases in housing costs. Phased implementation would also increase employment opportunities in the neighborhood.</p>	<p>Not Applicable</p>
	<p>If the VOBOA was identified as a location for a <i>Focused Investment Strategy</i> (FIS) it could effectively stabilize the VOBOA and help support housing for a greater mix of incomes, while still retaining affordability for low- and middle-income residents. Encouraging both affordable and high-end housing would allow some of the higher rents in the VOBOA to cross-subsidize lower-income residents.</p>	
	<p><i>Property and building maintenance</i> are important to achieving the VOBOA Vision Plan, but increased investment in properties can make rent unaffordable to existing residents. To that end, the City can provide incentives or subsidies to landlords and homeowners for maintenance services such as lead-paint removal or roof replacements (i.e. Targeted Housing Rehabilitation Program, Community Housing Development Organization Program, Owner Occupant Roofing Program).</p>	
	<p>Another important component of the VOBOA Vision Plan is the <i>redevelopment of vacant properties</i>. If the City acquires privately-owned vacant parcels through the demolition or tax-foreclosure processes, it can then sell them to developers for little to no cost in return for the production of affordable housing units.</p>	
	<p><i>Encouraging and supporting homeownership</i>, rather than renting, will mitigate some of the impacts of potential increases in rent throughout the VOBOA. The HOME Rochester program enables homeownership for those with low- and moderate-incomes by taking on</p>	

<p>(Continued.) While building equity for homeowners will be an economic benefit in the VOBOA study area, implementation of the Vision plan may contribute to increases in rent, increases in home prices, and increases in taxes, potentially causing involuntary displacement of current residents.</p>	<p>some or all of the costs associated with acquisition and rehabilitation of the home. Program participants are required to reside in the home for at least fifteen years, which would ensure steady homeownership in the VOBOA.</p>	
	<p>To ensure availability of low- and moderate-income housing options regardless of possible increases in rent, the City could also adopt an <i>inclusionary zoning</i> ordinance requiring a specified number of units in a new housing project be available for low- and moderate-income residents.</p>	
	<p>To <i>prevent involuntary displacement</i>, the City also offers a Foreclosure Prevention program which helps households avoid foreclosure due to mortgage or tax default. A similar program exists for tenants who face eviction. Housing developers could also consider rent-to-own programs, whereby renters gradually transition to homeowners by using a portion of their monthly rent payment as a mortgage.</p>	
	<p><i>Education and job training programs</i> are also important for enabling existing residents to retain their homes despite increases in rent. Such programs help residents move toward generating a steady income.</p>	

4.2.4 Street Configuration Alternatives

E. IMPACTS AND MITIGATION

IMPACTS AND MITIGATION FOR NEW STREETS							
Potential Adverse Impacts	Mitigation Measures	Project-specific Mitigation (if applicable)	Applicable Alternative				
			1	2	3	4	5
Emissions and noise due to increased vehicle traffic (ongoing and long-term).	<ul style="list-style-type: none"> The street design should feature landscaping, street trees, green infrastructure facilities, and traffic calming devices (to lower speeds). To minimize vehicle traffic on local residential streets, the final street design should feature strategic placement of physical traffic deterrents (i.e. speed hump) and signage (i.e. such as “No through traffic”). Official Street Map amendments for new streets would be subject to City Planning Commission and City Council Approval. 	<ul style="list-style-type: none"> Any new streets being considered for development must be subject to further public review. Specific street designs must be subject to further public review. Designs of new streets must include the mitigation measures listed in this table. 			x	x	x
Light pollution (ongoing and long-term).	Design of street lighting should ensure that fixtures do not shine into adjacent properties.	<ul style="list-style-type: none"> To limit long-term light pollution, all new or replacement street light fixtures must be full cutoff. 		x	x	x	x
Noise related to construction.		<ul style="list-style-type: none"> Construction activity shall be limited to the hours of 7:00 AM to 8:00 PM. 		x	x	x	x

Stormwater runoff (ongoing and long-term).	To ensure that stormwater runoff resulting from increased impervious surfaces does not negatively impact the City's storm sewer system, private property, or the Genesee River, ongoing inspection will be required post construction.	<ul style="list-style-type: none"> To be determined upon submittal of erosion and sediment control plans, 		×	×	×	×
---------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	--	---	---	---	---

4.2.7 Infrastructure and Utilities

D. IMPACTS AND MITIGATION

Given the existing capacity and condition of utilities and infrastructure in the VOBOA (described above), no adverse impacts are expected as a result of implementation of the VOBOA 2035 Vision Plan. No existing water, sewer, or electric/fiber optic systems will be negatively impacted by additional demand generated by expected future development. Existing utilities may, however, be impacted by construction activities, including potential construction of new roads and streetscape improvements along Flint Street.

In order to ensure increased development does not produce increased greenhouse gas emissions, or significantly decrease sewer and electrical capacity, sustainable development and green initiatives are encouraged. The City of Rochester's Developers Guidance for Urban and Brownfield Properties should be utilized for strategies to incorporate green initiatives into new development.

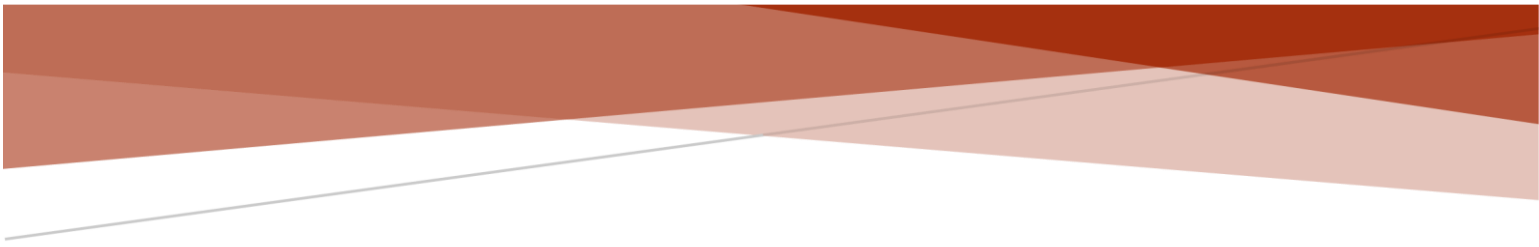
Utility permits and approvals required to complete implementation of the 2035 Vision Plan include approvals from local and state regulatory agencies, including Monroe County Pure Waters, New York State Department of Environmental Conservation, and Monroe County Health Department. The City and all development applicants will continue to coordinate with all utility agencies during implementation of the plan.

4.2.12 Historic and Cultural Resources

D. IMPACTS AND MITIGATION

CONSTRUCTION-RELATED IMPACTS AND MITIGATION		
<i>Potential Adverse Impacts</i>	<i>Mitigation Action</i>	<i>Project Mitigation</i>
Demolition of National Register Eligible structures.	If a Phase II Site Evaluation confirms that a structure is eligible for the National Register of Historic Places, any proposed development for the site may need to be redesigned for avoidance.	<ul style="list-style-type: none"> • To avoid impacting NRE structures, developments can be redesigned such that the structures are preserved outside the impact zone.
	If a development cannot be redesigned for avoidance, mitigation can be accomplished through a Phase III Data Recovery.	<ul style="list-style-type: none"> • Prior to the start of development, a Phase III Data Recovery analysis can be undertaken to retrieve data or artifacts that are slated for demolition. Recovered data must then be analyzed by professional archaeologists. • If a structure that was determined to be NRE in the Phase II Site Evaluation is slated for demolition, a professional architectural historian must first document the interior and exterior structure. • Professional archaeologists can also be present during the initial phases of construction to analyze any subsurface artifacts. • Projects that undertake Phase III mitigation must first complete a Data Recovery Plan, which is reviewed by the lead agency and the State prior to execution. • Results of Phase III Data Recovery should be shared with the public.
	Preservation without adverse impacts is the preferred outcome, but the preservation process is not intended to stop development. As such, development can move forward without any requirement for mitigation or avoidance if the property owner does not wish to pursue this.	<ul style="list-style-type: none"> • No action required.

Loss of historical significance	To ensure historical and cultural significance is not lost or diminished during redevelopment, the inclusion of historical information is encouraged. Display of historical and cultural information can be represented with plaques or signs.	<ul style="list-style-type: none">• Where appropriate, and as part of site plan approval, historic plaques and signage shall be incorporated into proposed projects.
----------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



APPENDIX C

LEAD AGENCY RECEIVED DGEIS COMMENTS

List of DGEIS Commenters

#	Commenter Name	Date
1	Mary D'Alessandro	10/23/2017
2	Dwain Wilder	11/14/2017, 1/30/2018, 1/31/2018
3	Regina Grames	12/2/2017
4	Tim McGowan	12/2/2017
5	Jacob Deyo	1/2/2017, 1/25/2018
6	Patricia Neal	12/2/2017
7	Rob Gulick	12/2/2017
8	Jesse C Powers	12/2/2017
9	Ruth Ellen McGaugh	12/2/2017
10	Suzanne Staropoli	12/2/2017
11	Gloria Kyler - Westbrook	12/2/2017
12	Julia McGaugh	12/2/2017
13	Brennon Thompson	12/2/2017, 1/30/2018
14	Barbara Rolfe	12/2/2017
15	Dorothy Hall	12/4/2017, 1/18/18, 1/29/2018, 1/31/2018
16	Mary Callahan	12/18/2017, 1/6/2018, 1/23/2018
17	Keith Abel	1/3/2018
18	Julie Damerell	1/9/2018
19	Gwendolyn Kelley	1/10/2018, 1/30/2018
20	June Gill	1/11/2018
21	Dwight Moxley	1/22/2018
22	Linda Kubick	1/22/2018
23	Marybeth Callahan	1/21/2018, 1/31/2018
24	Scott Smith	1/21/2018
25	Shane Wiegand	1/20/2018
26	Angela Wood	1/20/2018
27	Catherine Griffin	1/20/2018
28	Jesse Bowen	1/20/2018
29	Larry Champoux	1/20/2018
30	John Curran	1/23/2018
31	Kit Miller	1/23/2018
32	Faith Freewoman	1/25/2018
33	Richard Gilbert	1/25/2018
34	John Keevert	1/25/2018
35	Ted Kidd	1/25/2018
36	Kristy Liddell	1/24/2018
37	Amy Mantell	1/24/2018
38	Lucie Parfitt	1/23/2018
39	Ravi Mangla	1/23/2018
40	Lindsay Catlin	1/23/2018
41	Melissa Carlson	1/23/2018
42	Jara Johnson	1/23/2018
43	Abigail McHugh-Grifa	1/23/2018
44	Shawn Lessord	1/29/2018
45	Suzanne Olsonm	1/28/2018
46	Tom Pastecki	1/28/2018
47	Emilye Crosby	1/28/2018
48	Linda Isaacson Fedele	1/28/2018

List of DGEIS Commenters

#	Commenter Name	Date
49	Charlotte Baltus	1/27/2018
50	Brady Fergusson	1/28/2018
51	Rachel Clar	1/27/2018
52	Rachel Larson	1/27/2018
53	Margaret Caraberis	1/27/2018
54	Louis Spezio	1/27/2018
55	Ryan Polak	1/26/2018
56	Frank Regan	1/29/2018
57	Bruce Thompson	1/30/2018
58	Rob Jones	1/30/2018
59	Ian Parfitt	1/30/2018
60	Matt DeLaus	1/30/2018
61	Valerie Justum	1/30/2018
62	Patrick Kester	1/29/2018
63	Sharon Mattsson	1/29/2018
64	PLEX Neighborhood Association	1/31/2018
65	Erin Thompspon	1/31/2018
66	Kristine Uribe	1/30/2018
67	Deanna Sams	1/30/2018
68	Jeff Debes	1/30/2018
69	Maria Engles	1/30/2018
70	Mary Smith	1/30/2018
71	Heather Dulisse	1/30/2018
72	Kathleen Connelly	1/30/2018
73	Janet Williams	1/30/2018
74	Kathy Castania	1/30/2018
75	Peter Debes	1/30/2018
76	Adam Smith	1/30/2018
77	MaryLee Miller	1/31/2018
78	Seantelle White	1/30/2018
79	Rebecca Johnson	1/31/2018
80	Susan Domina	1/31/2018
81	Jack Bradigan Spula	1/31/2018
82	Dorian Hall	1/31/2018
83	William Destler	1/31/2018
84	Parks-Meig Neighborhood Association	1/31/2018
85	Carolyn Hoffman	1/31/2018
86	Mary Lupian	1/31/2018
87	Tim Cerqua	1/31/2018
88	Sierra Club	1/31/2018
89	John Steepy	1/26/2018
90	Dominique Lepourte	1/26/2018
91	Zora Gussow	1/25/2018
92	Rawson Duckett	1/26/2018
93	Sally Brown	1/25/2018
94	Kate Connor	1/25/2018
95	Kenny Lerner	1/25/2018
96	Cornelia Kelley	1/11/2018

Good morning Dorraine,

I attended the public hearing October 19th, 2017 concerning the DGEIS for the Vacuum Oil Brownfield Opportunity Area. I read the DGEIS and I would like to comment on the DGEIS and the procedures taken to obtain information for DGEIS:

1.) The City of Rochester and Bergmann Associates did a brilliant job in obtaining the neighborhood's vision for the Vacuum Oil BOA. I attended almost all the meetings and all information gather by Bergmann Associates and the City is well documented in DGEIS. I was especially impressed with the Housing Analysis and Reinvestment Strategies for the Vacuum Oil BOA Study Area.

2.) The City of Rochester and Bergmann Associates tried very hard to get the voice of community inspite of the disruptive behavior of Dorian Hall at every meeting that was held to obtain the voice of the community. Dorian Hall felt people need to be vetted to attend the meetings. He did not feel all community residents should be present. He bullied those that attended including the moderators. When asked what his vision for the community was, " his comment was he didn't have one." I was not surprised at the comments of the only speaker (Dorian Hall) at the hearing October 19th, 2017 when he spoke that community voice was important. He requested that there be another hearing. There is no need for another hearing. The City of Rochester and Bergmann Associates did their due diligence in engaging the community. The PLEX Neighborhood Association was awared a grant from the City of Rochester in the amount of 44K to engage the community for the BOA and they refused to sign the contract thereby not being involved in engaging the community.

1. There has been absolutely no engagement of the Plymouth Exchange Community by PLEX in an effort to represent the neighborhood.
1. PLEX NA has **alienated** itself from the SouthWest community by **withdrawing from the SouthWest Common Council without a vote of PLEX membership and they do not attend SW QUAD meetings.**
2. Dorothy Hall (PLEX President) forbid the community to congregate on BOA issues within the Plymouth Exchange Neighborhood because she feels PLEX is the legal and sovereign entity here in Plymouth Exchange neighborhood, however PLEX has repeatedly refused to be an integral part of our community, PLEX refuses to welcome everyone and they have not engaged the Plymouth Exchange neighborhood in the decision making process.
3. The conclusion being that the PLEX NA is **not the voice** of the Plymouth Exchange neighborhood due to the **continuous lack of Community engagement and lack of Community connectedness.**

In ending, the City of Rochester along with all others did a wonderful job that truly expressed the community voice to move us forward into a well developed plan for our neighborhood. Kudos to the City and Bergmann for a job well done

Mary D'Alessandro

Commenter #W.2 – Dwain Wilder

Dear Ms Kirkmire and the Rochester Office of planning,

The Vacuum Oil Refinery property is going to get detoxed – a major help for everyone's health! – IF it is done right...

Recently I spent a day, Wednesday, Oct. 25, listening to presentations at a conference at RIT, "Innovations in Land Remediation," to find out what could be done about the old Vacuum Oil refinery brownfield that needs cleaning up in the PLEX neighborhood. It was a real education.

But we spent a half an hour panel discussion on "Where's the Money?" listening to folks talk about how to make economics work in brownfield cleanup. How many panels on "How to Preserve a Sustainable Community While Renewing it?" Zero. In fact, I asked that very question earlier in the day. Not one person in a roomful of experts could answer, although they agreed it was a good question.

We have two tools to make sure the PLEX community is not destroyed or bent out of shape by "Community Renewal" that goes along with the improving property values of this brownfield clean-up. Those tool are the Environmental Impact statement that governs the clean-up, and its Appendix 11, the city's Master Plan for the Plymouth-Exchange neighborhood renewal.

What does the GEIS say about achieving a sustainable community for its current residents? About current residents not being subjected to the inherent pressures of gentrification, rising property values, rising taxes, rising pressures from speculative property development, and guaranteeing that long-time residents will be able to continue living in their homes in a neighborhood whose character has not been dramatically and suddenly changed by these pressures? Nothing. Well,... it does say one thing: in section 4.4, "The VOBOA Vision Plan" (pg 144) it states:

...The VOBOA Vision Plan was developed through technical analysis and extensive engagement with local community members, City representatives and the Project Advisory Committee. The Master Plan (Map 16) reflects the vision and goals of the local community, while also recognizing the realities of the site and economic conditions. The Master Plan balances the community's goals of neighborhood stabilization, waterfront access, safety and quality-of-life improvements with redevelopment projects that can help to enhance the overall character and aesthetic of the PLEX neighborhood. Development projects identified in the Plan will support the objectives of expanded job opportunities and improved access to goods and services that are needed in this neighborhood. The Plan will build a critical mass of residents and business activity that will promote a unique urban waterfront resource while stabilizing and improving the surrounding community. The Master Plan is based on a framework of "Design Principles" developed in collaboration with the community, described below.

- Enhanced waterfront trail system;
- Programmed waterfront spaces;
- Direct waterfront access;
- Residential neighborhood stabilization;
- Reuse of vacant properties in residential areas;

Commenter #W.2 – Dwain Wilder

- Streetscape enhancements and traffic calming; and
- Visual and physical connectivity within neighborhood.

WHAT THE GEIS DOES NOT SAY: There is no Master Plan! Or at least there is no Appendix 11, where it is supposed to be. If you look for Appendix 11 "Parks and Open Space Master Plan" (pg 204) you'll see it is still listed as pending.

The City of Rochester's "Revitalization Strategy for the South Plymouth Neighborhood" covers the Master Plan in Section 5: THE VACUUM OIL BOA MASTER PLAN. The only specific substantial recommendation is the second paragraph under 5.4.3 "Public-Private Partnerships." (pg 161):

CONTINUE ENGAGEMENT WITH UNIVERSITY OF ROCHESTER:

..."Opportunities include expanded housing options for students, professors, and affordable workforce housing to meet the needs of future employees."

1. Has the U of R been a good influence on keeping housing costs and rents down in PLEX? My interactions with community residents reveal a patterned pressure on long-term residents to sell to property development businesses and speculating individuals. The results are that the property is then either rented or "flipped" to immediately realize outside profits. In the case of rental properties, the current residents have been summarily evicted and their places taken by U of R residents.

2. So not only has the cost of housing been going up as a result of the city's interest in U of R development in PLEX, but in addition it seems all these students own cars. These cars are parked on the street in much more numbers than the low-income renters they replaced, and the low-income neighbors around them. This has led to congested street parking, difficult traffic during snow and ice on these narrow residential streets, and a premium on parking easily taken up by students without regular hours versus the working population of the community, who arrive home from jobs to find all the parking around their residences taken by students.

3. Inviting professors of the U of R to gentrify the PLEX community in no way enhances the sustainability of the community as it is now constituted. In fact, such initiatives have been found time and again through successive waves of Urban Renewal, New City programs, etc to clear the neighborhood of current residents and currently affordable housing for them and replace with richer folks who actually invite every step that raises property values and taxed rate.

4. VOBOA planners must write into their Environmental Impact Statement and the Master Plan substantial community stabilization efforts rather than the *pro forma* responses that have failed so many people in this city. This is all the more important because this is a general EIS, which will govern community development for decades to come

I am sure that the City Planning Office is cognizant of these issues, and will be able to work *with the community* rather than *for* the community in devising measures to allow PLEX residents to survive the

Commenter #W.2 – Dwain Wilder

efforts to rid their neighborhood of a history of chemical industry blight and renew it as a vivid and satisfactory place for all to live, not just those of middle class means.

Thank you for your attention to these matters. I look forward to finding changes in the GEIS that reflect these values and recommendations.

Dwain Wilder
Editor, *The Banner*
editor@thebanner.news

January 30, 2018

Dear Ms Kirkmire,

I write tonight regarding the City of Rochester's Generic Environmental Impact Statement for the Vacuum Oil Brownfield Opportunity Area (VOBOA GEIS). This initiative presents a great opportunity to achieve environmental and economic justice for not only the Plymouth-Exchange neighborhood, but as a model throughout Rochester and New York for urban brownfield clean-ups.

Rochester is taking advantage of New York State programs such as PILOT for businesses in definitive terms that reach out to engage the business and developer community. Putting information that similarly benefits PLEX residents is on the city's website, making residents responsible for finding it and filing the required applications. This is out of scale with the city's commitment to the developers and businesses they are courting for participation in the VOBOA, and adverse to the interests of the neighborhood residents. A similarly pro-active program of educating home owners and renters about how to reduce their taxes and take advantage of city programs. The GEIS must make a program of community outreach to community must be incorporated into the GEIS.

Rochester's VOBOA GEIS mentions the possibility of affordable housing but mandates no program. The programs and possibilities discussed in the GEIS Appendix 6 Section 5.5 should be definitively specified as part of the GEIS. It a necessary 'Opportunity Area' in 'Brownfield Opportunity Area.' Specifically, the city must include in the GEIS the establishment of an outreach program of quarterly prominently announced neighborhood workshops, including computer facilities for emailing forms and mailable application forms and other technical and administrative support, at the PLEX Community Center to aid residents in the following matters:

- The city must begin to pro-actively use the Foreclosure Protection program and the Affordable Housing Fund to keep struggling home owners to stay in their homes as they try to stabilize their finances and incomes.
 - It is well known that certain banks have improperly evicted home owners in the midst of negotiating with the banks. These illegal evictions have been enforced by Rochester Police Department at the request of banks. This is an improper and unstipulated use

of the city's police power, especially in the light of existing Rochester programs for eviction prevention help.

- It is not enough to rescue Wall Street financiers and make their losses whole. Home owners and ordinary working people who had no hand in the failures caused by these financiers justly deserve help with staying in their homes, since the financial recovery is largely a figment of Wall Street interests and is not reflected in the job opportunities and wages of PLEX residents.
- Market forces adverse to the interests of long-time disadvantaged or fixed-income residents are even now at work on their neighborhood as a result of the pending approval and imminent execution of the VOBOA. Thus, to prevent further damage to residents a commitment to a continuous pro-active outreach of the city using its Foreclosure Protection program and the Affordable Housing Fund must be defined within the GEIS.
- "Using CDBG funding, the City offers a Home Buyer Training at both the pre- and post-purchase stages in the home buying process. This helps to ensure home buyers are prepared to engage with realtors and lenders and understand the process." (See GEIS Appendix 6, pg 50, PDF p 52).
- HOME Rochester is a program that allows individuals and families with low- and moderate-incomes an opportunity to participate in home ownership (See GEIS Appendix 6, pg 51, PDF p 53) is likewise vital to maintaining and enlarging a base of residential property ownership by householders.
- Rochester Land Bank is a program that allows individuals and families with low- and moderate-incomes an opportunity to participate in home ownership (See GEIS Appendix 6, pg 51, PDF p 53) is likewise vital to maintaining and enlarging a base of residential property ownership by householders.
- Pro-active outreach to inform residents of STAR Programs and other tax relief programs and help them fill out and file applications for these programs must be defined in the GEIS as part of the community meetings defined above.
- GEIS Appendix 6 (pg 58, PDF p 60) states in part, "If new development in the BOA utilizes Low Income Housing Tax Credits (LIHTC), there will be affordability requirements attached to that funding source regardless." This decision must be made in concert with the Plymouth-Exchange Neighborhood Association, the neighborhood entity of record in this matter, and defined within the GEIS.
 - EIS Appendix 6 (pg 58, PDF p 60) states in part, "Another strategy for preserving existing affordable housing is creating a one-to-one replacement ordinance that requires the replacement of subsidized units removed through redevelopment or other public action."
 - Amend this to include "right of first refusal will be given to PLEX neighborhood residents of continuous 10 year residence, on condition of purchaser occupancy or immediate family for at least 10 years." and defined within the GEIS.
- This decision must be made in concert with the Plymouth-Exchange Neighborhood Association, the neighborhood entity of record in this matter, and defined within the GEIS.
- EIS Appendix 6 (pg 58, PDF p 60) states in part, "In addition to an inclusionary zoning requirement, the City may also wish to establish an affordable housing trust fund which

Commenter #W.2 – Dwain Wilder

developers could pay into in lieu of building units on site." Such an arrangement must be incorporated in consultation with PLEX Neighborhood Association, the neighborhood entity of record in this matter, and defined within the GEIS.

Thank you for your consideration of these matters. I look forward to a substantial response to them by the city's planning board as a part of the SEQRA-mandated process. They deserve a place in the VOBOA GEIS and in Rochester's search for equitable outreach to both developers and residents of the VOBOA Site Area. May this enterprise become a model and a beacon for all who aspire to, or are seeking, environmental justice, economic justice, social justice and racial justice.

Sincerely,
Dwain Wilder
289 Rich's Dugway
Rochester, NY 14625

January 30, 2018

The VAC OIL BOA Implementation Strategy Document and GEIS Implementation Strategy, Section 4, begins on pdf pg 65, doc 51. Its second paragraph makes it clear that this Environment Impact Statement is not about the environment:

While adoption of the VOBOA Plan will not directly impact the physical environment, it will provide information for the community and decision makers as implementation actions move through project development and approval processes. The plan presents options to promote revitalization and addresses the potential impacts of implementation. The following subsections "test" the VOBOA Vision Plan by exploring the potential adverse impacts of various development alternatives considered during the planning process, and documenting options to help guide the community during implementation.

In other words, this is a Brownfield Opportunity Area (BOA) statement, not a plan nor a vision about what developers are going to do to clean up the contamination left by the Vacuum Oil Company for which it is named. The following subsections make that clear and plain, being a collection of economic and community development alternatives, not an environmental impact statement. An environmental impact statement would have to discuss the relative merits of *what* and *how* the brownfield is to be cleaned up, and its effects on the environment and people living in the environment.

The VOBOA GEIS must be amended to specify a Level 1 brownfield clean-up to contractors, developers and others governed by this environmental impact statement as controlled by [6 NYCRR Part 375](#)-1.8 ¶¶(c)-(d). ¶ (c)(1), for instance, states

Commenter #W.2 – Dwain Wilder

Removal and/or treatment. All sources, concentrated solid or semi-solid hazardous substances, dense non-aqueous phase liquid, light non-aqueous phase liquid and/or grossly contaminated media shall be removed and/or treated; provided however, if the removal and/or treatment of all such contamination is not feasible, such contamination shall be removed or treated to the greatest extent feasible.

The plume of groundwater pollution, whose treatment is governed by (d), has been shown by testing to be following the tug of gravity down-hill toward the Genesee River bank. Any less effort than that required by 6 NYCRR Part 375 would result in the continued buildup of ever more polluted soils, both below ground and at surface, in the very area the City of Rochester contemplates parks, recreational areas, and even existing residences.

Such a state of affairs is clearly not in the interests of the city, the developers nor the residents of the VOBOA Site Area. 6 NYCRR must control the level of clean-up, not the business interests of developers and land owners, nor the regulatory interests of the City of Rochester.

Sincerely,
Dwain Wilder
289 Rich's Dugway Rd.
Rochester, NY 14625

January 31, 2018

Dear Ms Kirkmeyer and the City Planning Board

The City of Rochester's [Generic Environmental Impact Statement on the PLEX brownfield clean-up](#) for Vacuum Oil Brownfield Opportunity Area (VOBOA GEIS) is required to layout the impact of its clean-up plans and how it will mitigate the consequences.

The VOBOA GEIS, on pg 69, PDF pg 83 Section 4.2 E, contains a chart, "CONSTRUCTION-RELATED IMPACTS AND MITIGATION." It lays out "Potential Adverse Impacts": Safety impacts to pedestrians, drivers, and workers due to use of construction vehicles and equipment; Impacts to water quality due to soil erosion, loss of topsoil, excess nutrient and sedimentation, and storm water runoff (as a result of grading activity during construction); and Impacts to wildlife habitat from soil erosion, storm water runoff.

What does the chart say about impacts of development construction on the PLEX neighborhood ?
Nothing. **What does it say about the impact of the clean-up itself on the neighborhood?** Nothing.

The [Federal Department of Transportation Construction Noise Handbook](#) gives a chart of the noise levels of various types construction equipment and trucks. They are all in the 75-88 dB. [The Center for](#)

Commenter #W.2 – Dwain Wilder

[Hearing and communication's "Common environmental noise levels: How loud is too loud?"](#) Gives the dB noise level for common household activities and for appliances. Rainfall is 50 dB, normal conversation is 60 dB. It states, "Continued exposure to noise above 85 dBA (adjusted decibels) over time will cause hearing loss." [The World Health Organization recommends](#) no more than 40 dB during sleep.

[VOBOA GEIS Appendix 8 - "Health Impact Assessment"](#), pg 4, PDF pg 14, has a table of the noise level limits for private property and public spaces, in terms of what can be heard from where. It requires no noise that can be heard within residences (50 feet from property line) between 8:00 AM to 10 PM, and no noise heard past the property line from 10 PM to 8 AM.

[City of Rochester, NY Noise Ord. No. 73-564, Ch 75 Section 10 Construction Activities](#) states:

No person shall engage in or permit any person to be engaged in construction activities which create excessive noise at the property limits of the construction site between the hours of 10:00 p.m. of one day and 7:00 a.m. of the following day on any day of the week, except as is permitted in Subsections [B](#) and [C](#) hereof.

[B.](#)

Following the receipt of a written application for a variance from the requirements of Subsection [A](#), the Commissioner of Neighborhood and Business Development may, within a reasonable time, grant a variance authorizing such construction activities upon the applicant's demonstration of hardship and/or practical difficulty in meeting said requirements or upon a determination that the public interest will be served by the granting of the requested variance. The Commissioner shall set any stipulations deemed necessary in the interest of the public health, safety and/or welfare at the time of granting such a variance.

[Amended 2-10-1981 by Ord. No. 81-45 ; 6-16-1987 by Ord. No. 87-173 ; 6-16-2009 by Ord. No. 2009-179]

The GEIS must consider the needs of working folks, local school kids and others who reside near or alongside these activities, which could span a number of years, and involve constant heavy equipment and trucking operations dealing with highly toxic materials.

The VOBOA assessment of health impact is in [GEIS Appendix 8- Health Impact Assessment](#). The VOBOA Site Area is defined there in "Figure 1: Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," VOBOA " pg 3, PDF pg 7. This map defines the projects comprising the VO BOA for the purposes of the assessment of health impacts of the VO BOA. We must insist that protections and regulations regarding protection of health and well-being are enforced within the 1.5 mile boundary of these projects.

- The VOBOA GEIS says nothing about mitigating or limiting the impacts on the residents of the PLEX neighborhood of the VOBOA-related clean-up nor the following related construction activities and processes.
- The VOBOA GEIS must be amended to effect the following protections of neighborhood residents during VOBOA-related clean-up and construction operations and processes. These

amendments shall apply within the VOBOA Site Area defined defined by "Figure 1: Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," VOBOA [GEIS Appendix 8- Health Impact Assessment](#), " pg 3, PDF pg 7. This map defines the projects comprising the VO BOA for the purposes of the assessment of health impacts of the VO BOA. The VOBOA GEIS shall be amended as follows to ensue protections and regulations regarding protection of health and well-being are regulated and strictly enforced within the 1.5 mile boundary of these projects.

- City of Rochester, NY Noise Ord. No. 73-564, Ch 75 Section 10.A Construction Activities requires no excessive construction noise near residences between the hours of 10:00 p.m. of one day and 7:00 a.m. The National Sleep Foundation recommends nightly sleep periods of 7-15 hours, depending on age and developmental stage (See chart "[Sleep for Teenagers](#)" – [National Sleep Foundation](#)). The stress of a low-income, disadvantaged community increases the requirements for good rest. Therefore the VOBOA GEIS shall supersede Ch 75 §10.A by requiring at least the following:
 - no VOBOA-related activities occur between the hours of 9:00 PM and 8:00 AM, Monday through Friday so that residents can get at least a minimum night's sleep.
 - No VOBOA-related activities shall occur on Saturday or Sunday so children can get extended hours of sleep required by their developmental stage.
 - The VOBOA GEIS shall supersede Ch 75 §10.B to the effect that no variance detailed in §10.B or otherwise construed under any city or county ordinance shall be granted for VOBOA-related activity or process in variance of the above stated restrictions or other more generous restrictions to the Area Site residents defined in the VOBOA GEIS.
- "Activities and processes within the VOBOA Site Area" as referenced above shall be defined in the VOBOA GEIS to include:
 - Construction truck traffic and operations
 - Delivery truck traffic and operations
 - Mobile machinery traffic and operations
 - Stationary machinery and equipment emplacement and operations
 - Work site and on-site operations housing preparation and equipping operations
 - All traffic and operations of otherwise related to or using construction equipment
 - Truck "jake braking" at any time or place within the VOBOA Site Area.

· The VOBOA GEIS must be amended to protect residents within the VOBOA Site Area from harmful contamination generally or specifically associated with VOBOA-related clean-up and construction activities and processes:

- All traffic to VOBOA-related construction and clean-up sites shall go through a thorough exterior, undercarriage and tire wash *immediately before* each exit from to site.
- All trucks carrying materials from the clean-up site must have covers inspected for intact closure and so noted and signed legibly by the inspector on the truck manifest.
- Any truck or other vehicle within the limits of the VOBOA Site Area, showing evidence of VOBOA clean-up related debris, dust, cargo dust plume, etc. shall be stopped by police or citizen on receipt of evidence or information of evidence of such contaminant spreading by the vehicle.

Commenter #W.2 – Dwain Wilder

· The VOBOA GEIS must be amended to protect PLEX from undue exposure to VOBOA-related air pollution due to fumes and odors within the VOBOA Site Area defined in Appendix 8 (see above).

- Dust within the VOBOA Site Area shall be strictly controlled by water spray.
 - Brownfield clean-up sites
 - Construction sites that have not been remediated to Level 1
- Truck idling may not occur outside the GEIS-defined allowed hours of operation
- Truck idling may not occur outside clean-up and construction site impoundments.
- All vehicles engaged in VOBOA-related activity shall have intact exhaust muffler equipment. The equipment shall be inspected yearly, or upon receipt of resident or citizen complaint of excessive exhaust noise.

· All water used for vehicle cleaning, dust control and other incidental site debris in vehicles engaged in VOBOA-related activities shall be treated as Hazardous Material within the meaning of 6 NYCRR Parts 370, 371, 372, 373, 374 and 376 (the Part 370 series) (See [New York Department of Environmental Conservation Hazardous Waste Management Regulations](#) .)

· A hot-line telephone number shall be established for residents and citizens to report VOBOA-related traffic, noise, excessive exhaust noise, contamination or air pollution violations defined above.

Sincerely,

Dwain Wilder
289 Rich's Dugway Rd.
Rochester, NY 14625

January 31, 2018

Dear Ms Kirkmire and the Rochester Planning Board,

I am writing today to send comments on the Generic Environmental Impact Statement prepared by you for the Vacuum Oil Brownfield Opportunity Area. This initiative will greatly benefit the Plymouth-Exchange neighborhood, if the needs of the current residents of the neighborhood are attended to. It would be a travesty of justice if their ability to continue living in their homes and apartments did not survive the revitalization of their neighborhood.

There are some possibilities, mentioned but not defined as actions, by the City of Rochester as part of the VOBOA GEIS to help the homeowners in PLEX, many of whom have been here for decades if not generations. Many of them now on fixed income. And it is common place to find that the economic recovery has chiefly benefited financiers and bankers, not people of simple economic means. Since the Great Recession, working-class wages have been stagnant at best and reduced at most. Now and in the coming years comprising actions to be taken under the purview of the Vacuum Oil Brownfield Opportunity Area, many residents of the area affected by these actions will fall into poverty due to ill health and/or lack of opportunities for employment at fair living wages.

The GEIS Appendix 6 Section 5.5 "Encouraging Home Ownership" describes several programs the city has to help people buy affordable homes. The VOBOA GEIS Appendix 6 (pg 58, PDF p 60) states in part, "In addition to an inclusionary zoning requirement, the City may also wish to establish an affordable housing trust fund which developers could pay into in lieu of building units on site."

- Any such affordable housing trust must be held in escrow by the Rochester Housing Authority, specifically for use in the actual erection costs (exclusive of administration, planning and other development costs, either normal to the authority's functions or specific to activities regarding affordable housing in the VOBOA Residency Area defined below) of affordable housing in the Plymouth-Exchange neighborhood. Such funds must be used for individual residences or condominiums exclusively
 - Residences may be single occupancy or duplex.
 - Condominiums must be no larger than five units.
 - Administration, management and maintenance of the condominium commons shall be administered and funded by the Rochester Housing Authority in continued consultation with the Plymouth-Exchange Neighborhood Association. No condominium surcharge will be assessed to residents of these affordable housing units.
 - Administration of Rochester occupancy codes will not be used punitively to shut down affordable housing for code violations. The City of Rochester will work pro-actively with the Rochester Housing Authority to fund necessary repairs at the Authority's expense.
- Access to affordable housing created as any part of the VOBOA must be presented as part of the quarterly workshops at the PLEX community center I defined in my previous comment.
- The following points refer to the VOBOA boundary as defined in GEIS Appendix 6, Figure 1: "Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," and an additional area consisting of one city block west of the South Plymouth boundary of the VOBOA area ("VOBOA Residency Area"):
 - Availability of affordable housing created by the provisions defined here ('VOBOA Housing') will be defined by documented inability associated with the following:
 - Inability to access parts of one's residence. The funds defined above will be used to install mechanical stair chair lifts and other devices as necessary to keep residents in their homes.
 - Inability to pay mortgage, taxes or all vital utility services (heat, electricity, water)
 - Any other circumstance that would necessarily result in homelessness
 - Right of first refusal to the most elderly, to residents of the Plymouth-Exchange neighborhood within the VOBOA.
 - Although public housing must be available to the general public, the GEIS must establish special priority to residents within the VOBOA clean-up area.
 - As VOBOA Residency Area residents become qualified for VOBOA housing as defined above, they will receive mentoring advice available at the quarterly PLEX neighborhood workshops.

Commenter #W.2 – Dwain Wilder

- If circumstances would result in their eviction or physical harm before the next such workshop, a special session will be made available by the relevant municipal authorities through the Plymouth-Exchange Neighborhood Association to aid such persons.
 - As VOBOA Residency Area residents become qualified for VOBOA housing, they will be placed in the waiting list ahead of non-resident of the 'VOBOA residents' provisions.
 - Residents outside the area defined by 'VOBOA residents' may apply and be placed on the waiting list. They will be informed that any VOBOA Residency Area residents will be considered for placement before non-residents of the VOBOA Residency Area.
- All such arrangements detailed above must be defined and incorporated in consultation with PLEX Neighborhood Association, the neighborhood entity of record in this matter, and defined within the GEIS.

Thank you for your attention to these vital matters. I hope to find them in the final VOBOA GEIS.

Sincerely,

Dwain Wilder
289 Rich's Dugway
Rochester, NY 14625

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. *Much of our remaining community at risk of losing their homes.* There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

1) Maintaining (creating) a history portion (museum) within areas that reflect its true afro-centric history

2) Security is a major issue, lighting of paths and on buildings

3) Affordable housing and not just lofts and dorms

Thank you for your time,

Sincerely,

Print: Regina Games

Sign: Regina Games

Date: 12/2/17

1. Maintaining (creating) a history portion (museum) within areas that reflect its true afro-centric history.
2. Security is a major issue, lighting of paths and on buildings.
3. Affordable housing and not just lofts and dorms.

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

Health - I want to reinforce the importance of ensuring the most effective level of clean up is performed in order to protect the health of residents. In addition to testing the air, other modes of measuring the residual effects of toxins (above and below the ground) need to be implemented.

Neighborhood Stabilization - Programmatic goals like the STAR and Extended Star programs need to be made available to all PHX neighborhood residents. In addition to tax relief for residents who own their own homes, other programs that help increase the value of their own homes like Pathways to Energy Efficient Upgrades need to be promoted directly and personally to all residents. To enhance their ability to retain the properties. Each and every program made available to help low-income residents fix their properties and development need to be marketed directly and personally to each resident.

PHX park, a hardware store and a grocery store are also critical and constitutive aspects of PHX neighborhood in the future of its development.

Thank you for your time,

Sincerely,

Print: Tim McGowan

Sign: Tim McGowan

Date: December 2, 2017

TOMCGOWAN@FRONTIERKD.NET

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner ~~owner~~ ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

- 6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
- 7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
- 8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plant that concern me include:

Thank you for your time,

Sincerely,

Print: Jacob Deyo

Sign: *Jacob Deyo*

Date: 1/2/17

607-206-8348
225 Flint St.

January 25, 2018

Dear Urban Agg Adventurists,

So PLEX Neighborhood Association has begun its campaign to make sure the goals of the community are addressed and conditions are established to make sure they are met.

ExxonMobil's disruptive negligence has left our neighborhood to be tough living being next to a toxic waste dump and all. Now don't want them to hear the end of it until the soil is so clean we can have a garden in every yard.

PLEX's Community Maintenance team is going to be working hard this spring to make sure our community members and long-term homeowners see the fruits of the brownfield cleanup!

Please let the City of Rochester know you are with us by commenting here at PLEXbrownfield.org

As to Other questions, you may have:

What is being decided based (in part) on our comments submitted by Jan 31? Final day for Comment on the Draft VOBOA Implementation Plan Attached below & Linked here under "Draft Generic Environmental Impact Statement">>

Is it only deciding on the level of cleanup required (in the context of plans for intended usage), or are they evaluating plans for e.g. student housing?

This Document Covers many aspects of the VOBOA Implementation Including changes to Zoning and Impact Analysis

What would additional hearings there be for the student housing (and other plans) to go through?

After the Comment Period is over and all the comments are responded to the Plan will likely need to be approved by City Council in an open meeting. Whether this approval meeting will be open to the public is unknown.

DHD will need re-zoning in order to proceed with the student housing. This Plan clears the way for a zoning change.

Will there be a separate zoning board hearing and opportunity for public input for that change? Public Input Opportunities are ending Jan 31st. Then based on those comments they will decide how to proceed. Eventually bringing a final document to City Council for Approval. Whether this approval meeting will be open to the public is unknown.

Will there be a planning commission hearing with public input for the development itself? None currently in place. DHD as a private developer is not required to include the community in the design process. DHD or any other development in the VOBOA area are required to adhere to any specific conditions included in the VOBOA Implementation Plans. DHD has reached out to PLEX community with a desire to share with us their new plans this meeting will likely be scheduled for soon after the comment period ends.

2. The rationale for lowering the flood wall seems to be that (a) it's in such poor condition that it needs to be replaced, not repaired, but (b) the minimum level required by FEMA so that properties are not required to have flood insurance is lower than the current height of the wall. This reasoning is foolhardy plus climate change models say it is likely to be very inadequate, but do we have other data or anecdotes from neighbors to back this up? This topic needs more study

a. Have there been instances in recent decades where water rose above the proposed lower wall height? ??

b. Is the neighborhood experiencing rainwater problems – frequent wet or flooded basements, yards, streets?

3. NYS BOA designation provides funding for planning, but not development (according to City CAP). Are there funding sources for development from some other source as part of this initiative, or does every development project within VOBOA need to stand on its own either with “free market” justification or separate efforts to find funding? The NYS BOA program has provided the city with \$1,000,000 to perform this planning. Much of what they have done is a weak, open-ended, or inadequately addresses the impacts the plan is currently having. This VOBOA Implementation Plan spent the bulk of this planning money designing the proposed roadwork that will allow for the types of investments proposed by DHD Ventures. This said there would be a way for the City to direct their planners to spend more time considering the goals raised by the community. There are other very important considerations to make on how to make this whole area right up to the Ford St Bridge safe for pedestrians while allowing for the increased traffic levels. The plan also suggests the overall traffic impact is negligible which any community member can tell you is very false.

Finally, any type of project funding is at the general disposal to any organization with a good enough plan to access them. PLEX will in some cases offer letters of support to projects located within our community which can help with grant application and may help get project approvals through the city.

4. Multi-family use (e.g. student housing) requires level 2 or level 4 cleanup. Does anyone have information on how they decide which cleanup level will be required? It is the Communities position that all new residential & mixed-use development require the owners to perform a Tier 1 Cleanup. Longer term bioremedial strategies may be considered in areas considered greenspace if community safety can be assured.

5. Is there evidence that contamination from Vacuum Oil site is seeping into the river (or not)? Certainly is! Many test wells have been drilled and much analysis on the Plume has been performed. There are 4 different Brownfield Cleanup Plans from different parties including parcels owned by DHD Ventures, the City of Rochester, Foodlink, and another developer I can't remember their name.

The City and these developers have various strategies to get money from ExxonMobil to pay for the Cleanup requirement ranging from litigation in the case of DHD and Foodlink to Corporation in the in the case of the City. I also think the State may have some suit filed.

Ultimately ExxonMobil has been intentionally disrupting the process of getting these cleaned up for more than 40 years. They have deep pockets and play the long game. They consistently claim that it is unknowable how much impact they had because they sold it to a dump yard who also added to the mess. Nothing sticks to these greasy corporations and they would prefer to pay their lawyers than for the cleanup because then they would have to admit to guilt.

But the community members know the impact that this brownfield has had on the community from direct health issues including stress to redlines that made their homes unfinanceable. That is unless you are a speculative investor.

How can fishing amenities be proposed (see GEIS) if this water is contaminated with petroleum byproducts? It is the Communities position that all new residential & mixed-use development require the owners to perform a Tier 1 Cleanup. This will ensure the future health of the River, the habitat, and the Community as well as allow for the unconditional use of the spaces.

Would level 4 cleanup allow seepage into the river that level 2 would address? It is the Communities position that all new residential & mixed-use development require the owners to perform a Tier 1 Cleanup. This will ensure the future health of the River, the habitat, and the Community as well as allow for the unconditional use of the spaces.

We are rapidly establishing a coalition in order to build support around our goals for the VOBOA Implementation.

Please consider how you can best help,

Jacob
PLEX Neighborhood

To:

City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

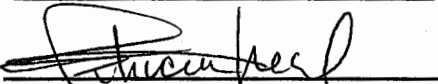
Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

1. I would like to address the matter of "The Plex Playground Park," that would help stabilize the community and show support that this community is family friendly and a great community to raise a family.
2. I would also like the issue that PLEX community is a food desert and this community lacks affordable, fresh, healthy food. Many in the community do not have transportation to travel 3.6 miles to the nearest grocery store. The nearest store to my house sells a 16 oz box of rice for \$5.00 and a box of Walmart brand cereal for \$7.00. This is a great economic injustice to a community where many household incomes are below the poverty level! How did College town get a grocery store, that failed largely because it is not a residential area. We all know how that happened and it's time that the city of Rochester do the right thing for the community.

Thank you for your time,

Sincerely,

Print: Patricia Neal

Sign: 

Date: 12/02/2017

1. I would like to address the matter of the "PLEX Playground Park" that would help stabilize the community and show support that this community is family friendly and a great community to raise a family.

2. I would also like the issue that the PLEX community is a food desert and this community lacks affordable, fresh, health food. Many in the community do not have transportation to travel 3.6 miles to the nearest grocery store. The nearest store to my house sells a 16 oz box of rice for \$5,00 and a box of Walmart brand cereal for \$7.00. This is a great economic injustice to a community where many household incomes are below the poverty level! How did a college town get a grocery store that failed largely because it is not a residential area. We all know that happened and it is time that the City of Rochester do the right thing for the community.

January 8th, 2018

Ms Kirkmire,

I am a 34 year resident of this community and a PLEX member. My concern is there is no grocery store in any of the proposals or plans that I have seen. The neighborhood has small stores that exploit the working poor, single parents and senior citizen by selling overpriced food. I recently paid \$5.00 for a 1 pound box of Uncle Ben's rice, which I returned the next day. The first thing the clerk asked was did I use food stamps for the purchase. I asked him if he recalled the conversation the previous day about the cost of the rice, he then remembered that I paid cash and refunded the money. On another occasion, a mother was in the store and stated that she sent her children to this store earlier that Sunday, because she was at work, to buy breakfast cereal, she was upset that the store charged her children \$7.00 for a box of Walmart brand cereal. People without transportation or time to go to large grocery stores are subjected to this, most of them can not afford this.

The entire community would benefit greatly from having a real grocery store . There is vacant city owned land on Olean street that could easily accommodate a real grocery store.
A grocery store would help stabilize our community and provide jobs for residents .

The city of Rochester allowed a full service Grocery store in College Town.....Political of course, but isn't it time that the city of Rochester did something really great for a community such as ours, that has been allowed to decline until developers get all of their ducks in a row. I can think of nothing greater than being able to go a full service grocery store in my community.

Respectfully Submitted,
Patricia Neal

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

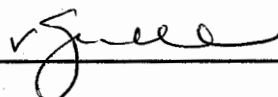
City of Rochester should require that
a set percentage of residential should be
~~reserved~~ not just affordable but reserved for
individuals or families with special needs.

Thank you for your time,

City of Rochester should require that a set percentage of residential should be not just affordable but reserved for individuals or families with special needs.

Sincerely,

Print: ROB GULICK

Sign: 

Date: 02 DEC 2017

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

Public access and recreation along the river is important to the success of positively impacting the community. Bike paths that currently exist on both sides of the Genessee already have frequent traffic, and these pathways could serve future residents and businesses well enough without adding a road along this river, as well.

Rochester has an active bike community, and the river paths are central to traffic south of the city.

Before development begins, something must be done to insure consistent, or at least protected, costs of living for the low-income families that live in the surrounding neighborhoods. This area of the city is remarkably in need of financial and educational revitalization. Already, the anticipation of the proposed/discussed developments have pushed families out due to increased taxes.

This project has the potential to do much good for the community, and to become a popular destination in the city; only by virtue of its location and proximity to the Genessee.

Thank you for your time,

Sincerely,

Print: Jesse C. Powers

Sign: Jesse Powers

Date: 2 Dec 2017

Email: deathbykindnes@yahoo.com

Public access and recreation along the river is important to the success of positively impacting the community. Bike paths that currently exist on both sides of the Genessee River already have frequent traffic, and these pathways could serve future residents and businesses well enough without adding a road along this river, as well.

Rochester has an active bike community and the river paths are central to traffic south of the city.

Before development begins, something must be done to insure consistent, or at least protected, costs of living for the low-income families that live in the surrounding neighborhoods. This area of the city is remarkably in need of financial and educational revitalization. Already, the anticipation of the proposed/discussed developments have pushed families out due to increased taxes.

This project has the potential to do much good for the community, and to become a popular destination in the city; only by virtue of its location and proximity to the Genessee.

Commenter #W.9 - Ruth Ellen MaGaugh

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

- Removing the wall next to the canal → DON'T.
- We want a level one cleanup for the safety + health of the community.
- The waterfront should be preserved naturally for the enjoyment of all people.
- I support the PLEX park in the original design by community members.
- Renovate industrial buildings rather than tearing them down.
- Consider the community surrounding U of R when designing campus updates (i.e. preserving the view and property values)

Thank you for your time,

Sincerely,

Print: Ruth Ellen McLaughlin
 Sign: Ruth Ellen McLaughlin

Date: 12/2/17

- Removing the wall next to the canal - DON'T
- We want a level one cleanup for the safety and health of the community
- The waterfront should be preserved naturally for the enjoyment of all people.
- I support the PLEX park in its original design by community members.
- Renovate industrial buildings rather than tearing them down.
- Consider the community surrounding U of R when designing campus updates (i.e. preserving the view and property values)

Commenter #W.10 - Suzanna Staropoli

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

- 1) That the well-being & desires of the PLEX neighborhood community be a top priority in any planning.
 - That the park be developed as the neighborhood designed
 - That the services requested are included in the final plan: hardware store, grocery store
 - That plans include employment by neighborhood people - & opportunities for creative businesses
 - That the highest level of clean-up be done for the safety of all - present + future generations
 - No development that would limit access by local residents
 - Spaces for community to gather

- 2) That care for the environment, long-term, be a priority in decisions, as well as the recreational use of the land for all people in the region -
 - Access to the river beauty without roads or high rise building
 - Keeping the protective wall
 - Keeping trails (not roads) along the river walk

Thank you for your time,

Sincerely,

Print: SUZANNE STAROPOLI

Sign: Suzanne Staropoli

Date: 12/2/17

1. That the well-being and desires of the PLEX neighborhood community be a top priority in any planning;
 - a. That the park be developed as the neighborhood designed
 - b. That the services requested are included in the final plan; hardware store and grocery store
 - c. That plans include employment by the neighborhood people and opportunities for creative businesses
 - d. That the highest level of cleanup to be done for the safety of all, present and future generations
 - e. No development that would limit access by current local residents
 - f. Spaces for community to gather

2. That care for the environment, long term, be a priority in decisions, as well as the recreational use of the land for all people in the region
 - a. Access to the river beauty without roads or high rise buildings
 - b. Keeping the protective wall
 - c. Keeping trails (not roads) along the river walk

Commenter #W.11 - Gloria Kyler-Westboro

To:

City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

My concern is for the health of the community and clean-up the VAVBOA. I would like to see the best possible clean-up, because that would ensure that our residents now and future generations would be free of any of the illnesses that would be connected to the contamination. Also I believe that there are health issues already pertaining to this contamination. The ones I know about are open heart surgeries, congestive heart failure, rare kidney disease, and cancer. I would want to have a new health study done, and the best possible clean-up possible.

Thank you for your time,

Sincerely,

Print: Gloria Kyle Westbrooks

Sign: Gloria Kyle Westbrooks

Date: 12/2/19

My concern is for the health of the community and cleanup of the VOBOA. I would like to see the best possible cleanup because that would ensure that our residents nor and future generations would be free of any of the illnesses that would be connected to the contamination. Also, I believe that there are health issues already pertaining to this contamination. The ones I know about are open heart surgeries, congestive heart failure, rare kidney disease, and cancer. I want to have a new health study done and the best possible clean up possible.

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

I am for the changes proposed by PLEX. I strongly request a ~~Man~~ Level 1 clean-up for the Vacuum Oil issues. The waterfront in this area should be preserved naturally. There should NOT be a road alongside the river. The wall that prevents flooding should be fortified to protect surrounding areas.

The PLEX park should be completed to the extent of the master plan outlined by the community.


Thank you for your time,

Sincerely,

Print: Julia McGaugh

Sign: Julia McGaugh

Date: 12/2/17


I am for the changes proposed by PLEX. I strongly request a Level 1 cleanup for the Vacuum Oil issues. The waterfront in this area should be preserved naturally. There should NOT be a road alongside the river. The wall that prevents flooding should be fortified to protect surrounding areas. The PLEX park should be completed to the extent of the master plan outlined by the community.

Commenter #W.13 - Brennon Thompson

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

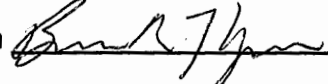
Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

- The clean up must be a level 1 to ensure the health of residents.
- The PLEX Park Master Plan must be included in the final project to the specifications of the community needs.
- The waterfront must be preserved naturally with contiguous community access.
- Buildings should not exceed four floors in height.
- A certain percentage of housing must be low-income

Thank you for your time,

Sincerely,

Print: Brennon Thompson

Sign 

Date: 12/2/2017

- The cleanup must be a level one to ensure the health of residents
- The PLEX Park master plan must be included in the final project to the specifications of the community needs
- The waterfront must be preserved with contiguous community access
- Buildings should not exceed four floors in height
- A certain percentage of housing must be low-income

January 30th, 2018

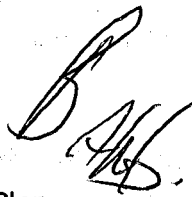
The city has a responsibility to the health of its citizens and must be held accountable to a legacy of injustice. You, the current city government, are not directly responsible for the inequality in our city, however you have a sworn responsibility to address them as equitably as possible. The PLEX neighborhood has been subject to decades of injustice. Rochester's community of color was packed into the 3rd Ward, redlined, and perpetually marginalized and disenfranchised due to Federal, State, and Local law and practices. Today we are left with the legacy of those injustices. The Vacuum Oil site MUST be cleaned to the HIGHEST standard to protect the health of current and future residents.

Low income housing options must be preserved so that current residents are not needlessly displaced from the only neighborhood they have known.

The PLEX PARK, designed by the community, must be included in the final plan and to the specifications of the community. The other goals listed on the community site are also of great importance and need to be considered seriously. This issue is larger than just one neighborhood, people all over the city and the suburbs are willing to turn out to see that justice is done.

Brennon Thompson, Honeoye Falls 14472

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives



Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

To see all the City, County to be involved in this, I led the bid company in cleaning up the mess, which was caused by them. We want our community to be as good as the 3rd ward.

We don't need more brown in City. Taking up space that we have made beautiful. So sorry

Thank you for your time,

Sincerely,

Print: Barbara Goff

Sign: Barbara

Date: 12.2.17

Commenter #W.15 - Dorothy Hall

To:
City of Rochester
Department of Environmental Protection
Director of Brownfields Initiatives

Re: Vacuum Oil Draft GEIS and BOA Implementation Plan

Dear Dorraine and other parties of Interest,

Thank you for facilitating the preparation of the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan. Appreciating the intended collaboration with the Plymouth Exchange (P.L.E.X.) Neighborhood Association we must recognize the shortcomings of this collaboration. We understand that it can be challenging to appropriately include feedback from the community in the design process and therefore we offer the following comments.

Our community is concerned that this Draft GEIS fails to adequately analyze or address the impacts that this Brownfield has inflicted on our neighborhood. Though planners from quality engineering firms visited us, their plans do not reflect the needs of our community members or appropriately address this injury caused by this contamination and discriminatory investment throughout the history of this neighborhood.

So for the sake of clarity please hear the goals PLEX Neighborhood Association now. Our neighborhood, where of the 148 acre BOA is located, needs the following for our community to be revitalized by the BOA plan:

1. Ensure the safest level of cleanup for contaminated sites and ensure that people whose health have been harmed by this contamination are accounted for and receive the benefits this opportunity will bring.
2. Neighborhood Stabilization - The BOA has now lead to rapid destabilization of the community through speculative developments. Much of our remaining community at risk of losing their homes. There many cases of nearly complete home remodeling projects being purchased at auction for back taxes.
3. Corporate Accountability. The long term disruption caused by Vacuum Oil site and its owner owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866.
4. Neighborhood Maintenance Teams - We need to create jobs for our young people. By developing ongoing workforce training programs we can help older home owners while providing valuable training opportunities to our residents. There is a great need for trades work and our youth are often energized by working together to complete projects.
5. P.L.E.X. Park - In this brownfield opportunity area there is much needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
6. A Hardware Store - Many of our homes are in critical need of repair but the nearest place to get critical supplies is a 15 minute drive. As attention gets diverted to the waterfront, much attention must be paid to encouraging foot traffic from the community.
7. A Supermarket - Our neighborhood is a food desert and has a critical need safe healthy food.
8. History of Place - We need to ensure that the as changes are made to our community that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design in physical memory of a place that has such incredible impacts on our community and society in general.

9. Ongoing Community Engagement - all parties involved with this VOBOA need to continually reach out to assure our needs are considered and that safest most environmentally protective cleanup prescriptions are being followed.

With these goals in mind we have determined that the Draft GEIS does not minimize the impact that these developments is having on our community members. Since this announcement we have seen in our community be used as an opportunity to lure large developers and speculators to buy up low cost housing and profit from the BOA funding and rising property values. For this reason we find that this document need revision.

There are a number of actions we see that can be taken to ensure that our neighborhood remains and intact throughout this process. This Draft GEIS Implementation Plan should be modified to protect our community from these impacts.

Other effective options to ensure an effective plan implementation that doesn't continue to harm our community. These actions range from revising the Draft GEIS to creating a community benefit agreement to continued engagement with PLEX and ensuring active feedback process.

The P.L.E.X. Neighborhood Association offers suggestions for changes to be made to the Draft GEIS to ensure our community is not driven out and may share in the benefits created through the implementation of this plan.

1. We need ongoing review and communication about community health and site clean up in this VAVBOA. There is not a complete community health study specific to our long term community. The health impact are not fully researched and could use clarity. Create a dedicated forum for ongoing community education and involvement in the design of improvements to our neighborhood. We need consistent communication with environmental professionals that will ensure us that the correct prescriptions are followed.
2. On page 72 & 73 of the Draft GEIS Implementation Plan it discusses community impact and lists some possible protections against this impact. This section must be expanded and must include conditions to ensure that the prescriptions are effectively implemented. More analysis of community impact and proposed implementation solutions should be sought out. Require developers to design & build facilities that are inclusive to the existing demographic. Proposed housing must accessible to our many community members on fixed incomes. Gated or fenced market rate developments shall not be permitted to block the community from revitalized community resources. We need more specific conditions to be included in regards to community impacts.
3. Don't use VOBOA funding to create tax incentives for multi residential developers . By ensuring that the City receives income from new developments it will eliminate the need to increase the taxes collected from the existing community. Don't use this plan to transfer power from grossly harmful corporation to another
4. The implementation of this plan should clearly identify the goal of workforce development and other job creation opportunities for the existing community.
5. The Traffic Analysis Report failed to note the significant pedestrian traffic in and around the Proposed PLEX Park on both Plymouth and Exchange. By factoring in effects of this Park the report may find the need for crosswalks to protect pedestrian safety. This report does not reflect the known congestion that has already been caused by ongoing development.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

Page 19 and 20 (3.2.6) Flood Hazards

I do not want the Flood wall lowered, it should be repaired, and made higher to protect the community.

Thank you for your time,

Page 19 and 20 (3.2.6) Flood Hazards

Sincerely,

I do not want the flood wall lowered, it should be repaired and made higher to protect the community.

Print: Dorothy Hall

Sign Dorothy Hall

Date: 12-4-2017

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

3.2 Physical Setting

3.2.1 - page 8 3rd Paragraph indicated one public Park
 we want to see Exchange playground - changed to PLEX Park.

3.2.2 Zoning

we want R-1 to remain as our residential zoning for our PLEX community.

For our C-1 area (commercial) we need a full scale grocery store, a hardware and medical supply store.

we do not need any more corner stores.

Thank you for your time,

3.2 Physical Setting

3.2.1 - Page 8, 3rd Paragraph indicated one public park. We want to see Exchange Playground changed to PLEX Park.

Sincerely,

3.2.2 Zoning

Print: Dorothy Hall

We want R-2 to remain as our residential zoning for our PLEX community.

Sign: Dorothy Hall

For our C-1 area (commercial) we need a full scale grocery store, a hardware store and medical supply store. We do not need any more corner stores.

Date: 12-28, 17

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

1.2 (page 5) Bullet # 2

We need to know exactly what strategies you have in mind for strengthening our community to meet the needs of low income residents when it comes to market rate housing.

Bullet # 6: on Floodplain

We want top quality repairs for this floodplain

Bullet #8 on Traffic Study

We need to see the exact plans for the roadway connections, making sure that the roadways do not effect current residents street parking in the neighborhood, especially on Exchange Street. We want to make sure that these residents keep their street parking without a parking fee for residents of the area. We want to see your traffic study?

Page 8 Bullet #9 Waterfront + Public Plan - Including "PARKS"
I want to see "PLEX PARK" included for neighborhood parks.

Thank you for your time,

Sincerely,

Print: Dorothy Hall

Sign: Dorothy Hall

Date: 12-26-17

1.2 (Page 5) Bullet #2 - We need to know exactly what strategies you have in mind for strengthening our community to meet the needs of low income residents when it comes to market rate housing.

Bullet #6 on Floodplain - We want top quality repairs for this floodplain

Bullet #8 on Traffic Study - We need to see the exact plans for the roadway connections, making sure that the roadways do not effect current resident street parking in the neighborhood, especially on Exchange Street. We want to make sure these residents keep their street parking without a parking for residents of the area. We want to see your traffic study.

Page 8 Bullet #9 on Waterfront and Public Plan. I want to see "PLEX Park" included for neighborhood parks.

6. Include Hardware Store as Priority Implementation Project. This will help close the retail gap and make for and facilitate ongoing community renewal.
7. Include Supermarket/ Grocery Store as Priority Implementation Project. This will help close the retail gap and provide a source of affordable healthy food for the community.
8. Designs for and implement plans that are restorative to the Community and the Land. Our neighborhood has been hurt by a long history of environmental destruction, social injustice, and financial neglect. We do not want the history of this place washed away or swept under the rug.

These are some preliminary suggestions for action that can help mitigate the impacts on our community. We will continue to review these plans and offer more comments as to changes that are needed to protect our community.

Other issues about the Draft Generic Environmental Impact Statement (GEIS) and Brownfields Opportunity Area (BOA) Implementation Plan that concern me include:

pg 9 #2 Community Participation
 2.1 Project oversight and Outreach

This picture is one of poor quality, and does not represent our (PLEX) minority community, even tho there were many meetings held with our community, I'm sure there is a better one.

Therefore, we want to see (or have) a better quality picture that represent our PLEX community.

pg. 11 2.4 Bullet 5

Public Hearing: October 18, 2017
 For whatever reason, this hearing was of poor attendance due to a lack of notification to our PLEX community. Less than 12 people in attendance.

Thank you for your time,

Sincerely,

Print: Dorothy Hall

Sign: Dorothy Hall

Date: 12-27, 17

Page 9 - #2 Community Participation.

2.1 Project Oversight and Outreach

This picture is one of poor quality and does not represent our (PLEX) minority community even though there were many meetings held within our community. Therefore, we want to see (or have) a better quality picture that represents our PLEX Community.

Page 11 - Bullet #5

2.4 Public Hearing (October 18th, 2017)

For whatever reason, this hearing was of poor attendance due to a lack of notification to our PLEX community. Less than 12 people in attendance.

January 18th, 2018

3.4.1 (F) page 45

ABSENTEE LANDLORDS AND CODE VIOLATIONS.

I have always heard from our PLEX residents how they felt about the code inspector not listening to their concerns regarding abandon, or boarded up properties.

Page 46 explained more in details.

Even tho these absentee landlords live in or out of town. They still should be held responsible for the up keep of their properties, in the same manner that I am responsible for my property. I'm sure these landlords have no problems collecting their rent.

Whenever their is an auction for home buying. I would like to see the first auction be for city residents only.

The second auction would be for the developers only.

My reason is: the little man does not have funds to compete with a developer. If the little man have the first opportunity to purchase these abandon properties. I'm sure this will give them a sense of pride and ownership, feeling good about themselves. And at the same time. It can help improve the conditions of the city.

The first advertisement will be for city residents only.

The 2nd advertisement would be for the Developers only.

I cannot express enough that the little man cannot compete against the developer who has the money to work with. So. let's help our neighborhood become more attractive, and lets make it possible for residents to own their own home. and to make things better for everyone. Then maybe our city will be able to move from the lowest city to live in to a city that is now one of the best cities to live in.

Our inspectors can play a role in making the city a better place to live in as well. Many violations are in eye sight of an inspector. Especially with garbage cans on the side walk longer than one day before or after garbage pickup.

Our neighborhoods can become more attractive if our inspectors follow through with complaints from our neighborhood.

I want to see a better Rochester, if we all can work togethet for the betterment of all people.

Dorothy Hall

January 22nd, 2018

Hi Dorraine

Once again, I am writing this comment as a concerned resident. Not only am I concerned about my own health, but for the health and welfare of others living near or within this TOXIC area within the Plymouth Exchange Neighborhood.

The City of Rochester created and allowed this TOXIC WASTE to happen. Now it is time for the City of Rochester to stand up and clean up the Mess they allowed to happen in our community. Therefore, we are asking for the TOP CLEAN UP, which is a "LEVEL ONE for better health of all people whether living in the area, walking or driving, our health will be much better for all people without this TOXIC WASTE in our PLEX AREA, or any other area within the CITY OF ROCHESTER, and we look forward to having our request HONORED.

THANKS FOR THIS OPPORTUNITY.

Dorothy Hall
1075 So. Plymouth Ave.
01-22-18

January 29th, 2018

This VOBOA study indicated between 2000 and 2010 how the total number of house holds dropped by 4 percent. Even tho this decline was less than the City which lost a little over 8% of households during the same 10 yr. period, and are now looking ahead to the years of 2020. This projected increase will be because of vacant housing being purchased, and rehab for the U of R students and staff. as well as visiting faculties.

With all of these changes to take place, there was nothing about safe street parking for residents who lives in the area without dtiveways.

THEREFORE, I WANT TO EXPRESS MY CONCERNS ON BEHALF OF OUR PLEX COMMUNITY, AND MYSELF TO HAVE A WRITTEN PLAN IN PLACE TO PROTECT THESE RESIDENTS FOR THEIR STREET PARKING.

Dorothy Hall
1075 So. PLYMOUTH AVE

January 31, 2018

This is a great concern of mine. FEMA has already indicated that this BOA is located in a flood area classified as X, which are areas between the limits of the 100 year and 500 year floods. This area is located along the GENESEE RIVER and former GENESEE VALLEY CANAL FOOTPRINT.

Therefore, this wall is a DANGER to our community. and it MUST BE prepared as one of the top priorities for the SAFETY OF OUR COMMUNITY. and the CITY OF ROCHESTER AS WELL.

Dorothy Hall
1075 So. Plymouth Ave

January 31st, 2018

Bullet #6. Even tho School 19 and Flint Street Recreation Center is located outside of the VOBOA. It is very importance to have these facilities in our PLEX Area.

If our community is going to change for stability of home ownership, both our City and our Dept. Of Education must work harder together to bring about higher education for all children within the entire City of Rochester, and not only for school 19.

Whatever is done for family homes development in our community, it will mean nothing unless, we have a better higher educational system. OTHERWISE POVERTY WILL REMAIN THE SAME.

WHAT PARENT DOES NOT WANT THEIR CHILDREN TO HAVE THE BEST EDUCATION POSSIBLE?

Education is going to be the key for bringing FAMILIES with children back to our city to help stablize our CITY and the PLEX community for home stability.

YOU MUST ALREADY KNOW. EDUCATION IS THE KEY FOR TURNING OUR COMMUNITIES AROUND.

Dorothy Hall
1075 So. Plymouth Ave.

January 31, 2018

Figure 32 and 33 (pages 90 & 91) proposes a new street connection for vehicles, pedestrians and bicycles via this new street extension from the existing terminus of Violetta Street to Flint Street.

As discussed in one of our public meetings, the community spoke out against this new road. However, I was surprised to see this information in the GEIS, especially after the community spoke against it.

So what is the purpose for this new road, except to benefit new future development. We do realized, no doubt these future plans were in place for sometime before presenting them to the community.

In conclusion, are their anyone from the City or Developers who has any concerns about the (health of Plex Residents

Dorothy Hall
1075 So. Plymouth Ave

Commenter #W.16 – Mary Callahan

December 18, 2017

Hello Ms. Kirkmire,

My name is Mary Callahan, and I am a 19th ward resident, not far away from this site and the PLEX Community Center. The city of Rochester has a responsibility to all of its residents to do a thorough clean-up of the toxic material in this area. I know that, initially, both the PLEX community and DHD wanted a level one clean-up, but I am figuring the city does not want to pay for the most responsible, healthiest way to handle this. The PLEX community has had to contend with the potential health risks of this area for decades. Their wishes should be at the top of the priority list.

If we do a level 4 clean-up, which is basically just capping that toxic waste, sealing it in where it is, there can be no first-floor residences or community buildings. If it's not safe enough to have a first floor use, it's not safe enough at all. People would still be frequenting the area, exposed at the ground level. This area is also right next to the river, and this garbage could end up leaking into the groundwater or end up in the river.

The city allowed this company to create this waste, and though it was a long time ago, that doesn't relieve the city of its responsibility to take care of this appropriately.

A level 1 removal is necessary; a level 4 unacceptable.

Lastly, I am concerned about the existence of this waste anywhere. There is science that shows that vermiculture can be used to break down such waste over time. The most responsible way to handle this would be to fully remove it, and use vermiculture wherever it is relocated.

Thank you for your time.

-Mary Callahan

Commenter #W.16 – Mary Callahan

January 6, 2018

Hello Ms. Kirkmire,

Thank you for your reply. I wanted to add another comment as well, regarding the flood wall along the Genesee River. I am aware that there are a number of proposals regarding this wall, perhaps including lowering it. I think it is imperative that we keep it high for safety reasons, for both flood and fall prevention. If people want to have a view, perhaps there are other options, such as a berm or gates.

Thanks,

Mary Callahan

Commenter #W.16 – Mary Callahan

January 23, 2018

I am very concerned about the potential for gentrification with this project. Time and time again, we see development in primarily low income, African-American neighborhoods that ends up pushing current residents out and making room for the wealthier white population.

Sometimes the community is offered empty promises, sometimes not even that. OUR city has an opportunity to do this right this time. It has to be a priority of this project to clean it up thoroughly AND ensure that the current residents are included in this revitalization project.

The PLEX community is offering many ideas and opportunities for this to occur:

*A supermarket: the neighborhood is a food desert, an area defined by a critical need for affordable healthy food. Studies show a large grocery store specializing in affordable food would do well here and is very much needed.

*Neighborhood maintenance squads: Opportunities to create jobs for young people, as well as ongoing workforce training programs. These teams can help older homeowners fix porches and gutters. Community works projects like these will create opportunities for youth and community homeowners alike while sharpening skills.

*A hardware store to make it easy and efficient to repair/maintain properties and complete other home improvement projects.

*PLEX Park, which I mentioned in an earlier comment

These are just a few of the ways the city of Rochester can do right by its residents. We can be a 21st Century example of what it means to develop responsibly. We MUST invest in our communities. Revitalization is amazing, but only if it is inclusive. Otherwise, it is shameful and more of a blight than any rundown home. We all benefit from ensuring everyone participates in the improvements.

Commenter #W.17 – Keith Abel

January 3, 2018

While I endorse the improvements that the study plans for the green space, I have some concerns that not enough is being allocated. On page 131 of the pdf (117 of the printed version) it says, *According to the National Park and Recreation Association, 9.6 acres of parkland are recommended per 1,000 residents in order to optimally serve the community. This standard would require the VOBOA Study Area to have 17.5 acres of parkland but, at present, only 6.1 acres of parkland exist within the Study Area, and 13.25 acres of parkland exist within or nearby the Study Area if the Flint Street Recreation Center's and School #19's facilities are included.*

This seems predicated on the current population of the neighborhood. In page 201 of the pdf (187 of the printed version), there is an increase in housing the 0-15 year horizon of 787 residents. Shouldn't the plan take into account the amount of recreation space required for these additional residents? I also have some concerns about the additional manufacturing space shown in the plan in the table on page 201 (pdf) /187 (printed). I do support the idea of additional manufacturing and the economic activity this brings, this seems contrary to the trends described in Figure 11 on page 46 (pdf)/ 32 (printed).

I also question the optimistic projections for mixed use retail given the lack of success of high profile projects like High Falls and College Town.

Keith Abel

45 Highland Parkway

Rochester

Sent from [Mail](#) for Windows 10

Commenter #W.18 – Julie Damerell

January 9, 2018

Dear Dorraine Kirkmire,

We need a Level One cleanup of this Rochester's south river corridor, not a Level Four. This is a place people will live and work; to accept anything less than the most complete clean-up possible is to risk health and lives for the lure of profit. We truly profit when we protect our neighbors, not when we profit off of their susceptibility.

Julie Damerell

Commenter #W.19 – Gwendolyn (Wendy) Kelley

January 10, 2018

Dear Ms. Kirkmire:

The Plymouth-Exchange Playground can be combined, and become a vital part of, any Nature Preserve to be developed in the VOBRA study area.

According to Land Use Map 2, vacant land is located along the Genesee River. The trails through this area is ideal for walking nature studies by students and residents alike.

Zoning should remain at R-1 to facilitate residential activity in semi-country setting.

Respectfully submitted,

Gwendolyn (Wendy) Kelley

4 Coulton Place

Rochester NY 14608

kellew@cityofrochester.gov

January 10, 2018

Dear Ms. Kirkmire:

Low cost loans or outright grants based on income should be offered to the present owner-occupiers of the BOA area. These programs, together with a reduction of struggling home owners property taxes, would make it possible for residents to stay in their homes. Investor house flipping, development of high end rental properties causing high re-assessment of residential properties must be discouraged.

A mid-sized grocery and/or hardware store is needed for the convenience of the residents in the PLEX Neighborhood. This would bring jobs and much needed legitimate commerce to the neighborhood. We recognize that efforts must be made to provide a business friendly ambience to this area (i.e. discourage stealing, vandalism, loitering, and littering), activities that continue to stop businesses from moving into our community.

Commenter #W.19 – Gwendolyn (Wendy) Kelley

January 30, 2018

Dear Ms. Kirkmire:

Development in the VOBOA should be limited to single mixed market homes compatible with R-1 Zoning designation, together with the nature preserve. Owner-occupied dwellings are encouraged to foster a stable neighborhood in the VOBOA area.

We agree that education and job training programs for existing and future residents will assist in retaining their homes. However these jobs must be a permanent presence in this area. If enough jobs cannot be found here, then the City must work with public transportation to provide transport for people to get them to where jobs are located.

Respectfully submitted,

Gwendolyn (Wendy) Kelley

January 10, 2018

Dear Ms. Kirkmire:

The PLEX Community agrees the floodwall is greatly in need of repair to meet FEMA standards in order to decrease the expense of homeowners insurance through NFIP. We do not wish to lower the floodwall, but to make it higher for safety's sake.

Commenter #W.19 – Gwendolyn (Wendy) Kelley

Regarding the waterways – all jurisdictional and non-jurisdictional waterways and wetlands should be tested for cleanup, and a Level 1 cleanup conducted at this site. Eliminate geographical and jurisdictional boundaries, as nature does not recognize these limits.

Respectfully submitted,

Gwendolyn (Wendy) Kelley

4 Coulton Place

Rochester NY 14608

kelleyw@cityofrochester.gov

January 10, 2018

Dear Ms. Kirkmire:

I am writing this letter as a member of the PLEX community, and as a resident of the area in which this brownfield is located.

Commenter #W.19 – Gwendolyn (Wendy) Kelley

The area in question must receive a Level 1 cleanup, after which measures must be taken to keep this land at a pristine level. Development should be kept at a minimum, and only as necessary.

This area must be kept and nurtured for the silent residents of our community. These silent residents include the fish in the river, the birds which inhabit the trees and fly in the air, the old growth trees themselves, and all the creatures who call this area home. The silent residents deserve a Nature Preserve so they may have a place to call home.

Humans can also benefit from having a Nature Preserve in our neighborhood. Children will learn how to share the earth with their animal neighbors and friends. There would be less animal invasions of City neighborhoods if the City's silent residents has an appropriate place to call home.

Invasive species may be evaluated to establish the impact they have in a potential preserve. Minimum development will keep construction equipment away from the site. This will minimize the spread of harmful invasive species.

Another housing development is not needed in this area.

Again we need a Level 1 cleanup of the brownfield to foster clean groundwater, wetlands, and a closely watched watershed. This is all the "development" our silent residents require.

Respectfully submitted,

Gwendolyn (Wendy) Kelley

4 Coulton Place

Rochester NY 14608

kellyw@cityofrochester.gov

Commenter #W.20 – JuneGill

January 11, 2018

Thank you for calling attention to the toxic mess left by the Vacuum Oil Refinery in the Plymouth-Exchange Area. Wishing you success in getting them to clean up the area fully and safely.

June Gill

Commenter #W.21 – Dwight Moxley

January 22, 2018

- We want our community to have the best possible clean up plan: a Level 1 clean up. What level does the City have in mind for cleaning up the Vacuum Oil Refinery and surrounding properties?
- We want to know who the City puts in charge of this major project so we can keep tabs on how well they are doing.
- We need to know what are the City's plans for supervising the clean-up, its methods and effects, and assessing its effectiveness in terms of neighborhood safety.

Commenter #.W.22 – Linda C. Kubick

January 21, 2018

Dear Dorraine Kirkmire,

It is extremely important to clean up the Brownfield area with the highest Level 1 process. The Brownfield has polluted the neighborhood for too many years already and this is the time to end any possibility of further contamination with any other clean up method. The neighborhood and its children deserve to be safe now and in the future.

Sincerely,
Linda C. Kubick

Commenter #W.23 – Marybeth Callahan

January 21, 2018

As you make decisions about who will use this space once it is cleaned up (which should be to Level 1 specifications), the benefit of the community and residents in surrounding areas should be a priority. My understanding is that proposed building projects may be inclusive of community or exclusive. With development coming on that side of the river, there should be community access to it, with walkways, perhaps bike paths, maybe a place for people to bring a kayak or canoe, or just to come enjoy the view. It could have a "park" feel to it, and should not be restricted by private property. This development is going to have a lot of effect on the area, with traffic and such. The community shouldn't be shut out, and Rochester and greater Rochester residents should be able to enjoy the natural beauty of our city. This, again, is why a Level 1 cleanup is SO IMPORTANT!

January 31, 2018

As part of a plan of action for the Vacuum Oil Brownfield, please include a thorough health analysis of those who may have been impacted by years of toxicity, especially in an unmarked area. People should know if their health has been impacted and Exxon Mobil should be held accountable. Exxon should be pressured to take responsibility for this contamination in general.

January 31, 2018

As you make decisions regarding the clean up and long term goals of the Vacuum Oil Brownfield, it is crucial to have the PLEX Neighborhood Association represented at the table for all decisions made. Please ensure that clear and specific goals for the inclusion, benefit and protection of the community be included in the language of the plan.

Commenter #W.24 – Scott Smith

January 21, 2018

Greetings,

Not sure if this is the correct route to get my comments into the system.

To all concerned in the decision and methods of this toxic waste cleanup:

Regarding the decision as to utilizing the minimum procedures required for a cleanup of this environmental disgrace, I'm wondering who makes this decision and what the thought processes are.

This contaminated environment directly impacts the lives of our fellow Rochester residents. These are human beings with worth, dignity, and value. How can we treat one neighborhood any different than another? If this occurred in Pittsford or Fairport, would our actions be quicker and more thorough?

How does this environmental pollution affect the water quality in the Genesee River? Have water test results been made available to all who use this river for boating? I have very close friends who participate in a boating club which frequently uses this river. Please provide water test results taken in this immediate area where the vacuum oil contamination would be leeching into the river.

Our slogan "I'd rather be in Rochester" needs to mean something.

Of the people, by the people, and FOR THE PEOPLE....at all levels of government and public welfare....

.....

The Vacuum Oil Refinery, which operated in Rochester in the Plymouth-Exchange area (PLEX) from 1866-1935, left a toxic mess that has lingered in Rochester for decades. The site is large and divided among three different owners. Last July, the NYS Department of Environmental Conservation presented the levels of cleanup possible to PLEX and encouraged them to advocate for the highest level possible. The Developer, also proposed the highest-level cleanup. **Now clean-up proposals are on the table, and PLEX has discovered that the Proposed cleanup is for the LOWEST cleanup possible.**

This is a textbook example of "environmental injustice." It refers to people, who because of their race, ethnicity, or other identities, have been denied access to the privileges enjoyed by the people of power in their area. One way this has been manifested is by excluding people from certain preferred places to live, forcing them to live instead in less desirable locations. Such locations typically have been in areas subject to industrial noise, pollution, and waste, often resulting in health problems not typically seen by those in other areas.

Since people in such neighborhoods were generally of low income and power they had few resources and little voice or decision making in developing their community. Here in Rochester, **such a scenario is taking place right now.** The area enclosed by Plymouth Ave. and Exchange St. that borders the Genesee River just South of the Ford St. bridge is facing a major proposal to build multistory residences that would provide housing for students attending the University of Rochester.

Commenter #W.24 – Scott Smith

This is no surprise since the 35-year-old, low-income neighborhood, represented by the PLEX Neighborhood Association, is just across the River from the University of Rochester. For over three decades, PLEX neighbors have lived near this toxic site which later was inherited by Exxon.

There is no excuse for a cleanup of this long-endured Brownfield in Rochester to be anything but the best cleanup possible. Jan. 30 is the last chance for the public to make a difference by submitting comments to the proposal. PLEX urges you to join them to ensure that the PLEX neighborhood's needs and desires are a part of the cleanup and development of this site.

CONTACT: Dorian Hall, PLEX Neighborhood Association, [\(585\) 328-6916](tel:5853286916)

Or: Dorian@PL-EX.org: Alternatively: Peter Debes, Sierra Club,

[\(585\) 820-2018](tel:5858202018)

Supporting Organizations: Rochester Regional Group-Sierra Club, Pachamama Alliance, SURJ ROC

Thanks,

Scott Smith

Energy Engineer II

Building Controls and Energy Management

RIT Facilities Management Services

[120 Lomb Memorial Drive](#)

[Rochester, NY 14623-5608](#)

[585-259-0475](tel:5852590475)- cell

[585-475-7332](tel:5854757332)- fax

srsppo@rit.edu

Commenter #W.25 – Shane Wiegard

January 20, 2018

Please make sure a level 1 clean up happens. Please push Exxon mobile to pay. Also please acknowledge this is related to redlining and would have never happened in a green lines neighborhood like cobbs Hill. The city should apologize for this form of structural racism.

Commenter #W.26 – Angela Wood

January 20, 2018

Good Morning,

Please ensure the most effective possible cleanup occurs at the Vacuum Oil site. A level 1 cleanup is necessary to heal the area, it will provide long-term use of the land and better protect the safety of the community.

A level 4 cleanup would be a temporary fix; with the community being aware of the contamination, future developers will also be aware that contamination still exists and the land will not be worth nearly as much as it would be if full cleanup was implemented.

Furthermore, with ever-changing and more extreme weather, without removing the contaminants entirely, it is unclear how safe the area would be and for how long. It's in the city's, developer's, and community's best interest to perform the most effective cleanup once, instead of a band-aid now that will likely need to be repeated in the future. Thank you for your time.

Kind Regards,
Angela

Commenter #W.27 – Catherine X. Griffin

January 20, 2018

Please insure that this site gets a level 1 cleanup. My Husband likes to bike the Genesee River Trail because right by this mess probably over it as well. People live and play in this area. Do the right thing.whatkind of mess would be created if this area floods?? A concerned Monroe County Resident and U of R alumna

Commenter #W.28 – Jesse Bowen

January 20, 2018

Community Stabilization with co- existence between neighborhood residents should be a common goal. Therefore single family housing development would not only benefit student life but add stability to our community as a whole,10 accounts held in a trust account for local resident housing within the development.

Commenter #W.29 – Larry Champoux

January 20, 2018

COMMUNITY GOAL #1

I have been a homeowner in PLEX for nearly thirty years. I find it abhorrent that after nearly three decades of planning for the Brownfield cleanup that the city would now opt to do the lowest level of cleanup, leaving our neighborhood still vulnerable. I believe this is nothing short of environmental racism and we must all stand strong against it. I find it regretful that Mayor Warren continues to pretend that she supports neighborhoods, at the same time she is actually more interested in providing tax incentives to wealthy developers downtown. There is more to this story than the city is revealing and we are owed a full explanation and revision of the plan. After waiting thirty years, it is time for the city to fully invest in our neighborhood.

Commenter #W.30 – John Curran

January 23, 2018

Hello Dorraine,

Here are my thoughts on the Vacuum Oil Brownfield Opportunity Area (VOBOA) clean-up:

#1. Insist on the highest level of clean-up to benefit the residential and riverfront area for the very long term. In my opinion, DHD Ventures is intentionally choosing the least degree of clean-up to create the opportunity for allowable “first-floor” parking beneath its planned student residences. The chronic pollution problems will remain and seep into the Genesee River and Lake Ontario water systems.

#2. Follow the model of the acclaimed Sinclair Oil refinery clean-up in Wellsville, New York (also located on the Genesee River closer to Pennsylvania) throughout the entire refinery brownfield area. The Sinclair cleanup process used bioremediation techniques which enhanced the riverfront habitat and created a vast network of hiking trails, navigable kayaking and tourism opportunities. It created wetland areas to absorb excessive floodwaters. This approach would mitigate the need for new extensive replacement flood wall protection in this same exact area. Segments of the current southwest riverfront are existing wetlands in the VOBOA. This would link with the environmental and historical Olmsted assets of Genesee Valley Park, Mt. Hope Cemetery and Highland Park.

#3. Consider the inclusion of new “tiny homes” within the VOBOA. The neighborhood streets need compact infill residences that are affordable to persons with very low income. Give priority access to the current southwest quadrant neighbors for these new homes. This housing would be IN ADDITION to the new planned residential parcels already depicted in the VOBOA Master Plan. Locate them in the small neighborhood vacant lots that were developed before the days of the automobile.

#4. Insist that all new development include permeable pavements, swales, rain gardens and “gray water” recovery.

#5. Use redevelopment in the entire VOBOA to encourage renewable-energy community choice options. Insist that DHD meet “green” building standards for its development.

#6. Continue with efforts for job incubation in the VOBOA with links to the University of Rochester.

#7. Exercise preferential hiring of workers and minority-owned businesses to redevelop the VOBOA.

Respectfully submitted,

John E. Curran
Member,
Vacuum Oil Brownfield Opportunity Area Advisory Committee

Commenter #W.30 – John Curran

Commenter #W.31 – Kit Miller

January 23, 2018

Dear Dorraine,

I would like to second John's recommendations. As someone who conducts business just two blocks away and has a number of staff living in the neighborhood, I want us to create something that will make Rochester proud. With the interests and activities already taking place in urban agriculture and youth based education just a couple of blocks away, I hope we can make the PLEX into a visionary space for green development while ensuring long-term viability for its current and long-term residents, those of African American descent especially for whom this neighborhood has been a home. What a legacy that would be!

Warm regards,

Kit Miller

MK Gandhi Institute for Nonviolence

929 South Plymouth Avenue

Rochester NY 14608

(585) 463-3267

www.gandhiinstitute.org

Commenter #W.32 – Faith Freewoman

January 25, 2018

The Vacuum Oil Brownfield sits right next a river that not only runs by where I live, but also past my favorite park. It is DANGEROUS for humans to have this kind of toxin outgassing where we live, work and play! I stand with the PLEX neighborhood in begging you to do the following:

- 1) Tier 1 Cleanup - Cleanup this brownfield all the way. There is no reason to rush this work. Do the best job possible. This is very expensive but establishes the essential safety of the area for continued residential use and allows for enhancing the neighborhood for those who live there now and for the wider community. It involves removal of soils saturated with petroleum and other wastes and replacement by safe soil. We are open to bioremediation practices in the less impacted areas. You may wish to include some of our other goals listed below, in your comment.
- 2) Health Impact Analysis - There is no definitive long-term analysis of the impact to community health caused by this site. We must ensure that the people whose health has been harmed by this contamination are accounted for and that the impact of this trauma is recognized and remunerated.
- 3) Neighborhood Stabilization - The VOBOA Plan has led to rapid destabilization of our community. At the first hint of proposed cleanup and development, property values began creeping up, causing subsequent increases in our taxes that some of our residents are unable to afford. Our community needs to work overtime to keep long-term homeowners from being pressured to get out from under their homes by speculative developers who offer then bids higher than owners can get themselves, and thus standing to make massive profits by buying low and selling high. This is a classic result of environmental injustice.
- 4) Corporate Accountability - The long-term disruption caused by Vacuum Oil site and its long time owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866. Remuneration is in order.
- 5) Neighborhood Maintenance Squads - We can create jobs for our young people, as well as ongoing workforce training programs. These teams can help older homeowners fix porches and gutters. Community works projects like these will create opportunities for youth & community homeowners alike while sharpening our skills.
- 6) P.L.E.X. Park - In this brownfield opportunity area, there is much-needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
- 7) A Hardware Store - Many of our homes are in critical need of repair, but the nearest place to get critical hardware supplies is a 15-minute drive.
- 8) A Supermarket - Our neighborhood is a food desert, an area defined by a critical need for affordable healthy food. Studies show a large grocery store specializing in affordable food would

Commenter #W.32 – Faith Freewoman

do well here and is very much needed.

9) History of Place - We need to ensure that the with all these changes are made to our community, that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design a history of place that recounts the incredible impacts Vacuum Oil and ExxonMobil have had on our community and society in general.

10) Ongoing Community Engagement - Our Community and the City must ensure all parties involved with this VOBOA Plan implementation continually reach out to the PLEX Neighborhood Association. This will assure our needs are considered and that the safest most, environmentally protective cleanup prescriptions are being implemented.

11) Nature Preserve along a Riverside Trail; In a city with such a vibrant history of urban ecology, a nature preserve would act as a landmark of sustainability, as well as an effective floodplain for river overflow. It is a powerful symbol to see nature reclaiming what has been damaged by human negligence. A place where wildlife can thrive will serve as a clear symbol progress.

12) Raised Retaining Wall - With coming concerns of climate change as well as the historic flooding of the Genesee River, the community is concerned with the proposed plan to lower the flood wall.

Thank you!!

Faith Freewoman
Rochester, NY

Commenter #W.33 – Richard Gilbert

January 25, 2018

Dear Ms. Kirkmire:

As an almost 50-year resident of Rochester, I am concerned about the Vacuum Oil Brownfield. I strongly urge a Tier One cleanup of the Vacuum Oil Brownfield be performed. This will allow for the unconditional use of the lot, and ensure opportunities to design projects that are aligned with the goals of the community and that will protect and enhance the natural Genesee River for future generations, including my three grandchildren, who live just outside Rochester.

Thank you for your consideration.

Very truly yours,

The Rev. Richard S. Gilbert

Richard S. Gilbert
70 Harper St.
Rochester, NY 14607-3142
585-244-7403 Phone and FAX
585-738-8229 Cell
Rsgilbert@uuma.org

Commenter #W.35 – John Keevert

January 25, 2018

Field	Value
Name	John Keevert
Email address	jkeev@frontiernet.net
Comments	I support the PLEX neighborhood group in requesting a full Level 1 cleanup of the area, and a health effects study to assist residents with medical problems caused by the long - delayed cleanup. I also request that the city take steps to avoid gentrification of the neighborhood which drives out existing residents, such as freezing property tax for current residents. To do less is to flaunt environmental justice.

Commenter #W.34 – Ted Kidd

January 25, 2018

Hi Dorraine,

I have a two family residence a few blocks from this Flint street project, and am concerned about the plan forward.

What is going on? Will there be public meetings?

Thanks!

Ted Kidd
(585) 455-2658 Direct
Energy Smart Home Performance client process -
bit.ly/ESHPPsteps

The Home Comfort Book hard copy -
amzn.to/HPBookTed

Home Comfort Book free chapters -
bit.ly/HPchapterlist

Commenter #W.35 – John Keevert

January 25, 2018

Field	Value
Name	John Keevert
Email address	jkeev@frontiernet.net
Comments	I support the PLEX neighborhood group in requesting a full Level 1 cleanup of the area, and a health effects study to assist residents with medical problems caused by the long - delayed cleanup. I also request that the city take steps to avoid gentrification of the neighborhood which drives out existing residents, such as freezing property tax for current residents. To do less is to flaunt environmental justice.

Commenter #W.36 – Kristy Liddell

January 24, 2018

Field	Value
Name	Kristy Liddell
Email address	kristy.m.liddell@gmail.com
Comments	<p>I moved to Rochester for graduate school, recently bought a home, and plan to live here for the rest of my life. I hope that the city will take action to ensure the most thorough cleanup of the Vacuum Oil site for the health and safety of all its residents, particularly those in the PLEX neighborhood, which has faced many challenges with the kind of resilience that characterizes our city. I love the city and its citizens, the river and all it gives life to. Please don't let any developers cut corners on this cleanup. Let's do justice to all our neighborhoods.</p>

Commenter #W.37 – Amy Mantell

January 24, 2018

I'm writing to urge the city to do the right thing--to insist on a complete cleanup of the Vacuum Oil brownfield in the PLEX neighborhood, not just a cement cap or shallow removal of contaminated soil. Few things are more important to Rochester's future than the health and safety of our children, our land and water, our neighborhoods. Citizens need to be able to trust that officials will demand whatever action is needed to make toxic properties truly safe again.

We have all witnessed decades of alarming, disgraceful environmental discrimination in Rochester and beyond. Here is a chance to prove that all our residents matter, that we can treat every block as if it were our own. City officials, developers, and others involved in this project would never put up with the situation we've seen in the PLEX neighborhood. The community has laid out a very reasonable and workable set of goals that should be taken seriously.

Exxon-Mobil is rolling in profits but very stingy with its response to the profound problems it has caused, here and elsewhere. Please insist that they fund a full, responsible cleanup overseen by neighborhood leaders and independent experts. Then follow through with the remaining goals, which are designed to help not only the neighborhood but the entire city.

Thank you.

Amy Mantell

Commenter #W.38 – Lucie Parfitt

January 23, 2018

Dear Ms. Kirkmire,

I am writing to express my sincere concern about the PLEX brownfield situation. A Tier One cleanup of the Vacuum Oil Brownfield needs to be performed. This will allow for the unconditional use of the lot, and ensure opportunities to design projects that are aligned with the goals of the community. As a member of the Rochester community. I stand with those affected, and I echo their words that this could affect all of us and needs to be dealt with properly.

I would also like to name some of the other goals of the P.L.E.X. Neighborhood Association. A health impact analysis is needed and deserved.

Please recognize the urgency of this situation and do what's right for the people of this neighborhood.

Sincerely,
Lucie Parfitt
585-794-7854

Commenter #W.39 – Ravi Mangla

January 23, 2018

We need a Tier 1 cleanup of the Plymouth-Exchange brownfield. Children and families should not be exposed to these types of dangerous chemical contaminants.

Ravi Mangla

Commenter #W.40 – Lindsay Catlin

January 23, 2018

Hello. I urge you to take the high road on this remediation project and to do a Tier 1 level clean-up. Corporate integrity can go a long way.

Believe me, this decision will impact the greater community. Thank you.

Lindsay Catlin

Commenter #W.41 – Melissa Carlson

January 23, 2018

This neighborhood is full of long time tightly knit residents, I'm impressed by how much they are invested in this area! I'm also aware of how mistreated they are, since they have not had experience organizing themselves. (I've been to a neighborhood meeting.) This is an opportunity to advance a local community, instead of turn it over to gentrification pressure.

I advocate for proper clean up to the maximum Tier 1 level, so that the community may have the privileges and access to a clean riverbank, a park, a neighborhood gem. This will affect all of the city when the Genesee floods and carries the waste into the lake.

I understand that moving the soil will just transplant the waste, but it can be put into a proper containment area, one that is built for long term containment, and not residential activities.

Please send Exxon the bill, it is time they contributed to fixing the mess they've made.

I'm a city resident, too. Do the right thing!

Melissa Carlson

Commenter #W.42 – Jara Johnson

January 23, 2018

Please honor the original plans and agreement to conduct the most thorough clean-up possible (Tier 1/Track 1) at the Vacuum Oil Brownfield in the PLEX Neighborhood. Failure to do so could have a negative environmental impact for years to come.

Jara Johnson

Commenter #W.43 – Abigail McHugh-Grifa

January 23, 2018

Dear Dorraine,

The PLEX neighborhood deserves (1) a thorough clean up of their brownfield site and (2) development that meets the needs of current residents. Their children should be able to play freely outside, without risking exposure to carcinogenic toxins. As it is located right next to the Genesee River, this site is perfect for a park, which neighborhood residents have requested. But if the land is not 100% safe for people to enjoy, no one should be using it for any purpose, including the proposed housing units. In addition, considering that climate change will increase the risk of flooding as extreme weather events become more frequent, it makes sense to take every precaution to minimize the potential for contaminants to get into our water supply, both by cleaning up the site as well as possible and by keeping the retaining wall high. Thank you for considering this comment.

Abigail McHugh-Grifa

Commenter #W.44 – Shawn Lessord

January 29, 2018

To the Honorable Mayor Lovely Warren, Ms. Kirkmire, and to the members of City of Rochester Planning Department,

As someone who deeply cares about our local community, and has worked in the greater Rochester area for some forty years, I urge you to pay close attention to the Vacuum Oil brownfield site on Exchange street.

As I am watching this story unfold with great interest, it is a stark reminder of a similar situation that unfolded with myself nearly two decades ago with my parents yard in Brockport, along with twenty other yards including a child daycare facility.

People in our community deserve a clean healthy environment, and to feel good knowing their children are playing in a safe, uncontaminated neighborhood.

When I heard of this story, I thought back to my days in telecommunications and our warehouse happen to be located on exchange street in Rochester. The chemical smells for years were strong, and we often were limited to our time in this warehouse. Ironically, this same warehouse and surrounding area is the same warehouse and area that is haunting the PLEX Neighborhood.

The PLEX Neighborhood residents have spoken loudly and clearly. They want to see the City demand and advocate ferociously for a Tier One cleanup of the Vacuum Oil Brownfield. This will allow for the unconditional use of the lot, and ensure opportunities to design projects that are aligned with the goals of the community and that will protect and enhance the natural Genesee River for future generations.

Don't let this situation escalate like ours did to the point that a well known environmentalist known as Erin Brockovich became involved. Please do the right thing and help our community by pushing these proposed responsible parties (PRPs) to do a full unprecedented cleanup and make this area safe for everyone.

Kind Regards,

My very best
Shawn Lessord

Commenter #W.45 – Suzanne Olson

January 28, 2018

Dear Dorraine Kirkmire,

Please foster the reading and rereading of the 12 points in the article prepared by the neighbors . This Cleanup should be viewed as an opportunity to make something special and valuable to the area for years to come. Please have grantmakers and government officials working on finding sufficient funding to do more than just clean up. Maybe the University of Rochester could become involved? That neighborhood has suffered for years from this blight. It could be a truly interracial park with the desired business surrounding it. Think Big while you have an opportunity like this. Thank you for your attention.

Suzanne Olson , Rochester citizen

Commenter #W.46 – Tom Pastecki

January 28, 2018

To: City Planners:

RE: Vacuum Oil Brownfield Cleanup

The ABC Streets Neighborhood Association supports the PLEX Neighborhood Association in its efforts advocating for a Level 1 clean up of the Vacuum Oil - South Genesee River Brownfield Site. Doing less would limit the future use of this property and restrict citizens the right to enjoy the natural surroundings of the Genesee River.

--

Tom Pastecki, President
ABC Streets Neighborhood Association
585-781-4949

abc.streets@gmail.com

www.abcstreets.org

We're on Facebook under:

"ABC Streets Neighborhood Association"

Commenter #W.47 – Emilye Crosby

January 28, 2018

I agree with all of the goals articulated by the PLEX neighborhood association. I think it is especially important that the brownfield be cleaned to the fullest extent. The health of the people of the neighborhood and in Rochester is critically important. It is also absolutely essential that green space be reserved. The children need parks and a nature preserve would benefit all.

Emilye Crosby

Commenter #W.48 – Linda Isaacson Fedele

January 28, 2018

Dear Dorraine / Office of City Planning,

I am not a PLEX resident, nor a City resident. I'm an affluent suburbanite, living in Perinton. However, Rochester **IS** my City. It's where I go to eat, see movies and plays, shop, and enjoy the culture of the different neighborhoods. I am well aware that Rochester is one of the most segregated cities in the state, and indeed in the country. I don't know many... or any, really... poor black urban residents. I'm embarrassed about it. And I care greatly about the inequality in our City.

I want the PLEX neighborhood residents to be fully compensated for the pollution and health impacts they've endured for many decades at the hands of ExxonMobil and Vacuum Oil. The brownfield should be cleaned up to the fullest extent, Tier 1. Otherwise, development options are limited for the site. The neighborhood deserves what ALL neighborhoods deserve... safe, green places for kids and families to play, and easy access to stores and services. With climate change an ever-increasing problem, even here, I am concerned with the proposed plan to lower the river's flood wall, too. If anything, it should be raised. "Front line" communities deserve protection from climate change impacts.

This is an opportunity to show off investment in a neighborhood that clearly has residents who are paying attention. Please use your power to make it right for them, and then shine a light on it, so other residents will get involved in making their neighborhoods a great place to live.

Thank you,
-Linda

Charlotte Baltus
50 Brighton St.
Rochester, NY 14607
Charlotte4home@gmail.com
585.754.3731

January 27, 2018

Dorraine Kirkmire
Office of Planning
City Hall, Rm 223B
Rochester, NY 14614

RE: Public comment Vacuum Oil BOA Draft GEIS

Ms. Kirkmire,

Please consider the following comments regarding the VOBOA Generic Environmental Impact Statement.

I'd like to express my appreciation for the hard work evident in the GEIS document. Finding consensus among various stakeholder groups is always a challenge, and the document in many ways reflects a good jelling of the needs of various contingents. Specifically, I want to applaud:

- the redesigned riverfront with new amenities for all Rochesterians
- the new PLEX neighborhood park (which should be prioritized as a significant enhancer of quality of life at a low post-cleanup cost)
- the new public road to foster good integration of recovered land into the existing neighborhood
- identification of sources of funding especially for retail spaces that can provide amenities that the neighborhood needs
- added access points between the neighborhood and the riverfront. The neighborhood has largely been separated from the riverfront by the contaminated site and lack of access points, and the plan makes good effort to remedy this.

However, the plan overall shows a lack of vision with regard to the transformation that the brownfield cleanup will bring, and how to make that transformation benefit the existing vulnerable community. The lack of vision is particularly evident in the planning for the recovered brownfield parcels (with the exception of the PLEX park as noted above), and the paucity of ideas for addressing gentrification.

Negligence on existing contaminated properties

The currently contaminated sites should be clearly marked as such, both from the neighborhood side and the multi-use trail side. Currently the public, including possibly small children, have no idea the ground and existing structures are highly contaminated. The lack of warning up to this point, all these decades, shows an appalling disregard for the health and well-being especially of neighborhood residents.

Health impact study

While the neglect of the health of residents who have lived beside this Brownfield, some for decades, is appalling, we should not now compound the error by failing to undertake a thorough and long-term analysis of the impacts this situation has had on residents and others closely associated with this site (such as workers). Health impacts should be mitigated, and lessons learned documented. To do otherwise is to pile even more neglect upon this disadvantaged community.

History of Place

We should not sweep the history of this debacle under the rug, but rather prominently display it. A memorial to this history with focus on those who suffered its consequences should be developed. The memorial should be “evergreen”, with regular updates as cleanup proceeds and the neighborhood develops beyond this history and as results of the health impact studies accumulate.

Track one cleanup, and nothing less

This Brownfield has received a BOA designation in part because the level of contamination is high and longstanding. Its negative impact on community health is undetermined at this point, but it has clearly hobbled investment in the community for decades. Now, after so much delay, the neighborhood deserves a full track one cleanup. The proximity to the Genesee River indicates a track one cleanup as well, to prevent contaminated groundwater seepage into the river. A lower cleanup level will also preclude some uses of the cleaned parcels, once again hobbling this neighborhood with legacies of the past. DHD Ventures, who most recently proposes a Track 4 cleanup, apparently embarked on purchase of this property without considering proper cleanup costs. As discussed below, I believe that they underestimate the value of the cleanup parcels, but in any case, current residents should not have to shoulder the costs of DHD’s miscalculations. If DHD can’t make it work, then they should sell to someone who can.

Discourage segregation of community groups

The plan fosters a dissolution of the neighborhood into separated communities rather than fostering cohesion among residents, both current and future. The neighborhood already hosts a gated student housing community at its southern end, and there is likely almost zero interaction between the student residents there and the larger community. These are college students, not children at boarding school, and they should have the opportunity to learn to establish their own household in a real neighborhood, including learning to get along with neighbors who have a different background from their own. The proposed student housing complex on the DHD sites would exacerbate the current segregation. It seems apparent that the GEIS planners allowed the DHD proposal for student housing to guide them in their planning. Unlike the City of Rochester, DHD does not have a mandate to serve the community. It is up to the city to demand that new development serves community needs. More on this is below.

Student housing

Neighborhoods dominated by student housing are inherently unstable. Students are transient residents with essentially zero interest in the long term health of the neighborhood. To use riverside property for a concentration of students not only injects more problems into this vulnerable neighborhood, but completely squanders the value of that property’s proximity to the river, since the student residents are really only looking for proximity to the campus. Of course, in any conceivable future for PLEX, students

will continue to seek housing within PLEX and other nearby neighborhoods, and planners should take measures to keep the disruption minimal, especially in vulnerable neighborhoods. When students live *within* a neighborhood of longer term residents, there is much greater opportunity for interaction between students and their neighbors. Students experiencing this type of living situation are much more likely to become involved in other local communities beyond the university community during their stay in Rochester. This in turn increases the likelihood that these students will remain in the Rochester area once they graduate, a benefit to our whole area.

The plan suggests that a large development devoted to student housing might relieve some of the pressure for student housing in the neighborhood, but there is no analysis as to whether this is likely. It is possible that such a development may serve to increase demand for student housing in the neighborhood as it becomes more popular with students. Further, a sudden increase in the ratio between student residents and non-student residents will exacerbate the destabilization already underway. Finally, much better uses for these parcels exist.

Anti-gentrification measures

The GEIS identifies gentrification risks within the PLEX neighborhood, but provides paltry ideas for addressing it: inclusionary zoning and FIS designation. Both these strategies seem promising, but only as components in a much larger and comprehensive effort. Gentrification is a multi-faceted problem expressing itself to some degree or another in many thousands of neighborhoods in thousands of cities around the world. We ought to use the opportunity presented by the VOBOA to both leverage success stories from other places and to apply new innovative ideas arising from the unique circumstances in the VOBOA. Some ideas:

1. Benefits should move in both directions across the pedestrian bridge

The 2012 introduction of the Erie Lackawanna Rails-to-Trails Pedestrian Bridge has increased the pressures within PLEX for student housing, causing issues such as buyouts of long-term residents coupled with conversion of owner-occupied single family homes to absentee ownership of multiple-unit dwellings. These pressures are an added stress on the low income community already suffering from inadequate income, resources, and opportunities. Right now, the benefits of the pedestrian bridge are moving in one direction, to the benefit of the students and the University community and to the detriment of the PLEX neighborhood. The University owes its less-advantaged neighbors some support, such as:

- a. Preferential hiring for qualified PLEX residents for jobs at the University and its contractors.
 - b. Warner School program to help PLEX resident children successfully graduate from high school, get into college, and obtain University of Rochester scholarships or entry into the apprenticeship program.
 - c. Neighborhood nutrition and business development program manifested through a community-run supermarket with guidance and funding from the University medical school and Simon Business School.
2. Discourage buyouts of owner-occupied housing

I have no comprehensive ideas for this issue, but in other places, property tax deferment seems to have helped. Owner-occupants of existing housing have their property tax bills frozen at

current levels even as the tax levy increases due to gentrification. The deferred taxes are owed when the property sells (presumably at a profit since due to gentrification). While property buyers may still try to make an “unrefusable” offer, the attractions of staying in an improving neighborhood with taxes deferred may be enough to keep existing residents from selling, hopefully until the neighborhood re-stabilizes.

3. Absentee landlords

Absentee landlords are a plague throughout our city, but are especially pernicious in low income areas. The primary problem is not so much that the landlords are absent as that they are negligent. The data behind GEIS Figure 24 provides compelling evidence of the link between absentee landlords and code noncompliance. The Appendix 6 Housing Analysis focuses some attention on the difficulty of financing proper maintenance and repairs while keeping rents affordable. The report also notes that property investors are increasingly interested in purchasing properties in this area, and are offering higher prices than in the past. These two trends (inability to afford proper maintenance while sales prices rise) suggests that property investors are paying more for the properties than they are worth. They do this because the city allows them to neglect properties, convert singles to doubles and more, and so this becomes their strategy for recovering the purchase price. It seems clear that the purchase price was too high, but there is no discussion of how to discourage such speculation. Bringing purchase prices more in line with ROI under conditions of proper property maintenance would result in lower sales prices, which in turn would bring more stability to the neighborhood. The mismatch between property prices and their actual value (after adjusting for proper maintenance and repair costs) exists throughout our city. Let’s use the opportunity of the VOBOA development to find strategies to address this mismatch. An escrow requirement for non-owner-occupied properties might be a place to start.

It should be noted that proper property maintenance is not a panacea. Owner-occupants are critical for keeping a neighborhood stable, and programs and policies should be established to try to keep as many properties owner-occupied as possible. For instance, city code inspectors should cite properties that house more units than city property records indicate. Properties that have been illegally converted to doubles or more should be required to revert back to single family homes unless a city property board can be convinced that conversion serves a community purpose. Strict adherence to this policy will make buy-out of single family homes less attractive to investors. Obviously, legal conversions of single family homes in PLEX should also be discouraged. While it may be advantageous for the city to generally encourage increased population density, this trend should be discouraged in a neighborhood under the various stresses that PLEX is shouldering.

I urge the city to undertake anti-gentrification strategies as soon as possible because gentrification pressure is already imposing negative changes in the neighborhood and should not wait for other projects to proceed.

Truly mixed income, R-2 density housing at 5 and 15 Flint Street parcels

The proposed R-3 zoning for the 5 and 15 Flint Street properties is inconsistent with the existing density in the neighborhood, and, as discussed above, its proposed use for student housing runs contrary to neighborhood health. R2 zoning would require lower density on these parcels, which would be

consistent with a truly mixed income development. It would also better exploit the possibilities of these parcels.

The properties at 5 and 15 Flint Street, once cleaned, will be very valuable residential parcels, offering close proximity to many city features including the University of Rochester; the commercial corridors of Corn Hill, Brook's Landing, the South Wedge, Upper Mount Hope; riverscape views out the front door with direct access to the multiuse trail; easy access to the airport, Highland Park, and Strong Hospital; and access to the new neighborhood amenities such as the PLEX park and additional retail offerings along South Plymouth Avenue. I believe it is an error to view the possibilities of these parcels through the lens of what is there now, which might cause one to think that student housing complexes are the best use of them. A high quality residential development that enhances the sitelines both within the neighborhood and along the riverfront are of benefit to all. Student housing ROI would preclude such high-end housing. Instead, lower density upper income single family attached or detached housing should be integrated into a truly mixed income development. The higher income properties can attract especially University faculty and staff, while the lower income housing can mitigate some of the displacement occurring within the neighborhood now and in the future. The presence of higher income residents can make the area more attractive to prospective businesses such as daycare facilities, supermarkets, and hardware stores. As noted in the Housing Reinvestment Strategy (Appendix 6), the neighborhood already hosts a wide range of housing types, so additional housing targeting higher incomes would not be a marked change to the neighborhood character, whereas student housing complexes are inconsistent with current state (the existing Riverview Apartments complex sits at the neighborhood border and is not integrated into the neighborhood), and not a change in a positive direction for the community. Lastly, development targeting higher income households can produce the ROI developers may need to fund full (track 1) cleanup, which is critical if this neighborhood is to have a chance to recover from its brownfield past.

Note that the GEIS plan calls for development of the 5 and 15 Flint Street properties in an 8-15 year timeframe. Rezoning of these parcels, whether to R2 or R3 or something else entirely, might best wait until the parcels are remediated, at which point it may be clearer how best to use these parcels.

Floodwall plan deficiencies

The GEIS predicts that a full analysis of the existing floodwall will show it to be in need of replacement rather than repair. Unfortunately, GEIS proposes a rebuild several feet lower than the existing wall. This is yet another instance of official disinvestment in the people who live within PLEX, and especially those who now live or will live within the "100 year floodplain" portion of the neighborhood. The floodwall height proposal is based on the minimum height required by FEMA to obviate the flood insurance requirement. We have seen repeatedly in recent years that FEMA recommendations based on historical weather patterns are insufficient to protect people's property and even their lives. The city's own Climate Action Plan notes that current climate change models predict increased extreme rainfall events. The wall should be rebuilt based on the latest climate change predictions, or should at least match the height of the current wall. There are innumerable ways in which such a wall can be made attractive both from the land side and the mid-river perspectives.

Mixed Use everywhere?

There are a lot of properties marked for mixed use development in the long-range plan (GEIS Map 16), with the majority being parcels in the interior of the neighborhood. At the same time, there are parcels

on South Plymouth that could benefit from more commercial development. A large commercial area nested in the neighborhood interior (along the new road parallel to Exchange) will bring a lot of traffic to fully residential streets. It almost looks like planners couldn't think what else to do with these properties. Additional residential properties (a healthy mix of single and multi-family) could provide the population needed to attract desired retail amenities along South Plymouth. One or two "four corners" commercial intersections, strictly C-1, could serve very local needs in the neighborhood's interior. But tens of thousands of square feet of commercial space within the neighborhood interior is excessive. Retail development along South Plymouth has a better chance of attracting customers from outside the neighborhood, expanding the possibilities for what might be viable there.

Summary of suggestions

- Mark contaminated sites now
- Take anti-gentrification measures now, including requiring reversion of illegal multi-family properties, and allowing deferment of tax increases on owner occupied homes until sale of property.
- Undertake a health impacts study now, so that valuable data is not lost due to delay.
- Reject cleanup plans except Track 1 on all brownfield sites. It is time to eliminate the legacy of past industrial carelessness (and worse) so that we can move forward with a fresh start.
- Block student housing complexes. Students will make their way into the neighborhood, but it's best for their own development and for the neighborhood that they be dispersed throughout the neighborhood.
- Leverage the real value of the cleaned up properties, especially parcels that front the river.
- Reduce the amount of new mixed use development in the neighborhood interior, and increase commercial development along South Plymouth.
- Rebuild flood wall with coming climate changes in mind, that is, height should minimally match the current height.
- Engage the University of Rochester in helping to address some of the issues they have inadvertently inflicted on their proximate neighbors.
- Develop a History of Place so that future residents, workers, and visitors can gain some comprehension of what has been allowed to happen here, and so that those who are still living through it can begin to process it. I hold out hope that knowledge of past mistakes might discourage future ones.

Given the length of my comments, I truly appreciate your careful attention to them. Please contact me with any feedback, questions, or requests for clarification. I look forward to seeing the transformation take shape, and welcome any further opportunities for public participation.

Sincerely,
Charlotte

Charlotte Baltus
Park Meigs Neighborhood Association Board member (speaking personally)

Commenter #W.50 – Brady Fergusson

January 28, 2018

Dear Dorraine,

I am writing in support of a Tier 1 cleanup of the Vacuum Oil site in the PLEX neighborhood. The site threatens the health of the people living nearby and they deserve a full cleanup. Exxon Mobil should be held accountable for the profits that were made at the cost of the safety of the people living in the neighborhood. Thank you for your consideration.

Regards,

Brady Fergusson

28 Nelson Street

Rochester, NY 14620

585-469-5480

Commenter #W.51 – Rachel Clar

January 27, 2018

To the Honorable Mayor Lovely Warren, Ms. Kirkmire, and to the members of City of Rochester Planning Department,

As someone who cares deeply about Rochester, including our populations living in unconscionable poverty, and also as a rare environmentalist who has worked in real estate development for years, I am deeply concerned about the Vacuum Oil brownfield site. I am watching this story unfold with great interest. DHD bought land in a great location, without doubt. They must be salivating at those UofR students and the "economic impact" they will bring (in high rent demand) to the site and by extension, DHD's bottom line. Like any most developers, they are now want to maximize their return and presumably pay the City some taxes on the site, that it has probably not seen in years. Sounds appealing.

As you know, [DHD is a very strong donor to City Hall](#). This will have no influence whatsoever in the City's role in possible Vacuum Oil cleanup outcomes. The Mayor has made so many [passionate statements](#) about reversing or at least reducing poverty in our great city, and of course, this includes a commitment to the public health and public participation in government/land development, including the current PLEX residents redevelopment desires for their own neighborhood (attached at the foot of this email). Additionally, as someone who loves Lake Ontario, Vacuum Oil's location along the Genesee means that, in the event of a flood, toxic contamination would be spread, including into the one Great Lake that we sit alongside. DHD & ExxonMobil's proposal to do the cheapest & lowest level of cleanup is understandable, given their objective of making money. However, City Hall (installed by the voting public) operates under a totally different mandate: the public interest. Capping a contaminated site with concrete, keeping toxic oils permanently below the surface, is a recipe for future health impacts to all Rochestarians -- and a near guarantee of future taxpayer funded cleanup costs as well.

The PLEX Neighborhood residents have spoken loudly and clearly. They, and by extension I, want to see the City demand and/or advocate ferociously for a Tier One cleanup of the Vacuum Oil Brownfield. This will allow for the unconditional use of the lot, and ensure opportunities to design projects that are aligned with the goals of the community and that will protect and enhance the natural Genesee River for future generations.

I am attaching the PLEX Neighborhood residents' goals, as a reminder of what your mission is - advancing the public interest. Advancing DHD's bottom line is not why Rochester's voters have supported this administration - your values are. Don't lose sight of them.

Respectfully submitted,

Rachel Clar

Attachment

PLEX Neighborhood's most important community goals are:

1) Our #1 Goal. Tier 1 Cleanup - Cleanup this brownfield all the way. There is no reason to rush this work. Do the best job possible. This is very expensive but establishes the

essential safety of the area for continued residential use and allows for enhancing the neighborhood for those who live there now and for the wider community. It involves removal of soils saturated with petroleum and other wastes and replacement by safe soil. We are open to bioremediation practices in the less impacted areas.

2) Health Impact Analysis - There is no definitive long-term analysis of the impact to community health caused by this site. We must ensure that the people whose health has been harmed by this contamination are accounted for and that the impact of this trauma is recognized and remunerated.

3) Neighborhood Stabilization - The VOBOA Plan has led to rapid destabilization of our community. At the first hint of proposed cleanup and development, property values began creeping up, causing subsequent increases in our taxes that some of our residents are unable to afford. Our community needs to work overtime to keep long-term homeowners from being pressured to get out from under their homes by speculative developers who offer them bids higher than owners can get themselves, and thus standing to make massive profits by buying low and selling high. **This is a classic result of environmental injustice.**

4) Corporate Accountability - The long-term disruption caused by Vacuum Oil site and its long time owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866. Remuneration is in order.

5) Neighborhood Maintenance Squads - We can create jobs for our young people, as well as ongoing workforce training programs. These teams can help older homeowners fix porches and gutters. Community works projects like these will create opportunities for youth & community homeowners alike while sharpening our skills.

6) P.L.E.X. Park - In this brownfield opportunity area, there is much-needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.

7) A Hardware Store - Many of our homes are in critical need of repair, but the nearest place to get critical hardware supplies is a 15-minute drive.

8) A Supermarket - Our neighborhood is a food desert, an area defined by a critical need for affordable healthy food. Studies show a large grocery store specializing in affordable food would do well here and is very much needed.

9) History of Place - We need to ensure that the with all these changes are made to our community, that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design a history of place that recounts the incredible impacts Vacuum Oil and ExxonMobil have had on our community and society in general.

10) Ongoing Community Engagement - Our Community and the City must ensure all parties involved with this VOBOA Plan implementation continually reach out to the PLEX Neighborhood Association. This will assure our needs are considered and that the safest most, environmentally protective cleanup prescriptions are being implemented.

11) Nature Preserve along a Riverside Trail; In a city with such a vibrant history of urban ecology, a nature preserve would act as a landmark of sustainability, as well as an effective floodplain for river overflow. It is a powerful symbol to see nature reclaiming what has been damaged by human negligence. A place where wildlife can thrive will serve as a clear symbol progress.

12) Raised Retaining Wall - With coming concerns of climate change as well as the historic flooding of the Genesee River, the community is concerned with the proposed plan to lower the flood wall.

Rachel Clar

RachelClar180@gmail.com

M 585-520-1048

Commenter #W.52 – Rachel Larson

January 27, 2018

Dear Ms. Kickmire,

I am writing to express my support and advocacy for Tier 1 Clean up of the Vacuum Oil site in the PLEX Neighborhood of Rochester. It would be a major environmental justice win against Exxon Mobile, given the historical significance of this site and the current plight of the neighborhood. The City of Rochester should push and settle for nothing less than Tier 1 Clean up. Exxon can afford it- their shareholders do need to pay with their profits for their negligence. The residents need hope for a new beginning where the injustices of the past are corrected for the future generations who call that neighborhood their home and community.

I don't know if the health of the community is studied under the Tier 1 clean up category, but that should also be a part of the City's demands. This is a perfect time to correct a wrong and a perfect place to demand action. Please don't settle for less for the citizens of Rochester.

Another great benefit of this cleanup should be to return this land to nature- a park with historical markers, again correcting the wrongs of the fossil fuel industry, would completely add to our rich history of resisting and fighting against historical wrongs. The Vacuum Oil site, once correctly and thoroughly remedied to the highest clean up standards, would be another badge of honor for Rochester along with our Underground Railroad and our Women Suffrage sites.

Please fight and win for a Tier 1 clean up for the Vacuum Oil site and the residents of the PLEX neighborhood!

Do not back down to this fossil fuel giant that is killing us, especially, not now when a new day is dawning for a sustainable, green Rochester!

Thank you for time and consideration to this vital effort!

Rachel Larson

Community Solar Catalyst

585.265.2384 | 971-533-5380

suncommon.com/ny/ a Certified B Corp

318 Timothy Lane
Ontario, NY 14519

Commenter #W.53 – Margaret Caraberis

January 27, 2018

I fully support a DEC requirement of a Tier One cleanup of the Vacuum Oil Brownfield on the Genesee River in the PLEX neighborhood of downtown Rochester. A Tier One cleanup will allow for the unconditional utilization of the property, ensure opportunities for project design consistent with the goals of this community, contribute greatly to the health and welfare of the community and contribute to the protection of the Genesee River and Lake Ontario for future generations...

This is a neighborhood in resurgence at the heart of the City of Rochester. It deserves the maximum effort to remediate decades of contamination, especially since the ultimate intent of this cleanup is for human beings to live, work and enjoy the amenities of this area on the Genesee River...

Sincerely,

Margaret Caraberis, MPH
81 South Main Street
Pittsford, New York 14534

Commenter #W.54 – Louis Spezio

January 27, 2018

Do the right thing for this neighborhood Vacuum Oil /Exxon. The people in the PLEX neighborhood have suffered enough and reparations are long overdue. Make it right with a tier 1 remediation.

Louis Spezio

Commenter #W.55 – Ryan Polak

January 26, 2018

Ms. Kirmire,

It's only right that a full and proper cleanup (Tier 1 Cleanup) is completed for this area. Any and all damage, whether environmental, social, economic, or other, should be remediated.

Sincerely,

Ryan Polak

Commenter #W.56 – Frank Regan

January 29, 2018

Please consider the attached comments regarding the VOBOA Draft Generic Environmental Impact Statement.

Also, an acknowledgement that you received my input would be greatly appreciated.

Thank you for listening

Frank Regan

50 Brighton St, Rochester, NY 14607

Cleaning up old Brownfields should not just be a developer's opportunity

In Rochester, NY's [Climate Action Plan](#) (CAP), the importance of cleaning up old [Brownfields](#) as we go further into Climate Change is discussed. One of the four ongoing Brownfields--South Genesee River Corridor BOA (former Vacuum Oil site) Project—needing clean-up is mentioned in the CAP as a Brownfield Opportunity Area (BOA).

New York State Brownfield Opportunity Areas (BOA). This Program is administered and managed through the New York State Department of State (DOS). The program provides financial and technical assistance to complete area-wide strategies for neighborhood revitalization and brownfield redevelopment. The BOA program recognizes that brownfields, underutilized properties, and vacant sites can all have negative impacts on neighborhood vitality, property values and quality of life. The program provides a funding source to facilitate community and neighborhood-based planning, while creating strategies to improve overall conditions and opportunities for reinvestment and revitalization. (Page 10, CAP)

Incentivizing Brownfield cleanings is usually viewed as an opportunity, a chance to bring in developers with deep pockets to transform a region with a bleak future to one with a bright future. And, I suppose if you end up losing your legs because of a bad car accident, it can be viewed as an 'opportunity' for finally being able to take the time to write that great American novel you continually say you'll get to. Of course, the use of 'opportunity' in this sense is so stretched as to sound absurd and craven.

But I get it: We create Brownfields with almost no effort, it's finding the public will to get them cleaned up in our present economic system which makes their disappearance extremely difficult.

Those neighborhoods who have long endured Brownfields might be forgiven if they find the word 'opportunity' unsettling as developers and governments try to find a way to pitch

Commenter #W.56 – Frank Regan

cleaning up a Brownfield in a positive light. Cleaning up a Brownfield smack dab in the center of Rochester near a major university, the Genesee River, and the Genesee Park can make developers almost giddy with the prospects.

However, Brownfields should be cleaned up because they are contaminated land that is not good for nearby residents, the vitality of the neighborhood, the natural environment, and is not the way we should be thinking about land use under [Climate Change](#). The [PLEX neighborhood](#) would like the abandoned Vacuum Oil site cleaned up for the health of it, not necessarily as an economic opportunity for others. They've been living with doubt and confusion about the repercussions for their children of growing up and living in the oldest Brownfield in Rochester. They don't want their plight compounded by the lowest level of cleanup that would continue to leave them vulnerable or the highest level of cleanup that comes with strings so strongly attached to self-serving schemes that might quite likely drive current residents out of their homes.

PLEX knows what they want. The highest-level cleanup along with Safety, Neighborhood Stabilization, Corporate Accountability, Neighborhood Maintenance Teams, a P.L.E.X. Park, a Hardware store, a Supermarket, History of Place, Ongoing Community Engagement with all parties involved in the cleanup, a Nature Preserve, and a Raised Retaining Wall (which is protecting the area's hundred-year flood plain).

As you know, in a time of [increasing extreme rainfall](#) in our region due to Climate Change, a hundred-year-old flood plain isn't what it used to be.

FEMA flood maps have been shown to be increasingly unreliable. Given the increase in rainfall (71% since 1958), the height of the Retaining Wall in the BOA should be refurbished at the present height—but more realistically as high as would be needed in a 500-year flood.

This information is about the retaining wall from the City's own material:

Flood Hazards

According to mapping prepared by the Federal Emergency Management Agency (FEMA), the majority of the VOBOA Study Area is located in a flood area classified as X, which are areas between the limits of the 100-year and 500-year floods (**Map 7**). Portions of the VOBOA Study Area's eastern boundary are located in an AE classified flood hazard area, which are within the 100-year floodplain. These areas are primarily located along the Genesee River and former Genesee Valley Canal footprint. Any development within the flood area will be subject to the regulations set forth in Chapter 56 of the City Code, "Flood Damage Protection."

Commenter #W.56 – Frank Regan

Protection from Genesee River flooding in the VOBOA Study Area was historically provided by the floodwall, constructed around 1918 by the New York State Canal Corporation (NYSCC). Overtime, failures and other deterioration in the floodwall have rendered it less effective and the most recent FEMA flood maps indicate that the floodwall is no longer providing complete flood protection. Reconstruction of the floodwall to meet FEMA criteria for levees and floodwalls would relieve the financial burden to property owners in the VOBOA study area, increase protection from flooding in case of a major flood event, and make the riverfront area more desirable for future development. (Page 33, part 3.2.6 Flood Hazards [Draft Generic Environmental Impact Statement](#))

Thank you for listening,

Frank J. Regan

Commenter #W.57 – Bruce Thompson

January 30, 2018

I agree with the proposals outlined above and believe it will benefit Rochester in the ways outlined in the future.

Bruce Thompson

Commenter #W.58 – Rob Jones

January 30, 2018

Please do not ignore neighborhood needs when addressing this site. The concerns being raised about this site are all valid and should be addressed.

Commenter #W.59 – Ian Parfitt

January 30, 2018

Please perform a tier 1 cleanup of this site.

Ian Parfitt

Commenter #W.60 – Matt DeLaus

January 30, 2018

The amount of backroom deals being made is why nobody trusts city government. I know that you specifically are a good person, and I hope that you do everything in your power to make sure that people don't trust the system even less. With this in mind:

- 1) Tier 1 Cleanup - Cleanup this brownfield all the way. There is no reason to rush this work. Do the best job possible. We are open to bioremediation practices in the less impacted areas.
- 2) Health Impact Analysis - There is no definitive long-term analysis of the impact to community health caused by this site. We must ensure that the people whose health has been harmed by this contamination are accounted for and that the impact of this trauma is recognized and remunerated.
- 3) Neighborhood Stabilization - The VOBOA Plan has lead to rapid destabilization of our community. Our community needs to work overtime to keep long-term homeowners from being pressured to get out from under their homes by speculative developers who are going to make massive profits buying low and selling high.
- 4) Corporate Accountability - The long-term disruption caused by Vacuum Oil site and its long time owner ExxonMobil Corp. has injured the PLEX Neighborhood in many ways since its inception back in 1866. Remuneration is in order.
- 5) Neighborhood Maintenance Squads - We can create jobs for our young people, as well as ongoing workforce training programs. These teams can help older homeowners fix porches and gutters. Community works projects like these will create opportunities for youth & community homeowners alike while sharpening our skills.
- 6) P.L.E.X. Park - In this brownfield opportunity area, there is much-needed space for children to play where they can be easily watched by their parents and grandparents. The proposed park needs to be prioritized adequately planned for as a critical community revitalization projects.
- 7) A Hardware Store - Many of our homes are in critical need of repair, but the nearest place to get critical hardware supplies is a 15-minute drive.
- 8) A Supermarket - Our neighborhood is a food desert, an area defined by a critical need for affordable healthy food. Studies show a large grocery store specializing in affordable food would do well here and is very much needed.
- 9) History of Place - We need to ensure that the with all these changes are made to our community, that the history of the Vacuum Oil facility and its impact on our environment is not forgotten. We must design a history of place that recounts the incredible impacts Vacuum Oil and ExxonMobil have had on our community and society in general.

Commenter #W.60 – Matt DeLaus

10) Ongoing Community Engagement - Our Community and the City must ensure all parties involved with this VOBOA Plan implementation continually reach out to the PLEX Neighborhood Association. This will assure our needs are considered and that the safest most, environmentally protective cleanup prescriptions are being implemented.

11) Nature Preserve - In a city with such a vibrant history of urban ecology, a nature preserve would act as a landmark of sustainability, as well as an effective floodplain for river overflow. It is a powerful symbol to see nature reclaiming what has been damaged by human negligence. A place where wildlife can thrive will serve as a clear symbol progress.

12) Raised Retaining Wall - With coming concerns of climate change as well as the historic flooding of the Genesee River, the community is concerned with the proposed plan to lower the flood wall.

Commenter #W.61 – Valerie Justum

January 30, 2018

Ms. Kirkmire,

It is time to take a stand for the future. We have been subsidizing Exxon-Mobil with tax benefits for decades and we should never consider allowing them to do the most minimal remediation? NO. They need to do what it takes to completely restore this property to a state that is the best it can be. We should never stand for this sort of thing. Please use your position for the good of the community.

Valerie Justum

Commenter #W.62 – Patrick Kester

January 29, 2018

Dorraine,

"This Brownfield sits right on the Genesee River in Rochester, which flows directly into Lake Ontario."

How is it there are options to even consider paving over a Brownfield especially when it borders a waterway that leads into one of the Great Lakes. I hope that Rochester is not this short-sighted that they will neglect the long term solutions to this Brownfield. We need to do what is best for Rochester's past and future generations in this neighborhood. It is more important to do it right the first time around, rather than limiting the future use of this land because we left toxic waste in the ground.

I hope you will reconsider allowing just the minimum cleanup of the PLEX Neighborhood and do what is right as an urban planner to consider all the aspects of this site.

Patrick Kester

Commenter #W.63 – Sharon Mattsson

January 29, 2018

Hello,

I am writing to express my concerns about the clean up the Vacuum Oil Brownfield. This site is right on the Genesee River and with flooding this contamination could quickly spread.

I feel strongly that a Tier 1 Cleanup is necessary. It is important: to the health of the community, the health of the environment and the stabilization of the neighborhood that this brownfield is thoroughly cleaned to the highest standards. It is important to hold the corporations that created this mess accountable.

There are so many exciting opportunities that could arise from taking the time to do the job right such as engaging the neighbors in the process and building community. The reclaimed land could be utilized to play space, nature preserve, space for needed businesses such as grocery or hardware stores.

Thank you for your time and attention,

Sharon Mattsson

DAY 6: "Controlling the Effects of Clean-up
Operations and Traffic" Our Health

The City of Rochester's [Generic Environmental Impact Statement on the PLEX brownfield clean-up](#) for Vacuum Oil Brownfield Opportunity Area (VOBOA GEIS) is required to layout the impact of its clean-up plans and how it will mitigate the consequences.

BRIEFING

What does Rochester's Environmental Impact Statement say about mitigation of the impacts of brownfield clean-up and construction? The VOBOA GEIS, on pg 69, PDF pg 83 Section 4.2 E, contains a chart, "CONSTRUCTION-RELATED IMPACTS AND MITIGATION." It lays out "Potential Adverse Impacts": Safety impacts to pedestrians, drivers, and workers due to use of construction vehicles and equipment; Impacts to water quality due to soil erosion, loss of topsoil, excess nutrient and sedimentation, and storm water runoff (as a result of grading activity during construction); and Impacts to wildlife habitat from soil erosion, storm water runoff.

What does the chart say about impacts of development construction on the PLEX neighborhood ? Nothing. What does it say about the impact of the clean-up itself on the neighborhood? Nothing.

Today We'll consider what the GEIS needs to do about the needs of working folks, local school kids and others who reside near or alongside these activities, which could span a number of years, and involve constant heavy equipment and trucking operations dealing with highly toxic materials.

If you'd like to dig deeper in the documents and details, there is a section on further background and research documents following today's commenting assignment. You're invited to dig deep! But here's some suggestions on what we can do about this issue:

YOUR COMMENTING ASSIGNMENT : "Controlling the Effects of Clean-up Operations and Traffic"
(That's a suggestion. But mix it up your own way, let the subject line reflect your own comment.)

- The VOBOA GEIS says nothing about mitigating or limiting the impacts on the residents of the PLEX neighborhood of the VOBOA-related brownfield clean-up nor the following related construction activities and processes.
- The VOBOA GEIS must be amended to effect the following protections of neighborhood residents during VOBOA-related clean-up and construction operations and processes. These amendments shall apply within the VOBOA Site Area defined defined by "Figure 1: Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," VOBOA [GEIS Appendix 8- Health Impact Assessment](#)," pg 3, PDF pg 7. This map defines the projects comprising the VO BOA for the purposes of the assessment of health impacts of the VO BOA. The VOBOA GEIS shall be amended as follows to ensure protections and regulations regarding protection of health and well-being are regulated and strictly enforced within the 1.5 mile boundary of these projects.
- [City of Rochester, NY Noise Ord. No. 73-564, Ch 75 Section 10.A Construction Activities](#) requires no excessive construction noise near residences between the hours of 10:00 p.m. of one day and 7:00 a.m. The National Sleep Foundation recommends nightly sleep periods of 7-15 hours, depending on age and developmental stage (See chart "[Sleep for Teenagers](#)" – National Sleep Foundation). The stress of a low-income, disadvantaged community increases the requirements for good rest. Therefore the VOBOA GEIS shall supersede Ch 75 §10.A by requiring at least the following:
 - no VOBOA-related activities occur between the hours of 9:00 PM and 8:00 AM, Monday through Friday so that residents can get at least a minimum night's sleep.
 - No VOBOA-related activities shall occur on Saturday or Sunday so children can get extended hours of sleep required by their developmental stage.
 - The VOBOA GEIS shall supercede Ch 75 §10.B to the effect that no variance detailed in §10.B or otherwise construed under any city or county ordinance shall be granted for VOBOA-related activity or process in variance of the above stated restrictions or other more generous restrictions to the Area Site residents defined in the VOBOA GEIS.
- "Activities and processes within the VOBOA Site Area" as referenced above shall be defined in the VOBOA GEIS to include:
 - Construction truck traffic and operations
 - Delivery truck traffic and operations

Commenter #W.64 – PLEX – Plymouth Exchange Neighborhood Association

- Mobile machinery traffic and operations
 - Stationary machinery and emplacement and operations
 - Work site and on-site operations housing preparation and equipping operations
 - All traffic and operations of otherwise related to or using construction equipment
 - Truck "jake braking" shall not be allowed at any time or place within the VOBOA Site Area.
- The VOBOA GEIS must be amended to protect residents within the VOBOA Site Area from harmful contamination generally or specifically associated with VOBOA-related clean-up and construction activities and processes:
 - All traffic to VOBOA-related construction and clean-up sites shall go through a thorough exterior, undercarriage and tire wash immediately before each exit from to site.
 - All trucks carrying materials from the clean-up site must have covers inspected for intact closure and so noted and signed legibly by the inspector on the truck manifest.
 - Any truck or other vehicle within the limits of the VOBOA Site Area, showing evidence of VOBOA clean-up related debris, dust, cargo dust plume, etc. shall be stopped by police or citizen on receipt of evidence or information of evidence of such contaminant spreading by the vehicle.
 - The VOBOA GEIS must be amended to protect PLEX from undue exposure to VOBOA-related air pollution due to fumes and odors within the VOBOA Site Area defined in Appendix 8 (see above).
 - Dust within the VOBOA Site Area shall be strictly controlled by water spray.
 - Brownfield clean-up sites
 - Construction sites that have not been remediated to Level 1
 - Truck idling may not occur outside the GEIS-defined allowed hours of operation
 - Truck idling may not occur outside clean-up and construction site impoundments.
 - All vehicles engaged in VOBOA-related activity shall have intact exhaust muffler equipment. The equipment shall be inspected yearly, or upon receipt of resident or citizen complaint of excessive noise.

Commenter #W.64 – PLEX – Plymouth Exchange Neighborhood Association

- All water used for vehicle cleaning, dust control and other incidental site debris in vehicles engaged in VOBOA-related activities shall be treated as Hazardous Material within the meaning of 6 NYCRR Parts 370, 371, 372, 373, 374 and 376 (the Part 370 series) (See [New York Department of Environmental Conservation Hazardous Waste Management Regulations](#).)
- A hot-line telephone number shall be established for residents and citizens to report VOBOA-related traffic, noise, excessive exhaust noise, contamination or air pollution violations defined above.

ACTION!

Sharpen your pencils, get a fresh ball-point pen, a pile of stamps, envelopes and paper. Or get on the internet and send email. It helps the city to sort out issues if you make only one or two points – three max – in one email or letter. So increase your impact and lessen the readers' work load by sending separate letters and emails for a small number of points you want to make rather than one long one.

Send comments in writing no later than 5:00 p.m. on January 31, 2018 to:

Dorraine Kirkmire

Office of Planning

City Hall Rm 223B

Rochester, NY 14614

Or email to: Dorraine.Kirkmire@cityofrochester.gov

If you decide to send email, just copy and paste from here into your email and edit to say what you want. Please also copy in info@pl-ex.org so we can have a record of how many are commenting

Email Subject line : "Comment on VOBOA GEIS: Controlling the Effects of Clean-up Operations and Traffic" That's just a suggestion. Mix it up any way you like!

We're going to do everything we can to get this thing done right for PLEX! Be polite, be specific and be firm. These folks writing the GEIS need to hear from you and they are conscientious about listening

Commenter #W.64 – PLEX – Plymouth Exchange Neighborhood Association

to you. They are required by law to respond to your comments. Write expecting to be respected. And listened to!

RESEARCH

Brownfield and conventional construction operations create a lot of noise and heavy traffic. The PLEX community needs to understand how loud that can be, and what noise level they have a right to in their homes and local workplaces.

[Appendix 8 - "Health Impact Assessment"](#), pg 4, PDF pg 14, has a table of the noise level limits for private property and public spaces, in terms of what can be heard from where. It requires no noise that can be heard within residences (50 feet from property line) between 8:00 AM to 10 PM, and no noise heard past the property line from 10 PM to 8 AM.

The [Federal Department of Transportation Construction Noise Handbook](#) gives a chart of the noise levels of various types construction equipment and trucks. They are all in the 75-88 dB. [The Center for Hearing and communication's "Common environmental noise levels: How loud is too loud?"](#) Gives the dB noise level for common household activities and for appliances. Rainfall is 50 dB, normal conversation is 60 dB. It states, "Continued exposure to noise above 85 dBA (adjusted decibels) over time will cause hearing loss." [The World Health Organization recommends](#) no more than 40 dB during sleep.

The VOBOA assessment of health impact is in [GEIS Appendix 8- Health Impact Assessment](#). The VOBOA Site Area is defined there in "Figure 1: Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VO BOA)," VOBOA " pg 3, PDF pg 7. This map defines the projects comprising the VO BOA for the purposes of the assessment of health impacts of the VO BOA. We must insist that protections and regulations regarding protection of health and well-being are enforced within the 1.5 mile boundary of these projects.

BACKGROUND

[City of Rochester, NY Noise Ord. No. 73-564, Ch 75 Section 10 Construction Activities](#) states:

Commenter #W.64 – PLEX – Plymouth Exchange Neighborhood Association

A. No person shall engage in or permit any person to be engaged in construction activities which create excessive noise at the property limits of the construction site between the hours of 10:00 p.m. of one day and 7:00 a.m. of the following day on any day of the week, except as is permitted in Subsections [B](#) and [C](#) hereof.

[B.](#)

Following the receipt of a written application for a variance from the requirements of Subsection [A](#), the Commissioner of Neighborhood and Business Development may, within a reasonable time, grant a variance authorizing such construction activities upon the applicant's demonstration of hardship and/or practical difficulty in meeting said requirements or upon a determination that the public interest will be served by the granting of the requested variance. The Commissioner shall set any stipulations deemed necessary in the interest of the public health, safety and/or welfare at the time of granting such a variance.

[Amended 2-10-1981 by Ord. No. 81-45; 6-16-1987 by Ord. No. 87-173; 6-16-2009 by Ord. No. 2009-179]

Sincerely,

The PLEX GEIS Comment Team

Commenter #W.65 – Erin Thompson

Hello,

Once a flood wall is erected, what would be the motivation to lower it?
Strictly aesthetic/appearance? (Or are there savings to be realized in maintenance costs [which are tied to the height of the wall] that are prompting the proposed action by the City?)

Erin Thompson

M.K. Gandhi Institute for Nonviolence

929 South Plymouth Avenue

Rochester, NY 14608

(585) 463-3265

Commenter #W.66 – Kristine Uribe

Rochester Office of City Planning
NBD Commissioner's Office
City Hall - Room 223B
Rochester, New York 14614
Attn: Dorraine Kirkmire, Manager of Planning

January 30, 2018

To Ms. Kirkmire and the Rochester Office of City Planning,

I am writing to you in regards of the Vacuum Oil Brownfield cleanup situation. Although I am not a member of the PLEX Neighborhood Association, I strongly support theirs, and any other efforts made to ensure the location is cleaned up correctly. If you have a moment, I would like to share with you a little bit of my personal history which will explain my stance.

I grew up in Ronkonkoma, which is in Suffolk County on Long Island. As a child, I remember there being an extra sized lot on our block that was used as a junk yard. It was a very dangerous place with crushed cars stacked way above the surrounding stockade fence and shards of glass everywhere. The place smelled really bad too. I didn't even like riding my bike past it because the stench of gas, oil and diesel made me nauseous. It was constantly dripping out and soaking into the soil along with every other liquid and grease used in the process of auto-making. Not to mention the alloy and tires decomposing. The place was such an eyesore and always a concern. The neighborhood tried to get the issue resolved many times without success. Even though the yard shut down in the early seventies, the lot had already been severely poisoned and considered untouchable until about 2006 when the right amount of money came along to finally pay for the cleanup. Even then, as I understand it, the use of the property has become quite limited.

I moved off the Island in the mid-nineties and after living upstate for a while, I moved to Pittsfield, Ma. The company I was working for was moving from Elmira and I was asked to join them. Before I moved, they never told me about the history of GE and the whole PCB issue that strongly affected the area and the local Housatonic River. I only learned about it when I was walking my dog in a nearby park and struck up a conversation with a local. Not too long after that, a guy in a hazmat suite pulls up to the very empty adjacent lot next to my house and started taking a core sample. I walked over to him in my flip-flops, as it was my day off and a very hot July afternoon. I half joking asked him if I should have one of those. He wasn't laughing, but advised if I just bought the house, it had to have been tested and not to worry. The thing was, it was a house owned by the company I worked for whose CEO had many irons in the fire and had made millions on real estate dealings. Seeing how the man worked over the years, I cannot say that all the I's were dotted, nor the t's crossed. When I went into work the next day, I asked my boss about this PCB issue. His reply was "Well you're not having any kids so what's the big deal?" Needless to say, I left shortly thereafter.

Commenter #W.66 – Kristine Uribe

I moved back to upstate NY and settled in the Schuyler County area. In the mid-eighties, my parents had bought a house in Watkins Glen, so I have been familiar with this area since that time and this town has been plagued with a cleanup issue as well. Again, it is a rather large lot located on one of the two main roads in an eight traffic light tourist town where roadside property means a great deal to the town's prosperity. Large companies such as Taco Bell and KFC have shied away because of the cost to clean the property, all because there was a dry cleaner and auto shop on the premises and no one made the owner do the right thing and clean it up. To this day, that lot is still untouchable.

Within the past two years, I moved out to Western NY and I have seen no difference in the pattern. We are supposed to be learning from our past mistakes, yet wherever I go, I see differently. Actions will always speak louder than words. Always.

Please. Do not make the same mistake these other areas have made. Be the folks that break the link. Be the folks that decided to do the right thing. Be the catalyst of positive change these many voters are looking for. Please have the property restored to the best quality it can be. Please remember that nature should be involved in the mending and the rejuvenation of the land. Most importantly, please communicate with the neighborhoods affected and work with them through the process. I know from first-hand experience that my neighborhood would have very much appreciated it had our town council made better choices. Let these kids grow up in a community they can be proud of. One that offers them everything they need in order to flourish to their fullest potential. This is how we strengthen our communities. This is how we gain trust.

Thank you very much for your time.

Kristine Uribe

A Concerned New Yorker

Commenter #W.67 – Deanna Sams

January 30, 2018

The PLEX community has been trying to get this site made safe and usable for years. There needs to be a Tier I cleanup. ASAP. This community does not deserve to be ignored.

Deanna Sams

Commenter #W.68 – Jeff Debes

January 30, 2018

Regarding the plans for cleanup and new building on the contaminated Genesee River site:

Skimming through the proposed document it is evident that a lot of coordinated and highly technical work went into the production of this proposal document.

It is a complex document to read.

1) There was not sufficient sharing of ideas and plans during document production phase. The community was not involved enough and for that reason, this plan must be brought back to replanning with a much more linked-in step-by-step community involvement and another year at least for people to add input and have adequate say in the determination of what will be best for the neighborhood, the city, the environment.

2) Any suggestion that the terribly toxic river bordering site should be less the most comprehensive environmental cleanup is dangerously misguided and may necessitate a community legal action challenge.

This legal action would waste everyone's time and would be quite costly, yet it grows likely to happen if the highest level of cleanup is not clearly stated in the proposal/ plans.

Jeff Debes

Commenter #W.69 – Maria Engles

January 30, 2018

To Whom It May Concern,

The Office of City Planning needs to step up and take responsibility for the decimation of this neighborhood. This issue would not EVEN become such an eyesore, hazardous grounds, etc. if it was located in the suburbs - it would have been addressed immediately. By not addressing these concerns for this area, it is just perpetuating institutional and structural racism.

I recommend the following three steps be taken:

1. Tier 1 Cleanup - Cleanup this brownfield all the way. There is no reason to rush this work. Do the best job possible. We are open to bioremediation practices in the less impacted areas.
2. Health Impact Analysis - There is no definitive long-term analysis of the impact to community health caused by this site. We must ensure that the people whose health has been harmed by this contamination are accounted for and that the impact of this trauma is recognized and remunerated.
3. Raised Retaining Wall - With coming concerns of climate change as well as the historic flooding of the Genesee River, the community is concerned with the proposed plan to lower the flood wall.

In Solidarity & Accountability,

Maria

Commenter #W.70 – Mary Smith

January 30, 2018

I feel that because many brownfields have been caused by non-regulation of manufacturing and other pollution-causing operations, it is the obligation of government to clean up these areas so that people living in close proximity will not be subject to health problems. In most cases the polluters have left behind their problems... and it is imperative that action be taken quickly and effectively... to the benefit of all.

Mary Smith

Commenter #W.71 – Heather Dulisse

January 30, 2018

I love the development ideas PLEX community has listed above. A community space or business that can employ and service needs for local neighborhoods within walking and biking distance is key to planning a stronger and greener city as a whole. It is in my opinion, that this site should not be developed for apartments or housing and that a proper and swift cleanup process be used accordingly for proper community programming!!

Heather Dulisse

Commenter #W.72 – Kathleen Connelly

January 30, 2018

I am in strong agreement with the goals set forth by the PLEX community.

This is an issue of environmental racism and justice and must be addressed as such. The PLEX neighborhood and the 19th ward near the University of Rochester have had "developers" eating away at our neighborhood green spaces for the benefit of the few who ultimately reside outside our community. Designated parkland has been destroyed for "development" for UR students exclusively; exits for UR from 390 have taken green space along the canal. Development seems to mean paving alongside the river and the destruction of trees, habitat and green space. Promises made by investors and developers in the past have not been kept. It is of the utmost importance that the highest level of cleanup is commanded for the brownfield and that it is not contingent on a deal with a developer. Also the green space must be preserved. Corn Hill Landing is moderately successful. College Town has thus far meant the loss of the only Wegman's in the city. Brooks Landing has not been a meaningful success for longterm residents of the neighborhood.

Rochester's greatest assets are the lake, river and green space.

Preserving these areas is essential for the city in the long term. But these spaces are being constantly compromised and threatened. There are numerous examples in this area in the last few years. That is going to cost us all in the longterm. Cleaning up the PLEX brownfield completely is essential for those who reside permanently in that neighborhood. It is also important for the future. Students are living in the neighborhoods surrounding the brownfield and experiencing what Rochester has to offer. Some will want to remain. Make the area environmentally safe and let the rest develop organically. Create a brain trust of neighborhood residents, university faculty with interest and/or expertise, graduate students, activists etc. to try to find a creative way to attack these issues. It couldn't have been easy to find a way to build on dedicated parkland. With patience, effort and integrity and avoiding those looking for a big payoff, this could be a very important investment for the city of Rochester and its future. Again, I stand with PLEX. Thank you.

Commenter #W.73 – Janet Williams

January 30, 2018

Good Evening:

I am writing to express concern regarding the City of Rochester's Environmental Impact Statement on the PLEX brownfield clean up for the Vacuum Oil Brownfield Opportunity Area (VOBOA GEIS) which as you are aware, is required to layout the impact of its clean-up plans and how it will mitigate the consequences. Although the statement lays out potential adverse effects of construction and clean up on water quality, wildlife habitat, pedestrians, drivers and workers, the statement, regretfully, **neglects to address the impact on the PLEX neighborhood and its residents**. As a resident in the PLEX neighborhood for over 20 years, this is disheartening. However, even more concerning is the absence of how the construction and clean up will impact our children who are more likely to be exposed to contaminants as they travel throughout and play in the neighborhood.

I am requesting that the VOBOA GEIS be amended to increase protection of neighborhood residents during VOBOA-related clean-up and construction operations and processes. These amendments shall apply within the VOBOA Site Area defined defined by "Figure 1: Map of planned and proposed projects within 1 to 1.5 miles of the Vacuum Oil Brownfield Opportunity Area (VOBOA)," Furthermore, the VOBOA GEIS must be amended as follows to ensue protections and regulations regarding protection of health and well-being are regulated and strictly enforced within the 1.5 mile boundary of these projects:

- no VOBOA-related activities occur between the hours of 9:00 PM and 8:00 AM, Monday through Friday so that residents can get at least a minimum night's sleep.
- No VOBOA-related activities shall occur on Saturday or Sunday so children can get extended hours of sleep required by their developmental stage.
- The VOBOA GEIS must be amended to protect residents within the VOBOA Site Area from harmful contamination generally or specifically associated with VOBOA-related clean-up and construction activities and processes:
- The VOBOA GEIS must be amended to protect PLEX from undue exposure to VOBOA-related air pollution due to fumes and odors within the VOBOA Site Area defined in Appendix 8 (see above).
- A hot-line telephone number shall be established for residents and citizens to report VOBOA-related traffic, noise, excessive exhaust noise, contamination or air pollution violations defined above.

Your response and implementation is appreciated.

Sincerely,

Janet Williams

Commenter #W.74 – Kathy Castania

January 30, 2018

Dear Ms. Kirkmire,

As a professional educator on issues of power, privilege and oppression, I would like to comment on what is happening in our city of Rochester. Over the past year I have had the opportunity to get to know some of the residents of the PLEX neighborhood and learn about the brownfield in their community. It is so clear to me that it is our responsibility as citizens of Rochester to do whatever is necessary to develop and maintain a healthy, thriving community for the people who have lived there. This will mean the highest level of clean up and support to people in the neighborhood to keep their homes, hopefully for generations to come.

Our nation's long history of structural racism is clearly playing out in this community. People of color for years, because of economic and social injustice, have had to live in an environmentally toxic place that wouldn't for a minute be tolerated in neighborhoods where people with more power and privilege live. This situation, now that it has come to light, requires all of us to work as allies to the people who live there and right the wrongs of our past. Only the highest level of cleanup will guarantee their vision of playgrounds for their children and walkable services nearby. Is this too much to ask?

As a life long resident of Rochester, I bear the responsibility to make sure that everyone thrives. I hope that our leaders can hear our voices and do what is right. Thank you for your attention to this pressing and urgent problem.

Kathy Castania
190 Edgerton St.
Rochester, NY 14607

Commenter #W.75 – Peter Debes

Comments on the Vacuum Oil Brownfield Cleanup and Development Proposals.

Peter Debes
190 Edgerton Street
Rochester, NY 14607
peter8245debes@gmail.com
585-820-2018

Since I have become friends with several residents of the PLEX neighborhood I have learned about how they have suffered from entrenched structural racism. This was done by allowing people of color to rent or buy homes only in red-lined zones –areas undesirable to whites as they were typically in or adjacent to industrial or heavily polluted areas. As such, the properties that had very low housing values and rents.

I learned how just the possibility of the toxic cleanup and sudden interest by developers for creating housing on the site has already had a large impact on the neighborhood. Speculators have already driven up the impact because, anticipating much higher housing/property values next to the river in the near future, they are offering people twice the value of their homes or more to sell...and either move out, or rent. One person already owns over 100 houses in that neighborhood. This is how environmental injustice works. With no options to maintain their homes or pay rising taxes, the low-income people are gradually forced out—often with a monetary incentive which is the only hope they have, unless a variety of other programs are ensured to support them as the neighborhood changes. This is at the heart of the continuing injustice of the ways capitalism in our country continues to benefit those who already have resources of wealth over those who do not.

The PLEX Neighborhood Association has made one of their top priorities bringing stability to their neighborhood and halting the loss of homeowners to big landlords. They want the programs listed in the Proposal as noted below to become requirements as the project goes forward to stabilize home ownership beginning immediately. To be effective, this means a commitment to providing:

1. Adequate staff, support, and strategies to inform/educate the community about the availability of the programs and resources.
2. Officials/staff and funds to assist them with enrolling in the programs, or receiving the benefits. See #2 below.

In addition, the City of Rochester should consider ways to support low-income homeowners with rising taxes, such as forms of tax caps for properties. These should be made part of the package to ensure a variety of ways homeowners can remain, and maintain their homes.

1. Rochester talks about the possibility of affordable housing but mandates no program. The programs and possibilities discussed in the GEIS Appendix 6 Section 5.5 should be definitively specified as part of the GEIS. **The city must include in the GEIS the establishment of an outreach program of quarterly public meetings at the PLEX Community Center to aid residents in the following matters:**
 - a. Keep struggling home owners in their homes as they try to stabilize their finances and incomes.
 - b. Begin to pro-actively use the Foreclosure Protection program and the Affordable Housing Fund to prevent the following:

1. It is well known that certain banks have improperly evicted home owners in the midst of negotiating with the banks. These illegal evictions (several have been overturned in court or forced into negotiation by neighborhood allies and activists) have been enforced by the Rochester Police Department, often with hired off-duty officers, at the request of banks. This is an inappropriate use of the city's police power, especially in the light of existing Rochester programs for eviction prevention help.

2. We saw fit to rescue Wall Street financiers and make their losses whole. Home owners and ordinary working people who had no hand in the failures caused by these financiers justly deserve help with staying in their homes, since the financial recovery is largely a figment of Wall Street interests and is not reflected in the job opportunities and wages of PLEX residents.

3. Market forces even now at work on their neighborhood as a result of the pending approval and imminent execution of the VOBOA. Thus, to prevent further damage to residents a commitment to a continuous pro-active outreach of the city using its Foreclosure Protection program and the Affordable Housing Fund must be defined within the GEIS.

2. The following Rochester programs and funding initiatives must be defined as available to the community as part of the GEIS. Furthermore, the GEIS should define an outreach program of quarterly meetings publicly scheduled at the PLEX Community Center in order to bring

them to the attention of PLEX residents who could benefit from them. The meetings are to workshops during which residents are mentored through the process of evaluating programs that fit their individual needs, and individual assistance with filling out applications and filing them online or printing them out with addressed envelopes at the PLEX Community Center, so PLEX residents can leave these workshops with completed and filed applications. **These defined parts of the GEIS must be commitments by the City of Rochester to PLEX residents, not 'proposals' or 'possible actions.'**

- a. "Using CDBG funding, the City offers a Home Buyer Training at both the pre- and post-purchase stages in the home buying process. This helps to ensure home buyers are prepared to engage with realtors and lenders and understand the process." (See GEIS Appendix 6, pg 50, PDF p 52). This training must be defined in the VOBOA GEIS and be a part of the PLEX community workshops.
 - b. HOME Rochester is a program that allows individuals and families with low- and moderate-incomes an opportunity to participate in home ownership (See GEIS Appendix 6, pg 51, PDF p 53) is likewise vital to maintaining and enlarging a base of residential property ownership by householders. This program must be defined as part of the GEIS.
 - c. Rochester Land Bank is a program that allows individuals and families with low- and moderate-incomes an opportunity to participate in home ownership (See GEIS Appendix 6, pg 51, PDF p 53) is likewise vital to maintaining and enlarging a base of residential property ownership by householders. This program must be defined as part of the GEIS.
 - d. Pro-active outreach to inform residents of STAR Programs and other tax relief programs must be defined in the GEIS as part of the community meetings defined above.
3. In GEIS Appendix 6 Pg 51, PDF 53, it is noted: "Working with the City and an identified non-profit developer, the Land Bank could acquire properties in the BOA through the demolition and/or tax foreclosure process and offer them to the developer for little to no cost in return for the production of affordable home ownership units." This is the same way in which homeowners have been "evicted" in the past, with homes that could have been repaired simply demolished to benefit the development of multistory more profitable structures. PLEX must be allowed to choose an architect or expert of their own to evaluate houses that the City or Developer says, require demolition. If buildings are proven to be non-usable or reconditioned, and new units constructed, then long-term rental residents (5 years or more of continuous

Commenter #W.75 – Peter Debes

residence within the Plymouth-Exchange ZIP code, for instance), must be provided assistance in eventually becoming local home owners. This program must be defined within the GEIS.

4. GEIS Appendix 6 (p. 58, PDF p. 60) states in part, "One of the most effective ways to expand affordable housing options is to adopt an inclusionary zoning ordinance. This policy can be enacted through zoning and would require that a percentage of units in future market-rate developments be set aside for low- and/or moderate-income households. The City, working with PLEX, would decide what percentage of units would be set aside and at what threshold of affordability." This should be defined within the GEIS.
5. GEIS Appendix 6 (p. 58, PDF p. 60) states in part, "If new development in the BOA utilizes Low Income Housing Tax Credits (LIHTC), there will be affordability requirements attached to that funding source regardless." This decision must be made in concert with the Plymouth-Exchange Neighborhood Association, the neighborhood entity of record in this matter, and defined within the GEIS.
6. EIS Appendix 6 (p. 58, PDF p. 60) states in part, "Another strategy for preserving existing affordable housing is creating a one-to-one replacement ordinance that requires the replacement of subsidized units removed through redevelopment or other public action."
 - a. Amend this to include "right of first refusal will be given to PLEX neighborhood residents of continuous 10 year residence, on condition of purchaser occupancy or immediate family for at least 10 years." and defined within the GEIS.
 - b. This decision must be made in concert with the Plymouth-Exchange Neighborhood Association, the neighborhood entity of record in this matter, and defined within the GEIS.
7. EIS Appendix 6 (p. 58, PDF p. 60) states in part, "In addition to an inclusionary zoning requirement, the City may also wish to establish an affordable housing trust fund which developers could pay into in lieu of building units on site." Such an arrangement must be incorporated in consultation with PLEX Neighborhood Association, the neighborhood entity of record in this matter, and defined within the GEIS.

Please notify me when there will be a public session reviewing all the comments and next steps in the process of finalizing a proposal.

Thank you,

Commenter #W.75 – Peter Debes

Peter Debes

Commenter #W.76 – Adam Smith

January 30, 2018

Field	Value
Name	Adam Smith
Email address	adampaulsmith@gmail.com
Comments	<p>On page 83 of the draft plan it recommends having two left turn lanes from southbound Exchange onto Ford. This is a popular spot for cyclists and that would make it more challenging for cyclists to turn left onto the Ford Street Bridge. Overall it doesn't seem to be in keeping with the City's complete streets policy.</p> <p>I would encourage the City when it is considering any new street configurations, to focus on those that minimize dead ends so that neighborhoods are better connected.</p> <p>I strongly support building out the park space as described in Alternatives 2 and 3 for parks and open space.</p> <p>I strongly support the proposed redevelopment of Martin Luther King Plaza as described on page 139.</p>

January 31, 2018

Field	Value
Name	Adam Smith
Email address	adampaulsmith@gmail.com
Comments	<p>I would encourage the City to be pragmatic as it is putting this plan into practice and take advantage of development opportunities arise -- even if they are not perfect. We should not let the perfect be the enemy of the good.</p>

Commenter #W.76 – Adam Smith

Commenter #W.77 – MaryLee Miller

January 31, 2018

I stand with the people of the PLEX neighborhood in their fight against ExxonMobil and DHD Ventures. The people of PLEX deserve Teri 1 cleanup, a long term health analysis, corporate accountability and the right to decide what happens with the Vacuum Oil Brownfield site once it is cleaned up. Developers walk away once profit is reaped. Corporations walk away as soon as they can placate the local community with the least cost to their coffers. The people of the PLEX neighborhood need the City of Rochester behind them on this and behind them all the way to a solution that works for THEM and not for a developer or a multi-national conglomerate like ExxonMobil. Stand up and support your residents.

Please!

Commenter #W.78 – O. Seantelle White

January 30, 2018

Greetings.

Given global warming and the issues already present in Charlotte, I urge the city to reconsider lowering the river flood protection wall. It follows that the wall might need to be raised instead to protect properties along the water way particularly in the PLEX area of the city. Global warming is real and the threat will not go away simply because we continue business as usual. The money we save now will be paid several times over in damages.

Should the city proceed there should be a remedy to protect/compensate residents who suffer a loss as a result of these actions.

Sincerely,

O. Seantelle White

Commenter #W.79 – Rebecca Johnson

January 31, 2018

Dear Ms. Kirkmire:

I am writing to support responsible cleanup and redevelopment for the Vacuum Oil brownfield and its adjacent land along the Genesee River.

Priority must be given to the health and well-being of the residents of the PLEX neighborhood, who stand to lose most should this cleanup and/or development be done improperly. In addition, priority must be given to the health of the Genesee River, an important environmental and economic asset to the City of Rochester and beyond.

The City and developers must demonstrate convincingly that:

- (1) the chosen level of cleanup is safe for the land's anticipated use,
- (2) the remediation be able to withstand possible flooding by the Genesee River,
- (3) the cleanup process itself will not create a health hazard for PLEX residents in terms of pollution from truck traffic and dust from contaminated soil,
and
- (4) the current PLEX residents experience an enhanced quality of life as a result of this development – a customary requirement when developers break ground in other areas.

Land in the City of Rochester and along the Genesee River has become valuable to developers. The City should leverage these assets, as other Cities do, to ensure a fair deal to PLEX residents and an economically sound arrangement for the city of Rochester.

An acceptable plan will include:

1. Careful study of the pros and cons of various levels of cleanup in terms of health hazards/benefits to the PLEX community and to the Genesee River. Comparison must include assessment of any health hazards likely to occur during the remediation process itself, as well as the likely long-term results.
2. Delineation of funds and logistics for continued monitoring of the site during and after remediation.
3. Establishment of a trust fund to take care of any additional hazards that might be discovered post-remediation.
4. Evaluation of the flood hazard to this area must take into account future weather projections rather than relying solely on historical data. Historical data alone are not valid for such a purpose, due to climate change and other factors. Redesign of the flood wall in this area must take future flood risk into accurate account.
5. The PLEX community should share in the benefits of this redevelopment, as is fair and customary in redevelopment of this type.

Careful attention should be paid to the effects on the neighborhood of anticipated gentrification. Among the actions that could enhance the benefits of gentrification to current residents and reduce the detriments are: Consideration of inclusionary zoning ordinances, selective property tax abatements, pro-active education of residents on financial strategies to enable them to take advantage of the increased value of their homes while still remaining in the neighborhood.

Commenter #W.79 – Rebecca Johnson

I am glad that the Rochester community is closely watching this process.

Rochester's less-affluent communities have too long borne the brunt of unwise development. Because our City's assets and potential are now being recognized by developers and businesses, we now have the capacity to help repair those past injustices and, in the process, offer a better quality of life for all.

Thank you.

Sincerely,

Rebecca L. Johnson, Ph.D.

Commenter #W.80 – Susan Domina

January 31, 2018

I agree with every one of the PLEX Neighborhood's 12 most important community goals. The city of Rochester should do right by that community!

Susan Domina

Commenter #W.81 – Jack Bradigan Spula

January 31, 2018

To the Office of City Planning:

As a longtime city resident and concerned environmentalist, I urge that a TIER-ONE CLEAN-UP be required for the Vacuum Oil Brownfield site on the west side of the Genesee River, off Flint St.

Since this key site lies so close to residential and natural areas, and since it's also adjacent to public recreational trails, it deserves no less than the highest level of clean-up and restoration.

Provision must be made for full use of all the property in question, in line with the PLEX neighborhood association's plans.

It is important to note, too, that low-income neighborhoods near the site deserve as much protection against lingering pollutants as would be expected in regard to any residential or mixed-use neighborhood, anywhere.

Questions of socioeconomic justice arise when low-income areas are not given maximum protection - and in fact, too many of our cities have experienced forms of environmental racism and related injustices because of inadequate controls and remediation. This cannot be allowed to happen in PLEX.

Thank you.

Jack Bradigan Spula

63 Benton St.
Rochester, NY 14620-2322
585-271-0255
jbspula@gmail.com

October 19, 2017

DORIAN HALL: Hello. My name is Dorian Hall. I'm with the PLEX Neighborhood Association. And my concern is making sure that this process involves the community. And from my experience and my involvement, there seems to be lacking community involvement.

So I actually sent an email to ask for the information today, for November 4th. Because the documentation -- this needs to be reviewed by our community members and time to go through the whole book.

I'm hoping I can ask you guys to come back possibly in the future and also take more comments from us. Because I wasn't expecting you guys to be here. I thought it was just -- just a presentation. So my concern is making sure the community is involved, making sure the plans actually refer to what the community wants.

We attend a lot of meetings. And per the documentation, we see things in the documents that do

Commenter #W.82 – Dorian Hall

not reflect what the community wants.

So my big thing is, if you're going to do something, that you're going to impact this community and our community as a whole, we want to make sure that our comments and thoughts are in this plan.

Thank you.

January 31, 2018

The dgeis planning and strategy was cookie cutter / pre setup programing for community vision. The dgeis does not represent the PLEX community input for the VOBOA plan.

DORIAN Hall PLEX

The dgeis housing study is not correct. PLEASE redo a study. ALL OF THE DATA IS TAKEN AND DRIVEN BY THE PRIMARY INVESTOR.

dorian hall plex

February 1, 2018

No input from minority business owners. THE dgeis stakeholders represented are not minority community businesses. The Plymouth ave business association is committed fraud. PLEX is a low income neighborhood with many minority businesses. The oldest minority business. Also the first city cab company and many other historic businesses not represented.

Commenter #W.83 – William Destler

January 31, 2018

44 San Gabriel Dr.
Rochester NY 14610

Dorraine Kirkmire
Office of Planning
City Hall Rm 223B
Rochester, NY 14614

Dear Ms. Kirkmire:

I am writing to support responsible cleanup and redevelopment for the Vacuum Oil brownfield and its adjacent land along the Genesee River. Priority must be given to the health and well-being of the residents of the PLEX neighborhood, who stand to lose most should this cleanup and/or development be done improperly. In addition, priority must be given to the health of the Genesee River, an important environmental and economic asset to the City of Rochester and beyond.

The City and developers must demonstrate convincingly that:

- (1) the chosen level of cleanup is safe for the land's anticipated use,
- (2) the remediation be able to withstand possible flooding by the Genesee River,
- (3) the cleanup process itself will not create a health hazard for PLEX residents in terms of pollution from truck traffic and dust from contaminated soil, and
- (4) the current PLEX residents experience an enhanced quality of life as a result of this development – a customary requirement when developers break ground in other areas.

Land in the City of Rochester and along the Genesee River has become valuable to developers. The City should leverage these assets, as other Cities do, to ensure a fair deal to PLEX residents and an economically sound arrangement for the city of Rochester.

An acceptable plan will include:

1. Careful study of the pros and cons of various levels of cleanup in terms of health hazards/benefits to the PLEX community and to the Genesee River. Comparison must include assessment of any health hazards likely to occur *during the remediation process itself*, as well as the *likely long-term results*.

Commenter #W.83 – William Destler

2. Delineation of funds and logistics for continued *monitoring* of the site during and after remediation.
3. Establishment of a *trust fund* to take care of any additional hazards that might be discovered post-remediation.
4. Evaluation of the flood hazard to this area must take into account *future* weather projections rather than relying solely on historical data. Historical data alone are not valid for such a purpose, due to climate change and other factors. Redesign of the flood wall in this area must take future flood risk into accurate account.
5. The PLEX community should share in the benefits of this redevelopment, as is fair and customary in redevelopment of this type. Careful attention should be paid to the effects on the neighborhood of anticipated gentrification. Among the actions that could enhance the benefits of gentrification to current residents and reduce the detriments are: Consideration of inclusionary zoning ordinances, selective property tax abatements, pro-active education of residents on financial strategies to enable them to take advantage of the increased value of their homes while still remaining in the neighborhood.

I am glad that the Rochester community is closely watching this process. Rochester's less-affluent communities have too long borne the brunt of unwise development. Because our City's assets and potential are now being recognized by developers and businesses, we now have the capacity to help repair those past injustices and, in the process, offer a better quality of life for all.

Thank you.

Sincerely,

William W. Destler

President Emeritus, RIT

Park-Meigs Neighborhood Association

*Preserving and Improving
Our Neighborhood
Since 1960*

Commenter #W.84 - Parks-Meigs Neighborhood Association January 31, 2018

To: Dorraine Kirkmire
Office of Planning
City Hall, Rm 223B
Rochester, NY 14614

RE: Public comment Vacuum Oil BOA Draft GEIS

Ms. Kirkmire:

The Park Meigs Neighborhood Association (PMNA) requests that the Vacuum Oil BOA committee consider the following comments regarding the Draft Generic Environmental Impact Statement (GEIS).

1. The current brownfield properties are not marked as such. Until the contamination is safely removed or contained, warning signs should be prominently displayed so that people do not unknowingly expose themselves to the contaminants.
2. We applaud the work of all who contributed to the GEIS, and are in agreement with its overall intentions and goals for the PLEX neighborhood and for the city of Rochester.
3. We support track one cleanup at the brownfield properties; capping should not be accepted. If the public is to be able to access the riverfront, the most thorough cleanup is needed to prevent migration of covered contaminants to the riverside and elsewhere. We must be very sure that no contaminants are present or likely to migrate to the planned PLEX neighborhood park. Capping off other properties in the brownfield is too risky; residents must finally have a safe community to live in and to play in. Leakage of contaminants through groundwater into the Genesee should also be prevented, another reason that track 1 cleanup is warranted.
4. We support the increased public access to the riverfront stipulated in the plan and are pleased to see the additional riverside amenities contained in the plan.
5. We support better integration of the currently contaminated parcels into the neighborhood as reflected in the planned addition of the new road item 11 on Map 12. We oppose new developments on reclaimed land that segregate new community residents or businesses from the larger community.
6. The current flood wall is deemed likely too deteriorated to repair adequately. The plan proposes rebuilding the wall a couple of feet lower than the current height. The rationale for this is based on the minimum height required by FEMA so that VOBOA properties are not required to buy FEMA flood insurance. This is reckless. The city's own Climate Action Plan notes "precipitation from extremely heavy storms has increased 70 percent since 1958." Climate change models for our area predict more to come. We have seen again and again over the past several years that FEMA specifications based on historical weather patterns are inadequate, and people have paid with their lives. The height and design of the new flood wall should be based

on the latest reviewed climate model data, or minimally the wall should be built to the current height.

7. We support the PLEX neighborhood's desire for prioritization of the proposed PLEX park project. Neighborhood parkland plays a significant role in promoting health and well-being.

We appreciate your time in considering the views of the Park Meigs neighborhood, and look forward to seeing the committee's responses in the final GEIS.

Sincerely,

Charlotte Baltus, Committee Chair
For the Park-Meigs Neighborhood Association Board of Directors,
John Lembach
Vice President, Park-Meigs Neighborhood Association

200 Park Avenue • Rochester, New York 14607 • 585-461-3440 •
board@parkmeigs.org

Commenter #W.85 – Carolyn Hoffman

I feel that it is very important to do a thorough cleanup especially of a brownfield that is along the river. Please put the neighborhood association first in discussing future development and please, please, please mark and label all city brownfields moving forward so that citizens steer clear with themselves, their pets, and their children.

Thank you.

Commenter #W.86 – Mary Lupien

This site needs to be cleaned up to the highest standard. The City of Rochester claims to be a Green City, but apparently only in some cases.

What does the Climate Action Plan have to say about remediation?

Mary Lupien

Commenter W.87 – Tim Cerqua

Dear Ms. Kirkmire:

I am writing to express my support for the fullest possible clean up of this site. Rochester is fortunate to have the Genesee River as a natural resource and centerpiece of the City. I believe that reclaiming this site is not only a health and safety issue for the community, but also a necessary step in making our riverfront one of the catalysts for revitalizing the City.

Sincerely,
Tim Cerqua



**SIERRA
CLUB**
FOUNDED 1892

ROCHESTER REGIONAL GROUP

P.O. BOX 10518, ROCHESTER, NEW YORK 14610-0518
585-234-1056

To: Dorraine Kirkmire
Office of Planning
City Hall Rm 223B
Rochester, NY 14614

Comments on the Cleanup and Development Proposal of the Vacuum Oil Site Brownfield, Rochester, N.Y.

The term “environmental injustice” was coined to illustrate the structural policies and personal practices in which people in excluded groups have been targeted because of their race, ethnicity, or other identities, and been denied access to the privileges enjoyed by the people of power in their area. One way this has been manifested is by excluding people from certain preferred places to live, forcing them to live instead in less desirable locations. Such locations typically have been in areas subject to industrial noise, pollution, and waste, often resulting in health problems not typically seen by those in other areas. Since people in such neighborhoods were generally of low income and power they had few resources and little voice or decision making in developing their community.

The City of Rochester’s wants to redevelop PLEX water front property and has applied for NY state (BOA) Brownfield Opportunity Area Grant program to clean up contaminated properties. The Rochester Regional Group of the Sierra Club is excited as this is a major opportunity to restore this part of the River for the benefit of future generations. The City has adopted a vision for preserving the beauty of the Genesee River, and put major effort into improving the walkways along the Genesee River, both upstream, and downriver along the scenic gorge. This is supported by numerous studies of the health benefits people obtain when they have personal contact with nature. Now it is time to establish a **Vision** for the river upstream from the City Center and reclaim this long-time blight on the river.

This area by the PLEX neighborhood has great potential because of the beauty of the river, the tree-lined banks, and natural areas bordering the river, and the peaceful walking/biking trails. New foot-bridges connecting both sides of the river make it possible for residents and visitors to enjoy both sides of the river. The area already is attracting more visitors each year and is a major attraction for the City. It is pretty obvious that property values along this section of the River will soar in the future, and this potential will be maximized by choosing the highest level cleanup of the Vacuum Oil site. This level leaves no restrictions on the use of the land into the future. Failure to do the highest level cleanup now could restrict the potential for the area far into the future.

PLEX has affirmed that they enjoy the natural feeling and sights the trail along their side of the river provides for their neighborhood. They planned and received funds to plan and build a public park that would attract and be enjoyed by people of all ages. Part of this park was completed, but the completion of their plans is awaiting implementation.

1. Completion of this PLEX park according to their design must be a part of any proposal. The Sierra Club supports PLEX in their desire to enhance this green space, as development of the Vacuum Oil site will reduce open space and access to the river.. Part of this program should include the following.

2. Development plans must include the removal of invasive trees and plants and planning with PLEX the planting of native species originally present along the river to further beautify the river corridor.

3. The City must re-address zoning along the river which could place limits on the distance new construction

must be from the River and limit the height of multi-story buildings to maintain a natural appearance to the river corridor. With tall growing oaks, and other native species, multi-story buildings can be effectively screened from the walkways. PLEX thinks the closest buildings should be no more than 4 stories to not intrude on the river views.

4. Upstream, at Genesee Valley Park, there is access for rowers, and kayakers to the river and the Canal, when it is in operation. The City should assess the possibility of a boat launch as part of the development proposal for the brownfield area. This has the potential of adding to the attraction of this part of the river to neighbors and visitors.

5. The River Wall situation. The most recent major flood on the Genesee River was in 1972, when the river rose almost 16 feet. That topped the wall in Ford Street, which is 15 feet high, max. But Rochester had a history of large floods every seven years or so, until the Mount Morris Dam was built. One predicted result of climate change, we have already seen in other parts of the country, are catastrophic weather events. A telling example is this from the National Oceanic and Atmosphere Administration: In the U.S. during the last 365 days: 61 all-time max temperature and 84 all-time precipitation records have been broken.

Rochester must always plan with an eye to the possibility of such an event too, and this could mean a flood that exceeds any past floods. This would predicate preserving and even raising flood barriers along the river in the PLEX area. Any claim that such walls are no longer needed is pure folly in light of recent history. Development proposals must include seeking new designs to repair and enhance the river walls, while still affording pleasant views of the river and surroundings, and specific access where appropriate, to the river. Perhaps there could be sliding/moving gates in certain locations of the wall. The PLEX neighborhood must be involved in the decision around the planning of such walls. The following points note specific places in the Rochester GEIS that pertain to this subject.

- Appendix 10, p. 10, PDF p.10 states, "One of FEMA's criteria for indicating on its maps that a floodwall provides protection is that it has 3 feet of freeboard. Therefore, the project team developed an updated representation of the 100-year flood conditions of the Genesee River for presenting to FEMA for a map update."
 - Rochester's GEIS states an intent to lower the wall by 4 to 1.5 feet in various sections between Ford Street Bridge and the Genesee Trail bridge. See Appendix 10, "Figure 2-4 Hydraulic Analyses Results", p. 9, PDF p. 11, which is based on statistical analyses that have nothing to do with widely variant weather trends.
 - The 1972 intentional flood forced by the threat of debris at the lip of Mount Morris Dam during the tremendous rains of Tropical Storm Agnes flooded the area of the river around the Ford Street bridge at 15.89 feet.
 - In order to maintain 3 feet freeboard, the wall should be raised, not lowered. The GEIS must be amended to go beyond to protect against the most conservative and obsolete 100 Year Flood Event map lines, and evident development of patterns of intense weather and sudden bursts of precipitation.

PLEX deserves a prominent role in the planning of the future development. The developer, city, and state should ensure that PLEX residents have a voice. Community members want to be trained and hired for jobs building the development, and see stores supporting the community, and some space designed for social gathering. The Rochester Regional Group of the Sierra Club has joined PLEX as an ally in getting their fair share in this project.

Submitted by Peter Debes, Vice Chair, Rochester Regional Group of the Sierra Club, 585-820-2018, peter8245debes@gmail.com

Commenter #89 – John Steepy

January 26, 2018

Field	Value
Name	John Steepy
Email address	jgsteepy65@gmail.com
Comments	Please support all efforts to clean up the Genesee River Corridor/Vacuum Oil Brownfield project. This area must be redeveloped, but only if it is made safe for inhabitants.

Commenter #90 – Dominique Lepoutre

January 26, 2018

Regarding the Brownfield in the PLEX Neighborhood in Rochester near the U of R, my sense is that if something is worth doing, it's worth doing right. "You can pay me now, or you can pay me later". If the area is not fully cleaned up, there will always be restrictions on possible uses for the land. This impacts the neighborhood twice since the toxic threat, though reduced, still exists and secondly, the neighborhood would not benefit from the unconditional use of the land. This is not just an environmental issue... it's a social justice issue. Doing things right will ultimately benefit everyone, including future generations.

Dominique Lepoutre
1442 Quarry Rd
Caledonia, NY
14423

--

Dominique Lepoutre
dlepoutre1442@gmail.com

Commenter #91 – Zora Gussow

January 25, 2018

Tier 1 Cleanup - Cleanup this brownfield all the way. There is no reason to rush this work. Do the best job possible. We are open to bioremediation practices in the less impacted areas.

Zora Gussow

Commenter #92 – Rawson Duckett

January 26, 2018

Please listen to our words and help us clean up this brownfield it's been a blight to health for decades and children past present and future need this site to be cleaned remediated so everyone can grow a garden again.

Rawson Duckett

Commenter #93 – Sally Brown

January 25, 2018

I was asked by the local Sierra Club to write to the city of Rochester asking them to do a complete level 4 clean-up of the old Vacuum Oil Refinery on the city's west side. Having done some research into the situation, I can see that it is a true unholy mess, just like a Greek Tragedy! DHD the developers who want to make money, Mobile Oil who doesn't want to shell out any money, and the city of Rochester that never quite gets it right even when they get huge grants of money! Then you put this trio up against the Plymouth-Exchange Neighborhood Association which is made up of the homeowners and small businesses; and we all know what generally happens when middle and working class homeowners attempt to get the big guns to *'do the right thing'*.

The contamination from Vacuum Oil has been left in the ground for almost 100 years and PLEX, the local Sierra Club and other organizations are asking that these three groups take the advice of the state of New York which has recommended a Tier 4 Clean-up. Tier 4's method is the most extensive and therefore the most expensive. What PLEX is afraid they are going to get is a Tier 1: which basically means a clean-up of the worst spots and then just sloshing over the rest and covering the ground with concrete.

Just suppose for a minute that a miracle occurs, and like a movie the underdogs actually win this round. Then comes the next hurdle-what kind of housing, and developments are going to be built there, and who gets to reap the benefits? The long-time homeowners have already registered concerns about rising housing prices in their neighborhoods. When an area becomes 'gentrified' everyone points to the improvements. Let's not forget, however, that one of the other negative consequences of new developments is that the original inhabitants often can no longer afford to live in their neighborhood anymore. I hope my assessment is wrong, I hope that the worst case scenario doesn't happen. There are occasions when the underdogs win. Let's hope this is one of those times.

Thank-you

Sally Brown

Commenter #94 – Kate Connor

January 25, 2018

Please commit to a Tier 1 Cleanup for PLEX neighborhood so this brownfield is dealt with in the best possible way. This is very expensive but establishes the essential safety of the area for continued residential use and allows for enhancing the neighborhood for those who live there now and for the wider community.

Please consider a Health Impact Analysis to assess a long-term analysis of the impact to community health caused by this site. We must ensure that the people whose health has been harmed by this contamination are accounted for and that the impact of this trauma is recognized and remunerated.

There needs to be a plan to stabilize the PLEX neighborhood. The VOBOA Plan has led to rapid destabilization of our community. At the first hint of proposed cleanup and development, property values began creeping up, causing subsequent increases in our taxes that some of our residents are unable to afford. Our community needs to work overtime to keep long-term homeowners from being pressured to get out from under their homes by speculative developers who offer then bids higher than owners can get themselves, and thus standing to make massive profits by buying low and selling high. This is a classic result of environmental injustice.

Please consider a Nature Preserve along a Riverside Trail; a city with such a vibrant history of urban ecology, a nature preserve would act as a landmark of sustainability, as well as an effective floodplain for river overflow. It is a powerful symbol to see nature reclaiming what has been damaged by human negligence. A place where wildlife can thrive will serve as a clear symbol progress. With coming concerns of climate change as well as the historic flooding of the Genesee River, the community is concerned with the proposed plan to lower the flood wall.

Thank you,

Kate Connor

Commenter #95 – Kenny Lerner

Dear Ms Kirkmire,

The successful cleanup of the Vacuum Oil Brownfield cleanup needs to happen sooner than later and needs to be done properly. It is important for the health of the community, for the use of the space, and simply for the visual eyesore it creates. Please make sure it happens!!!

Sincerely,

Kenny Lerner
Geneseo, NY

Commenter #96 – Cornelia Kelley

January 11, 2018

Hi -

My name is Cornelia Kelley and my address is 70 Edgerton Street, rochester, NY 14607. I am writing to ask that the city do 4 things in regards to this site so that this is handled in the best possible way.

- **Level 1 Clean Up** Ensure a level-1 clean-up for the vacuum oil brownfield cleanup site in the PLEX neighborhood. I understand that now the developer is asking for a level 4 cleanup - so the site would just be "capped" and still sit there, still allowing the toxic sludge to continue to leak into the Genesee River and ground water. This is not a responsible way to handle this and I urge the city to commit to doing better.
- **Vermiculture** - Explore and advocate for a vermiculture approach to breaking down this toxic waste either on site or once it's removed. I, and many others in the community feel strongly that we shouldn't accept exporting toxic waste from here to another community.
- **Flood Wall:** Commit to ensuring a high flood wall is built between the site and the river. Flood protection is hugely important. The risk of flooding from the old damn in Letchworth and climate change (increased moisture in the air and unpredictable rain patterns) the city needs to be thinking how to best protect the neighborhood in the run, so such a wall is needed.
- **Ensure property is inclusive of the community** With development coming on that side of the river, there should be community access to it, with walkways, perhaps bike paths, maybe a place for people to bring a kayak or canoe, or just to come enjoy the view. It could have a "park" feel to it, and should not be restricted by private property. This development is going to have a lot of effect on the area, with traffic and such. The community shouldn't be shut out.
- **Ensure the development includes a park** Amongst all of the property that is going to be developed, PLEX is asking for a relatively small area to have a park. A brownfield site is required to have some recreational space. In a community with children around, as well as a senior apartment building right next to the area, PLEX wants to use this space to have a playground, spray park, raised gardens, nice walkways, and an outside amphitheater, where movies could be played, etc. Conveniently, it is right across the street from the community center as well. The park as described was designed by PLEX community members. This park is NOT guaranteed. Others have ideas for recreational space as well, but the desires of the PLEX neighbors who have lived with this brownfield, in some cases for generations, should be foremost. I support the PLEX neighborhood in their desire for this park and ask that you do as well.

Sincerely,
Cornelia Kelley