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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**151 TO 435 MT HOPE AVENUE  
AND  
562 FORD STREET**

**ROCHESTER, NEW YORK**

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

**Prepared by:** Day Environmental, Inc.  
2144 Brighton-Henrietta Town Line Road  
Rochester, New York 14623

**Date:** October 24, 2000

**Project No.:** 2307E-00

## PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

### CLIENT

#### PREPARED FOR:

City of Rochester  
30 Church Street  
Rochester, New York 14614

#### CLIENT CONTACT:

Ms. Judy Farrell  
(716) 428-6011

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### PROPERTY INFORMATION

#### ADDRESS:

151 to 435 Mt. Hope Avenue and  
562 Ford Street

#### MUNICIPALITY:

City of Rochester

#### COUNTY/STATE:

Monroe County, New York

#### TAX ACCOUNT #s:

121.47-1-44, 121.55-1-56, 121.55-1-57, 121.55-1-60,  
121.55-1-58, 121.55-1-59, 121.62-1-33, 121.62-1-33,  
121.62-1-35, and 121.55-1-1

#### PARCEL SIZE:

Ten parcels of land totaling approximately 11.29-acre

#### IMPROVEMENTS:

Five approximate 205,140-square foot (total), four-story apartment buildings with basements (low-rise buildings). An approximate 143,024-square foot, eight-story high-rise apartment building. Poured concrete, concrete block, steel, wood and brick construction.  
Dates of construction: 1975

#### CURRENT USE:

Apartment complex and park

#### CURRENT OWNER:

Genesee Gateway Houses, Inc., City of Rochester, and the Rochester Urban Renewal Agency

#### PAST USE:

Railroad yard, residential, commercial and industrial from at least 1892 to 1972; an apartment complex from 1975 to present; and a park from at least 1973 to present

#### SITE CONTACT:

Ms. Judy Farrell, City of Rochester  
(716) 428-6011

#### SITE LOCATION MAP/SITE SKETCH:

Appendix A

#### PHOTOGRAPHS:

Appendix B

### SUMMARY OF ENVIRONMENTAL CONCERNS

#### ENVIRONMENTAL CONCERNS:

Environmental Concern(s) Identified

Environmental Concern(s) Not Identified

#### FURTHER STUDIES:

Further Studies Recommended

Further Studies Not Recommended

## ASSESSMENT SUMMARY

### ENVIRONMENTAL STATUS OF PROPERTY:

Based on the studies performed, further inquiry is needed to appropriately assess the environmental status of the assessed property. Listed below are the environmental concerns and recommended actions that have been identified:

1. **Asbestos-Containing Materials (ACM):** ACM (i.e., as identified in a previous asbestos survey report, refer to Section 5.1 and Appendix E) observed at the time of the site visit included 12" x 12" floor tiles and exterior transite window panels (refer to Section 3.5). It was reported that the roof flashing material contained asbestos; however, this material was enclosed behind the rolled rubber roofing material (refer to Section 4.1). [Note: A previous asbestos evaluation conducted for the assessed property did not identify the roof flashing materials as asbestos containing (refer to Section 5.1).] In addition, it was reported that asbestos-containing floor tiles were removed when new carpeting was installed within the assessed buildings; however, documentation of the removal was not available (refer to Section 4.1).

Based upon a review of the previous asbestos survey, the textured wall (plaster) located on the interior portions of the high-rise apartment building, and the 12" x 12" floor tiles and mastic were identified as asbestos-containing materials (refer to Section 5.1 and Appendix E). These materials were observed in good condition at the time of the site visit. Note: Only the common areas within the high-rise apartment building are considered a portion of the assessed property (refer to Note #2).

**Recommendations:** If the assessed buildings are going to be demolished, it is recommended that pre-demolition asbestos survey be performed. Reportedly, the exterior surfaces of the high-rise apartment building (i.e., 185 Mt. Hope Avenue) will be renovated, and the interior portions will not be renovated as part of the on-site construction project. If the analysis indicates the presence of ACM within the assessed buildings (i.e., in addition to the materials currently identified as ACM), all ACM should be removed in accordance with applicable regulations before building demolition occurs.

2. **Historical Uses of the Assessed Property:** Based upon a review of the historical maps and the Polk Directories, the assessed property appears to have been used commercially and industrially from at least 1892 through at least 1971 (refer to Section 1.5 and historical maps in Appendix C). Former occupants and/or owners of the assessed property, which may have had an environmental impact upon the assessed property, are summarized in the following table. A review of the aerial photographs and Sanborn Maps also indicates that the assessed property may have been a portion of the former Erie Canal feeder and a railroad yard (refer to copies of the aerial photographs in Appendix F and the Sanborn Maps in Appendix C). In addition, based on a review of the assessed property deed information, the assessed property may have been formerly owned by the Warren Scharf Asphalt Paving Company in 1890 (refer to Section 1.1).

A map outlining the historical uses of the assessed property as identified in the historical maps, the Polk Directories, NYSDEC spills, etc. has been included within Appendix C. The map of the assessed property was provided by the City of Rochester and defines the boundaries of the assessed property. [Note, a scale was not provided on all of the

### ASSESSMENT SUMMARY (Cont.)

historical maps (e.g., the 1910 and 1926 maps); therefore, only the historical maps that contained a scale were used to transpose the historical information onto this map.]

Former Address	Current Address	Former Use of Property	Year
123-125 Mt. Hope Avenue	245-285 Mt. Hope Avenue	Old Vacant Tannery (adjoining former Erie Canal feeder)	1892
Between 281-289 Mt. Hope Avenue	245-285 Mt. Hope Avenue	Wagon and work shop	1912
221 Mt. Hope Avenue	205-225 Mt. Hope Avenue	Concrete material company	1926
145 Mt. Hope Avenue	151 Mt. Hope Avenue	A concrete plant	1938-1950
159-167 Mt. Hope Avenue	<u>151</u> Mt. Hope Avenue	Filling station with two gasoline tanks	1938-1950
159-167 Mt. Hope Avenue	<u>151</u> Mt. Hope Avenue	Auto sales facility	1971
171-183 Mt. Hope Avenue	171-173 Mt. Hope Avenue	Filling station with four gasoline tanks	1938
175 Mt. Hope Avenue	175 Mt. Hope Avenue	Filling station with four gasoline tanks	1950-1971
191 Mt. Hope Avenue	191 Mt. Hope Avenue	Filling station with two gasoline tanks	1938-1950
Across from Alexander Street (no street #)	177 Mt. Hope Avenue	A tack house is located in the railroad approximately 200 feet west of Mt. Hope Avenue	1938-1950
227 Mt. Hope Avenue	225-285 Mt. Hope Avenue	Scrap iron (junk) yard, with traveling crane and an iron cutting building	1938-1950
229 Mt. Hope Avenue	225-285 Mt. Hope Avenue	Used car sales	1965
393-399 Mt. Hope Avenue	285-425 Mt. Hope Avenue	Coal yard, coal silos, oil house, store (gasoline UST)	1938-1950
399 Mt. Hope Avenue	405-425 Mt. Hope Avenue	Campbell Elevator Company (manufacturing)	1965-71
407 Mt. Hope Avenue	425 Mt. Hope Avenue	Filling station with 10 gasoline tanks	1938-1971
411 Mt. Hope Avenue	425 Mt. Hope Avenue	Used car sales facility	1938-1971
Across from Hamilton Street (no street #)	205-225 Mt. Hope Avenue	Auto repair facility	1971
Between Averill Street and Hickory Street (no street #)	285-345 Mt. Hope Avenue	Used auto sales and auto repair facility	1971
333-399 Mt. Hope Avenue	405-425 Mt. Hope Avenue	Brick storage yard, oil house and office with gasoline tank	1971

An area of disturbed ground (potentially a fill area) is evident on the adjoining property to the south of the assessed property in the aerial photographs reviewed between 1930 and 1961. The environmental impact of this disturbed ground (if any) on the assessed property is not known.

## ASSESSMENT SUMMARY (Cont.)

The environmental impact of historical land uses on the assessed property is not specifically known. Information obtained during this assessment indicates that various underground storage tanks (USTs) have been installed and removed from the above locations on the assessed property (refer to Sections 2.2 and 2.4.1). While it appears that the USTs installed have been removed, closure documentation is not available regarding the condition of these USTs and the presence of residual contamination (if any).

In addition, railroad beds typically contain ballast fill material such as cinders, slag, and coal that have the potential to contain heavy metals. The potential also exists for contamination of the railroad ballast from the use of pesticides, herbicides, and waste oil for weed and dust control, and the railroad ties may have been preserved with creosote, coal tar, phenolic compounds, and other semi-volatile compounds.

Also, the material used to fill the Erie Canal feeder is not known and it is possible that the canal was filled with materials, which represent an environmental concern at the assessed property.

**Recommendations:** cursory subsurface studies consisting of a combination of test pits, test borings, and groundwater monitoring wells are recommended to evaluate the environmental impact of historic usage on the assessed property. It is anticipated that selected soil and/or groundwater samples collected during these studies would be tested for various parameters intended to characterize subsurface impacts. Test pits/borings/monitoring wells should be located throughout the assessed property to evaluate the effect of the historic usage on the assessed property. Specific areas to be evaluated should include the western portion (railroad and Erie Canal feeder usage), the eastern portion (scrap yard and coal yard usage), and near the southeast corner (former oil house and gasoline tank).

- 3. Historical Use of Adjoining Properties:** Based upon a review of the historical maps and the Polk Directories, some of the adjoining properties appear to have been used commercially and industrially from at least 1892 through at least 1971 (refer to Section 1.5 and historical maps in Appendix C), and may have had an environmental impact on the assessed property. Former occupants and/or owners of the adjoining properties which may have had an environmental impact upon the assessed property are summarized below. A review of the aerial photographs and Sanborn Maps also indicates that the adjoining property to the west of the assessed property may have been a portion of the former Erie Canal feeder and a railroad yard (refer to aerial photographs in Appendix F and Sanborn Maps in Appendix C). [Note: The former uses of the adjoining properties that may have had environmental impact on the assessed property are summarized below. The properties that do not appear to have had an environmental impact on the assessed property (e.g., residential properties) are not summarized below.]

Summary of the adjoining properties in 1892:

- **North:** A lumberyard, a portion of the Erie Canal feeder, and a portion of the future Lehigh Valley Railroad yard.

## ASSESSMENT SUMMARY (Cont.)

- South: A historical map was not available for review.
- West: A portion of the Erie Canal feeder and a portion of the Lehigh Valley Railroad yard.

### Summary of the adjoining properties in 1912:

- North: A portion of the Lehigh Valley Railroad yard, with coal storage buildings, a turntable, and miscellaneous storage buildings. In addition, a jewelry and badge manufacturing facility is located along Mt. Hope Avenue. A plating area, a lithographic area, and a machine room have been identified in the jewelry and badge manufacturing facility (i.e., 83-85 Mt. Hope Avenue).
- South: The Wolcott Company (wholesale liquors), with two vats of an unidentified liquid.
- West: A portion of the Lehigh Valley Railroad yard and a portion of the Erie Canal feeder.

### Summary of the adjoining properties in 1938:

- North: A portion of the Lehigh Valley Railroad yard, with a traveling crane, a turntable, an oil house, and several freight warehouses. In addition, a gasoline tank appears to be located along the Genesee River south of the Barge Canal Terminal building. Three gasoline tanks appear to be located on the property addressed as 63 to 65 Mt. Hope Avenue. The use of this property could not be determined.
- South: A filling station with three gasoline tanks appears to be addressed as 470 Mt Hope Avenue (i.e., southeast of the assessed property).
- East: A filling station with five gasoline tanks appears to be addressed as 130 Mt. Hope Avenue. A used auto sales facility (three buildings) appears to be addressed as 130 ½ Mt. Hope Avenue. A machine shop and auto storage facility appears to be addressed as 138 Mt. Hope Avenue. A used auto sales facility appears to be addressed as 152 Mt. Hope Avenue. An auto sales and service facility appears to be addressed as 188 Mt. Hope Avenue. A tire sales and service facility appears to be addressed as 224 to 228 Mt. Hope Avenue. A filling station with nine gasoline tanks appears to be addressed as 234 Mt. Hope Avenue. An auto sales and service facility appears to be addressed as 250 to 252 Mt. Hope Avenue. A filling station with four gasoline tanks appears to be addressed as 346 Mt. Hope Avenue. A tire sales and service facility appears to be addressed as 360 to 366 Mt. Hope Avenue. An auto wrecking facility appears south adjoining to 360 to 366 Mt. Hope Avenue (no street number provided on the map). A filling station with two gasoline tanks appears to be addressed as 404 Mt. Hope Avenue.
- West: A portion of the Lehigh Valley Railroad yard.

### Summary of the adjoining properties in 1950:

- North: A portion of the Lehigh Valley Railroad yard, and the Lehigh Valley Coal Sales Company. A concrete plant appears to be addressed as 145 Mt. Hope Avenue. A building identified as sand and gravel bins (no address provided on the map). Note: This building may be associated with the concrete business identified on the 1950 historical map.

## ASSESSMENT SUMMARY (Cont.)

- **South:** A historical map was not available for review.
- **West:** A portion of the Erie Canal feeder and a portion of the Lehigh Valley Railroad yard.

### Summary of the adjoining properties in 1912:

- **North:** A portion of the Lehigh Valley Railroad yard, with coal storage buildings, a turntable, and miscellaneous storage buildings. In addition, a jewelry and badge manufacturing facility is located along Mt. Hope Avenue. A plating area, a lithographic area, and a machine room have been identified in the jewelry and badge manufacturing facility.
- **South:** The Wolcott Company (wholesale liquors), with two vats of an unidentified liquid.
- **West:** A portion of the Lehigh Valley Railroad yard and a portion of the Erie Canal feeder.

### Summary of the adjoining properties in 1938:

- **North:** A portion of the Lehigh Valley Railroad yard, with a traveling crane, a turntable, an oil house, and several freight warehouses. In addition, a gasoline tank appears to be located along the Genesee River south of the Barge Canal Terminal building. Three gasoline tanks appear to be located on the property addressed as 63 to 65 Mt. Hope Avenue. The use of this property could not be determined.
- **South:** A filling station with three gasoline tanks appears to be addressed as 470 Mt Hope Avenue (i.e., southeast of the assessed property).
- **East:** A filling station with four gasoline tanks appears to be addressed as 130 Mt. Hope Avenue. A used auto sales facility (three buildings) appears to be addressed as 130 ½ Mt. Hope Avenue. A machine shop and auto storage facility appears to be addressed as 138 Mt. Hope Avenue. A used auto sales facility appears to be addressed as 152 Mt. Hope Avenue. An auto sales and service facility appears to be addressed as 188 Mt. Hope Avenue. A tire sales and service facility appears to be addressed as 224 to 228 Mt. Hope Avenue. A filling station with nine gasoline tanks appears to be addressed as 234 Mt. Hope Avenue. An auto sales and service facility appears to be addressed as 250 to 252 Mt. Hope Avenue. A filling station with four gasoline tanks appears to be addressed as 346 Mt. Hope Avenue. A tire sales and service facility appears to be addressed as 360 to 366 Mt. Hope Avenue. An auto wrecking facility appears south adjoining to 360 to 366 Mt. Hope Avenue (no street number provided on the map). A filling station with two gasoline tanks appears to be addressed as 404 Mt. Hope Avenue.
- **West:** A portion of the Lehigh Valley Railroad yard.

### Summary of the adjoining properties in 1950:

- **North:** A portion of the Lehigh Valley Railroad yard, and the Lehigh Valley Coal Sales Company. A concrete plant appears to be addressed as 145 Mt. Hope Avenue. A building identified as sand and gravel bins (no address provided on the map). Note: This building may be associated with the concrete business identified on the 1950 historical map.

## ASSESSMENT SUMMARY (Cont.)

- **South:** This area appears to be residentially developed. A filling station with three gasoline tanks appears to be addressed as 470 Mt. Hope Avenue (i.e., southeast of the assessed property).
- **East:** A used auto sales facility (three buildings) appears to be addressed as 130 1/3 and 130 1/4 Mt. Hope Avenue. A machine shop and auto storage facility appears to be addressed as 138 Mt. Hope Avenue. A used auto sales facility and filling station appears to be addressed as 144 to 160 Mt. Hope Avenue. An auto sales and service facility appears to be addressed as 188 Mt. Hope Avenue. A tire sales and service facility appears to be addressed as 224 to 228 Mt. Hope Avenue. A light manufacturing facility appears to be addressed as 250 to 252 Mt. Hope Avenue. A used car sales facility with nine gasoline tanks (former filling station) appears to be addressed as 290 Mt. Hope Avenue. A filling station with four gasoline tanks appears to be addressed as 348 Mt. Hope Avenue. A used car sales facility appears to be addressed as 368 Mt. Hope Avenue. A used auto sales facility appears to be addressed as 400 Mt. Hope Avenue. A filling station with two gasoline tanks appears to be addressed as 404 Mt. Hope Avenue.
- **West:** A portion of the Lehigh Valley Railroad yard, with the Genesee River beyond.

### Summary of the adjoining properties in 1971:

- **North:** A portion of the Lehigh Valley Railroad yard and the Lehigh Valley Coal Sales Company. A concrete plant appears to be addressed as 145 Mt. Hope Avenue.
- **South:** A filling station (no tanks identified) appears to be addressed as 470 Mt. Hope Avenue (located southeast of the assessed property).
- **East:** An auto repair facility appears to be addressed as 110 to 126 Mt. Hope Avenue. An auto body shop appears to be addressed as 188 Mt. Hope Avenue. A used car sales facility appears to be addressed as 200 Mt. Hope Avenue. An auto storage facility appears to be addressed as 290 Mt. Hope Avenue. An auto upholstery shop appears to be addressed as 360 to 366 Mt. Hope Avenue. An auto repair facility appears to be addressed as 374 Mt. Hope Avenue. A filling station (no tanks identified) appears to be addressed as 400 Mt. Hope Avenue.
- **West:** A portion of the Lehigh Valley Railroad yard.

Railroad beds typically contain ballast fill material such as cinders, slag, and coal that have the potential to contain heavy metals. The potential also exists for contamination of the railroad ballast from the use of pesticides, herbicides, and waste oil for weed and dust control, and the railroad ties may have been preserved with creosote, coal tar, phenolic compounds, and other semi-volatile compounds.

The material used to fill the Erie Canal feeder (i.e., a portion of which may be located on the assessed property) is not known, and it is possible that the canal was filled with materials, which represent an environmental concern at the assessed property.

In addition, one active spill (Spill #9703000) is identified on the property, which adjoins the assessed property to the east across Mt. Hope Avenue (refer to Section 2.5). This site is identified as the Sunoco gasoline station property located at 404 Mt. Hope



## ASSESSMENT SUMMARY (Cont.)

Avenue. According to the NYSDEC Spill Report Form, this spill involved the discovery of contaminated soils that were encountered during tank removal procedures. In addition, five closed spills are reported for this property that also involved contamination encountered during tank removal procedures (refer to Section 2.5). Remedial efforts were performed for these active and closed spills with involvement of the NYSDEC. The impact of this spill site on the assessed property, if any, is not known.

**Recommendations:** Cursory subsurface studies consisting of a combination of test pits, test borings, and groundwater monitoring wells are recommended to evaluate the environmental impact of historic usage of the adjoining properties. It is anticipated that selected soil and/or groundwater samples collected during these studies would be tested for various parameters intended to characterize subsurface impact. Test pits/borings/monitoring wells should be located near the property line of the assessed property to evaluate the impact of adjoining properties on the assessed property. Specific areas to be evaluated should include the western portion (railroad and Erie Canal feeder usage), the eastern portion (scrap yard and coal yard usage), and near the southeast corner (former oil house and gasoline tank). Specific areas of the assessed property to evaluate include near the south property line (adjoining historic gasoline station), southeast corner (adjoining current gasoline station) near the north property line (three historic gasoline stations to the north), along the eastern property line opposite Hickory Street (in proximity to historic industrial uses and NYSDEC listed spills), Averill Avenue, and Hamilton Street (historic gasoline stations or auto repair facility).

### OPERATIONAL CONCERNS AND RECOMMENDATIONS:

Although beyond the scope of the routine environmental site assessment, the operational concerns listed below have been identified. These operational concerns are not considered to be liabilities, which should normally impact real estate or mortgage loan transactions. Rather, these concerns are listed for informational purposes, and it is recommended that they be addressed for compliance with existing regulations and/or to reduce the potential for future environmental liabilities. Since identification of operational concerns are incidental to the purpose of this assessment, correction of these items may not necessarily result in full compliance with all applicable environmental regulations.

1. **Nickel Cadmium Batteries:** At the time of the site visit, approximately 20 nickel cadmium batteries were observed within the basement of Building #285 within the low-rise apartment buildings. The batteries appeared to be in good condition (i.e., no leakage observed); however, the purpose of the batteries is not known (refer to Section 3.6.2).

**Recommendations:** It is recommended that if these batteries are not used on the assessed property, then the batteries should be disposed of in accordance with applicable regulations.

2. **Staining:** At the time of the 8/22/00 site visit, an oily-type residue was observed on the floor in the garage of the high-rise apartment building (i.e., 185 Mt. Hope Avenue). The poured concrete floor appeared to be in good condition (i.e., no cracks) at the time of the

## ASSESSMENT SUMMARY (Cont.)

8/22/00 site visit. Note: Lawnmowers and snow blowers were observed stored in the garage.

**Recommendations:** It is recommended that the areas of staining be cleaned and the materials generated be disposed of in accordance with applicable regulations.

### Notes:

1. This assessment included observations of the River Park Commons apartment complex and the Genesee Gateway Park. This assessment also involved obtaining historical information for these properties (i.e., the assessed property) and the properties adjoining the assessed property to the north (i.e., 71 Mt. Hope Avenue) and to the west (i.e., 600 Ford Street). Note, the properties to the north and west of the assessed property are not considered a portion of the assessed property.
2. At the time of the 8/22/00 site visit, the common areas, including mechanical rooms, hallways, etc. within the high-rise building (i.e., 185 Mt. Hope Avenue) were observed as part of this assessment. However, the individual apartment units were not included as part of this assessment. Thus, this assessment is subject to any state of facts that observation of the remaining portions of the high-rise apartment building (i.e., the apartment units) would have revealed.
3. A representative number of apartment units (i.e., 17 units of 200) were observed as being typical for the low-rise apartment buildings (i.e., 205-425 Mt. Hope Avenue). Thus, this assessment report is subject to any state of facts that observation of the remaining apartment units would have revealed.
4. The following table summarizes the address ranges for the assessed property based upon the historical Sanborn Maps reviewed for the assessed property (refer to Section 1.4).

<b>Year</b>	<b>Historical Street Addresses</b>
1892	63 to at least 197 Mt. Hope Avenue
1912	145 to 447 Mt. Hope Avenue and 6 to 12, A3 and B3 Clarissa Street
1938	145 to 411 Mt. Hope Avenue
1950-1971	151 to 411 Mt. Hope Avenue

5. At the time of the 5/24/00 site visit, pad-mounted transformers were enclosed within a locked fenced-in portion of the exterior stairwells of the low-rise apartment buildings (refer to Section 3.4.1). At the time of the 5/24/00 site visit, River Park Commons personnel did not have access to the pad-mounted transformers. In addition, access was not obtained to all common areas of the low-rise apartment buildings, including but not limited to the mechanical room located on the first floor in Building #405 (refer to Section 3.0). Thus, this assessment is subject to any state of facts that observation of the remaining common areas would have revealed.

**ASSESSMENT SUMMARY (Cont.)**

6. In the 1912 Sanborn map, Hamilton Place extends onto the northern portion of the assessed property (refer to Section 1.4). The extension of Hamilton Place was not observed in the remaining historical maps reviewed for the assessed property. Information was not obtained as part of this assessment that suggests that this former road has had an environmental impact upon the assessed property.

**1.0 TITLE AND HISTORICAL DATA**

- 1.1 DEED INFORMATION:** City of Rochester  
See Footnote (1.1)
- 1.2 AERIAL PHOTOGRAPHS:** Monroe County Environmental Management Council  
Photograph Dates: 1930, 1951, 1961, 1970, 1975, 1976,  
1988, 1993, 1996 and 1999  
See Footnote (1.2)
- 1.3 TOPOGRAPHIC MAP:** Rochester East and Rochester West Quadrangles  
(map dates 1995)  
Attached in Appendix A
- 1.4 HISTORICAL MAPS:** Sanborn and Hopkins Maps  
Map Dates: 1892, 1912, 1926, 1938, 1950 and 1971  
See Footnote (1.4)  
Attached in Appendix C
- 1.5 DIRECTORIES:** City of Rochester Polk Directories  
Directory Dates: 1935, 1941, 1946, 1951, 1956, 1960,  
1965, 1971, 1976, 1981/82, 1986, 1991 and 2000  
See Footnote (1.5)
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PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW:

- (1.1) According to the deed information for the portion of the assessed property addressed as 71 Mt. Hope Avenue, potential past commercial/corporate owners of the assessed property included: the Rochester and Honeoye Valley Rail Road Company; the Lehigh Valley Railway Company; the Pioneer Real Estate Company; O'Connell Mt. Hope Corporation; the City of Rochester; the New York State Urban Development Corporation; the State of New York; the Rochester Urban Renewal Agency; the Genesee Tack Company; the Genesee Tack Realty Company, Inc.; 703 Atlantic Avenue, Inc.; the Bastian Brothers Company; the O'Connell Electric Company; Greater Rochester Cablevision, Inc.; the American Television and Communication Corporation; the Time Warner Entertainment Company, L.P.; and the Time Warner Entertainment-Advance/Newhouse Partnership.

According to the deed information for the portion of the assessed property addressed as 151 Mt. Hope Avenue, potential past commercial/corporate owners included: I. M. Ludington's Sons, Inc.; the City of Rochester; the Honeoye Falls Rail Road Company; Arch Builders Supply and Equipment Company, Inc.; and the Rochester Urban Renewal Agency.

According to the deed information for the portion of the assessed property addressed as 171 Mt. Hope Avenue, a potential past commercial/corporate owner included: the Rochester Urban Renewal Agency.

## 1.0 TITLE AND HISTORICAL DATA (Cont.)

According to the deed information for the portion of the assessed property addressed as 173 Mt. Hope Avenue, potential past commercial/corporate owners included: the Rochester Urban Renewal Agency; and Arch Builders Supply and Equipment Company, Inc.

According to the deed information for the portion of the assessed property addressed as 175 Mt. Hope Avenue, a potential past commercial/corporate owner included: Flateau Realty Company, Inc.

According to the deed information for the portion of the assessed property addressed as 177 Mt. Hope Avenue, potential past commercial/corporate owners included: the Rochester Urban Renewal Agency; 703 Atlantic Avenue, Inc.; O'Connell-Mt. Hope Corporation; and the City of Rochester.

According to the deed information reviewed for the assessed property addressed as 185-405 Mt. Hope Avenue, potential past commercial/corporate owners included: the Lehigh Valley Railway Company; the State of New York; the Rochester and Honeoye Valley Railroad Company; the Riverside Rowing Club; the Lorensop Corporation; the Moldun Corporation; Davis Warehouse, Inc. (NY State Corporation); the Rochester Urban Renewal Agency; the New York State Urban Development Corporation; and Genesee Gateway Houses, Inc. Additional commercial/corporate owners and/or leasees of the assessed property include the Silver Lake Ice Company and the Warren Scharf Asphalt Paving Company in December 1890.

In addition, the deed information for the portion of the assessed property addressed as 185-405 Mt. Hope Avenue indicate that various easements, including easements for sanitary sewer lines, were granted for the assessed property from at least 1918 through at least 1919. The State of New York and the City of Rochester were granted easements for a barge canal terminal (from 7/31/18 to 8/8/18). [Note, on 8/8/18 an easement was granted for a barge canal terminal conveyed by George Gerback and wife to Johanna Sheehan located on the assessed property across from Averill Street.] The exact location of the barge canal terminal was not indicated within the deed records.

According to the deed information for the portion of the assessed property addressed as 191 Mt. Hope Avenue, potential past commercial/corporate owners included: the Moldun Corporation; the Lorensop Corporation; Flateau Realty Company, Inc.; the Tanker Gasoline Corporation; the Rochester Urban Renewal Agency; and Minute Man Service, Inc.

According to the deed information for the portion of the assessed property addressed as 425 Mt. Hope Avenue, potential past owners included: the Lehigh Valley Rail Road Company, and the Rochester Urban Renewal Agency.

According to the deed information for the portion of the assessed property addressed as 435 Mt. Hope Avenue, the City of Rochester was the only commercial/corporate owner listed.

## 1.0 TITLE AND HISTORICAL DATA (Cont.)

According to the deed information for the portion of the assessed property addressed as 562 Ford Street, potential past commercial/corporate owners included: the State of New York; the Lehigh Valley Rail Road Company; the New York State Urban Development Corporation; the City of Rochester; and the Rochester Urban Renewal Agency. The deed information indicates that this portion of the assessed property was formerly a portion of the Lehigh Valley Railroad property.

According to the deed information for the adjoining property to the west of the assessed property (i.e., 600 Ford Street), potential past commercial/corporate owners included: the State of New York; the City of Rochester; the Lehigh Valley Rail Road Company; the Lehigh Valley Railway Company; and the State of New York Urban Development Corporation. Note: According to the deed information, a portion of the property addressed as 600 Ford Street may have been used as the New York State Barge Canal and the Genesee River Canal Feeder.

Information was not available in each of the available deeds regarding the use of the property by these owners. Conclusions reached based upon examination of the deeds are subject to any state of facts which might be shown by re-date of the deeds beyond the date of certification.

- (1.2) In the 1930 aerial photographs, the assessed property appears to have been industrially developed. The northern and central portions of the assessed property appear to be used as a railroad yard with numerous buildings located throughout this portion of the assessed property. In addition, a road is visible to the west of the assessed property (i.e., the existing bike path) which appears to connect to the existing Ford Street Bridge. The southern portion of the assessed property (i.e., 562 Ford Street) appears to be an area of fill (i.e., potential dumping on-site). In addition, the portion of the assessed property located between Hamilton and Averill Streets appears to be undeveloped (i.e., no buildings on-site); however, this area also appears to have been an area that may have been used for on-site disposal.

In the 1951 to 1970 aerial photographs, the assessed property appears similar to that observed in the 1930 aerial photographs. However, the southern portion of the assessed property (i.e., 562 Ford Street) appears to be grassed covered (i.e., area of filling or dumping not visible).

In the 1975 and 1976 aerial photographs, the northern portion of the assessed property appears to have been recently graded and/or cleared. The central portion of the assessed property (i.e., 185 to 425 Mt. Hope Avenue) appears to be developed with the existing apartment buildings. The southern portion of the assessed property (i.e., 562 Ford Street) appears to be vacant land (i.e., no buildings on-site). A road and several buildings appear on the adjoining property to the west of the assessed property (i.e., 600 Ford Street). The road appears to connect to the Ford Street bridge. The railroad previously observed in the 1930 to 1970 aerial photographs is not visible on the assessed property in the 1975 and 1976 aerial photographs.

## 1.0 TITLE AND HISTORICAL DATA (Cont.)

In the 1988 to 1999 aerial photographs, the northern portion of the assessed property appears to be developed with the existing Genesee Gateway Park (i.e., 151 to 191 Mt. Hope Avenue). The central portion of the assessed property (i.e., 185-425 Mt. Hope Avenue) appears to be developed with the existing apartment buildings and parking lot. The southern and western portions of the assessed property (i.e., 562 and 600 Ford Street) appear to be the existing Genesee Gateway Park with the asphalt pathway. Note: The area of the former road is the existing pathway, and does not appear to connect to the Ford Street bridge as observed in the previous aerial photographs.

In general from 1930 through 1999, the surrounding areas appear to be industrially, commercially and residentially developed. However, the industrial and/or commercial buildings and railroad yard observed adjoining to the north of the assessed property from 1930 to 1961 are not present in the 1975 and 1976 aerial photographs. In the 1988 through 1999 aerial photographs, the adjoining property to the north of the assessed property appears to be undeveloped (i.e., potential park area).

- (1.4) In the 1892 Sanborn map, the assessed property is developed with numerous residential and commercial buildings, which appear to be addressed from 63 through at least 197 Mt. Hope Avenue (i.e., currently 151 to at least 405 Mt. Hope Avenue). [Note: A Sanborn map covering the southern portion of the assessed property (i.e., currently 365 to 435 Mt. Hope Avenue and 562 Ford Street) was not available for review. In addition, part of the northern portion of the assessed property (i.e., along Mt. Hope Avenue) was not available for review. Thus, this assessment is subject to any state of facts that a review of maps of these areas would have revealed.] The portion of the assessed property addressed as 63 to 197 Mt. Hope Avenue (i.e., currently 63 to at least 405 Mt. Hope Avenue) appears to be residentially developed. However, a former old vacant tannery appears to be addressed as 125 Mt. Hope Avenue (i.e., currently 245-285 Mt. Hope Avenue). A commercial store (use unknown) appears to be addressed as 165 Mt. Hope Avenue (i.e., currently 365 Mt. Hope Avenue). In addition, the western portion of the assessed property appears to be a portion of the Erie Canal feeder; however, the exact location of the Erie Canal feeder in relation to the assessed property could not be determined based upon a review of the historical maps. In addition, a note on the map indicates that a railroad yard is to be constructed adjoining to the west of the assessed property (i.e., currently 600 Ford Street). Based upon the assessed property boundaries identified on the City of Rochester tax map, the northwestern portion of the assessed property appears to be a portion of that future railroad yard. The use of the properties adjoining the assessed property are summarized below:

- North: Lumber yard addressed as A1 to B1, a portion of the Erie Canal Feeder, and a portion of the future Lehigh Valley Railroad yard.
- South: A historical map was not available for review.
- East: Residential and commercial. The use of the commercial properties was not identified on the historical map.
- West: A portion of the future railroad yard and the Genesee River.

In the 1912 Sanborn map, the assessed property appears to be addressed from 145 Mt. Hope Avenue through at least 447 Mt. Hope Avenue, and 6 to 12, A3 and B3 Clarissa

## 1.0 TITLE AND HISTORICAL DATA (Cont.)

Street (i.e., currently 151 to 435 Mt. Hope Avenue and 562 Ford Street). The assessed property appears to be residentially developed on the eastern portion of the assessed property (i.e., along Mt. Hope Avenue). A wagon and workshop appears to be addressed as 281-289 Mt. Hope Avenue (i.e., currently 245-285 Mt. Hope Avenue). The western portion of the assessed property, including the portion of the assessed property addressed as 562 Ford Street appears to be developed with a portion of the Lehigh Valley Railroad yard and a portion of the Erie Canal feeder. In addition, Hamilton Place appears to extend onto the northern portion of the assessed property between 245 and 255 Mt. Hope Avenue (i.e., currently 205-225 Mt. Hope Avenue). This extension of Hamilton Place was not observed in the 1892 historical map. The use of the properties adjoining the assessed property are summarized below:

- North: A portion of the Lehigh Valley Railroad yard, a turntable, and miscellaneous storage buildings. The Lehigh Valley Coal Company is located approximately 100 feet west of Mt. Hope Avenue. In addition, a jewelry and badge manufacturing facility is located along Mt. Hope Avenue. A plating area, a lithographic area, and a machine room have been identified in the jewelry and badge manufacturing facility.
- South: The Wolcott Company (wholesale liquors), with two vats of an unknown liquid. The properties south of the Wolcott Company are residential.
- East: Residential and unknown commercial buildings.
- West: A portion of the Lehigh Valley Railroad yard and a portion of the Erie Canal feeder. The Genesee River is located to the west of the railroad yard.

In the 1938 Sanborn map, the assessed property appears to be addressed from 145 Mt. Hope Avenue to at least 411 Mt. Hope Avenue. A concrete plant appears to be addressed as 145 Mt. Hope Avenue (i.e., currently 151 Mt. Hope Avenue). [Note: A building labeled "sand and gravel bins" is located adjoining property to the north (i.e., currently 71 Mt. Hope Avenue). The sand and gravel bins may be associated with the concrete plant addressed as 145 Mt. Hope Avenue.] A filling station with two gasoline tanks appears to be addressed as 159 to 167 Mt. Hope Avenue (i.e., currently 151 Mt. Hope Avenue). A filling station with four gasoline tanks appears to be addressed as 183 Mt. Hope Avenue (i.e., currently 171-173 Mt. Hope Avenue). A filling station with two gasoline tanks appears to be addressed as 191 Mt. Hope Avenue (i.e., currently 191 Mt. Hope Avenue). A wholesale grocery store with potential storage buildings appears to be addressed as 215-225 Mt. Hope Avenue (i.e., currently 205-225 Mt. Hope Avenue). A scrap iron yard, with a traveling crane and an iron cutting building appears to be addressed as 227 Mt. Hope Avenue (i.e., currently 225-285 Mt. Hope Avenue). Across from Hickory Street (street number not available), the assessed property (i.e., currently 285-425 Mt. Hope Avenue) appears to be developed as a coal yard, with four coal silos. A store (use unknown) and an oil house, with a gasoline tank appear to be addressed as 399 Mt. Hope Avenue (i.e., currently 365 Mt. Hope Avenue). A filling station with 10 gasoline tanks appears to be addressed as 407 Mt. Hope Avenue (i.e., currently 405 Mt. Hope Avenue). A used car sales facility appears to be addressed as 411 Mt. Hope Avenue (i.e., currently 425 Mt. Hope Avenue). The western portion of the assessed property, including the portion of the assessed property addressed as 562 Ford Street, appears to be a portion of the Lehigh Valley Railroad yard, with a traveling crane. A tack



## 1.0 TITLE AND HISTORICAL DATA (Cont.)

house appears to be located 200 feet west of Mt. Hope Avenue (i.e., currently 177 Mt. Hope Avenue). The 1938 historical map does not indicate the presence of tanks at the tank house. The use of the properties adjoining the assessed property are summarized below:

- **North:** A portion of the Lehigh Valley Railroad yard, with a traveling crane, a turntable, an oil house, and several freight warehouses. In addition, a gasoline tank appears to be located along the Genesee River south of the Barge Canal Terminal building (i.e., 600 Ford Street, existing bike path). The Lehigh Valley Coal Company is located approximately 100 feet west of Mt. Hope Avenue. Three gasoline tanks appear to be located on the property addressed as 63 to 65 Mt. Hope Avenue in 1938. The use of the property addressed as 63 to 65 Mt. Hope Avenue could not be determined.
- **South:** This area appears to be residentially developed. The Wolcott Company previously observed in the 1912 historical map is not identified in this map. A filling station with three gasoline tanks appears to be addressed as 470 Mt Hope Avenue (i.e., southeast of the assessed property).
- **East:** A filling station with five gasoline tanks appears to be addressed as 130 Mt. Hope Avenue. A used auto sales facility (three buildings) appears to be addressed as 130 ½ Mt. Hope Avenue. A machine shop and auto storage facility appear to be addressed as 138 Mt. Hope Avenue. A used auto sales facility appears to be addressed as 152 Mt. Hope Avenue. An auto sales and service facility appears to be addressed as 188 Mt. Hope Avenue. A tire sales and service facility appears to be addressed as 224 to 228 Mt. Hope Avenue. A filling station with nine gasoline tanks appears to be addressed as 234 Mt. Hope Avenue. An auto sales and service facility appears to be addressed as 250 to 252 Mt. Hope Avenue. A filling station with four gasoline tanks appears to be addressed as 346 Mt. Hope Avenue. A tire sales and service facility appears to be addressed 366 Mt. Hope Avenue. An auto wrecking facility appears south adjoining to 360 to 366 Mt. Hope Avenue (no street number provided on the map). A filling station with two gasoline tanks appears to be addressed as 404 Mt. Hope Avenue.
- **West:** A portion of the Lehigh Valley Railroad yard, with the Genesee River beyond.

In the 1950 Sanborn maps, the assessed property appears to be addressed from 145 Mt. Hope Avenue to at least 411 Mt. Hope Avenue (i.e., currently 151 to 435 Mt. Hope Avenue). A concrete plant appears to be addressed as 145 Mt. Hope Avenue (i.e., currently 151 Mt. Hope Avenue). [Note: A building labeled "sand and gravel bins" is located on the north adjoining property (i.e., currently 71 Mt. Hope Avenue). The sand and gravel bins may be associated with the concrete plant addressed as 145 Mt. Hope Avenue.] A filling station with two gasoline tanks appears to be addressed as 159 to 167 Mt. Hope Avenue (i.e., currently 151 Mt. Hope Avenue). A filling station with four gasoline tanks appears to be addressed as 175 Mt. Hope Avenue (i.e., currently 175 Mt. Hope Avenue). A filling station with two gasoline tanks appears to be addressed as 191 Mt. Hope Avenue (i.e., currently 191 Mt. Hope Avenue). A roofing warehouse with storage buildings appears to be addressed as 201 to 203 Mt. Hope Avenue (i.e.,

## 1.0 TITLE AND HISTORICAL DATA (Cont.)

currently 185 Mt. Hope Avenue). A wholesale grocery store with potential storage buildings appears to be addressed as 215 through 225 Mt. Hope Avenue (i.e., currently 205-225 Mt. Hope Avenue). A scrap iron yard, with a traveling crane and iron cutting building appears to be addressed as 227 Mt. Hope Avenue (i.e., currently 225-285 Mt. Hope Avenue). A coal yard with four concrete silos is located across from Hickory Street (i.e., currently 285-425 Mt. Hope Avenue). A store (use unknown) and an oil house, with a gasoline tank appear to be addressed as 393-399 Mt. Hope Avenue (i.e., currently 365 Mt. Hope Avenue). A filling station with 10 gasoline tanks appears to be addressed as 407 Mt. Hope Avenue (i.e., currently 405 Mt. Hope Avenue). An additional building is identified on the property addressed as 407 Mt. Hope Avenue (i.e., currently 405 Mt. Hope Avenue); however, the use of this building could not be determined. A used car sales facility appears to be addressed as 411 Mt. Hope Avenue (i.e., currently 425 Mt. Hope Avenue). The western portion of the assessed property appears to be a portion of the Lehigh Valley Railroad yard, with a traveling crane as observed in the 1926 historical map. The northwestern portion of the assessed property appears to be developed with the Lehigh Valley Coal Sales Company and a tank house. Note: Tanks were not identified in the area of the tank house in the 1950 historical map. The use of the properties adjoining the assessed property are summarized below:

- **North:** A portion of the Lehigh Valley Railroad yard, and the Lehigh Valley Coal Sales Company. In addition, a gasoline tank appears to be located along the Genesee River south of the Barge Canal Terminal building (i.e., 600 Ford Street, existing bike path).
- **South:** This area appears to be residentially developed. A filling station with three gasoline tanks appears to be addressed as 470 Mt. Hope Avenue (i.e., southeast of the assessed property).
- **East:** A used auto sales facility (three buildings) appears to be addressed as 130 <sup>1</sup>/<sub>3</sub> and 130 <sup>1</sup>/<sub>4</sub> Mt. Hope Avenue. A machine shop and auto storage facility appear to be addressed as 138 Mt. Hope Avenue. A used auto sales facility and filling station appears to be addressed as 144 to 160 Mt. Hope Avenue. An auto sales and service facility appear to be addressed as 188 Mt. Hope Avenue. A tire sales and service facility appears to be addressed as 224 to 228 Mt. Hope Avenue. A light manufacturing facility appears to be addressed as 250 to 252 Mt. Hope Avenue. A used car sales facility with nine gasoline tanks (former filling station) appears to be addressed as 290 Mt. Hope Avenue. A filling station with four gasoline tanks appears to be addressed as 348 Mt. Hope Avenue. A used car sales facility appears to be addressed as 368 Mt. Hope Avenue. A used auto sales facility appears to be addressed as 400 Mt. Hope Avenue. A filling station with two gasoline tanks appears to be addressed as 404 Mt. Hope Avenue.
- **West:** A portion of the Lehigh Valley Railroad yard, with the Genesee River beyond.

In the 1971 Sanborn map, the assessed property appears to be addressed from 135 to at least 411 Mt. Hope Avenue (i.e., currently 151 to 435 Mt. Hope Avenue). A concrete plant appears to be addressed as 145 Mt. Hope Avenue (i.e., currently 151 Mt. Hope Avenue). [Note: A building labeled "sand and gravel bins" is located on the north adjoining property (i.e., currently 71 Mt. Hope Avenue). The sand and gravel bins may

## 1.0 TITLE AND HISTORICAL DATA (Cont.)

be associated with the concrete plant addressed as 145 Mt. Hope Avenue.] An auto sales facility appears to be addressed as 159 to 167 Mt. Hope Avenue (i.e., currently 151 Mt. Hope Avenue). A filling station (no tanks identified) appears to be addressed as 175 Mt. Hope Avenue (i.e., currently 175 Mt. Hope Avenue). A roofing warehouse with an office appears to be addressed as 201-225 Mt. Hope Avenue (i.e., currently 205-225 Mt. Hope Avenue). Across from Hamilton Street (street number not available), a portion of the assessed property (i.e., currently 205-225 Mt. Hope Avenue) appears to be used as an auto repair facility. Between Averill and Hickory Streets (street number not available), the assessed property (i.e., currently 285-425 Mt. Hope Avenue) appears to be developed with a used auto sales facility, with an auto repair building and office. Note, tanks were not identified in the area of the two auto repair facilities. A brick storage yard, an oil house with a gasoline tank, an office building, and one unlabeled building (i.e., use unknown) appear to be addressed as 333-399 Mt. Hope Avenue (i.e., currently 405-425 Mt. Hope Avenue). The western portion of the assessed property appears to be a portion of the Lehigh Valley Railroad yard, with a traveling crane. The use of the properties adjoining the assessed property are summarized below:

- **North:** A portion of the Lehigh Valley Railroad yard and the Lehigh Valley Coal Sales Company. A concrete plant appears to be addressed as 145 Mt. Hope Avenue.
- **South:** A "church home" appears to be addressed as 491 to 509 Mt. Hope Avenue. A filling station (no tanks identified) appears to be addressed as 470 Mt. Hope Avenue (located southeast of the assessed property).
- **East:** An auto repair facility appears to be addressed as 110 to 126 Mt. Hope Avenue. An auto body shop appears to be addressed as 188 Mt. Hope Avenue. A used car sales facility appears to be addressed as 200 Mt. Hope Avenue. An auto storage facility appears to be addressed as 290 Mt. Hope Avenue. An auto upholstery shop appears to be addressed as 360 to 366 Mt. Hope Avenue. An auto repair facility appears to be addressed as 374 Mt. Hope Avenue. A filling station (no tanks identified) appears to be addressed as 400 Mt. Hope Avenue.
- **West:** A portion of the Lehigh Valley Railroad yard, with the Genesee River beyond.

(1.5) Note, the assessed property (i.e., Mt. Hope Avenue and Ford Street) was not covered in the 2000 Polk Directory. In addition, coverage for Ford Street and/or Clarissa Street in the area of the assessed property was not provided in the directories except for 1971. Information regarding the assessed property which was obtained from the Polk Directories is summarized below:

<u>Date</u>	<u>Address</u>	<u>Listing</u>
1935	99 Mt. Hope Avenue	Frank W. Laux (tool manufacturer)
	111 Mt. Hope Avenue	Roper Range and Furnace Company
	115 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse)
	159 Mt. Hope Avenue	Vacant
	163 Mt. Hope Avenue	Vacant
	171 Mt. Hope Avenue	George J. Helfer

**1.0 TITLE AND HISTORICAL DATA (Cont.)**

	173 Mt. Hope Avenue	Frederick F. Banker
	181 Mt. Hope Avenue	William H. Clark
	183 Mt. Hope Avenue	Adolphe Fontaine
	191 Mt. Hope Avenue	Pure Quill Gasoline Corporation
	201 Mt. Hope Avenue	The Carey Company (asbestos products)
	209 Mt. Hope Avenue	Vacant
	221 Mt. Hope Avenue	Rochester Materials Corporation (sand and gravel)
	225 Mt. Hope Avenue	Rochester Grocery Company, Inc.
	393 Mt. Hope Avenue	Union Coal Company, Inc. (yard) and the Fire-King Fuel Corporation
		Charles E. Shone (gasoline station)
	407 Mt. Hope Avenue	Charles E. Shone (gasoline station) and Shone's Brake Service
1941	99 Mt. Hope Avenue	Milk Plant Specialties Corporation; the O'Connell Electric Company (electrical contractors); Frank W. Laux (screw manufacturers); the Supreme Electric Products Corporation (electric equipment); the Rega Manufacturing Company (oil filters); and the A. G. Stevenson Company (novelties)
	111 Mt. Hope Avenue	Carl N. Gerosa (grease and auto accessories); Charles A. Brewer (gasoline station equipment); the Saucke Grinding Company; and the Service Station Equipment Company
	135 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse)
	151 Mt. Hope Avenue	Nell Brothers and Kern (marble workers)
	159 Mt. Hope Avenue	Arthur F. Pellens (gasoline station)
	171 Mt. Hope Avenue	Gibaud's Gas and Oil Corporation (gasoline station)
	191 Mt. Hope Avenue	Pure Quill Gasoline Corporation (gasoline station)
	201 Mt. Hope Avenue	The Philip Carey Company (asbestos goods); the Bassett Insulating Company (house insulating); and Elmer W. Davis, Inc. (roofers)
	209 Mt. Hope Avenue	Warehouse
	221 Mt. Hope Avenue	Vacant
	225 Mt. Hope Avenue	Rochester Grocery Company, Inc. (wholesale grocers)
	227 Mt. Hope Avenue	William Brown Company (junk yard)
	393 Mt. Hope Avenue	Union Coal Company, Inc. (yard) and the Fire-King Fuel Corporation
	407 Mt. Hope Avenue	Genesee Stations, Inc. (gasoline station)

**1.0 TITLE AND HISTORICAL DATA (Cont.)**

	411 Mt. Hope Avenue	Whiting Buick, Inc. (used cars)
1946	99 Mt. Hope Avenue	Hamburger Machine Company (tool manufacturers); the O'Connell Electric Company (electric contractors); the Chase Machine Company (steel and brass goods manufacturers); Frank W. Laux (screw manufacturers); the Rega Manufacturing Company (oil filters); Stevenson Manufacturing Company, Inc. (tool and dye manufacturers); and the LeFrois Machine Works
	111 Mt. Hope Avenue	Carl N. Gerosa (grease and auto accessories); Charles A. Brewer (gasoline station equipment); and the Saucke Grinding Company
	135 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse)
	151 Mt. Hope Avenue	Nell Brothers and Kern (marble workers)
	159 Mt. Hope Avenue	Arthur F. Pellens (gasoline station)
	175 Mt. Hope Avenue	Vacant
	191 Mt. Hope Avenue	Pure Quill Gasoline Corporation (gasoline station)
	201 Mt. Hope Avenue	The Philip Carey Manufacturing Company (asbestos goods) and Elmer W. Davis, Inc. (roofers)
	209 Mt. Hope Avenue	Warehouse
	221 Mt. Hope Avenue	Vacant
	225 Mt. Hope Avenue	Rochester Grocery Company, Inc. (wholesale grocers)
	227 Mt. Hope Avenue	William Brown Company (scrap iron)
	393 Mt. Hope Avenue	Fire-King Fuel Corporation
	407 Mt. Hope Avenue	Genesee Stations, Inc. (gasoline station)
	411 Mt. Hope Avenue	Vacant
1951	99 Mt. Hope Avenue	Hamburger Machine Company (tool manufacturers); O'Connell Electric Company, Inc. (electric contractors); the Chase Machine Company (steel and brass goods manufacturers); Bittel Floral Basket Manufacturers; the Genesee Tool and Die Corporation; Lauxmatic, Inc. (screw machine products); the Rega Manufacturing Company (oil filters); Jay-Ve Metal Finishing Company, Inc. (screw machine products); and the LeFrois Machine Works
	111 Mt. Hope Avenue	Carl N. Gerosa (grease and auto accessories); the H. C. Johnson Agencies

**1.0 TITLE AND HISTORICAL DATA (Cont.)**

	135 Mt. Hope Avenue	(agents electrical goods); C. A. Kolstad and Sons (manufacturers agents); and the Rapidac Service Corporation (machinists)
	151 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse)
	159 Mt. Hope Avenue	Nell Brothers and Kern (marble workers)
	175 Mt. Hope Avenue	Arthur F. Pellens (gasoline station)
		Independent Gasoline and Oil Company (gasoline station)
	191 Mt. Hope Avenue	Pure Quill Gasoline Corporation (gasoline station)
	201 Mt. Hope Avenue	Rochester Fireguard, Inc. (flame retarding material) and Elmer W. Davis, Inc. (roofers)
	209 Mt. Hope Avenue	Warehouse
	221 Mt. Hope Avenue	Vacant
	225 Mt. Hope Avenue	Rochester Grocers Co-operative, Inc.
	227 Mt. Hope Avenue	William Brown Metals, Inc. (junk dealers)
	399 Mt. Hope Avenue	Fire-King Fuel Corporation
	407 Mt. Hope Avenue	Genesee Stations, Inc. (gasoline station)
	411 Mt. Hope Avenue	Yates Motors
1956	99 Mt. Hope Avenue	Hamco Machines, Inc.; O'Connell Electric Company, Inc. (electric contractors); the Genesee Tool and Die Corporation; the Stephen Machine Works; the Rega Manufacturing Company (oil filters); and Jay-Ve Metal Finishing Company, Inc. (screw machine products)
	111 Mt. Hope Avenue	Ralph A. Biggar (manufacturers agent); the H. C. Johnson Agencies (manufacturers agent); and the Kolstad Associates (manufacturers agents)
	135 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse)
	151 Mt. Hope Avenue	Nell Brothers and Kern (marble workers)
	159 Mt. Hope Avenue	Arthur F. Pellens (gasoline station)
	175 Mt. Hope Avenue	Chuck and Toby's Service Station
	191 Mt. Hope Avenue	Pure Quill Gasoline Corporation (gasoline station)
	201 Mt. Hope Avenue	Ontario Building Supply Company, Inc.
	209 Mt. Hope Avenue	Warehouse
	225 Mt. Hope Avenue	Rochester Grocers Co-operative, Inc.
	227 Mt. Hope Avenue	William Brown Metals, Inc. (junk dealers)
	399 Mt. Hope Avenue	Fire-king Fuel Corporation (coal)
	407 Mt. Hope Avenue	Yates Amoco Service
	411 Mt. Hope Avenue	Yates Motors
1960	99 Mt. Hope Avenue	Hamco Machines, Inc.; O'Connell Electric Company, Inc. (electric contractors); the

1.0 TITLE AND HISTORICAL DATA (Cont.)

	111 Mt. Hope Avenue	Genesee Tool and Die Corporation; Perma-Tainer, Inc. (plastics wholesale); and Jay-Ve Metal Finishing Company, Inc. (screw machine products) Ralph A. Biggar (manufacturers agent); the H. C. Johnson Agencies (manufacturers agent); and Kolstad Associates, Inc. (manufacturers agent)
	135 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse No. 2) and I. M. Ludington's Sons, Inc. (concrete)
	151 Mt. Hope Avenue	Nell Brothers and Kern (marble workers)
	153 Mt. Hope Avenue	Bay Tile, Marble and Terrazzo Company
	159 Mt. Hope Avenue	Arthur F. Pellano (gasoline station)
	175 Mt. Hope Avenue	Vacant
	191 Mt. Hope Avenue	Pure Quill Gasoline Corporation (gasoline station)
	201 Mt. Hope Avenue	Ontario Building Supply Company, Inc.
	209 Mt. Hope Avenue	Warehouse
	225 Mt. Hope Avenue	Vacant
	227 Mt. Hope Avenue	William Brown Metals, Inc. (junk dealers)
	393 Mt. Hope Avenue	Lehigh Fuel Service (coal) and Fire-King Fuel Corporation (oil)
	399 Mt. Hope Avenue	Campbell Elevator Company
	407 Mt. Hope Avenue	Ames Amoco Service
	411 Mt. Hope Avenue	University Motors (used cars)
1965	79 Mt. Hope Avenue	Chase Machine Company; Dor-Mar Products (aircraft components); the Kurlait Machine Company; the Rega Manufacturing Company (oil filters and sprays); and the P. A. Weitz Company (metal specialties)
	91 Mt. Hope Avenue	O'Connell Electric Company, Inc. (electric contractors)
	99 Mt. Hope Avenue	Genesee Tool and Die Corporation; the Jay-Ve Tackle Company (fishing tackle); and Jay-Ve Metal Finishing Company, Inc.
	111 Mt. Hope Avenue	H. C. Johnson Agencies (manufacturing agents) and Kolstad Associates, Inc. (manufacturing agents)
	135 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse No. 2)
	151 Mt. Hope Avenue	Nell Brothers and Kern Monuments (marble dealers) and Whitmore, Rauber and Vicinus (branch-building materials)
	159 Mt. Hope Avenue	Fairchild Motors, Inc.
	175 Mt. Hope Avenue	Pure Quill Gasoline Corporation

1.0 TITLE AND HISTORICAL DATA (Cont.)

	225 Mt. Hope Avenue	Ontario Builders Supply Company, Inc. (wholesale building suppliers)
	229 Mt. Hope Avenue	Mt. Hope Auto Sales (used cars)
	393 Mt. Hope Avenue	Vacant
	399 Mt. Hope Avenue	Campbell Elevator Company (manufacturing)
	407 Mt. Hope Avenue	Ames Amoco Service (gasoline station)
	411 Mt. Hope Avenue	University Motors (used cars)
1971	63 Mt. Hope Avenue	O'Connell-Mt. Hope Corporation (real estate); the General Woodwork Company; Lauxomatic, Inc. (screw machine products); and Klondix, Inc. (manufacturers of photograph film processors)
	75 Mt. Hope Avenue	Chase Machine Company (storage)
	79 Mt. Hope Avenue	Chase Machine Company, Inc.; Dor-Mar Products (aircraft components); Vacant; the Rega Manufacturing Company (oil filters and sprays); and Bristol Signs, Inc. (warehouse)
	91 Mt. Hope Avenue	O'Connell Electric Company, Inc. (contractor)
	99 Mt. Hope Avenue	The Huron Company (fishing tackle); R.G.L. Metal Finishing Company, Inc.; the Jay-Ve Tackle Company; and J.M.F. Screw Machine Products, Inc. (manufacturer representative)
	111 Mt. Hope Avenue	H. C. Johnson Agencies (manufacturing agents) and Kolstad Associates, Inc. (manufacturing agents)
	135 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse No. 2)
	151 Mt. Hope Avenue	Whitmore, Rauber and Vicinus (warehouse)
	153 Mt. Hope Avenue	Nell Brothers and Kern (monument dealers)
	159 Mt. Hope Avenue	Tobin Motor Sales (used cars)
	175 Mt. Hope Avenue	Keystone Gas Station
	195 Mt. Hope Avenue	Elmer W. Davis Company, Inc. (roofing)
	225 Mt. Hope Avenue	Ontario Building Supply Company, Inc.
	359 Mt. Hope Avenue	Royal Motors, Inc.
	393 Mt. Hope Avenue	Weckesser Buick Company
	399 Mt. Hope Avenue	Campbell Elevator Company (manufacturing)
	407 Mt. Hope Avenue	Ames Motors
	411 Mt. Hope Avenue	Ames Motors (used cars)
	711 Clarissa Street	Weckesser Brick Company (storage)
	723 Clarissa Street	Weckesser Brick Company, Inc.



**1.0 TITLE AND HISTORICAL DATA (Cont.)**

1976	185 Mt. Hope Avenue	Genesee Gateway Houses, Inc.
1981/82	185 Mt. Hope Avenue	River Park Commons Apartments (#s 101 to 1214)
	205 Mt. Hope Avenue	Apartments (#s 1401 to 1414)
	225 Mt. Hope Avenue	Apartments (#s 1501 to 1524)
	245 Mt. Hope Avenue	Apartments (#s 1415 to 1532)
	265 Mt. Hope Avenue	Apartments (#s 1424 to 1537)
	285 Mt. Hope Avenue	Apartments (#s 1432 to 1553)
	305 Mt. Hope Avenue	Apartments (#s 1436 to 1565)
	325 Mt. Hope Avenue	Apartments (#s 1440 to 1584)
	365 Mt. Hope Avenue	Apartments (#s 1454 to 1595)
	385 Mt. Hope Avenue	Apartments (#s 1463 to 1605)
	405 Mt. Hope Avenue	Apartments (#s 1605 to 1620)
	425 Mt. Hope Avenue	Apartments (#s 1469 to 1483)
1986	185 Mt. Hope Avenue	River Park Commons Apartments (#s 101 to 1214)
	205 Mt. Hope Avenue	Apartments (#s 1401 to 1414)
	225 Mt. Hope Avenue	Apartments (#s 1501 to 1524)
	245 Mt. Hope Avenue	Apartments (#s 1415 to 1532)
	265 Mt. Hope Avenue	Apartments (#s 1424 to 1537)
	285 Mt. Hope Avenue	Apartments (#s 1432 to 1553)
	305 Mt. Hope Avenue	Apartments (#s 1436 to 1565)
	325 Mt. Hope Avenue	Apartments (#s 1440 to 1574)
	365 Mt. Hope Avenue	Apartments (#s 1454 to 1595)
	385 Mt. Hope Avenue	Apartments (#s 1463 to 1603)
	405 Mt. Hope Avenue	Apartments (#s 1606 to 1620)
	425 Mt. Hope Avenue	Apartments (#s 1469 to 1480)
1991	185 Mt. Hope Avenue	River Park Commons Apartments (#s 101 to 1214)
	205 Mt. Hope Avenue	Apartments (#s 1401 to 1414)
	225 Mt. Hope Avenue	Apartments (#s 1501 to 1524)
	245 Mt. Hope Avenue	Apartments (#s 1415 to 1532)
	265 Mt. Hope Avenue	Apartments (#s 1433 to 1538)
	285 Mt. Hope Avenue	Apartments (#s 1433 to 1553)
	305 Mt. Hope Avenue	Apartments (#s 1436 to 1565)
	325 Mt. Hope Avenue	Apartments (#s 1440 to 1574)
	345 Mt. Hope Avenue	Apartments (#s 1575 to 1584)
	365 Mt. Hope Avenue	Apartments (#s 1454 to 1596)
	385 Mt. Hope Avenue	Apartments (#s 1463 to 1605)
	405 Mt. Hope Avenue	Apartments (#s 1606 to 1620)
	425 Mt. Hope Avenue	Apartments (#s 1469 to 1480)

**2.0 PUBLIC INFORMATION/AGENCIES**

**2.1 NYSDEC FOIL:**

Elmer W. Davis Company, Inc.; Ontario Building Supply Company, Inc.; Royal Motors, Inc.; Weckesser Buick Company; Campbell Elevator Company; Ames Motors; Genesee Gateway Houses, Inc.; River Park Commons: 185 to 425 Mt. Hope Avenue, Rochester, New York.

Date of Request: 6/6/00

Date of FOIL Response: 7/14/00

See Footnote (2.1)

O'Connell-Mt. Hope Corporation; General Woodwork Company; Lauxomatic, Inc.; Klondix, Inc.; Chase Machine Company, Inc.; Dor-Mar Products; Rega Manufacturing Company; Bristol Signs, Inc.; O'Connell Electric Company, Inc.; The Huron Company; R.G.L. Metal Finishing Company, Inc.; Jay-Ve Tackle Company; J.M.F. Screw Machine Products, Inc.; H.C. Johnson Agencies; Kolstad Associates, Inc.; Whitmore, Rauber and Vicinus; Nell Brothers and Kern; Tobin Motor Sales; and Keystone Gas Station: 63 to 411 Mt. Hope Avenue and 711 to 723 Clarissa Street, Rochester, New York.

Date of FOIL Request: 9/13/00

See Footnote (2.1)

**2.2 CITY OF ROCHESTER:**

Assessor's Office

Dates of Records Review: 6/15/00 and 8/31/00

See Footnote (2.2)

Building Department and Fire Department  
FOIL Requests Submitted: 5/19/00 and 8/16/00  
FOIL Responses Received: 6/6/00 and 9/13/00  
See Footnote (2.2)

**2.3 SOLID AND/OR INACTIVE HAZARDOUS WASTE SITE DATABASES:**

**2.3.1 NYSDEC:**

Records Date: 7/00

**Assessed Property:**

Not Listed.

**1-Mile Radius:**

Listed. See Footnote (2.3.1)

**2.3.2 NPL:**

Records Date: 7/00

**Assessed Property:**

Not Listed.

**1-Mile Radius:**

None Listed.

**2.0 PUBLIC INFORMATION/AGENCIES (Cont.)**

**2.3.3 CERCLIS:** Records Date: 7/00  
**Assessed Property:** Not Listed.  
**0.5-Mile Radius:** Listed. See Footnote (2.3.3)

**2.3.4 NYS FACILITY REGISTER:** Records Date: 12/99

**Assessed Property:** Not Listed.  
**0.5-Mile Radius:** None Listed.

**2.3.5 NYSDEC HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES:** Records Date: 6/00

**Assessed Property:** Not Listed.  
**1-Mile Radius:** Listed. See Footnote (2.3.5)

**2.3.6 LOCAL:** Records Date: 5/23/00

**Assessed Property:** Not Listed.  
**0.5-Mile Radius:** Listed. See Footnote (2.3.6)

**2.4 TANK REGISTRATION RECORDS:**

**2.4.1 NYSDEC PBS:** Records Date: 3/00

**Assessed Property:** Not Listed.  
**Adjoining Property:** Listed. See Footnote (2.4.1)

**2.4.2 FEDERAL UST:**

**Assessed Property:** Not Listed.  
**Adjoining Property:** Listed. See Footnote (2.4.2)

**2.5 NYSDEC SPILLS/LST:** Records Date: 4/30/00

**Assessed Property:** Not Listed.  
**0.5-Mile Radius:** Listed. See Footnote (2.5)

**2.6 OTHER GOVERNMENTAL RECORDS:**

**2.6.1 RCRA TSD FACILITIES:** Records Date: 5/00

**Assessed Property:** Not Listed.  
**1-Mile Radius:** Listed. See Footnote (2.6.1)

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

- 2.6.2 RCRA GENERATORS:** Records Date: 6/99
- Assessed Property:** Not Listed.  
**Adjoining Property:** Listed. See Footnote (2.6.2)
- 2.6.3 ERNS List:** Records Date: 4/99
- Assessed Property:** Not Listed.
- 

### PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (2.1) The response to the New York State Department of Environmental Conservation (NYSDEC) Freedom of Information Law (FOIL) request (i.e., request forwarded on 6/6/00) indicates that the NYSDEC has no files for the names and addresses requested.

The response to the NYSDEC FOIL request (i.e., request forwarded on 9/13/00) indicates that the NYSDEC has no files for the names and addresses requested.

- (2.2) The Assessor's records reviewed confirmed the owner, size, and tax map number of the assessed property, and indicated that the assessed property is serviced by municipal sewer, water, natural gas, and electric. The Assessor's records did not provide information regarding the environmental status of the assessed property. According to the City of Rochester Assessor's Office, the apartment buildings were constructed in 1972, 1973 and 1974. In addition, the Assessor's records indicate that the apartment building property is addressed at 185 and 201-205 Mt. Hope Avenue. The remaining portions of the assessed property (i.e., 151 to 191 Mt. Hope Avenue, 425 to 435 Mt. Hope Avenue and 562 Ford Street) appear to be vacant land.

A Freedom of Information Law (FOIL) request dated 5/19/00 was submitted to the City of Rochester Building Department and Fire Department for the portion of the assessed property addressed as 185-405 Mt. Hope Avenue. In addition, a FOIL request dated 8/16/00 was submitted to the City of Rochester Building and Fire Department for the portions of the assessed property addressed as 71 to 435 Mt. Hope Avenue and 562 to 600 Ford Street. A copy of the information received is included in Appendix D, and pertinent information is summarized below:

#### BUILDING DEPARTMENT RECORDS:

According to the City of Rochester Building Department, several permits have been issued for the River Park Commons apartment buildings located on the central portion of the assessed property, including miscellaneous plumbing permits, permits for interior and exterior building renovations, and construction and demolition of miscellaneous buildings formerly located on portions of the assessed property. Information regarding selected permits including the construction and/or demolition of gasoline stations, automotive repair facilities, etc., and permits for the installation and/or removal of gasoline storage tanks are summarized below: [Note: The permits indicate that storage

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

tanks have been installed and/or removed from the assessed property; however, closure documentation for the gasoline tanks was not available as part of this assessment.]

According to the City of Rochester Building Department FOIL response dated 9/13/00, permits were not available for 151, 173, 177, and 435 Mt. Hope Avenue and 562 Ford Street.

The following permits were issued for 71 Mt. Hope Avenue (i.e., adjoining property to the north of the assessed property):

- Permit #131774 was issued on 11/23/45 to install a stoker in a factory building. The permit does not indicate the type of factory that was located this parcel at that time.
- Permit #195482 was issued on 9/9/69 for the installation of one 6,000-gallon fuel oil tank.
- Permit #853796 was issued on 10/9/85 for the installation of one 15,000-gallon (contents not identified) UST and one 500-gallon waste oil UST.
- Permit #933220 was issued on 7/19/93 for the installation of double walled piping from tank to dispenser, with a tank gauging system.
- Permit #961684 was issued on 3/27/96 to test a gasoline UST located on the property.
- Permit #982567 was issued on 4/28/98 to test a fuel oil UST.

Note permits issued for 151 Mt. Hope Avenue included the installation of fencing for the "River Wall Project" and demolition of two frame buildings on this property. The demolition permits were issued in 1933 and 1974. [Note: The permit records for 151 Mt. Hope Avenue were provided by the City of Rochester Division of Environmental Quality. According to the FOIL response from the City of Rochester Division of Records Access, permits were not available for this address.]

The following permits were issued for 175 Mt. Hope Avenue:

- Permit #106965 was issued on 4/30/35 for the construction of a cinder block gasoline station.
- Permit #147999 was issued on 10/6/50 for repairs to the island and to install four pumps.
- Permit #186553 was issued on 6/23/65 to demolish a masonry gasoline station.
- Permit #190226 was issued on 12/16/66 to replace one 2,000-gallon gasoline tank with one 4,000-gallon gasoline tank.
- Permit #210525 was issued on 8/27/73 for the removal of six gasoline pumps.
- Permit #211482 was issued on 11/26/73 for the demolition of a masonry service station.
- Permit #211484 was issued on 11/26/73 for the removal of four 4,000-gallon tanks.

The following permits were issued for the properties addressed as 185 and 191 Mt. Hope Avenue (i.e., a portion of the apartment complex):

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

- Permit #105794 was issued on 8/9/34 for the construction of a concrete block public gasoline station.
- Permit #175702 was issued on 12/1/60 for an addition to a masonry sheet metal shop.
- Permit #182246 was issued on 9/20/63 for the construction of a radio antenna. Note, at the time of the site visit, a radio antenna was not observed on the assessed property.
- Permit #187073 was issued on 8/25/65 for the installation of two 4,000-gallon gasoline tanks.
- Permit #211483 was issued on 11/26/73 for the removal of one 4,000-gallon tank (contents unknown) and one 10,000-gallon tank (contents unknown).

According to the City of Rochester Building Department records for the portion of the assessed property addressed as 191 Mt. Hope Avenue, permits were issued for the construction of a frame storage shed in May 1927, for the installation/construction of steel sand and gravel bins in April 1929, and for the demolition of the masonry warehouse in September 1973. In addition, a permit (#187073) was issued on 8/25/65 for the installation of two 4,000-gallon gasoline tanks. Two permits (#s 99475 and 102254) were issued for alterations to the storage bins and the storage shed located at this address.

The following permits were issued for the property addressed as 407 Mt. Hope Avenue:

- Permit #79661 was issued for the construction (date unknown) of a frame coal office.
- Permit #110380 was issued on 10/8/36 for the demolition of a gasoline station canopy.
- Permit #120619 was issued on 8/5/40 for the demolition of a concrete silo storage bin.
- Permit #166548 was issued on 2/5/57 for the installation of one 3,000-gallon gasoline tank.
- Permit #169482 was issued on 4/9/58 for the installation of one 3,000-gallon tank (contents unknown).
- Permit #183047 was issued on 1/31/64 for the replacement of one 3,000-gallon gasoline tank.
- Permit #184578A was issued on 9/3/64 for the removal of two 3,000-gallon tanks and the installation of two 3,000-gallon and two 4,000-gallon gasoline tanks.
- Permit #185898 was issued on 4/14/65 for the installation of two 3,000-gallon gasoline tanks. The Building Department record also indicates that these tanks may have replaced existing storage tanks; however, the permit does not indicate the size and contents of the tanks that were replaced.
- Permit #191605 was issued on 8/22/67 for the installation of three pumps for tanks.
- Permit #195829 was issued on 11/13/69 for the installation of three 4,000-gallon gasoline tanks for a gasoline station.
- Permit #198030 was issued on 11/17/70 to maintain three 3,000-gallon gasoline tanks.

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

- Permit #211479 was issued on 11/26/73 for the demolition of Ames Motors Company masonry building.
- Permit #211528 was issued on 11/29/73 for the removal of 10 gasoline pumps, and permit #211545 was issued on 11/30/73 for the removal of 10 gasoline tanks (sizes unknown).

The following permits were issued for 600 Ford Street (i.e., adjoining property to the west of the assessed property):

- Permit #180703 was issued on 3/8/63 to install a "pump tank for gasoline."
- Permit #204598 was issued on 4/26/72 for the removal of one 9,000-gallon tank and to install one 17,000-gallon tank. The permit does not indicate the type of material that was stored within the tanks.
- Permit #996987 was issued on 4/12/00 to reconstruct the existing wall along the east side of the Genesee River between Route 490 and Ford Street. The permit also indicates that the project will involve "reconfiguring the bike paths, relocation of lighting, etc."

### FIRE DEPARTMENT:

Note: According to the City of Rochester Fire Department records, storage tanks have been installed and/or removed from the assessed property and the adjoining properties to the north and west of the assessed property; however, closure documentation was not provided as part of this assessment.

The following permits were issued for 71 Mt. Hope Avenue (i.e., the adjoining property to the north of the assessed property):

On 3/9/89, a report was filed with the City of Rochester Fire Department that indicates that an oil slick was observed on the driveway of this property, which was cleaned up the same day.

- Permit #853796 was issued on 10/11/85 for the installation of one 500-gallon waste oil tank and one 15,000-gallon fuel oil tank. According to a City of Rochester plan review record associated with this permit, four dry wells were required in the area of the 15,000-gallon fuel oil tank, and one dry well was required in the area of the 500-gallon waste oil tank.
- Permit #933220 was issued on 1/13/94 for the installation of a double-walled pipe system and test.
- A letter dated 1/27/94 from Okar Equipment Company, Inc. to Greater Rochester Cablevision indicates that the lines passed the test. The letter also indicates that the test was completed on 1/13/94.
- Permit #961684 was issued on 3/27/96 for testing an underground storage tank. The permit does not indicate the number of tanks, size, or contents of the tanks that were tested. The permit record also does not indicate the results of the tank test.
- According to a City of Rochester Emergency and Hazardous Chemical Inventory record for 1998, a gasoline storage tank, a diesel fuel storage tank, a waste oil

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

storage tank, and a sulfuric acid storage tank are located on this property. The chemical inventory record does not indicate the size of the storage tanks; however, the record indicates that the storage tanks are located on the rear portion of the property behind the garage.

The following permits were issued for the portion of the assessed property addressed as 163 Mt. Hope Avenue:

- A permit was issued on 12/6/73 for the removal of two 10,000-gallon gasoline tanks.

The following permits were issued for the portion of the assessed property addressed as 171 to 183 Mt. Hope Avenue:

- Permit #534 was issued on 2/24/38 for the installation of five 12,000-gallon gasoline tanks. A note on the permit record indicates that the tanks were removed from the property on 11/30/73. According to the renewal form attached to this permit, two 12,000-gallon tanks were registered on 3/17/52; one 2,000-gallon tank and two 12,000-gallon tanks were registered on 11/13/63; one 2,000-gallon tank and one 12,000-gallon tank were registered on 4/1/64; one 2,000-gallon tank, two 4,000-gallon tanks, and one 12,000-gallon tank were registered on 3/1/66; and four 4,000-gallon tanks were registered on 3/1/67.

The following permits were issued for the portion of the assessed property addressed as 175 Mt. Hope Avenue: [Note: This portion of the assessed property was formerly used as a gasoline station from at least 1938 to at least 1971 (refer to Section 1.4).]

- Permit #27989 was issued on 3/21/51 for the installation of a 12,000-gallon solvent tank. A note on this permit record dated 11/30/73 indicates that the tanks were removed from this property. The record does not indicate the size, contents, or location of the tanks that were removed from this property. An additional note on the permit record indicates that four 4,000-gallon tanks were also located on this property. The note does not indicate the contents, installation date, or location of these four 4,000-gallon tanks on this property.
- Permit #40152 was issued on 4/1/64 for the installation of one 275-gallon fuel oil tank, one 2,000-gallon gasoline tank, and two 12,000-gallon gasoline tanks. [Note: According to the permit card, this business was known as the Pure Quill Gasoline Station which was also addressed as 191 Mt. Hope Avenue (refer to Section 1.4).] A note on the permit record indicates that tanks were removed on 11/30/73.
- A permit was issued on 12/12/73 for the removal of four 4,000-gallon gasoline tanks.

The following permits were issued for the portion of the assessed property addressed as 191 Mt. Hope Avenue (i.e., a former gasoline station; refer to Section 1.4):

- Permit #321 was issued on 2/19/38 for the installation of two 15,480-gallon storage tanks with four pumps. Note: A note on this permit indicates that the storage tanks were scheduled to be removed; however, a date of removal or confirmation that the tanks had been removed was not provided on the permit.



## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

The following information was provided for the portion of the assessed property addressed as 295 Mt. Hope Avenue: [Note: An approximate location for 295 Mt. Hope Avenue could not be identified on the assessed property because an approximate location for this property was not provided in the records reviewed.]

- A letter to the City of Rochester Department of Public Safety dated 3/5/49 indicates that the storage tanks located at the service station have been "filled with water and securely capped as per regulation." The letter does not indicate the number of storage tanks that were filled.

The following permits were issued for the portion of the assessed property addressed as 407-411 Mt. Hope Avenue:

- Permit #19582 was issued on 11/13/69 for the proposed installation of three 4,000-gallon tanks (contents unknown).
- A permit was issued in December 1973 for the removal of one 250-gallon waste oil tank, five 3,000-gallon gasoline tanks, and five 4,000-gallon gasoline tanks.
- A map dated 11/13/69 indicates that three 4,000-gallon gasoline tanks and four pumps were proposed for this property.

According to the City of Rochester Fire Department records, from at least April 1980 through at least January 2000, several incidents were reported for the River Park Commons apartment complex including petroleum-type odors within the storm sewer located in the on-site parking lot, petroleum-type odors from hydraulic doors within the #405 building (i.e., a portion of the low-rise apartment building), petroleum-type sheens/spills observed within the on-site parking lot, and vehicle fires within the parking lot in the apartment complex. The causes of the petroleum-type sheens/spills observed in the on-site parking lot include gasoline and oil spills from vehicle fuel lines and from various other types of vehicle leaks. The Fire Department records indicate that some of these spills were 'flushed' by the local fire department or that absorbent materials were used to clean up the spill. The spills identified in the Fire Department records do not appear to pose an environmental impact upon the assessed property due to the causes of the spills/sheens reported by the City of Rochester Fire Department.

- (2.3.1) Two NYSDEC Inactive Hazardous Waste Sites (Code #s 828091 and 828103) are located approximately 0.4 miles east and approximately 0.75 miles southeast of the assessed property, respectively. The distance and location of these sites from the assessed property suggest no environmental impact upon the assessed property.
- (2.3.3) One CERCLIS site (#NYD982532111) is located approximately 0.4 miles east of the assessed property (i.e., 399 Gregory Street). Information was not obtained as part of this assessment that suggests this site has had an environmental impact on the assessed property.
- (2.3.5) A NYSDEC Hazardous Substance Waste Disposal Site (Code # HS8048) is located approximately 0.8 miles north of the assessed property. This listing does not necessarily

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

this site from the assessed property suggests no environmental impact upon the assessed property.

(2.3.6) A confirmed local waste site (Rochester #153) is located approximately 0.48 miles north of the assessed property, which is reported to contain ash materials. The distance and location of this site from the assessed property suggest no environmental impact upon the assessed property.

(2.4.1) Five NYSDEC Petroleum Bulk Storage (PBS) facilities (#s 8-600579, 8-600015, 8-600529, 8-040231 and 8-390151) adjoin the assessed property to the east (i.e., on the opposite side of Mt. Hope Avenue). Information regarding these PBS facilities are summarized below:

- Site #8-600579 (i.e., 250 Mt. Hope Avenue) is listed as an inactive facility which formerly contained one 2,000-gallon gasoline UST that was removed on 8/1/98.
- Site #8-600015 (i.e., 224 Mt. Hope Avenue) is listed as having one 275-gallon diesel aboveground storage tank (AST) and one 290-gallon diesel AST currently in-use on this property. The PBS report also indicates that one 1,000-gallon gasoline UST was removed from this property on 7/1/94. Note, this site is also listed on the Federal Underground Storage Tank database (refer to Section 2.4.2).
- Site #8-600529 (i.e., 404 Mt. Hope Avenue) is listed as having one 4,000-gallon gasoline UST and one 12,000-gallon gasoline UST currently in-use at this property.
- Site #8-390151 is listed as a second facility registration for the 404 Mt. Hope Avenue property. According to the PBS report, one 2,000-gallon gasoline UST and three 4,000-gallon gasoline USTs were removed from this site on 6/1/97. Note, this site is also listed on the Federal UST database (refer to Section 2.4.2). Note, an active NYSDEC Spill incident (#9703000) was identified for this property (refer to Section 2.5). In addition, at the time of the 5/24/00 site visit, tanks were being removed from this property.
- Site #8-040231 (i.e., 290 Mt. Hope Avenue) is listed as an inactive facility which formerly contained two 5,000-gallon gasoline USTs and one 10,000-gallon gasoline UST that were removed on 11/1/94.

(2.4.2) Two Federal UST facilities (#s 8-001715 and 8-000511) adjoin the assessed property to the east and east-southeast across Mt. Hope Avenue. These listings are summarized below:

- Site # 8-001715 (i.e., 224 Mt. Hope Avenue) is listed as having one UST installed on this property.
- Site #8-000511 (i.e., 404 Mt. Hope Avenue) is listed as having four USTs on this property. Note, this site is also listed on the NYSDEC PBS database (refer to Section 2.4.1). Note, an active NYSDEC Spill incident (#9703000) was identified for this property (refer to Section 2.5). In addition, at the time of the 5/24/00 site visit, tanks were being removed from this property.

(2.5) A review of the NYSDEC spills/Leaking Storage Tank (LST) database identified 56 closed/inactive spills within a 0.5-mile radius of the assessed property. Following is a

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

summary of information regarding spill/LST incidents that occurred on the assessed property or the adjoining properties (copies of NYSDEC spill Fact Sheets are included in Appendix C):

- Spill #8607836 occurred on 2/23/87 at 185 Mt. Hope Avenue, River Park Commons (i.e., a portion of the assessed property). According to the NYSDEC Spill Report Form, "janitor put cleaning substance into dumpsters, fire started when garbage truck compacted waste." The NYSDEC report also indicates that the local fire department responded and that no clean-up/additional work was required at this site. This spill was closed on 3/31/87.
- Spill #9603425, located on the north adjoining property (i.e., 71 Mt. Hope Avenue), was reported on 6/8/96. According to the NYSDEC Spill Report Form, a caller reported a spill involving three quarts of a parts cleaning fluid that went into a floor drain. The NYSDEC notes indicate that the floor drain discharged to an on-site holding tank. The spilled material was flushed to the floor drain by a HAZMAT team. The NYSDEC further indicates that "no environmental release of concern" is associated with this spill.
- Spill #9870015 occurred on 7/20/98 at 250 Mt. Hope Avenue (i.e., the adjoining property to the east of the assessed property). According to the NYSDEC Spill Report Form, contaminated soils were encountered during the removal of a 2,000-gallon gasoline UST. The NYSDEC reviewed the closure documentation for the tank removal and indicated that no further action was required. This spill was closed on 8/31/99.
- The following five spills (#s 8402019, 9413567, 9513770, 9700452 and 9700674) occurred at 404 Mt. Hope Avenue which adjoins the assessed property to the east:
  - Spill #8402019 was reported on 10/27/84 during the testing of the USTs located on the property. According to the NYSDEC Spill Report Form, "gasoline was blown out of vent pipe on to roof of building." The report also indicates that the local fire department flushed the roof. This spill was closed on 6/1/86.
  - Spill #9413567 was reported on 1/11/95 as a result of two gallons of gasoline which was spilled during delivery. This spill was reportedly cleaned-up by the delivery company.
  - Spill #9513770 was reported on 1/29/96 as a result of seven five-gallon waste oil containers abandoned at this property. The NYSDEC Spill Report Form indicates that the waste oil containers are to be transported off-site by a disposal company. This spill was listed as inactive on 1/26/96, with no further action required.
  - Spill #9700452 was reported on 4/9/97 due to a tank test failure for one of the USTs located on-site. According to the NYSDEC Spill Report Form, the NYSDEC required that the UST be taken out-of-service. The USTs were removed from the property on 6/10/97 (refer to Spill #9703000). This spill was listed as inactive on 7/8/97, with no further action required.
  - Spill #9700674 was reported on 4/15/97 and it also pertains to the tank test failure of the USTs which were removed from this property on 6/10/97 (refer to spill #9703000).

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

In addition, 51 unmappable closed/inactive spill sites are potentially located within a 0.5-mile radius of the assessed property. A spill listed as closed normally indicates that studies and/or remediation at the spill site have been completed, and a spill listed as inactive indicates that although some contamination may remain on the property, the NYSDEC does not require further action at this time.

Sixteen active spills were also identified within a 0.5-mile radius of the assessed property.

- Spill #9703000 (i.e., 404 Mt. Hope Avenue) was reported on 6/10/97 and is located adjoining to the east (i.e., 150 feet east) of the assessed property. According to the NYSDEC Spill Report Form, one 2,000-gallon and three 4,000-gallon gasoline USTs were removed from this property. Contaminated soils were encountered during the excavation of these tanks. In addition to collecting soil samples, groundwater monitoring wells were installed on-site. The NYSDEC report indicates that the soil and groundwater samples exceeded the STARS Guidance Values.

Seven of the remaining 15 active spill sites are located at least 0.2 miles west and west-southwest (i.e., on the west side of the Genesee River) from the assessed property. The remaining eight spill sites are located at least 0.35 miles east and east-northeast from the assessed property. Based upon a review of a topographic map, groundwater in the area of the assessed property appears to flow to the west toward the Genesee River. Based upon the distance and location of these sites from the assessed property it does not appear that these sites have had an environmental impact upon the assessed property.

In addition, three active unmappable spill sites are potentially located within a 0.5-mile radius of the assessed property. The exact location of these spill sites from the assessed property could not be determined as part of this assessment; however, the sites are located at least 0.35 miles from the assessed property. As such, the distance and/or location of these three unmappable active spill sites suggest no environmental impact on the assessed property.

(2.6.1) A Treatment, Storage and Disposal Facility (TSDF) (#NYD000799247) is located approximately 0.4 miles northwest of the assessed property. A second TSDF facility (#NYD000631994) is located approximately one mile southwest of the assessed property (i.e., 477 Elmwood Avenue). These listings do not necessarily indicate that environmental concerns exist at these TSDF. The distance and location of these TSDF from the assessed property suggests no environmental impact on the assessed property.

(2.6.2) Four properties which adjoin the assessed property to the east have received five USEPA identification numbers. These sites include #NYD981557275 (i.e., 200 Mt. Hope Avenue), #NY0000463281 (i.e., 224 Mt. Hope Avenue) #NYD000696641 (i.e., 404 Mt. Hope Avenue), and #NYD982722035 (i.e., 378 Mt. Hope Avenue). Note, the property address as 378 Mt. Hope Avenue is also listed as #NYD013143961; Union Carburetor Diesel. Note, the property at 224 Mt. Hope Avenue is also listed as a Federal UST

## 2.0 PUBLIC INFORMATION/AGENCIES (Cont.)

facility (refer to Section 2.4.2); and the property at 404 Mt. Hope Avenue is also listed as a NYSDEC PBS facility, a Federal UST facility, and as a NYSDEC spill site (refer to Sections 2.4.1, 2.4.2 and 2.5). Information was not obtained as part of this assessment that indicates that the generation of hazardous waste on these adjoining properties has impacted the assessed property.

- 3.0 SITE OBSERVATIONS** See Footnote (3.0)
- Date of Site Visit:** 5/24/00 and 8/22/00  
**Assessors:** Pamela M. Loedding and Dennis M. Peck
- 3.1 FILL:** No Observations of Concern. See Footnote (3.1)
- 3.2 DEBRIS/DUMPING:** No Observations of Concern.
- 3.3 SPILLAGE/STAINING:** No Observations of Concern. See Footnote (3.3)
- 3.4 UTILITIES:**
- 3.4.1 TRANSFORMERS:** No Observations of Concern. See Footnote (3.4.1)
- 3.4.2 FLOOR DRAINS/SUMPS:** No Observations of Concern. See Footnote (3.4.2)
- 3.4.3 SERVICES:** No Observations of Concern. See Footnote (3.4.3)
- 3.5 ASBESTOS:** Observations of Concern. See Footnote (3.5)
- 3.6 OPERATIONS/EQUIPMENT:**
- 3.6.1 STORAGE TANKS:** No Observations of Concern. See Footnote (3.6.1)
- 3.6.2 MATERIALS STORAGE:** No Observations of Concern. See Footnote (3.6.2)
- 3.6.3 MATERIALS USE:** No Observations of Concern.
- 3.6.4 SOLID WASTE:** No Observations of Concern. See Footnote (3.6.4)
- 3.6.5 WASTEWATER:** No Observations of Concern.
- 3.6.6 AIR EMISSIONS:** No Observations of Concern.
- 3.6.7 EQUIPMENT:** No Observations of Concern. See Footnote (3.6.7)
- 3.7 TOPOGRAPHIC CONDITIONS:** No Observations of Concern. See Footnote (3.7)
- 3.8 ADJOINING PROPERTIES:** Observations of Concern.
- North:** Time Warner Cable.  
**East:** Mt. Hope Avenue, with commercial beyond. See Footnote (3.8)  
**South:** Ford Street Bridge, with the Episcopal Church Home beyond.  
**West:** Genesee Gateway Park, with the Genesee River beyond.

### 3.0 SITE OBSERVATIONS (Cont.)

PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW

(3.0) At the time of the 5/24/00 site visit, the low-rise apartment building property was developed with five four-story apartment buildings; however, three of the buildings are connected with a common walkway on the second floor. The interior portions of the low-rise apartment buildings include individual two-bedroom, three-bedroom and four-bedroom apartment units; laundry rooms; community rooms; boiler rooms; mechanical rooms; and storage areas. The exterior portions of the apartment complex property include asphalt paved parking and green areas to the west of the apartment buildings.

The following apartment units within the low-rise apartment buildings (i.e., 17 units of 200) were observed at the time of the 5/24/00 site visit:

Building 205	Apartment 1501	Building 225	Apartment 1513
Building 265	Apartment 1528	Building 285	Apartment 1545
Building 285	Apartment 1547	Building 325	Apartment 1566
Building 325	Apartment 1567	Building 345	Apartment 1571
Building 345	Apartment 1578	Building 385	Apartment 1598
Building 425	Apartment 1609	Building 405	Apartment 1487
Building 405	Apartment 1469	Building 365	Apartment 1456
Building 325	Apartment 1441	Building 325	Apartment 1440
Building 225	Apartment 1409		

At the time of the 5/24/00 site visit, pad-mounted transformers were observed enclosed within a locked fenced-in portion of the exterior stairwells of the low-rise apartment buildings (refer to Section 3.4.1), and River Park Commons personnel did not have access to the pad-mounted transformers. In addition, access was not obtained to several areas of the low-rise apartment buildings, including the mechanical room located on the first floor in Building #405.

At the time of the 8/22/00 site visit, observations were made at the high-rise apartment building and the park areas on the northern and southern portions of the assessed property. [Note: The bike path adjoining to the west of the assessed property is not a portion of this assessed property.] Commons area within the high-rise apartment building included the hallways, lobby, maintenance room, storage closets, the elevator mechanical room, boiler room, etc. At the time of the 8/22/00 site visit, access was not possible (i.e., no keys) to several of the common areas (i.e., utility and storage rooms) in the high-rise apartment building. In addition, individual apartment units within the high-rise building were not observed and are not included as part of this assessment. Thus, this assessment is subject to any state of facts that observations of these areas would have revealed.

At the time of the 8/22/00 site visit, construction equipment was being stored on the northern portion of the assessed property; therefore, access to this area was not obtained. Thus, this assessment is subject to any state of facts that complete observations of this area would have revealed.

### 3.0 SITE OBSERVATIONS (Cont.)

The north park (i.e., the northern portion of the assessed property) consisted of an asphalt paved basketball court and landscaped areas. The south park (i.e., the southern portion of the assessed property) consisted of picnic tables, benches, asphalt paved areas and general landscaping.

- (3.1) At the time of the site visits, evidence of fill materials was not observed on the assessed property. However, a review of the aerial photographs indicates that fill materials may have been brought onto the southern portion of the assessed property (refer to Section 1.2).
- (3.3) At the time of the 8/22/00 site visit, an oily-type residue was observed on the floor in the garage of the high-rise apartment building. The poured concrete floor appeared to be in good condition (i.e., no cracks) at the time of the 8/22/00 site visit. Note: Lawnmowers and snow blowers were observed stored in the garage.
- (3.4.1) At the time of the 5/24/00 site visit, two utility-owned, pad-mounted transformers were observed at the base of the exterior stairwells leading to Buildings #345 and #385 (i.e., a portion of the low-rise apartment buildings). The pad-mounted transformers were locked within the exterior stairwells, and River Park Commons personnel did not have access to these transformers. However, portions of the transformers that were visible through the fencing did not appear to have leaks or spills on the casings.

Large pad-mounted transformers were also observed within the maintenance room located in the high-rise apartment building at the time of the 8/22/00 site visit. It was reported that these transformers are used for electric utilities (i.e., lights, heaters, etc.) within the high-rise and low-rise apartment buildings. These pad-mounted transformers appeared to be in good condition (i.e., no leaks or spills on the casings) at the time of the 8/22/00 site visit. Note: Transformers were not observed on the remaining portions of the assessed property (i.e., on the northern and southern portions of the assessed property).

- (3.4.2) Floor drains were observed within the low-rise apartment buildings boiler rooms, basement storage areas, and the laundry rooms at the time of the 5/24/00 site visit. Floor drains were also observed at the exterior base of the stairs leading into the basements of the low-rise apartment buildings. In addition, storm drains were observed on the west exterior portion of the assessed property behind the low-rise apartment buildings and within the on-site parking lot at the River Park Commons apartment complex. No stains, spills or odors were observed in the area of the floor drains or the storm drains.

At the time of the 8/22/00 site visit, floor drains were observed within the maintenance room, the boiler room, the pump room, and the trash compactor room in the high-rise apartment building. The discharge point of these drains was not known; however, it was reported that the assessed property is serviced by the municipal sewer system (refer to Sections 2.2 and 4.1). No stains, spills, or odors were observed in the floor drains within the high-rise apartment building at the time of the 8/22/00 site visit.



### 3.0 SITE OBSERVATIONS (Cont.)

Note: At the time of the 8/22/00 site visit, drains and sumps were not observed at the base of the elevator shafts in the high-rise building. In addition, floor drains were not observed in the laundry rooms or in the garbage chute rooms located on each floor within the high-rise building.

Storm drains were observed on the southern portion of the assessed property and along the bike path adjoining to the west of the assessed property at the time of the 8/22/00 site visit. No stains, spills, or odors were observed in the storm drains located on the southern portion of the assessed property or within the storm drains on the west adjoining property.

- (3.4.3) The assessed property is serviced by municipal sewer, water, natural gas, and electric (refer to Section 2.2). It was reported that the apartment buildings were tied into the public sewer system at the time of construction (refer to Sections 2.2 and 4.1). It was reported that the assessed buildings (i.e., low-rise and high-rise apartment buildings) are heated with an electric baseboard heating system (refer to Section 4.1).

At the time of the 8/22/00 site visit, two natural gas-fired furnaces were observed in the high-rise apartment building. River Park Commons personnel indicated that the boilers were for the on-site domestic water use. Two floor drains were observed in the boiler room (refer to Section 3.4.2).

- (3.5) At the time of the 5/24/00 site visit, suspect asbestos-containing materials (SACM) including 12" x 12" floor tiles, base cove, drywall/plaster, textured ceiling and wall plaster, roofing material, and exterior window panels (i.e., transite) were observed on the interior and exterior portions of the low-rise apartment buildings. However, based upon a previous asbestos survey completed for the low-rise apartment buildings, the drywall/plaster, TSI including the breeching and pipefittings, and base cove were found not to contain asbestos. The 12" x 12" floor tiles and mastic were identified as asbestos-containing materials (refer to Section 5.1 and Appendix E). In addition, the asbestos survey indicates that the transite window panels located on the exterior portion of the low-rise apartment buildings are presumed to contain asbestos (i.e., this material was not sampled and analyzed). The previous asbestos survey report is summarized in Section 5.1. It was reported that floor tile removal was performed within individual apartment units of the low-rise apartment buildings when new carpeting was installed (refer to Section 4.1). Documentation regarding the floor tile removal was not available for review.

At the time of the 8/22/00 site visit, SACM within the common areas of the high-rise building were in good condition, and included 12" x 12" floor tiles, base cove, drywall/plaster, and pipe fittings (i.e., elbows on the pipes). The roof of the high-rise apartment building was constructed of rolled rubber roofing materials. Based upon a review of the previous asbestos survey, the textured wall (plaster) on the exterior of the high-rise apartment building, the 12" x 12" floor tiles and mastic were identified as asbestos-containing materials (refer to Section 5.1 and Appendix E). According to the previous asbestos survey, the following materials were sampled, analyzed and found not

### 3.0 SITE OBSERVATIONS (Cont.)

to contain asbestos in the high-rise apartment building: The boiler breeching from boilers #1 and #2; white canvas material, the brush-on white coating, the white mud pack, the gray mud pack, the tape joint compound, the drywall, the fiberglass wrap located in the mechanical room; the suspended (acoustical) ceiling tiles, the plaster ceiling, plaster patch material, the base cove, the carpet adhesive, and the gray mud pack located throughout the high-rise apartment building. The previous asbestos survey report is summarized in Section 5.1.

- (3.6.1) At the time of the 5/24/00 and 8/22/00 site visits, evidence of storage tanks was not observed on the assessed property. However, according to the City of Rochester Building and Fire Department records and a review of the historical maps for the assessed property, storage tanks were previously located on the assessed property (refer to Sections 2.2 and 1.4).
- (3.6.2) At the time of the 5/24/00 site visit, numerous batteries (i.e., including approximately 20 nickel cadmium batteries) and five-gallon joint compound, synthetic stucco and roof sealant containers were observed within the boiler room storage area of Building #285 of the low-rise apartment buildings. Other materials stored within the boiler room storage area included toilets, light bulbs, light fixtures, bed frames, wire fencing, and cellulose insulation. No stains, spills, or odors were observed in the areas of these stored materials. In addition, the nickel cadmium batteries appeared to be in good condition (i.e., no cracks, leaks, etc.) at the time of the 5/24/00 site visit. River Park Commons personnel could not provide additional information regarding the use/purpose of the nickel cadmium batteries.

At the time of the 8/22/00 site visit, household cleaners; floor strippers; floor wax; tile adhesives; paint; etc. were observed stored within the high-rise apartment building. These materials were stored within aerosol cans, one-gallon containers and five-gallon containers. No stains, spills, or odors were observed in the area of these materials. In addition, one-gallon and five-gallon gasoline containers, sacks of ice melt (on wood pallets), sacks of concrete mix, sacks of sand, and aerosol cans of insect killer were observed in the garage of the high-rise apartment building. No stains, spills, or odors were observed in this area of the garage; however, an oily-type residue was observed on the floor of the garage (refer to Section 3.3).

Eight batteries connected to the emergency light system for the high-rise apartment building were observed in the maintenance room of the high-rise apartment building. No stains, spills, or odors were observed in the area of the batteries.

- (3.6.4) Solid waste generated in the low-rise apartment buildings is stored in dumpsters located within the parking lot of the apartment complex. Solid waste generated in the high-rise apartment building is collected in the trash compactor room and contained within dumpsters in this room. It was reported that solid waste is picked up for disposal off the apartment complex property by Waste Management. Note: At the time of the 8/22/00 site visit, waste containers were not observed on the northern and southern portions (i.e., the park areas) of the assessed property.

### 3.0 SITE OBSERVATIONS (Cont.)

(3.6.7) At the time of the 8/22/00 site visit, lawnmowers; snow blowers; refrigerators; stoves; furniture; floor cleaning equipment (i.e., buffers and strippers); etc. were observed stored within the storage rooms and in the garage of the high-rise apartment building. No stains, spills, or odors were observed in these storage rooms; however, an oily-type residue was observed on the poured concrete floor in the garage of the high-rise building (refer to Section 3.3). Note: Lawn care equipment and snow blowers were stored within the garage. It was not known at the time of the 8/22/00 site visit if maintenance of the lawn care equipment (i.e., oil changes) is conducted in the garage. At the time of the 8/22/00 site visit, the poured concrete floor appeared to be in good condition (i.e., no cracks).

Two elevators are in-service in the high-rise apartment building. The mechanical equipment is located on the roof of the high-rise apartment building. At the time of the 8/22/00 site visit, one five-gallon metal container labeled "clean rags" and one five-gallon container containing potential used rags were observed in the elevator mechanical room. These rags are potentially used by the elevator company that services the elevators. Additional information regarding the servicing of the elevators was not available at the time of the 8/22/00 site visit. No stains, spills, or odors were observed in the elevator mechanical room.

(3.7) The assessed property and surrounding area are relatively level. There are no surface water bodies on the assessed property; however, the Genesee River is located less than 0.1 mile west of the assessed property. Based upon a review of the Rochester Topographic Maps, groundwater in the area of the assessed property appears to flow to the west toward the Genesee River. This flow direction may be modified locally due to buried utilities, nearby pumping, seasonal conditions or other factors.

(3.8) At the time of the 5/24/00 site visit, tanks were being removed from the adjoining property to the east of the assessed property (i.e., the property addressed as 404 Mt. Hope Avenue). This gasoline station is listed as a NYSDEC PBS facility, a Federal UST facility, a NYSDEC spill site, and a RCRA generator facility (refer to Sections 2.4.1, 2.4.2, 2.5 and 2.6.2).

According to the City of Rochester Building Department, storage tanks are in-service on the north adjoining property (i.e., 71 Mt. Hope Avenue).

## 4.0 INTERVIEW

- 4.1 Ms. Christina Allatto Concerns Identified. See Footnote (4.1)  
Property Manager, Signature Housing, Inc.  
Date of Interview: 6/15/00

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PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (4.1) Ms. Allatto indicated that she has no knowledge of current or past environmental liens against the assessed property, or knowledge of environmental concerns associated with the assessed property.

The following is a summary of information provided by Ms. Allatto:

- A portion of the assessed property (i.e., 185-425 Mt. Hope Avenue) is currently developed with five four-story low-rise apartment buildings (i.e., the low-rise apartment buildings) and the high-rise apartment building, which were constructed between 1973 and 1974. Prior to the construction of the apartment buildings, the assessed property was vacant land with a potential railroad yard on the western portion of the assessed property. In addition, Ms. Allatto indicated that a gasoline station may have been previously located on-site; however, she could not provide additional information regarding the former gasoline station (i.e., date of construction and/or demolition, potential tanks, etc.).
- The apartment complex property is serviced by municipal sewer, water, natural gas, and electric. The assessed buildings are heated by electric baseboard heaters. The roofs of the assessed buildings are constructed of rolled rubber roofing materials, which were installed in 1985/86. Ms. Allatto indicated that the original roof flashing contained asbestos, and that the roof flashing was enclosed (i.e., the flashing was not removed) when the rolled rubber roof was installed.
- Ms. Allatto indicated that she has no knowledge of materials that may have been buried, filled or dumped on the apartment complex property or adjoining properties. Ms. Allatto indicated that no materials have been filled, buried or dumped on the apartment complex property since the construction of the apartment buildings.
- A study was previously completed for the apartment complex property for the construction of the apartment buildings in 1973/74. The purpose (i.e., completed for assessment of subsurface conditions for geotechnical purposes or an environmental evaluation) and findings of this study are not known. A copy of this report was not available for review.
- Pesticides and rodenticides are currently used on the apartment complex property; however, these materials are not stored on-site. Ms. Allatto indicated that a lawn care company maintains the grounds.
- To the best of her knowledge, storage tanks (i.e., aboveground or underground) are not currently located on the apartment complex property.

#### 4.0 INTERVIEW (Cont.)

- Materials including paints, paint thinner, and household cleaners are stored within the assessed buildings and are used on-site. Ms. Allatto indicated that paints and paint thinners are used on-site for renovations within the apartment buildings.
- Solid waste and recyclable materials are stored in dumpsters on the assessed property, and are transferred off-site by Waste Management.
- Ms. Allatto indicated that PCB materials are not used on-site. In addition, Ms. Allatto indicated that the pad-mounted transformers located in the base of the exterior stairwells are privately-owned transformers (i.e., not owned by the utility company; refer to Section 3.4.1).
- An asbestos inspection was completed for the assessed buildings which indicated that the roof flashing and floor tiles contained asbestos (refer to Section 5.1). In addition, Ms. Allatto indicated that some of the asbestos floor tiles were removed; however, she indicated that less than three square feet of floor tiles were removed at one time. Documentation regarding the removal of the floor tiles was not available for review.

## 5.0 PREVIOUS STUDIES

- 5.1 "Structural Survey to Determine Asbestos Containing Building Materials, River Park Commons, 185 Mt. Hope Avenue, Rochester, New York,"  
River Park Commons  
Date of Report: August 1989  
See Footnote (5.1)
- 5.2 "Results of Geotechnical Engineering Evaluation, Erie Harbor-East River Wall Rehabilitation Project, Rochester, New York"  
Date of Report: 2/13/98  
See Footnote (5.2)
- 5.3 "East River Wall, Genesee Gateway Park, Rochester, New York"  
Rochester, Monroe County  
See Footnote (5.3)
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PERTINENT INFORMATION, REFERENCED TO ITS SOURCE, IS SUMMARIZED BELOW.

- (5.1) According to the report titled "Structural Survey to Determine Asbestos Containing Building Materials, River Park Commons, 185 Mt. Hope Avenue, Rochester, New York," prepared for the Finch Group by Day Engineering, P.C. (DAY), white and brown vinyl floor tile and mastic were determined to contain asbestos within the assessed buildings. In addition, the report indicates that the exterior transite window panels, the acoustical exhauster insulation (i.e., roof exhaust insulation), and the fire doors are presumed to contain asbestos (i.e., these materials were not sampled and analyzed). The asbestos survey report indicates that 55,000 square feet of floor tile, 60 square feet of acoustical exhauster insulation and 13,500 square feet of exterior transite window panels were identified for the low-rise and high-rise apartment buildings; however, the report does not indicate the approximate amount of ACM within the low-rise building. Note, at the time of the site visits conducted as part of this assessment, these materials were not measured to determine the exact quantities of ACM within the assessed buildings.

The asbestos survey report indicates that additional suspect materials were also sampled and analyzed; however, according to laboratory analysis, these materials do not contain asbestos. These suspect materials include white patch on thermal system insulation (TSI), white mud pack, boiler breeching, gray mud pack, kick strip adhesive (i.e., base cove), drywall patch, drywall, rug adhesive (i.e., carpet mastic), white boiler canvas, tape joint compound (i.e., drywall joint compound), and textured wall exterior (i.e., exterior plaster). However, the asbestos survey report indicates that the polarized light microscopy (PLM) method used to analyze the samples collected has limited applications (i.e., cannot detect small particle sizes); therefore, it was recommended that additional analytical testing (i.e., transmission electron microscopy [TEM]) be completed for some of the materials that were found to be negative by PLM methods.

The asbestos survey report recommended that an operations and maintenance program (O&M) be instituted, and that the custodial staff be trained to identify the ACM within the assessed buildings and ensure that the ACM does not become damaged and/or friable.

## 5.0 PREVIOUS STUDIES (Cont.)

It was also recommended that the materials presumed to be ACM be sampled and analyzed if these materials are disturbed (i.e., damaged).

- (5.2) The report dated 2/13/98 and titled "Results of Geotechnical Engineering Evaluation, Erie Harbor-East River Wall Rehabilitation Project, Rochester, New York," prepared by Haley and Aldrich of New York for LaBella Associates and copied to the City of Rochester Department of Environmental Services summarizes the engineering results for the river wall project. This report also indicates that areas of fill materials were encountered during the engineering evaluation. The fill material is described as "very loose to medium dense, orange-brown to dark-brown silty medium to fine SAND, little to trace gravel." The report also indicates that two soil boring samples were "stained black and smelled like creosote." The laboratory sample results for one of the soil samples indicates that the material was "non-hazardous," and that the material "would likely be classified a non-hazardous petroleum contaminated solid waste."

Based upon a review of the soil boring logs for the east river wall project, "cobbles and creosote impregnated wood" was encountered and a "petroleum-like sheen developed on water surface adjacent to and downstream of boring" was detected at the location of soil boring #B-3. "Medium dense dark brown fine silty SAND, little coarse to fine gravel with creosote,- creosote odor, moist, creosote is black" and fill material was encountered at the location of soil boring #B-7A and soil boring #B-7B. According to the remaining soil boring logs for the East River Project, potential contamination was not encountered in the soil boring samples.

- (5.3) The report titled "East River Wall, Genesee Gateway Park, Rochester, Monroe County," prepared for the New York State Department of Environmental Conservation, Division of Environmental Permits, Region 8 prepared by LaBella Associates, P. C. dated 2/29/00 indicates "only one sample of fill recovered (from Boring 7B) was observed to be stained and to emit an odor that resembled creosote." The report also indicates that this sample was analyzed for volatile and semi-volatile organic compounds, and that the laboratory results indicate that the material (i.e., the fill material) was found to be "non-hazardous petroleum contaminated solid waste (coal tar)." According to the boring log location map attached to the map indicates that Boring 7B is located in the area of the low-rise apartment buildings (i.e., 205 Mt. Hope Avenue) along the Genesee River.

**SIGNATURES:**

*Pamela M. Loedding*  
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Day Environmental, Inc.  
Pamela M. Loedding, Assessor

*Raymond L. Kampff*  
\_\_\_\_\_

Day Environmental, Inc.  
Raymond L. Kampff, Project Manager

**REPORT EXPLANATION**

**PURPOSE OF AN ENVIRONMENTAL SITE ASSESSMENT:**

The purpose of an environmental site assessment is to perform the appropriate inquiry into the environmental condition of a property to identify the potential CERCLA/SARA liability for the cleanup of hazardous substances, and to establish the defense for such liability.

**SCOPE OF A PHASE I ENVIRONMENTAL SITE ASSESSMENT:**

This Phase I Environmental Site Assessment has been performed in general conformance with the scope and limitations of ASTM Practice E1527. Exceptions to, and/or deletions from, this practice are described in the summary of this report.

A Phase I Environmental Site Assessment is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that environmental concerns do or do not exist. The Phase I Environmental Site Assessment consists of four (4) basic inquiry components:

1. Review of the title to the property and historical data to identify prior ownership and uses which represent a potential risk for contamination of the property.
2. Review of available public information and environmental records to identify site and area facilities, conditions, activities and substances of use of environmental concern that have been recorded by federal, state and local agencies.
3. Site reconnaissance of the property to identify conditions which indicate the presence or potential presence of hazardous substances and contamination.
4. Interviews with the owners, operators and persons familiar with the site and area to identify conditions and operations of environmental concern.

The Phase I Environmental Site Assessment will conclude that either (a) further inquiry into the environmental status of a property is not needed and appropriate inquiry has been performed or (b) further inquiry is needed to appropriately assess the environmental status of the property.

**NON-CERCLA/SARA LIABILITIES:**

There are risks associated with the environmental condition of a property which are not a potential CERCLA/SARA liability and are not subject to incurrence of response costs under CERCLA. Due to the frequency of occurrence, the scope of the Phase I Environmental Site Assessment has been expanded to include the identification of petroleum liabilities and friable asbestos. No other assessment of non-CERCLA/SARA liabilities has been performed unless specifically identified in the report narrative.

**ASBESTOS:**

Where apparent, damaged and/or friable SACM has been identified; however, a complete visual inspection and records review for SACM was not performed as part of this assessment. As a result, this facility may contain other SACM which is not identified in this report.

SACM is identified as a potential environmental concern when the observable condition (i.e., exposed damaged and/or friable) suggests the release of debris and/or fibers under normal facility operations. If the SACM actually contains asbestos, the release of debris and/or fibers could pose an asbestos-exposure hazard. In order to determine if the SACM contains asbestos, the SACM must be sampled and analyzed.

Should any asbestos-containing material (ACM) at this facility be disturbed through abatement, removal, maintenance, renovation, demolition, etc., the handling and disposal of the ACM is subject to applicable state and federal regulations. Also, no representations are made regarding previous disturbance and/or removal of ACM at this facility.

**OPERATIONAL CONCERNS:**

Although beyond the scope of the routine environmental site assessment, operational concerns may be identified. Operational concerns are not considered to be liabilities which should impact real estate or mortgage loan transactions. Rather, operational concerns are listed for informational purposes, and it is recommended that they be addressed for compliance with existing regulations and/or to minimize the potential for further environmental liabilities. Since identification of operational concerns is incidental to the purpose of this assessment, correction of these items may not necessarily result in full compliance with all applicable environmental regulations.

**NOTES:**

NOTES are used in the Assessment Summary either to identify special property conditions, or to identify and explain conditions which might characteristically be a potential environmental concern, but where the assessment inquiry has not established the reasonable presumption that an environmental liability does exist.

**DATA QUALIFICATION:**

Environmental site assessment conclusions are made based on the data available for the dates identified. The conclusions are subject to any state of facts which would be identified by updated data. No assurances are made as to the accuracy or completeness of data obtained from outside information sources. Also, it is possible that not all existing sites within the search radii specified in Section 2 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

**SITE VISIT QUALIFICATION:**

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

**ABBREVIATIONS/ACRONYMS:**

ASTM - American Society for Testing and Materials  
CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act  
CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System  
EPA - (United States) Environmental Protection Agency  
ERNS - Emergency Response Notification System  
FOIL - Freedom of Information Law  
LUST - Leaking Underground Storage Tank  
N/A - Not Applicable; Not Available  
NPL - National Priorities List  
NYS - New York State  
NYSDEC - New York State Department of Environmental Conservation  
PBS - Petroleum Bulk Storage  
RCRA - Resource, Conservation, and Recovery Act  
SACM - Suspect Asbestos-Containing Material  
SARA - Superfund Amendments and Reauthorization Act of 1986  
TSD - Treatment, Storage, and Disposal  
UST - Underground Storage Tank