

Phase I Environmental Site Assessment

Location:

195 Smith Street
Rochester, New York

Prepared for:

City of Rochester
Department of Environmental Quality
30 Church Street, Room 300B
Rochester, New York 14614

LaBella Project No. 209056

January 2009

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LaBella Associates, P.C.
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January 13, 2009

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City of Rochester
Department of Environmental Quality
30 Church Street, Room 300B
Rochester, New York 14614

Ms. Roxanne Grace
Phoenix Graphics
464 State Street
Rochester, New York 14614

Re: Phase I Environmental Site Assessment
195 Smith Street, Rochester, New York
LaBella Project No. 209056

Dear Mr. Gregor and Ms. Grace:

LaBella Associates, P.C. (LaBella), has been contracted by the City of Rochester - Department of Environmental Quality (DEQ) to perform an All Appropriate Inquiry (AAI) Phase I Environmental Site Assessment (ESA) report at 195 Smith Street, City of Rochester, Monroe County, New York, 14608, hereinafter referred to as the "Site."

The findings of this report are based upon a preliminary assessment of the condition of the Site within the Scope of Work and objective described below as of the date of our site observations and documentation review. This assessment was prepared according to the American Society for Testing and Materials (ASTM) Standard Practice E1527-05 to satisfy the due diligence requirements set for City of Rochester DEQ. The information contained in this report is considered privileged and confidential and is intended solely for the use of City of Rochester DEQ, Key Bank and Phoenix Graphics, as it applies to the Site.

1.0 Executive Summary

Based on the Scope of Work, the information detailed herein, the known history of the Site, and the current conditions relative to the Site, this assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Site including, but not limited to the following Sections:

- 1) **SECTIONS # 5.1, 5.3.16, 5.5.8 and 6.2.1– Historical Use of the Site as a Railroad Yard and a Waste Disposal Site**
- 2) **SECTIONS # 6.2.8, 6.2.9, and 6.2.10 – Stained Soil, Stressed Vegetation, and Solid Waste Observed at the Site During the Site Visit**
- 3) **SECTIONS # 5.3.4, 5.3.12, 5.3.20, and 5.5.8 – Off-Site Spills and Regulatory Listings (RG&E West Station/Beebee Station MGP and Coal Fired Power Plant), and**
- 4) **SECTIONS # 5.5.8 – Historic Use of Off-Site Properties service dealerships,**

- 1) As detailed in Sections 5.1, 5.3.16, 5.5.8, and 6.2.1, the Site was utilized as a railroad yard for the r. w. &O. and N.Y.C. Railroads from at least 1911 until the mid-1970s. The Site is also a MCEMC listed local waste disposal site (ID # RO-176) which reportedly contains C&D debris. In addition, the City of Rochester installed fencing surrounding the Site in August 2006 to prevent further illegal dumping at the Site.
- 2) As detailed in Sections 6.2.8, 6.2.9, and 6.2.10, stained soil, stressed vegetation, and solid waste were observed at the Site during the December 21, 2008 site visit. The stained soil appeared to be due to the high content of solid waste mixed in with the soil including cinders, coal fragments and dust, concrete, brick and scrap metal. The presence of stress vegetation observed appears to be due to the fill material incorporated into the soil as well as the lack of adequate topsoil at the Site. At the time of the site visit, a partially buried railroad track was observed in the soil at the Site. The presence of this remaining track could also indicate the presence or creosote treated historic railroad ties in the subsurface at the Site.
- 3) As detailed in Sections 5.3.4, 5.3.12, 5.3.20, and 5.5.8, the property adjoining to the south and southeast of the Site is a former manufactured gas plant (MGP) and coal fired power plant. As such, it is a listed USEPA CERCLIS NFRAP site, a NYSDEC VCP site, and a NYSDEC Spill site with multiple closed and inactivated spills.
- 4) As detailed in Section 5.5.8, adjoining properties to the west of the Site beyond South Vincent Street which appear to be upgradient of the Site have included gas stations, factories, auto and boat sales and a drug and chemical distributor. Groundwater flow in the vicinity of these facilities is to east-northeast and toward the Site.

The issues listed above each have the potential to affect soil and/or groundwater conditions beneath the Site. Based on the information detailed above, RECs have been identified at the Site.

2.0 Introduction

2.1 Purpose

This investigation was requested to identify, to the extent feasible, Recognized Environmental Conditions in connection with the Site, including the identification of conditions indicative of releases and threatened releases of hazardous substances on, or in the vicinity of the Site. The AAI Phase I ESA report was conducted in general conformance with the Scope and Limitations of ASTM Standard Practice E1527-05.

The term, Recognized Environmental Condition, is defined by ASTM as the presence or likely presence of any hazardous substances (as currently defined by the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) including pollutants and contaminants), petroleum or petroleum products (excluded from the definition of hazardous substance and controlled substances; or the presence of petroleum products as defined by the Resource Conservation and Recovery Act (RCRA), the Oil Pollution Act of 1990, and the Clean Water Act (CWA)) at the Site under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures at the Site, or into the ground, groundwater or surface water of the Site.

The term is not intended to include “de minimis” conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies. Conditions determined to be de minimis are not RECs.

The term “data gap” means lack or inability to obtain information required by the standards and practices as defined in ASTM Standard Practice E1527-05 despite good faith efforts by the Environmental Professional.

The performance of ASTM Standard Practice E1527-05 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs and the potential liability for contamination to be present in connection with the Site recognizing reasonable limits of time and cost. It is also intended to add protection from CERCLA liability for innocent landowner defense, bona fide prospective purchaser, contiguous property owners and grants who meet certain statutory requirements.

The objective of this AAI Phase I ESA was to determine, using our professional judgment, by means of the Scope of Work hereafter described:

1. A general description of the Site.
2. The current and historical usage of the Site and adjoining properties.
3. Whether RECs exist or have the potential to exist at the Site.
4. Whether site conditions suggest further evaluation based on the presence or probable presence of such RECs.
5. Provide information which may assist the client in evaluating the fair market value of the Site.

2.2 *Subsurface Risks/Unanticipated Hazardous Materials*

This work for this report has been performed in accordance with generally accepted environmental engineering practices for this region. The conclusion and recommendations of this report are based upon our opinion and judgment, and are dependent upon LaBella’s knowledge, information supplied by the present owner and managers of the Site, and data and information solicited from governmental agencies. LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

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

2.3 *Scope of Work*

The major components of an AAI Phase I ESA report include a visual inspection of the Site and adjoining properties; interviews and review of documents from past and present owners, occupants, managers, representatives and neighbors to the extent necessary; interviews with tribal and local government agency representatives; review of tribal, local and state records relative to the Site; and a review of tribal, local, state and federal standard environmental record sources relative to the Site.

The findings and conclusions presented in this report are based on information gathered and limitations set forth in this report.

The Scope of Work performed in this assessment is limited to the areas described as follows.

1. According to Ms. Karen Altman of the City of Rochester, the City has not been able to identify a qualified person from the former railroad operation at the Site to complete a Phase I ESA Owner's Questionnaire. A Phase I ESA Owner's Questionnaire was submitted on January 9, 2009 to Ms. Jane Forbes of the City of Rochester's Department of Environmental Quality who reportedly managed environmental issues at the Site when the Site was taken over by the City of Rochester. However, as of the date of this report submission, a response was not received from Ms. Forbes. Any pertinent information obtained from an interview with the Ms. Forbes will be included as a Letter of Addendum (refer to Section 7.1).
2. Interviews with and/or record reviews of each of the following to obtain information directly regarding environmental concerns at or in the immediate vicinity of the Site, which is available directly by file or through general knowledge of the individual being interviewed. Information sources include:
 - a. United States Environmental Protection Agency (USEPA)
 - b. New York State Department of Environmental Conservation (NYSDEC), Region (8); Division of Solid and Hazardous Waste, Division of Water, Legal Division
 - c. Monroe County Environmental Management Council (MCEMC)
 - d. City of Rochester Fire Marshall/Chief, Code Enforcement Officer, Building Inspector, and Assessor
 - e. Monroe County Health Department (MCHD)
3. Review of the following Federal, State, Local, and Tribal environmental records and databases to aid in the identification of conditions at or related to the Site and property, adjacent to or in the immediate vicinity of the Site, including:
 - a. USEPA National Priority List (NPL) – 1.0 mile
 - b. USEPA Delisted NPL – 0.5 mile
 - c. USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and Archived (No Further Remedial Action Planned – NFRAP) CERCLIS Sites – 0.5 mile

- d. USEPA RCRA CORRACTS Treatment, Storage, and Disposal Facility Listing (TSD) – 1.0 mile
- e. USEPA RCRA non-CORRACTS TSD – 0.5 mile
- f. USEPA RCRA Large and Small Quantity Generator Listing – Site and adjoining properties
- g. National Response Center Emergency Response and Notification System Listing (ERNS) – Site only
- h. Federal, State, Local and Tribal Institutional Controls/Engineering Controls and Land Use Restrictions-Site only
- i. NYSDEC Registry of Inactive Hazardous Waste Disposal Sites (IHWDS) (State and Tribal equivalent of NPL Sites) – 1.0 mile
- j. NYSDEC Registry of Brownfield Cleanup Program Sites (BCP), Voluntary Cleanup Program Sites (VCP), and Tribal equivalent Sites – 0.5 miles
- k. NYSDEC Hazardous Substance Waste Disposal Site Inventory (State and Tribal equivalent of CERCLIS Sites) – 0.5 mile
- l. NYSDEC Part 360 Permitted Solid Waste Disposal Facilities – 0.5 mile
- m. Local and Tribal Inventory of Waste Disposal Sites – 0.5 mile
- n. NYSDEC Listing of Registered Petroleum Bulk Storage Facilities (PBS), Chemical Bulk Storage Facilities (CBS) and Major Oil Storage Facilities (MOSF) – Site and adjoining properties
- o. Tribal Listing of Registered Petroleum Bulk Storage Facilities (PBS), Chemical Bulk Storage Facilities (CBS) and Major Oil Storage Facilities (MOSF) – Site and adjoining properties
- p. NYSDEC Listing of Active Spills and Leaking Storage Tanks – 0.5 miles
- q. Tribal Listing of Active Spills and Leaking Storage Tanks- 0.5 mile
- r. USGS Topographic Quadrangle Map Rochester, New York East, New York
- s. Generalized Groundwater Contour Map of Monroe County
- t. US Department of Agriculture Monroe County Soil Survey obtained from the Natural Resource Conservation Service (NRCS) website
- u. Property Tax map
- v. Previous Phase I Environmental Site Assessment – February 2006 by Lu Engineers
- w. Sanborn Fire Insurance Maps
- x. Aerial Photographs of the area
- y. Local Plat Maps
- z. Local Street Directories

Due to the limited timeframe available to conduct this assessment, not all responses have been received from Freedom of Information Law (FOIL) requests that were submitted as a part of this report as of the date of this report submission. Any pertinent information obtained as part of the FOIL requests will be included in a Letter of Addendum (refer to Section 7.0).

- 4. site visit on December 21, 2008 by Mr. Craig A. Stiles of LaBella to photograph the Site and to visually identify areas of concern as defined in the agreement.
- 5. Completion of LaBella's AAI Phase I ESA Site Reconnaissance Report.

2.4 Significant Assumptions

As a result of the unavailability or lack of receipt of information the following assumptions were made in order to complete the Scope of Work in the time frame desired by the City of Rochester – Department of Environmental Quality:

- Groundwater flow direction in the vicinity of the Site was estimated based on review of area topographic maps and the Generalized Groundwater Contour Map of Monroe County prepared by the MCEMC. Determination of site-specific groundwater flow direction requires the installation of at least three groundwater monitoring wells, surveying the wells, and collecting groundwater elevation data (refer to Section 3.2).

As stated in the Agreement, the City of Rochester – Department of Environmental Quality acknowledges this assumption and hereby agrees to release and hold LaBella harmless from any liability arising from or relating to any conclusions made or not made based on this assumption.

2.5 Limitations and Exceptions of Assessment

ASTM Standard Practice E1527-05 expressly recognized the fact that no ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. LaBella's work is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Site, and its Scope of Work reflects a recognition of the reasonable limits of time and cost.

The work for this report has been performed in accordance with generally accepted environmental engineering practices for this region. The conclusion and recommendations of this report are based upon LaBella's opinion and judgment, and are necessarily dependent on information supplied by the individuals, entities, and agencies described in Section 2.3. LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

The actual presence of radon, lead-based paint, lead in drinking water, mold-related issues, electromagnetic frequencies, asbestos-containing building materials (ACBM), wetlands, cultural and historic resources, ecological resources, and endangered species are not included in the Scope of Work of this assessment. Additionally, regulatory compliance, industrial hygiene, health and safety, and indoor air quality are not included in the Scope of Work of this assessment.

It is further noted that due to post 9/11 terrorist related concerns, the NYSDEC has suspended the availability of petroleum bulk storage facilities, chemical bulk storage facilities, major oil storage facilities, and spills databases to the public. LaBella is utilizing existing databases of PBS, CBS, and MOSF prior to 2001, the NYSDEC website, and other research techniques to attempt to obtain this relevant and reasonably ascertainable environmental information for AAI Phase I ESA reports.

The client should be aware that the lack of availability of the above referenced ASTM Standard Practice E1527-05 required databases may be considered a data gap and affect the findings and conclusions of this AAI Phase I ESA report. This report will identify any specific data gaps and evaluate their significance.

The site visit was limited to visual observations of accessible areas only. No attempt was made to observe conditions in spaces not generally accessible, including but not limited to:

1. Crawlspace
2. Attics and roofs
3. Pipe chases or plenums
4. Spaces concealed by walls, floors, or ceilings
5. Materials concealed by paneling, carpeting, or wallpaper

The site visit was also limited to visual observations of the perimeter of the property and other accessible areas only. Visual observations were limited at the time of the site visit due to excessive snow cover. Areas of the Site that were inaccessible were left to the judgment and discretion of the Environmental Professional conducting the site visit.

2.6 Special Terms and Conditions

The City of Rochester DEQ, Phoenix Graphics and LaBella have agreed that the Scope of Work described in Section 2.3, and the Limitations and Exceptions described in Section 2.5 above, are acceptable to you and that to the fullest extent permitted by law, LaBella shall not be liable to you for limiting its investigation to the Scope of Work described.

Based on the engagement and Scope of Work agreed upon, our evaluation of the Site is as presented herein.

2.7 User Reliance

The City of Rochester – DEQ, Key Bank, and Phoenix Graphics may rely upon the findings of this report and should be aware of the agreed upon Scope of Work and the limitations associated with this Scope of Work.

3.0 Site Description

3.1 Site Location and Legal Description

The Site is addressed as 195 Smith Street, City of Rochester, Monroe County, New York 14608.

The Site consists of a portion of one (1) tax parcel. A map, depicting the tax parcel that includes the Site is located in the Figures and Photographs Appendix of this report. This information is outlined in the table below.

	Tax Account Number	Property Use Code	Acreage
Tax Parcel #1	106.610-0001- 019.000.LS03*	#330 – Vacant Commercial	1.098*

*According to Ms. Karen Altman of the City of Rochester, the Site is a 1.098 acre portion of the 7.068 acre parcel whose Tax ID number is listed in the table above. According to Mr. Raymond Littlefield of the City of Rochester, the parcel that includes the Site crosses Smith Street and has an official address of 196 Smith Street. The portion of the parcel that includes the Site on the south side of Smith Street has reportedly been assigned an address of 195 Smith Street to stay consistent with the addresses along the street (i.e. even addresses on the north side of Smith Street and odd addresses on the south side of Smith Street). For the purposes of this report, the address of 195 Smith Street will be used to identify the Site.

Property boundaries for the purpose of this assessment were determined by the City of Rochester Tax Map supplied by Ms. Roxanne Grace of Phoenix Graphics. A copy of the property boundary map is included in the Figures and Photographs Appendix.

3.2 *Site and Vicinity Characteristics*

The Site is located within an urban area. At the time of the site visit, the Site consisted of a vacant parcel along the east side of South Vincent Street that had been fenced off with chains and wooden posts to prevent unauthorized and illegal dumping (refer to Section 7.2). An used car sales/auto repair facility (i.e. R&R Auto Sales) is located adjacent to the north of the Site beyond Smith Street. In addition, the former City of Rochester Incinerator Plant and Garbage Reduction Plant is located adjacent to the east of the Site in the Genesee River Gorge (refer to Sections 5.2 and 5.3.16).

According to the 7.5-minute, Rochester, New York East, New York quadrangle USGS Map, the Site consists of slightly sloping land to the north-northeast. The USGS map indicates that the Site is located in an urban area of the City of Rochester at an elevation of approximately 500 feet above mean sea level.

According to the USGS map, the nearest water body is the Genesee River, which is located approximately 320 feet to the east of the Site.

Based on interpretation of the USGS topographic map and the Generalized Groundwater Contour Map of Monroe County, groundwater flow at the Site appears to be to the east-northeast.

According to the U.S. Department of Agriculture, Monroe County Soil Survey (March 1973), soils at the Site consist mainly of Urban Land. Urban Land soils consist of areas that have been so altered or obscured by urban works and structures that identification of the soils is not feasible.

3.3 *Present Ownership and Use*

The Site is currently owned by City of Rochester. The Site is an vacant and undeveloped former railroad yard. The Site has reportedly been unoccupied since the mid-1960s.

3.4 *Site Improvements*

3.4.1 *Structures and Improvements*

At the time of the site visit, the Site was an unimproved parcel. Four (4) commercial billboard signs were present in the northern portion of the Site.

3.4.2 Roads

The Site is bordered by the following public thoroughfares.

Direction	Public Thoroughfare
North	Smith Street
West	South Vincent Street

3.4.3 Current Site Utilities

The Site is undeveloped; as such, there are currently no utilities present at the Site.

3.5 Current Use of the Adjoining Properties

The Site is bordered by the following properties:

Direction	Occupant
North beyond Smith Street	R&R Auto Sales and Repair
East	Abandoned former City of Rochester Incinerator Plant and Garbage Reduction Plant
South	Phoenix Graphics and the former RG&E Beebee Station power plant*
West beyond South Vincent Street	Rochester Auto Glass and Mirror*, Rochester Welding Supply Co., and Spiros Family Restaurant

*Refer to Sections 5.2.1, 5.3.4 Listing 1, 5.3.12 Listings 1 and 2, 5.3.18 Listing 1, 5.3.19 Listing 1, and 5.3.20 Listing 2 for additional information regarding the former RG&E Beebee Station power plant. Refer to Section 5.3.19 Listing 1 for further information regarding the Rochester Auto Glass and Mirror facility (a former gasoline filling station).

It appears that a railroad yard may have been formerly located at and adjacent to the Site. The City of Rochester DEQ and Phoenix Graphics should be aware that railroad ties are commonly treated with chemicals, such as creosote, to prevent the wood from decaying. In addition, railroad ballast often contain elevated levels of heavy metals. These chemicals have been known impact soil and groundwater. There is no readily available information indicating that the railroad tracks adjacent to the Site have impacted the soil and groundwater at the Site.

4.0 User Provided Information

In accordance with the ASTM E1527-05, a "User" is defined as the party seeking to complete an environmental site assessment of the property. If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional.

For purposes of this report, the City of Rochester DEQ and Phoenix Graphics has designated the prospective purchaser of the Site, Ms. Roxanne Grace, the chief Financial Officer of Phoenix Graphics, as the appropriate contact to provide user information for this assessment.

A copy of the User Questionnaire is included in Appendix 7.

4.1 Title Records

According to the ASTM Standard Practice E1527-05, “the user should either engage a title company or title professional to undertake a review of reasonably ascertainable land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property or to negotiate such an engagement of a title company or title professional as an addition to the Scope of Work to be performed by the Environmental Professional.”

ASTM Standard Practice E1527-05 User Questionnaire Question	Reported by User
Are land title records available for review?	The User reported that it was unknown if land title records are available for review.

4.2 Environmental Liens or Activity and Use Limitations

ASTM Standard Practice E1527-05 User Questionnaire Question	Reported by User
Is the User aware of any environmental cleanup liens against the <i>property</i> that are filed or recorded under federal law?	The User reported that it was unknown if environmental liens were currently recorded against or relating to the property. In addition, the User reported that it was unknown if any activity or use limitations currently recorded against or relating to the property.
Is the User aware of any AULs, such as engineering controls, land use restriction, or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?	The User is not aware of any AULs, such as engineering controls, land use restriction, or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

4.3 Specialized Knowledge

ASTM Standard Practice E1527-05 User Questionnaire Question	Reported by User
<p>Does the <i>User</i> of this <i>ESA</i> have any specialized knowledge or experiences related to the <i>property</i> or nearby properties? For example, is the <i>User</i> involved in the same line of business as the current or former <i>occupants</i> of the <i>property</i> or and adjoining <i>property</i> so that the <i>User</i> would have specialized knowledge of the chemicals and processes used by this type of business?</p>	<p>The <i>User</i> does not have any specialized knowledge or experiences related to the <i>property</i> or nearby properties.</p>

4.4 Commonly Known or Reasonably Ascertainable Information

ASTM Standard Practice E1527-05 User Questionnaire Question	Reported by User
<p>Is the <i>User</i> aware of commonly known or reasonably ascertainable information about the <i>property</i> that would help to identify conditions indicative of releases or threatened releases including: past use of the <i>Site</i>, specific chemicals currently or previously utilized, spills or chemical releases, or environmental cleanups regarding the <i>Site</i>?</p>	<p>The <i>User</i> reported that any commonly known or reasonably ascertainable information about the <i>property</i> that she has obtained that would help to identify conditions indicative of releases or threatened releases was information from review of the original draft of this report.</p>
<p>Based on the <i>User's</i> knowledge and experiences related to the <i>property</i>, is the <i>User</i> of this <i>ESA</i> aware of <i>obvious</i> indicators that point to the presence or likely presence of contamination at the <i>property</i>?</p>	<p>Based on the <i>User's</i> knowledge and experiences related to the <i>Site</i>, the <i>User</i> of this <i>ESA</i> is not aware of obvious indicators that point to the presence or likely presence of contamination at the <i>Site</i>.</p>

4.5 Valuation Reduction for Environmental Issues

ASTM Standard Practice E1527-05 User Questionnaire Question	Reported by User
<p>Does the purchase price being paid for this <i>property</i> reasonably reflect the fair market value of the <i>property</i>?</p>	<p>The <i>User</i> did not report a lower purchase price.</p>

4.6 Reason for Performing Phase I ESA

According to ASTM 1527-05, either the User shall make known to the environmental professional the reason why the User wants to have the Phase I Environmental Site Assessment performed or, if the User does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for the Landowner Liability Protections under the Brownfields Amendments.

The User reported this Phase I Environmental Site Assessment was performed as part of a purchase transaction for the Site

5.0 Standard Environmental Record Sources – Federal and State

Federal, State, Local and Tribal environmental records were reviewed as a part of this assessment, in accordance with ASTM 1527-05 standard. The following is a summary of the standard environmental record sources reviewed and includes the findings. Copies of the regulatory records documentation are included in Appendix 1.

Listings identified within the standard search radius outlined in ASTM 1527-05 are detailed in their respective sections below. Each listing identified was reviewed by LaBella and evaluated. LaBella's opinions of these listings are summarized below.

5.1 Site Listings

A regulatory listing has been identified associated with the Site. This listing is summarized in the table below.

Listing	Identification #
Local Inventory of Solid Waste Disposal	MCEMC Registry: # RO-176

MCEMC Registry #RO-176

According to the MCEMC, local waste disposal site #RO-176 is located at the Site extending to several hundred feet north of Smith Street. According to the MCEMC, this local waste disposal site contains construction and demolition (C&D) debris (refer to Section 5.3.16 for additional information regarding this listing. C&D debris has the potential to contain hazardous substances and/or petroleum compounds could exist in such debris which would affect soil and/or groundwater at the Site. As such, there is an apparent REC relating to the use of the Site as a waste disposal site.

See Conclusion (Section 8.0)

A copy of the MCEMC local waste disposal site listing is included in Appendix 1.

5.2 Adjoining Property Listings

5.2.1 Rochester Gas & Electric Beebee Station/West Station

Regulatory listings were identified with the property adjacent to the south and southeast of the Site, addressed as 254 Mill Street. At the time of the site visit, this property was observed to be an unoccupied former coal fired power plant. The apparent flow of groundwater at this facility appears to be to the east-northeast and generally away from the Site. Though groundwater flow across the majority of this facility is generally away from the Site, groundwater flow across the northern and western portions of the Beebee Station facility, could potentially affect soil and/or groundwater at the Site. The eastern portion of the Beebee Station facility along the Genesee River is greater than 100 feet lower in elevation than the Site, and releases in these areas are therefore unlikely to affect subsurface conditions at the Site. These listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
Federal CERCLIS NFRAP	USEPA Registry ID: NYD043069996 (RG&E BeeBee Station: 254 Mill Street, Rochester, NY) Refer to Section 5.3.4 Listing 1 for additional information.
State Listed VCP	NYSDEC Site Code: V00014 (RG&E Beebee Station: 254 Mill Street, Rochester, NY) Refer to Section 5.3.12 Listing 1 for additional information.
	NYSDEC Site Code: V00593 (RG&E West Station: 254 Mill Street, Rochester, NY) Refer to Section 5.3.12 Listing 2 for additional information.
State Listed Registered PBS Facility	NYSDEC PBS Registration: #8-106488 (RG&E BeeBee Generating Station #3: 254 Mill Street, Rochester, NY) Refer to Section 5.3.19 Listing 1 for additional information
	NYSDEC PBS Registration: #8-127019 (SMS Properties/400 State Street: 400 State Street, Rochester, NY) Refer to Section 5.3.19 Listing 2 for additional information
State Listed Registered CBS Facility	NYSDEC CBS Registration: #8-000168 (BeeBee Station: 254 Mill Street, Rochester, NY) Refer to Section 5.3.18 Listing 1 for additional information

Listing	Identification # (Facility Name: Address)
State Listed closed/inactive/active Spill Site	RG&E Beebee Station: 254 Mill Street, Rochester, NY – #8181779 (Inactive) #8504643 (Closed) #8601553 (Closed) #8700097 (Closed) #8909947 (Closed) #9109744 (Closed) #9111421 (Closed) #9310256 (Closed) #9513397 (Inactive) #9514355 (Closed) #9605225 (Inactive) #9614006 (Closed) #9970133 (Inactive) #9970135 (Inactive) #9970311 (Inactive) #0270212 (Inactive) #0270536 (Inactive) #0308139 (Inactive) #0485351 (Inactive) #0750792 (Inactive) #0809528 (Closed) Refer to Section 5.3.20 Listing 2 for additional information

Copies of these listings are included in Appendix 1.

5.2.2 52 - 90 Falls Street, Rochester, NY

A regulatory listing was identified with the property adjacent to the south of the Site, addressed as 52 to 90 Falls Street. At the time of the site visit, this property was observed to be an unoccupied former incinerator and garbage reduction plant. The apparent flow of groundwater at this facility appears to be to the east-northeast and away from the Site. This facility is located at an elevation greater than 100 feet lower than the Site, and releases in these areas are therefore unlikely to affect subsurface conditions at the Site. These listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
Federal CERCLIS NFRAP	52 - 90 Falls Street: 52 - 90 Falls Street, Rochester, NY - #9710540 Active) Refer to Section 5.3.20 Listing 1 for additional information

A copy of this listing is included in Appendix 1.

5.3 ASTM Standard Regulatory Database Listings

5.3.1 USEPA National Priority List (last updated December 15, 2008)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	1.0 mile	No listings	No listings

5.3.2 USEPA Delisted National Priority List (last updated December 6, 2008)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.3 USEPA CERCLIS (last updated December 15, 2008)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
2	0.50 mile	1	Raeco Products – NYD000692368 (10 Ambrose Street, Rochester, NY)
		2	Rochester Metal Etching Company – NYD002220523 (100 Lake Avenue, Rochester, NY)

Detailed Summary

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	935 feet – North-northwest	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
2	775 feet - Northwest	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.

A copy of this listing is included in Appendix 1.

5.3.4 USEPA CERCLIS NFRAP (last updated December 15, 2008)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
3	0.50 mile	1	Rochester Gas & Electric BeeBee Station – NYD043069996 (254 Mill Street, Rochester, NY)
		2	Rochester G & E Property #29 – NYD980531222 (298 Lake Avenue, Rochester, NY)
		3	Rochester G & E Property #29 – NYD980531230 (Sunpru Street, Rochester, NY)

Detailed Summary

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	Adjacent to South and Southeast	East-northeast – Away from the Site	Yes	See Below
2	2,600 feet - Northwest	Northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northeast and away from the Site and the distance of this facility from the Site.
3	800 feet – Northeast on opposite side of Genesee River	West-northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west-northwest and away from the Site, the distance of this facility from the Site, and its location on the opposite side of the Genesee River.

CERCLIS NFRAP Site #1: Rochester Gas & Electric BeeBee Station

The Rochester Gas & Electric (RG&E) Bee Station is an abandoned coal-fired power plant located adjacent to the south and southeast of the Site. While this RG&E facility has been down graded by the EPA to a NFRAP CERCLIS site, it is also a NYSDEC Voluntary Cleanup Program facility (VCP; ID numbers V00014 and V00593) and a NYSDEC Spill site with several closed spills listed for the facility. Based on its history of use as a coal fired power plant, and its listings as a CERCLIS NFRAP facility, a NYSDEC VCP site and a listed NYSDEC Spill site, there are apparent RECs related to this facility at the Site at this time.

Copies of these listings are included in Appendix 1.

See Conclusion (Section 8.0).

5.3.5 USEPA RCRA CORRACTS (last updated November 14, 2008)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	1.0 mile	No listings	No listings

5.3.6 RCRA Treatment, Storage, and Disposal Facilities – non-CORRACTS (last updated November 14, 2008)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.7 USEPA RCRA Generators (last updated November 14, 2008)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # - SQG/LQG (Address)
0	Site and Adjoining Properties	No listings	No listings

5.3.8 National Response Center ERNS (last updated January 8, 2009)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site Only	No listings	No listings

5.3.9 Federal Listed Sites with Institutional and/or Engineering Controls (last updated January 25, 2007)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site Only	No listings	No listings

It should be noted that Federal listings for Engineering and Institutional Controls are not currently available in a searchable web-based database. However, Federal listings for Engineering and Institutional Controls were obtained from the EPA on January 25, 2007. As of the date of this report submission, updates to this listing have not been provided by the EPA.

5.3.10 State Listed Sites with Institutional and/or Engineering Controls (last updated X)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – NYSDEC Identification # (Address)
0	Site Only	No listings	No listings

5.3.11 State Listed Inactive Hazardous Waste Disposal Sites (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – NYSDEC Identification # (Address)
5	1.0 mile	1	Former Raeco Products – 828107 (24 Spencer Street, Rochester, NY)
		2	Former Rochester Metal Etching Company – 828100 (100 Lake Avenue, Rochester, NY)
		3	Mill Street Drums – 828058 (208 Mill Street, Rochester, NY)
		4	Orchard – Whitney Site – E828123 (415 Orchard Street and 354 Whitney Street, Rochester, NY)
		5	Andrews Street Site – E828144 (300, 304-308, and 320 Andrews Street and 25 Evans Street, Rochester, NY)

Detailed Summary

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	935 feet – North-northwest	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
2	775 feet - Northwest	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
3	1,500 feet – Southeast	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
4	3,500 feet – West	Northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northeast and away from the Site and the distance of this facility from the Site.
5	3,400 feet – East-southeast on opposite side of Genesee River	Northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northwest and away from the Site and the distance of this facility from the Site.

Copies of these listings are included in Appendix 1.

5.3.12 State Listed Voluntary Cleanup Program Sites (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – NYSDEC Identification # (Address)
4	0.50 mile	1	RG&E Beebee Station – V00014 (254 Mill Street, Rochester, NY)
		2	RG&E West Station – V00593 (254 Mill Street, Rochester, NY)
		3	Erie Canal Industrial Park – V00099 (524 Oak Street, 480 Smith Street and 900 West Broad Street, Rochester, NY)
		4	Erie Canal Industrial Park – V00676 (524 Oak Street, 480 Smith Street and 900 West Broad Street, Rochester, NY)

Detailed Summary

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	350 feet – Southeast and greater than 100 feet lower in elevation than the Site	East-northeast – Away from the Site	No	See Below
2	Adjacent to South and Southeast	East-northeast – Away from the Site	Yes	See Below
3	1,500 feet – West	Northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northeast and away from the Site and the distance of this facility from the Site.
4	1,500 feet – West	Northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northeast and away from the Site and the distance of this facility from the Site.

NYSDEC VCP Site #1: RG&E BeeBee Station

The Rochester Gas & Electric (RG&E) Bee Station is an abandoned coal-fired power plant located adjacent to the south and southeast of the Site. This specific VCP agreement covers only the portion of the former BeeBee Station power plant parcel bordered by the Genesee River, the Platt Street bridge, and the west wall of the Genesee River Gorge which is greater than 100 feet lower in elevation than the Site. The NYSDEC has classified this portion of the RG&E BeeBee Station facility as a Class C program site indicating that the remediation has been satisfactorily completed, but may still require on-going maintenance. According to the NYSDEC Site Record, the southern portion of the BeeBee park facility was a disposal area for coal tar waste from the former West Station manufactured gas plant (MGP). An Interim Remedial Measure (IRM) removal action was completed in 1997. Coal tars were excavated to a depth of up to 20 feet below ground surface, blended with coal fines, and transported off-site for use as an alternate fuel at a coal fired power plant in Steuben County. Residual impacted soil and rock were disposed of on-site beneath an 8 foot thick cap of clean soil. The remaining portion of the facility is being investigated under the VCP (refer to Site #2 below).

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Based on the fact that the portion of this facility covered by this VCP agreement has been remediated to the satisfaction of the NYSDEC, that this facility is greater than 100 feet lower in elevation than the Site, its distance from the Site, and the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site, the portion of the Beebee Station facility covered by this VCP agreement does not appear to represent a remedial concern for the Site.

NYSDEC VCP Site #2: RG&E – West Station

The RG&E West Station is a portion of the Beebee Station abandoned coal-fired power plant located adjacent to the south and southeast of the Site. This specific VCP agreement covers the portion of the former Beebee Station power plant parcel bordered by the Mill Street, Fall Street, and the west wall of the Genesee River Gorge which is adjacent to the south and southeast of the Site and at approximately the same elevation as the Site. The NYSDEC has classified this portion of the RG&E BeeBee Station facility as a Class A program site indicating that remediation work is underway, but not yet complete. According to the NYSDEC Site Record, the West Station is a former MGP which operated from 1910 to 1952. After 1952, the facility was utilized for a large coal fired power plant (i.e. Beebee Station) which was removed from service in 1999. An IRM was conducted in the northern portion of this facility (i.e. adjacent to the south of the Site), in which coal tar contaminated soils were left in place and capped with clean soil. Coal tar impacts were also found in the Genesee River in 2004. A Remedial Investigation/Feasibility Study (RI/FS) was initiated in September 2008. Impacts of polyaromatic hydrocarbons, (PAHs), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and dense non-aqueous phase liquids (DNAPLs) have been identified in surface and subsurface soils and groundwater at this facility.

Based on the fact that the West Station portion of the Beebee Station facility was utilized as a former MGP and coal fired power plant, that impacts to soils and groundwater at this facility have been documented by previous environmental investigations, that coal tar impacted soils have been buried in the northern portion of this facility, and its location adjacent to the south of the Site, this VCP facility appears to represent a REC at the Site at this time.

See Conclusion (Section 8.0).

The RG&E West Station/Beebee Station facility is also a listed EPA CERCLIS NFRAP site, a NYSDEC CBS facility, a NYSDEC PBS facility, and a NYSDEC Spill site with several closed spills listed for the facility (refer to Sections 5.2, 5.3.4, 5.3.18, 5.3.19, and 5.3.20).

Copies of these listings are included in Appendix 1.

5.3.13 State Listed Brownfield Cleanup Program Sites (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – NYSDEC Identification # (Address)
3	0.50 mile	1	Volunteers of America Back Lot Site – C828126 (214 Lake Avenue, Rochester, NY)
		2	8 – 28 Ward Street – C828136 (8 – 28 Ward Street, Rochester, New York)
		3	Ward Street Site – C828117 (Corner of Ward and Saint Paul Streets, Rochester, NY)

Detailed Summary

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	1,600 – North-northwest	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the East-northeast and away from the Site and the distance of this facility from the Site.
2	2,600 feet – West on opposite side of Genesee River	Northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northwest and away from the Site, its location on the opposite side of the Genesee River, and the distance of this facility from the Site.
3	2,500 feet – West on opposite side of Genesee River	Northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northwest and away from the Site, its location on the opposite side of the Genesee River, and the distance of this facility from the Site.

Copies of these listings are included in Appendix 1.

5.3.14 State Listed Hazardous Substance Disposal Sites (last updated 1998)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – NYSDEC Identification # (Address)
2	0.50 mile	1	RG&E Ambrose Yard – HS8045 (Ambrose Street, Rochester, NY)
		2	RG&E East Station (Sunpru Street) – HS8047 (Sunpru Street, Rochester, NY)

Detailed Summary

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	950 feet – North-northwest	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
2	800 feet – Northeast on opposite side of Genesee River	West-northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west-northwest and away from the Site, the distance of this facility from the Site, and its location on the opposite side of the Genesee River.

Copies of these listings are included in Appendix 1.

5.3.15 State Listed Part 360 Solid Waste Disposal Facilities (last updated February 2006)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – NYSDEC Identification #
0	0.50 mile	No listings	No listings

5.3.16 Local Inventory of Solid Waste Disposal Sites (provided by the MCEMC - January 5, 2009)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Monroe County Identification # (Address)
13	0.50 mile	1	RO-176
		2	RO-76
		3	RO-182
		4	RO-201
		5	RO-214
		6	RO-1
		7	RO-75
		8	RO-183
		9	RO-184
		10	RO-210
		11	RO-211
		12	Suspected Fill Site #3
		13	Suspected Fill Site #28

Detailed Summary

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	Located at the Site	East-northeast	Yes	Reported to contain construction and demolition debris
2	500 feet – Northeast on opposite side of the Genesee River	West-northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site, its distance from the Site, and its location on the opposite side of the Genesee River.
3	650 feet - Northwest	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
4	900 feet - North	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
5	1,300 feet - Northeast	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
6	1,500 feet - Northeast	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
7	850 feet – Southeast	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
8	2,150 feet – Southeast	East-northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and the distance of this facility from the Site.
9	1,900 feet - West	Northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northeast and away from the Site and the distance of this facility from the Site.
10	1,900 feet – East on opposite side of the Genesee River	Northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northwest and away from the Site, its distance from the Site, and its location on the opposite side of the Genesee River.

Reference Number	Approximate Distance from Site – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
11	1,900 feet – East on opposite side of the Genesee River	Northwest – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northwest and away from the Site, its distance from the Site, and its location on the opposite side of the Genesee River.
12	500 feet – West on opposite side of the Genesee River	Northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northwest and away from the Site, its distance from the Site, and its location on the opposite side of the Genesee River.
13	2,000 feet – North on opposite side of the Genesee River	Northeast – Away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the northwest and away from the Site, its distance from the Site, and its location on the opposite side of the Genesee River.

Copies of these listings are included in Appendix 1.

5.3.17 NYSDEC Major Oil Storage Facilities (last updated in 2000)

As stated in the LIMITATIONS and EXCEPTIONS Section, current information from the NYSDEC regarding Major Oil Storage facilities (MOSF) has been suspended due to post 9/11 terrorist related concerns.

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – MOS Identification #
0	Site and adjoining properties only	No listings	No listings

5.3.18 NYSDEC Chemical Bulk Storage Facilities (last updated in 2000)

As stated in the LIMITATIONS and EXCEPTIONS Section, current information from the NYSDEC regarding Chemical Bulk Storage (CBS) facilities has been suspended due to post 9/11 terrorist related concerns.

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – CBS Identification #
1	Site and adjoining properties only	1	BeeBee Station: 254 Mill Street, Rochester, NY - #8-000168

Detailed Listings

Reference Number	Distance from Site – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1	Adjacent to the South and Southeast of the Site	East-northeast – away from the Site	Yes	See Below

The following table summarizes the NYSDEC CBS Facility Information listing associated with this facility.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
995	Aboveground	3,360	Sodium hydroxide	Steel	None listed	June 1979	Closed February 2000
996	Aboveground	3,360	Sulfuric acid	Steel	None listed	June 1979	Closed February 2000
997	Aboveground	2,000	Sodium hypochloride	Steel in concrete	None listed	June 1991	Closed August 1999
998	Aboveground	2,000	Sodium hypochloride	Steel in concrete	None listed	June 1991	Closed August 1999
999	Aboveground	3,360	Sodium hydroxide	Steel	None listed	June 1979	Closed February 2000

The RG&E West Station/BeeBee Station facility is also a listed EPA CERCLIS NFRAP site, a NYSDEC VCP facility, a NYSDEC PBS facility, and a NYSDEC Spill site with several closed/inactive spills listed for the facility (refer to Sections 5.2, 5.3.4, 5.3.18, 5.3.19, and 5.3.20).

Based upon the history of chemical storage associated with this facility, the types of chemicals stored, and the closure of the CBS, there are no apparent RECs related to CBS at this facility at this time.

A copy of the NYSDEC CBS Facility Information Report are included in Appendix 1.

5.3.19 NYSDEC Petroleum Bulk Storage Facilities (last updated in 2000)

As stated in the LIMITATIONS and EXCEPTIONS Section, current information from the NYSDEC regarding Petroleum Bulk Storage (PBS) facilities has been suspended due to post 9/11 terrorist related concerns.

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name: Address – PBS Identification #
3	Site and adjoining properties only	1	Rochester Gas & Electric BeeBee Generating Station #3: 254 Mill Street, Rochester, NY – #8-106488
		2	SMS Properties/400 State Street: 400 State Street, Rochester, NY – #8-127019
		3	52-96 Fall St., Inc.: 52 Fall Street, Rochester, NY – #8-600601

Detailed Listings

Reference Number	Distance from Site – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1	Adjacent to the south and southeast of the Site	East-northeast – Away from the Site	Yes	See Below Listing #1
2	Adjacent to the west of the Site beyond South Vincent Street	Northeast – Towards the Site	No	See Below Listing #2
3	Adjacent to the east of the Site and greater than 100 feet lower in elevation	East-northeast – Away from the Site	No	No based on its location at an elevation greater than 100 feet lower than the Site and the direction of groundwater flow to the east-northeast and away from the Site.

Copies of the NYSDEC PBS Facility Information Reports are included in Appendix 1.

Listing 1: Rochester Gas & Electric BeeBee Generating Station #3

The following table summarizes the NYSDEC PBS Facility Information listing associated with this facility.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
BB138	Aboveground	108,000	#4 Fuel Oil	Steel	Concrete Dike	December 1930	In service
BB139	Aboveground	108,000	#4 Fuel Oil	Steel	Concrete Dike	December 1930	In service
BB204	Underground	12,500	Diesel Fuel	Steel	Concrete Dike	December 1958	In service
BB205	Underground	12,500	Diesel Fuel	Steel	Concrete Dike	December 1958	In service
BB141	Underground	275	Diesel Fuel	Steel	None	December 1971	Removed June 1994
BB142	Underground	275	Diesel Fuel	Steel	None	December 1966	Removed June 1994

The RG&E West Station/Beebee Station facility is also a listed EPA CERCLIS NFRAP site, a NYSDEC VCP facility, a NYSDEC CBS facility, and a NYSDEC Spill site with several closed/inactive spills listed for the facility (refer to Sections 5.2, 5.3.4, 5.3.18, 5.3.19, and 5.3.20).

Based upon the history of petroleum and chemical storage associated with this facility, and its history of spills and documented environmental impacts, the presence of this facility adjacent to the south and southeast of the Site appears to represent a REC at the Site at this time.

See Conclusion (Section 8.0).

Listing 2: SMS Properties/400 State Street

The following table summarizes the NYSDEC PBS Facility Information listing associated with this facility.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
00A	Underground	8,000	Unleaded Gasoline	Fiberglass Reinforced Plastic	None Listed	September 1983	Closed (Unknown Date)
00B	Underground	6,000	Leaded Gasoline	Fiberglass Reinforced Plastic	None Listed	September 1983	Closed (Unknown Date)
00C	Underground	6,000	Diesel Fuel	Fiberglass Reinforced Plastic	None Listed	September 1983	Closed (Unknown Date)

No listed NYSDEC Spills have been identified with this facility.

Based on the fact that the tanks at this facility are listed as being closed, and that there are no NYSDEC Spills associated with this facility, the presence of this former registered PBS facility does not appear to represent a remedial concern at the Site at this time.

5.3.20 NYSDEC Active and Closed/Inactive Spill Listings (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Listing Number	Facility Name: Address – Spill # (status)
1 active	Active listings: *0.25 mile	1	52 - 90 Falls Street: 52 - 90 Falls Street, Rochester, NY - #9710540 Active)
21 closed/inactive	Closed/inactive listings: Site and adjoining properties only	2	RG&E Beebee Station: 254 Mill Street, Rochester, NY – #8181779 (Inactive) #8504643 (Closed) #8601553 (Closed) #8700097 (Closed) #8909947 (Closed) #9109744 (Closed) #9111421 (Closed) #9310256 (Closed) #9513397 (Inactive) #9514355 (Closed) #9605225 (Inactive) #9614006 (Closed) #9970133 (Inactive) #9970135 (Inactive) #9970311 (Inactive) #0270212 (Inactive) #0270536 (Inactive) #0308139 (Inactive) #0485351 (Inactive) #0750792 (Inactive) #0809528 (Closed)

*Due to the dense urban nature of the area in which the Site is located, the search radius has been reduced from 0.50 mile to 0.25 mile, per ASTM 1527-05.

Detailed Summary

Reference Number	Distance from Site – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1	Adjacent to the South of the Site and greater than 100 feet lower in elevation.	East-northeast – away from the Site	No	This listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east-northeast and away from the Site and its location at an elevation greater than 100 feet lower than the Site.
2	Adjacent to the South and Southeast of the Site.	*See Below	Yes *See Below	*See Below This facility is also a listed CERCLIS NFRAP site, A NYSDEC VCP site, a NYSDEC CBS site, a NYSDEC PBS site, and a NYSDEC Closed and Inactive Spill site. (refer to Sections 5.2.1, 5.3.4 Listing 1, 5.3.12 Listings 1 and 2, 5.3.18 Listing 1, 5.3.19 Listing 1, and 5.3.20 Listing 2 for additional information).

*Listing #2: RG&E Beebee Station

The former RG&E coal fired power plant is located adjacent to the south and southeast of the Site. According to the Generalized Groundwater Contour Map of Monroe County, and the USGS Rochester, New York – East topographic map, groundwater flow at this facility flows toward the east-northeast. Though groundwater flow across the majority of this facility is generally away from the Site, groundwater flow across the northern and western portions of the Beebee Station facility, could potentially affect soil and/or groundwater at the Site. The eastern portion of the Beebee Station facility along the Genesee River is greater than 100 feet lower in elevation than the Site, and releases in these areas are therefore unlikely to affect subsurface conditions at the Site.

According to the Inactive NYSDEC Spill Report Form #8181779, dated March 2, 1982 and last updated January 9, 2001, a valve malfunction when offloading #6 fuel oil to a tank at the Beebee Station facility caused approximately 200 gallons of fuel oil to leak to the ground surface and a slop tank. The spilled product was cleaned up “as thorough as weather conditions allowed” and plans were made to upgrade the facility’s spill containment. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on March 2, 1982.

Based upon the nature of this Spill, its unknown location on the facility, and the fact that the cleanup apparently did not meet NYSDEC standards, there is an apparent REC regarding this Spill at the Site at this time.

See Conclusion (Section 8.0).

According to the Closed NYSDEC Spill Report Form #8504643, dated March 17, 1986 and last updated March 1, 2007, a sump pump discharge line broke, releasing approximately 20 gallons of #6 fuel oil to the river bank and the Genesee River which is greater than 100 feet lower in elevation than the Site. Absorbent booms were deployed to contain and recover the oil and repairs were made to the sump discharge line. According to the Spill Report, the cleanup apparently did meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC on June 1, 1986.

Based upon the nature of this Spill, its location at an elevation at least 100 feet lower than the Site, and the fact that the cleanup apparently did meet NYSDEC standards, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Closed NYSDEC Spill Report Form #8601553, dated June 5, 1986 and last updated May 8, 2001, discolored water was observed in the Genesee River which is greater than 100 feet lower in elevation than the Site. The discolored water was initially attributed to a suspected over flow of the combined sanitary and stormwater sewer beneath the facility. The MCDOH investigated the incident and found no issues with no discoloration of the river water and the facility's outfalls clean. According to the Spill Report, the cleanup apparently did meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC on March 31, 1987.

Based upon the nature of this Spill, its location at an elevation at least 100 feet lower than the Site, and the fact that the cleanup apparently did meet NYSDEC standards, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Closed NYSDEC Spill Report Form #8700097, dated April 3, 1987 and last updated April 9, 1987, approximately 1 gallon of PCB contaminated transformer coolant oil leaked into a storm sewer at the Beebee Station facility. The MCDOH investigated the incident and determined that the cleanup was satisfactorily completed. According to the Spill Report, the cleanup apparently did meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC on March 31, 1987.

Based upon the nature of this Spill and the fact that the cleanup apparently did meet NYSDEC standards, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Closed NYSDEC Spill Report Form #8909947, dated January 16, 1990 and last updated October 8, 1998, a heavy oil sheen was observed in one of the facility's discharge points to the Genesee River which is located greater than 100 feet lower in elevation than the Site. Absorbent booms were deployed to contain and recover the oil and the leak was traced back to a lubricating tank which was repaired. An estimated 3 to 5 gallons of non-PCB containing oil was lost to the river. According to the Spill Report, the cleanup apparently did meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC on March 31, 1987.

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Based upon the nature of this Spill, its location at an elevation at least 100 feet lower than the Site, and the fact that the cleanup apparently did meet NYSDEC standards, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Closed NYSDEC Spill Report Form #9109744, dated December 10, 1991 and last updated October 8, 1998, approximately 2-gallons of PCB containing coolant oil leaked from a transformer in an enclosed yard at the Beebee Station facility. The spill was recovered with absorbant pads and stained soil was excavated from beneath the area. According to the Spill Report, the cleanup apparently did meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC with No Further Action Required on March 6, 1992.

Based upon the nature of this Spill, the fact that the cleanup apparently did meet NYSDEC standards, and that it was closed by the NYSDEC with No Further Action Required, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Closed NYSDEC Spill Report Form #9111421, dated January 30, 1992 and last updated October 8, 1998, a petroleum sheen was noted in a retention pond adjacent to the Genesee River which is located greater than 100 feet lower in elevation than the Site. The release was traced back to a lubricating oil leak which ran into a floor drain which discharges to the retention pond. An estimated 20-gallons of non-PCB containing oil was released. Absorbent booms were deployed to contain and recover the oil. The spill was reportedly contained prior to any significant release to the river. The leak was repaired and all the lost oil was reportedly recovered. According to the Spill Report, the cleanup apparently did meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was closed by the NYSDEC on April 3, 1992.

Based upon the nature of this Spill, its location at an elevation at least 100 feet lower than the Site, and the fact that the cleanup apparently did meet NYSDEC standards, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Inactivated NYSDEC Spill Report Form #9513397, dated January 22, 1996 and last updated October 8, 1998, a petroleum sheen was noted on a retention pond at the facility which is located greater than 100 feet lower in elevation than the Site. Absorbent booms were deployed to contain and recover the oil. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was inactivated by the NYSDEC on January 22, 1996.

Based upon the nature of this Spill and its location at an elevation at least 100 feet lower than the Site, there are no apparent remedial concerns regarding this Spill at the Site at this time.

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According to the Closed NYSDEC Spill Report Form #9514355, dated February 8, 1996 and last updated October 8, 1998, a petroleum sheen was noted in a retention pond adjacent to the Genesee River which is located greater than 100 feet lower in elevation than the Site. Absorbent booms were deployed to contain and recover the oil. The spill was reportedly contained prior to any significant release to the river. According to the Spill Report, the cleanup met NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC with No Further Action Required on January 2, 1997.

Based upon the nature of this Spill, its location at an elevation at least 100 feet lower than the Site, and the fact that the cleanup apparently did meet NYSDEC standards, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Closed NYSDEC Spill Report Form #9605225, dated July 23, 1996 and last updated December 30, 2008, a petroleum sheen was noted entering the Genesee River which is located greater than 100 feet lower in elevation than the Site. The release was attributed to coal tar wastes leaching from soil along the river bank. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC on April 2, 2004.

Based upon the nature of this Spill and its location at an elevation at least 100 feet lower than the Site, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Closed NYSDEC Spill Report Form #9614006, dated March 1, 1997 and last updated October 8, 1998, a petroleum sheen was noted in the Genesee River which is located greater than 100 feet lower in elevation than the Site. The release was traced back to a cooling coil on a transformer which leaked a estimated 1-gallon of non-PCB containing oil to a floor drain which discharges to the river and the leak was repaired. According to the Spill Report, the cleanup met NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC with No Further Action Required on March 3, 1997.

Based upon the nature of this Spill, its location at an elevation at least 100 feet lower than the Site, and the fact that the cleanup apparently did meet NYSDEC standards, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Inactivated NYSDEC Spill Report Form #9970133, dated June 7, 1999 and last updated June 25, 2003, an oil slick was noted in the Genesee River adjacent to the Beebee Station facility which is located greater than 100 feet lower in elevation than the Site. Absorbent booms were deployed to contain and recover the oil. At the time of the release, the power plant was shut down. An inspection of the facility could find no on-site source, and the petroleum sheen was attributed to an unknown off-site source that got caught in a current eddy adjacent to the facility. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on June 10, 1999.

Based upon the nature of this Spill and its location at an elevation at least 100 feet lower than the Site, there are no apparent remedial concerns regarding this Spill at the Site at this time.

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According to the Inactivated NYSDEC Spill Report Form #9970135, dated June 8, 1999 and last updated June 10, 1999, a petroleum sheen was noted in the Genesee River adjacent to the Beebee Station facility which is located greater than 100 feet lower in elevation than the Site. Absorbent booms were deployed to contain and recover the oil. The release was traced back to a leaking pipe on a caustic tank. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on June 8, 1999.

Based upon the nature of this Spill and its location at an elevation at least 100 feet lower than the Site, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Inactivated NYSDEC Spill Report Form #9970311, dated August 23, 1999 and last updated August 27, 1999, an HVAC unit in the telephone room was found to have leaked 8 pounds of freon to the atmosphere. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on August 24, 1999.

Based upon the nature of this Spill, there are no apparent remedial concerns regarding this Spill at the Site at this time.

According to the Inactivated NYSDEC Spill Report Form #0270212, dated June 26, 2002 and last updated September 12, 2008, a post-excavation confirmatory soil sample from the removal of a containment area at the facility detected the presence of residual fuel oil impacts at levels above NYSDEC Recommended Soil Cleanup Objectives (RSCOs). Three drums of impacted soil were removed. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on July 2, 2002.

Based upon the nature of this Spill, the fact that the cleanup did not meet NYSDEC standards, and its unknown location at the Site, there is an apparent REC regarding this Spill at the Site at this time.

See Conclusion (Section 8.0).

According to the Inactivated NYSDEC Spill Report Form #0270538, dated January 23, 2003 and last updated January 23, 2003, an estimated 20-gallons of diesel fuel leaked from a damaged pipe to a secondary containment area. The spilled diesel fuel was reportedly cleaned up. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on January 23, 2003.

Based upon the nature of this Spill and the fact that the spill occurred within a secondary containment devise there are no apparent remedial concerns regarding this Spill at the Site at this time.

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According to the Inactivated NYSDEC Spill Report Form #0308139, dated October 31, 2003 and last updated November 6, 2003, a fire in a transformer at the Beebee Station facility caused a release of an estimated 80-gallons of non-PCB containing oil. Most of the oil was believed to have been consumed in the fire, but some was released to a concrete containment area. RG&E was to have tested that underlying soil and to conduct a soil removal, if necessary. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on November 3, 2003.

Based upon the nature of this Spill, the fact that the cleanup did not meet NYSDEC standards, and its unknown location at the Site, there is an apparent REC regarding this Spill at the Site at this time.

See Conclusion (Section 8.0).

According to the Inactivated NYSDEC Spill Report Form #0485351, dated December 22, 2004 and last updated May 8, 2008, gasoline impacted soil was encountered while excavating for a new light pole. One bucket of impacted soil was removed to accommodate the installation of the pole, but any remaining impacted soil was apparently left in place. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on December 22, 2004.

Based upon the nature of this Spill, the fact that the cleanup did not meet NYSDEC standards, and its unknown location at the Site, there is an apparent REC regarding this Spill at the Site at this time.

See Conclusion (Section 8.0).

According to the Inactivated NYSDEC Spill Report Form #0750792, dated October 31, 2007 and last updated May 27, 2008, an estimated 20-gallon release of antifreeze occurred while servicing a gas turbine at the facility. The release was reportedly contained, but it was discovered the following morning the antifreeze had seeped into the gravel beneath the turbine. The leak was reportedly to be repaired. According to the Spill Report, the cleanup apparently did not meet NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Inactivated by the NYSDEC on October 31, 2007.

Based upon the nature of this Spill, the fact that the cleanup did not meet NYSDEC standards, and its unknown location at the Site, there is an apparent REC regarding this Spill at the Site at this time.

See Conclusion (Section 8.0).

According to the Closed NYSDEC Spill Report Form #0809528, dated November 24, 2008 and last updated December 5, 2008, a transformer failure caused an estimated 5-gallons of transformer oil to leak onto the gravel. The spilled material was cleaned up by an environmental contractor. According to the Spill Report, the cleanup met NYSDEC standards. No further information was presented on the NYSDEC Spill Report Form. This Spill was Closed by the NYSDEC on November 24, 2008.

Based upon the nature of this Spill and the fact that the cleanup did meet NYSDEC standards, there are no apparent RECs regarding this Spill at the Site at this time.

Copies of these listings are included in Appendix 1.

5.4 Additional Environmental Record Sources

5.4.1 Review of Previous Environmental Reports

LaBella reviewed a previous Phase I ESA report completed by Lu Engineers in February 2006 that was provided to LaBella by the City of Rochester. The scope of work for this Phase I ESA report included former CSX railroad land starting at the intersection of Brown and Fall Streets approximately 300 feet to the south of the Site and continuing to Saint Paul Boulevard adjacent to the Seneca Park Zoo approximately 12,000 feet to the north of the Site. The portion of this report dealing with the Site and its immediate vicinity indicated that the following RECs were identified at the Site.

Former Utilization of the Site as a Railroad Yard: The report indicated that railroads have historically had contamination associated with them including SVOCs and herbicides, and that these conditions would be particularly present in the railroad yard area south of Smith Street (i.e. that Site).

The Presence of a Local Waste Disposal Site at the Site: The report indicated MCEMC local waste site #RO-176 which contains construction and demolition (C&D) debris is located at the Site and the area to the north. C&D debris has the potential to contain hazardous substances and /or petroleum compounds could exist in such debris which would affect soil and/or groundwater at the Site.

The Presence of a Former Gas Station at a Property Adjacent to the Site: The report indicated that a gas station was formerly located at 400 State Street adjacent to the north of the Site beyond South Vincent Street. Three (3) USTs were reportedly removed from this facility and hazardous material was generated at this former gas station in 1990 as part of a removal action.

The Use of the Site as a Waste Disposal Site: The report indicated C&D debris, primarily associated with the Reconstruction of Lake Avenue Project, was observed staged at the Site during the site visit. This debris contained primarily waste asphalt, concrete, and soil but may have potentially contained other materials which could adversely impact environmental conditions at the Site and surrounding area.

In conclusion, the report recommended that further investigation be conducted to determine whether soil and/or groundwater at the Site had been impacted by the past operation of the Site as a railroad yard, the past operation of the adjacent gas station discussed above, and the presence of C&D debris at the Site.

A copy of the previous Phase I ESA reports is included in Appendix 1.

5.5 Historical Use Information on the Property and Adjoining Properties

LaBella attempted to review reasonably ascertainable and readily available standard sources of historical information as defined by the ASTM Standard Practice E1527-05 in order to identify all obvious usages of the Site back to the first developed use or 1940, whichever is earlier (i.e., the historical research objective according to ASTM). Uses of the properties adjoining the Site are identified in this report only to the extent that this information is revealed in the course of researching the Site itself and was determined at the discretion of the Environmental Professional. As such, LaBella reviewed only as many of these sources as necessary to achieve the historical research objective. It should be noted that the lack of availability of reasonably ascertainable and readily available standard ASTM required sources have the potential to affect the findings of this assessment and can impact the ability of the Environmental Professional or Analyst to identify recognized environmental conditions and may result in a data failure (defined in Section 8.2.1 of this report). A data failure may represent a significant data gap. Data failures and data gaps are identified, defined, and evaluated for their significance in Section 8.2 of this report.

Standard historical sources LaBella attempted to review are outlined in the table below.

Section	Historical Source	Date(s)	Source/Comments
5.5.1	Sanborn Fire Insurance Maps	1892, 1911, 1950, and 1971	Source/Comments: EDR, Inc.
5.5.2	Aerial Photographs	1930, 1951, 1961, 1970, 1980, 1988, 1993, 1996, 1999, and 2005	Source/Comments: MCEMC website
5.5.3	Property Tax Files	Not applicable	Source/Comments: Not available for review, Usages of the Site were obtained through the review of other sources.
5.5.4	Recorded Land Title Records	Not applicable	Source/Comments: Not available for review, Usages of the Site were obtained through the review of other sources.
5.5.5	Historical Plat Maps	1875, 1888, 1918/19, and 1938	Source/Comments: Monroe County Rundel Central Library
5.5.6	Local Street Directories	Dates, Not applicable Or Not consulted	Source/Comments (e.g., Not available for review, Usages of the Site were obtained through the review of other sources)
5.5.7	Building Department Records	Dates, Not applicable Or Not consulted	Source/Comments (e.g., Not available for review as of the date of this report)

5.5.1 Sanborn Fire Insurance Maps

LaBella reviewed Sanborn Fire Insurance Maps depicting the Site for the years 1892, 1911, 1950, and 1971 that were obtained from Environmental Data Resources, Inc. (EDR). The findings of LaBella's review are summarized below.

1892 Sanborn Map

Review of the 1892 Sanborn Map indicate that the Site was historically utilized as a railroad yard for the R.W. & O. Railroad. A railroad roundhouse and locomotive repair shop are depicted in the western portion of the Site. An apparent storage warehouse and railroad platform are located in the southern portion of the Site. No other structures or features are depicted at the Site on the 1892 Sanborn map.

1911 Sanborn Map

Review of the 1911 Sanborn Map indicate that the Site was still being utilized as a railroad yard for both the R.W. & O. and N.Y. C. Railroads. The roundhouse and locomotive repair shop depicted on the 1892 Sanborn map are no longer present. An apparent water tank and storage building are depicted in the southwestern portion of the Site. The warehouse in the southern portion of the Site is identified as farm machinery storage.

1950 Sanborn Map

Review of the 1950 Sanborn Map indicate that the Site was still being utilized as a railroad yard for both the R.W. & O. and N.Y. C. Railroads. The water tank and storage building depicted in the western portion of the Site in the 1911 Sanborn map are no longer present. The storage warehouse and platform in depicted in the southern portion of the Site in the 1892 and 1911 Sanborn maps are no longer present. A Section Headquarters office is present in the northern portion of the Site along Smith Street. Tar and grease loading stations and a small storage building are present in the east-central portion of the Site. A coal elevator, coal hopper, storage building and truck building for the Thomas Holahan Co., Inc. coal company are present in the southern portion of the Site.

1971 Sanborn Map

Review of the 1971 Sanborn Map indicate that the Site was still being utilized as a railroad yard for both the R.W. & O. and N.Y. C. Railroads, though no structures are depicted at the Site. The western border of the Site along South Vincent Street is being utilized for parking.

Adjoining Properties

The apparent usages of properties, as depicted by the Sanborn Maps, located adjacent to the Site are summarized in the table(s) below.

Direction	Date	Apparent Usage(s)/Occupant(s)
North Adjoining	1892	Vincent Place (i.e. Smith Street) with railroad tracks and an apparent residential dwelling beyond
	1911	Smith Street with a Carriage Forge and Repair Shop and two (2) railroad tracks
	1950	Smith Street with an oil company with two (2) 12,000-gallon gasoline tanks, a wholesale grocer and two (2) railroad tracks
	1971	Smith Street with an oil company with two (2) 12,000-gallon gasoline tanks, a wholesale toy company, and two (2) railroad tracks

Direction	Date	Apparent Usage(s)/Occupant(s)
South Adjoining	1892	Five (5) railroad tracks
	1911	Same as 1892 Sanborn map
	1950	Six (6) railroad tracks and coal storage bins
	1971	Four (4) railroad tracks
East Adjoining	1892	Two (2) residential structures and apparent undeveloped land
	1911	Only one (1) residential building is depicted east of the Site with Falls Street beyond. An Incinerator Plant (under construction), the City Pound, a residential dwelling and the Genesee Reduction Co. Garbage Reduction Plant are depicted beyond Falls Street.
	1950	As above with the RG&E Gas Plant adjacent to the southeast of the Site.
	1971	Same as the 1950 Sanborn map.
West Adjoining	1892	Residential dwellings along Vincent Place (i.e. Smith Street); A drug store, social lodge, hotel, marble works, hall, storage buildings, and unidentified apparent commercial buildings along State Street.
	1911	Residential dwellings and a grocery along Smith Street; A casket factory, saloon, barber shop, cigar factory, tin shop, cleaner, liquor store, wholesale drug and chemical distributor, marble works, offices, monument shop, and unidentified apparent commercial buildings along State Street.
	1950	South Vincent Street is now present adjacent to the west of the Site. The Rochester Fur Dressing Co. factory is depicted along Smith Street and beyond South Vincent Street. A gasoline filling station with four (4) gas tanks is present at the intersection of Smith and State Streets. A furniture factory, used car sales lot, marble works, filling station with two (2) gas tanks, and monument works are depicted along State Street.
	1971	South Vincent Street with the Rochester Fur Dressing Co. factory, a parking lot, and a gasoline filling station beyond along Smith Street; A boat and outboard motor sales and service store, welding supply company, restaurant, and two (2) monument works along State Street.

Copies of the Sanborn Maps are included in Appendix 3.

5.5.2 *Aerial Photography*

The table below outlines observations obtained from the review of aerial photographs.

Date	Observations
1930 and 1951	The site appears to be utilized as a railroad yard with multiple tracks present. An apparent storage building is visible in the southern portion of the Site. The City of Rochester Incinerator and Garbage Reduction plants are visible adjacent to the east of the Site. The RG&E Manufactured Gas Plant is visible adjacent to the south and southeast of the Site. Apparent commercial and or light industrial buildings are visible adjacent to the west of the Site along State Street. South Vincent Street is visible in the 1951 aerial photograph. Several railroad tracks are visible to the south of the Site.
1961, 1970, and 1980	No structures are visible on the Site. The RG&E coal storage shed/coal elevator is visible located adjacent to the east of the Site. No other significant changes were noted relative to the 1951 aerial photograph.
1988, 1993, and 1996	Progressively fewer railroad tracks are visible on the Site with no tracks remaining in the 1996 aerial photograph. Fewer commercial buildings are visible adjacent to the west of the Site along State Street. The City of Rochester Incinerator and Garbage Reduction plants adjacent to the east of the Site appear to be abandoned. No other significant changes were noted relative to the 1980 aerial photograph.
1999 and 2005	The Site appears to be vacant and undeveloped with no structures or railroad tracks visible. C&D debris appears to be staged on-site in the 2005 aerial photograph. No other significant changes were noted relative to the 1996 aerial photograph.

Copies of the aerial photographs are included in Appendix 3.

5.5.3 *Property Tax files*

A Freedom of Information (FOIL) request regarding the 195 Smith Street Site was submitted to the City of Rochester Assessor on January 7, 2009. [NOTE: A FOIL request was originally submitted to the City of Rochester Assessor on December 1, 2008 for the address 0 Smith Street, which was the address for the Site provided by the Ms. Karen Altman of the City of Rochester. Subsequent research determined that the actual Site address is 195 Smith Street, and a new FOIL request was submitted on January 7, 2009.] As of the date of this report, a response has not been received from the City of Rochester Assessor for the 195 Smith Street address. Copies of the FOIL requests are included in Appendix 6.

5.5.4 *Recorded Land Title Records*

According to Ms Karen Altman of the City of Rochester, title records were not reasonably ascertainable as part of the Scope of Work of this assessment, and as such, were not provided and reviewed as part of this Phase I ESA report. Refer to Section 4.1 for additional details.

5.5.5 Historical Atlases

1875 Plat Map

Review of this map indicates the Site was comprised of several individual parcels owned by private individuals. Several apparent residential dwellings and small commercial shops are depicted. Apparent residential dwellings and commercial shops are depicted to the west of the Site along State Street and to the north of the Site beyond Smith Street.

1888 Plat Map

This map depicts two (2) railroad tracks crossing the Site from south to north. An apparent warehouse is depicted in the southern portion of the Site. The remainder of the Site and surrounding area was comprised of several individual parcels that are apparently utilized as residential dwellings and commercial shops.

1918/19 Plat Map

This map indicates that the Site is being utilized as a railroad yard operated by the R. W. & O. railroad with up to five (5) sets of tracks visible. No other structures are depicted at the Site. The surrounding area to the west and north of the Site appear to be comprised of several individual parcels that are apparently utilized as residential dwellings and commercial shops. The City of Rochester Incinerator Plant and Garbage Reduction Plant are depicted adjacent to the east of the Site. The Rochester Gas Works is depicted adjacent to the southeast and south of the Site.

1918/19 Plat Map

This map indicates that the Site is being utilized as a railroad yard operated by the R. W. & O. railroad with a railroad office and up to eight (8) sets of tracks visible on-site. The t. Holahan Coal Yard is depicted to the south of the Site. The BLSM Iron Works, two (2) gasoline stations, and an automobile sales and service facility are depicted adjacent to the west of the Site beyond South Vincent Street. A gasoline service station, the H. Morse Oil Company and gas station, two apparent residential dwellings, and a flour mill and warehouse are depicted adjacent to the north of the Site beyond Smith Street.

Copies of the plat maps are included in Appendix 2.

5.5.6 Local Street Directories

No listings for the Site were identified in the Polk City of Rochester street directories.

Review of the street directories indicated that properties surrounding the Site were occupied by the following businesses..

Year	Address	Historic Use
North of the Site		
1953 - 1983/84	180 Smith Street	Carbide Specialty Tool Co
2007	184 Smith Street	R & R Auto Sales
2002		Pedro's Auto Collision Center & Saucke Bros. Construction
1983/84 - 1997		Saucke Bros. Construction
1973		Brookwood Vinyl Tops
1958		Cerami Collision Service
1943		Al's Service Station
1938		J. Hagler (Blacksmith)
1933		A. Gabriel's gas station
1928/29		Prem & Phillips Garage
1963 - 1973	196 Smith Street	Western New York Toy Co. (toy distributor)
1953 - 1958		Robin Hood Distributors
1924 - 1948		Vanvex Mill Co. (flour mill)
1997	206 Smith Street	Ridge Runner Auto Sales
1963 - 1988		Saucke Bros. Construction
1928/29 - 1958		H. H. Morse Oil Co. & Gas Station
1924		McCord (wagon maker)
West of the Site		
1997	219 Smith Street	Burrough's Motors
1988		Weld Tech (auto repair)
1978 - 1983/84		Collision Craft, Inc.
1953 - 1973		Rochester Fur Dressing Co.
1948		MacInnes Tool Co.
1933 - 1943		Gebhardt Iron Works & McCord (wagon maker)
1928/29		Auto Paint Shop & McCord (wagon maker)
1992 - 2007	464 State Street	Phoenix Graphics
1924 - 2007	508 State Street	J. H. McGee & Sons (monuments)
1938 - 2007	510 State Street	Rochester Welding Supply Co.
1933		State Plating Co.
1928/29		State Iron & Metal Co.
1953 - 1958	512 State Street	Rudman Motors
1933 - 1938		Long Tire Co.
1958 - 1983/84	534 State Street	Rochester Marine Co. (boat sales & service)
1948 - 1953		Koerner Motor Sales
1943		Lakeshore Transportation
1983/84 - 2007	550 State Street	Rochester Auto Glass & Mirror
1963 - 1978		Squeaky's Exxon/Esso Service Station
1943 - 1958		Ben & Chuck's Service Station

Year	Address	Historic Use
South of the Site		
1924 – 1992	254 Mill Street	RG&E West Station / Beebee Station
East of the Site		
1924 - 1953	0 Falls Street	City of Rochester Incinerator & Garbage Reduction Plants

A copy of the street directory review is included in Appendix 2.

5.5.7 Building Department Records

A Freedom of Information (FOIL) request was submitted to the City of Rochester Building Department on December 1, 2008 for the address of 0 Smith Street and again on January 7, 2009 for the address of 196 Smith Street. Response received from the City of Rochester on December 17, 2008 and January 8, 2009 indicated that the Site was part of a 6.39 acre parcel owned by the City of Rochester and classified as vacant commercial land. One (1) building permit, granted on August 17, 2006, to “install a post and chain fence (950 LF) surrounding the railroad property to prevent further dumping” was on file with the City of Rochester Building Department. Building permits relating to the historical operation of the Site as a railroad yard apparently could not be located. Closed Building Code Violations on file for the Site include violations for trash and debris (March 2, 2006,), unapproved automobile sales and unapproved storage on vacant railroad property (May 4, 2006), unlicensed vehicles at the Site (May 8, 2006, August 9, 2006, and October 10, 2006), and selling vehicles on City of Rochester property for over two years (October 24, 2007).

Copies of the property cards, building permits and closed building code violations are included in Appendix 6.

5.5.8 Summary of Historical Information

It appears that the Site was first developed prior to 1875 for private residences and small commercial establishments. The Site was occupied primarily by two (2) railroad tracks with two (2) to three (3) residential parcels by 1888. From at least 1911 until the mid-1970s, the Site was operated as a railroad yard for the R. W. & O. and N. Y. C. Railroads. During its operation as a railroad yard, various structures of environmental concern including a railroad roundhouse, locomotive repair shop, tar loading station, grease loading station and coal storage area were present at the Site. From the mid-1970s until the present, the Site has apparently been vacant and undeveloped. The Site is a listed MCEMC local waste disposal site (ID #RO-176; refer to Section 5.3.16 for additional information regarding this listing) which reportedly contains C&D debris. In addition, the City of Rochester installed fencing surrounding the Site to “prevent further illegal dumping” at the Site (refer to Sections 5.5.7 and 7.2). In addition, building code violations on file for the Site indicate that an unapproved automobile sales operation operated illegally from the Site for approximately two years in 2006 and 2007 (refer to Section 5.5.7).

Adjoining properties of potential environmental concern include the former RG&E West Station MGP and Beebe Station coal fired power plant which is a listed CERCLIS NFRAP site, a NYSDEC VCP site, a NYSDEC CBS facility, a NYSDEC PBS facility, and a multiple NYSDEC Spill Site (refer to Sections 5.2.1, 5.3.4, 5.3.12, 5.3.18, 5.3.19, and 5.3.20 for additional information regarding these listings.

Properties adjacent to the east of the Site include the City of Rochester's former Incinerator and Garbage Reduction Plants. Properties adjacent to the west of the Site have included two (2) gasoline service stations, a casket factory, an automobile sales and service facility, a boat and outboard motor sales and service facility, a fur dressing factory, a tin shop, a wholesale drug and chemical distributor, a furniture factory, two (2) marble/monument works, and a commercial printer.

Based on the historical use of the Site as a railroad yard that included a roundhouse and locomotive repair shop, coal yard, and MCEMC listed waste disposal site, and the historical use of adjacent properties as a coal fired power plant/MGP (south and southeast); gasoline stations; auto sales and service; boat and outboard motor sales and service; and casket, fur dressing, and furniture factories (west), there are apparent RECs relating to the past operation of the Site and surrounding properties.

See Conclusion (Section 8.0).

6.0 Site Reconnaissance

Conducted by: Craig A. Stiles, Environmental Geologist

Dates of site visit: December 21, 2008 and January 11, 2009

Interviewee: Not Available (refer to Section 2.3)

Representative photographs from the site visit are included in the Figures and Photographs section of this report. site visit limitations are outlined in Section 2.5 above.

6.1 Interior Observations

At the time of the site visit, the Site was a vacant and undeveloped parcel with no structures or buildings that could be inspected.

6.2 Interior Observations

6.2.1 Historical Usage

A partially buried railroad track was visible in the central portion of the Site at the time of the site visit. The presence of this remaining track could also indicate the presence or creosote treated historic railroad ties in the subsurface at the Site. As such, there is an apparent REC regarding the historical usage of the Site as a railroad yard.

See Conclusion (Section 8.0).

6.2.2 *Hazardous Substances and Petroleum Products in Connection with Identified Usages*

6.2.2.1 *Hazardous Substances*

No apparent hazardous substances were observed at the time of the site visit. As such, there are no apparent RECs related to hazardous substance usage at the Site at this time.

6.2.2.2 *Petroleum Products*

No apparent petroleum products were observed at the time of the site visit. As such, there are no apparent RECs related to petroleum product usage at the Site at this time.

6.2.3 *Storage Tanks*

No apparent indications of underground storage tanks (e.g., fill ports, vent pipes, access ways) were observed on the exterior portion of the Site at the time of the site visit. In addition, no records were readily available or reasonably ascertainable under the Scope of Work of this assessment as of the date of this report submission that indicated storage tanks have been installed, removed, closed in place, or abandoned on the Site.

6.2.4 *Odors*

Noted	Additional Information
No	No apparent strong, pungent, or noxious odors were noted on the exterior portion of the Site at the time of the site visit.

6.2.5 *Pools of Liquid(s)*

Observed	Additional Information
No	No apparent pools, sumps, or standing water containing liquids likely to be hazardous substances or petroleum products were observed on the exterior portion of the Site at the time of the site visit.

6.2.6 *Unidentified Substance Containers*

No apparent unidentified substance containers were observed on the exterior portion of the Site at the time of the site visit.

6.2.7 *Pits, Ponds, or Lagoons*

Observed on the Site – Type	Additional Information
No – Pit/Pond/Lagoon	No apparent pits, ponds, or lagoons were observed at the Site at the time of the site visit. As such, there are no apparent RECs related to pits, ponds, or lagoons at the Site at this time.

6.2.8 *Stained Soil or Pavement*

Observed on the Site - Type	Additional Information
Yes – Stained soils	<p>Grey and black discolored soils were observed throughout the Site at the time of the site visit. The discoloration appeared to be due to the presence of fill materials in the soils including cinders, coal fragments and dust, concrete fragments, bricks, and scrap metal.</p> <p>As such, there are apparent RECs related to stained soils at the Site at this time.</p> <p>See Conclusion (Section 8.0)</p>

6.2.9 *Stressed Vegetation*

Observed on the Site	Additional Information
Yes	<p>Stressed (i.e., primarily bare ground with little or no vegetation) was observed throughout the Site at the time of the site visit. This stressed vegetation appeared to be due in part to the lack of an organic topsoil and also in part to the presence of fill materials including cinders, coal fragments and dust, concrete fragments, bricks, and scrap metal in the soil.</p> <p>As such, there are apparent RECs related to stressed vegetation at the Site at this time.</p> <p>See Conclusion (Section 8.0)</p>

6.2.10 *Solid Waste*

Observed on the Site	Additional Information
Yes	<p>Fill materials including cinders, coal fragments and dust, concrete fragments, bricks, and scrap metal were observed on the ground surface at the Site mixed in with the soil.</p> <p>As such, there are apparent RECs related to solid waste at the Site at this time.</p> <p>See Conclusion (Section 8.0)</p>

6.2.11 *Wastewater*

Observed on the Site	Additional Information
No	<p>Wastewater does not appear to be discharged on the Site. As such, there are no apparent RECs related to wastewater discharge at this time.</p>

6.2.12 *Wells*

Observed on the Site - Type	Additional Information
No	<p>No apparent wells were observed on the Site at the time of the site visit or reported to be location on the Site. As such, there are no apparent RECs related to wells at the Site at this time.</p>

6.2.13 Septic Systems

Observed on the Site	Additional Information
No	No apparent indications of on-Site septic systems or cesspools were observed on the Site at the time of the site visit. As such, there are no apparent RECs related to septic systems at the Site at this time.

6.2.14 Polychlorinated Bi-phenyls (PCBs) Containing Equipment

No apparent electrical or hydraulic equipment reportedly containing PCBs were observed on the exterior portion of the Site at the time of the site visit.

7.0 Interviews

7.1 Owner Representative

According to Ms. Karen Altman of the City of Rochester, they have not been able to identify a qualified person from the former railroad operation at the Site to complete a Phase I ESA Owner's Questionnaire. A Phase I ESA Owner's Questionnaire was submitted on January 9, 2009 to Ms. Jane Forbes of the City of Rochester's Department of Environmental Quality who managed environmental issues when the Site was taken over by the City of Rochester. However, as of the date of this report submission, a response was not received from Ms. Forbes. Any pertinent information obtained from an interview with the Ms. Forbes will be included as a Letter of Addendum (refer to Section 2.3).

7.2 Local Government Officials

A Freedom of Information Law request was submitted to the City of Rochester on December 1, 2008 for the address of 0 Smith Street (i.e. the address initially provided by the City of Rochester) requesting copies of fire marshal, assessment, and building department records on file for the Site with the City of Rochester. When informed by Mr. Ray Littlefield of the City of Rochester DEQ that the correct address for the Site was 195 Smith Street (the portion of the 196 Smith Street parcel located south of Smith Street, a new FOIL request was made for both 195 and 196 Smith Street on January 9, 2009. A response was received from the City of Rochester on January 8, 2009. Information provided in these records is summarized below.

According to Mr. Raymond Littlefield of the City of Rochester DEQ, the parcel that includes the Site crosses Smith Street and has an official address of 196 Smith Street, but that the portion of this parcel that includes the Site on the south side of Smith Street has been assigned an address of 195 Smith Street to stay consistent with the addresses along the street (i.e. even addresses on the north side of Smith Street and odd addresses on the south side of Smith Street).

Assessment Department

Review of the Assessor's data record card indicates that the Site is a portion of the 6.39 acre parcel addressed as 196 Smith Street (SBL #106.610-1-19.000.LS03). The assessment records indicate that the Site is undeveloped and classified as vacant commercial land.

Building Department

A Freedom of Information (FOIL) request was submitted to the City of Rochester Building Department on December 1, 2008 for the address of 0 Smith Street and again on January 7, 2009 for the address of 196 Smith Street. Response received from the City of Rochester on December 17, 2008 and January 8, 2009 indicated that the Site was part of a 6.39 acre parcel owned by the City of Rochester and classified as vacant commercial land. One (1) building permit, granted on August 17, 2006, to "install a post and chain fence (950 LF) surrounding the railroad property to prevent further dumping" was on file with the City of Rochester Building Department. Building permits relating to the historical operation of the Site as a railroad yard apparently could not be located. Closed Building Code Violations on file for the Site include violations for trash and debris (March 2, 2006,), unapproved automobile sales and unapproved storage on vacant railroad property (May 4, 2006), unlicensed vehicles at the Site (May 8, 2006, August 9, 2006, and October 10, 2006), and selling vehicles on City of Rochester property for over two years (October 24, 2007).

To date, no City of Rochester Fire Marshall records have been received from the City of Rochester.

7.3 Tribal Records

The closest territory to the Site is the Tonawanda Band of Senecas, which is located approximately 35 miles to the west of the Site. In accordance with ASTM Standard Practice E1527-05, Tribal records will only be reviewed if the subject Site falls on or within one mile of Native American Sovereign Territories. Therefore tribal government representatives were not contacted as part of this AAI Phase I ESA report.

7.4 New York State Department of Environmental Conservation

A Freedom of Information Law (FOIL) request was submitted to the NYSDEC (December 1, 2008) for the address of 0 Smith Street which was the address of the Site initially given by Ms. Karen Altman of the City of Rochester. A response was received from the NYSDEC for this initial FOIL request on December 10, 2008. According to the NYSDEC, after a diligent search, no records could be located for the 0 Smith Street address. When LaBella was informed by Mr. Ray Littlefield of the City of Rochester DEQ that the correct address of the Site was 195 Smith Street, a new FOIL request was submitted to the NYSDEC (January 7, 2009). As of the date of this report submission, a complete response has not been received from the NYSDEC. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum.

Copies of the FOIL requests are included in Appendix 6.

7.5 Monroe County Health Department/Department of Health

A Freedom of Information Law (FOIL) request was submitted to the MCHD and the MCEMC (December 1, 2008) for the address of 0 Smith Street which was the address of the Site initially given by Ms. Karen Altman of the City of Rochester. A response was received from the MCHD and the MCEMC for this initial FOIL request on December 10, 2008 indicated that the MCDOH had no records for the 0 Smith Street address. Local waste disposal sites for the area surrounding the Site were provided by the MCEMC and are presented in Section 5.3.16. When LaBella was informed by Mr. Ray Littlefield of The City of Rochester DEQ that the correct address of the Site was 195 Smith Street, a new FOIL request was submitted to the MCDOH (January 7, 2009). As of the date of this report submission, a complete response has not been received from the MCDOH. Any pertinent information received as a result of this FOIL request will be included as a Letter of Addendum.

Copies of the FOIL requests are included in Appendix 6.

8.0 Findings, Opinions and Conclusions

LaBella Associates has performed a Phase I Environmental Assessment in general conformance with the Scope and Limitations of ASTM Standard Practice E1527-05 for 195 Smith Street, City of Rochester, Monroe County, New York 14608.

8.1 Findings

Based on the Scope of Work, the information detailed herein, the known history of the Site and the current conditions relative to the Site, this assessment has revealed no evidence of RECs in connection with the Site including, but not limited to the following Sections:

- 1) **SECTIONS # 5.1, 5.3.16, 5.5.8 and 6.2.1– Historical Use of the Site as a Railroad Yard and a Waste Disposal Site**
 - 2) **SECTIONS # 6.2.8, 6.2.9, and 6.2.10 – Stained Soil, Stressed Vegetation, and Solid Waste Observed at the Site During the Site Visit**
 - 3) **SECTIONS # 5.3.4, 5.3.12, 5.3.20, and 5.5.8 – Off-Site Spills and Regulatory Listings (RG&E West Station/Beebe Station MGP and Coal Fired Power Plant), and**
 - 4) **SECTIONS # 5.5.8 – Historic Use of Off-Site Properties service dealerships,**
- 1) As detailed in Sections 5.1, 5.3.16, 5.5.8, and 6.2.1, the Site was utilized as a railroad yard for the r. w. &O. and N.Y.C. Railroads from at least 1911 until the mid-1970s. The Site is also a MCEMC listed local waste disposal site (ID # RO-176) which reportedly contains C&D debris. In addition, the City of Rochester installed fencing surrounding the Site in August 2006 to prevent further illegal dumping at the Site.

- 2) As detailed in Sections 6.2.8, 6.2.9, and 6.2.10, stained soil, stressed vegetation, and solid waste were observed at the Site during the December 21, 2008 site visit. The stained soil appeared to be due to the high content of solid waste mixed in with the soil including cinders, coal fragments and dust, concrete, brick and scrap metal. The presence of stress vegetation observed appears to be due to the fill material incorporated into the soil as well as the lack of adequate topsoil at the Site. At the time of the site visit, a partially buried railroad track was observed in the soil at the Site. The presence of this remaining track could also indicate the presence or creosote treated historic railroad ties in the subsurface at the Site.
- 3) As detailed in Sections 5.3.4, 5.3.12, 5.3.20, and 5.5.8, the property adjoining to the south and southeast of the Site is a former manufactured gas plant (MGP) and coal fired power plant. As such, it is a listed USEPA CERCLIS NFRAP site, a NYSDEC VCP site, and a NYSDEC Spill site with multiple closed and inactivated spills.
- 4) As detailed in Section 5.5.8, adjoining properties to the west of the Site beyond South Vincent Street which appear to be upgradient of the Site have included gas stations, factories, auto and boat sales and a drug and chemical distributor. Groundwater flow in the vicinity of these facilities is to east-northeast and toward the Site.

The issues listed above each have the potential to affect soil and/or groundwater conditions beneath the Site. Based on the information detailed above, RECs have been identified at the Site.

8.2 Data Failures and Data Gaps

8.2.1 Data Failures

ASTM 1527-05 defines a data failure as a failure to achieve the historical research objectives of AAI even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Specifically, the historical research objectives include identifying all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier.

A data failure was not encountered within Scope of Work of this assessment.

8.2.2 Data Gaps

ASTM 1527-05 defines a data gap as a lack of or an inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, interviews, data failure, or lack of a User Questionnaire.

Data gaps were encountered within the Scope of Work of this assessment. The first data gap regards the lack of a completed Owner/Manager Questionnaire as a qualified person to complete the questionnaire was not identified until January 9, 2009. This data gap does not appear to be significant as the qualified person has only been involved with the Site since the Site was acquired by the City of Rochester in 2006, and information regarding the historical use of the Site was obtained through other sources. The second data gap includes the lack of a completed user questionnaire. This data gap does not appear to be

significant since information regarding the historical use of the Site was obtained through other sources. The third data gap regards the lack of FOIL responses from the NYSDEC and the MCDOH. This data gap does not appear to be significant based on the review of available historical information.

It should be noted that the receipt of unanticipated information as a result of FOIL requests has the ability to change the Findings and Conclusions of this report.

8.3 *Opinion of Findings*

Based on the findings of this assessment, no further investigation appears to be warranted at this time. It should be noted that the receipt of unanticipated FOIL requests has the ability to affect the Findings and Conclusions of this report.

No determination can be made under the Scope of Work of this assessment regarding this potential impairment. Should the Owner wish to make a determination regarding the potential impairment of soil and/or groundwater at the Site, further investigation would be recommended. Typical methods of investigation include soil boring and sampling, test pitting, or the installation and sampling of groundwater monitoring wells.

9.0 *Deviations*

No deviations were made to the report, other than the Limitations and Exceptions as stated in Section 2.5.

10.0 *Additional Services*

No additional services were provided or agreed upon as part of this assessment.

11.0 *References*

We declare that, to our knowledge and belief, we meet the definition of Environmental Professional as defined in ASTM Standard Practice E1527-05. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting at the subject property.

We have developed and performed the Scope of Work for this assessment in conformance with the standards, practices, and limitations set forth in ASTM Standard Practice E1527-05.

A copy of all information collected during this assessment including photographs, maps, notes, and other material will be kept on file at the offices of LaBella. This information is available at your request.

Mr. Mark Gregor
City of Rochester – DEQ
January 13, 2009
Page 53

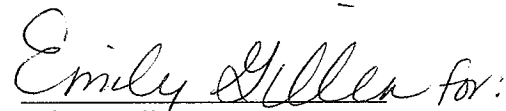
Ms. Roxanne Grace
Phoenix Graphics

12.0 Signatures of Environmental Professionals

Respectfully submitted,

LABELLA ASSOCIATES, P.C.

By Gregory R. Senecal, CHMM
Environmental Division Director


Craig A. Stiles
Environmental Geologist

GRS/CAS/lk

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13.0 Qualifications of Environmental Professionals

Gregory R. Senecal, CHMM

Mr. Senecal is the Environmental Division Director. His responsibilities include personnel coordination, scoping, scheduling, organization, and review of Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, and remedial efforts undertaken by the firm. With sixteen years of experience conducting and supervising environmental investigations, Mr. Senecal has gained in-depth insight with regard to the issues faced by today's property owner.

Mr. Senecal is certified in Hazardous Materials Management and has extensive experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments, remediation, and environmental compliance evaluations. Mr. Senecal has conducted or supervised over 1,000 Phase I Environmental Site Assessments and over 400 Phase II Environmental Site Assessments during his time with LaBella.

Dennis E. Porter, CHMM

Mr. Porter is a Client Manager in the Environmental Division. His responsibilities include personnel coordination, scheduling, organization, and review of Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, and remedial efforts undertaken by the firm. With fifteen years of experience conducting and supervising environmental investigations, Mr. Porter has gained in-depth insight with regard to the issues faced by today's property owner.

Mr. Porter is certified in Hazardous Materials Management and has extensive experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments, remediation, and environmental compliance evaluations. Mr. Porter is also a Certified USEPA AHERA Building Inspector.

Ms. Emily Kitchen

Ms. Kitchen is an Environmental Analyst, with over a year of experience, who conducts Phase I Environmental Site Assessments under the supervision of Mrs. Caswell and Mr. Senecal, CHMM. Her Phase I duties include conducting historical research and database research about the site and the area.

Current work includes numerous environmental site assessments and audits in New York and Pennsylvania. This includes assessment of environmental liability associated with properties such as warehouses, gas stations/repair facilities, manufacturing facilities, farms, and other commercial properties. While conducting these investigations, Ms. Kitchen has obtained a solid understanding of the many environmental issues facing property owners.

Mrs. Emily Gillen

Mrs. Gillen is an Environmental Analyst, with over a year of experience, who conducts Phase I Environmental Site Assessments under the supervision of Mrs. Caswell and Mr. Senecal, CHMM. Her Phase I duties include conducting historical research and database research about the site and the area.

Current work includes numerous environmental site assessments and audits in New York and Pennsylvania. This includes assessment of environmental liability associated with properties such as warehouses, gas stations/repair facilities, manufacturing facilities, farms, and other commercial properties. While conducting these investigations, Mrs. Gillen has obtained a solid understanding of the many environmental issues facing property owners.

Ms. Megan Denner

Ms. Denner is an Environmental Analyst, who conducts Phase I Environmental Site Assessments under the supervision of Mrs. Caswell and Mr. Gregory Senecal, CHMM. Her Phase I duties include conducting historical research and database research about the site and the area.

Current work includes numerous environmental site assessments and audits in New York. This includes assessment of environmental liability associated with properties such as warehouses, gas stations/repair facilities, manufacturing facilities, farms, and other commercial properties. While conducting these investigations, Ms. Denner has obtained a solid understanding of the many environmental issues facing property owners.

Michael F. Pelychaty

Mr. Pelychaty is a staff Environmental Geologist. He has over seven years of experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments.

Current work includes numerous environmental site assessments and audits in New York and Pennsylvania. The site assessments include assessment of environmental liability associated with properties such as warehouses, gas stations, auto repair facilities, manufacturing facilities, farms, and commercial properties. While conducting these investigations, Mr. Pelychaty has obtained an understanding of the many environmental issues facing property owners.

Craig Stiles

Mr. Stiles is a staff Environmental Geologist. He has over nineteen years of experience in the field of Environmental Management relating to Phase I and Phase II Environmental Site Assessments.

Current work includes numerous environmental site assessments and audits in New York and Pennsylvania. The site assessments include assessment of environmental liability associated with properties such as warehouses, gas stations, auto repair facilities, manufacturing facilities, farms, and commercial properties. While conducting these investigations, Mr. Stiles has obtained an understanding of the many environmental issues facing property owners.

Daniel P. Noll, P.E.

Mr. Noll has over eight years of experience in investigation and remediation of contaminated sites. Mr. Noll has conducted numerous Phase II Environmental Site Assessments including: groundwater monitoring programs, soil vapor investigations, test pit investigations, and geo-probe investigations. He has also conducted numerous underground storage tank removals, and remediation of soil and groundwater contamination at various sites.

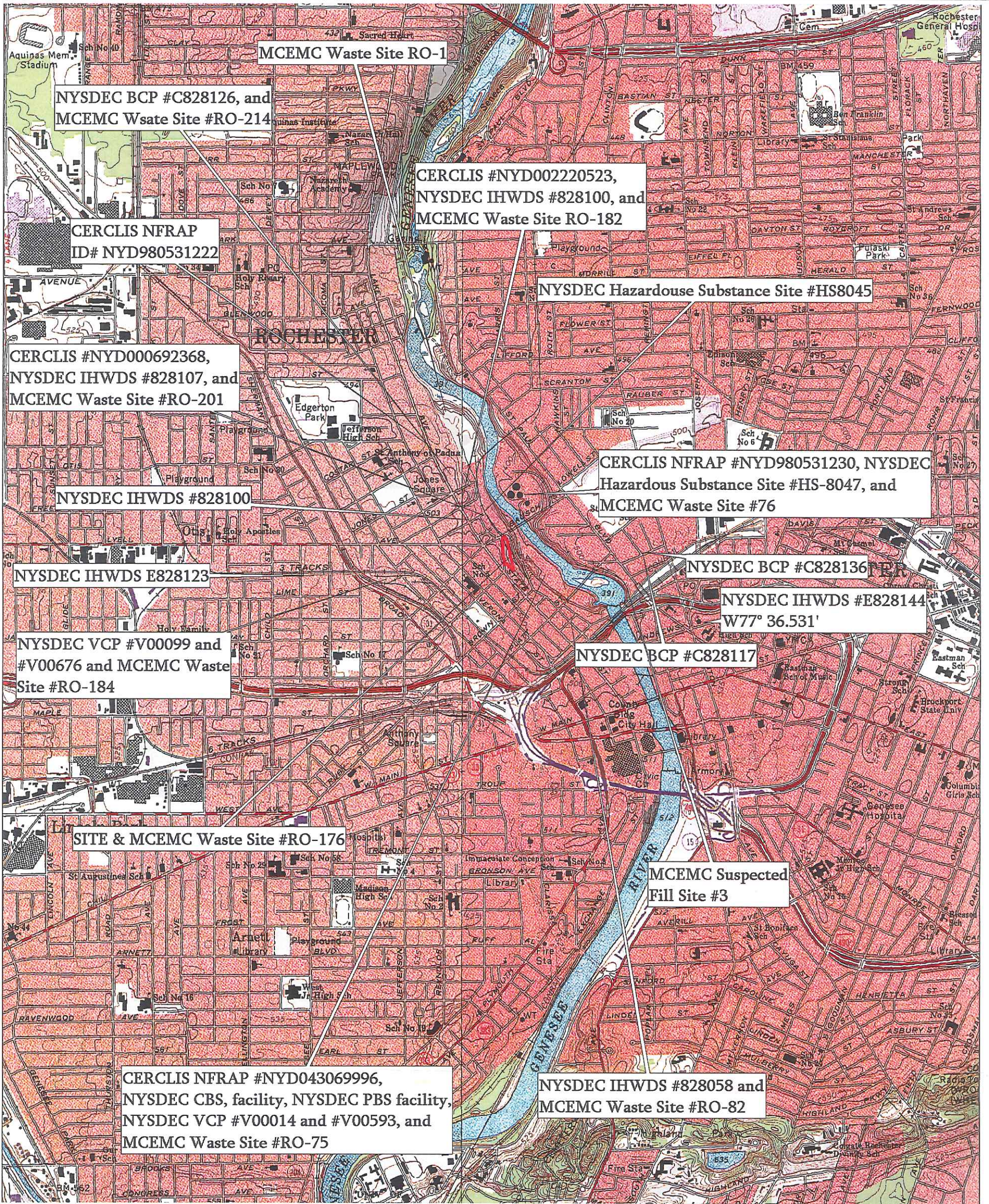
LaBELLA

LaBella Associates, P.C.

300 State Street

Rochester, New York 14614

Figures and Photographs



N

 1" = 1,300'

FIGURE 1 SITE LOCATION MAP

Phase I Environmental Site Assessment
 195 Smith Street
 City of Rochester, New York

LABELLA

PROJECT NO.
 209056

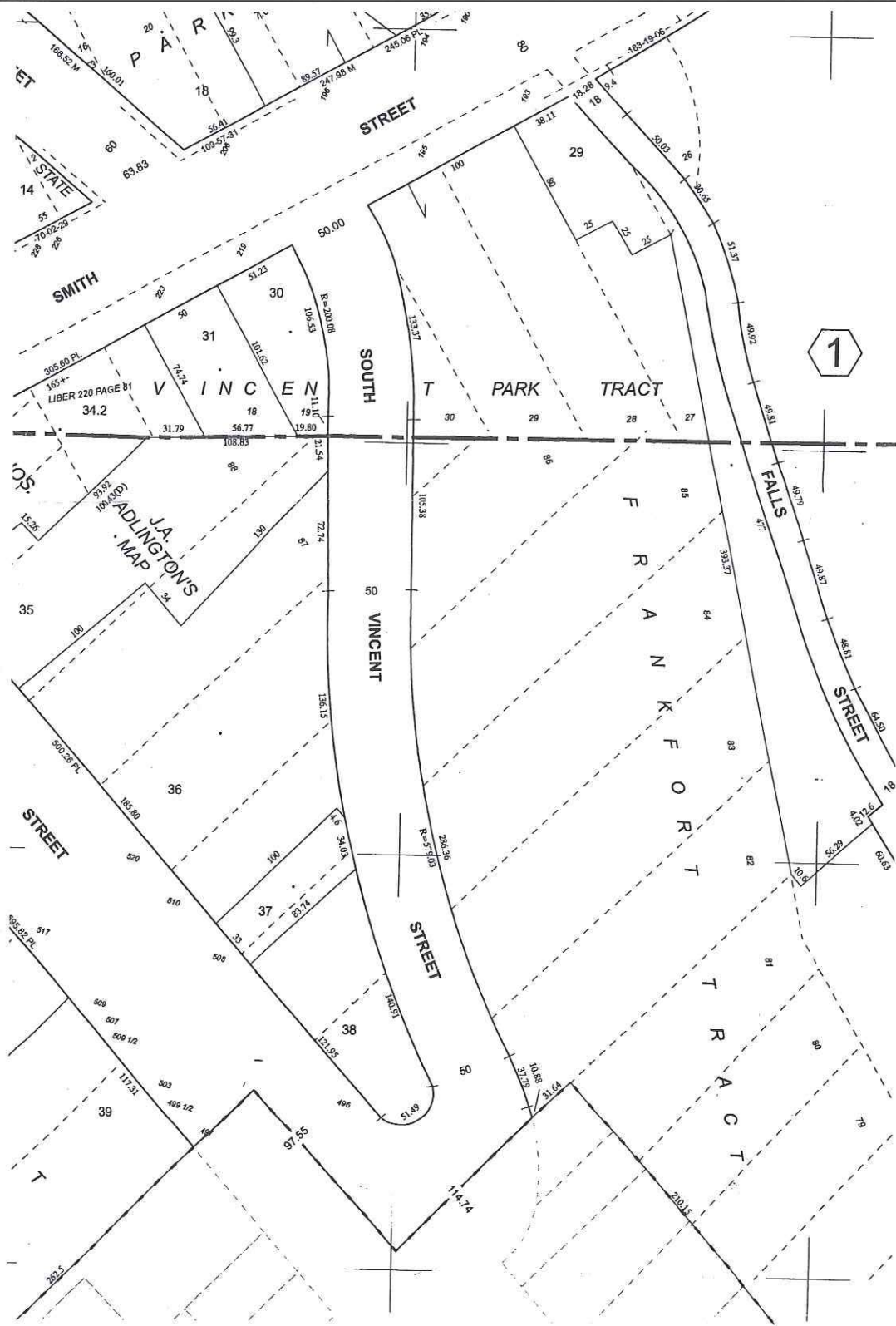


FIGURE 2 TAX MAP

Phase I Environmental Site Assessment
195 Smith Street
City of Rochester, New York

ABELLA

PROJECT NO.
209056

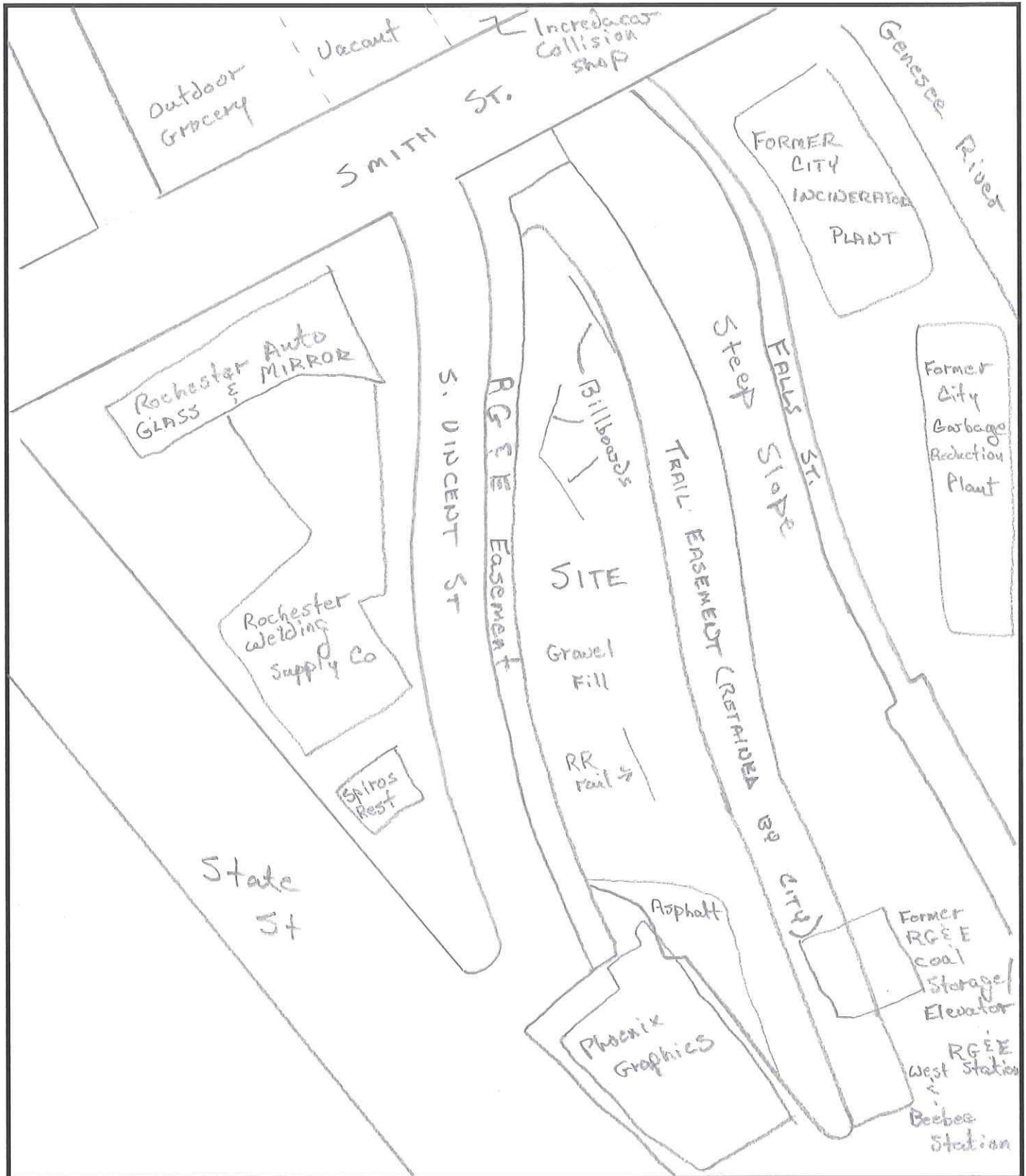


FIGURE 3 SITE SKETCH

Phase I Environmental Site Assessment
195 Smith Street
City of Rochester, New York

LABELLA

PROJECT NO.
209056



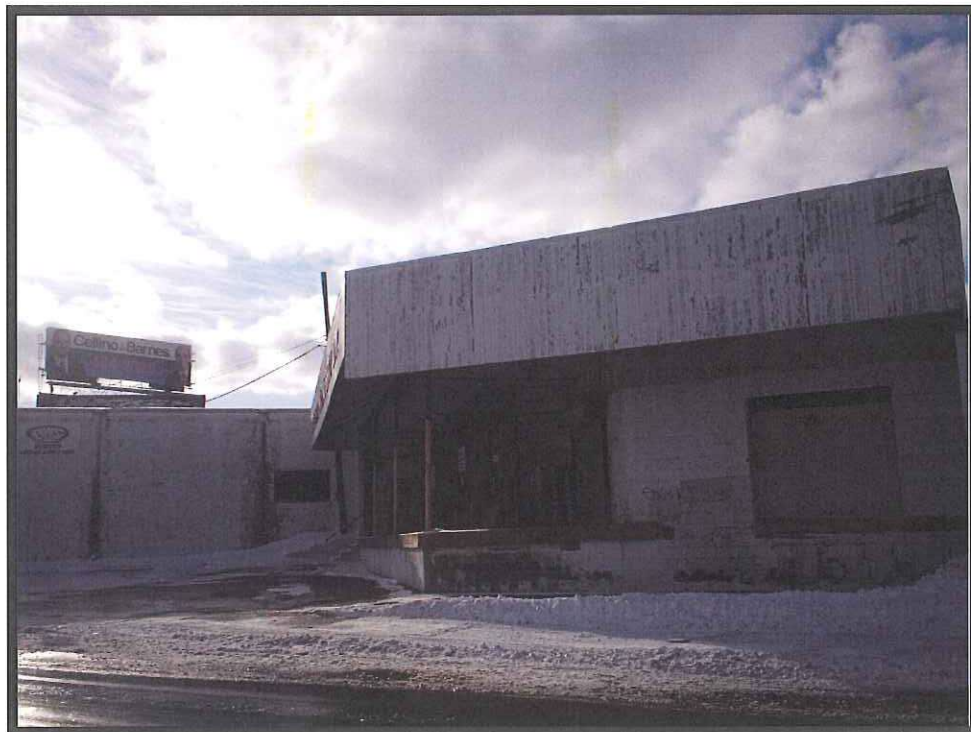
View of the Site looking north.



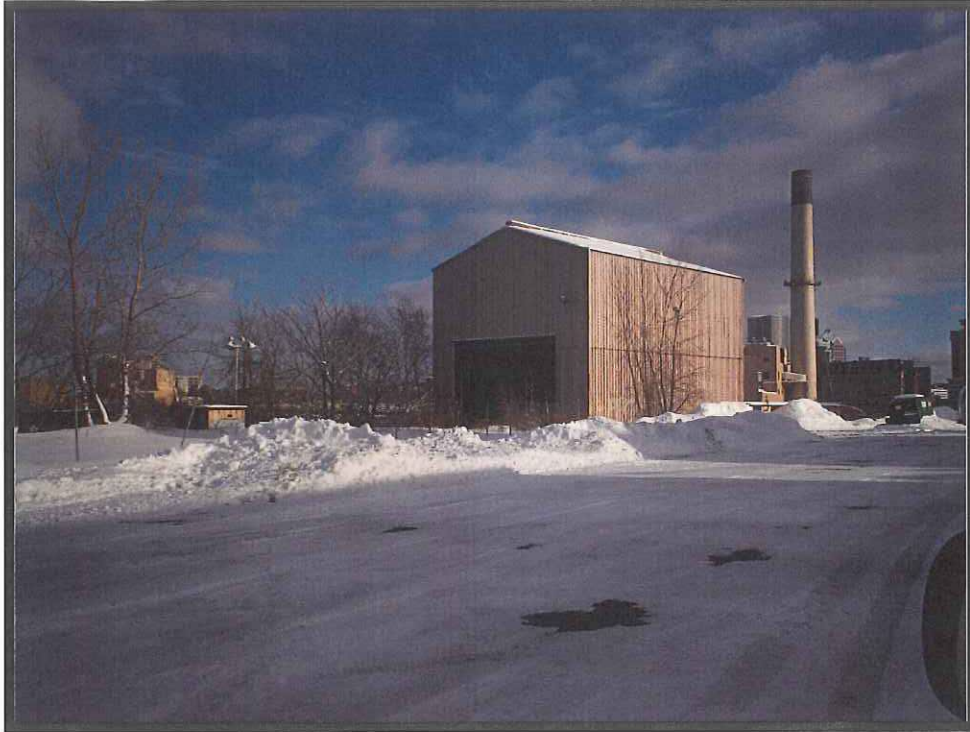
View of the former City of Rochester Incinerator/Garbage Reduction Plant located adjacent to the east of the Site.



View of the Rochester Auto Glass and Mirror facility located adjacent to the west of the Site beyond South Vincent Street.



View of the Rochester Welding Supply Co. facility located adjacent to the west of the Site beyond South Vincent Street.



View of the former coal storage shed of the former RG&E Beebee Station power plant located adjacent to the south and southeast of the Site.



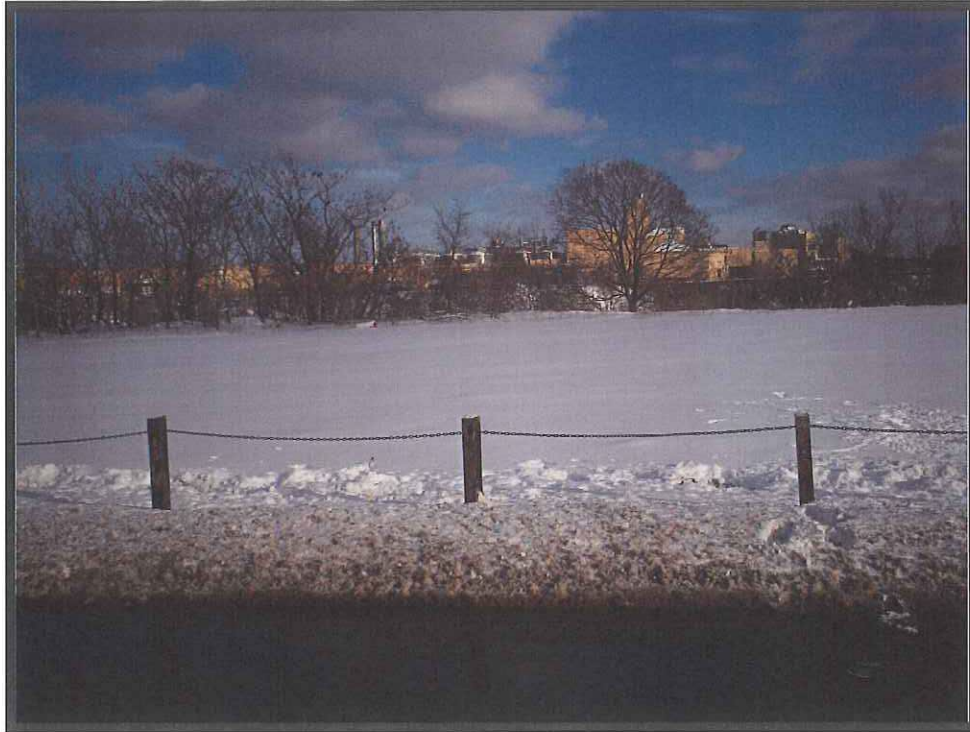
View of the vacant parcel located adjacent to the north of the Site beyond Smith Street.



View of the Incredible Car Collision Shop located adjacent to the north and northeast of the Site beyond Smith Street.



View of surface soil at the Site containing cinders and scrap metal as well as brick, concrete, and coal fragments.



View of wooden post and chain fencing installed around the Site to prevent illegal dumping at the Site.



View of commercial billboards in the northern portion of the Site. The northern portion of the Site is also being temporarily used to stage construction materials for the reconstruction of the Smith Street bridge project.



View of a partially buried railroad track at the Site.



**View of wind blown trash, and construction and demolition debris
(waste asphalt and concrete) at the Site.**

LABELLA
LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 1

Regulatory Records



U.S. ENVIRONMENTAL PROTECTION AGENCY

Superfund Information Systems

[Recent Additions](#) | [Contact Us](#) | [Print Version](#) Search: [EPA Home](#) > [Superfund](#) > [Sites](#) > [Superfund Information Systems](#) > [Search Superfund Site Information](#) > [Search Results](#) > RAECO PRODUCTS[Superfund Site Information](#)[Site Documents](#)[Data Element Dictionary \(DED\)](#)[Order Superfund Products](#)

Superfund Site Information

RAECO PRODUCTS

Site Information

[Site Info](#) | [Aliases](#) | [Operable Units](#) | [Contacts](#)
[Actions](#) | [Contaminants](#) | [Site-Specific Documents](#)

Site Name: RAECO PRODUCTS

Street: 10 AMBROSE STREET

City / State / ZIP: ROCHESTER, NY 14608

NPL Status: Not on the NPL

Non-NPL Status: PA Ongoing

EPA ID: NYD000692368

EPA Region: 02

County: MONROE

Federal Facility Flag: Not a Federal Facility

[Return to Search Results](#)

[Return to Search Superfund Site Information](#)

DISCLAIMER: Be advised that the data contained in these profiles are intended solely for informational purposes use by employees of the U.S. Environmental Protection Agency for management of the Superfund program. They are not intended for use in calculating Cost Recovery Statutes of Limitations and cannot be relied upon to create any rights, substantive or procedural, enforceable by any party in litigation with the United States. EPA reserves the right to change these data at any time without public notice.

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RAECO PRODUCTS

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<u>OU ID</u>	<u>OU Name</u>
00	SITEWIDE

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Superfund Site Information

RAECO PRODUCTS

Actions

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<u>OU</u>	<u>Action Name</u>	<u>Qualifier</u>	<u>Lead</u>	<u>Actual Start</u>	<u>Actual Completion</u>
00	REMOVAL ASSESSMENT		F	11/18/1996	12/11/1996
00	REMOVAL	C	F	01/27/1997	05/10/1997
00	DISCOVERY		S		07/31/1998

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Superfund Site Information

ROCHESTER METAL ETCHING CO.

Site Information

[Site Info](#) | [Aliases](#) | [Operable Units](#) | [Contacts](#)
[Actions](#) | [Contaminants](#) | [Site-Specific Documents](#)**Site Name:** ROCHESTER METAL ETCHING CO.**Street:** 100 LAKE AVENUE**City / State / ZIP:** ROCHESTER, NY 14608**NPL Status:** Not on the NPL**Non-NPL Status:** PA Ongoing**EPA ID:** NYD002220523**EPA Region:** 02**County:** MONROE**Federal Facility Flag:** Not a Federal Facility[Return to Search Results](#)[Return to Search Superfund Site Information](#)

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ROCHESTER METAL ETCHING CO.

Aliases

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ROCHESTER METAL ETCHING CO.

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<u>OU</u>	<u>Action Name</u>	<u>Qualifier</u>	<u>Lead</u>	<u>Actual Start</u>	<u>Actual Completion</u>
00	DISCOVERY		S		01/05/1998

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Superfund Site Information

ROCHESTER GAS & ELECTRIC BEEBEE STATION

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[Actions](#) | [Contaminants](#) | [Site-Specific Documents](#)

This site has been archived from the inventory of active sites.

Site Name: ROCHESTER GAS & ELECTRIC BEEBEE STATION

Street: 254 MILL ST

City / State / ZIP: ROCHESTER, NY 14614

NPL Status: Not on the NPL

Non-NPL Status: NFRAP

EPA ID: NYD043069996

EPA Region: 02

County: MONROE

Federal Facility Flag: Not a Federal Facility

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ROCHESTER GAS & ELECTRIC BEEBEE STATION

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<u>OU ID</u>	<u>OU Name</u>
00	SITEWIDE

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<u>OU</u>	<u>Action Name</u>	<u>Qualifier</u>	<u>Lead</u>	<u>Actual Start</u>	<u>Actual Completion</u>
00	DISCOVERY		F		06/01/1981
00	ARCHIVE SITE		EP		03/21/1986
00	PRELIMINARY ASSESSMENT	N	F		03/21/1986

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Superfund Site Information

ROCHESTER G & E PROPERTY #29

Site Information

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This site has been archived from the inventory of active sites.

Site Name: ROCHESTER G & E PROPERTY #29

Street: 298 LAKE AVE

City / State / ZIP: ROCHESTER, NY 14608

NPL Status: Not on the NPL

Non-NPL Status: NFRAP

EPA ID: NYD980531222

EPA Region: 02

County: MONROE

Federal Facility Flag: Not a Federal Facility

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OU ID	OU Name
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<u>OU</u>	<u>Action Name</u>	<u>Qualifier</u>	<u>Lead</u>	<u>Actual Start</u>	<u>Actual Completion</u>
00	DISCOVERY		F		06/01/1981
00	ARCHIVE SITE		EP		09/22/1987
00	PRELIMINARY ASSESSMENT	N	F		09/22/1987

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ROCHESTER G & E PROPERTY #34

Site Information

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Site Name: ROCHESTER G & E PROPERTY #34

Street: SUNPRU ST

City / State / ZIP: ROCHESTER, NY 14605

NPL Status: Not on the NPL

Non-NPL Status: NFRAP

EPA ID: NYD980531230

EPA Region: 02

County: MONROE

Federal Facility Flag: Not a Federal Facility

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<u>OU</u>	<u>Action Name</u>	<u>Qualifier</u>	<u>Lead</u>	<u>Actual Start</u>	<u>Actual Completion</u>
00	DISCOVERY		F		06/01/1981
00	ARCHIVE SITE		EP		09/22/1987
00	PRELIMINARY ASSESSMENT	N	F		09/22/1987

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<u>OU ID</u>	<u>OU Name</u>
00	SITEWIDE

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Raeco Products
Site Code: 828107
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 8
Address: 24 SPENCER STREET
City: ROCHESTER **Zip:** 14608
County: Monroe
Latitude: 43.168422690
Longitude: -77.623265580
Site Type: STRUCTURE
Estimated Size: 10.000 Acres

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: P & P Contractors
Current Owner(s) Address: 24 SPENCER STREET
ROCHESTER, NY, 14608
Current Owner Name: P & P Contractors
Current Owner(s) Address: 24 Spencer Street
Rochester, NY, 14608
Owner(s) during disposal: Information not available
Operator during disposal: RAECO PRODUCTS
Stated Operator(s) Address: 8 - 10 AMBROSE STREET
ROCHESTER, NY 14608
Operator during disposal: Raeco Products
Stated Operator(s) Address: 8-10 Ambrose Street
Rochester, NY 14608

Site Document Repository

Hazardous Waste Disposal Period

From: 1930 To:1987

Site Description

The Former Raeco Products Company is located at 24 Spencer Street in a commercial section of the City of Rochester near the Genessee River gorge. The property is currently being used by a contracting company to store and repair heavy construction equipment. The main site features are 4 buildings which remain at the site; part of one building is used for office space; the other three are used for equipment storage and/or equipment maintenance. It is believed that Raeco Products started around 1930 and continued operating until 1987. The company operated as a bulk storage, mixing, blending, canning, packaging and distribution facility for chemicals and oils. Poor operating practices over the years resulted in extensive site contamination. Investigations were conducted in 1994, 1995 and 1996 by the NYSDEC, Monroe County Health Department, USEPA, and the City of Rochester. These investigations resulted in the discovery of approximately 17 tanks and over 500 containers which held a wide variety of chemicals including trichloroethylene (TCE), mineral spirits, turpentine, and several other chemicals; in 1997 USEPA conducted a removal action of these containers. In November of 1999, the NYSDEC conducted a soil and groundwater investigation on the property, part of which included drilling three bedrock monitoring wells and 13 test pits. The results of the investigation revealed that the groundwater beneath this site is contaminated with several volatile organic compounds (VOCs) at levels exceeding the NYS Part 703 groundwater standards. The investigation also concluded that there is widespread VOC and semi-VOC contamination in soils. A Remedial Investigation/Feasibility Study (RI/FS) was initiated in the spring of 2005. The RI has been completed, but a new standby consultant needs to be tasked to complete the FS (previous consultant's Contract expired in February 2007).

Material Disposed of at Site and Quantity

Type of Waste	Quantity of Waste
TRICHLOROETHENE (TCE)	UNKNOWN

Site Environmental Assessment

The primary contaminants of concern include a number of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. These contaminants of concern are present at concentrations that exceed standards, criteria, and guidance values (SCGs) in soil and groundwater, mainly in the central part of the site. Bedrock groundwater beneath the property is contaminated with several VOCs at levels notably exceeding groundwater standards; there is a vertical, downward gradient in groundwater at the site, which is located next to the Genesee River gorge. As a result, potential impacts to the Genesee River were evaluated during the RI; it was found that surface water and sediment have not been impacted by the site.

Site Health Assessment

The businesses in the vicinity of the site are connected to public water, therefore exposures to site-related contaminants in drinking water are not expected. On-site workers and trespassers may potentially be exposed to contaminated soil. Contaminated groundwater from the site discharges to the adjacent Genesee River Gorge thus contributing to the contamination of the Genesee River. NYSDOH and NYSDEC will evaluate the need to conduct additional investigations to determine the potential for soil vapor intrusion into structures on the site.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Rochester Metal Etching Company

Site Code: 828100

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 8

Address: 100 Lake Avenue

City: Rochester **Zip:** 14608

County: Monroe

Latitude: 43.166499850

Longitude: -77.624265740

Site Type: STRUCTURE

Estimated Size: 0.220 Acres

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: Robert Cobb and Joseph Kuntz

Current Owner(s) Address: 100 LAKE AVENUE
ROCHESTER, NY, 14608

Current Owner Name: Robert Cobb and Joseph Kuntz

Current Owner(s) Address: 100 Lake Avenue
Rochester, NY, 14608

Owner(s) during disposal: ROCHESTER METAL ETCHING

Owner(s) during disposal: Information not available

Operator during disposal: ROCHESTER METAL ETCHING

Stated Operator(s) Address: 100 LAKE AVENUE
ROCHESTER, NY 14608

Operator during disposal: Rochester Metal Etching Company

Stated Operator(s) Address: 100 Lake Avenue
Rochester, NY 14608

Site Document Repository

Hazardous Waste Disposal Period

From: unknown To:1996

Site Description

The Rochester Metal Etching site, 100 Lake Avenue, Rochester is located in an urban portion of Monroe County, NY. The main site feature is a two story buildings surrounded by former parking areas and is in close proximity to neighboring buildings. The Genesee River is approximately 500 feet down gradient to the east. The site is currently inactive but until 1996 was used for manufacturing etched and lithographed metal name plates. The surrounding parcels are currently used for a combination of commercial, light industrial and residential. Prior uses that appear to have led to site contamination include metal plating, machining and etching and improper disposal process wastewater into a series of sumps and drains. Completed investigations include a Preliminary Site Assessment (2000). A Remedial Investigation is currently under way.

Material Disposed of at Site and Quantity

Type of Waste	Quantity of Waste
PERC	UNKNOWN
CHROME PLATING SOLUTION	UNKNOWN
ELECTROPLATING WATER	UNKNOWN

Site Environmental Assessment

The primary contaminants of concern at the site include volatile organic compounds (VOCs) (trichloroethene, 1,1,1-trichloroethane and tetrachloroethene) and metals (chromium, copper and nickel). Investigations indicate a small plume of groundwater contamination that is under the building, subsurface soil contamination in saturated and unsaturated soils associated with the sumps and drains. Exceedances of standards and guidance values include VOCs and metals in groundwater and soils. The site presents a significant environmental threat due to the ongoing releases from source areas (subsurface soils) of contaminants into groundwater.

Site Health Assessment

The potential for exposure to on-site contaminated soil is minimal since much of the site is covered with pavement and/or buildings, and the site is partially fenced to discourage trespassing. Exposure to site-related contaminants in drinking water is not expected because public water is supplied to all commercial and residential locations in the vicinity of the site. NYSDOH and NYSDEC will evaluate the results of the November 2004 soil vapor intrusion investigation. Further investigation of this site is necessary to evaluate the extent of site-related contamination and the potential for human exposure to site-related contaminants.

For more information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Mill Street Drums
Site Code: 828058
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 8
Address: 208 Mill Street
City: Rochester **Zip:**
County: Monroe
Latitude: 43.105346670
Longitude: -77.681218320
Site Type:
Estimated Size: 0 Acres

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available
Owner(s) during disposal: ERIC RONDEAU
Operator during disposal: Information not available

Site Document Repository

Hazardous Waste Disposal Period

Site Description

Several drums of cyanide wastes and other materials were abandoned and not leaking on Mill Street. NYSDEC assumed responsibility for cleanup under the Superfund Drum Removal Program. A NYSDEC-hired contractor sampled and disposed of the drums off-site. The site was successfully remediated, and no further actions were required.

Material Disposed of at Site and Quantity

Type of Waste Quantity of Waste

CYANIDE	1 55 GAL DRUM
ACIDS	2 55 GAL DRUMS
SOLVENTS	2 55 GAL DRUMS
OXIDIZERS	1 55 GAL DRUMS

Site Environmental Assessment

The site was successfully remediated and no further actions were required.

Site Health Assessment

Municipal water serves the area so exposures via drinking water are not expected. The potential for exposure was eliminated once the discarded drummed wastes and other materials were removed from the site to an approved disposal facility.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Orchard-Whitney Site
Site Code: E828123
Program: Environmental Restoration Program
Classification: A
EPA ID Number:

Location

DEC Region: 8
Address: 415 Orchard Street & 354 Whitney Street
City: Rochester **Zip:** 14606
County: Monroe
Latitude: 43.163566875
Longitude: -77.635584811
Site Type:
Estimated Size: 3.900 Acres

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF ROCHESTER
Current Owner(s) Address: 30 CHURCH STREET - ROOM 300B
ROCHESTER, NY, 14614
Current Owner Name: RAY-MAR ASSOCIATES
Current Owner(s) Address: UNKNOWN
UNKNOWN, NY, 1
Owner(s) during disposal: Information not available
Operator during disposal: Information not available

Site Document Repository

Hazardous Waste Disposal Period

Site Description

This site is comprised of 5 separate parcels. 354 Whitney Street, 367 Orchard St., 370 Orchard St., 406 Orchard St. and 415 Orchard St. Uses of these various parcels range from residential to industrial. The properties have a long history of industrial use. Several potential sources of contamination exist at this site including former USTs, electrical transformers, a power plant, coal storage, chemical storage, and dry cleaning equipment. In January 1999, USEPA completed a drum removal at the 354 Whitney St. parcel. Over 15 containers of waste material were removed. In July 2003, portions of the 354 Whitney St. property burned down. Debris cleanup and demolition of the remaining structures began in December 2004. The DEC completed an investigation of a portion of the site using EPA site assessment funds in December 2006. The City of Rochester received an ERP grant for site investigation in September 2005. Some demolition of the remaining building on 354 Whitney Street will be included as part of the investigation. Asbestos abatement and building demolition began in September 2007. A draft site investigation work plan is under review.

Material Disposed of at Site and Quantity

Site Environmental Assessment

Further investigation of potential source areas is required to determine if any significant environmental threats exist.

Site Health Assessment

Exposure to contaminated groundwater through drinking water is not expected because public water serves the area. NYSDOH and NYSDEC will evaluate the need for additional investigations to determine the potential for soil vapor intrusion into structures on or near the site. Exposure to potential surface contamination is not expected because the site is fenced and covered by a building, concrete slab, building rubble, and pavement.

For more information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Andrews Street Site
Site Code: E828144
Program: Environmental Restoration Program
Classification: A
EPA ID Number:

Location

DEC Region: 8
Address: 300, 304-308, 320 Andrews St., 25 Evans St.
City: Rochester **Zip:** 14604
County: Monroe
Latitude: 43.160555556
Longitude: -77.606388889

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF ROCHESTER
Current Owner(s) Address: CITY HALL, 30 CHURCH STREET
ROCHESTER, NY, 14614
Owner(s) during disposal: Information not available
Operator during disposal: Information not available

Site Document Repository

Hazardous Waste Disposal Period

Site Description

The Andrews Street Site is located at 300, 304-308 and 320 Andrews Street, and 25 Evans Street in the City of Rochester, New York. The site consists of four parcels owned by the City of Rochester and its combined area is 1.49 acres. The site is located in a commercial area on the north side of Andrews Street (adjacent to the Inner loop) near the intersection of North Clinton Avenue. It is anticipated that the Site will be redeveloped for mixed

residential/commercial use. The site has been used for various commercial and industrial uses since the early 1920's including plumbing supply, electrical supply, bakery, printer, commercial bus depot and bus garage, gas station, chemical sales/distribution, dry cleaning equipment distributor, fuel oil contractor, and warehousing. The site is in the process of being vacated so that on-site buildings can be demolished pending availability of funding for a comprehensive site investigation. The City been approved for funding under the ERP Program. Known or suspected contaminants listed are petroleum, chlorinated solvents, and other VOCs which are impacting the soil, soil gas, and groundwater, as well as SVOCs, metals and PCBs which are impacting the soil and groundwater. Asbestos in multiple locations has also been identified in pre-demolition asbestos surveys.

Material Disposed of at Site and Quantity

Site Environmental Assessment

A Phase II investigation conducted at the Site indicated chlorinated volatile organic compounds in the groundwater and petroleum-related compounds in the soil at the Site.

Site Health Assessment

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: RG&E - Beebee Station
Site Code: V00014
Program: Voluntary Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 8
Address: 254 Mill Street
City: Rochester **Zip:** 14445
County: Monroe
Latitude: 43.161569910
Longitude: -77.617843450

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available
Owner(s) during disposal: Information not available
Operator during disposal: Information not available

Site Document Repository

Hazardous Waste Disposal Period

Site Description

The southern portion of the site known as Beebee Park was a disposal area for coal tar wastes from the former West Station manufactured gas plant. The site is bounded by the Genesee River, the Platt Street Bridge, and the river gorge wall. An IRM removal action was completed in 1997. Coal tars to a depth of up to 20 feet below ground surface were excavated and blended with coal fines for alternate fuel at Hickling Station in Steuben County. Residual contaminated soil and rock were disposed on-site and an 8 feet thick cap of clean soil was placed on top of the residual contamination. The remaining portion of the site is being

investigated under the voluntary cleanup program (site V00593)

Material Disposed of at Site and Quantity

Type of Waste	Quantity of Waste
Hazardous Substances	UNKNOWN

Site Environmental Assessment

An IRM removal action was completed in the Beebee Park portion of this site in 1997. The remaining portion of the site is being investigated under the voluntary cleanup program (site V00593)

Site Health Assessment

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: RGE - West Station
Site Code: V00593
Program: Voluntary Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 8
Address: 254 Mill Street
City: Rochester **Zip:** 14614-
County: Monroe
Latitude: 43.161534950
Longitude: -77.617296280

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: ROCHESTER GAS & ELECTRIC CORPORATION
Current Owner(s) Address: 89 EAST AVENUE
ROCHESTER, NY, 14614

Owner(s) during disposal: Information not available
Operator during disposal: ROCHESTER GAS & ELECTRIC CORPORATION
Stated Operator(s) Address: 89 EAST AVENUE
ROCHESTER, NY 14614

Site Document Repository

Hazardous Waste Disposal Period

Site Description

The West Station former MGP (RG&E) is located on Mill Street in the City of Rochester, Monroe County. The site is bounded by Mill Street, Falls Street and the Genesee River and is adjacent to the Upper Falls Dam. The West Station Former MGP operated from about 1910 to

1952. Following the MGP the site was used as for a large coal-fired power generating facility (BB Station) which was removed from service in 1999. The site is relatively flat with numerous former power plant structures. An IRM was conducted to the north of the site in 1994 to cap coal tar contaminated soils. In 2004, RG&E identified coal tar impacts in the Genesee River. In 2005, RGE proposed an IRM to remove a former relief holder but additional investigations were conducted in 2006 did not identify a source of the coal tar. An RI/FS work plan was approved in August 2008 and the field work started in September 2008. (09/08)

Material Disposed of at Site and Quantity

Site Environmental Assessment

The West Station Former MGP operated from about 1910 to 1952. Previous studies and investigations have noted coal tar and coal tar contaminated soil/wastes. DNAPL seeps have been observed in the Genesee River along the banks in 1991 & 2003. Coal tar has been noted in the sediments adjacent to the site. Impacts of PAHs VOCs and SVOCs and DNAPL residuals were noted in the surface and subsurface soils at the site. There was evidence of groundwater impacts from the residual tars and DNAPLs in the soils. (08/08)

Site Health Assessment

For more information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Erie Canal Industrial Park

Site Code: V00099

Program: Voluntary Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 8

Address: 524 Oak, 480 Smith, & 900 W. Broad Sts.

City: Rochester **Zip:** 14608

County: Monroe

Latitude: 43.162433500

Longitude: -77.629352730

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: City of Rochester

Current Owner(s) Address: City Hall / 30 Church Street
Rochester, NY, 14614

Owner(s) during disposal: Information not available

Operator during disposal: Information not available

Site Document Repository

Hazardous Waste Disposal Period

Site Description

This property is located in the City of Rochester and consists of 15.5 acres of vacant land which was formerly used for junk yards, metal recycling, fuel depots, and automobile service stations. The site is bordered by Smith Street, Broad Street, and Oak Street. The former barge canal crosses the central portion of the site which has since been filled. The bed of the former barge canal contains up to 12 ft of fill consisting mainly of utility excavation spoils. The

remaining portions of the site are overlain by varying thickness of fill material including coal ash and cinders. The area is predominantly commercial/light industrial; however, a residential area borders the site along Broad Street (west) and Saratoga Street (east). Portions of the site are fenced and the area is served by public water. An investigation conducted by the City of Rochester identified groundwater contamination with low levels of VOCs including BTEX compounds and chlorinated solvents. Groundwater contamination is limited and does not appear to be migrating off-site. On-site soils were predominantly contaminated with petroleum products; however, portions of the site were contaminated with PCBs and lead. The City of Rochester remediated contamination at this site for use as commercial/light industrial property. A soil removal was completed in December 1998, and on-site treatment of soils in a bio-pile was completed in July 2000. The Rochester Rhinos signed a separate voluntary agreement in November 2003 (V00676-8) and developed a soils management plan to manage residual contamination on-site for construction of a soccer stadium. Construction of the soccer stadium is complete and a site management plan has been developed.

Material Disposed of at Site and Quantity

Type of Waste	Quantity of Waste
LEAD	UNKNOWN
POLYCHLORINATED BIPHENYLS (PCB)	UNKNOWN

Site Environmental Assessment

After remediation petroleum contaminated soils remained at depth. Site use restrictions were put in place, but modified under a later voluntary agreement with the Rochester Raging Rhinos on this site, #V00676-8. Site is now covered with buildings, pavement and clean soil cover. A site management plan will direct handling of soils in future excavations.

Site Health Assessment

Exposures to contaminated soil are not expected because contaminants are covered by paving or two feet of clean soil. A soils management plan is in place to prevent exposures should any soils be disturbed in the future. Exposures via drinking water are not expected as the city is served by a public water supply. Any buildings constructed on the site will have subslab vapor barriers and ventilation systems to prevent exposure via soil vapor intrusion.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Erie Canal Industrial Park

Site Code: V00676

Program: Voluntary Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 8

Address: 524 Oak, 480 Smith, & 900 W. Broad Sts.

City: Rochester **Zip:** 14608

County: Monroe

Latitude: 43.162444050

Longitude: -77.629950820

Site Type:

Estimated Size: 16.480 Acres

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF ROCHESTER

Current Owner(s) Address: 30 CHURCH STREET
ROCHESTER, NY, 14614

Owner(s) during disposal: Information not available

Operator during disposal: Information not available

Site Document Repository

Hazardous Waste Disposal Period

Site Description

This property is located in the City of Rochester and consists of 15.5 acres of vacant land which was formerly used for junk yards, metal recycling, fuel depots, and automobile service stations. The site is bordered by Smith Street, Broad Street, and Oak Street. The former barge

canal crosses the central portion of the site which has since been filled. The bed of the former barge canal contains up to 12 ft of fill consisting mainly of utility excavation spoils. The remaining portions of the site are overlain by varying thickness of fill material including coal ash and cinders. The area is predominantly commercial/light industrial; however, a residential area borders the site along Broad Street (west) and Saratoga Street (east). Portions of the site are fenced and the area is served by public water. An investigation conducted by the City of Rochester identified groundwater contamination with low levels of VOCs including BTEX compounds and chlorinated solvents. Groundwater contamination is limited and does not appear to be migrating off-site. On-site soils were predominantly contaminated with petroleum products; however, portions of the site were contaminated with PCBs and lead. The City of Rochester remediated contamination at this site for use as commercial/light industrial property. A soil removal was completed in December 1998, and on-site treatment of soils in a bio-pile was completed in July 2000. The Rochester Rhinos signed a voluntary agreement in November 2003 and developed a soils management plan to manage residual contamination on-site for construction of a soccer stadium. Construction of the soccer stadium is complete. A final engineering report and revised site management plan have been prepared. The deed restriction needs to be revised to reflect current site conditions and use.

Material Disposed of at Site and Quantity

Site Environmental Assessment

Residual contamination was consolidated on-site adjacent to the former elevated railroad bed. The remaining portions of the site are covered by either 2 feet of clean soil or pavement. Institutional controls (deed restrictions) need to be modified for the new site use.

Site Health Assessment

Exposures to contaminated soil are not expected because contaminants are covered by paving or two feet of clean soil. A soils management plan is in place to prevent exposures should any soils be disturbed in the future. Exposures via drinking water are not expected as the city is served by a public water supply. Any buildings constructed on the site will have subslab vapor barriers and ventilation systems to prevent exposure via soil vapor intrusion.

For more information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Volunteers of America Back Lot Site

Site Code: C828126

Program: Brownfield Cleanup Program

Classification: A

EPA ID Number:

Location

DEC Region: 8

Address: 214 LAKE AVENUE

City: ROCHESTER **Zip:** 14608

County: Monroe

Latitude: 43.168984117

Longitude: -77.624104351

Site Type:

Estimated Size: 3.000 Acres

Institutional And Engineering Controls

Site Owner(s) and Operator(s)

Current Owner Name: MONROE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Current Owner(s) Address: CITY PLACE, 50 WEST MAIN ST
ROCHESTER, NY, 14614

Owner(s) during disposal: Information not available

Operator during disposal: Information not available

Site Document Repository

Name: CENTRAL LIBRARY OF ROCHESTER AND MONROE COUNTY

Address: 115 SOUTH AVE

115 SOUTH AVE

ROCHESTER, NY 14604

Hazardous Waste Disposal Period

Site Description

This site is located in an urban area of the City of Rochester, Monroe County. The site is currently vacant land associated with the adjacent Volunteers of America Human Services Complex. Other surrounding parcels include various commercial and industrial industries. The site has been used in the past for storage of parked cars by a former adjacent automobile dealership, the storage and cleaning of empty containers by Kaplan Container Corporation, and coal pile storage by RG&E. There are also reports of landfilling at the site, possibly including up to 10,000 gallons of coal tar by RG&E. A remedial investigation workplan was approved in January 2007 and field work is underway.

Material Disposed of at Site and Quantity

Site Environmental Assessment

Limited environmental data had been generated for the site prior to entering the BCP. Suspect types of contamination based on prior use include petroleum products, chlorinated solvents, coal tar, other PAHs, pesticides, PCBs, and metals. The nature and extent of contamination will be defined under the BCP.

Site Health Assessment

NYSDOH will review data generated during the Brownfield Cleanup Program investigation to assess potential exposure.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: 8-28 Ward Street
Site Code: C828136
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 8
Address: 8-28 Ward Street
City: Rochester **Zip:** 14603-1061
County: Monroe
Latitude: 43.164098352
Longitude: -77.611960647
Site Type:
Estimated Size: 1.221 Acres

Institutional And Engineering Controls

Control Name:
Environmental Easement

Site Owner(s) and Operator(s)

Current Owner Name: GERMANOW-SIMON CORPORATION
Current Owner(s) Address: 408 ST. PAUL STREET
ROCHESTER, NY, 14603-1061
Owner(s) during disposal: Information not available
Operator during disposal: Information not available

Site Document Repository

Name: -
Address: 851 JOSEPH AVENUE
851 JOSEPH AVENUE ROCHESTER, NY 14621

Hazardous Waste Disposal Period

Site Description

This 1.2-acre site is located on 8-28 Ward Street in the City of Rochester. The site is located immediately adjacent to the Ward Street site (C828117) to the west and residential properties on the south side of Ward Street. The property was purchased by the applicant and it is currently a parking lot. Future use is planned for commercial and industrial development. Existing data show on-site contamination with chlorinated VOCs in soil and groundwater. This property is one of the off-site sources of contamination found during the investigation of the Ward Street site. The completed investigation identified a source area along the southern property line with Ward Street. The cleanup involved expansion of the multiphase extraction system on the adjacent Ward Street site (C828117) to treat contaminated groundwater and soils. The new extraction wells were installed and connected to the MPVE system in October 2008. The system is currently operating. A certificate of completion was issued in December 2008.

Material Disposed of at Site and Quantity

Type of Waste	Quantity of Waste
TRICHLOROETHENE (TCE)	UNKNOWN
TETRACHLOROETHYLENE (PCE)	UNKNOWN

Site Environmental Assessment

The investigation identified the primary contaminants as chlorinated VOCs in on-site soil and groundwater. A source area was identified along the southern property line with Ward Street. Concentrations of tetrachlorethene (PCE) in soils range from non-detected (ND) to 9.9 parts per million (ppm). Concentrations of PCE in groundwater range from ND to 810 parts per billion (ppb). Trichloroethene concentrations in groundwater range from ND to 41 ppb, and 1,2-dichlorethene concentrations range from ND to 600 ppb. The selected remedy involved expansion of the multi-phase vapor extraction system (MPVE) on the adjacent Ward Street site (C828117) to treat soils and groundwater in this source area. The expanded system began operation in October 2008, and it being monitored on a regular basis. A Site Management Plan was implemented and an Environmental Easement was executed in December 2008.

Site Health Assessment

Exposure to contaminated groundwater and soils is not expected since the area is served by public water and the site is covered by asphalt. The potential for soil vapor intrusion will be evaluated for all future buildings developed at this site and appropriate actions taken if necessary.

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Ward Street Site
Site Code: C828117
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 8
Address: Corner of Ward St. & St. Paul St.
City: Rochester **Zip:** 14603
County: Monroe
Latitude: 43.164214400
Longitude: -77.612986760
Site Type: STRUCTURE
Estimated Size: 1.800 Acres

Institutional And Engineering Controls

Control Name:
Environmental Easement

Site Owner(s) and Operator(s)

Current Owner Name: GERMANOW-SIMON
Current Owner(s) Address: 408 ST PAUL AVENUE
ROCHESTER, NY, 14605

Owner(s) during disposal: Information not available

Operator during disposal: Information not available

Site Document Repository

Hazardous Waste Disposal Period

Site Description

The site consists of three major buildings which have been designated as buildings A, B and

C, and it is located near the High Falls Brewery and a housing project in downtown Rochester. Germanow-Simon Corporation has occupied Building A since 1949. The building has been used for offices, mixing of chemical cements for jewelers, watch crystal order processing, and storage. Tel-Tru Inc. has occupied building B since 1949, and has used it for the manufacture of bi-metal thermometers. Tel-tru operated a vapor degreaser on-site until 1990. Germanow-Simon Corporation occupied Building C since the 1970's and currently manufactures watch crystals and plastic optics. Previous uses of the property include a taxi garage, gas station, industrial laundry and a dry cleaner chemical supply company (Dinaburg Distributing). Investigations conducted to date identified petroleum contamination, tetrachloroethene (PCE) and trichloroethene (TCE) contamination in soils and groundwater. The primary source of chlorinated solvent contamination appears to be in the building B area which was formerly occupied by Dinaburg Distributing. Petroleum contamination near building C was associated with underground storage tanks. These tanks were removed and a spill closure letter was sent by the Department. A site investigation and remedial alternatives selection study have been completed and approved. A multiphase extraction (MPVE) system has been installed and began operations on September 25, 2006. The environmental easement was filed on December 19, 2006 at the Monroe County Clerks office. The Certificate of Completion was issued on December 22, 2006. Germanow-Simon provides monitoring quaterly reports for the MPVE system.

Material Disposed of at Site and Quantity

Type of Waste	Quantity of Waste
TRICHLOROETHENE (TCE)	UNKNOWN
TETRACHLOROETHYLENE (PCE)	UNKNOWN

Site Environmental Assessment

Primary contaminants are PCE, TCE and petroleum. On-site soil and groundwater have been impacted by site-related contaminants. Off-site groundwater has also been impacted by site-related contaminants. Indoor air sample results show impacts with TCE, PCE, and cis-1,2-DCE. There have been no indoor air impacts off-site. In July of 2006, the State determined the site presents a significant threat to human health and the environment. A multiphase extraction (MPVE) system was installed and began operation on 9/25/2006. Continued operation and monitoring of the MPVE system is required.

Site Health Assessment

Exposures via drinking water are not expected because public water serves the area. A multi-phase vacuum extraction (MPVE) system is operating and a sub-slab depressurization system will be operated following termination of the MPVE system to minimize the potential for soil vapor intrusion in the Building B Annex. An off-site soil vapor intrusion investigation was conducted, and the results indicated that no further soil vapor intrusion investigation is required off-site.

For more Information: E-mail Us

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Site Name RG&E, East Station (Sunpru St) **Region** 8 **Site Code** 2A **EPA ID#** NYD980531230
HS Site Number HS8047 **County** Monroe **Was the site ever on the Registry?** N **Registry #** N
Site Address Sunpru Street **Owner** Rochester Gas and Electric #34
Rochester **Operator** Same **14608**

Site Description

Coal Gasification took place and manufactured products were produced at this facility. By products including coal tar, water tar, creosote, pitc sulfate of ammonia, and spent oxide shavings. The spent oxide shavings were used in an oxide purifier system that made it possible to reuse purifier shavings. This property is presently under investigation by the NYSDEC, along with all the properties and industrial facilities located along this portion of the Genesee River between the upper and lower falls. This site is within the former registry site 828044 boundary. An IRM was undertaken in 1993 to cover all exposed MGP residues on the site with clean fill brought from an offsite location and to improve fencing and security at the site.

Active Hazardous Substances Waste Disposal Site Inventory

Hazardous Substances Disposed

PAH's associated with discarded asphalt

Describe Potential Hazardous Threat

There are elevated levels of carcinogenic and total PAH's at the site. The site is located between residential lots and could be used for residential development in the future.

Site Name Lindberg Heat Treating Company **Region** 8 **Site Code** 1B **EPA ID#** NYD980531230
HS Site Number HS8036 **County** Monroe **Was the site ever on the Registry?** N **Registry #** N
Site Address 620 Buffalo Rd.
Rochester **Owner** Rochester Gas and Electric
Operator Lindberg Heat Treating Co. **14611**

Site Description

Active heat treating facility which historically used cyanide salts to heat metal parts. Cyanide contamination was encountered during removal of an UST used to store quench water. Petroleum compounds in soils were also encountered in soils and groundwater. A letter from Lindberg Heat Treating Co. indicates the site has been investigated for a long period of time and that some of the contaminants appeared to originate off-site. This letter also refers to their report "Underground Storage Tank Closure, Remedial Subsurface Investigation And Limited Human Health Based Risk Assessment," of August 1992 for details regarding the most recent analytical results.

Hazardous Substances Disposed

cyanide quench water D003, quench oil, VOC's, SVOC's, metals, petroleum hydrocarbons

Describe Potential Hazardous Threat

Potential impacts to groundwater

Re: 0 Smith Street, Rochester



citysites

DEFINITION

- Confirmed Waste Site
- Inactive Hazardous Waste Site
- Suspected Fill Site

(SEE SITE DESCRIPTION PAGE)

2,000 1,000 0 2,000 Feet



Note: Monroe County does not certify or warrant that this map is accurate or complete. Sites may be added or deleted or boundaries revised as more information becomes available. Site locations may not be exact.

<u>Site #</u>	<u>Type of Waste</u>
RO-01	Ash, Coal Residues, Coking Wastes
RO-75	Industrial, NYSDEC Voluntary Cleanup Program Site Code #: V00593 Class A
RO-76	Industrial, NYSDEC Voluntary Cleanup Program Site Code # : V00358 Class A
RO-176	Construction and Demolition
RO-182	Industrial, NYSDEC State Superfund Program Site Code #: 828100 Class 2
RO-183	Industrial, NYSDEC Voluntary Cleanup Program Site Code # : V00073 Class A
RO-184	Industrial, NYSDEC Voluntary Cleanup Program, Site Code #: V00676 Class A
RO-200	Junk Yard
RO-201	Industrial, NYSDEC State Superfund Program, Site Code # : 828107 Class 2
RO-210	Petroleum, PCE and TCE, NYSDEC Brownfield Cleanup Program Site Code #: C828117 Class C
RO-211	Chlorinated solvents, NYSDEC Brownfield Cleanup Program Site Code #: C828136 Class A
RO-214	Industrial (likely, not confirmed) NYSDEC Brownfield Cleanup Program Site Code #: C828126 Class A

Re: 0 Smith Street, Rochester

Page 2

RO-223

**Abandoned drums of cyanide, acid,
solvent and oxidizer wastes
NYSDEC Registry Site # 828058 Class C**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Chemical Bulk Storage Program
 Facility Information Report

CBS # : 8-000168

Site : BEEBEE STATION
 254 MILL STREET
 ROCHESTER, NY 14614

County : MONROE
 Latitude : 43|09|45 N
 Oper : FREDRICK BENWAY
 Emer : FREDRICK BENWAY
 Type of Site : Utility

Town : ROCHESTER (C)
 Longitude : 77|37|08 W
 (716) 546-2700
 (716) 546-2700

Site Status : 2 -Unregulated
 Total Tanks : 0
 Total Capacity : 0
 Date App. Rcvd : 07/21/1999
 Amount Paid : 625
 Cert. Date : 01/21/2000
 Renewal Date : 04/01/1999
 Expiration Date : 07/18/2001

Owner : ROCHESTER GAS & ELECTRIC
 89 EAST AVENUE
 ROCHESTER, NY 14649
 Phone : (716) 724-8129
 Owner Type : Corporate/Commercial

Mail : ROCHESTER GAS & ELECTRIC
 89 EAST AVENUE
 ROCHESTER, NY 14649
 Att : KEVIN HYLTON (716) 724-8428

SPDES # : 0-000621
 MOSF # : -
 PBS # : 8-106488

TankNo	TankLoc	Stat	DateIn	Capac (g)	Casno	Chemical Name	TankType	TankIP	TankE	TankSC	PipeLoc	PipeType	PipeIP	PipeEP	PipesC	Leak	Spill	SubDes	%Haz	TStat
995	1	4	06/79	3,360	1310732	Sodium hydroxide	1	0	1	1	1	1	0	0	0	5	4	1	50	CLOSED:02/00
996	1	4	06/79	3,360	7664939	Sulfuric acid	1	0	1	1	1	1	0	0	0	5	4	1	93	CLOSED:02/00
997	1	4	06/91	2,000	7681529	Sodium hypochlorite	5	0	0	2	1	6	0	0	0	9	4	1	12	CLOSED:08/99
998	1	4	06/91	2,000	7681529	Sodium hypochlorite	5	0	0	2	1	6	0	0	0	9	4	1	12	CLOSED:08/99
999	1	4	06/79	3,360	1310732	Sodium hydroxide	1	2	1	1	1	1	0	0	0	5	4	1	50	CLOSED:02/00

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Petroleum Bulk Storage Program
 Facility Information Report

PBS # : 8-106488

Site : ROCHESTER GAS & ELECTRIC
 BEEBEE GENERATING STATION #3
 254 MILL STREET
 ROCHESTER, NY 14614

County : MONROE
 Latitude : 43|09|45 N Longitude : 77|37|08 W
 SPDES# : 8-000621 CBS# : 8-000168
 Site Type : Utility

Site status : Active
 Total Active Tanks : 4
 Active Capacity : 241,000 gals.

Reg Expires : 03/24/2002
 Last Inspection : 12/04/1990 C2H
 Cert Printed : 04/21/1997

Owner : ROCHESTER GAS & ELECTRIC CORP
 89 EAST AVENUE
 ROCHESTER, NY 14649-0001

Phone : (716) 546-2700
 Owner Type : Corporate/Commercial

Mail : ROCHESTER GAS & ELECTRIC CORP
 89 EAST AVENUE
 ROCHESTER, NY 14649-0001

Att : KEVIN HYLTON (716) 724-8428

Operator : ROCHESTER GAS & ELECTRIC CORP (716) 546-2700
 Emergency : JIM VINCH (716) 546-2700

Site Errors : Complete
 Owner Error : Complete
 Tank Errors : Complete

TankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	TStat	
BB138	1	1	12/01/1930	108,000	3	1	0	1	1	1	0	1	8	0	4	3	/	/	/	1
BB139	1	1	12/01/1930	108,000	3	1	0	1	1	1	0	1	8	0	4	3	/	/	/	1
BB204	2	1	12/01/1958	12,500	6	1	0	1	1	1	0	1	8	0	4	3	/	/	/	1
BB205	2	1	12/01/1958	12,500	6	1	0	1	1	1	0	1	8	0	4	3	/	/	/	1
BB141	2	3	12/01/1971	275	6	1	0	1	1	1	0	1	0	0	4	2				REMOVED: 06/01/1994
BB142	2	3	12/01/1966	275	6	1	0	1	1	1	0	1	0	0	4	2				REMOVED: 06/01/1994

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Petroleum Bulk Storage Program
 Facility Information Report

Printed : 01/10/2009

PBS # : 8-127019

Site : SMS PROPERTIES/400 STATE ST
 400 STATE ST
 ROCHESTER, NY 14608

Owner : SMS PROPERTIES INC
 194 BUFFALO RD.
 ROCHESTER, NY 14611

Phone : (716) 436-8900
 Owner Type : Corporate/Commercial

County : MONROE Town : ROCHESTER (C)
 Latitude : N Longitude : W
 SPDES# : CBS# :
 Site Type : Info Not Given.

Reg Expires : 03/24/1992
 Last Inspection : / /
 Cert Printed : 03/24/1987

Mail : SMS PROPERTIES INC
 194 BUFFALO RD.
 ROCHESTER, NY 14611

Site Errors : Minor Data Missing
 Owner Error : Minor Data Missing
 Tank Errors : Minor Data Missing

Operator : SMS PROPERTIES INC (716) 436-8900
 Emergency : ROBERT J SARFATY (716) 436-8900

Att : (716) 436-8900

TankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	TStat
00A	4	6	09/01/1983	8,000	2	5				2			0	2	2	2		CLOSED	/ /
00B	4	6	09/01/1983	6,000	1	5				2			0	2	2	2		CLOSED	/ /
00C	4	6	09/01/1983	6,000	6	5				2			0	2	2	2		CLOSED	/ /

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Petroleum Bulk Storage Program
 Facility Information Report

PBS # : 8-600601

Site : 52-96 FALLS ST. INC
 52 FALLS STREET
 ROCHESTER, NY 14608

Owner : 52-96 FALLS ST. INC
 P.O. BOX 20232
 ROCHESTER, NY 14692

Site status : Active
 Total Active Tanks : 2
 Active Capacity : 20,000 gals.

Phone : (716) 424-3300
 Owner Type : Corporate/Commercial

Reg Expires : 11/17/2003
 Last Inspection : / /
 Cert Printed : 11/20/1998

County : MONROE Town : ROCHESTER (C)
 Latitude : N Longitude : W
 SPDES# : CBS# :

Site Type : Other

Mail : 52-96 FALLS ST. INC
 P.O. BOX 20232
 ROCHESTER, NY 14692

Site Errors : Complete
 Owner Error : Minor Data Missing
 Tank Errors : Complete

Operator : LOUIS F. SINISGALLI (716) 424-3300
 Emergency : LOUIS F. SINISGALLI (716) 424-3300

Att : LOUIS F. SINISGALLI (716) 424-3300

TankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	TStat
001	1	2	/ /	10,000	3	1	0	0	1	1	0	0	0	0	0	3	/ /	/ /	1
002	1	2	/ /	10,000	0	1	0	0	1	1	0	0	0	0	0	3	/ /	/ /	1



NYSDEC SPILL REPORT FORM



DEC REGION: 8 **SPILL NUMBER:** 9710540
SPILL NAME: 52-90 FALLS STREET **DEC LEAD:** MFZAMIAR
SPILL DATE: 12/09/1997 **SPILL TIME:** 10:30 am
CALL RECEIVED DATE: 12/09/1997 **RECEIVED TIME:** 10:30 am

SPILL LOCATION

PLACE: 52-90 FALLS STREET **COUNTY:** Monroe
STREET: 52-90 FALLS STREET **TOWN/CITY:** Rochester (c)
CONTACT: UNK **COMMUNITY:** ROCHESTER
CONTACT PHONE: (000) 000-0000

CONT. FACTOR: Housekeeping **SPILL REPORTED BY:** DEC
FACILITY TYPE: Commercial/Industrial **WATERBODY:** _____

CALLER REMARKS:
 AS PART OF A MULTI-AGENCY INSPECTION, MIKE ZAMIARSKI AND BRUCE FINSTER (NYSDEC) ENCOUNTERED AT LEAST FORTY SEVEN (55 GAL) DRUMS, THREE (20-25 GAL) CONTAINERS, SEVEN (5 GAL) BUCKETS AND SEVERAL OTHER VARIOUS SIZED CONTAINERS WHICH APPEARED TO CONTAIN WASTE OILS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
Diesel	Petroleum	0 G	0 G	Soil,
Waste Oil/Used Oil	Petroleum	0 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
52-96 FALLS ST INC	P.O. BOX 23505 ROCHESTER NY 14692-	LOUIS SINISGALLI (716) 424-3300

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MZ" THESE WERE LOCATED IN THE LOWER LEVEL OF THE MIDDLE BUILDING (BLDG #1). THERE WAS VISUAL EVIDENCE OF SPILLED OIL ON THE FLOOR OF THE BUILDING. THE BUILDING IS LOCATED APPROX 100-150 FEET FROM THE GENESEE RIVER. THE FLOOR OF THIS BUILDING APPEARED TO BE CONCRETE WHICH WAS COVERED WITH SOME DIRT AND OTHER DEBRIS. IT COULD NOT BE DETERMINED IF THE FLOOR WAS SOUND (IE. FREE OF CRACKS AND HOLES) OR WHETHER OR NOT THERE WERE ANY FLOOR DRAINS. ALSO NOTED ON THE WEST SIDE OF FALLS STREET. (ACROSS FROM ENTRANCE) WAS SPILLED DIESEL FUEL ON THE GROUND. THERE WAS A TRUCK AND LOWBOY TRAILER (WHICH HAD A BULLDOZER ON IT) PARKED ACROSS FROM THE SITE ENTRANCE. UNDER AND AROUND THESE VEHICLES WERE VISUALLY STAINED DIRT AND GRAVEL. THE STAINED AREAS WERE APPROX 6'X8' AND 8'X12' AS WELL AS THE AREA UNDER THE TRUCK.

12/9/97 BRUCE FINSTER AND MIKE ZAMIARSKI ENTERED SITE ON ADMINISTRATIVE SEARCH WARRANT WITH ECO'S JOE KRIEDA AND BRUCE BULLOCK, ED KIEDA - DEC SOILD WASTE, DEE SAMPLING TEAM AND CITY OF ROCHESTER F.D. AND BUILDING AND ZONING OFFICE REP'S. 47 DRUMS OF OIL-LIKE MATERIAL



NYSDEC SPILL REPORT FORM



DEC REGION: 8

SPILL NUMBER: 9710540

SPILL NAME: 52-90 FALLS STREET

DEC LEAD: MFZAMIAR

FOUND IN BLDG #1 (MIDDLE BUILDING) AS WELL AS CONSIDERABLE AMOUNT OF C&D MATERIAL IN TOP FLOOR OF BUILDING #1. DEE SAMPLED THE 55 GALLON DRUMS. THE UPPER PART OF BUILDING #1 HOUSED SEVERAL VEHICLES AND OTHER EQUIPMENT. BUILDING #2 (INCINERATOR BUILDING) CONTAINED TWO ABOVEGROUND FUEL OIL STORAGE TANKS, APPROX 8000 TO 10,000 GALLONS IN CAPACITY, IN THE LOWER SECTION WHICH ARE NOT REGISTERED. UPPER FLOOR OF BLDG #2 WAS CONSIDERABLE C&D MATERIAL. BLDG #3 WAS FULL OF C&D MATERIAL. THE ONLY MATERIAL REMOVED FROM THE SITE WERE SAMPLES FROM THE DRUMS IN BLDG #1. THERE WERE ALSO 3 TRANSFORMERS NOTED BETWEEN BLDG #1 AND BLDG #2 ON A PLATFORM. ED KIEDA AND MIKE ZAMIARSKI KEPT AN INVENTORY OF EQUIPMENT FOUND ON SITE.

12/1/98 LETTER SENT TO SINISGALLI OUTLINING BULK STORAGE VIOLATIONS AND ACTION REQUIRED TO CLEAN UP SURFACE SPILLS.

12/10/08 MZ AND TW ON SITE WITH LINDA WHITE (NYS AG'S OFFICE), LOU SINISGALLI (OWNER) AND WARREN ROSENBAUM (ATTORNEY FOR OWNER). TW PERFORMED BULK STORAGE INSPECTION FOR 2 10,000 GALLON ABOVEGROUND TANKS. ONLY 1 TANK COULD BE PARTIALLY INSPECTED DUE TO STRUCTURAL CONCERNS OF THE BUILDING THE TANKS WERE IN.

THE 2 SPILL AREAS WERE VISUALLY INSPECTED. THE AREA ADJACENT TO FALLS ST. WAS SNOW COVERED AND THE SURFACE COULD NOT BE INSPECTED. SINISGALLI STATED THAT HE SCRAPPED UP THE CONTAMINATED SOIL AND REPLACED IT WITH GRAVEL. THE OTHER AREA WAS INSIDE THE MIDDLE BUILDING WHERE THE DRUMS WERE PREVIOUSLY LOCATED. THE DRUMS WERE GONE. THERE WAS DIRT AND OTHER DEBRIS COVERING THE FLOOR SO A VISUAL INSPECTION OF THE AREA WHERE THE SURFACE SPILLS WERE COULD NOT BE VISUALLY INSPECTED. SINISGALLI STATED THAT HE HAD ALL DRUMS PUMPED OUT AND THAT THE EMPTY DRUMS WERE DISPOSED OF AT ATKINS SCRAP/JUNKYARD. DOCUMENTATION FOR CLEANUP NOT READILY AVAILABLE.

PIN

T & A

COST CENTER

CLASS: B2

CLOSE DATE:

MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8181779
 SPILL NAME: ROCHESTER GAS&ELECTRIC BE DEC LEAD: BWFINSTE
 SPILL DATE: 03/02/1982 SPILL TIME: 6:00 am
 CALL RECEIVED DATE: 03/02/1982 RECEIVED TIME: 6:15 am

SPILL LOCATION

PLACE: ROCHESTER GAS&ELECTRIC BE COUNTY: Monroe
 STREET: 296 MILL STREET/BEEBEE ST TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: #6 FUEL OIL CONTACT PHONE: _____

CONT. FACTOR: Tank Overfill SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Vessel WATERBODY: _____

CALLER REMARKS:

VALVE MALFUNCTION WHEN OFFLOADING OF TRUCK AT FACILITY CAUSED SPILL. CONTAINED ON PROPERTY, OIL POOL ON GROUND AND SLOP TANK.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
#6 Fuel Oil	Petroleum	200 G	200 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
FRONTIER DELIVERY	4238 RIDGE LEA ROAD AMHERST NY 14226	DUDLEY SCHUYLER/R.DEC 716-546-2700

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "BF"
 PRODUCT HEATED UP TO BE PUMPED OR SUCKED BY TANK TRUCK OR MIXED WITH SAND AND SHOVELED AND REMOVED FROM SCENE. CLEANUP HAS BEEN AS THOROUGH AS POSSIBLE DUE TO WEATHER CONDITIONS. FUTURE DISCUSSIONS SHOULD ENSUE FOR ADDITIONAL CLEAN UP WORK (ONCE WARM WEATHER COMES AND FROST IS OUT OF GROUND) AND OFFLOADING OPERATIONS.

6/21/82: ROBERT DESEYN, OF RG&E, WROTE LTR TO PL, OF DEC, STATING CONSTRUCTION COMMENCED 6/14/82 FOR UPGRADING OF BEEBEE STATION OIL UNLOADING FACILITY. FENCE IN AREA TAKEN DOWN FOR MODIFICATIONS. VERBAL APPROVAL OF REPORT AND PLAN GIVEN BY PL TO DUDLEY SCHUYLER ON 5/28/82 FOR THIS PROJECT.

8/5/82: PL, OF DEC, LTR TO DUDLEY SCHUYLER, OF RG&E, STATED PLANS TO UPGRADE OIL SPILL CONTAINMENT AT OFFLOADING RACK AT BEEBEE STATION ARE ACCEPTABLE AND SATISFY ADEQUACY OF CONTAINMENT RAISED BY 3/82 OIL SPILL.

Created On:

Date Printed: 1/9/2009

Last Updated: 01/09/2001



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8181779
SPILL NAME: ROCHESTER GAS&ELECTRIC BE DEC LEAD: BWFINSTE

1/9/01: PAPER FILE REMOVED AS PER RECORD RETENTION POLICY.

PIN

T & A

COST CENTER

CLASS: B3

CLOSE DATE: 03/02/1982

MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8504643
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: DLTILTON
 SPILL DATE: 03/17/1986 SPILL TIME: 12:00 pm
 CALL RECEIVED DATE: 03/19/1986 RECEIVED TIME: 12:05 pm

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL ST/BEEBEE STATIO TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Unknown SPILL REPORTED BY: Other
 FACILITY TYPE: Unknown WATERBODY: _____

CALLER REMARKS:
 SUMP PUMP DISCHARGE LINE AT THE CONNECTION BROKE AFTER A JOINT BECAME WEAKENED.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
#6 Fuel Oil	Petroleum	20 G	0 G	Air,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	NY	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:
 Prior to Sept, 2004 data translation this spill Lead_DEC Field was "DT"
 2004/02/19 - Spill_Time was previously blank and replaced with RCVD_Time to fix a data translation problem... Bob Corcoran

// : EXTENT OF SPILL: TO RIVER BANK AND RIVER.

// : ACTION: SORBENT BOOM APPLIED TO CONTAIN SPILLED.

// : STATUS: JC (CLOSED) 86/03/26 AES CONTACTED BY SPILLER TO DO CLEANUP ON SHORE LINE AND RIVER. REPAIRS TO BROKEN SUMP HOSE MADE BY SPILLER, PUMP PUT BACK INTO SERVICE.

03/30/01: PAPER FILE REMOVED PER PAPER RETENTION POLICY.



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8504643
SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: DLTILTON

PIN

T & A

COST CENTER

CLASS: C3

CLOSE DATE: 06/01/1986

MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8601553
 SPILL NAME: GENESEE RIVER(BEEBEE STA) DEC LEAD: PCLINDEN
 SPILL DATE: 06/05/1986 SPILL TIME: 11:05 am
 CALL RECEIVED DATE: 06/05/1986 RECEIVED TIME: 11:05 am

SPILL LOCATION

PLACE: GENESEE RIVER(BEEBEE STA) COUNTY: Monroe
 STREET: MILL ST. TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Unknown SPILL REPORTED BY: Health Department
 FACILITY TYPE: Unknown WATERBODY: GENESEE RIVER

CALLER REMARKS:
 SUSPECT COMBIN SEWER OVERFLOW-RIVER DISCOLORED BLACK

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
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POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
MONROE CO. PURE WATERS(?)	ZZ	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:
 Prior to Sept, 2004 data translation this spill Lead_DEC Field was "PL"
 // : MCHD INVESTIGATING SUSPECTED COMBINED SEWER OVERFLOW GREG BEYLER ON SCENE.
 // : GREG BUYLER FOUND NO PROBLEM.
 // : RG&E OUTFALLS CLEAN, CSO WAS NORMAL COLOR, AND PROBLEM WAS ABATED.

09/28/95: This is additional information about material spilled from the translation of the old spill file: BLACK UNK. MATERIAL.



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8601553
SPILL NAME: GENESEE RIVER(BEEBEE STA) DEC LEAD: PCLINDEN
05/08/01: PAPER FILE REMOVED PER PAPER RETENTION POLICY.

PIN

T & A

COST CENTER

CLASS: C3

CLOSE DATE: 03/31/1987

MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8700097
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: CAHETTEN
 SPILL DATE: 04/03/1987 SPILL TIME: 8:15 am
 CALL RECEIVED DATE: 04/03/1987 RECEIVED TIME: 9:30 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL ST/BEEBEE STATIO TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: GENESEE RIVER

CALLER REMARKS:

655 GALLON CAPACITY TRANSFORMER LEAKED PCB CONTAMINATION (64 PPM CPB) OF OIL INTO THE STORMSEWER OF OUTFALL 002. LOW LEVEL PCBs.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
PCB OIL	Petroleum	1 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY ADDRESS CONTACT
 ROCHESTER GAS & ELECTRIC 89 EAST AVENUE ROCHESTER NY
 (716) 724-8128

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "CH"
 / / : 4/9/87 TALK WITH M.C.H.D. BEYLER.HE SAYS CLEANUP SATISFACTORLY COMPLETED.
 / / : TESTS RUN - THREE WERE LESS THAN 50 PPM, ONE WAS 64 PPM.
 / / : RG&E CLEANUP CREW ON SITE. PROBLEM CAUSED WHEN COOLING WATER WAS RESTRICTED & OIL OVERHEATED. SHEEN PRESENT ON GENESEE RIVER AT OUTFALL.

PIN T & A COST CENTER

CLASS: _____ CLOSE DATE: 04/09/1987 MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 8909947
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: MAGER
 SPILL DATE: 01/16/1990 SPILL TIME: 8:00 am
 CALL RECEIVED DATE: 01/17/1990 RECEIVED TIME: 10:50 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: MILL STREET/BEEBEE STATIO TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Traffic Accident SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: GENESEE RIVER

CALLER REMARKS:

A SHEEN OF HEAVY LUBRICATING OIL WAS SEEN IN THE DISCHARGE TO THE GENESEE RIVER. SPILL SOURCE WAS TRACED BACK TO SUMP. ~ 3-5 GALLONS OF OIL WAS LOST TO THE RIVER. BOOMS & PADS WERE PLACED AT THE DISCHARGE.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
Lube Oil	Petroleum	0 L	0 L	SW,
NON PCB OIL	Petroleum	5 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	NY	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "DM"
 01/16/90: 01/16/90 SOURCE OF OIL WAS A RELEASE FROM A LUBRICATING TANK. IT HAS BEEN REPAIRED. LINE WAS FLUSHED. NORMALLY, DISCHARGE GOES INTO AN OIL/WATER SEPARATOR. THIS TIME AN ALARM WENT OFF & BYPASS WAS ON.

PIN T & A COST CENTER

CLASS: CLOSE DATE: 01/17/1990 MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9109744
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: JRMARCHI
 SPILL DATE: 12/10/1991 SPILL TIME: 8:00 am
 CALL RECEIVED DATE: 12/11/1991 RECEIVED TIME: 11:50 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: MILL STREET-BEEBEE STATIO TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:

A TRANSFORMER STORED IN AN ENCLOSED YARD LEAKED OIL (60PPM) FROM A SEAL. 2' X 4' AREA AFFECTED. CONTACT PERSON: DENNIS MONEY.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
PCB OIL	Petroleum	2 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	ZZ	(716) 771-2113

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "JM"
 12/11/91: RG&E USED ABSORBENTS TO CLEANUP OIL. AFFECTED AREA TO BE EXCAVATED & PROPERLY DISPOSED OF BY RG&E. SAMPLES REQUESTED OF SOIL BENEATH EXCAVATED AREA TO INSURE ALL CONTAM REMOVED. REPORT TO BE SENT.

03/06/92: REPORT SENT TODAY ON SOIL REMOVAL. CLEANUP COMPLETE. NO FURTHER ACTION NECESSARY.

PIN T & A COST CENTER

CLASS: CLOSE DATE: 03/06/1992 MEETS STANDARDS: True

**NYSDEC SPILL REPORT FORM**

DEC REGION: 8 SPILL NUMBER: 9111421
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: FOTI
 SPILL DATE: 01/30/1992 SPILL TIME: 10:00 am
 CALL RECEIVED DATE: 01/31/1992 RECEIVED TIME: 8:30 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL ST/BEEBEE STATIO TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: GENESEE RIVER

CALLER REMARKS:

LOCATION IS STATION #3. A PUMP SEAL APPARENTLY BROKE @ THIS ELECTRICITY GENERATING FACILITY & AN UNKNOWN QUANTITY OF LUBRICATING OIL WAS LOST FROM RG&E'S STATION 3-002 DISCHARGE.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
NON PCB OIL	Petroleum	20 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	89 EAST AVENUE ROCHESTER NY 14649-	(716) 546-2700

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "SF"

01/31/92: THE LOST OIL RAN INTO SUMP INSIDE PLANT WHICH DISCHARGES TO THE CAT-A-SEP(OIL/WATER SPEARATOR). THIS THEN DISCHARGES TO RETENTION POND & THEN TO GENESEE R. OIL WAS SPOTTED FIRST IN RETENTION POND.....

01/31/92: RG&E'S SPILL RESPONSE CREW USED A BOOM IN RETENTION POND & 3M PADS TO RECOVER LOST OIL. SMALL 10'X10' LT SHEEN WAS SEEN ON GENESEE R WHERE RETENTION POND DISCHARGES, BUT SPILL WAS CONTAINED BEFORE...

01/31/92: ...ANY SIGNIFICANT DISCHARGE OCCURRED. IN FOLLOW-UP PHONE CALL FROM FOTI TO FINK ON 02/03, MR FINK STATED THAT SEAL WHICH HAD LEAKED WAS DISCOVERED & REPAIRED W/NO FURTHER LOSS OF OIL.

02/03/92: HE STATED ALL LOST OIL WAS RECOVERED FROM RETENTION POND USING BOOMS & 3M PADS & THAT THESE WERE DISPOSED OF WITH RG&E'S INDUSTRIAL WASTEHAULER.



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9111421
SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: FOTI
PIN T & A COST CENTER

CLASS: CLOSE DATE: 02/03/1992 MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9310256
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: PRMILLER
 SPILL DATE: 11/22/1993 SPILL TIME: 3:45 pm
 CALL RECEIVED DATE: 11/23/1993 RECEIVED TIME: 8:55 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL ST BEEBEE STA 3 TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: GENESEE RIVER

CALLER REMARKS:

OIL SHEEN NOTICED ON GENESEE RIVER; BOOMS PLACED IN RIVER. LEAK DISCOVERED IN HEATER DRIP PUMP. SHEEN EMANATED FROM 003 DISCHARGE. CONTACT: CALLER

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
Lube Oil	Petroleum	0	0	SW,
Waste Oil/Used Oil	Petroleum	4 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	NY	(716) 771-4176

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead DEC Field was "PM"
 11/23/93: HEATER DRIP PUMP SHUT DOWN; HOLD PUT ON STEAM SIPHON TO PREVENT FURTHER DISCHARGE.

12/09/94: REPAIRS HAVE BEEN COMPLETED ON HEATER DRIP PUMP. AFTER REPAIRS WERE COMPLETED, STATION WAS BACK IN OPERATION. NO FURTHER ACTION IS NEEDED BY SPILLS.

PIN T & A COST CENTER

CLASS: C3 CLOSE DATE: 12/09/1994 MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9513397
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: VOLLMER
 SPILL DATE: 01/22/1996 SPILL TIME: 3:10 pm
 CALL RECEIVED DATE: 01/22/1996 RECEIVED TIME: 4:11 pm

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL ST/BEEBEE STATIO TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Unknown SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Institutional, Educational, Gov., Other WATERBODY: _____

CALLER REMARKS:

The caller reported a petroleum sheen was noticed on 30' to 40' retention pond at the #002 discharge area. 10' x 10' area noted to have sheen. RG&E placed sorbent booms and pads on the affected area and will back-track through to determine the source of the problem. Tom Pearson notified of incident.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
UNKNOWN MATERIAL	Other	0 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	NY	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "BS"
 01/22/96 BUTCH JONES OF MONROE CO HEALTHD EPT NOTIFIED AT 1625 HRS. NO FURTHER ACTION
 REQUIRED OF SPILLS UNIT.

PIN T & A COST CENTER

CLASS: C3 CLOSE DATE: 01/22/1996 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9514355

SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: TPWALSH

SPILL DATE: 02/08/1996 SPILL TIME: 2:20 pm

CALL RECEIVED DATE: 02/08/1996 RECEIVED TIME: 2:40 pm

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe

STREET: 254 MILL ST/BEEBEE STATIO TOWN/CITY: Rochester (c)

COMMUNITY: ROCHESTER

CONTACT: GAS & ELECTRIC CONTACT PHONE: _____

CONT. FACTOR: Unknown SPILL REPORTED BY: Responsible Party

FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:

A sheen was noted at SPES discharge #002. A spill crew has been dispatched. A sheen was noted in discharge, which entered a retention pond, and has been contained there with booms and pads. No discharge has been noted to the Genesee River.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
UNKNOWN MATERIAL	Other	0 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	NY	(716) 771-4176

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "TW"
02/08/96 NO PRODUCT HAS YET REACHED THE RIVER. RG&E IS INVESTIGATING TO FIND SOURCE AND CONTROL IT. RG&E WILL UPDATE NYSDEC AS TO STATUS.

01/02/97 NO FURTHER COMPLAINTS OR DOCUMENTATION OF FURTHER DISCHARGES. NO FURTHER ACTION REQUIRED BY SPILLS.

PIN

T & A

COST CENTER

CLASS: C3 CLOSE DATE: 01/02/1997 MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8	SPILL NUMBER: 9605225
SPILL NAME: ROCHESTER GAS & ELECTRIC	DEC LEAD: MFZAMIAR
SPILL DATE: 07/23/1996	SPILL TIME: 10:00 am
CALL RECEIVED DATE: 07/23/1996	RECEIVED TIME: 10:13 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC	COUNTY: Monroe
STREET: 254 MILL ST/BEEBEE STATIO	TOWN/CITY: Rochester (c)
	COMMUNITY: ROCHESTER
CONTACT: DOUG PAVONE	CONTACT PHONE: (908) 548-8730

CONT. FACTOR: Unknown	SPILL REPORTED BY: Other
FACILITY TYPE: Commercial/Industrial	WATERBODY: GENESEE RIVER

CALLER REMARKS:

07/23/96 OPERATOR NOTED SHEEN ENTERING GENESEE RIVER NEAR DISCHARGE 002. OIL IS OOZING FROM THE SOIL. BOOMS WERE DEPLOYED. ROCHESTER GAS & ELECTRIC IS INVESTIGATING AND WILL REPORT BACK TO THE DEPARTMENT. FAXED TO MCHD. MCHD TO INSPECT.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
UNKNOWN PETROLEUM	Petroleum	0 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	NY	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead DEC Field was "MZ"
 08/29/96 DEPT RECEIVED MCHD INSPECTION REPORT. DARK MATERIAL NEAR RIVER BANK BELIEVED TO BE EITHER COKE OR COAL TAR. MATERIAL HAD A PETROLEUM LIKE ODOR. RG&E TO ANALYZE SAMPLES AND NOTIFY MCHD AND DEC OF RESULTS.

3/31/00 MZ AND TW MET WITH NANCY EDWARDS AND DAN KENNEDY OF RG&E TO GO OVER SPILLS. EDWARDS STATED THAT THERE HAS BEEN NO RE-OCCURANCE OF THIS AND THAT SHE WILL FOLLOW UP WITH KEVIN HYLTON AS FAR AS THE RESULTS OF THE SAMPLING THAT WAS DONE. EDWARDS ALSO STATED THAT DHWR DID A CLEANUP JUST TO THE SOUTH OF THIS AREA.

4/2/04 MZ AND TW MET WITH NANCY EDWARDS AND TOM WRIGHT (RG&E) TO DISCUSS STATUS OF OPEN SPILLS. EDWARDS STATED THAT SITE IS CURRENTLY UNDER A VCA WITH HAZ WASTE SECTION (SITE # V 00593-8).

NO FURTHER ACTION REQUIRED BY SPILLS.

12/30/08: PAPER FILE REMOVED PER FILE RETENTION POLICY.

Created On: 07/23/1996

Date Printed: 1/9/2009

Last Updated: 12/30/2008



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9605225
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: MFZAMIAR

PIN

T & A

COST CENTER

CLASS: B3

CLOSE DATE: 04/02/2004

MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9614006
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: CAHETTEN
 SPILL DATE: 03/01/1997 SPILL TIME: 10:15 am
 CALL RECEIVED DATE: 03/01/1997 RECEIVED TIME: 11:23 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL ST/BEEBEE STATIO TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: NANCY EDWARDS CONTACT PHONE: (716) 381-5073

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: GENESSEE RIVER

CALLER REMARKS:
 COOLING COIL ON TRANSFORMER LEAKED. SOME PRODUCT GOT INTO THE RIVER. THERE IS A VISIBLE SHEEN.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
NON PCB OIL	Petroleum	1 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY ADDRESS CONTACT
 ROCHESTER GAS & ELECTRIC 254 MILL ST/BEEBEE-STATIO ROCHESTER ZZ NANCY EDWARDS
 (716) 381-5073

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:
 Prior to Sept, 2004 data translation this spill Lead_DEC Field was "CH"
 03/03/997 CH TELCON WITH EDWARDS. TRANSFORMER LOCATED ON ROOF. COIL WAS DRIPPING INTO ROOF FLOOR DRAIN WHICH GOES TO RIVER. PAN PLACED UNDER LEAK. TRANSFORMER TO BE REPLACED 03/03/97. NO FURTHER ACTION REQUIRED BY SPILLS.

PIN T & A COST CENTER

CLASS: C4 CLOSE DATE: 03/03/1997 MEETS STANDARDS: True



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9970133
 SPILL NAME: GENESEE RIVER/BEE BEE STA DEC LEAD: MFZAMIAR
 SPILL DATE: 06/07/1999 SPILL TIME: 10:00 am
 CALL RECEIVED DATE: 06/07/1999 RECEIVED TIME: 3:30 pm

SPILL LOCATION

PLACE: GENESEE RIVER/BEE BEE STA COUNTY: Monroe
 STREET: 254 MILL STREET TOWN/CITY: ***** Unknown *****
 COMMUNITY: ROCHESTER
 CONTACT: KAREN SAHLER CONTACT PHONE: (716) 724-8684

CONT. FACTOR: Unknown SPILL REPORTED BY: Affected Persons
 FACILITY TYPE: Unknown WATERBODY: GENESEE RIVER

CALLER REMARKS:

AN OIL SLICK APPROXIMATELY 10' IN DIAMETER WAS NOTICED ON THE GENESEE RIVER IN AN EDDY ADJACENT TO THE BEE BEE STATION BY RG&E EMPLOYEES. RG&E EMPLOYEES DEPLOYED BOOM. THERE IS NO NOTICEABLE ODOR. PETROLEUM IS LIGHT IN COLOR. THE PLANT WAS NOT OPERATING WHEN THIS WAS DISCOVERED, IT HAD BEEN SHUT DOWN. RG&E PERSONNEL INSPECTED THE PLANT AND COULD FIND NO SOURCE ON THEIR PROPERTY. IT IS BELIEVED OIL MAY HAVE COME FROM OFF-SITE AND JUST GOT CAUGHT UP IN THE EDDY NEXT TO THE PLANT. RG&E WILL CONTINUE TO MONITOR. FAXED TO MCRD ON 06/10/99 AT 1040 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
UNKNOWN PETROLEUM	Petroleum	0 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNKNOWN	NY	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MZ"

PIN T & A COST CENTER

CLASS: C1 CLOSE DATE: 06/10/1999 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9970135
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: DLTILTON
 SPILL DATE: 06/08/1999 SPILL TIME: 9:30 am
 CALL RECEIVED DATE: 06/08/1999 RECEIVED TIME: 11:37 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL STREET TOWN/CITY: ***** Unknown *****
 CONTACT: KAREN SAHLER COMMUNITY: ROCHESTER
 CONTACT PHONE: (716) 724-8684

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: DITCH

CALLER REMARKS:

AN UNKNOWN PETROLEUM SHEEN WAS NOTED AT THE OUTFALL. SHEEN IS BEING COLLECTED BY BOOM. TESTING WATER FOR ACID DIE TO A PIPE RUPTURE FROM A CAUSTIC TANK. SAMPLES TO BE TAKEN AND WILL NOTIFY WATER DIVISION OF ANY SPDES VIOLATIONS. COPY TO WATER. FAXED TO MCHD ON 06/08/1999 AT 1148 HRS. NO FURTHER ACTION NEEDED BY SPILLS. CLOSED.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
UNKNOWN PETROLEUM	Petroleum	0 G	0 G	SW,

POTENTIAL SPILLERS

COMPANY: ROCHESTER GAS & ELECTRIC ADDRESS: 89 EAST AVENUE ROCHESTER NY CONTACT: KEVIN HYLTON
 (716) 724-8428

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "DT"

PIN T & A COST CENTER

CLASS: D3 CLOSE DATE: 06/08/1999 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 9970311
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: BWFINSTE
 SPILL DATE: 08/23/1999 SPILL TIME: 12:00 pm
 CALL RECEIVED DATE: 08/24/1999 RECEIVED TIME: 11:45 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: 254 MILL STREET TOWN/CITY: **** Unknown ****
 COMMUNITY: ROCHESTER
 CONTACT: KAREN SAHLER CONTACT PHONE: (716) 724-8684
 CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:

AN HVAC UNIT IN THE TELEPHONE ROOM AT BEEBE STATION WAS CHECKED TODAY AND FOUND TO HAVE LEAKED 8 POUNDS OF FREON TO THE ATMOSPHERE. FREON WILL NOT BE REPLACED IN THE UNIT. FORWARD COPY TO AIR UNIT. NO FURTHER ACTION NEEDED BY SPILLS. CLOSED. FAXED TO MCHD ON 08/24/1999 AT 1157 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
FREON	Other	8 G	0 G	Air,

POTENTIAL SPILLERS

COMPANY: ROCHESTER GAS & ELECTRIC ADDRESS: 254 MILL STREET ROCHESTER ZZ CONTACT: KAREN SAHLER
 (716) 724-8684

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "BF"

PIN

T & A

COST CENTER

CLASS: D3 CLOSE DATE: 08/24/1999 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 0270212
 SPILL NAME: BEEBEE STATION DEC LEAD: TGHALL
 SPILL DATE: 06/26/2002 SPILL TIME: 12:00 pm
 CALL RECEIVED DATE: 07/01/2002 RECEIVED TIME: 10:00 am

SPILL LOCATION

PLACE: BEEBEE STATION COUNTY: Monroe
 STREET: 254 MILL STREET TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Housekeeping SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:
 A POST EXCAVATION CONFIRMATORY SAMPLE REVEALED RESIDUAL CONTAMINATION IN A CONTAINMENT AREA. FAXED TO MCHD ON 07/02/02 AT 1310 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
#2 Fuel Oil	Petroleum	0 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	89 EAST AVENUE ROCHESTER NY 14649-	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:
 Prior to Sept, 2004 data translation this spill Lead_DEC Field was "TH"
 07/02/2002: HALL TELCON WITH KAREN SAHLER. THREE DRUMS OF SOIL WERE EXCAVATED OUT PRIOR TO SAMPLING. SOIL TO BE DISPOSED OF IN A DUMPSTER AT THE BROOKS AVENUE FACILITY. IMPERVIOUS SECONDARY CONTAINMENT SYSTEM WILL BE INSTALLED FOR AST SYSTEM. NO FURTHER ACTION REQUIRED BY SPILLS UNIT AT THIS TIME.

09/12/08: PAPER FILE REMOVED PER FILE RETENTION POLICY.

PIN

T & A

COST CENTER

CLASS: C3 CLOSE DATE: 07/02/2002 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 0270538
 SPILL NAME: BEE BEE STATION DEC LEAD: DLTILTON
 SPILL DATE: 01/23/2003 SPILL TIME: 8:10 am
 CALL RECEIVED DATE: 01/23/2003 RECEIVED TIME: 8:38 am

SPILL LOCATION

PLACE: BEE BEE STATION COUNTY: Monroe
 STREET: 254 MILL STREET TOWN/CITY: ***** Unknown *****
 CONTACT: CHUCK GEIWITZ COMMUNITY: ROCHESTER
 CONTACT PHONE: (585) 315-0618

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Health Department
 FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:
 CALLER STATES THAT A LEAK OCCURRED FROM A LINE CARRYING DIESEL. SPILLAGE WENT TO SECONDARY CONTAINMENT. CLEANUP IS COMPLETE. NO FURTHER ACTION IS NEEDED BY SPILLS. FAXED TO MCHD ON 1/23/2003 AT 0843 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
Diesel	Petroleum	20 G	20 G	Soil,

POTENTIAL SPILLERS

COMPANY: BEE BEE STATION ADDRESS: 254 MILL STREET ROCHESTER ZZ CONTACT: CHUCK GEIWITZ
 (585) 315-0618

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:
 Prior to Sept, 2004 data translation this spill Lead_DEC Field was "DT"

PIN T & A COST CENTER

CLASS: D4 CLOSE DATE: 01/23/2003 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 0308139
 SPILL NAME: ROCHESTER GAS & ELECTRIC DEC LEAD: CAHETTEN
 SPILL DATE: 10/31/2003 SPILL TIME: 7:00 pm
 CALL RECEIVED DATE: 11/01/2003 RECEIVED TIME: 8:47 am

SPILL LOCATION

PLACE: ROCHESTER GAS & ELECTRIC COUNTY: Monroe
 STREET: MILL STREET TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: SAM CONTACT PHONE: (585) 724-8917

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:
 APPROXIMATELY 80 GALLONS OF NON PCB TRANSFORMER OIL SPILLED FROM A TRANSFORMER AT STATION #3 ON MILL STREET IN ROCHESTER. CLEANUP IS IN PROGRESS. FAXED TO MCHD ON 11/06/03 AT 1045 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
TRANSFORMER OIL	Petroleum	80 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY: ROCHESTER GAS & ELECTRIC ADDRESS: 89 EAST AVENUE ROCHESTER NY 14649- CONTACT: SAM
(585) 724-8917

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:
 Prior to Sept, 2004 data translation this spill Lead_DEC Field was "CH"
 11/1/03:CH TELECON WITH JOHN PIRILL OF RG&E. THERE WAS A CABLE FAULT THAT CAUSED A FIRE AT THE TRANSFORMER. THEY BELIEVE THAT MOST OF THE OIL WAS CONSUMED IN THE FIRE. SOME OF IT WENT TO A CONCRETE CONTAINMENT AREA. RG&E DOES NOT BELIEVE THAT ANY WENT TO THE SOIL. IF SOIL WAS IMPACTED, IT WILL BE REMOVED AND DISPOSED OF. NO FURTHER ACTION NECESSARY BY SPILLS.

PIN T & A COST CENTER

CLASS: D4 CLOSE DATE: 11/03/2003 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 0485351
 SPILL NAME: NYSDOT PROJECT# D259308 DEC LEAD: TPWALSH
 SPILL DATE: 12/22/2004 SPILL TIME: 10:30 am
 CALL RECEIVED DATE: 12/22/2004 RECEIVED TIME: 10:58 am

SPILL LOCATION

PLACE: NYSDOT PROJECT# D259308 COUNTY: Monroe
 STREET: STATE STREET/ SMITH STREET TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: _____ CONTACT PHONE: (585) 746-2986

CONT. FACTOR: Unknown SPILL REPORTED BY: Other
 FACILITY TYPE: Unknown WATERBODY: _____

CALLER REMARKS:

CALLER STATES WHILE EXCAVATING FOR A LIGHT POLE, CONTAMINATED SOILS WERE ENCOUNTERED. ONE BUCKET OF CONTAMINATED SOIL WAS REMOVED FROM SITE. CONTAMINATED SOIL TO BE DISPOSED OF PROPERLY. FAXED TO MCHD ON 12/22/04 AT 1107 HRS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
Gasoline	Petroleum	0 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

PIN T & A COST CENTER

CLASS: C3 CLOSE DATE: 12/22/2004 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 0750792
 SPILL NAME: BEE BEE STATION UNIT 13 DEC LEAD: cahetten
 SPILL DATE: 08/31/2007 SPILL TIME: 12:00 pm
 CALL RECEIVED DATE: 08/31/2007 RECEIVED TIME: 9:35 am

SPILL LOCATION

PLACE: BEE BEE STATION UNIT 13 COUNTY: Monroe
 STREET: 254 MILL STREET TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: TOM WRIGHT CONTACT PHONE: (585) 315-0942

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:

LAST NIGHT A CREW WAS WORKING ON THE OLD UNIT 13 GAS TURBINE. IT HAD A SMALL LEAK OF ANTIFREEZE. THEY MADE CONTAINMENT FOR THE LEAK, BUT WHEN THEY CAME IN THIS MORNING SOME ANTIFREEZE HAD ESCAPED THE CONTAINMENT AND FLOWED INTO THE GRAVEL BENEATH THE TURBINE.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
ANTIFREEZE	Other			Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
ROCHESTER GAS & ELECTRIC	89 EAST AVENUE ROCHESTER NY 14649	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

IT IS UNKNOWN HOW MUCH ANTIFREEZE ESCAPED THE CONTAINMENT. THE TOTAL AMOUNT LEAKED FROM THE TURBINE WAS 20 GALLONS AND THERE WAS STILL MUCH OF THAT IN THE CONTAINMENT. RG&E IS UNSURE AT THIS TIME IF THE ANTIFREEZE WAS ETHYLENE GLYCOL OR PROPYLENE GLYCOL. THEY ARE INVESTIGATING THE TYPE. THEY ARE ALSO STILL WORKING ON REPAIRING THE LEAK AND WILL ENSURE NO FURTHER RELEASES OCCUR FROM THE CONTAINMENT.

PIN T & A COST CENTER

CLASS: C4 CLOSE DATE: 08/31/2007 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 8 SPILL NUMBER: 0809528
 SPILL NAME: POWER PLANT DEC LEAD: dtilton
 SPILL DATE: 11/24/2008 SPILL TIME: 8:00 am
 CALL RECEIVED DATE: 11/24/2008 RECEIVED TIME: 8:16 am

SPILL LOCATION

PLACE: POWER PLANT COUNTY: Monroe
 STREET: 254 MILL ST TOWN/CITY: Rochester (c)
 COMMUNITY: ROCHESTER
 CONTACT: ANDREW WEINBERGER CONTACT PHONE: _____

CONT. FACTOR: Equipment Failure SPILL REPORTED BY: Local Agency
 FACILITY TYPE: Commercial/Industrial WATERBODY: _____

CALLER REMARKS:

A transformer failure caused oil to spill onto the gravel. Clean up is ongoing by AAA environmental.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
TRANSFORMER OIL	Petroleum	5 G		Soil,

POTENTIAL SPILLERS

COMPANY: ROCHESTER GAS & ELECTRIC ADDRESS: 254 MILL ST ROCHESTER NY CONTACT: ANDREW WEINBERGER

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

11/24/08 CALLER STATES THAT AAA ENVIRONMENTAL ON SCENE, PERFORMING CLEANUP, AND WILL DISPOSE OF PROPERLY. NO FURTHER ACTION IS NEEDED BY SPILLS. CLOSED. FAXED TO MCHD ON 11/24/08 AT 0847 HRS.

PIN T & A COST CENTER

CLASS: D4 CLOSE DATE: 11/24/2008 MEETS STANDARDS: True

LaBella
LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 2

Historical Information

Library Research Information

Conducted by: Craig A. Stiles
Location (of research): Monroe Cty. Rundel Central Library
Address (of project): 3535 & 3543 Winton Place, Henrietta, NY
Project Number: 209073

Date: January 6, 2009

Plat Maps: X Not available See Attached

Sanborn Maps: ~~X Not available~~ See Attached

Additional Historical Maps (Atlases, Topographic): Not available See Attached

Street Directories: Not available X See Attached

Rochester, NY Polk City Directory

2007

- 184 Smith St R & R Auto Sales
- ✓ 550 State St Rochester Auto Glass & Mirror
- ✓ 510 State St Rochester Welding Supply Co.
- ✓ 508 State St J. H. McGee & Sons (Monuments)
- ✓ 464 State St. Phoenix Graphics (Comm. Printing)

2002

- 184 Smith St Pedro's Auto Collision Cntr
Saucke Bros Const.
- 464, 508, 510 & 550 State St - Same as 2007

1997

- 184 Smith St Saucke Bros Const
- 206 Smith St Ridge Runner Auto Sales
- 219 Smith St Burroughs Motors
- 464 to 550 State St (even) - Same as 2002/2007

1992

- 184 Smith St - Same as 1997
- 206 " " - Vacant
- 230 " " O'Grady McCormick (Mech. Contractors)
- 464 to 550 State St - Same as 1997/2002/2007

1988

- 180, 184 & 206 Smith St - Saucke Bros Const
- 219 Smith St - Weld Tech (auto repair)
- 230 Smith - Same as 1992
- 464 State St - Office
- 508, 510 & 550 State St - Same as 1992/1997/2002/2007

1983/84

(F)

180 Smith St - Carbide Specialty Co (tooling)

184 " " - Saucke Bros Const

208 " " - H H Morse Oil Co (gas sta)

219 " " - Collision Craft Inc.

230 " " - O'Grady McCormick

508, 510 & 550 State St - Same as previous

534 State St. Rochester Marine Co (Boat sales & service)

1978

(F)

508, 510 & 534 State St - Same as previous

550 State St Squeaky's Exxon Sta &

~~180, 206, 219 & 230~~ Rochester Auto Glass & Mirror

180, 206, 219 & 230 Smith St - Same as previous

184 Smith St Brookwood Vinyl Tops

1973

(F)

180, 184, 206 & 230 - Smith St - Same as previous

196 Smith St - Western New York Toy Co

219 Smith St - Rochester Fur Dressing Co

550 State St. - Squeaky's Esso Sta

508, 510 & 534 State St - Same as previous

1968

(F)

180, 196, 206, 219 & 230 Smith St - Same as previous

184 Smith St - Vacant

508, 510, 534 & 550 State St - Same as previous

1963

(F)

196, 206, 219 Smith St - Same as previous

180 & 184 Smith St - Not Listed

508, 510, 534 & 550 State St - Same as previous

(F)

1958

550 State St Ben & Chuck's Service Sta
512 State St Rudman Motors (used cars)
508, 510 & 534 State St - Same as Previous
180 Smith St - Carbide Specialty Co
184 Smith St - Cerami Collision Service
196 Smith St - Robin Hood Distributors
206 Smith St - H H Morse Oil Co (gas sta)
219 Smith St - Rochester Fur Dressing Co

1953

0 Fall St City of Roch. Rubbish Disposal
Roch Gas & Elect
1 Falls St City of Roch. Garbage Reduction Plant
180, 196, 206, & 219 Smith St - Same as previous
230 Smith St - Silver Plating Laboratories
508, 510, 512 & 550 State St - Same as Previous
532 State St - Speakers Furniture Co
534 State St - Koerner Motors Inc

1948

Fall St - Same as previous
196 Smith St - Vanvex Mill Co (Flour)
206 & 230 Smith St - Same as previous
219 Smith St - MacInnes Tool Co
State St - Same as previous

1943

508, 510, 532 & 550 State St - Same
512 - Vacant
534 State St - Lakeshore Transportation
184 Smith St - Al's Service Station
196, 206, Smith St - Same
219 Smith St - Gebhardt Iron Works / McCord Wagon Makers
Fall St - Same

1938

Fall St - Same

184 Smith St - J. Hagler (blacksmith)

196, 206, 219 Smith St - Same

508, 510 State St - Same

512 State St - Long Tite Co

516 " " - Conway Block (?)

518 " " - Sun Furniture Co

546 " " - Hambleton Terminal Corp

1933

Fall St - Same

508, 512, 516 State St - Same

510 State St - State Plating Co

184 Smith St A. Gabriel (gas sta)

196, 206, 219 Smith - Same

230 Smith St - J. Williamson (blacksmith)

1928/29

Fall St = Same

184 Smith St - Prem & Phillips garage

196, 206 & 230 = Same

219 Smith - Auto Paint Shop & G.E. McCord - Wagon maker

550 State St - Vacant

542 " " A & M Tire Exchange

538 " " Roncor - Pocar's undertakers

510 State St State Iron & Metal Co

508 " " Same

1924

Fall St = Same

196 Smith = Same

206 Smith - McCord Wagon maker

193 Smith St = DPW Ste. #5

211 " " Triangle Tool & Die

548 State St. Hing Wing Laundry

508 " " Same

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ENGINEERING.Architecture.Environmental.Planning

300 State Street, Suite 201 • Rochester, NY 14614
Phone 585.454.6110 • Fax 585.454.3066
www.labellapc.com

PROJECT _____ SHEET _____ OF _____

PROJECT NO. _____ CALC. BY _____ DATE _____

SUBJECT _____ SCALE _____

196 Smith St.

1918/19

(F)

181 Smith St - R W & O RR

1938 Sanborn Map

Office structure & sets RR tracks on-site

S - T. Holahan Coal Yard

E - Rochester Incinerator Plant & Garbage Reduction Plant

W - BLSM Iron Works (N)

Gas Sta

Auto Sales/Service

Filling Sta (S)

N Auto Repair/Filling St (E) 1 tank

Dwellings

Flour Mill

H. H. Morse Oil Co/Filling St

2 tanks

Storage/Warehouse

Dwellings

1875 Plat Map

On-site = Dwellings/Shops

Same to N & W

1888 2 RR tracks on-site

Rest same as 1875

Freight Warehouse to south

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**CSX LAND FOR CONNECTION TO GENESEE RIVERWAY TRAIL
CITY OF ROCHESTER
MONROE COUNTY, NEW YORK**

Prepared for:
City of Rochester
Department of Environmental Services
Division of Environmental Quality
30 Church Street
Rochester, New York

Prepared by:
Lu Engineers
2230 Penfield Road
Penfield, New York 14526

FEBRUARY 2006

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1. EXECUTIVE SUMMARY

The Site is a stretch of former railroad property that primarily runs north/south through the central part of the City of Rochester (Figure 1), approximately 16 acres in size. The Site consists of three land parcels; the northern two parcels are vacant, and the southern-most parcel contains two abandoned structures. Adjacent properties include residential, commercial, vacant, and industrial lands. The property also crosses the Genesee River.

Information relative to the Site's historical usage was provided by historical mapping and property records at local government agencies. Based on this information it is known that the Site was used as railroad line from 1887 until the late 1990s. The lands have been unused for most of their recent history.

Due to the size of this property and for ease of discussion, the trail has been split into four sections. Section 1 begins at St. Paul Blvd. and runs south to just beyond the bridge over Route 104. Section 2 runs from just south of the Route 104 bridge to halfway between Avenue A and Avenue B. Section 3 runs from between Avenues A and B south and west across the Genesee River to Cliff Street. Section 4 begins at Cliff Street and runs south to the intersection of Brown and Falls Streets. Each section is shown in mapping located in the figures portion of this report.

A review of appropriate federal, state and local environmental records and databases has identified Recognized Environmental Conditions at the subject property due to activities at the Site and adjacent lands.

A walkover of the Site was completed by Lu Engineers on September 22 and 28, 2005. During the Site walkover several areas of concern were noted at the site including various dumped and abandoned materials, mostly construction and demolition debris, that has the potential to contain asbestos materials. Stained soils were also observed along a portion of Section 2 of the Site. Large areas of dumped construction and demolition debris were noted in Section 4 of the Site.

Based on information collected as a part of this Phase I Environmental Site Assessment, the following can be concluded relative to Recognized Environmental Conditions at the Site.

Findings and Conclusions

- The property's former use as a railroad represents a recognized environmental condition. Railroads have historically had contamination associated with them including herbicides, from spraying for weed control, and semivolatile organic contamination from treated rail timbers, and train fuels. These conditions would be particularly present in the rail yard area in Section 4 of the Site bordered by Smith Street, Vincent Street, Brown Street and Falls Street.
- The gasoline tank failure and spill associated with HiQual located at 148 Ridge Road discovered at #151, 83, 71, 59 Rutledge Drive located in Section 1 and its location adjacent to the site represents a recognized environmental condition.

Volatile organic compounds, lead and MTBE have potentially impacted the soils and groundwater of the site at this location.

- The tank failure and contamination found at 1707 North Clinton, Ridge Clinton Plaza, adjacent to Section 1 of the Site. NYSDEC Spill # 9914090 noting significant groundwater contamination represents a recognized environmental condition due to its close proximity to the site.
- The spill associated with 610 Hollenbeck Street, Ridge Lumber, located adjacent to Sections 1 and 2. NYSDEC Spill #0070445, noting contamination represents a recognized environmental condition due to its close proximity to the site.
- The stained soils and adjacent junk yard, Monroe County confirmed waste site RO-175, located at 19 Sunshine Street, in Section 2 of the site represent a recognized environmental condition. There is the potential for PCB, metals and organic contaminants to be present at this location.
- A leaking fuel oil tank located at 255 Hollenbeck Street and some contaminated soils were removed, this facility is adjacent to Section 2 of the site and represents a recognized environmental condition.
- The gasoline contaminated soil reported at 480 Conkey Avenue and the location of the former rail spur where CSX land extends on that property in Section 2 of the Site represents a recognized environmental condition. Volatile organic compounds, lead and MTBE have potentially impacted the soils and groundwater of the site at this location.
- The presence of the RG&E Ambrose Yard (Property # 29) with the disposal of coal tar adjacent to the property represents a recognized environmental condition at the Site.
- The presence of the Former RaeCo Oil Company located at 24 Spencer Street/10 Ambrose Street adjacent to Section 4 of the Site represents a recognized environmental condition. An investigation is currently underway at this property; it is likely that the site has impacted the soil and groundwater at this location.
- The presence of Former Rochester Metal Etching located at 100 Lake Avenue near Section 4 of the site, the soil and groundwater contamination present, and the inferred groundwater flow towards the site represent a recognized environmental condition. Contaminants identified at this location have likely impacted the soil and groundwater of the site at this location.
- The presence of Monroe County Health Department confirmed waste site RO-176 located in Section 4 of the Site represents a recognized environmental condition. RO-176 is located adjacent to the Site and contains construction and demolition debris. Potential hazardous and/or petroleum compounds could exist and affect the soil and/or groundwater of the site at this location. This location is adjacent to and has likely impacted the site.

- A former gas station located adjacent to the site at 400 State Street where three tanks were removed and hazardous material was generated in 1990 as a part of the removal action represents a recognized environmental condition.
- The large area of dumped construction and demolition debris located along Vincent and Falls Streets in Section 4 of the Site represents a recognized environmental condition. Some potential hazardous and petroleum containers were identified in these piles; the exact elements of the debris are unknown. Potential hazardous and or petroleum compounds could exist and affect the soil and/or groundwater of the site at this location.

Recommendations

Based on these findings, Lu Engineers recommends further investigation to determine:

1. whether soil and/or groundwater has been impacted by the past operation of the site as a railroad;
2. whether soil and/or groundwater has been impacted by past operations of the surrounding sites identified above;
3. whether soil and/or groundwater has been impacted by the debris dumping identified above.

Based on the intended future use of the site as a pedestrian trail, it is also recommended that cover be placed on the site to reduce potential exposure pathways. If any excavations or disturbance is planned for the site, a soil management plan should be developed to address monitoring, sampling and disposal issues for contaminated materials that may be encountered.

2. INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment was to determine, by means of the following Scope of Work:

1. whether Historical Recognized Environmental Conditions exist at the Site;
2. whether Recognized Environmental Conditions exist at the Site;
3. whether Site conditions suggest further effort to evaluate the presence or probable presence of such Recognized Environmental Conditions.

Note: Recognized Environmental Conditions are defined by ASTM Standard Practice E1527-00 as the presence or likely presence of CERCLA "Hazardous Substances" or the presence of petroleum products, on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

Historical Recognized Environmental Conditions are defined by ASTM Standard Practice E1527-00 as environmental conditions that would have been considered

Recognized Environmental Conditions but may not be considered Recognized Environmental Conditions because the conditions have been remediated to the satisfaction of applicable government agencies.

The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies.

2.2 Limitation and Exceptions of Assessment

No sampling of media such as soil, surface water, groundwater, suspect asbestos containing material, or lead based paint was conducted during this assessment. In addition, no inquiry was made into endangered species, regulatory compliance, ecological resources, industrial hygiene and indoor air quality, health and safety, power lines and electromagnetic fields, and cultural and historical resources during this assessment.

Lu Engineers was unable to gain access to the two structures located on Section 4 of the site. The interior of these structures was not inspected as part of this site investigation.

2.3 Limiting Conditions and Methodology Used

2.3.1 Historical Research

To establish a continuous past history of the Site and surrounding area's usage, Lu Engineers reviewed the following standard sources:

- aerial photographs
- fire inspection records
- property tax files
- recorded land title records
- USGS Topographic Maps
- street directories
- Building Department records
- land use records

2.3.2 Review of Environmentally-Related Records and Databases

The purpose of the review of environmental records and databases was to aid in the identification of conditions at, or related to, the Site and adjoining properties which are issues of environmental concern. This review included sources that are reasonably ascertainable, publicly available and reasonably reviewable.

Lu Engineers reviewed the federal, state and local lists presented in Table 1, to determine whether the Site or other sites within the applicable search distance are identified on these lists.

Table 1. Environmental Records Review Criteria

Information Source	Search Distance From Site (miles)
Federal NPL Site List	1.0
Federal CERCLIS List	0.5
Federal CERCLIS NFRAP List	Site and adjoining properties
Federal RCRA CORRACTS TSD Facilities List	1.0
Federal RCRA non-CORRACTS TSD Facilities List	0.5
Federal RCRA Generator List	Site and adjoining properties
Federal ERNS List	Site only
State Hazardous Waste Sites	1.0
State CERCLIS Sites	0.5
Local Landfills	0.5
State Spills Lists	0.25
State Leaking UST Lists	0.5
State Registered UST Lists	Site and adjoining properties
State Brownfields Lists	Site and adjoining properties

2.3.3 Physical/Geologic Setting

Lu Engineers reviewed current USGS Topographic Maps to provide general hydrologic information regarding the Site, such as nearby waterways, water bodies, streams, and to define basic topographic features. Other materials that were reviewed, included local groundwater, bedrock geology, surficial geology, and soil maps.

2.3.4 Site Visit

On September 22, and 28, 2005, Lu Engineers visited the Site to identify Recognized Environmental Conditions. This included an evaluation for the potential items listed below.

- current use(s) of Site, adjoining properties and surrounding area;
- geologic, hydrogeologic, hydrologic, and topographic conditions;
- general description of structures;
- location of roads;
- identification of the sewage disposal system;
- past use of the Site and adjoining properties;
- hazardous substances and petroleum products;
- storage tanks;
- odors;

- pools of liquid;
- drums;
- unidentified substance containers;
- PCBs;
- asbestos-containing materials;
- presence/extent of stains or corrosion;
- presence/discharge of drains and sumps;
- process that use hazardous substances;
- pits, ponds, or lagoons;
- stained soil or pavement;
- stressed vegetation;
- solid waste;
- wastewater;
- wells; and
- septic systems/dry wells.

2.3.5 Interviews with Site Manager/Occupants

Lu Engineers interviewed a representative of CSX, Mr. Paul Kurzanski, Manager of Environmental Remediation. CSX is the current owner of the Site. This interview was conducted to obtain information regarding the Site and to determine the existence and availability of the following documents:

- Environmental Site Assessment Reports;
- Environmental Audit Reports;
- Environmental permits;
- Tank registration;
- Material Safety Data Sheets;
- Community Right-to-Know Plan;
- Safety Plans, SPCC Plans, etc.
- Reports regarding hydrogeologic conditions on the Site or surrounding area;
- Notices of Violation;
- Hazardous Waste Generator Notices or Reports; and
- Geological studies.

2.3.6 Interviews with Local Officials

Lu Engineers interviewed local government officials with respect to their knowledge of recognized environmental conditions in connection with the Site and surrounding area. A reasonable attempt was made to interview staff members from the following agencies:

- Local Fire Department
- Local Health Agency
- Local, State, or Regional Agency having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site
- Local Building Department

3. SITE DESCRIPTION

3.1 Location and Legal Description

The Site is an approximately 2.5 mile long corridor located in the City of Rochester, Monroe County, New York (Figure 1). It consists of two separate parcels 0 Vincent Street, 0 St. Paul Street, and a portion of a third parcel, 0 E. Ridge Road, that were former railroad tracks and are now vacant.

The Property Tax Maps are attached as (Figure 2). The northern-most parcel, tax #091.21-01-01 is zoned Open Space; the middle parcel, tax #106.37-03-15, is zoned Low Density Residential; and the southern-most parcel, tax # 106.61-01-19, is zoned Village Center District by the City of Rochester.

3.2 Site and Vicinity Characteristics

The Site begins at the intersection of Long Acre Road and St. Paul Boulevard at the City of Rochester/Town of Irondequoit border in the City of Rochester, New York. The project corridor runs south for approximately 1½ miles and turns southwest to cross the Genesee River. After crossing the River, it turns south again and runs approximately ¾ mile to the intersection of Falls Street, Browns Race and Brown Street.

The City of Rochester is located in western New York on the shore of Lake Ontario. The local area is generally flat, with the exception of the Genesee River Gorge having a topographic relief of up to 225 feet within a quarter-mile radius of the Site.

There is one significant waterway in the vicinity of the Site. The Genesee River bisects the Site. It is located west of Sections 1, 2. The river crosses the southern end of Section 3 and is located east of Section 4.

3.3 Descriptions of Structures, Roads, and Other Improvements at the Site

The southern portion of Section 4 of the property contains two buildings. These buildings are associated with RG&E's former BeeBee Station operations. The main building is a steel frame warehouse with a basement, that was a hopper for receiving coal from rail cars.

The coal then moved by conveyor above Falls Street to the main RG&E Plant. A smaller structure, referred to as an equipment storage building, is of tile block construction.

The rail tracks have been removed from the property. The only other structures associated with the property are two bridges. There is a bridge located in Section 1 of the trail that spans Route 104 and a bridge located in Section 3 of the trail that spans the Genesee River. The bridge over Route 104 is of steel and concrete construction and was constructed between 1961 and 1970. The bridge over the Genesee River is of steel and rail timber construction and was constructed prior to 1888.

There are also billboards located on or adjacent to the Site. The billboard lands are owned by CSX and are currently leased by advertising firms.

There were a few remaining switch boxes at road crossings which include electric service supplied by Rochester Gas & Electric. There is also a natural gas main that runs along a majority of the railroad right-of-way. There is no known water or sewer service provided to the Site.

3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

To the best of the owner representative's, Mr. Paul Kurzanski, Manager of Environmental Remediation for CSX, knowledge there have been no environmental liens recorded against the Site, and there are no past or pending violations of environmental laws or enforcement actions, or past or pending administrative or legal actions against the Site. Mr. Kurzanski did not have any specialized knowledge of Recognized Environmental Conditions, or past Environmental Site Assessments. Further, to the best of Mr. Kurzanski's knowledge, the Site has not been named by the government for any hazardous waste site cleanup.

3.5 Current Uses of the Property

On September 22 and 28, 2005, Lu Engineers completed a Site walkover to view the Site and visually identify Recognized Environmental Conditions.

At the time of the Site visit, the property was in generally poor condition. The majority of Site was visually free of environmental concern; Sections 2 and 4 contained features of environmental concern. Specific findings of the Site walkover are presented in Section 5.

3.6 Past Uses of the Property

Using a combination of historical Sanborn maps, aerial photographs, and Platt maps, and an interview with the Site's owner, Lu Engineers has determined that the Site's history is as follows.

3.6.1 Pre-1887

Based on a review of Deeds on Record with the City of Rochester Office of Maps and Records, the property was owned by individual residential land owners with no majority use until approximately 1887, when it was purchased by Rome, Watertown & Ogdensburg Terminal Rail Road Corporation. A passenger railroad was the property's main use.

3.6.2 1887–1978

Based on review of Deeds on Record with the City of Rochester Office of Maps and Records the property continued use as a railroad from 1887 until approximately 1978, when it was purchased by Consolidated Rail Corporation (Conrail). During the later half of this time period, rail transport of freight including coal and lumber was the Site's main use.

3.6.3 1978-1999

Based on a review of Deeds on Record with the City of Rochester Office of Maps and Records, Conrail owned the property from 1978 until 1999 when it was purchased by CSX.

3.6.4 1999–Present

In 1999 the current Site owner, CSX, purchased the property. The property has been vacant and has had no common use during this time.

The above stated review of available historical information has revealed a Recognized Environmental Condition. Railroads have historically had contamination associated with them including herbicides, due to spraying for weed control, and semivolatle organic contamination from treated rail timbers, and train fuels. The Site's historic use as a railroad represents a recognized environmental condition.

3.7 Current and Past Uses of Adjoining Properties

The current and past uses of the properties adjoining the Site are generally a combination of residential, commercial, and industrial. These uses are summarized below.

Section 1 - Properties adjoining Section 1 of the Site are mainly residential with commercial, shopping plaza and light industrial, lumber yard located around the Ridge Road East crossing and has been throughout the reviewed history.

Section 2 - Properties adjoining Section 2 of the Site are mainly industrial with some residential and has been throughout the reviewed history.

Section 3 - Properties adjoining Section 3 of the Site are mainly residential down to Scrantom and St. Paul Streets where they become industrial and have been throughout the reviewed history.

Section 4 - Properties adjoining Section 4 of the Site are mainly industrial and have been through the reviewed history.

4. RECORDS REVIEW

The attached Toxics Targeting Reports (Appendix B) provide a summary of the State and Federal records review findings. Relevant information identified as a result of this search is discussed herein. Information from conversations with the NYSDEC, Monroe County Officials, and a review of agency records also has been used to supplement data found during the records review, and is included as Appendix C.

4.1 Federal Government Records

4.1.1 EPA National Priorities List (NPL)

Review of relevant documents has revealed that the Site is not an EPA NPL site and there are no EPA NPL sites located within a one-mile radius of Sections 1, 2, 3, or 4 of the Site.

4.1.2 Resource Conservation and Recovery Information System—Corrective Action Treatment Storage and Disposal Facilities List (CORRACTS)

Review of relevant documents has revealed that the Site is not listed as a RCRA Corrective Action Hazardous Waste Treatment Storage or Disposal facility (CORRACTS TSDF).

CORRACTS TSDFs Section 1

There are no CORRACTS TSDFs listed within a one-mile radius of Section 1 of the Site.

CORRACTS TSDFs Section 2

There is one CORRACTS TSDF listed within a one-mile radius of Section 2 of the Site. DUPONT is located at 69 Seneca Avenue, approximately a quarter mile northeast from the subject property. This is a small quantity generator and TSD facility, also a historic large quantity generator. The site is classified as low priority for corrective action. Due to its proximity, the facility is not likely to have an impact on the Site.

CORRACTS TSDFs Section 3

There are no CORRACTS TSDFs listed within a one-mile radius of Section 3 of the Site.

CORRACTS TSDFs Section 4

There is one CORRACTS TSDF listed within a one-mile radius of Section 4 of the Site. The Burroughs Corporation, located at 215 Tremont Street, is approximately one mile south of the Site. The facility is of a significant distance from the Site and is not likely to have an impact on the Site.

4.1.3 Resource Conservation and Recovery Information System—Non-Corrective Action Treatment Storage and Disposal Facilities List (RCRA-TSD)

Review of relevant documents has revealed that the Site is not listed as a RCRA Non-Corrective Action Hazardous Waste Treatment Storage or Disposal (RCRA-TSD).

RCRA-TSD Section 1

There is one RCRA-TSDs listed within a half-mile radius of Section 1 of the Site. The Kodak Wastewater Treatment Plant is located northwest of the site, on the west side of the river, down gradient from the Site. Due to its location any release would not impact the Site.

RCRA TSD Section 2

There are two RCRA-TSDs listed within a half-mile radius of Section 2 of the Site. Dupont located at 69 Seneca Avenue is a small quantity generator of lead, silver, chloroform, corrosive waste, ignitable waste, and spent halogenated solvents. This facility is not considered to have an impact on the subject property. Eastman Kodak Company - Hawkeye Plant is located at 20 Avenue E and is a large quantity generator of silver. This facility is not considered to have an impact on the subject property due to its proximity.

RCRA TSD Section 3

There are no RCRA-TSDs listed within half-mile radius of Section 3 of the Site.

RCRA TSD Section 4

There is one RCRA-TSD listed within a half-mile radius of Section 4 of the Site. RaeCo Products, located at 10 Ambrose Street, treated, stored and disposed of ignitable solid waste and spent non-halogenated solvents in the 1980s. This site is located adjacent to Sections 3 and 4 of the Site. See section 4.2.1 for a site description. The presence of this facility represents a recognized environmental condition to the Site.

4.1.4 Resource Conservation and Recovery Information—Large Quantity Generator List (GNRTR)

Review of relevant documents has revealed that the Site is not listed as a RCRA large quantity hazardous waste generator.

GNRTR Section 1

There are no listed facilities adjacent to Section 1 of the Site.

GNRTR Section 2

There is one listed facility adjacent to Section 2 of the Site. McAlpin Industries, Monroe Plating Division located at 255-265 Hollenbeck Street, current address of 50 Balfour Drive, have large quantity generator information from 1982 to 2004 for plating operations. The facility has had eight corrected state violations. Based on our review of all other database records, this facility does not appear to be a concern for the Site.

GNRTR Section 3

There are two large quantity generators adjacent to Section 3 of the Site. General Plating Co., located at 850 St. Paul Street, generated waste between 1994 and 2004 and had four RCRA violations. Rochester Gas & Electric, located at Sunpru Street, generated wastes between 1986 and 2004. There are also two historic generators, LCI located at 850 St. Paul Street and Coating Technology located at 800 St. Paul Street, which had two RCRA violations. Based on our review of all other database records, these facilities do not appear to be a concern for the Site.

GNRTR Section 4

There are three listed facilities adjacent to Section 4 of the Site. All of the generators are reported by the NYSDEC. RaeCo Products located at 10 Ambrose Street is a historic generator and generated waste between 1981 and 1997. The NYSDEC also generated waste at this located in 2000. Mazzola Insurance located at 400 State Street generated ignitable solid waste in 1990. This was the site of a former filling station where three underground gasoline tanks were removed prior to 1991. The waste generated at both the Mazzola Insurance and RaeCo Products locations represent recognized environmental conditions at the Site.

4.1.5 Resource Conservation and Recovery Information System—Small Quantity Generator List (GNRTR)

Review of relevant documents has revealed that the Site is not listed as a RCRA small quantity hazardous waste generator.

GNRTR Section 1

There is one listed facility adjacent to Section 1 of the Site. Auto Finishers Supply located at 1711 N. Clinton Ave. reported one year of used solvent generation. Based on our review of all other database records this facility does not appear to represent a concern for the Site.

GNRTR Section 2

There are three listed facilities adjacent to Section 2 of the Site. P&R Industries located at 300 Norton Street reported one year of used solvent generation. Eastern Rochester Manufactures Inc. located at 1625 N Clinton Ave generated ignitable and corrosive solid wastes, tetrachloroethylene, mercury, and cadmium between 1998 and 2000. Rochester Midland located at 333 Hollenbeck Street generated a significant amount of waste between 1998 and 2004 and had four State facility violations in 1999. Based on our review of other database records these facilities do not appear to represent a concern for the Site.

GNRTR Section 3

There are two listed facilities adjacent to Section 3 of the Site. Medicare Technology located at 850 St. Paul Street, and EP Sub & BCE Holding located at 800 St. Paul Street. There is also a historic generator Certified Grinding and Machine located at 850 St. Paul Street. Two other generators listed by the State are Case Hoyt located at 47 Scranton Street and Flower City Insulation Sales located at 850 St. Paul Street. Based on our review of other database records, these facilities do not appear to represent a concern for the Site.

GNRTR Section 4

There are two listed facilities adjacent to Section 4 of the Site. Rosetto Foods Oregon Farms Incorporated located at 10 White Street was historically listed as a small quantity generator in the early 1990s. VJ Stanley located at 11 White Street (currently

9 White Street) was listed as a historic small quantity generator in the early 1990s. Neither of these facilities generated waste for a period of more than two years, and neither have had any corrective actions. Based on our review of other database records, these facilities do not appear to represent a concern for the Site.

4.1.6 EPA Comprehensive Environmental Response, Compensation, and Liability Information System List (CERCLIS)

Review of relevant documents has revealed that the Site is not a listed CERCLIS facility.

CERCLIS Section 1, 2, and 3

There are no CERCLIS facilities within a half-mile radius of Section 1, Section 2, or Section 3 of the Site.

CERCLIS Section 4

There are two CERCLIS facilities within a half-mile radius of Section 4 of the Site.

Site	Location	Facility ID
Former RaeCo Products	10 Ambrose / 24 Spencer	NYD000692368
Significance: A former chemical recycler left various chemicals onsite, removal actions occurred between 1997 and 1999. See section 4.2.1 for description.		
Rochester Metal Etching	100 Lake Avenue	NYD002220523
Significance: A former manufacturer of etched and lithographic metal name plates, soil removal and a pump and treat system were installed in 1989. See section 4.2.1 for description		

Both of these facilities represent recognized environmental conditions at the Site.

4.1.7 EPA Emergency Response Notification System List (ERNS)

Review of relevant documents has revealed that the Site is not an ERNS listed site.

4.1.8 CERCLIS No Further Remedial Action Planned (NFRAP)

Review of relevant documents has revealed that the Site is not a CERCLIS NFRAP site.

CERCLIS NFRAP Section 1

There are no CERCLIS NFRAP sites adjacent to Section 1 of the Site.

CERCLIS NFRAP Section 2

There are two CERCLIS NFRAP sites adjacent to Section 2 of the Site. A summary of these sites is provided below:

Site	Location	Facility ID
Rochester Germicide	333 Hollenbeck Street	NYD002207041
Significance: The facility was investigated in 1989, and then archived in 1993, more information is located in the following sections.		

Site	Location	Facility ID
Monroe Plating Inc.	265 Hollenbeck Street (also 50 Balfor Drive)	NYD091662726

Significance: The facility was investigated in 1990, and then archived in 1991, there was a mix up in reporting of the facility as a TSDf when they were only a generator. More information is located in the following sections.

Neither of these facilities represents a concern for Section 2 of the Site.

CERCLIS NFRAP Section 3

There are two CERCLIS NFRAP sites adjacent to Section 3 of the Site. A summary of these sites is provided below:

Site	Location	Facility ID
RG&E Property #34	Sunpru Street	NYD980531230

Significance: See site description in Section 4.2.2 for description.

RG&E Property #29	298 Lake Avenue	NYD980531222
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Significance: Former coal gasification site, same as RG&E, Ambrose Yard, see site description in Section 4.2.2

RG&E Property # 29 (Ambrose Yard) represents a recognized environmental condition due to its location adjacent to the Site.

CERCLIS NFRAP Section 4

There is one CERCLIS NFRAP site adjacent to Section 4 of the Site. RG&E BeeBee Station located at 254 Mill Street facility ID NYD043069996. The facility actually occupies 100 Platt Street and 100 Falls Street addresses. Bottom ash from process placed in lagoon to settle out, then spread on land to dry. The facility is located at a lower elevation than the site; no ground or surface water from this location reaches the Site.

4.2 State Government Records

4.2.1 NYSDEC Inactive Hazardous Waste Disposal Site List (IHWDS-SPL)

Review of relevant documents has revealed that the Site is not listed as a NYSDEC Inactive Hazardous Waste Disposal Site.

IHWDS Section 1

There are two listed facility within one mile of Section 1 of the Site.

Site	Distance	Classification
Kodak Park East 1669 Lake Avenue ID# 828071 Significance: None	3,483 ft. west, northwest	02 - Significant threat to public health or environment - action required.
Surface and subsurface soil contamination has been confirmed at this site. The Kodak Park East site is located at a sufficient distance that migration of contaminants will not affect the subject property.		
Carter Street Dump	5,268 ft east	D2 - delisted
Significance: None. Site delisted, hazardous waste not found.		

Due to the significant vertical down gradient of this area towards the Genesee River, it is not likely that surface or groundwater from the Kodak Park East site reaches the subject property. Neither of these facilities represent recognized environmental conditions at the Site.

IHWDS Section 2 and 3

There are no listed facilities within one mile of Section 2 or Section 3 of the Site. The Genesee River Gorge (Lower Falls) has been delisted for both.

IHWDS Section 4

There are four listed facilities within one mile of Section 4 of the Site. A summary of these sites is provided below:

Site	Distance	Classification
Former RaeCo Products 24 Spencer Street ID# 828107 Significance:	129 ft. east, northeast	02 - Significant threat to public health or environment - action required.
Soil on the property is contaminated by chlorinated solvents and groundwater below the site contains VOCs well above applicable standards. An RI/FS is currently underway to determine the full extent of contamination. The RaeCo Oil site is located adjacent to the site. Due to the close proximity of the site it is likely that contaminants have affected the subject property.		

Site	Distance	Classification
Former Rochester Metal Etching Company 100 Lake Avenue ID# 828100 Significance: Metals and chlorinated solvents used in the manufacture of etched metal nameplates were found at levels exceeding soil and groundwater standards. The property is currently being used for office and storage space. Due to the location of Rochester Metal Etching Co. facility in relation to the site and the strong vertical down gradient of groundwater towards the Genesee River in this area it is likely that contaminants from previous operations have affected the Site.	350 ft. west	02 - Significant threat to public health or environment - action required.
RG&E BeeBee Station 254 Mill Street ID# 828010 Significance: The facility actually occupies 100 Platt Street and 100 Falls Street addresses, bottom ash from process placed in lagoon to settle out, then spread on land to dry. Hazardous waste not found.	484 ft. southeast	D2 – delisted site
Mill Street Drums 208 Mill St. ID# 58775 Significance: None. The site was successfully remediated and no further actions required.	1021 ft. southeast	D2 – delisted site.

Two of the above facilities RaeCo Products and former Rochester Metal Etching represent recognized environmental conditions at the Site.

4.2.2 New York State CERCLIS Equivalent (SCL)

Review of relevant documents has revealed that the Site is not listed as a New York State CERCLIS Equivalent facility.

SCL Section 1

There are no reported State CERCLIS equivalent facilities within one half mile of Section 1 of the Site.

SCL Section 2

There are two reported State CERCLIS equivalent facilities within one half mile of Section 2 of the Site. Monroe Plating located at 265 Hollenbeck Street (50 Balfour Drive) has been delisted; no hazardous substances were disposed of facility was erroneously reported as a TSDf and was removed after an investigation. RG&E Genesee River Gorge has been delisted since RG&E sites are now listed separately.

SCL Section 3

There is one reported State CERCLIS equivalent facilities within one half mile of Section 3 of the Site.

Site	Distance	Classification
RG&E, East Station Sunpru Street ID#HS8047	636 feet to SSW	2A – Threat to the environment or public health
Significance: A coal gasification site, including manufacturing of coal tar, water tar, creosote, pitch, oxide of ammonia, and spent oxide shavings. Currently under investigation by NYSDEC, all exposed MGP residues were covered in 1993, and site was secured.		

Due to the difference in elevation of this property and the Site and the strong vertical down gradient towards the Genesee River in this area, it is not likely that this property has impacted the Site.

SCL Section 4

There are four reported State CERCLIS equivalent facilities within one half mile of Section 4 of the Site.

Site	Distance	Classification
RG&E, Ambrose Yard Ambrose Street ID#HS8045	248 feet to NW	2A – Threat to the environment or public health
Significance: Yes, a coal storage site, may have received coal tar. Same site as RG&E Lake Ave property. Samples of soil and groundwater were taken during a Monroe County Pure Waters access shaft installation at the site, no chemicals found, 17 acre site has the potential for contamination from the coal tar disposal.		
Rochester Metal Etching 100 Lake Ave ID#HS8049	396 feet to WNW	1A – Disposal of a consequential quantity of hazardous waste confirmed
Significance: Yes, soils and groundwater at this location are contaminated with solvent and metals, a temporary interceptor system was installed to prevent further contamination of neighboring property (10 White Street).		
RG&E, Front Street Front Street ID#HS8048	1886 feet to SE	2A – Threat to the environment or public health
Significance: None, coal tar wastes were disposed of at this location, this is a significant distance from the site for ground or surface water to reach the site.		
Erie Canal Industrial Park - Block 2 Smith and Oak Streets ID#HS8012	1909 feet to SW	1B – Presence of hazardous wastes poses an imminent danger to the environment or health
Significance: None, undeveloped industrial park lands contaminated with hazardous substances, voluntary cleanup negotiation underway for site, location is of sufficient distance from site to have an impact.		

Two of the facilities RG&E, Ambrose Yard and Rochester Metal Etching represent recognized environmental conditions at the Site.

4.2.3 New York State Solid Waste Facilities

Review of relevant documents has revealed that the Site is not listed on the New York State Solid Waste Facilities database.

There are no solid waste facilities located within one-half mile of Section 1, Section 2 or Section 3 of the Site.

There is one solid waste facility located within one half mile of Section 4 of the Site. The Genesee Incinerator located at 445 St. Paul Street, no other information was obtained, the proximity of this location will not impact the Site.

4.2.4 New York Leaking Storage Tank List (LUST)

Review of relevant documents has revealed that the Site is not listed on the New York State Leaking Storage Tank list.

LUST Section 1

There are two leaking storage tanks within a half-mile radius of Section 1 of the Site.

Spill #	Location	Material	Date	Significance
9003455	Hi-Qual Roof/ Ridge Lumber 151 Rutledge Drive	Gasoline/MTBE	6/24/90 Closed 3/17/05	Yes, due to the close proximity and inferred groundwater flow at the location contaminants from this spill have likely impacted the Site.
9914090	Ridge Clinton Plaza 1707 N Clinton Ave.	Gasoline	3/10/00	Yes, due to the close proximity of the location contaminated groundwater has likely impacted the Site.

Both of the above leaking storage tanks represent recognized environmental conditions at the Site. All other leaking storage tanks were closed or of significant distance from the Site and considered to have no impact to the Site.

LUST Section 2

There are two leaking storage tanks located within a half-mile of Section 2 of the Site.

Spill #	Location	Material	Date	Significance
0111008	McAlpin Industries 255 Hollenbeck Street	#2 Fuel Oil	2/19/02	Yes, a 6,000 gal tank was removed and contaminated soil was encountered, some was removed, no further information available.
0010197	Dupont 69 Seneca Ave	Wastewater	12/11/00	None, this facility is located a significant distance from the site.

Due to the 255 Hollenbeck Street facility location adjacent to the Site, the open leaking tank record represents a recognized environmental condition at the Site. Based on other database records reviewed, the Dupont facility does not appear to represent a concern for the Site.

LUST Section 3

There are no leaking storage tanks within a half-mile radius of Section 3 of the Site.

LUST Section 4

There was one leaking storage tanks within a half-mile radius of Section 4 of the Site. A 1,500-gallon gasoline tank located at 11 White Street failed a tank test and was removed. Based on other database records reviewed, this facility does not appear to be a concern for the Site.

4.2.5 New York State Registered Storage Tanks (UST and AST)

Review of relevant documents has revealed that the Site is not listed on the New York State storage tank registry.

There are two registered storage tank facilities adjacent to Section 1 of the Site. Hi-Qual Roofing & Siding Materials located at 148 East Ridge Road had 5 USTs, all petroleum, that are all currently closed. Ridge Lumber, located at 610 Hollenbeck Street, has 3 USTs, all petroleum, and in service. The tanks at both of these locations along with the associated spill files discussed in Section 4.2.7 represent recognized environmental conditions at that Site.

There are four registered storage tank facilities adjacent to Section 2 of the Site. Rochester Midland Corp. located at 333 Hollenbeck Street has 6 in service AST chemical tanks, one closed in place AST chemical tank and one closed fuel oil UST. McAlpin Industries, Inc. located at 245 Hollenbeck Street has one UST containing fuel oil that is in service. Dimarco Constructors Corp. located at 470 Hollenbeck Street had 3 petroleum USTs closed before 1991. Based on other database records reviewed, these facilities do not represent a concern at the Site.

There are two registered storage tank facilities adjacent to Section 3 of the Site. General Plating located at 850 St. Paul Street has one in-service AST of Sodium Hydroxide. Case-Hoyt located at 800 St. Paul Street had one UST of toluene removed in 1991. Based on other database records reviewed, these facilities do not represent a concern at the Site.

There are registered storage tank facilities adjacent to Section 4 of the Site. RG&E located at 254 Mill Street is a major oil storage facility; no specific tank information was provided. A fuel oil tank was removed from 47 Cliff Street. Three gasoline tanks were removed from 400 State Street prior to 1991. Multiple tanks were located at RaeCo Products 10 Ambrose Street. There was only one aboveground tank noted during the site visit, but the registry shows 7 underground tanks as large as 10,000 gallons as being in service. It is assumed these tanks are still present at the site, but the

contents were removed as part of the removal action. A fuel oil tank located at 10 White Street and a gasoline tank located at 11 White Street have both been removed. These records from RaeCo Products and from 400 State Street represent recognized environmental conditions at the Site. Based on other database records reviewed, the other facilities do not represent a concern at the Site.

4.2.6 New York State Brownfields List

Review of relevant documents has revealed that the Site is not listed on the New York State Brownfields list.

There are no Brownfields sites adjacent to Section 1 or Section 2 of the Site.

There is one Brownfield site adjacent to Section 3 of the Site. RG&E – East Station located on Sunpru Street is in the Voluntary Cleanup Program, Site V00214. See site description in section 4.2.2.

There is one Brownfield sites adjacent to Section 4 of the Site. RG&E – West/BeeBee Station located at 254 Mill Street, also 100 Platt Street and 100 Falls Street, Site V00593 and V00014. See Site description in Section 4.2.1.

4.2.7 New York State Spills List (NY Spills)

Review of relevant documents has revealed that the Site is not listed on the New York State Spills Database.

NY Spills Section 1

The following spills were identified within a quarter-mile radius of Section 1 of the Site.

Spill #	Location	Date	Material Spilled	Status	Significance
0070445	Ridge Lumber 610 Hollenbeck Street	10/20/00	Gasoline	Open	Yes, During phase II Work geoprobe showed contamination, investigation ongoing. Due to the locations close proximity it is likely impact to the Site.
0485225	Hi-Qual Roofing Materials 148 East Ridge Road	11/24/04	Diesel	Closed 2/18/05	See other location information in Section 4.2.4

Both of the above spills represent recognized environmental conditions at the Site. All other spills in Section 1 are closed or are of a significant distance to have no impact on the Site.

NY Spills Section 2

The following spills were identified within a quarter-mile radius of Section 2 of the Site.

Spill #	Location	Date	Material Spilled	Status	Significance
9700254	480 Conkey Ave	4/4/97	Gasoline	Open	Yes, Property is located immediately to the west of Site including land from a spur that is located at the property. Formerly owned by Kodak, who removed tanks, approx 900 tons of contaminated soils present.
9613404	1459 N. Clinton Ave.	2/12/97	Gasoline	Open	None, Contaminated soils were removed and new tanks were installed, no groundwater was encountered.
0310804	1460 N. Clinton Ave.	12/19/03	Gasoline	Open	None, Contaminated soils were encountered during a Phase II investigation of former gasoline station, location is sufficient distance to affect Site.
9609056	1430 N. Clinton Ave.	6/27/00	Gasoline	Open	None, Contaminated soils were encountered when installing new gas station underground tanks were removed.
0070210	420 Norton	11/29/94	Fuel Oil	Open	None, Contaminated soils were encountered while removing underground fuel oil tanks, no further information, location is sufficient distance to affect Site.

The spill at 480 Conkey Avenue represents a recognized environmental condition at the Site. All other spills in Section 2 are closed or are of a significant distance from the Site.

NY Spills Section 3

The following spills were identified within a quarter-mile radius of Section 3 of the Site.

Spill #	Location	Date	Material Spilled	Status	Significance
9604935	214 Lake Ave	7/15/96	Gasoline/Oil	Open	None, Phase II Investigation revealed contamination from petroleum USTs
9870432	250 Lake Ave	11/15/96	Petroleum	Open	Unknown, no further information was available for this spill.
0308177	270 Lake Ave	11/03/03	Gasoline/ Waste oil	Open	None, tanks removed, SVE system in place treating residual, contamination unlikely to reach site.
0270335	690 St. Paul Street	8/30/02	Unknown	Open	None, location is sufficient distance from site
0170189	1004 St. Paul Street	6/24/01	Gasoline/ MTBE	Open	None, contamination was encountered during geoprobe investigation, location is sufficient distance from site

All other Spills in Section 3 are closed or are of a significant distance from the Site.

NY Spills Section 4

The following spills were identified within a quarter-mile radius of Section 4 of Site.

Spill #	Location	Date	Material Spilled	Status	Significance
0485351	State Street/ Smith Street		NYSDOT Project # D259308	Open	Unknown – no material information given for this spill
9710540	52-90 Falls Street	12/9/97	47 Drums of Oil found	Open	None, no surface or groundwater from the location reaches the site.
9202695	10 Ambrose Street	6/4/92	Waste Oil	Open	Yes, evidence of leaking storage tanks, close proximity to site.

The spill located at 10 Ambrose Street represents a recognized environmental condition at the Site. All other spills in Section 4 are closed or are of a significant distance from the Site.

4.3 Local Disposal Area Records

A review of aerial photographs at the Monroe County Health Department indicated the presence of solid waste disposal sites within a half-mile radius of the Site.

A review of aerial photographs at the Monroe County Department of Health (MCDOH) indicated the presence of seven confirmed solid waste disposal sites and two suspected waste disposal sites within a half-mile radius of the Site. A map of local disposal site locations is including in Appendix E. Information obtained from the MCDOH regarding the sites is outlined below.

- RO-175 is a junkyard located adjacent to Section 2 of the Site. The location has impacted the Site; stained soils were observed during the site visit.
- RO-1 is located adjacent to Section 3 of the Site and contains ash. This location is adjacent to and has likely impacted the site.
- RO-201 is the former RaeCo Products site (NYSDEC Registry #828107), located adjacent to Section 4 of the Site, described in section 4.1.6 above and Appendix E. This location has likely impacted the site.
- RO-182 is the former Rochester Metal Etching site (NYSDEC Registry #828100) described in section 4.1.6 above. This location has likely impacted the site.
- RO-75 and RO-76 are RG&E stations located on the east and west banks of the Genesee River. The locations consist of industrial waste. They are at significantly lower elevation than the site; ground or surface waters from these locations will not reach the site.

- RO-176 is located adjacent to the Site and contains construction and demolition debris. This location is adjacent to and has likely impacted the site.
- RO-184 is located approximately ½-mile southwest of the Site and it is therefore unlikely to affect the Site. It is the former Erie Canal Industrial Park in the Brownfields program and contains industrial waste.
- There are also two suspected waste disposal sites located on the east bank of the Genesee River.

It is our professional opinion that five of the above waste disposal locations are likely to impact the Site. Those waste sites represent recognized environmental conditions.

4.4 Physical Setting Sources

4.4.1 Topography

The 1971, Rochester West and Rochester East New York USGS 7.5 Minute Topographical Map (photo revised 1978) were used in evaluating the physical setting of the Site. The maps show the area to be generally flat, within one-half of a mile of the Site, with the exception of the Genesee River Gorge. The Site elevation is approximately 425 feet at the north end and 500 feet at the south end (USGS datum).

4.4.2 Geology and Hydrogeology

The following maps describing the local geology and hydrogeology were viewed at the County Environmental Management Council:

- Subsurface bedrock contour map
- Generalized groundwater contour map
- Overburden thickness map

These maps were prepared for Monroe County by Dr. Richard A. Young. The maps were compiled during 1979 and 1980 and show the following conditions at the Site:

- General groundwater flow direction—towards the river and north
- Groundwater elevation— 425 to 475 feet (USGS datum)
- Average bedrock elevation— 375 to 475 feet (USGS datum)
- Average overburden thickness— <10 to 20 feet

4.5 Historical Use Information

4.5.1 Aerial Photographs

Aerial photographs from the following years were reviewed at the Monroe County Health Department in Rochester, New York:

- 1930
- 1951

- 1961
- 1970
- 1975
- 1988
- 1993
- 1996
- 1999

Findings from inspection of the photographs are presented in Section 3.6—Past Uses of the Property and Appendix D.

4.5.2 Historic Map Search

Historic Sanborn and Platt Maps were reviewed during the project. Findings from inspection of the Street Directory listing is presented in Section 3.6—Past Uses of the Property and Section 3.7—Current and Past Uses of Adjoining Properties.

4.5.3 Property Tax Information

Tax maps of the Site was obtained from Real Property Tax Service Agency, Monroe County, NY. A copy of the maps are attached as Figure 8.

4.5.4 Abstract

The property abstract was not available for review at the time of this investigation.

The Deeds of Record were reviewed for the Site to identify previous Site owners and uses to assess potential *recognized environmental conditions*. The Deeds covered ownership and recordings regarding the Site from 1886 to 1999. Non-private entities that owned and/or developed the Site included: Rochester & Ontario Belt Railway Company; Rome, Watertown & Ogdensburg Terminal Railroad Company; Penn Central Transportation Company; Penndel Company; Consolidated Rail Corporation; and New York Central Lines, LLC.

4.5.5 Health Department Records

The Monroe County Health Department was contacted and reported that the Health Department has knowledge of seven confirmed waste sites and two inactive hazardous waste sites in the immediate area of the site. A map and list of the sites is included in Appendix C.

4.5.6 City of Rochester Records

The City of Rochester provided information relative to the history of the use of the Site and present zoning. This information is presented throughout Section 3—Site Description.

5. INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

5.1 Hazardous Substances in Connection with Identified Uses

There are currently no hazardous substances used at the Site.

5.2 Hazardous Substance Containers and Unidentified Substance Containers

Hazardous substance containers were identified at the Site during the Site visit. Four 55-gallon unlabeled drums and two 5-gallon pails were located on the site but behind a fence of the adjacent property, 480 Conkey Ave. There is a former rail spur at this location and the CSX property line extends beyond the current property fence. The drums appeared to be in fair condition and free from leaks.

5.3 Storage Tanks

Based on conversations with the Site representative, Local, State and Federal records, and Lu Engineers' visit to the property, it is known that a petroleum storage tank has existed at the Site. Information relative to storage tanks at the Site is summarized below.

There was one storage tank observed on the Site at the time of the site visit. The tank was located just southwest of the trestle bridge over the Genesee River. It was an approximately 2,000-gallon aboveground tank associated with the heavy equipment repair business on the adjacent property.

5.4 Indications of PCBs

No electrical transformers, capacitors or other related PCB articles were observed on the Site at the time of the Site visit. Junkyard runoff from the 19 Sunshine Street property may contain PCBs. The evidence of the runoff impacting the soil at the Site and its potential to contain PCBs, along with metals, and organic compounds, represents a recognized environmental condition.

5.5 Indications of Solid Waste Disposal

The Site does not generate or store any solid waste. The Site is vacant and many areas had been used for dumping of a variety of materials. During the Site visit, dumping was observed at the following locations:

- Section 1 of the Site between Ridge Road East and Route 104.
- Section 4 of the Site between Smith Street and Falls Street.

Historical records reviewed indicated solid waste disposal adjacent to the following areas of the Site:

- See Section 4.3 Local Waste Disposal Records.

The dumping observed during the site visit along with the local waste disposal sites represent recognized environmental conditions at Section 2 and Section 4 of the Site. There were no indications of hazardous materials in the dumping observed in Section 1.

5.6 Wastewater Disposal

There is no wastewater discharged directly from the Site. There are no known septic systems at the Site or in the immediate area. According to the City of Rochester Department of Public Works, the area has been on public sewer and water since the late 1800s.

There are portions of the trail that are significantly lower than the surrounding properties. These areas would receive drainage and runoff from the surrounding sites. No specific discharges were noted during the site visit, but the tunnel portion of the site that runs under St. Paul Street to the river was receiving significant runoff from the surrounding sites. The property surrounding this area of the site is industrial and has been for the majority of the reviewed history. There are multiple records of RCRA hazardous waste generators and storage tanks associated with industry at 800 St. Paul, 850 St. Paul and Scrantom Street. None of these generators had violations and there are no open spills at these locations.

5.7 Physical Setting Analysis

Based on the information gathered during this assessment, there are no indications of Recognized Environmental Conditions at the Site relating to its physical setting.

5.8 Asbestos Containing Materials (ACM)

During the Site visit, certain types of suspect asbestos containing building materials (ACMs) were observed (e.g., insulation on piping in the RG&E Coal Hopper Building, and building materials debris located in the Vincent/Smith Street dumping areas). Also, due to the date of construction of the RG&E Coal Hopper and Equipment Storage buildings, there is a potential for friable asbestos to be present.

A large area of potential asbestos containing material was noted in Section 4 of the Site just south of Smith Street between Vincent and Falls Streets. This area had been used for dumping of a considerable amount of construction and demolition debris. The suspect materials were quantified and a cost estimate completed for the City of Rochester.

The potential for non-friable asbestos exists in the buildings in areas such as roofing materials, wallboard and flooring. The actual presence of ACM can only be determined through an asbestos survey.

Prior to demolition or renovations of the existing buildings and/or the removal or disturbance of the debris piles, an Asbestos Survey should be conducted including sampling and analysis by licensed professionals.

6. FINDINGS

Lu Engineers has performed a Phase I Environmental Site Assessment at the proposed NE Trail in the City of Rochester, New York, in conformance with ASTM Practice E 1527-00. Based on the information collected as a part of this assessment, the following can be concluded:

Relative to Historical Recognized Environmental Conditions at the Site:

- There were no historical recognized environmental conditions identified at the Site.

Relative to Recognized Environmental Conditions at the Site:

- There are multiple recognized environmental conditions identified at the Site. Only three of these conditions are due to actual Site conditions and uses. Due to the linear nature of this property, there are multiple neighboring properties whose conditions have impacted the Site.

Relative to de minimis conditions at the Site:

- The historical and present industrial area on Hollenbeck Street south of Norton Street may have impacted the adjacent Site through historical disposal practices or unreported spill incidents.
- The drainage received from surrounding historically industrial lands at the Scrantom Street southwest to the River section of the Site could have received contamination through surface and/or groundwater flow from historical disposal practices or unreported spill incidents.
- Due to the vacant nature of the Site, there were multiple small areas of dumping of abandoned materials, such as tires, along the trail. No potential hazardous materials were noted, but disposal of these materials will need to be addressed at the time of removal.

7. OPINIONS

Based upon relevant information from regulatory agencies including remedial standards and guidance documents, Lu Engineers was able to evaluate the effects of the known or suspect environmental conditions.

The environmental conditions identified are all considered to have impacted the Site in the form of soil and/or groundwater contamination. The physical conditions of the Site, the information available from record reviews and site visits, and the nature of the contaminants identified, were all assessed in order to evaluate the effects on the Site.

8. CONCLUSION

The Environmentally Recognized Conditions at the Site and their effects on the property are as follows:

- The property's former use as a railroad represents a recognized environmental condition. Railroads have historically had contamination associated with them including herbicides, from spraying for weed control, and semivolatile organic contamination from treated rail timbers, and train fuels. These conditions would be particularly present in the rail yard area in Section 4 of the Site bordered by Smith Street, Vincent Street, Brown Street and Falls Street.
- The gasoline tank failure and spill associated with Hi-Qual located at 148 Ridge Road discovered at #151, 83, 71, 59 Rutledge Drive and its location adjacent to the site represents a recognized environmental condition. Volatile organic compounds, lead and MTBE have potentially impacted the soils and groundwater of the site at this location.
- The tank failure and contamination found at 1707 North Clinton, Ridge Clinton Plaza, adjacent to Section 1 of the Site. NYSDEC Spill # 9914090 noting significant groundwater contamination represents a recognized environmental condition due to its close proximity to the site.
- The spill associated with 610 Hollenbeck Street, Ridge Lumber located adjacent to Sections 1 and 2. NYSDEC Spill #0070445, noting contamination represents a recognized environmental condition due to its close proximity to the site.
- The stained soils and adjacent junk yard, Monroe County confirmed waste site RO-175, located at 19 Sunshine Street, in Section 2 of the site represent a recognized environmental condition. There is the potential for PCB, metals and organic contaminants to be present at this location.
- A leaking fuel oil tank located at 255 Hollenbeck Street and some contaminated soils were removed, this facility is adjacent to Section 2 of the site and represents a recognized environmental condition.
- The gasoline contaminated soil reported at 480 Conkey Avenue and the location of the former rail spur where CSX land extends on that property represents a recognized environmental condition. Volatile organic compounds, lead and MTBE have potentially impacted the soils and groundwater of the site at this location.
- The presence of the RG&E Ambrose Yard (Property # 29) with the disposal of coal tar adjacent to the property represents a recognized environmental condition at the Site.
- The presence of the Former RaeCo Oil Company located at 24 Spencer Street/10 Ambrose Street adjacent to Section 4 of the Site represents a recognized environmental condition. An investigation is currently underway at this site, its

location adjacent to the site has likely impacted the soil and groundwater at this location.

- The presence of Former Rochester Metal Etching located at 100 Lake Avenue near the site, the soil and groundwater contamination present, and the inferred groundwater flow towards the site represent a recognized environmental condition. Contaminants identified at this location have likely impacted the soil and groundwater of the site at this location.
- The presence of Monroe County Health Department confirmed waste site RO-176 represents a recognized environmental condition. RO-176 is located adjacent to the Site and contains construction and demolition debris. Potential hazardous and or petroleum compounds could exist and affect the soil and or groundwater of the site at this location. This location is adjacent to and has likely impacted the site.
- A former gas station located adjacent to the site at 400 State Street where three tanks were removed and hazardous material was generated in 1990 as a part of the removal action represents a recognized environmental condition.
- The large area of dumped construction and demolition debris located along Vincent and Falls Streets represents a recognized environmental condition. Some potential hazardous and petroleum containers were identified in these piles, the exact elements of the debris are unknown. Potential hazardous and or petroleum compounds could exist and affected the soil and or groundwater of the site at this location.

This Phase I Environmental Site Assessment was performed at the Site in accordance with ASTM Standard Practice 1527-00. With the exception of building inspections of the two structures located in Section 4, the assessment did not find any Environmentally Recognized Conditions except for those listed.

Recommendations

Based on these findings, Lu Engineers recommends further investigation to determine:

1. whether soil and/or groundwater has been impacted by the past operation of the site as a railroad;
2. whether soil and/or groundwater has been impacted by past operations of the surrounding sites identified above;
3. whether, soil and/or groundwater has been impacted by the debris dumping identified above.

Based on the intended future use of the site as a pedestrian trail, it is also recommended that cover be placed on the site to reduce potential exposure pathways. If any excavations or disturbance is planned for the site a soil management plan should be developed to address monitoring, sampling and disposal issues for contaminated materials that may be encountered.

9. CERTIFICATION

This Phase I ESA was performed and prepared by a qualified environmental professional employed by Lu Engineers. A statement of credentials, according to Section 3.3.11 of the American Society for Testing and Materials (ASTM) Practice E1527-00, is attached as Appendix E.

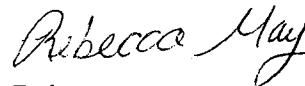
Lu Engineers certifies the accuracy of this report, to the best of our knowledge, based on the information collected as described in the Scope of Work of this assessment. A copy of information collected during this assessment, including photographs, maps, notes, and other material will be kept on file at the offices of Lu Engineers. This information is available at your request.

Respectfully submitted,

Lu Engineers



By Steven A. Campbell, CHMM
Project Manager



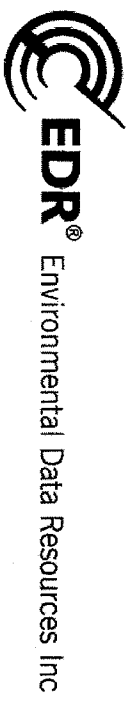
Rebecca May
Environmental Specialist

Attachments

Smith Street Parcel
195 Smith Street
Rochester, NY 14608

Inquiry Number: 2395625.1
January 09, 2009

Certified Sampling Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

1/09/09

Site Name:
Smith Street Parcel
195 Smith Street
Rochester, NY 14608
EDR Inquiry # 2395625.1

Client Name:
La Bella Associates, PC
300 State Street
Rochester, NY 14614
Contact: Craig A. Stiles

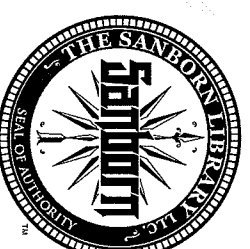


EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Smith Street Parcel
Address: 195 Smith Street
City, State, Zip: Rochester, NY 14608
Cross Street:
P.O. # 209056
Project: 209056
Certification # 796F-46D6-BC88



Sanborn® Library search results
Certification # 796F-46D6-BC88

Maps Provided:

1971
1950
1911
1892

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- Library of Congress
- University Publications of America
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- Your target property is centered on each map. You can quickly locate your target property and view adjoining properties. Plus, adjoining properties are included more often, reducing your need to refer to additional maps.
- All maps are now displayed at a uniform scale. This makes it easier for you to view changes to the property over time.
- We've increased coverage by adding thousands of new maps from 40 cities for years 1994-2007.
- A new Map Key and Sheet Thumbnails let you reference sheet numbers, year and volume of original Sanborn Map panels used for this report.

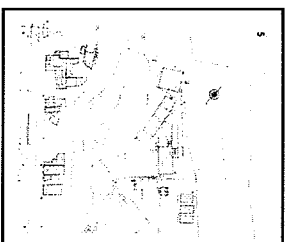
For more information about the new enhancements to the Certified Sanborn Map Report, contact your EDR representative at 800-352-0050.

Sanborn Sheet Thumbnails

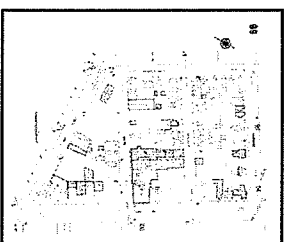
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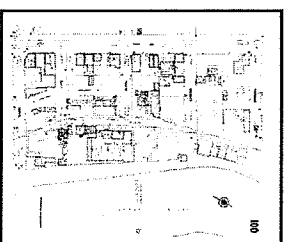
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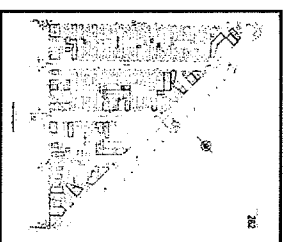
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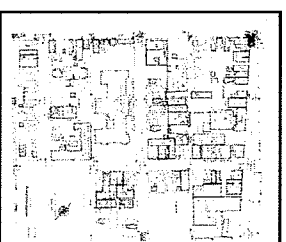
Volume 1, Sheet 99



Volume 1, Sheet 100

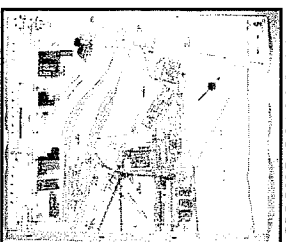


Volume 3, Sheet 262

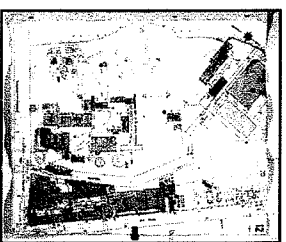


Volume 3, Sheet 263

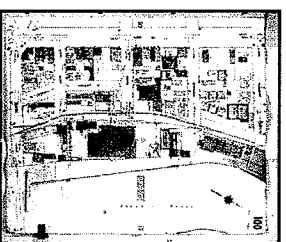
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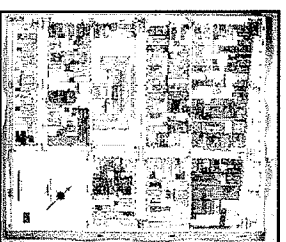
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Volume 1, Sheet 12



Volume 1, Sheet 100

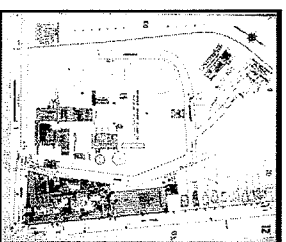


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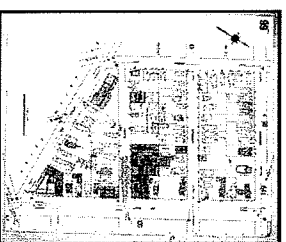
1911 Source Sheets



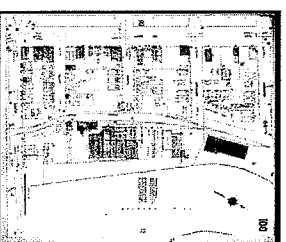
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Volume 1, Sheet 12

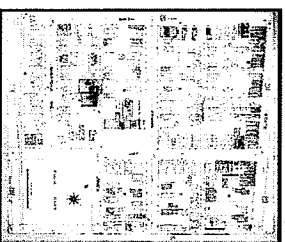


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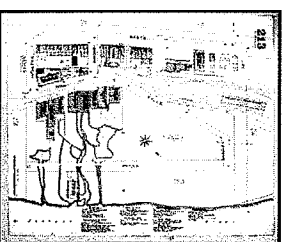


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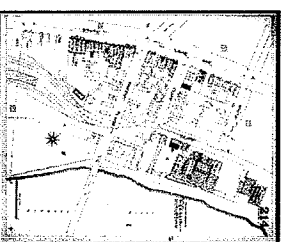
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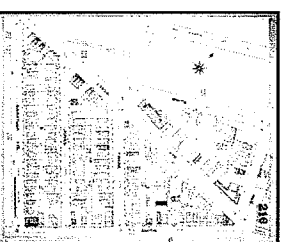
Volume 3, Sheet 211



Volume 3, Sheet 213

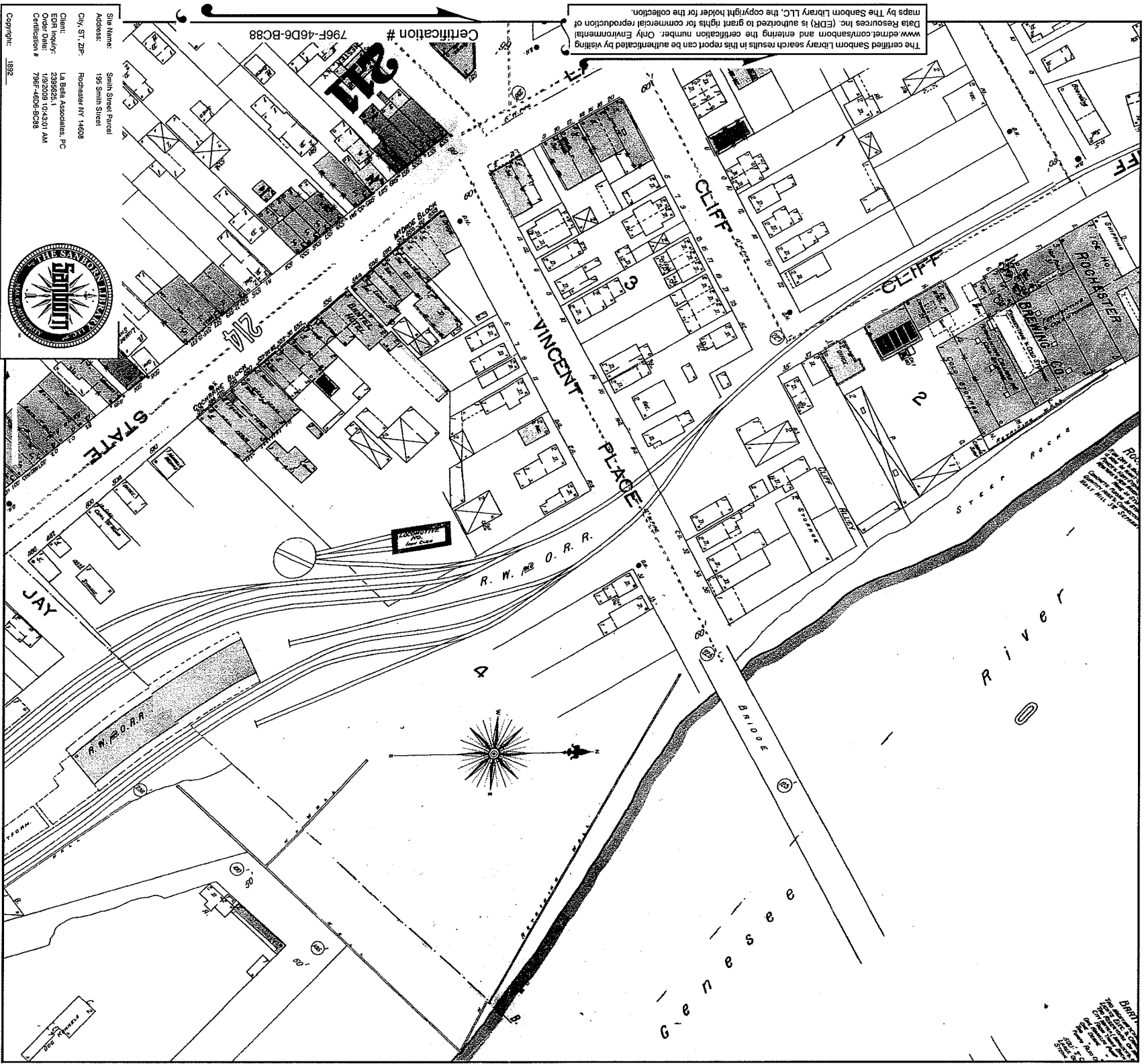


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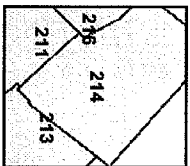


Volume 3, Sheet 216

1892 Certified Sanborn Map



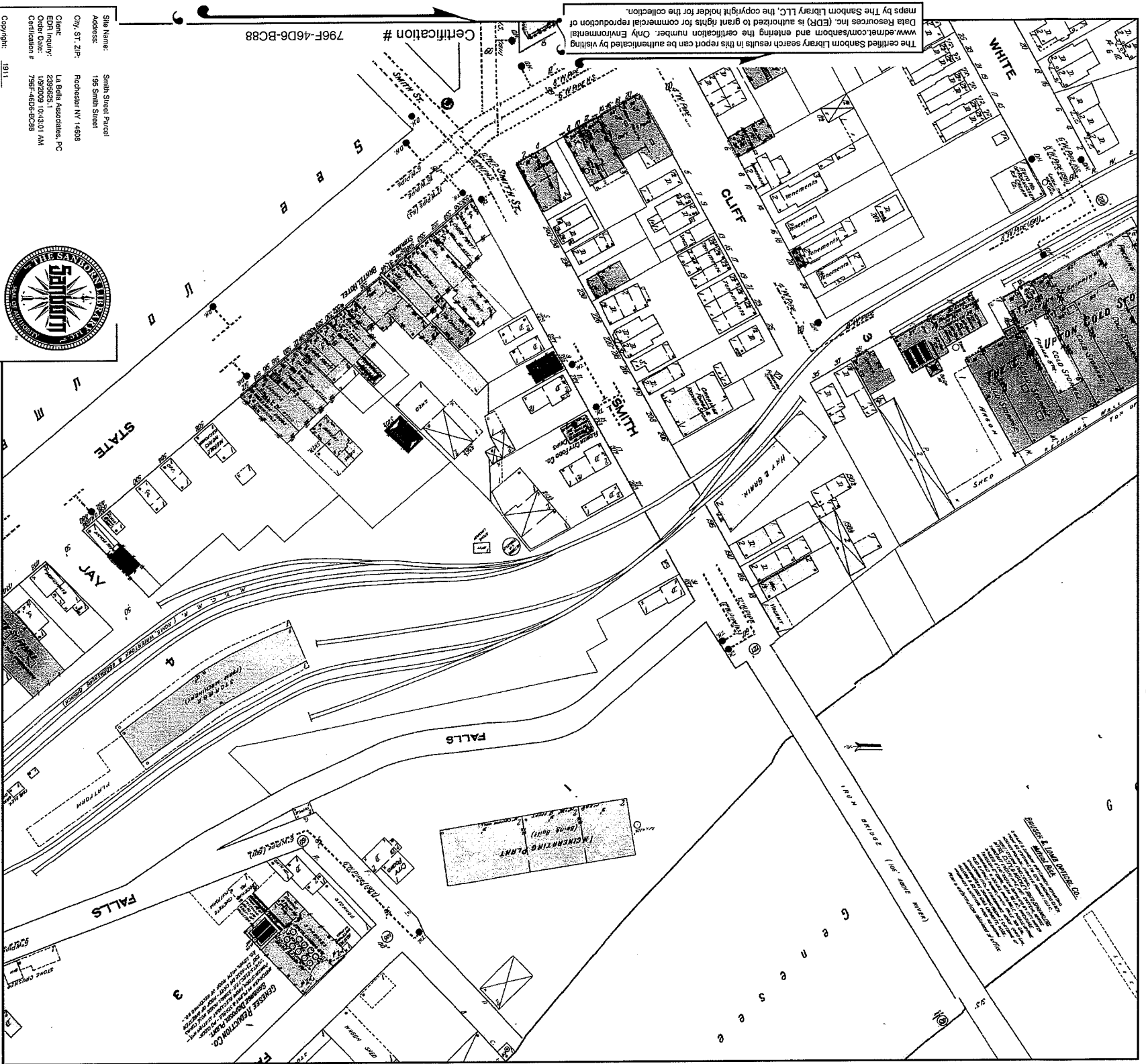
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Volume 3, Sheet 213
Volume 3, Sheet 214
Volume 3, Sheet 216



1911 Certified Sanborn Map



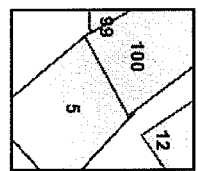
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Address: 195 Smith Street
City, ST, ZIP: Rochester NY 14608
Client: LA Data Associates, PC
EDR Inquiry: 2395625-1
Order Date: 10/20/09 10:43:01 AM
Certification #: 796F-46D6-BC88



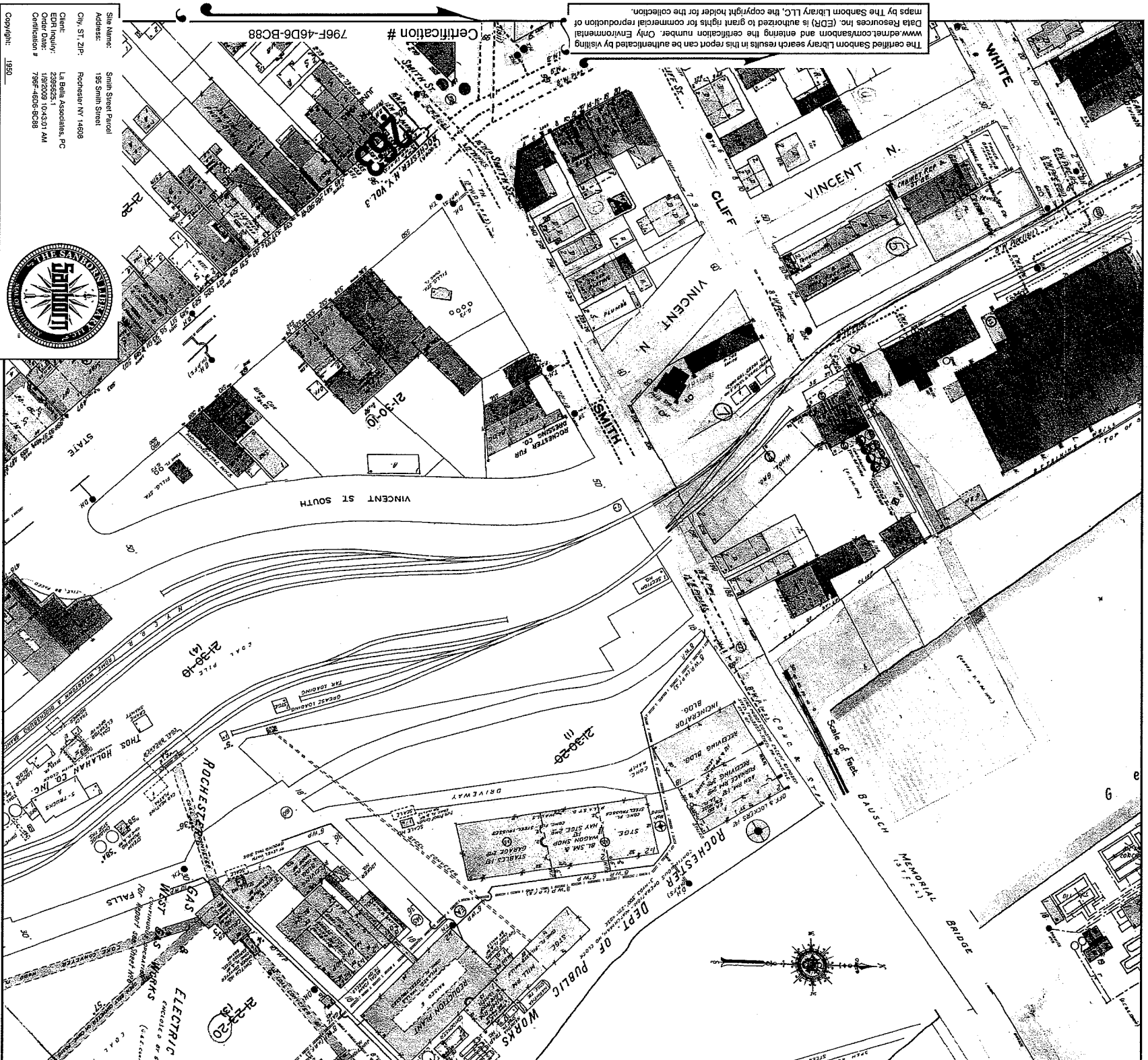
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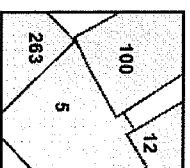


Volume 1, Sheet 5
Volume 1, Sheet 12
Volume 1, Sheet 99
Volume 1, Sheet 100

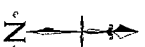
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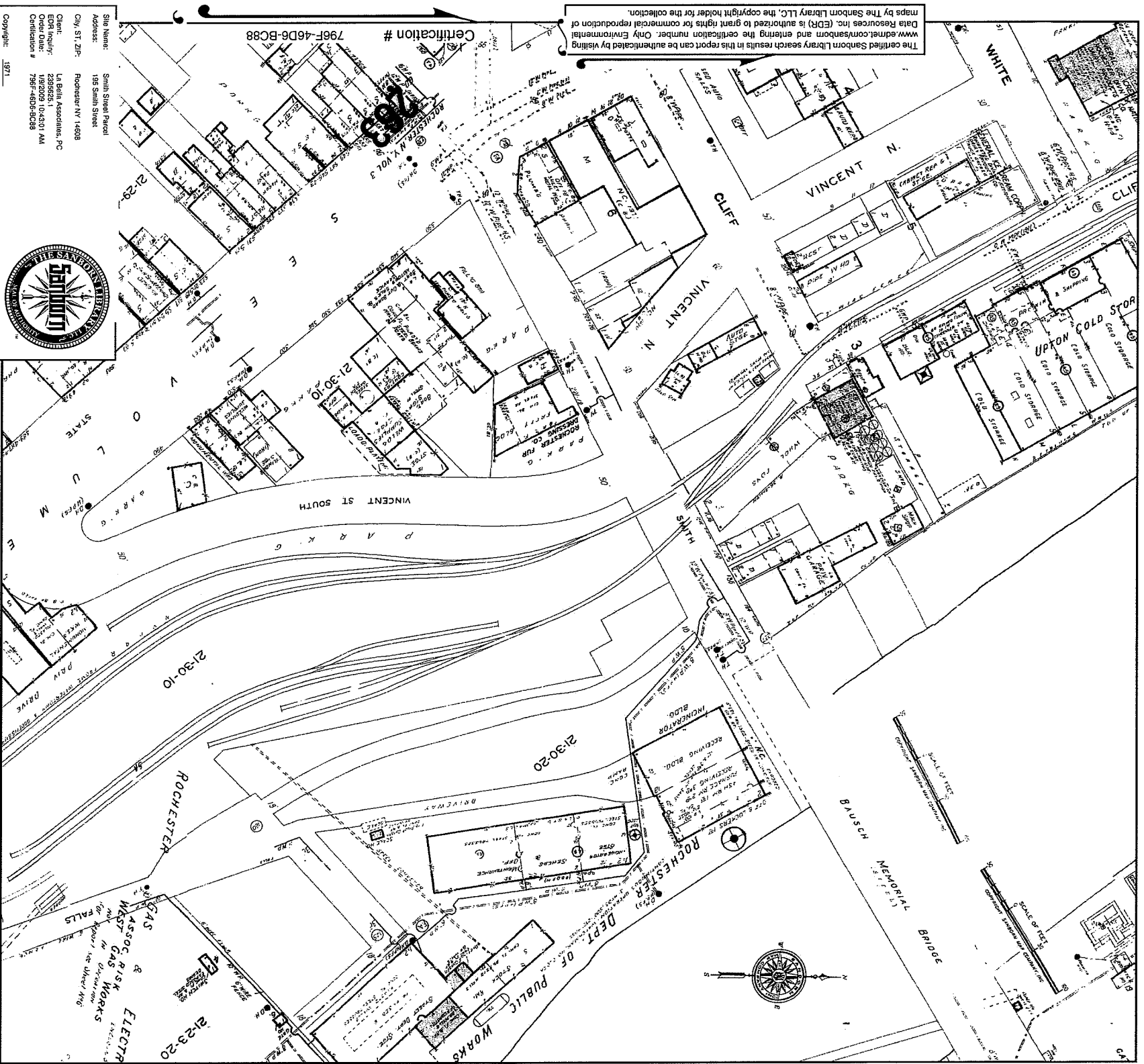
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Volume 1, Sheet 12
Volume 1, Sheet 100
Volume 3, Sheet 263



1971 Certified Sanborn Map

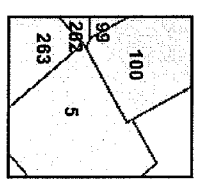
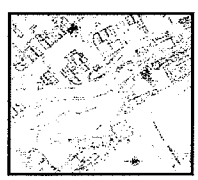


Site Name: Small Street Parcel
 Address: 183 Small Street
 City, ST, ZIP: Rochester NY 14608
 Client: LA BETA ASSOCIATES, PC
 Order Number: 1162009 10-4301 AM
 Order Date: 7/96F-46D6-BC88
 Certification #



Copyright: 1971

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- Volume 1, Sheet 5
- Volume 1, Sheet 99
- Volume 1, Sheet 100
- Volume 3, Sheet 282
- Volume 3, Sheet 283



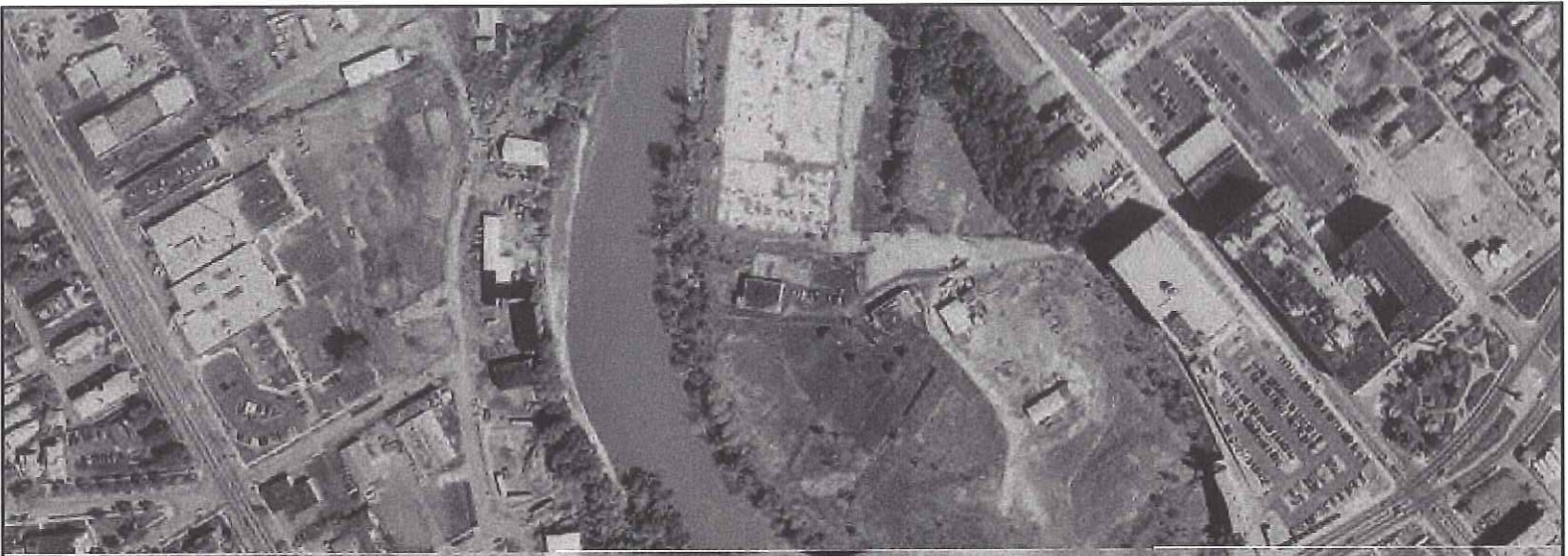
LaBELLA
LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 3

Aerial Photographs



2005





1996



1993





1980



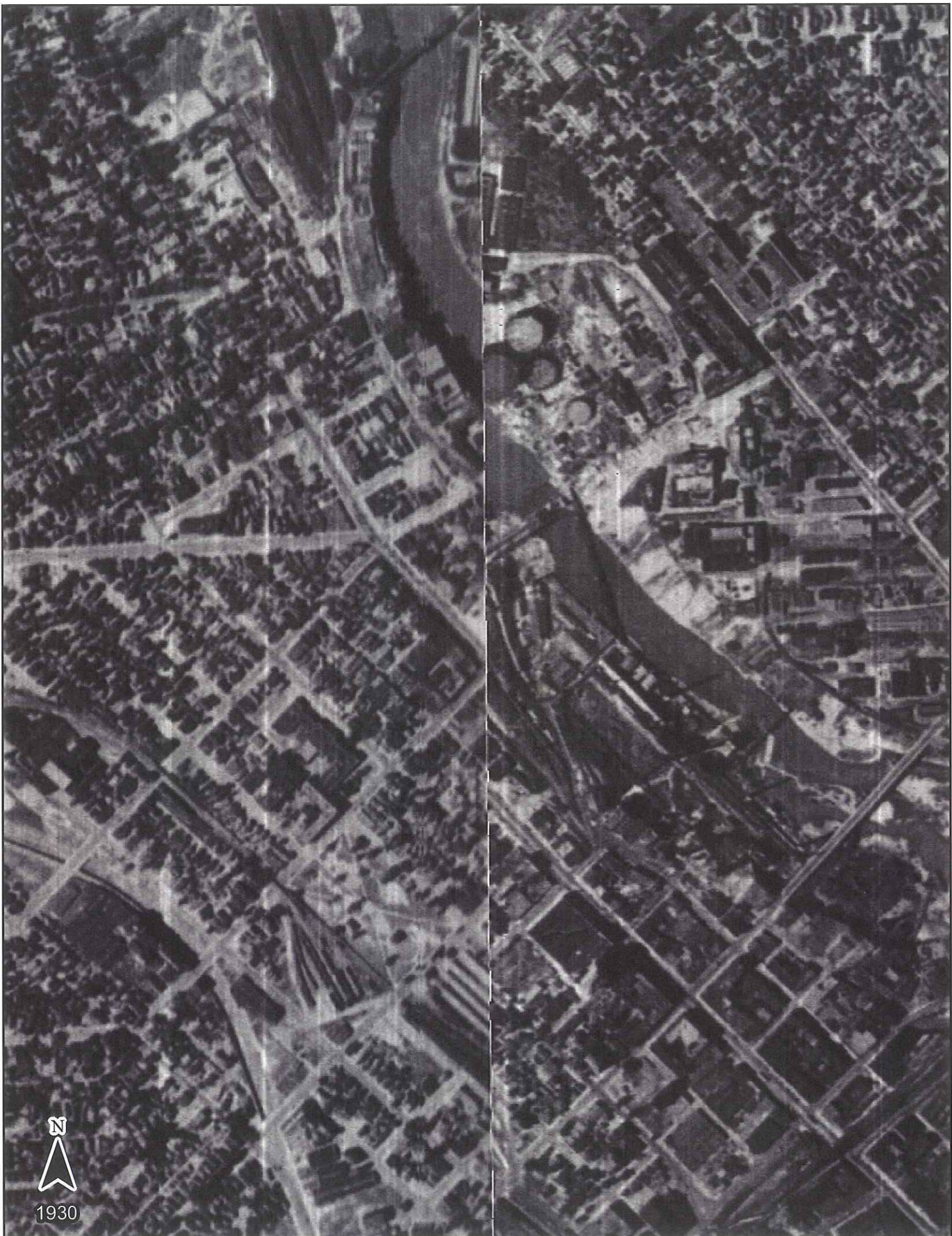
1970



1961



1951



1930

LaBELLA
LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 4

Site Reconnaissance Worksheet

LaBella

LaBella Associates, P.C.
300 State Street, Suite 201
Rochester, New York 14614-1098
Phone: (585) 454-6110
FAX: (585) 454-3066

PHASE I ESA SITE RECONNAISSANCE CHECKLIST

Project No. 209056 Labella Representative: Craig A. Stiles Date: December 22, 2008

Site Name: Smith Street Parcel

Address: 195 Smith Street, Rochester, NY

Site Representative Present/Title: None

Site Owner: CITY OF ROCHESTER

Unoccupied - FOUR (4) COMMERCIAL BILLBOARDS ON-SITE (NORTHERN PORTION OF SITE)

Site Occupant(s): PHOENIX GRAPHICS LEASES A PORTION OF THE SITE (SOUTHERN PORTION)

FOR USE AS A PARKING LOT

- THE CONTRACTOR FOR THE SMITH ST BRIDGE (A.K.A. BRUSCH BRIDGE) RECONSTRUCTION PROJECT IS USING THE FAR NORTHERN PORTION OF THE SITE TO STAGE CONSTRUCTION MATERIALS.

Inaccessible Areas/Limitations:

- | | | | |
|---------------------------------|---|--|--------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Overgrown vegetation | <input type="checkbox"/> Topography | <input type="checkbox"/> Snow cover |
| Representative inspection of: | <input type="checkbox"/> Apartments | <input type="checkbox"/> Office spaces | <input type="checkbox"/> Hotel rooms |
| <input type="checkbox"/> Other: | | | |

Uses: (Check all that apply)

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Undeveloped land | <input type="checkbox"/> Wooded | <input type="checkbox"/> Overgrown Vegetation | <input checked="" type="checkbox"/> Parking lot/ garage |
| <input type="checkbox"/> Agricultural land | <input type="checkbox"/> Nursery/Greenhouses | <input type="checkbox"/> Lumber Yard | <input type="checkbox"/> Gravel pit/mining |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Office | <input type="checkbox"/> Multi-family residential | <input type="checkbox"/> Restaurant/Bar |
| <input type="checkbox"/> Gasoline station | <input type="checkbox"/> Automobile repair | <input type="checkbox"/> Photo/X-ray developing | <input type="checkbox"/> Grocery store |
| <input type="checkbox"/> Laundromat | <input type="checkbox"/> Dry Cleaners | <input type="checkbox"/> Laboratory | |
| <input type="checkbox"/> Recreational facility | <input type="checkbox"/> Machine shop | <input type="checkbox"/> Manufacturing facility | |
| <input type="checkbox"/> Industrial facility | <input type="checkbox"/> Warehouse/Storage/Distribution | | |
| <input checked="" type="checkbox"/> Other: <u>STAGING OF CONSTRUCTION MATERIALS FOR THE BRIDGE RECONSTRUCTION PROJECT.</u> | | | |

Past Uses/Occupants:

Known? Yes

No

What:

RAILROAD YARD
R.W. & O AND NYC RAILROADS

When (estimate years of operation)

LATE 1800S TO MID 1970S

Adjacent Property Uses: (check all that apply and provide direction from Site- North, South, East, West)

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Undeveloped land <u>N & E</u> | <input type="checkbox"/> Wooded | <input checked="" type="checkbox"/> Overgrown Vegetation <u>E</u> | <input checked="" type="checkbox"/> Parking lot/garage <u>S</u> |
| <input type="checkbox"/> Agricultural land | <input type="checkbox"/> Nursery/Greenhouses | <input type="checkbox"/> Lumber Yard | <input type="checkbox"/> Gravel pit/mining |
| <input type="checkbox"/> Retail | <input checked="" type="checkbox"/> Office <u>W</u> | <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Restaurant/Bar <u>W</u> |
| <input type="checkbox"/> Gasoline station | <input checked="" type="checkbox"/> Automobile repair <u>N & W</u> | <input type="checkbox"/> Photo/X-ray developing | <input type="checkbox"/> Grocery store |
| <input type="checkbox"/> Laundromat | <input type="checkbox"/> Dry Cleaners | <input type="checkbox"/> Laboratory | |
| <input type="checkbox"/> Recreational facility | <input type="checkbox"/> Machine shop | <input type="checkbox"/> Manufacturing facility | |
| <input type="checkbox"/> Industrial facility | <input checked="" type="checkbox"/> Warehouse/Storage/Distribution <u>W</u> | | |
| <input checked="" type="checkbox"/> Other: <u>FORMER MGP (RG & E WEST STATION) & FORMER COAL FIRED POWER PLANT (RG & E BEEBEE STATION) TO S & SE</u> | | | |

SECTION 1:

GENERAL INFORMATION:

Location: North South East West
Of SMITH STREET (ALSO EAST OF SOUTH VINCENT STREET) Road Street Avenue

Surrounding Area: (check all that apply)

Urban Suburban Rural
 Highly Developed Moderately Developed Lightly Developed
 Agricultural Wooded Fallow Commercial
Residential E & N
 Industrial Other:

Utilities/Services: (check all that apply)

Natural gas Electric UNDEVELOPED PARCEL - THE INDICATED UTILITIES ARE AVAILABLE IN THE AREA AROUND THE SITE.
 Oil (See Section 4) Propane Public sewer Public water
 None Unknown Private septic (See Section 3) Private well

Transformers:

Interior & quantity Yes No
 Pole # Pad # Exterior & quantity
owned Utility Company Owned Privately
 Wet Dry Unknown
Location: North South East West Other:

Odors:

None Solvents Petroleum Moldy Other:
Visible spill/leak: Yes No Yes No Yes No
Location:

Permits:

Yes No
 SPDES/NPDES RCRA Hazardous waste Air Emissions Sewer discharge
 Other:

Waste Disposal: (check all that apply)

Yes No UNDEVELOPED PARCEL
 General Refuse Paper/Cardboard Recycling Medical Waste Waste paint
 Waste oil/petroleum products (see Section 4) Waste chemicals (see Section 5)
Storage container Collector

NOTE: EVIDENCE OF PAST USE OF THE SITE AS A WASTE DISPOSAL SITE.

- 1) SITE IS A LISTED MCEMC LOCAL WASTE DISPOSAL SITE (RO-176) REPORTED TO CONTAIN C&D DEBRIS.
- 2) OBSERVED @ SITE IN SURFACE SOIL DURING SITE VISIT.
 - 1x RR STEEL RAIL
 - CONCRETE FRAGMENTS
 - BRICK FRAGMENTS
 - COAL FRAGMENTS
 - COAL DUST
 - SCRAP METAL
 - CINDERS
 - WIND-BLOWN TRASH.

SECTION 2:

INTERIOR OBSERVATIONS:

Number of Buildings:

Not Applicable
Use

Building Identification

#of Stories

Construction date

Construction: (check all that apply)

- Wood framed Masonry framed Steel framed
 Brick faced Stone faced Vinyl sided
 Other:

Basement:

- Slab on grade Full basement Partial basement

Basement construction: (check all that apply)

- Concrete floor Dirt floor Block walls Dirt walls
 Finished basement Carpeted floors Tile floors Dry wall walls
 Dry wall ceilings Wood beam ceilings

Use:

Main Building construction: (check all that apply)

- Carpeted floors Tile floors Dry wall walls Dry wall ceilings
 Acoustical ceiling tiles Concrete block walls Steel framed w/ plastic faced fiberglass insulation
 Other:

Drains:

Floor drains Yes No Trench drains Yes No Sump Yes No

Other:

Leaks, spills, stains or odors: Yes No

Location:

Discharge location: Public sewer Private septic Other

Heating system: Yes No Location:

Loading docks: Yes No Location:

-Hydraulic lifts Yes No -Underground reservoirs Yes No Location:

Hydraulic Elevators Yes No Location:

NOTES: SITE IS UNDEVELOPED w/ NO EXISTING BUILDINGS

SECTION 3:

EXTERIOR OBSERVATIONS:

Topography: Level Gently Sloping Moderately Sloping Highly sloping Other:

North South East West

Grounds: (check all that apply and provide direction/location - North, South, East, West)

Acreage (approximate) Stressed vegetation ^{N E} Green areas Wooded areas
 Paved parking lot _S Gravel parking lot ^{CENTRAL} Paved driveway Gravel drive way
 Other:

Fill/Disposal: (check all that apply and provide direction/location - North, South, East, West)

Yes No Mounded areas Depressed areas
 Gravel Top Soil Tree/Brush Compost
 Construction/Demolition ^{N E} Landfill/waste disposal Other:

CENTRAL (REFER TO SECTION #1: WASTE DISPOSAL)

By who? When?

Surface/Water:(check all that apply)

Type: Creek Lake Retention pond Other:
Location/Flow: On-Site Adjacent Nearby
 River Pond Drainage ditch
Location/Flow: GENESEE RIVER
~300 to 400 ft EAST

Septic System/Leach field: Yes No

Location(on property): North South East West
Flow to system: Sanitary waste Non-sanitary waste Other:

Dates utilized:

Odors Yes No Problems/concerns Yes No

Wells Yes No Problems/concerns Yes No

Type: Potable water Monitoring Odors
Location: Type: Production Observation

Piping Yes No Location: North South East West

Loading docks Yes No Location: North South East West

-Hydraulic lifts Yes No -Underground reservoirs Yes No Location:

Storm drains Yes No Location: North South East West

Associated with loading docks? Yes No In Parking lot? Yes No
Discharge location: Public sewer Private septic Other

NOTES:

Section 4:

BULK STORAGE TANKS
(Section 3)

Yes No _____ # of Tanks

Monitoring wells Yes No Unknown

Visual limitations None Snow Vegetation Debris/storage Other

UST/AST

Size (gallons)

Product

Installation date

Construction

Monitoring System

Leaks, spills, stains

Condition

Location

Storage area

Stressed Vegetation

Floor drains/trench drains

Evidence that USTs or ASTs have been removed, closed, abandoned, or filled in-place at the Site? Yes No

Documentation Available: Yes No

Location of past USTs/ASTs:

Date(s) of installation:

Date(s) of removal:

UNKNOWN: SITE WAS A RAILROAD YARD FROM LATE 1800S UNTIL ~ MID-1970S

OTHER PETROLEUM STORAGE/USAGE Yes No

Parts washer Yes No

Location:

Serviced by?

How often?

Hydraulic lifts Yes No
stains, odors

Location:

Underground reservoirs

Leaks, spills,

SECTION 5:
CHEMICAL/HAZARDOUS MATERIALS Yes No

Container Type

Quantity

Product

Use

Condition

Location/Storage

Stressed Vegetation

Floor Drains/Trench drains

Leaks, spills, stains

Waste Chemical Storage and Disposal:

Container Type:

Documentation:

Who Collects:

How Often:

NOTES: SITE IS CURRENTLY UNDEVELOPED

Section 6:

ADDITIONAL SERVICES: Yes No

Asbestos: Yes No

Type:	Condition:	
<input type="checkbox"/> Pipe insulation	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Boiler/tank insulation	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Boiler gaskets	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Furnace cement	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Electrical insulation	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Fire proofing (spray-on)	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Insulation (blown in)	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Linoleum	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Floor tile	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Mastic	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Plaster/wallboard	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Vinyl wall covering	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Textured paint finish	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Acoustical plaster	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Joint compound	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Ceiling tiles	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Transite Panels	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Siding	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Roofing materials	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Fire Doors	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Duct tape	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Caulking putties	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Woven cloth	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	
<input type="checkbox"/> Other	<input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> poor	

Location:

Mold: Yes No
 Location Walls Ceiling Floor Other:

Areas of high humidity Yes No Location:

Lead Based Paint Yes No
 Location: Walls Ceiling
 Condition: good fair poor peeling cracked

Wetland areas: Yes No
 Location: North South East West
 Standing water Yes No Vegetation (reeds, cattails, etc.) Yes No
 Other:

Archeological Areas Yes No

Regulatory Compliance Yes No

Industrial Hygiene Yes No

Health and Safety Yes No

Indoor Air Quality Yes No

Biological Agents Yes No

High Voltage Power Lines Yes No

Location North South East West

LABELLA
LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 5

Site Representative Interview

* Questionnaire
Submitted to Ms.
Jane Forbes on
January 9, 2009.

LABELLA

LaBella Associates, P.C.

300 State Street, Suite 201
Rochester, New York 14614-1098
Phone: (585) 454-6110
FAX: (585) 454-3066

PHASE I ESA INTERVIEW

Project No. 209056 Date of Interview: _____ Conducted by: _____

Address: Smith Street, Rochester, NY

Interviewee: _____ How long affiliated with Site: _____

Title/Position/Relationship to Site Owner Owner Representative Former Owner Occupant
 Former Occupant Neighbor Purchaser Seller Real estate agent
 Property Manager Other (explain): _____

Additional Contacts: _____

1. What is the purpose of this assessment? Selling the property Purchasing the property Construction loan
 Re-financing the property Other (explain): _____

2. Do you have a PROPERTY SURVEY MAP or OTHER MAPPING of the Site available?
 No Yes Unknown (if Yes, please provide if possible)

3. Number of building(s): _____ Total sq. ft. of building(s): _____
Acreage of Site: _____ Unknown NA

4. What is the CURRENT USE(S) of the Site and DATES, if known? Unknown

5. What are the PAST USE(S) of the Site and DATES of occupancy, if known? Unknown
Use _____ Dates of Usage _____

6. Have any buildings been BURNED or DEMOLISHED on the Site? No Yes Unknown
Explain: _____

Was the Debris:
Burned on Site No Yes Unknown Buried on Site No Yes Unknown
Removed from Site No Yes Unknown
Explain: _____

7. Is the SITE or any ADJOINING PROPERTY CURRENTLY or PREVIOUSLY utilized as any of the following?
Dry Cleaning Facility No Yes Unknown Site Adjoining Property to the _____
Dates and Explain: _____

X-ray or Film Developing No Yes Unknown Site Adjoining Property to the _____
Dates and Explain: _____

Is there a Metal Recovery System in Place? No Yes Unknown
Explain: _____

Car Repair Shop: No Yes Unknown Site Adjoining Property to the _____
Dates and Explain: _____

Paint/Body Shop: No Yes Unknown Site Adjoining Property to the _____
Dates and Explain: _____

Gasoline Station: No Yes Unknown Site Adjoining Property to the _____
Dates and Explain:

Industrial Property: No Yes Unknown Site Adjoining Property to the _____
Dates and Explain:

8. What are the CURRENT and PREVIOUS USE(S) of the ADJOINING PROPERTIES?
Direction Current Use/Occupant Past Uses/Occupant

North:

South:

East:

West:

9. Is SANITARY WASTE WATER CURRENTLY or was PREVIOUSLY Generated and how is/was it Disposed of?
No Yes Unknown Discharge Point: Public System Private System Unknown
Other (explain):

Is NON-SANITARY WASTE WATER CURRENTLY or was PREVIOUSLY Generated and how is/was it Disposed of?
No Yes Unknown Discharge Point: Public System Private System Unknown
Other (explain):

Are any of the following CURRENTLY or PREVIOUSLY located at the Site?

SEPTIC TANK: No Yes Unknown Location:

Dates of Usage:

LEACHFIELD: No Yes Unknown Location:

Dates of Usage:

INJECTION WELL: No Yes Unknown Location:

Dates of Usage:

DRY WELL: No Yes Unknown Location:

Dates of Usage:

Are any of the following CURRENTLY or PREVIOUSLY located at the Site?

FLOOR DRAINS: No Yes Unknown Location:

Discharge Point:

TRENCH DRAINS: No Yes Unknown Location:

Discharge Point:

SUMP PUMPS: No Yes Unknown Location:

Discharge Point:

STORM DRAINS: No Yes Unknown Location:

Discharge Point:

OTHER: No Yes Unknown Location:

Discharge Point:

Are any FLOOR DRAINS, TRENCH DRAINS, or SUMPS connected to an OIL/WATER SEPERATOR?

No Yes Unknown NA Location:

Dates of Usage:

10. Is the Site serviced with PUBLIC or PRIVATE WATER SYSTEMS and DATES of Connection, if known?

Type

Date of Connection/Usage

Public

Unknown

Well

NA

Are there, or were there ever any OBSERVATION or MONITORING WELLS located on-Site?

No Yes Unknown

NA

Location:

Purpose:

Dates of Usage/Installation:

11. Are ANY of the FOLLOWING located ON or ADJACENT TO the SITE? (Choose all that apply):

Type:	Location:	Type:	Location:
<input type="checkbox"/> Surface water		<input type="checkbox"/> Pits	
<input type="checkbox"/> Ponds		<input type="checkbox"/> Lagoons	
<input type="checkbox"/> Creek		<input type="checkbox"/> Drainage Ditch	
<input type="checkbox"/> Rivers		<input type="checkbox"/> Lakes	
<input type="checkbox"/> Unknown		<input type="checkbox"/> No	

12. What type of heating does this property CURRENTLY or PREVIOUSLY have, if any?

Choose all that apply and identify the associated building(s) and dates of connection if applicable.

Type	Date(s) of Connection/Usage	Type	Date(s) of Connection/Usage
<input type="checkbox"/> Natural Gas		<input type="checkbox"/> Oil	
<input type="checkbox"/> Propane		<input type="checkbox"/> Radiant	
<input type="checkbox"/> Coal		<input type="checkbox"/> Hot Water	
<input type="checkbox"/> Not Heated		<input type="checkbox"/> Unknown	
<input type="checkbox"/> Other (explain)			

If oil: How is/was the oil stored above ground storage tank underground storage tank (see Question 20)
Location:

13. Who Supplies ELECTRIC SERVICE to the Site?

RG&E National Grid NYSEG Unknown NA
 Other:

14. What is the nature of SOLID WASTE Generated at the Site and Disposed of from the Site (including hazardous)?

Type of Waste? How is it stored? Who collects the waste?

15. To the best of your knowledge, have you ever GENERATED or TRANSPORTED HAZARDOUS WASTE from the Site?

No Yes Unknown (if Yes, please provide Manifests)

Explain:

16. Do you TREAT or DISPOSE of any WASTE MATERIALS on-Site? (i.e., land filling, neutralization, incineration)

No Yes Unknown

Explain:

17. Has any OTHER ENTITY ever been allowed to DUMP, STORE, DISPOSE, TRANSPORT, BURY, INCINERATE, OR LANDFILL any materials at the Site? No Yes Unknown

Who? What? When? Location:

18. Has FILL DIRT been brought onto the Site from an UNKNOWN ORIGIN OR CONTAMINATED SITE?

No Yes Unknown

Explain:

19. Are there areas of the Site in which the any of the following were or are located? Unknown No

Type:	Location:	Type:	Location:
<input type="checkbox"/> Gravel		<input type="checkbox"/> Debris	
<input type="checkbox"/> Construction Materials		<input type="checkbox"/> Tree/Brush	
<input type="checkbox"/> Other (explain):			

20. Are there CURRENTLY or PREVIOUSLY any ABOVE (AST) or UNDERGROUND (UST) STORAGE TANKS located at the Site?

No Yes Unknown Are they REGISTERED with the NYSDEC? No Yes Unknown

Tank Type (AST/UST) Capacity (Gallons) Product Installation Date Removal/Closure Date

Are there any LEAK DETECTION DEVICES in place? No Yes Unknown

Explain:

Have any TANKS been: Unknown No

Date(s):

REMOVED from the Site

Explain:

CLOSED in place at the Site

Explain:

Is DOCUMENTATION Available? No Yes Unknown Please provide copy.

Has any CONTAMINATION been identified or REMEDIATION been required at the Site; related to CURRENT OR PRIOR TANKS? No Yes Unknown

Explain:

21. What type of CHEMICALS are CURRENTLY or have PREVIOUSLY been STORED or UTILIZED on Site?
Type: Usage: Storage Container: Disposal Method:

Are MSDS sheets readily available for these chemicals? No Yes Unknown (if Yes, please provide copies)

22. Have there been any SPILLS, UNPERMITTED DISCHARGES, or RELEASES of HAZARDOUS or CONTAMINATED MATERIALS or PETROLEUM PRODUCTS at or in the vicinity of the Site? No Yes Unknown
What? When? Location:

23. Are you AWARE if the SITE is listed as any of the following –Check all that Apply: No
(please provide information for ‘yes’ responses)

Regulatory Listing:

Explain:

- National Priority or Delisted Priority List
- CERLCIS Site
- CERCLIS NFRAP Site
- RCRA Generator Facility
- RCRA Treatment/Storage/Disposal Facility
- State or Local Landfill
- National Response Site
- NYSDEC Spill Site
- Hazardous Waste Disposal Site
- Brownfield or Voluntary Cleanup Site
- Institutional or Environmental Control Site
- Hazardous Substance Site

24. To the best of your knowledge, do you have any FEDERAL, STATE, or LOCAL PERMITS for the following?
None Air Emissions SPDES (waste water discharge)

Explain:

25. Has the Site ever been the subject of an ENFORCEMENT ACTION by any FEDERAL, STATE, or LOCAL agency regarding ENVIRONMENTAL ISSUES? No Yes Unknown

Explain and provide DATES and any Documentation:

26. Is the Site presently under any FEDERAL, STATE, or LOCAL CONSENT ORDERS, DECREES, or CAUSE of ACTION?
No Yes Unknown
Explain and provide DATES and any Documentation:

27. Are you aware of any ENVIRONMENTAL LIENS on the Site? No Yes Unknown
Explain:

28. Are you aware of any LAND USE or ACTIVITY LIMITATIONS that are in place on the Site or have been FILED or RECORDED in a registry? No Yes Unknown
Explain:

29. Are you aware of any KNOWLEDGE or INDICATORS related to the Site that point to the PRESENCE or LIKELY PRESENCE of CONTAMINATION? No Yes Unknown
Explain:

30. Are you aware if the PURCHASE PRICE of this Site reasonably reflects the fair market value of the property?
No Yes Unknown NA (Site is not being sold at this time)
Explain:

31. Has there ever been PREVIOUS Phase I Environmental Site Assessments or environmental audits performed for the Site?
No Yes Unknown (if Yes, please provide copies if possible)
If yes, by Whom? _____ Date? _____
Concerns identified: No Yes Unknown
Explain:

32. Is the ABSTRACT OF TITLE for the Site available? No Yes Unknown
(If Yes, please provide if possible or provide name and contact information for attorney that may have report)

33. Do you have any additional information or specialized knowledge or experience regarding the Site?
No Yes Unknown
Explain:

LaBELLA

LaBella Associates, P.C.

300 State Street

Rochester, New York 14614

Appendix 6

Local Government Records

January 7, 2009

Records Access Officer
City of Rochester
30 Church Street
Rochester, New York, 14614

Re: Foil Request
Owner: New York Central Lines
196 Smith Street (A.K.A. 195 Smith Street)
Rochester, New York 14608
SBL ID #: 106.610-0001-019.000LS03
LaBella Project No. 209056

Dear Sir or Madam:

Please accept this letter as a formal request to the following City of Rochester for review/copies of department records for the above referenced property, if available. This facility is currently a vacant and undeveloped parcel located on the south side of Smith Street and east of South Vincent Street. A Site location map is attached. It was formerly utilized by the NY Central Railroad. The property is part of a parcel that crosses Smith Street and is officially named 196 Smith Street. However, I have been informed by the City of Rochester that the portion of the parcel I am interested in on the south side of Smith Street has been assigned an address of 195 Smith Street.

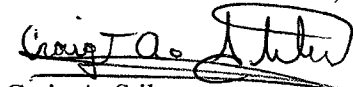
- | | |
|-------------------------------|---|
| ✓ Assessment Records | ✓ Records of Environmental Concerns, issues, or violations |
| ✓ Building Inspection Records | ✓ Records of Tank installation, permits, removals, or closures |
| ✓ Fire Marshal Records | ✓ Records of Fires at the Site |
| ✓ Code Enforcement Records | ✓ Records of leaks or spills |
| ✓ Solid Materials | ✓ Records of soil or groundwater contamination/cleanup or on-Site remediation |
| ✓ Waste Disposal Records | |

Please call me at (585) 295-6268 with any questions or require additional information.

Thank you for your assistance in this matter.

Respectfully submitted,

LABELLA ASSOCIATES, P.C.



Craig A. Stiles
Environmental Geologist

JAN 12 2009



City of Rochester Records Access Response

Client: _____
Proj.#: _____

Communications Bureau, 30 Church St. RM 202A, Rochester, NY 14614

TO: Craig Stiles 01/08/2009
LaBella Associates, P.C.
300 State Street, Suite 201
Rochester, NY 14614

RE: Your Records Access Request, **REFERENCE #:** 35751
Claimant: City of Rochester
Received by the City on 01/08/2009
Requesting information about:
*195 Smith St.: tanks, permits, soills, HAZMAT, incidents,
environmental*

STATUS:

In response to your previous request #35482, all relevant departments already conducted a search for 0 Smith St., 195 Smith St. and 196 Smith St. Five pages were sent to you on December 16, 2008 and the DES portion was provided to you directly by Ray Littlefield.

Per your instruction, the closed violations for 196 Smith Street and the summary page for 195 Smith Street were faxed to you on January 8, 2009.

This completes your request.

Yours truly,

A handwritten signature in black ink that reads "Gary G. Walker".

Gary G. Walker
Records Access Officer

Local Municipality Information

Conducted by: CRAIG STILES Date: 1-16-09
Location: via Fax
Address (of project): 195 Smith St, Rochester, NY
Project Number: 209056

12-1-08

Building Inspector: Not Applicable Submitted FOIL 1-7-09 Received Response Yes
 Not Available Left Message Received Response

Interviewed _____

Inquired:

Environmental Issues or Violations at the Site? Yes No Unknown

Current or former presence of above or underground tanks at the Site? Yes No Unknown

Major spills at the Site? Yes No Unknown

Cleanups or Remediation required at the Site? Yes No Unknown

Current or former presence of chemical usage at the Site? Yes No Unknown

Current or former presence of waste disposal at the Site? Yes No Unknown

Engineering or Institutional Controls at the Site? Yes No Unknown

Activity or land use restrictions at the Site? Yes No Unknown

Concerns associated with any adjoining property? Yes No Unknown

Review Records/File: Yes No

Received 1 Bldg permit (8-17-06 to "install a post & chain fence (950LF) surrounding the railroad property to prevent further dumping".

Received several closed Building Code Violations for

- 3-2-06 - Trash & debris
- 5-4-06 - Unapproved auto sales & unapproved storage
- 5-8-06, 8-9-06 & 10-10-06 - ^{on vacant railroad property} unlicensed vehicles on-site & selling vehicles on city property for over 2 years.

Local Municipality Information

Conducted by: CRAIG A. STILES Date: 1-16-09
Location: Via Fax
Address (of project): 195 Smith St, Rochester, NY
Project Number: _____

Assessor: Not Applicable Submitted FOIL 12-1-08 Received Response 1-7-09
 Not Available Left Message _____ Received Response _____

Tax Account #: _____ Received tax map & Assessor's Data Record

Property Size (acres): _____

Current Owner: _____ Also received copy of previous Phase I

Previous Owners and Dates: _____ ESA for railroad property that includes
the site from Ray Littlefield of City DEP.

Current Use: _____

Prior Uses: _____

Construction date: _____
Square Footage: _____
Utilities: _____

Other: _____

Local Municipality Information

Conducted by: CRAIG STILES Date: 1-16-09
Location: via Fax
Address (of project): 195 Smith St, Rochester, NY
Project Number: 209056

Fire Marshal Information: Not Applicable Submitted FOIL 12-1-08 ? 1-7-09 Received Response _____
 Not Available Left Message _____ Received Response Yes - No

Interviewed _____
Inquired:

Environmental Issues or Violations at the Site? Yes No Unknown *Fire Marshal records for either address received on either 12-17-08 or 1-8-09*

Current or former presence of above or underground tanks at the Site? Yes No Unknown

Major spills at the Site? Yes No Unknown

Cleanups or Remediation required at the Site? Yes No Unknown

Current or former presence of chemical usage at the Site? Yes No Unknown

Current or former presence of waste disposal at the Site? Yes No Unknown

Engineering or Institutional Controls at the Site? Yes No Unknown

Activity or land use restrictions at the Site? Yes No Unknown

Concerns associated with any adjoining property? Yes No Unknown

Review Records/File: Yes No



City of Rochester Records Access Response

Communications Bureau, 30 Church St. RM 202A, Rochester, NY 14614

TO: Craig Stiles 12/16/2008
LaBella Associates, P.C.
300 State Street, Suite 201
Rochester, NY 14614

RE: Your Records Access Request, **REFERENCE #:** 35482
Claimant: 209056 / New York Central Lines
Received by the City on 12/01/2008
Requesting information about:
*O Smith St.: tanks, permits, spills, HAZMAT, incidents,
environmental*

STATUS:

The Dept. of Environmental Services will provide the DES portion of the requested materials directly to you. Please call Mr. Ray Littlefield at 428-6523 for assistance. Enclosed are the only materials located from the other departments.

Please note that the entire parcel straddles both sides of Smith Street and has an official address of 196 Smith Street; the proposed sale site is only the portion which is on the south (odd-numbered) side of Smith Street. Questions about the numbering of the parcel may be addressed to Mr. Mark Carden of Maps & Surveys at 428-6871.

You may also want to check with the Monroe County Health Department via: Monroe County Freedom of Information, Communications Office, 39 West Main Street, Room 204, Rochester, NY 14614 (phone: 428-2380).

For additional information, if any, you should also contact: New York State Dept. of Environmental Conservation, 6274 East Avon-Lima Road, Avon, NY 14414 (phone: 226-2466).

There is no charge for records for projects conducted on behalf of the City.

Yours truly,

Gary G. Walker
Records Access Officer

Enclosures: 5

Received By
LaBella Associates, P.C.

DEC 18 2008

Client: _____
Proj.#: _____

BSSUMDS

BIS - PROPERTY SUMMARY

DATE: 12/04/2008 +1R

ENTRY ADDRESS: 0196 SMITH ST SPC ZONE:
 SBL NUMBER : 106 . 610 - 0001 - 019 . 002 / 0000 RB
 ENTER OPTION NUMBER: _ PMT ZDC CFO ZON SPM O/C C/C H/C INJ B/P
 (1) (2) (3) (4) (5) (6) (7) (8) (9) (0)
 001 Y 06

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS
CITY OF ROCHESTER

ARLM SPECIAL MAILING

CITY OF ROCHESTER
30 CHURCH ST
ROCHESTER NY

0196 SMITH ST 14608 ROCHESTER NY 14614

GIS SBL NO: 1066111902 ASSESSMENT: 277,000
 LOT SIZE: 90.00 X 150.00 ACRES: 6.39
 OWNER CODE: 0030 - CITY OF ROCHESTER MAP NO.: PT 21 22
 ASM CURR USE: 330 - VACANT COMMERCIAL LAND CENSUS TRACT: 0016.00
 ASM PREV USE: - INS AREA: B05 BLOCK: 313
 ZONING: M / M VANMEENEN WARD: 24
 DCD AUTH USE: - NBN AREA: B03 DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL
 PF19-H/S VIOL PF20-ZPROP SUM PF21-COMMENT PF22-FLAG PROP PF23-QHI RESULTS

BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 12/04/2008 >

APPLIC. ADDRESS: 0196 SMITH ST PERMIT NO.: _____
SBL NO.: 106 . 610 - 0001 - 019 . 002 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0196 SMITH ST
1066023 08/10/06 08/17/06 100 PMT COMPLETED/ WITH INSP 06/08/17
INSTALL POST AND CHAIN FENCE (950 LF) SURROUNDING RAILROAD PROPERTY TO PREVENT
FURTHER DUMPING - 4' X 6' POSTS W/ BLACK CHAIN

PF13-PMT MOD PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 12/01/2008 -1R

106 610 0001 019 002 0000 00 1 RB P 00 CT/B-AD 0016.00 313 24 DISC 0000000000
0196 SMITH ST 14608 USE 330 30 SF YR N/A

- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -

CITY OF ROCHESTER RS - SS CURRENT TAXABLES
8 - 8 LAND 277,000 COUNTY 0
ACT HSC TOTAL 277,000 CITY 0
30 CHURCH ST A - N PRIOR SCHOOL 0
ROCHESTER NY 14614 00006 NGBHD LAND 277,000 BANK CODE 0000129
TOTAL 277,000 MORTGAGE INVESTOR 00129

- - - - - SALES INFORMATION - - - - -

PRICE 1,324,500 DEED Q DATE 110306
BOOK 10379 PAGE 00473 CTL# 99999999
PR OWNER NEW YORK CENTRAL LINES LLC

- - - - - EXEMPTIONS - - - - -

CODE AMOUNT PCT IY TY HC
13350 000277000 0.00 07
00000 000000000 0.00 00
00000 000000000 0.00 00

- - DIMENSIONS - - - COORDINATES - -

F 90.00 D 150.00 E 756409 N 154770
ACRES 6.39 SP/MRG 00000000 IR LT I

- - - - - SPECIAL DISTRICTS - - - - -

SPC UNITS PCT TYPE VALUE
HSR00 0.00 .0000 U 190.00
RP600 0.00 .0000 U 353.00
SC400 0.00 .0000 U 353.00
SP700 0.00 .0000 U 190.00
0.00 .0000 0.00
0.00 .0000 0.00

BSSUMDS

BIS - PROPERTY SUMMARY

DATE: 01/08/2009 *

ENTRY ADDRESS: 0195 SMITH ST SPC ZONE:
 SBL NUMBER : 106 . 610 - 0001 - 019 . 000 / LS03 MP
 ENTER OPTION NUMBER: _ PMT ZDC CFO ZON SPM O/C C/C H/C INJ B/P
 (1) (2) (3) (4) (5) (6) (7) (8) (9) (0)

DOCUMENT#:

ARLM OWNER(S) AND ADDRESS

ARLM SPECIAL MAILING

CITY OF ROCHESTER

CITY OF ROCHESTER

0196 SMITH ST

14608

30 CHURCH ST RM 028B

ROCHESTER NY

14614

GIS SBL NO: 1066111900 ASSESSMENT: 5,900
 LOT SIZE: 0.00 X 0.00 ACRES: 0.17
 OWNER CODE: 0030 - CITY OF ROCHESTER MAP NO.: 4021246659
 ASM CURR USE: 330 - VACANT COMMERCIAL LAND CENSUS TRACT: 0016.00
 ASM PREV USE: - INS AREA: B05 BLOCK: 313
 ZONING: / M VANMEENEN WARD: 09
 DCD AUTH USE: - NBN AREA: B03 DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL
 PF19-H/S VIOL PF20-ZPROP SUM PF23-QHI RESULTS

BSCSADL BIS - PROP CONSV - CLOSED CASE LIST DATE: 01/08/2009 *
MORE CASES AVAILABLE FOR PARCEL-PF8

ADDRESS:	0196	SMITH	ST	DOC NO.:						
SBL#:	106 . 610 - 0001 - 019 . 002 / 0000									
CASE NBR	OPEN DATE	# N&O	# VIOL	VIOL CLS	CASE TYPE	LAST EVT	C OF O NBR	D LETTER EXP DTE	H/C INDEX	
378311	C 03/02/06	001	001	001	0196 GET TOUGH	018	000000	ST WEST B05 00/00/00	0	
T/D										
381987	C 05/04/06	001	002	002	ZONING	016	000000	00/00/00	0	
UNAPPROVED AUTO SALES ON VACANT RR PROPERTY										
382162	C 05/08/06	001	001	001	COMPLAINT	010	000000	00/00/00	0	
UNLICENSED VEHICLE										
387931	C 08/09/06	001	001	001	COMPLAINT	011	000000	00/00/00	0	
EXTERIOR										
391314	C 10/10/06	001	001	001	COMPLAINT	044	000000	00/00/00	0	
EXTERIOR										
PF13-PROP SUMM PF14-SBL# LIST PF15-CASE DETL PF16-CASE VIOL PF17-CASE NARR										
PF18-OPEN CASE PF20-INDX/VIOL										

BSCSADL
END OF DATA

BIS - PROP CONSV - CLOSED CASE LIST DATE: 01/08/2009 *

ADDRESS: 0196	SMITH	ST	DOC NO.:	_____				
SBL#: 106 . 610 - 0001 - 019 . 002 / 0000								
CASE	OPEN	# #	VIOL	CASE	LAST	C OF O	D LETTER	H/C
NBR	DATE	N&O VIOL	CLS	TYPE	EVT	NBR	EXP DTE	INDEX
			0196	SMITH		ST	WEST	B05

413388 C 10/24/07 000 000 000 COMPLAINT 006 000000 00/00/00 0
 SELLING VEHICLES ON CITY PROPERTY FOR OVER 2 YEARS. *CLOSED 10-25-07 -> NO CAUSE*

PF13-PROP SUMM PF14-SBL# LIST PF15-CASE DETL PF16-CASE VIOL PF17-CASE NARR
 PF18-OPEN CASE PF20-INDX/VIOL

BSCSVIL BIS - CLOSED CASE VIOLATIONS

DATE: 01/08/2009 *

ADDRESS: 0196	SMITH	ST	SBL#:	106 610 0001 019 002 0000
CASE#: 378311	TYPE: GET TOUGH	TOT VIOL: 001	TOT N&O: 001	H/C:
GPCDE N&O APT LOC SQ#	DESCRIPTION	UTS CLOSE	ISP	DOC NBR ISSUE
GT 112 11	001 TRASH/DEBRIS (GT)	090706	071	0000000

CASE VIOLATION LIST COMPLETE

PF13-ADDR LIST	PF14-PROP SUMM	PF15-CASE LIST	PF16-CASE DETL	PF17-CASE EVENT
PF18-N&O LIST	PF19-N&O DETL	PF20-INDX CAS/VIOL		

BSCSVIL BIS - CLOSED CASE VIOLATIONS

DATE: 01/08/2009 *

ADDRESS: 0196 SMITH ST SBL#: 106 610 0001 019 002 0000
CASE#: 381987 TYPE: ZONING TOT VIOL: 002 TOT N&O: 001 H/C:
GRPCDE N&O APT LOC SQ# DESCRIPTION UTS CLOSE ISP DOC NBR ISSUE

GRPCDE	N&O	APT	LOC	SQ#	DESCRIPTION	UTS	CLOSE	ISP	DOC	NBR	ISSUE
ZN	153	11			001 AUTO SALES W/O APPROVAL	072406	016		0000000		
ZN	170	11			002 OUTDR STORAGE UNAPPROVED	072406	016		0000000		

UNLICENSED AUTOS

CASE VIOLATION LIST COMPLETE

PF13-ADDR LIST PF14-PROP SUMM PF15-CASE LIST PF16-CASE DETL PF17-CASE EVENT
PF18-N&O LIST PF19-N&O DETL PF20-INDX CAS/VIOL

BSCSVIL BIS - CLOSED CASE VIOLATIONS

DATE: 01/08/2009 *

ADDRESS: 0196 SMITH ST SBL#: 106 610 0001 019 002 0000
 CASE#: 382162 TYPE: COMPLAINT TOT VIOL: 001 TOT N&O: 001 H/C:
 GRPCDE N&O APT LOC SQ# DESCRIPTION UTS CLOSE ISP DOC NBR ISSUE
 PC 911 11 001 VEHICLE UNLICENSED 052406 107 0000000

CASE VIOLATION LIST COMPLETE

PF13-ADDR LIST PF14-PROP SUMM PF15-CASE LIST PF16-CASE DETL PF17-CASE EVENT
 PF18-N&O LIST PF19-N&O DETL PF20-INDX CAS/VIOL

BSCSVIL BIS - CLOSED CASE VIOLATIONS

DATE: 01/08/2009 *

ADDRESS: 0196	SMITH	ST	SBL#:	106 610 0001 019 002 0000
CASE#: 387931	TYPE: COMPLAINT	TOT VIOL: 001	TOT N&O: 001	H/C:
GRPCDE N&O APT	LOC SQ#	DESCRIPTION	UTS CLOSE	ISP DOC NBR ISSUE
PC 911 11	001	VEHICLE UNLICENSED	082506 071	0000000

CASE VIOLATION LIST COMPLETE

PF13-ADDR LIST	PF14-PROP SUMM	PF15-CASE LIST	PF16-CASE DETL	PF17-CASE EVENT
PF18-N&O LIST	PF19-N&O DETL	PF20-INDX CAS/VIOL		

BSCSVIL

BIS - CLOSED CASE VIOLATIONS

DATE: 01/08/2009 *

ADDRESS: 0196 SMITH ST SBL#: 106 610 0001 019 002 0000
CASE#: 391314 TYPE: COMPLAINT TOT VIOL: 001 TOT N&O: 001 H/C:
GRPCDE N&O APT LOC SQ# DESCRIPTION UTS CLOSE ISP DOC NBR ISSUE
PC 911 11 001 VEHICLE UNLICENSED 040907 071 0000000

CASE VIOLATION LIST COMPLETE

PF13-ADDR LIST PF14-PROP SUMM PF15-CASE LIST PF16-CASE DETL PF17-CASE EVENT
PF18-N&O LIST PF19-N&O DETL PF20-INDX CAS/VIOL

BPPCZQY **BIS - BUILDING - CZC ONLY PERMITS**
END OF DATA

DATE: 01/08/2009 *

APPLIC. ADDRESS: 0196 SMITH ST **PERMIT NO.:** _____

SBL NO.: 106 . 610 - 0001 - 019 . 002 / 0000

PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE

				0196	SMITH	ST
1087844	12/12/08	00/00/00		ACTIVE IN ZONING		08/12/12

CONSTRUCT AN 80' X 150' MANUFACTURING AND DISTRIBUTION FACILITY FOR PHOENIX GRAPHICS (FORMER CSX RAILROAD PROPERTY)

1066023	08/10/06	08/17/06		100 PMT COMPLETED/ WITH INSP		06/08/17
---------	----------	----------	--	------------------------------	--	----------

INSTALL POST AND CHAIN FENCE (950 LF) SURROUNDING RAILROAD PROPERTY TO PREVENT FURTHER DUMPING - 4' X 6' POSTS W/ BLACK CHAIN



Profile Report

196 SMITH ST, ROCHESTER, NY 14608 Monroe County

Additional Reports

General Property Description

660

Owner Name: CITY OF ROCHESTER	Municipality: CITY OF ROCHESTER	Town Swis Code: 261400
Second Owner:	Tax/Map Acct #: 106.061-0001-019.000LS03	School Dist: ROCHESTER
Owner Mailing: 30 CHURCH ST RM 028B ROCHESTER, NY 14614	Print Key: 106.61-1-19/LS03	School Code: 261400
Owner Phone:	Deed Book/Page: /	<u>Census Tract/Block</u> : 36055000200 / 1
	Sub Div:	Misc:

Structural Characteristics

Bldg Sq Feet: 0	Built:	Uses As 1:
1st Floor:	Story Height:	Uses As 2:
2nd Floor: 0	Heat:	
House Type:	# Fireplaces:	No. of Bldgs:
Bedrooms:	Fuel:	
Baths: 0/0	Water:	Residential Units:
Basement:	Sewer:	Number Stories:
Basement SF:	Utilities:	
Exterior:	Garage:	
Improvement 1:	Size 1:	Area 1:
Improvement 2:	Size 2:	Area 2:
Improvement 3:	Size 3:	Area 3:
Improvement 4:	Size 4:	Area 4:

Land Characteristics

Acreage: 0.00 0.17	Land SqFt: 0	Depth:
Land Use: COML VACANT - 330		Front:
Easting/Longitude: 0/-77.621735	Northing/Latitude: 1154570/43.165214	<u>Flood Map</u>
Panel:	Flood Zone:	Floodway:

Taxes and Assessment Data

Tax/Map Acct #: 106.061-0001-019.000LS03	School Tax: \$122.25
Total Assessment: \$5,900.00	County Tax: \$7.91
Land: \$5,900.00	City Tax: \$56.40
Old Assessment: \$5,900.00	Account #: 094368-07.5

Sales Information

Sales Price	Sales Date	Grantor	Deed Book/Page	Deed Type	Deed Valid	Arms Length
-------------	------------	---------	----------------	-----------	------------	-------------

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[Privacy Policy](#)

January 7, 2009

Mrs. Jill Bishop
New York State Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Re: Foil Request
Owner: New York Central Lines
196 Smith Street
Rochester, New York 14608
SBL ID #: 106.610-0001-019.000LS03
LaBella Project No. 209056

Dear Mrs. Bishop:

Please accept this letter as a formal request for inspection records from the following NYSDEC Departments for review/copies for the above referenced property, if available. This facility is currently a vacant and undeveloped parcel located on the south side of Smith Street and east of South Vincent Street. A Site location map is attached. It was formerly utilized by the NY Central Railroad. The property is part of a parcel that crosses Smith Street and is officially named 196 Smith Street. However, I have been informed by the City of Rochester that the portion of the parcel I am interested in on the south side of Smith Street has been assigned an address of 195 Smith Street.

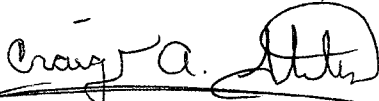
- | | |
|--|---|
| ✓ Environmental Enforcement | ✓ Air |
| ✓ Environmental Permits | ✓ Law Enforcement/Investigations |
| ✓ Environmental Remediation | ✓ Legal |
| ✓ Hazardous Materials | ✓ Water |
| ✓ Solid Materials | ✓ Spills/Petroleum Bulk Storage |
| ✓ Land Use Restrictions including
Institutional and/or Engineering Controls | ✓ Brownfields Cleanup Program or
Voluntary Cleanup Program |

Please call me at (585) 295-6268 with any questions or if you require additional information.

Thank you for your assistance in this matter.

Respectfully submitted,

LABELLA ASSOCIATES, P.C.



Craig A. Stiles
Environmental Geologist

NYS Department of Environmental Conservation

Region 8 Freedom of Information Law
6274 East Avon-Lima Road
Avon, New York 14414-9519
Website: www.dec.state.ny.gov



Alexander B. Grannis
Commissioner

January 08, 2009

Mr. Craig Stiles
300 State Street, Suite 201
Rochester, NY 14614

Received By
LaBella Associates, P.C.

JAN 12 2009

Client: _____

Proj.#: _____

FOIL Request Number 09-0017

Dear Mr. Stiles:

This is to acknowledge receipt of your Freedom of Information Law (FOIL) request and to advise you we are conducting a file search for the following parcel(s) of real property:

196 Smith Street, Rochester, NY 14608

Please note, we do not search for spill files without a spill number. If you are interested in spill information and have not already provided us with a spill number, we refer you to the NYSDEC spill website: <http://www.dec.ny.gov/cfm/xtapps/derfoil/index.cfm>.

If you locate a spill number from the database you may contact me for a copy of the spill fact sheet or other information that is included in the file. If you do not have access to a computer, please call me at (585) 226-5363.

Also, be advised if you are asking us to check for properties in the surrounding area, we are unable to do a search by radius. We need names and addresses for each property. Due to the large volume of requests we receive, you may expect a reply in about four weeks.

If you call or write, refer to Request Number 09-0017.

Sincerely,

Jill Bishop
Region 8 FOIL Coordinator

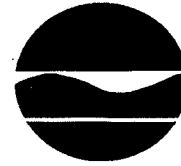
NYS Department of Environmental Conservation

Region 8 Freedom of Information Law

6274 East Avon-Lima Road

Avon, New York 14414-9519

Website: www.dec.state.ny.gov



Alexander B. Grannis

Commissioner

Received By
Labella Associates, P.C.

12/10/2008

DEC 12 2008

Craig Stiles

Labella

300 State Street, Suite 201

Rochester, NY 14614

Client:

Permit #:

FOIL ID: 08-1222

Subject: 0 Smith Street, Rochester, NY

Dear Ms. Stiles:

Your request has been reviewed for the above referenced records under the New York State's Freedom of Information Law (FOIL). Please note that most of our records are filed by names of individuals or corporations. We have no way of locating or retrieving records if they are filed under names or addresses other than those you have provided. If no records have been located, this does not necessarily mean, and should not be interpreted to mean that there have never been any violations, complaints, claims, investigations, or inquiries involving those names or addresses. We cannot make any representations as to whether there are or have been any such violations, complaints, claims, investigations, or inquiries.

Please Note: Unless you gave us a spill number, we did not do a search of the spills files. We did not inquire whether the Albany office or other regional offices of our Department have records of the type you requested. We did not check for the existence or proximity to a State regulated wetland.

After a diligent search, no records could be located for the names and/or addresses you provided.

Records have been found by the following units and are available for review and/or copying. The size of the file(s) are listed to the right of the unit(s).

There is no charge to review records or for copies of seven or fewer pages. By law, copy charges will not exceed 25 cents per page or the actual cost of copying. Photographs, maps, oversized documents, videotapes, or audio tapes generally cost more than 25 cents per page to copy. You may be required to pay a deposit prior to copies being made and/or to pay all copy charges prior to copies being sent.

Depending on the volume of copies requested, they may be sent to an outside copy service. If you desire to review the records, please be aware that due to limited office space, only two people can be accommodated in the document review area.

Please inform us within 14 days from the date of this letter how you wish to proceed. After that time you will need to resubmit your request.



Application for Access to Records Freedom of Information Law (FOIL) Monroe County, New York

I hereby apply to inspect obtain a copy of the following records:*

Please be specific Local Disposal Information, Health Department Records

Owner: New York Central Lines
0 Smith Street,
Rochester, NY 14608
SBL Tax ID# 106.610-0001-019.000LS08
A Site location map is attached.
LaBella Project No. 209056

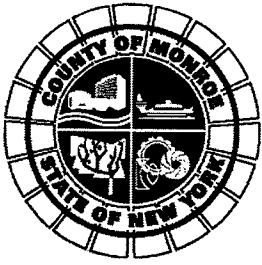
Name: (please print) Craig A. Stiles
Representing: (if applicable) LaBella Associates, PC
Mailing Address: 300 State Street, Suite 201
City, state, zip code: Rochester, New York 14614

Signature: _____
Date: 12/1/08
Telephone: (include area code) 585-295-6283

*There is no charge for the inspection of documents; however, if duplication is requested by you, a charge of \$.25 per page is payable to Monroe County.

Notice: You have a right to appeal denial of this application.

Send Request to:
Monroe County Access Officer
204 County Office Building • 39 West Main Street • Rochester, New York 14614
Phone: (585) 753-1080 • fax: (585) 753-1068 • www.monroecounty.gov



**Application for Access to Records
Freedom of Information Law (FOIL)
Monroe County, New York**

I hereby apply to inspect obtain a copy of the following records:*

Please be specific: Health Department Records

Owner: New York Central Lines

196 Smith Street,

Rochester, NY 14608

SBL Tax ID# 106.610-0001-019.000LS03

A Site location map is attached.

LaBella Project No. 209056

The property is part of a parcel that crosses Smith Street and is officially named 196 Smith Street. However, I have been informed by the City of Rochester that the portion of the parcel I am interested in on the south side of Smith Street has been assigned an address of 195 Smith Street.

Name: (please print) Craig A. Stiles

Signature: 

Representing: (if applicable) LaBella Associates, PC

Date: 1/7/09

Mailing Address: 300 State Street, Suite 201

Telephone: (include area code) 585-295-6283

City, state, zip code: Rochester, New York 14614

**There is no charge for the inspection of documents; however, if duplication is requested by you, a charge of \$.25 per page is payable to Monroe County.*

Notice: You have a right to appeal denial of this application.

Send Request to:

Monroe County Access Officer

204 County Office Building • 39 West Main Street • Rochester, New York 14614

Phone: (585) 753-1080 • fax: (585) 753-1068 • www.monroecounty.gov

LABELLA
LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 7

User Interview

LABELLA

LaBella Associates, P.C.

300 State Street, Suite 201
Rochester, New York 14614-1098
Phone: (585) 454-6110
FAX: (585) 454-3066

USER QUESTIONNAIRE

Project No. 209056 Date: 1/20/2009
Site Name/ Address: 195 Smith Street / City of Rochester, New York 14608

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *User* must provide the following information (if available) to the *Environmental Professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

User: PHOENIX GRAPHICS, INC.
Title: CHIEF FINANCIAL OFFICER (CFO)
Signature: Royane Peace, CFO

Information regarding these questions were obtained from the following parties (if applicable): _____

Purpose of this Assessment: Selling the property Purchasing the property Construction loan
 Re-financing the property Other (explain): _____

Title Records

Land title records and lien records are filed under federal, tribal, state or local law and should be reviewed to identify environmental liens or activity and use limitations, if any, that are currently recorded against the property. Are land title records available for review? No Yes Unknown
If yes, please provide.

Environmental cleanup liens that are filed or recorded against the Site (40 CFR 312.25)

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal law? No Yes Unknown
Based on review of readily available information: _____

Activity and land use restrictions that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.25)

Are you aware of any AULs, such as *engineering controls*, land use restriction, or *institutional controls* that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? No Yes Unknown
Based on review of readily available information: _____

Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

As the *User* of this *ESA* do you have any specialized knowledge or experiences related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or and adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? No Yes Unknown
Based on review of readily available information: _____

Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

No Yes Unknown N/A- there is no transfer of ownership

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

No Yes Unknown

Based on review of readily available information: _____

Commonly known or reasonably ascertainable information about the property (40 CFR 312.30)

Are you aware of any commonly known or reasonably ascertainable information about the property that could help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example, as User:

(a) Do you know of the past uses of the property?

No Yes Unknown

Based on review of readily available information: Information based upon

Phase I Environmental Study

(b) Do you know of specific chemicals that are present or once were present at the property?

No Yes Unknown

Based on review of readily available information: _____

(c) Do you know of spills or other chemical releases that have taken place at the property?

No Yes Unknown

Based on review of readily available information: _____

(d) Do you know of any environmental cleanups that have taken place at the property?

No Yes Unknown

Based on review of readily available information: Information based upon

Phase I Environmental Study

7. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the User of this ESA, based on your knowledge and experiences related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No Yes Unknown

Based on review of readily available information: _____

Please provide attachments if necessary to explain any answers to the above questions.

LaBella
LaBella Associates, P.C.
300 State Street
Rochester, New York 14614

Appendix 8

References of Published Sources

Reference of Published Sources

USGS 7.5 Minute Topographic Quadrangle Map
Rochester, New York - East, New York

Delorme X-map

Monroe County Soil Survey

US Department of Agriculture Monroe County
Soil Survey

USEPA NPL, Delisted NPL, CERCLIS,
CERCLIS NFRAP, RCRA TSD, RCRA Generator,
Federal Institutional and Engineering Controls,
and ERNS Listings

USEPA Website

NYSDEC IHWDS, Voluntary Cleanup Site,
Brownfield Sites, and Updated Spills

NYSDEC Website

NYS Hazardous Substance Sites

NYSDEC Hazardous Substance Waste Disposal
Site Study Book, 1998

Local Landfill or Solid Waste Information

MCEMC Division of Solid Waste

Part 360 Permitted Landfill listings

NYSDEC Division of Solid & Hazardous
Material Listing Website February 2006

Aerial Photographs

MCEMC website