

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PARKING LOT / FORMER COMMERCIAL PROPERTY
24 YORK STREET
ROCHESTER, NEW YORK
CITY OF ROCHESTER DEQ PROJECT #BOASAP-15

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

Prepared by: Day Environmental, Inc.
1563 Lyell Avenue
Rochester, New York 14606

Date: December 20, 2017
(Revised January 3, 2018)

Project #: 5438E-17

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- A User-Provided Information (Attachment A of DAY's Proposal)
B Site Photographs
C Historical Research Documentation
D Regulatory Records Documentation
E Interview Documentation
F Qualifications of Environmental Professional(s) and Additional DAY Representative(s)
G Previous Environmental Reports / Additional Documents

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1.0 SUMMARY

The following summary should be reviewed in conjunction with the entire report, including all attachments, figures and appendices.

PREPARED FOR: City of Rochester
30 Church Street
Rochester, New York 14614

CLIENT CONTACT: Mr. Joseph J. Biondolillo, Department of Environmental Quality
(585) 428-6649
DEQ Project #BOASAP-15

ASSESSED PROPERTY INFORMATION

ADDRESS: 24 York Street

MUNICIPALITY: City of Rochester

COUNTY/STATE: Monroe County, New York

TAX ACCOUNT #: 120.42-2-70

PARCEL SIZE: Approximately 0.17 acres

IMPROVEMENTS: Asphalt-Paved Parking Lot

CURRENT USE: Parking Lot

CURRENT OWNER: Inner Faith Gospel Tabernacle Church, Inc.

PAST USE: Vacant land in 1875; building of unidentified use and apparent residential in 1888; blacksmith, wood working shop, and residential in at least 1892; blacksmith, wagon shop, and painting and harness shop in at least 1912; auto repair in at least 1924; gasoline station from at least 1925 through at least 1954; auto repair and blacksmith shop in at least 1929-30; blacksmith in at least 1935 and 1950; auto repair from at least 1941 to at least 1973; auto sales in 1978; vacant land and/or parking lot from approximately 1981 to present

SITE CONTACT: Mr. Joseph J. Biondolillo, City of Rochester / (585) 428-6649

SUMMARY OF RECOGNIZED ENVIRONMENTAL CONDITIONS / NON-SCOPE CONSIDERATIONS

Refer to Sections 9.0 and 10.0 for a discussion of opinions/findings and conclusions.

RECOGNIZED ENVIRONMENTAL CONDITIONS: (X) Recognized Environmental Condition(s) Identified

NON-SCOPE CONSIDERATIONS: (X) Non-Scope Consideration Issue(s) Not Evaluated

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to conduct all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice to identify recognized environmental conditions¹ in relation to the assessed property; and to permit the user to satisfy *one* of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. (These limitations to CERCLA liability are known as landowner liability protections or “LLPs”.) Consultation with environmental counsel may be prudent to evaluate the applicability of LLPs to the User specified in this report. For the purpose of this assessment, the “User” of this Phase I ESA is defined as the City of Rochester (Client). It is DAY’s understanding that this Phase I ESA is being performed prior to the Client’s potential acquisition of the assessed property.

The Phase I ESA does not address whether requirements in addition to all appropriate inquiry (continuing obligations, etc.) have been met in order to qualify for the LLPs. (For example, the Phase I ESA does not address whether the user has fulfilled its duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations, etc.) Additionally, this Phase I ESA does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs.

Also, there are risks associated with the environmental condition of a property which are not a potential CERCLA/SARA liability, and are not subject to incurrence of response costs under CERCLA. Due to the frequency of occurrence, this Phase I ESA includes the identification of petroleum liabilities. No other assessment of non-CERCLA/SARA liabilities has been performed, unless specifically identified in the report.

2.2 SCOPE-OF-SERVICES

This Phase I ESA has been performed in general conformance with the scope and limitations of ASTM Practice E1527-13. Exceptions to, and/or deletions from, this practice are described in Section 11.0 of this report.

A Phase I ESA is the initial level of inquiry into the history, use and condition of a property and area, which establishes the reasonable presumption that recognized environmental conditions do or do not exist. The Phase I ESA consists of four basic inquiry components:

1. Records Review: A review of historical data to identify prior ownership and uses which represent a potential risk for contamination of the property; and a review of

¹ The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13 defines *recognized environmental condition* as: “The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

2.0 INTRODUCTION (Cont.)

available public information and environmental records to identify site and area facilities, conditions, substances used, and activities that may have resulted in recognized environmental conditions.

2. Site Reconnaissance: A site visit to the assessed property to identify conditions which indicate the presence or potential presence of recognized environmental conditions.
3. Interviews: Interviews with present (and past, if applicable) owners, operators and occupants of the property, and with local government officials, to identify recognized environmental conditions.
4. Evaluation and Report: Preparation of the Phase I ESA report.

2.3 SPECIAL ASPECTS

Special aspects are provided in the form of “notes” detailed in Section 9.0. These notes are used either to identify special property conditions, or to identify and explain environmental aspects which may be of interest, but are not identified as recognized environmental conditions.

2.4 LIMITATIONS AND EXCEPTIONS

Environmental site assessment conclusions are determined based on the data available for the dates identified. The conclusions are subject to any state of facts which would be identified by updated data. No assurances are made as to the accuracy or completeness of data obtained from outside information sources. Also, it is possible that not all existing sites within the search radii specified in Section 5.1 of this report have been identified, due to factors such as urban density and potential insufficiencies in the databases.

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

A “data gap” is defined in ASTM E1527-13 as “A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information...” It should be noted that while the environmental professional shall identify and evaluate data gaps (if any) identified during the performance of a Phase I ESA, it is not possible for the environmental professional to accurately predict the significance of an absence of information.

Refer to Section 11.0 for a summary of additional deviations/limitations.

2.0 INTRODUCTION (Cont.)

2.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA was conducted in accordance with the terms and conditions that were established between Day Environmental, Inc. (DAY) and the Client in DAY's proposal dated November 3, 2017.

2.6 USER RELIANCE

This report has been prepared for exclusive use by the City of Rochester, for use on its behalf. The findings and recommendations herein may be relied upon only by the City of Rochester. Use of or reliance upon this report, its findings and recommendations, by any other persons or firm is prohibited without the prior written permission of Day Environmental, Inc.

3.0 SITE DESCRIPTION

The following section summarizes the location, legal description and current use and improvements of the assessed property, as well as the general characteristics of the vicinity of the property. Refer to Section 6.0 for a more detailed description of conditions observed at the time of the site visit.

3.1 LOCATION, LEGAL DESCRIPTION, AND GENERAL CHARACTERISTICS

ADDRESS: 24 York Street
MUNICIPALITY: City of Rochester
COUNTY/STATE: Monroe County, New York
TAX ACCOUNT #: 120.42-2-70
PARCEL SIZE: Approximately 0.17 acres
IMPROVEMENTS: Asphalt-Paved Parking Lot
Source of Water: Municipal water supply
Sewage Disposal: Municipal sewer system
CURRENT USE: Parking Lot

PROPERTY BOUNDARIES:

The DAY representatives used a 2015 aerial photograph, with the boundaries overlain (obtained from the Monroe County Environmental Services Tax Map), to determine the approximate boundaries of the assessed property at the time of the site visit. Note, access to the assessed property was not permitted as part of this assessment (refer to Section 9.3). As such, the assessed property was observed from adjoining rights-of-way along York Street to the west and Ruby Place to the south, and from a City-owned parking lot (i.e., 42 York Street) east of the assessed property.

LEGAL DESCRIPTION:

A legal description of the assessed property was included in The ERIS Environmental Lien Search Report (dated December 5, 2017), which was provided by Environmental Risk Information Services (ERIS). A copy of the ERIS report, including the legal description, is included in Appendix G.

VICINITY GENERAL CHARACTERISTICS:

The vicinity of the assessed property is used for commercial and residential purposes. Refer to Section 6.5 for a list of adjoining property occupants.

4.0 USER PROVIDED INFORMATION

Mr. Dennis M. Peck, a representative of the "User" of this Phase I ESA report (i.e., DAY's Client, the City of Rochester), provided DAY with a completed User Questionnaire, a copy of which is included in Appendix A. The following summarizes selected information provided:

- Mr. Peck indicated that the reason for performing this Phase I ESA is the Client's potential purchase of the assessed property.
- Regarding Question #4 of the User Questionnaire, (i.e., "...do you have any specialized knowledge or experience related to the property or nearby properties...?"), Mr. Peck answered "yes" and stated, "No specific knowledge other than 2009 Environmental Screen Report Bulls Head Project Area prepared by Day Environmental" (refer to Section 5.7 and Appendix G).
- Regarding Question #6 of the User Questionnaire (i.e., "Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?"), Mr. Peck stated, "No specific knowledge. See answer for Question #4" (see above).
- Regarding Question #7 of the User Questionnaire (i.e., "...based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?"), Mr. Peck stated, "No specific knowledge. See answer for Question #4" (see above).

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

DAY maintains the required environmental regulatory databases in-house, and a DAY representative performed a review of these databases in accordance with the radii outlined in ASTM E1527-13. The following table and associated notes summarize the findings of the databases review:

SECTION	REGULATORY DATABASE	Assessed Property	Nearby Properties (Radius Searched)	Notes
5.1.1	NPL Records Date: 5/15/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (1 mile)	
5.1.2	Delisted NPL Records Date: 9/6/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.3	CERCLIS Records Date: 5/15/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.4	CERCLIS NFRAP Records Date: 10/13/2016 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	Listed (0.5 mile)	See 5.1.4
5.1.5	RCRA CORRACTS facilities list Records Date: 9/22/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (1.0 mile)	
5.1.6	RCRA non-CORRACTS TSD facilities list Records Date: 9/22/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.7	Federal Institutional Control (IC) Registry Records Date: 12/2013 Date of Last Agency Contact for Records Update: 10/20/2017	Not Listed	N/A (Assessed property only)	
5.1.8	Federal Engineering Control (EC) Registry Records Date: 12/2013 Date of Last Agency Contact for Records Update: 10/20/2017	Not Listed	N/A (Assessed property only)	
5.1.9	RCRA Generators Records Date: 2/10/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed property and Adjoining)	
5.1.10	ERNS Records Date: 10/9/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	N/A (Assessed property only)	
5.1.11	NYSDEC IHWDS (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	Listed (1 mile)	See 5.1.11
5.1.12	NYSDEC HSWDS Records Date: 2/15/2002 Date of Last Agency Contact For Records Update: 10/30/2002 (No longer updated)	Not Listed	None Listed (0.5 mile)	
5.1.13	SWF Records Date: 9/25/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	

5.0 RECORDS REVIEW (Cont.)

5.1.14	NYSDEC PBS Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.15	NYSDEC MOSF Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.16	NYSDEC CBS Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.17	State Institutional Control/Engineering Control Registries Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	N/A Assessed Property only	
5.1.18	State Voluntary Cleanup Sites (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.19	State Brownfield Sites (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.20	State Environmental Restoration Program Sites (Active Sites Only) Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	None Listed (0.5 mile)	
5.1.21	Sites Subject to Environmental Easements Records Date: 10/19/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	N/A Assessed Property only	
5.1.22	Federal UST Records Date: Undated Date of Last Agency Contact For Records Update: No longer Updated	Not Listed	None Listed (Assessed Property and Adjoining)	
5.1.23	NYSDEC Regulated Oil & Gas Wells Date Data Obtained from NYSDEC Website: 11/27/2017	Not Listed	N/A Assessed Property only	
5.1.24	Federal Brownfield Sites Records Date: 10/13/2017 Date of Last Agency Contact For Records Update: 10/20/2017	Not Listed	Listed (0.5 mile)	See 5.1.24

Note, based on a preliminary review of a 1980 Generalized Groundwater Contour Map and the topographic map, regional groundwater in the area of the assessed property appears to flow to the northeast (refer to Section 5.4).

- (5.1.4) CERCLIS No Further Remedial Action Planned (NFRAP) Site #NYD002211415 (i.e., Taylor Instrument Co/Div of Sybron at 95 Ames Street) is located approximately 0.4 miles west (i.e., assumed crossgradient direction) of the assessed property. Based on the location of this CERCLIS NFRAP site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time. Note, this site is also identified as a NYSDEC Inactive Hazardous Waste Disposal Site (refer to Section 5.1.11).

5.0 RECORDS REVIEW (Cont.)

(5.1.11) A review of the NYSDEC Inactive Hazardous Waste Disposal Site (IHWDS) registry identified two IHWDSs within a one-mile radius of the assessed property, as described below:

- Site #828028A (i.e., Taylor Instruments-Div. of Comb. Eng on Ames Street) is located approximately 0.4 miles west (i.e., assumed crossgradient direction) of the assessed property. Note, this site is also identified as a CERCLIS NFRAP site (refer to Section 5.1.4).
- Site #828102 (i.e., Artco Industrial Laundries at 331-337 West Main Street) is located approximately 0.8 miles east/northeast (i.e., assumed crossgradient/downgradient direction) of the assessed property.

Based on the locations of these IHWDSs, these sites are not being identified as a recognized environmental condition in relation to the assessed property at this time.

(5.1.24) A review of the Federal Brownfield database identified five Federal Brownfield sites within a 0.5-mile radius of the assessed property, as described below:

- Three related/adjoining sites, each identified as "Zappia", are addressed at 175, 195 & 199 Hague Street and are located approximately 0.5 miles west (i.e., assumed crossgradient direction) of the assessed property. Based on the locations of these three Federal Brownfield sites, these sites are not being identified as a recognized environmental condition in relation to the assessed property.
- A site identified as 51 Chili Avenue at 51 Chili Avenue is located approximately 0.2 miles southwest (i.e., assumed upgradient direction) of the assessed property. This site is identified as vacant land that was formerly developed with a gasoline/service station. Additional information was not provided in the database. However, this Federal Brownfield site is also identified as NYSDEC Spill/Leaking Storage Tank (LST) #0750698 (refer to Section 5.2.2). The Spill Report Form (SRF) regarding this spill states, "...During removal of hydraulic lifts, contaminated soil was encountered. When the lift was pulled out, the soil had a gasoline odor....the property...was a former auto body repair shop which is now a vacant lot. The contaminated soil has been stockpiled and samples taken". According to the SRF, on 4/17/2009 an underground storage tank (UST) closure report was received from the City of Rochester. According to a City of Rochester representative, leaking underground storage tank (LUST) studies have documented that 90-95% of petroleum groundwater plumes attenuate within 250 to 300 feet of their source (refer to Appendix A). As such, it appears unlikely that petroleum hydrocarbons from this former gasoline station would have migrated the approximate 0.2 miles to the assessed property and impacted groundwater at the assessed property. Based on the information provided above, this Federal Brownfield site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

5.0 RECORDS REVIEW (Cont.)

- A site identified as 68-92 Genesee Street at 68-92 Genesee Street is located approximately 0.2 miles south/southeast (i.e., assumed crossgradient/upgradient direction) of the assessed property. This site is identified as a former dry cleaner, automobile sales and service facility, and gasoline station. Additional information was not provided in the database; however, this Federal Brownfield site is also identified as active NYSDEC Spill/Leaking Storage Tank (LST) #1603662 (refer to Section 5.2.2). The Spill Report Form (SRF) regarding this spill states, "...A landramat [sic] building remains on site. The former dry cleaner building has been demolished to its slab which is saturated with perchloroethylene (perc). Soils above rock also heavily contaminated with perc. Two 1K underground storage tanks believed to be related to petroleum storage were found at the gas station area of the site though no significant petroleum contamination was identified. City plans to pump residual product from the tanks but there are no plans to remove them at this time. Bedrock is close (within 4 feet) to the ground surface at the site and 5 bedrock wells have recently been installed to determine if groundwater contamination is present. The wells are to be sampled by the City. Soil vapor intrusion testing is planned for the laundramat [sic]. Soil vapor is a possible concern at the adjacent Bulls Head Plaza though no testing is planned at this time. City to submit completed Phase II report to DEC when completed in August." Since contamination at this nearby site includes perc (i.e., a volatile organic compound [VOC]), potential impact on the assessed property from contamination at this site cannot be ruled out with the available information. Thus, this Federal Brownfield Site is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

5.2 NYSDEC SPILLS/LEAKING STORAGE TANK (LST) DATABASE SEARCH

DAY reviewed the NYSDEC Spills/Leaking Storage Tank (LST) database (dated October 2, 2017) for listings pertaining to the assessed property and properties within a 0.25-mile radius of the assessed property.

Note, the approximate minimum search distance for NYSDEC Spills/LSTs was limited to a radius of 0.25 miles from the assessed property due to the urban density of the setting in which the assessed property is located.

Results of the Spill/LST database review are summarized below:

(5.2.1) Spills/LST – Assessed Property

Spills were not listed for the assessed property.

(5.2.2) Spills/LST – Properties Within 0.25-Mile Radius

The NYSDEC Spills/LST database identified 43 closed/inactive spills within a 0.25-mile radius of the assessed property. In addition, one closed/inactive unmappable spill sites are potentially located within a 0.25-mile radius of the assessed property. [Note:

5.0 RECORDS REVIEW (Cont.)

An unmappable spill site is defined as a spill with incomplete or inaccurate address information provided on the NYSDEC Spill Report Form (SRF); therefore, the specific location of the spill site could not be determined.] Based on the limited address information available for the closed/inactive unmappable spill site, it does not appear that the unmappable spill occurred on the assessed property or adjoining properties. A spill listed as closed normally indicates that studies and/or remediation at the spill site have been completed, and a spill listed as inactive indicates that although some contamination may remain on the property, the NYSDEC does not require further action at this time. Further investigation regarding the potential impact on the assessed property of 37 of the 44 closed/inactive spills does not appear warranted at this time (see below).

Note, the NYSDEC SRFs were reviewed for spills that occurred within approximately 0.1 mile of the assessed property. Provided below is a summary of seven of the closed/inactive spills that occurred on adjoining properties, and/or pertinent spills that occurred at properties located within approximately 0.1 mile of the assessed property (i.e., additional spills occurred within 0.1 mile of the assessed property; however, it is DAY's opinion that these additional spills do not appear to represent a recognized environmental condition in relation to the assessed property at this time):

- Four spills occurred at 926-936 West Main Street, which adjoins the assessed property to the south (i.e., assumed crossgradient/upgradient direction) of the assessed property across Ruby Alley, as described below:
 - Spill #8503751 was reported on 1/23/1986. The SRF reports that 10 gallons of petroleum were flushed to the combined sewer in a parking lot at this site. This spill was closed on 6/1/1986.
 - Spill #8706240 was reported on 10/23/1987. The SRF states, "Universal Heating has been washing out heating oil tanks and dumping product and water behind facility for years", and "MCHD investigated found evidence of spillage, both new & old...strong fuel odors exist and person seen rinsing fuel oil tank behind Universal Heating. Owner denies such activity at facility. City of Rochester has ordered him to remove several (20-30) old fuel oil tanks from behind NK building...Petroleum sheen noted running down blacktop from area of fuel oil tank (wet rainy day)". This spill was closed on 12/10/1987.
 - Spill #8907250 was reported on 10/20/1989 at Universal Heating. The SRF states, "Oily sheen noticed running across pavement and into combined sewer, source may be sloppy housekeeping behind store". This spill was closed on 11/14/1989.
 - Spill #0550459 was reported on 6/13/2005. The SRF states, "Caller states that company unsafely releases Freon to the air. Copy to Air Unit and Law Enforcement for follow up. No further action needed by Spills." This spill was assigned an inactive status on 6/15/2005.

5.0 RECORDS REVIEW (Cont.)

Based on the information provided in the SRFs for these spills, and/or the history of known petroleum discharges on this adjoining property, the potential for contaminant migration (e.g., groundwater, vapor migration) from this spill site onto the assessed property is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

- Spill #8906360 occurred at 32 York Street, which adjoins the assessed property to the north (i.e., assumed crossgradient/downgradient direction). This spill was reported on 9/26/1989 and involved the release of approximately 25 gallons of #2 fuel oil. (Note, the spiller associated with this incident is identified as Universal Heating [refer to the summary of spills that occurred at 926-936 West Main Street above]. In addition, it is possible that this spill occurred on the parcel addressed as 42 York Street [i.e., in the parking lot that adjoins the assessed property to the east.) The SRF states, "This ran down drive into street. Fire Dept put kitty litter down....this is a continuing problem at this site...material from home heating oil tanks that were being cut for scrap. Some tanks had small amounts of product left in them." This spill was closed on 9/28/1989; however, based on the information provided in the SRF and/or the history of known petroleum discharges on the 926-936 West Main Street property, the potential for contaminant migration (e.g., groundwater, vapor migration) from this spill onto the assessed property is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).
- Spill #1301329 occurred at 904 West Main Street, which is located approximately 30' southeast (i.e., assumed crossgradient direction) of the assessed property, and was reported on 5/8/2013. The SRF states, "...there was a rectangular shaped UST found at the site. Test pits to be dug to investigate". An entry on the SRF dated 1/14/14 states, "TP-1 (located within footprint of former UST) had PID readings of 125 ppm from 3-5 feet. Boring logs indicate odors and staining. Sampling results are mostly below DEC Guidelines (a few minor exceedances)." An entry on the SRF dated 4/1/14 states, "Email sent to Mike Pelychatty asking if any soils were excavated and disposed of during removal process. MZ indicated that a soil management plan can be prepared to address residual impacts or the impacts can be excavated". This spill was assigned an inactive status by the NYSDEC on 9/17/2015. Information previously obtained by DAY from the NYSDEC Spills Unit regarding this spill incident included a copy of a report titled, "Preliminary Phase II Environmental Site Assessment, NYSDEC Spill #1301329, 904 West Main Street, City of Rochester, Monroe County, New York" (dated June 5, 2013), which was prepared by LaBella Associates, P.C. on behalf of the City of Rochester Business and Housing Development. This report states that analytical results obtained indicated that petroleum semi-volatile organic compounds (SVOCs) and the metals mercury and lead exceeded their respective NYSDEC CP-51 guidelines for Unrestricted Use Soil Clean-Up Objectives (SCOs). In addition, benzo(a)pyrene, an SVOC, was detected above its NYSDEC Part 375-6.8(b) Restricted Use SCO for a commercial site. Based on the information

5.0 RECORDS REVIEW (Cont.)

provided above, this inactive spill is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

- Spill #9606406 apparently occurred on roadways that adjoin or are located nearby the assessed property, and was reported on 8/16/1996. The SRF states, "City of Rochester Dept. of Env. Serv. Reports that a vehicle spilled kerosene from Genesee St., Main St., W. Main St., York St., Danforth St., Child St to Lyell Ave to Gates. City of Rochester inspected. No further action needed by Spills Unit". This spill was assigned an inactive status by the NYSDEC on 8/16/1996. Based on the information provided in the SRF, this inactive spill is not being identified as a recognized environmental condition in relation to the assessed property at this time.

Copies of the SRFs regarding the seven closed/inactive spills discussed above are included in Appendix D.

Two active mappable spills were also identified within a 0.25-mile radius of the assessed property, as described below:

- Spill #0750698 occurred at 51 Chili Avenue, which is located approximately 0.2 miles southwest (i.e., assumed upgradient direction) of the assessed property, and was reported on 8/14/2007. The SRF states, "...During removal of hydraulic lifts, contaminated soil was encountered. When the lift was pulled out, the soil had a gasoline odor...the property...was a former auto body repair shop which is now a vacant lot. The contaminated soil has been stockpiled and samples taken". According to the SRF, on 4/17/2009 an underground storage tank (UST) closure report was received from the City of Rochester. According to a City of Rochester representative, leaking underground storage tank (LUST) studies have documented that 90-95% of petroleum groundwater plumes attenuate within 250 to 300 feet of their source (refer to Appendix A). As such, it appears unlikely that petroleum hydrocarbons from this former gasoline station would have migrated the approximate 0.2 miles to the assessed property and impacted groundwater at the assessed property. Based on the information provided above, this spill is not being identified as a recognized environmental condition in relation to the assessed property at this time. Note, this site is also identified as a Federal Brownfield site (refer to Section 5.1.24).
- Spill #1603662 occurred at 68-92 Genesee Street, which is located approximately 0.2 miles south/southeast (i.e., assumed crossgradient/upgradient direction) of the assessed property, and was reported on 7/14/2016. The SRF indicates that a Phase II site assessment was performed on this site, and that the property was formerly occupied by a gas station, dry cleaner and auto dealership. The SRF states, "...A landramat [sic] building remains on site. The former dry cleaner building has been demolished to its slab which is saturated with perchloroethylene (perc). Soils above rock also heavily contaminated with perc. Two 1K underground storage tanks believed to be related to petroleum storage were found

5.0 RECORDS REVIEW (Cont.)

at the gas station area of the site though no significant petroleum contamination was identified. City plans to pump residual product from the tanks but there are no plans to remove them at this time. Bedrock is close (within 4 feet) to the ground surface at the site and 5 bedrock wells have recently been installed to determine if groundwater contamination is present. The wells are to be sampled by the City. Soil vapor intrusion testing is planned for the laundramat [sic]. Soil vapor is a possible concern at the adjacent Bulls Head Plaza though no testing is planned at this time. City to submit completed Phase II report to DEC when completed in August." Since contamination at this nearby site includes perc (i.e., a volatile organic compound [VOC]), potential impact on the assessed property from contamination at this site cannot be ruled out with the available information. Thus, this active spill is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0). Note, this site is also identified as a Federal Brownfield site (refer to Section 5.1.24).

Copies of the SRFs regarding the two active spills discussed above are included in Appendix D.

5.3 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

REGULATORY DATABASE/AGENCY	Assessed Property	Nearby Properties (Radius Searched)	Notes
NYSDEC FOIL Date of FOIL Request: 12/6/2017 Date FOIL Response Received: 12/21/2017 See Appendix D	Files Not Maintained	N/A (Assessed Property only)	See Section 5.3.1
Monroe County Health Dept. FOIL Date of FOIL Request: 11/20/2017 Date FOIL Response Received: 12/18/2017 See Appendix D	Files Not Maintained	N/A (Assessed Property only)	See Section 5.3.2
Local Waste Sites Date of FOIL Request: 11/20/2017 Date FOIL Response Received: 12/18/2017 See Appendix D	Not Listed	Listed (0.5 mile)	See Section 5.3.2
City of Rochester FOIL Date of FOIL Request: 11/20/2017 Dates FOIL Responses Received: 11/28/2017 and 12/6/2017 See Appendix D	Files Provided	N/A (Assessed Property only)	See Section 5.3.3

(5.3.1) A Freedom of Information Law (FOIL) request was submitted to the New York State Department of Environmental Conservation (NYSDEC) for information regarding the assessed property. The FOIL response states, "A diligent search of the files maintained by the Department produced no responsive records".

Copies of the NYSDEC FOIL request and FOIL response are included in Appendix D.

5.0 RECORDS REVIEW (Cont.)

(5.3.2) A Freedom of Information Law (FOIL) request was submitted to the Monroe County Department of Health (MCDOH) for information regarding the assessed property, and for information regarding local waste sites located within approximately 0.5 miles of the assessed property. The MCDOH FOIL response did not include information regarding the assessed property (i.e., the MCDOH does not maintain information regarding the assessed property). The FOIL response did include information regarding local waste sites located within 0.5 miles of the assessed property, as described below:

- Confirmed Waste Site #RO224 (i.e., West Main and Brown Streets) is located approximately 0.1 mile east (i.e., assumed crossgradient direction) of the assessed property, and is identified as NYSDEC Voluntary Clean-Up Program (VCP) Site #V00086. The classification code of this VCP site is identified as "C" (i.e., "Completed"). The NYSDEC website states that the "C" classification of a VCP site is, "The classification used for sites where the Department has determined that remediation has been satisfactorily completed under a remedial program (i.e., ...Voluntary Cleanup Program...)...sites may be made a class C after successful completion of all required construction or after a no further action remedy has been selected by the Department. These sites will be issued a Certificate of Completion (COC), but may still require ongoing maintenance and periodic certification of institutional/engineering controls (IC/ECs)." Based on the location of this confirmed local waste site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time.
- Confirmed Waste Site #s RO148 and RO248 (i.e., Taylor Instruments – Div. Comb Eng) and RO149 (i.e., Former Taylor Instruments Facility) are located approximately 0.4 miles west (i.e., assumed crossgradient direction), and are listed as NYSDEC Inactive Hazardous Waste Disposal Site (IHWDS) #s 828028A (refer to Section 5.1.11) and 828028B (Note, IHWDS #828028B has been delisted by the NYSDEC, and as such, is not discussed in Section 5.1.11); and NYSDEC Voluntary Clean-Up Program (VCP) Site #V00144 (Note, the classification code of this VCP site is identified as "C" (i.e., "Completed") (see above). Based on the location of this confirmed local waste site, this waste site is not being identified as a recognized environmental condition in relation to the assessed property at this time.
- Confirmed Waste Site #RO157 (i.e., Former Madison High School Site) is located approximately 0.4 miles south/southeast (i.e., assumed crossgradient direction), and is listed as containing construction/demolition debris, domestic refuse, and ash. Based on the location of this confirmed local waste site, this site is not being identified as a recognized environmental condition in relation to the assessed property at this time.

Copies of the MCDOH FOIL request and FOIL response are included in Appendix D.

5.0 RECORDS REVIEW (Cont.)

- (5.3.3) A Freedom of Information Law (FOIL) request was submitted to the City of Rochester for information regarding the assessed property. The FOIL response states, "DEQ and Hazmat found no records." Below is a summary of pertinent information that was provided in the FOIL response (i.e., Fire Safety records, Fire Service Calls, BIS-Permits and Assessment-Property Cards):

Fire Safety

- A copy of a "Permit for the Storage and Sale of Explosives and Combustibles" indicates that a permit for was issued for the presence of gasoline tanks and pumps at the assessed property, as described below:
 - February 1, 1938: Six 500-gallon tanks, two 1,000-gallon gasoline tank, and six pumps.
 - March 12, 1951: Five 550-gallon tanks, two 1,000-gallon tanks, and four pumps.
 - March 1, 1953: Five 550-gallon and at least one 1,000-gallon tank (the quantity cannot be deciphered), and three pumps.
 - March 1, 1954: Three 550-gallon tanks, one 1,000-gallon tanks, and one 2,000-gallon tank, and three pumps.
 - July 10, 1981: Tanks Removed by Frederico – one 1,000-gallon tank, one 2,000-gallon tank, two 550-gallon tanks, and two 300-gallon tanks.

Since additional tanks are listed above that were not documented as being removed, the possibility that additional underground storage tanks (USTs) are still present on the assessed property cannot be ruled out with the available information. In addition, tank closure documentation for the USTs that are known to have been removed was not provided to DAY as part of this assessment. Therefore, the conditions encountered at the time of the tank removals are not known.

- A Fire Safety Inspection dated July 1978 indicates:
 - The assessed property was used as an auto painting facility and was owned by Piehler Pontiac at that time.
 - There was an "unused auto elevator to 2nd floor".
 - There was a "manhole-size cover over drain – south side center".
 - Flammable paints and solvents were observed.
 - Violations identified included, "fire extinguishers not inspected - poor housekeeping – floor opening".
 - The violations were corrected as of an 8/9/1978 inspection.
- A Fire Department Inspection dated October 1979 indicates that general cleanup (especially on the 2nd floor) was needed, and that a the building recently had a fire and the owner was in the process of cleaning up.

5.0 RECORDS REVIEW (Cont.)

- Various additional inspections and notices of violation (i.e., primarily electrical issues, general cleaning needed, etc.) from 1980 to 2008.*
- Permits for flammable storage and the storage of acetylene/flammable gas dated 1996 and 1997.*

* Note, according to City of Rochester Building Department records, buildings formerly located on the assessed property were demolished in 1981 (see below). The reason for this discrepancy is not known.

Building Department

- The Property Summary confirmed the tax map number and owner of the assessed property.
- A building permit summary indicates that the following underground storage tanks (USTs) were removed from the property on 7/9/1981: three 550-gallon, one 1,000-gallon, and one 2,000-gallon.
- A building permit summary indicates that a two-story frame barn with an attached one-story frame garage were demolished on 7/7/1981.

Assessor's Office

Information provided by the Assessor's Office confirm the tax map number of the assessed property, confirm that the assessed property is serviced by the public water and public sewer systems, and provide limited information regarding past owners/occupants of the property. A tax map of the area of the assessed property was also provided.

The information provided by the City of Rochester contributes to the identification of the historical uses of the assessed property as a recognized environmental condition (refer to Section 9.0).

5.4 PHYSICAL SETTING SOURCE(S)

In addition to observations made at the time of the site visit, the United States Geological Survey (USGS) Rochester West quadrangle (dated 1971, photo revised 1988) was reviewed for information regarding site topography and physical setting (refer to Figure 1). According to the USGS map, the assessed property is located approximately 525 feet above sea level. The assessed property is relatively level. There are no surface water bodies on the assessed property. Storm water on the assessed property appears to drain off the assessed property via overland flow to the adjoining roadway/properties. Based on a preliminary review of a 1980 Generalized Groundwater Contour Map and the topographic map, regional groundwater in the area of the assessed property appears to flow to the northeast toward the Genesee River, which is located approximately 1.3 miles from the assessed property. This flow direction may be modified locally due to buried utilities, nearby pumping, seasonal conditions, or other factors.

5.0 RECORDS REVIEW (Cont.)

5.5 HISTORICAL USE INFORMATION

The following information sources were reviewed for historical information regarding the assessed property and adjoining properties:

Historical Information Source	Source	Status
Aerial Photographs	Monroe County Website NYSGIS Clearinghouse	Reviewed
Topographic Map	ESRI Online Services and USGS Rochester West, NY Quad	Reviewed
Sanborn Maps	Environmental Risk Information Services (ERIS)	Reviewed
Historical Maps	Rundel Library	Reviewed
Directories	Rundel Library	Reviewed

Refer to Section 12.0 for the sources from which this information was obtained and refer to Section 11.0 for limitations (if any) regarding historical research. Copies and/or summaries of historical information sources reviewed are included in Appendix C.

The following sections summarize the historical uses of the assessed property and adjoining properties.

(5.5.1) Historical Use Information Regarding the Assessed Property

(5.5.1.1) Historical Maps / Aerial Photographs+

+ Due to the scale and/or quality of the 1930 through 1999 aerial photographs, details of the assessed property could not be discerned.

YEAR	SOURCE	DESCRIPTION
1875	Atlas	The assessed property appears to be a vacant portion of a parcel of land owned by "Green Hrs." and possibly "C. Meisch".
1888	Atlas	The assessed property appears to be a portion of a larger parcel owned by W. Wall. The southeast portion of the assessed property is improved with a barn/garage, and it appears that a portion of a wood-frame building (i.e., possibly a residence) is located on the northern part of the property.
1892	Sanborn Map	The assessed property appears to be a portion of a larger parcel of land. The southeastern portion of the assessed property is improved with two apparently connected buildings. The western building is identified as a blacksmith*, and the eastern building is identified as a woodworking shop*. A barn/garage is located north of the woodworking shop. In addition, it appears that a portion of a dwelling is located on the northern part of the assessed property.

5.0 RECORDS REVIEW (Cont.)

1900	Plat Map	The assessed property appears to be a portion of a larger parcel of land (ownership not identified). The southeastern portion of the assessed property is improved with two apparently connected buildings (uses not identified). The western building is wood-framed, and the eastern building is brick. A wood-frame barn/garage is located north of the brick building. In addition, it appears that a portion of a wood-frame building (i.e., possibly a residence) is located on the northern part of the assessed property.
1910	Atlas	Similar to that depicted on the 1900 Plat Map.
1912	Sanborn Map	The assessed property appears to be a portion of a larger parcel of land. The southern portion of the assessed property is improved with a building labeled, "Bl Sm (i.e., Black Smith) & Wagon Shop* 1 st , Painting & Harness Shop* 2 nd ". A barn/garage is located north of the eastern portion of this building, and it appears that a portion of a dwelling is located on the northern part of the assessed property.
1918	Plat Map	Similar to that depicted on the 1900 Plat Map, except that the brick portion of the southern building appears smaller than that depicted in the earlier Plat Map.
1926	Plat Map	Similar to that depicted in the 1918 Plat Map.
1930	Aerial Photo	Details cannot be discerned.
1935	Plat Map	It appears that the buildings located on the southeastern portion of the assessed property are of a different configuration than that depicted in earlier Plat Maps/Atlases. A building located north of the eastern portion of this building is identified as a garage/barn. The assessed property is identified as part of the "M. Piehler Sub."; however, the uses of the assessed property and buildings are not identified.
1950	Sanborn Map	The southwest portion of the assessed property is identified as a "Filling Station"* (i.e., gasoline station), with five "GTs"* (i.e., gasoline tanks) depicted. A building located on the southeast portion of the assessed property is identified as "Auto Repairing & Bl Sm"* (i.e., black smith). A building located north of this building is identified as "Auto Rep"* (i.e., auto repair). Note, it appears that the buildings located on the assessed property are of a different configuration than that depicted in earlier Sanborn Maps. The remainder of the assessed property (i.e., the northwestern portion) is vacant.
1951	Aerial Photo	The southern portion of the assessed property appears to be developed with a commercial building.
1961	Aerial Photo	The southern portion of the assessed property appears to be developed with a commercial building, which may be attached to the building located on the adjoining property to the north.
1970	Aerial Photo	The southern portion of the assessed property appears to be developed with a commercial building.

5.0 RECORDS REVIEW (Cont.)

1971	Sanborn Map	The assessed property is improved with the two buildings that were depicted on the 1950 Sanborn map. The southern building is identified as "Auto Repairing & Paintg"* , and the northern building is identified as "Auto Rep"* . The assessed property is not identified as a filling station, and gasoline tanks are not depicted on the property in this map.
1980	Aerial Photo	The southern portion of the assessed property appears to be developed with a commercial building.
1988	Aerial Photo	The assessed property appears to be vacant.
1993	Aerial Photo	The assessed property appears to be vacant, and appears to be used as a parking lot.
1996	Aerial Photo	The assessed property appears to be vacant, and appears to be used as a parking lot.
1999	Aerial Photo	The assessed property appears to be vacant, and appears to be used as a parking lot.
2015	Aerial Photo	A parking lot is visible on the assessed property.

* Indicates a historical use that is being identified as a recognized environmental condition (refer to Section 9.0).

(5.5.1.2) Directories

Directories were reviewed at approximate five-year intervals from 1924 through 2011 for information regarding the assessed property. Provided below is a summary of commercial listings of the assessed property that were included in the directories reviewed. (Note, according to a review of Sanborn maps [refer to Appendix C], the assessed property was also formerly known as 22 and 26 York Street. The assessed property was not listed in the 1997 through 2001 directories reviewed.)

<u>Year</u>	<u>Address</u>	<u>Listing</u>
1924	24 York St.	Travis Michael J, blacksmith* Beaman Roy, auto rpr*
1929-30	24 York St.	Piehler Michael, blacksmith* Street Department, district office
1935-36	22 York St. 24 York St.	Piehler Mich, gas sta* Piehler Michl, blksmith* Division of Streets & Sewers
1941 to 1949	22 York St. 24 York St. 26 York St.	Piehler Michl, gas sta* Not listed Porter Gordon L, auto rpr*

5.0 RECORDS REVIEW (Cont.)

1954	22 York St. 24 York St. 26 York St.	Mahler John, gas sta* Not listed Porter Gordon L, auto rpr*
1959	22 York St. 24 York St. 26 York St.	Thomas Augie Collision Shop* Not listed Porter Gordon L, auto rpr*
1964 & 1968	22 York St. 24 York St. 26 York St.	Thomas Augie Collision Shop* Not listed Not listed
1973	22 York St. 24 York St. 26 York St.	Vacant Frank's Body Shop* Sharkey's Auto Paint Shop*
1978	22 York St. 24 York St. 26 York St.	Not listed FC Auto Sales* Not listed
1983-84 to 1988	24 York St.	Vacant
1992	22 York St. 24 York St.	Breedlove Auto & Diesel Services, auto rpr** Not listed
2006 & 2011	22 York St.	Andy's Automotive Enhancements, auto body - rpr & painting**

* These listings appear to suggest a former use that may have included petroleum/hazardous substance/solvent use, storage and/or or disposal; thus, these listings indicate a historical use that is being identified as a recognized environmental condition (refer to Section 9.0).

** Note, according to City of Rochester Building Department records, buildings formerly located on the assessed property were demolished in 1981 (refer to Section 5.3.3). The reason for this discrepancy is not known.

(5.5.2) Historical Use Information Regarding Adjoining Properties

(5.5.2.1) Historical Maps / Aerial Photographs+

+ Due to the scale and/or quality of the 1930 through 1999 aerial photographs, details of the adjoining properties could not be discerned.

YEAR	SOURCE	NORTH	EAST	SOUTH	WEST
1875	Atlas	Vacant land	Vacant land	Vacant land, with building of unknown use beyond	York St., with vacant land beyond

5.0 RECORDS REVIEW (Cont.)

1888	Atlas	Wood-frame building (partially located on the assessed property)	Vacant land	Buildings of unknown use	York St., with possible residential beyond
1892	Sanborn Map	Dwelling (partially located on the assessed property)	Garage/barn and vacant land	Vacant land, with commercial buildings and a dwelling beyond	York St., with vacant land and a dwelling beyond
1900	Plat Map	Wood-frame building (partially located on the assessed property)	Garage/barn and vacant land	Vacant land, with apparent commercial buildings beyond	York St., with vacant land and possible residential beyond
1910	Atlas	Wood-frame building (partially located on the assessed property)	Garage/barn and vacant land	Vacant land, with apparent commercial buildings beyond	York St., with possible residential and garages/barns beyond
1912	Sanborn Map	Dwelling (partially located on the assessed property)	Garage/barn and vacant land	Ruby Alley, with vacant land beyond, and commercial buildings and a dwelling further beyond	York St., with dwellings, an auto (storage) garage, and a carpenter shop beyond
1918	Plat Map	Wood-frame building (partially located on the assessed property)	Garage/barn and vacant land	Vacant land, with a garage/barn and apparent commercial buildings beyond	York St., with possible residential and a garage/barn beyond
1926	Plat Map	Wood-frame building (partially located on the assessed property)	Garage/barn and vacant land	Vacant land, with a garage/barn and apparent commercial buildings beyond	York St., with possible residential beyond
1930	Aerial Photo	Details cannot be discerned.			
1935	Plat Map	Bulls Head Post Office Building	Vacant land, with a garage/barn and building of unknown use beyond	Vacant land, and apparent commercial buildings beyond	York St., with possible residential beyond
1950	Sanborn Map	Commercial building (labeling obscured)	Vacant land, with a garage/barn and building of unknown use beyond	Ruby Alley, with an auto service facility* and vacant land beyond, and commercial buildings further beyond	York St., with dwellings, a key shop*, and an auto body works facility* beyond; and a restaurant beyond to southwest

5.0 RECORDS REVIEW (Cont.)

1951	Aerial Photo	Apparent commercial building	Parking lot, with apparent commercial building beyond	Apparent commercial buildings	Roadway, with apparent residential buildings beyond
1961	Aerial Photo	Apparent commercial building	Parking lot, with apparent commercial building beyond	Apparent commercial buildings	Roadway, with apparent residential buildings beyond
1970	Aerial Photo	Apparent commercial building	Parking lot, with apparent commercial building beyond	Apparent commercial buildings	Roadway, with apparent residential buildings beyond
1971	Sanborn Map	Post Office (Bulls Head Sta)	Parking lot, with a 10-car garage beyond	Ruby Alley, with an auto service facility*, a parking lot, and commercial buildings further beyond	York St., with a dwelling, store, and an auto body works facility* beyond; and a parking lot and restaurant beyond to southwest
1980	Aerial Photo	Apparent commercial building	Parking lot	Apparent commercial buildings	Roadway, with buildings of unknown use beyond
1988	Aerial Photo	Apparent commercial building	Parking lot	Apparent commercial buildings	Roadway, with apparent residential buildings beyond
1993	Aerial Photo	Apparent commercial building	Parking lot	Apparent commercial buildings	Roadway, with apparent residential buildings beyond
1996	Aerial Photo	Apparent commercial building	Parking lot	Apparent commercial buildings	Roadway, with apparent residential buildings beyond
1999	Aerial Photo	Apparent commercial building	Parking lot	Apparent commercial buildings	Roadway, with apparent residential buildings beyond
2015	Aerial Photo	Apparent commercial building	Parking lot	Apparent commercial buildings and vacant land/possible parking lot	Roadway, with apparent residential, commercial and vacant land beyond

* Indicates a historical use that is being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

(5.5.2.2) Directories

Directories were reviewed at approximate five-year intervals from 1924 through 2011 for information regarding properties that adjoin the assessed property. Listings of adjoining properties included residential, restaurants, retail facilities, churches, a post

5.0 RECORDS REVIEW (Cont.)

office, apartments, dentists, banks, offices, hair salons/barbers, etc. These types of operations do not suggest a recognized environmental condition in relation to the assessed property.

Provided below is a summary of commercial listings of adjoining properties that were included in the directories reviewed that appear to suggest a former use that may have included petroleum/hazardous substance/solvent use, storage and/or or disposal:

Adjoining to the South Across Ruby Place

<u>Year</u>	<u>Address</u>	<u>Listing</u>
1924	918 W. Main St. 920 W. Main St. 926 W. Main St.	Phelps L. Coal Co. Shuman Harry, tailor+ Brust Margaret, milliner
1929-30	920 W. Main St. 926 W. Main St.	Shulman Harry, tailor+ Singer Sewing Machine Co.
1935-36	920 W. Main St. 922 W. Main St.	Shuman Harry, tailor+ Kase Walter, tailor+
1939-40 to 1944	916 W. Main St. 918 W. Main St.	Newbauer Wm, shtmtlwr Genesee Mill Ends, mill remnants
1944	930 W. Main St.	Marsh Harold, radio
1949	918 W. Main St. 928 W. Main St. 930 W. Main St.	Genesee Mill Ends, mill remnants Central Dental Laboratory Marsh Harold, radios
1954 to 1959	930 W. Main St.	Marsh Radio Marine Co.
1968	926 W. Main St.	Rochester Paints Shop
1978	926 W. Main St.	Hasking's Heating Contractors Universal Heating Co.
1983-84 to 1997	926 W. Main St.	Universal Heating Co., cntrs
1992	930 W. Main St.	Universal Heating Co.
1997	930 W. Main St.	Holland Furnace Co.
2001	926 W. Main St. 930 W. Main St.	Universal Homemasters, air condtg contr Holland Furnace Company, htg a'c contr

5.0 RECORDS REVIEW (Cont.)

2006	926 W. Main St.	AAA Universal Heating-Cooling, heating contractors
	930 W. Main St.	Holland Furnace Co., furnaces-heating
2011	926 W. Main St.	Universal Heating & Cooling, heating Contractors
	928 W. Main St.	Universal Heating, air conditioning contrs & sys
	930 W. Main St.	Holland Furnace Co., furnaces-heating

+ It is possible that the tailor business included dry cleaning operations.

Adjoining to the West Across York Street

<u>Year</u>	<u>Address</u>	<u>Listing</u>
1929-30	21 York St.	Rugraff Archie, locksmith
1935-36 to 1949	21 York St.	Rugraff Archie, locksmith
	23 York St.	Cardinal Garage & Motor Sales
1954	21 York St.	Alameda Radio Repair Shop
	23 York St.	Cardinal Garage & Motor Sales
1959	21 York St.	Cardinal Garage & Motors Sales, garage shop
	23 York St.	Cardinal Motor SlS, used cars
1964	21 York St.	Cardinal Garage & Motors SlS
	23 York St.	Cardinal Motor Sales, used cars
1968	25 York St.	Xandu Motors Foreign Car Serv
1973	23 York St.	Eastern Racing Enterprises
1992	23 York St.	Jones James H. Auto Repair, auto repr

The historical uses of the adjoining properties described above are being identified as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

5.6 ENVIRONMENTAL LIENS, OR ACTIVITY AND USE LIMITATIONS

DAY retained the services of Environmental Risk Information Service (ERIS) to obtain publicly available, readily ascertainable information regarding environmental liens and activity and use limitations regarding the assessed property. The ERIS report indicated that no environmental liens or activity and use limitations were found for the assessed property.

5.0 RECORDS REVIEW (Cont.)

Based on the information summarized in the ERIS report (dated December 5, 2017), the environmental liens and activity and use limitation review did not identify recognized environmental conditions at the assessed property. A copy of The ERIS Environmental Lien Search Report is included in Appendix G.

5.7 PREVIOUS ENVIRONMENTAL REPORTS AND DOCUMENTS

DAY inquired about the existence of previous environmental reports with Mr. Dennis Peck (a representative of the Client), who indicated that DAY performed an Environmental Screening Report on the Bulls Head Area of the City of Rochester in September 2009, which included the assessed property. A brief summary of pertinent sections of the Environmental Screening Report is provided below.

(5.7.1) Summary of Previous Reports/Documents

Report Title: Environmental Screen, Bulls Head Project Area (103 Contiguous
Parcels of Land), Rochester, New York
Report Date: September 2009
Prepared by: City of Rochester
Prepared for: Day Environmental, Inc.

The Environmental Screen was performed on 103 contiguous parcels of land located in the Bulls Head area of the City of Rochester, including the current assessed property (i.e., 24 York Street). The report states, "The objective of this Environmental Screen was to conduct a limited evaluation of current/prior site use and environmental regulatory information from readily accessible sources to assess the potential for recognized environmental conditions at the assessed property." The scope-of-work of the Environmental Screen consisted of site observations of the exteriors of the assessed property (i.e., access to the parcels and buildings was not provided); review of aerial photographs, Sanborn maps, Plat maps, and City Directories for information regarding historical owners/occupants of the parcels reviewed; obtain records from the City of Rochester Fire Department and Building Department regarding the parcels reviewed; obtain records from the Monroe County Department of Health (MCDOH) and the New York State Department of Environmental Conservation (NYSDEC) regarding commercial/industrial parcels reviewed; obtain local waste site information from the MCDOH for the area of the parcels reviewed; perform an in-house regulatory review (i.e., NPL sites, CERCLIS site, NYSDEC Spills/Leaking Storage Tank incidents, etc.) for the parcels reviewed and their surroundings; review of select foreclosure file information, when maintained by the City of Rochester for the parcels reviewed; review of property deeds for any non-residential usage/ownership, when provided by the City of Rochester; review of environmental questionnaires regarding City-owned parcels that were reviewed; and review of two previous environmental reports that were prepared for parcels reviewed (i.e., a "Draft Phase I Environmental Site Assessment St. Mary's Bull's Head Redevelopment Plan Area", prepared by Seeler Associates in January 1994; and a "Phase I Environmental Site Assessment, 67-69 Danforth Street, Rochester, New York".

5.0 RECORDS REVIEW (Cont.)

Potential recognized environmental conditions were identified regarding the assessed property, as described below:

- **24 York Street:** A review of Sanborn maps and directories indicate that this property was used as a blacksmith and wagon shop, a painting and harness shop, a filling station, an auto repair facility, an auto body repair facility, an auto sales facility, and as "Breedlove Auto and Diesel Services"; and that five gasoline tanks were located on this property. In addition, a review of Building Department records indicates that three 550-gallon, one 1,000-gallon, and one 2,000-gallon underground fuel storage tanks were removed from this property in 1981. Also, the Fire Department issued permits to this property for flammable liquid storage, and issued Notices of Violations to this property for the improper storage of flammable liquids/paints. The report states, "Potential concerns associated with automobile service/repair and the past industrial uses of a property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and hazardous waste."

Recognized environmental conditions were also identified at several properties that adjoin or are located within approximately 75 feet of the current assessed property, as described below:

- **906-910 West Main Street (Adjoining to the South Across Ruby Alley):** At the time of the 2009 site visit, one approximate 20-foot long apparent vent or discharge pipe, one approximate two foot long by three foot in diameter apparent vent or discharge pipe, and a small bay door were observed along the north side of the building located on this parcel. Based on the site observations, it appears that this property may have formerly been used for industrial/manufacturing purposes. Potential concerns associated with an industrial/manufacturing use of a property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous materials, hazardous wastes and/or petroleum products has occurred. In addition, a City of Rochester building permit was issued to "erect incinerator" on this parcel. The potential exists for building surface, soil, and/or groundwater contamination since the materials incinerated and the handling/storage/disposal of the incinerated waste is unknown. Note, the building on this parcel has since been demolished, and the parcel is currently vacant.
- **924-930 West Main Street (Adjoining to the South Across Ruby Alley):** A review of Sanborn maps and directories indicate that this property was formerly used as a tin shop, as Universal Heating Co, as AAA Universal Heating and Cooling, and as Holland Furnace Co. The report states, "Potential concerns associated with the use of an industrial/manufacturing property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous substances, hazardous wastes, and/or petroleum products has occurred."

5.0 RECORDS REVIEW (Cont.)

The report also states, "Records reviewed indicate that spills and violations are associated with this property. The City of Rochester Fire Department, the MCDOH, and the NYSDEC have records of five separate incidents (between 1985 and 1995) for fuel oil and gasoline spills from vehicle tanks and home heating oil tanks". The Spill Report Form (SRF) regarding Spill #8706240 (dated 10/23/1987) states, "Universal Heating has been washing out heating oil tanks and dumping product & water behind facility for years...MCHD investigated and found evidence of spillage, both new and old...strong fuel odors exist and persons seen rinsing fuel oil tank behind Universal Heating...City of Rochester has ordered him to remove several (20-30) old fuel oil tanks from behind NK building...Petroleum sheen noted running down blacktop from area of fuel oil tanks (wet rainy day)". The report also states that several Notices of Violation from building inspections were issued, including violations regarding the presence of oil drums, improper installation of vehicle tanks, improper storage of oil and other liquids, excess of combustibles, and the need for a general clean up/poor housekeeping of the area. The report states, "Universal Heating was also issued permits in 1987 and 1988 for the use of "tank vehicles". In addition at the time of the site visit, signs labeled "Furnace Tune Up Special" and "Oil Tanks Pumped and Removed" were observed on the building located on this parcel. A small bay door was also observed on the north side of the building."

- **932-938 West Main Street (Adjoining to the South Across Ruby Alley):** A review of Sanborn maps and building permits indicates that this property was formerly used for "plumbing", automobile service, "paints", "minor auto repair", and "automotive reconditioning and light auto body repair". The report states, "In addition, at the time of the site visit, the bay doors of the building were open, and containers of paint thinner, paint, and automobile products, as well as engines, compressed gas cylinders, tires, and miscellaneous car parts could be seen inside the building. In addition, a "chemical type" odor was detected from the right-of-way on York Street. Three large metal pipes were observed on the alley side of the building, which were protruding from this building and appeared to be indicative of fume vents." The report also states, "Potential concerns associated with automobile service/repair and industrial uses of a property include possible floor drains, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and/or hazardous wastes."
- **32 York Street (Adjoining to the North):** The report indicates that closed NYSDEC Spill #8906360 was reported for this property (identified as Universal Heating), which involved "#2 Fuel Oil Petroleum 25.00000G...This ran down drive into street...this is continuing problem at this site...Material from home heating oil tanks that were being cut for scrap. Some tanks had small amounts of product left in them". The report states, "It is unknown if Universal Heating occupied this site or if the nearby Universal Heating property...924-930 West Main Street [see below]) caused a spill on this parcel. Potential concerns include the contamination of soil and/or groundwater if releases of petroleum products have occurred on or affected the property."

5.0 RECORDS REVIEW (Cont.)

- **42 York Street (Adjoining to the East):** In the 1988, 1993, and 2003 aerial photographs, approximately 15 vehicles are parked on this property. In addition, apparent dark staining and miscellaneous items, which may be indicative of debris appear to be located throughout this property. The staining and debris on this property may be indicative of current or former industrial/manufacturing use of the property or affects from surrounding properties. Potential concerns associated with an industrial/manufacturing use of a property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous materials, petroleum products, and/or hazardous wastes has occurred.
- **21-23 York Street (Adjoining to the West Across York Street):** A review of Sanborn maps and directories indicate that this property was formerly used as a "Carp'r Shop Elec. Power" shop, a "Key Shop", an "Auto Body Wks" facility, a radio repair shop, and an auto repair facility. In addition, a 1992 building permit references, "legalize use as auto repair with office and accessory storage on 2nd floor". Also, a representative of the City of Rochester indicated that the property is "classified as a former service or gas station". In addition, at the time of the 2009 site visit, the front yard of the site appeared to be a former asphalt-paved parking lot, and a garage bay door was observed on the east side of the building.
- **50 York Street (Approximately 75' North):** At the time of the site visit, a vent and fill pipe were observed protruding from the side of the building located on this property, which indicated the potential presence of an underground storage tank (UST) or aboveground storage tank (AST). In addition, a large gray vent was observed protruding from the building on this site, and the building was developed with a loading dock. Also, according to the historical resources reviewed, this property was formerly used as a paint shop, an upholsterer, a paint washer, a collision shop, an auto detailer, and a furniture shop. Also, permits were issued to this property for flammable storage, and notices of violation were issued for improper signage associated with flammable storage.

Based on the information provided above and the close proximity of these sites in relation to the assessed property, the potential for contaminant migration (e.g., groundwater, vapor migration, etc.) from these sites onto the assessed property contributes to the historical uses and regulatory listings of adjoining/nearby properties as a recognized environmental condition in relation to the assessed property (refer to Section 9.0).

Copies of pertinent sections of the 2009 LER report are included in Appendix G.

5.8 VAPOR MIGRATION

The potential for vapor migration onto or at the assessed property was evaluated based on the information that was obtained as part of this assessment. The potential for vapor migration is being identified as a recognized environmental condition in relation to the assessed property at this time (refer to Section 9.0).

6.0 SITE RECONNAISSANCE

Date of Site Visit: November 27, 2017
Assessor(s): Thomas E. Roszak and Sean R. Reese

6.1 METHODOLOGY AND LIMITING CONDITIONS

The DAY representatives used a 2015 aerial photograph, with the boundaries overlain (obtained from the Monroe County Environmental Services Tax Map), to determine the approximate boundaries of the assessed property at the time of the site visit. Note, access to the assessed property was not permitted as part of this assessment. As such, the assessed property was observed from adjoining rights-of-way along York Street to the west and Ruby Place to the south, and from a City-owned parking lot east of the assessed property. The lack of access to the site may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since a complete site visit the assessed property was not performed, it is DAY's opinion that the absence of this information is a significant data gap (refer to Section 9.3).

6.2 GENERAL SITE SETTING

At the time of the site visit, the assessed property was developed with an asphalt-paved parking lot.

6.3 EXTERIOR OBSERVATIONS

(6.3.1) Hazardous Substances **Recognized Environmental Condition Not Identified**

No hazardous substances were observed.

(6.3.2) Storage Tanks **Recognized Environmental Condition Not Identified**

No surficial evidence of storage tanks was observed.

(6.3.3) Odors **Recognized Environmental Condition Not Identified**

No odors were noted.

(6.3.4) Pools of Liquid **Recognized Environmental Condition Not Identified**

No pools of liquid were observed.

6.0 SITE RECONNAISSANCE (Cont.)

(6.3.5) Drums and Containers **Recognized Environmental Condition Not Identified**

No drums and containers were observed.

(6.3.6) Electrical or Hydraulic Equipment Known or Likely to Contain PCBS **Recognized Environmental Condition Not Identified**

No equipment of this nature was observed.

(6.3.7) Pits, Ponds or Lagoons **Recognized Environmental Condition Not Identified**

No pits, ponds or lagoons were observed.

(6.3.8) Stained Soil or Pavement **Recognized Environmental Condition Not Identified**

No stained soil or pavement was observed.

(6.3.9) Stressed Vegetation **Recognized Environmental Condition Not Identified**

No stressed vegetation was observed.

(6.3.10) Solid Waste **Recognized Environmental Condition Not Identified**

Solid waste is not currently generated on the assessed property.

(6.3.11) Wastewater **Recognized Environmental Condition Not Identified**

No wastewater discharge was observed.

(6.3.12) Wells **Recognized Environmental Condition Not Identified**

No surficial evidence of was observed.

(6.3.13) Septic System **Recognized Environmental Condition Not Identified**

No surficial evidence of a septic system was observed.

6.0 SITE RECONNAISSANCE (Cont.)

(6.3.14) Fill Materials Recognized Environmental Condition Not Identified

No surficial evidence of fill materials was observed.

(6.3.15) Debris/Dumping Recognized Environmental Condition Not Identified

No surficial evidence of debris/dumping was observed.

(6.3.16) Equipment Recognized Environmental Condition Not Identified

No equipment was observed.

(6.3.17) Drains Recognized Environmental Condition Not Identified

No surficial evidence of drains was observed.

(6.3.18) Material Storage Recognized Environmental Condition Not Identified

No material storage was observed.

6.4 INTERIOR OBSERVATIONS

No interior observations were made because there are no structures on the assessed property.

6.5 ADJOINING PROPERTIES

Adjoining properties were observed from public right-of-ways.

North: Inner Faith Gospel Tabernacle (32 York Street).

South: Vacant land, parking lot, Cricket Wireless, Universal Heating Co., and Mr. Doug's Deli (906-910, 912-916, 918-922, 924-930 & 932-938 West Main Street); and 22 York Street (Andy's Automotive Enhancement).

East: Parking lot (42 York Street).

West: Chester's Check Cashing (also labeled Makalan, Inc.) (4-12 West Avenue), and vacant land and residential dwellings (21-23 & 27 York Street).

No obvious recognized environmental conditions were identified on the visible portions of the adjoining properties.

7.0 INTERVIEWS

7.1 OWNER INTERVIEW

As directed by a representative of the Client, an interview with a representative of the owner of the assessed property was not performed as part of this assessment (refer to Section 4.0). The lack of an interview with an owner representative may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since an owner interview was not completed, it is DAY's opinion that the absence of this information is a significant data gap (refer to Section 9.3).

8.0 ADDITIONAL ISSUES/SERVICES / ASTM NON-SCOPE CONSIDERATIONS

At the Client's request, DAY did not include an evaluation of the following ASTM non-scope considerations as part of this Phase I ESA.

8.1	Asbestos-Containing Materials	Not assessed.
8.2	Radon	Not assessed.
8.3	Lead-Based Paint	Not assessed.
8.4	Lead-in-Drinking Water	Not assessed.
8.5	Wetlands	Not assessed.
8.6	Regulatory Compliance	Not assessed.
8.7	Cultural and Historic Resources	Not assessed.
8.8	Industrial Hygiene	Not assessed.
8.9	Health and Safety	Not assessed.
8.10	Ecological Resources	Not assessed.
8.11	Endangered Species	Not assessed.
8.12	Indoor Air Quality	Not assessed.
8.13	Biological Agents	Not assessed.
8.14	Mold	Not assessed.

9.0 FINDINGS / OPINIONS

The following summarizes the significant findings based on the information gathered as part of this Phase I ESA:

9.1 Recognized Environmental Conditions

The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-13, defines a recognized environmental condition as “The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.” Presented below is a summary of the recognized environmental condition(s) identified at the assessed property as part of this Phase I ESA:

(9.1.1) Historical Uses of the Assessed Property

A review of historical resources indicates that the assessed property was used as a blacksmith shop and a wood working shop in at least 1892; a blacksmith shop, wagon shop, and painting and harness shop in at least 1912; an auto repair facility in at least 1924; a gasoline station (with at least eight underground gasoline tanks; refer to Section 5.3.3) from at least 1925 through at least 1954; an auto repair facility and blacksmith shop in at least 1929-30; a blacksmith shop in at least 1935 and 1950; an auto repair facility from at least 1941 to at least 1973; and an auto sales facility in at least 1978 (refer to Sections 5.5.1.1 and 5.5.1.2). The potential exists for contamination of the assessed property by possible discharges of hazardous and/or petroleum substances/wastes to the former building (i.e., via floor drains, etc.) or property (i.e., via USTs).

In addition, City of Rochester records indicate that at least eight storage tanks (i.e., presumed to be USTs since the tanks were associated with a gasoline station) and six pumps were installed on the assessed property, and that six USTs were removed from the property in 1981 (refer to Section 5.3.3). As such, the possibility that additional USTs are still present on the assessed property cannot be ruled out with the available information. In addition, tank closure documentation regarding the USTs that are known to have been removed was not provided to DAY as part of this assessment. Therefore, the conditions encountered at the time of the tank removals are not known.

It is DAY’s opinion that additional investigation would be necessary to evaluate whether USTs are currently located on the assessed property; and, whether contamination of soil, groundwater and/or soil vapor exists due to the current/former presence of UST systems on the assessed property. It is also DAY’s opinion that additional investigation would be necessary to evaluate whether the historic uses of the assessed property have resulted in environmental impact to the assessed property. The additional investigation could include, but not be limited to, a geophysical survey to evaluate the potential presence of an UST(s); subsurface studies; soil, soil vapor, and/or groundwater sampling and analysis; etc.

9.0 FINDINGS / OPINIONS (Cont.)

(9.1.2) Historical Uses and Regulatory Listings of Adjoining/Nearby Properties

Provided below is a summary of information that was obtained as part of this assessment that suggests a recognized environmental condition in relation to the assessed property that is associated with historical uses and regulatory listings of adjoining/nearby properties:

- A Federal Brownfield Site identified as “68-92 Genesee Street” located at 68-92 Genesee Street is located approximately 0.2 miles south/southeast (i.e., assumed crossgradient/upgradient direction) of the assessed property (refer to Section 5.1.24). This site is identified as a former dry cleaner, automobile sales and service facility, and a gasoline station. This site is also identified as active NYSDEC Spill/Leaking Storage Tank (LST) #1603662 (refer to Section 5.2.2). Contamination at this nearby site reportedly includes perchloroethylene (i.e., a chlorinated volatile organic compound [CVOC]).
- Historic uses of properties that adjoin the assessed property to the south (i.e., assumed crossgradient/upgradient direction) across Ruby Alley include auto repair facilities, a coal company, tailors, a milliner, a sewing machine company, a sheet metal worker, “mill remnants”, various heating contractors, etc. (refer to Section 5.5.2.1 and 5.5.2.2; and see below for information regarding spills that were identified at one of these adjoining properties).
- Historical uses of properties that adjoin the assessed property to the west (i.e., assumed crossgradient/upgradient direction) across York Street include auto repair facilities and a locksmith (refer to Section 5.5.2.1 and 5.5.2.2).
- In addition to Spill #1603662 discussed above (i.e., which occurred at 68-92 Genesee Street), the following six closed/inactive NYSDEC Spill/Leaking Storage Tank (LST) incidents occurred on adjoining/nearby properties (refer to Section 5.2.2):
 - Four spills (i.e., #s 8503751, 8706240, 8907250, and 0550459) occurred at 926-936 West Main Street, which adjoins the assessed property to the south (i.e., assumed crossgradient/upgradient direction) of the assessed property across Ruby Alley.
 - Spill #8906360 occurred at 32 York Street, which adjoins the assessed property to the north (i.e., assumed crossgradient/upgradient direction) of the assessed property.
 - Spill #1301329 occurred at 904 West Main Street, which is located approximately 30' southeast (i.e., assumed crossgradient direction) of the assessed property, and was reported on 5/8/2013. The SRF states, “...there was a rectangular shaped UST found at the site....Sampling results are mostly below DEC Guidelines (a few minor exceedances)...MZ indicated that a soil

9.0 FINDINGS / OPINIONS (Cont.)

management plan can be prepared to address residual impacts or the impacts can be excavated". Information previously obtained by DAY regarding this spill incident state that analytical results obtained indicated that petroleum semi-volatile organic compounds (SVOCs) and the metals mercury and lead exceeded their respective NYSDEC CP-51 guidelines for Unrestricted Use Soil Clean-Up Objectives (SCOs). In addition, benzo(a)pyrene, an SVOC, was detected above its NYSDEC Part 375-6.8(b) Restricted Use SCO for a commercial site.

- Numerous properties that are located in the vicinity of the assessed property were included as part of an Environmental Screen of 103 parcels of land that was performed by DAY in 2009 (refer to Section 5.7). The 2009 report indicated the potential presence of contamination on these nearby properties due to known and suspect USTs and ASTs, and historical uses.

Potential impact on the assessed property from possible contamination at these sites cannot be ruled out with the available information.

It is DAY's opinion that additional investigation would be needed to evaluate whether historic uses and/or regulatory listings of adjoining/nearby properties have resulted in environmental impact on the assessed property (e.g., through groundwater migration, vapor migration, etc.). The additional investigations could include, but not be limited to, subsurface studies; soil, soil vapor, and/or groundwater sampling and analysis; etc.

9.2 Significant Data Gaps

In addition to the recognized environmental reconditions identified above, the following significant data gaps were encountered which could affect the environmental professional's ability to identify recognized environmental conditions:

(9.2.1) Lack of Access to the Assessed Property

As directed by a representative of the Client, access to the assessed property was not permitted as part of this assessment. As such, the assessed property was observed from adjoining rights-of-way along York Street to the west and Ruby Place to the south, and from a City-owned parking lot to the east. The lack of access to the assessed property may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since access was not permitted to the assessed property, it is DAY's opinion that the absence of this information is a significant data gap.

9.0 FINDINGS / OPINIONS (Cont.)

(9.2.2) Lack of Owner Interview

As directed by a representative of the Client, an interview with a representative of the owner of the assessed property was not performed as part of this assessment. The lack of an interview with an owner representative may affect the applicability of Landowner Liability Protections (refer to Section 2.1) and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since an owner interview was not completed, it is DAY's opinion that the absence of this information is a significant data gap.

9.3 Notes

The notes provided below identify special property conditions, or identify and explain environmental aspects which may be of environmental interest, but which are not being identified as recognized environmental conditions in relation to the assessed property at this time.

(9.3.1) Regulatory Listings of Nearby Properties

A review of the NYSDEC Spill/Leaking Storage Tank (LST) database identified active Spill #0750698 at 51 Chili Avenue, which is located approximately 0.2 miles southwest (i.e., assumed upgradient direction) of the assessed property, and was reported on 8/14/2007 (refer to Section 5.2.2). Based on the information obtained as part of this assessment, this active spill is not being identified as a recognized environmental condition in relation to the assessed property at this time. Note, this site is also identified as a Federal Brownfield site (refer to Section 5.1.24).

(9.3.2) Confirmed Local Waste Sites Within Approximately 2,000 Feet of the Assessed Property

The Monroe County Department of Health (MCDOH) has identified five confirmed local waste sites (i.e., #s RO224, RO157, RO148, RO149, and R0248) within approximately 2,000 feet of the assessed property (refer to Section 5.3.2 and Appendix D). Guidelines issued by the MCDOH for the development of properties within 2,000 feet of a waste disposal site (i.e., a confirmed or suspect local waste site, etc.) state that a developer may be required to conduct an evaluation to determine what, if any, impact the waste disposal site will have on the proposed development. The developer's evaluation report is reviewed by the MCDOH prior to granting development approvals. As a result, if the assessed property is ever redeveloped in the future, the MCDOH should be contacted to determine what type of evaluation or investigation, if any, may be required as part of the development approval process for the assessed property.

10.0 CONCLUSIONS

Day Environmental, Inc. (DAY) performed this Phase I Environmental Site Assessment (Phase I ESA) of 24 York Street, City of Rochester, Monroe County, New York (i.e., the assessed property) in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 11.0 of this report. Any additional services provided as part of this Phase I ESA are described in Section 8.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the assessed property, except for the following.

- Historical Uses of the Assessed Property; and
- Historical Uses and Regulatory Listings of Adjoining/Nearby Properties.

In addition, the following significant data gaps were identified:

- Lack of Access to the Assessed Property; and
- Lack of Owner Interview

Refer to Section 9.0 for a discussion of the recognized environmental conditions, significant data gaps, and notes.

11.0 DEVIATIONS / LIMITATIONS

It is DAY's opinion that the deviations and limitations described below consist of information that was not readily ascertainable or practically reviewable during the course of this Phase I ESA.

- (11.1) An abstract of title was not provided to assist in determining prior property ownership and uses. Evaluation of property history, and requesting environmental agency information concerning prior owners, are important elements of a Phase I ESA. The conclusions in this report are subject to any state of facts which review of an abstract of title might show, directly or indirectly.
- (11.2) ASTM allows the environmental professional to adjust the minimum search distance for regulatory records, if in the opinion of the environmental professional such an adjustment is appropriate. For this Phase I ESA, the approximate minimum search distance for NYSDEC Spills/LSTs was limited to a radius of 0.25 miles from the assessed property due to the urban density of the setting in which the assessed property is located.
- (11.3) Due to the scale and/or quality of the 1930 through 1999 aerial photographs, details of the assessed property and adjoining properties could not be discerned. Thus, this assessment is subject to any state of facts that would have been revealed if details could be discerned in these aerial photographs.

12.0 REFERENCES

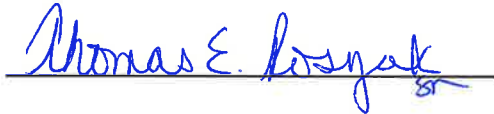
1. Aerial Photographs
Monroe County Website
Photograph Dates: 1930, 1951, 1961, 1970, 1980, 1988, 1993, 1996, and 1999

NYSGIS Clearinghouse
Photograph Date: 2015
2. Topographic Map
United States Geological Survey
Rochester West, New York Quadrangle (map date 1971, photo revised 1988)
(Refer to Figure 1)
3. Historical Maps
Rundel Library
Plat Maps/Atlases
Map Dates: 1875, 1888, 1900, 1910, 1918, 1926 and 1935

Environmental Risk Information Services (ERIS)
Map Dates: 1892, 1912, 1950 and 1971
4. Directories
Rundel Library
Directory Dates: 1924, 1929-30, 1935-36, 1939-40, 1941, 1944, 1945, 1949, 1954, 1959, 1963, 1964, 1968, 1973, 1978, 1983-84, 1988, 1992, 1997, 2001, 2006, and 2011
5. EL/AUL Search
Environmental Risk Information Services (ERIS)
ERIS Project No.: 20171201004
Dated: December 5, 2017

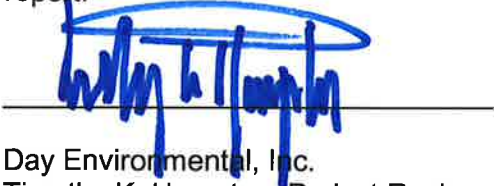
13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Day Environmental, Inc.
Thomas E. Roszak, Assessor
Phase I ESA Group

The following representatives of DAY also contributed to the completion of this Phase I ESA report:



Day Environmental, Inc.
Timothy K. Hampton, Project Reviewer



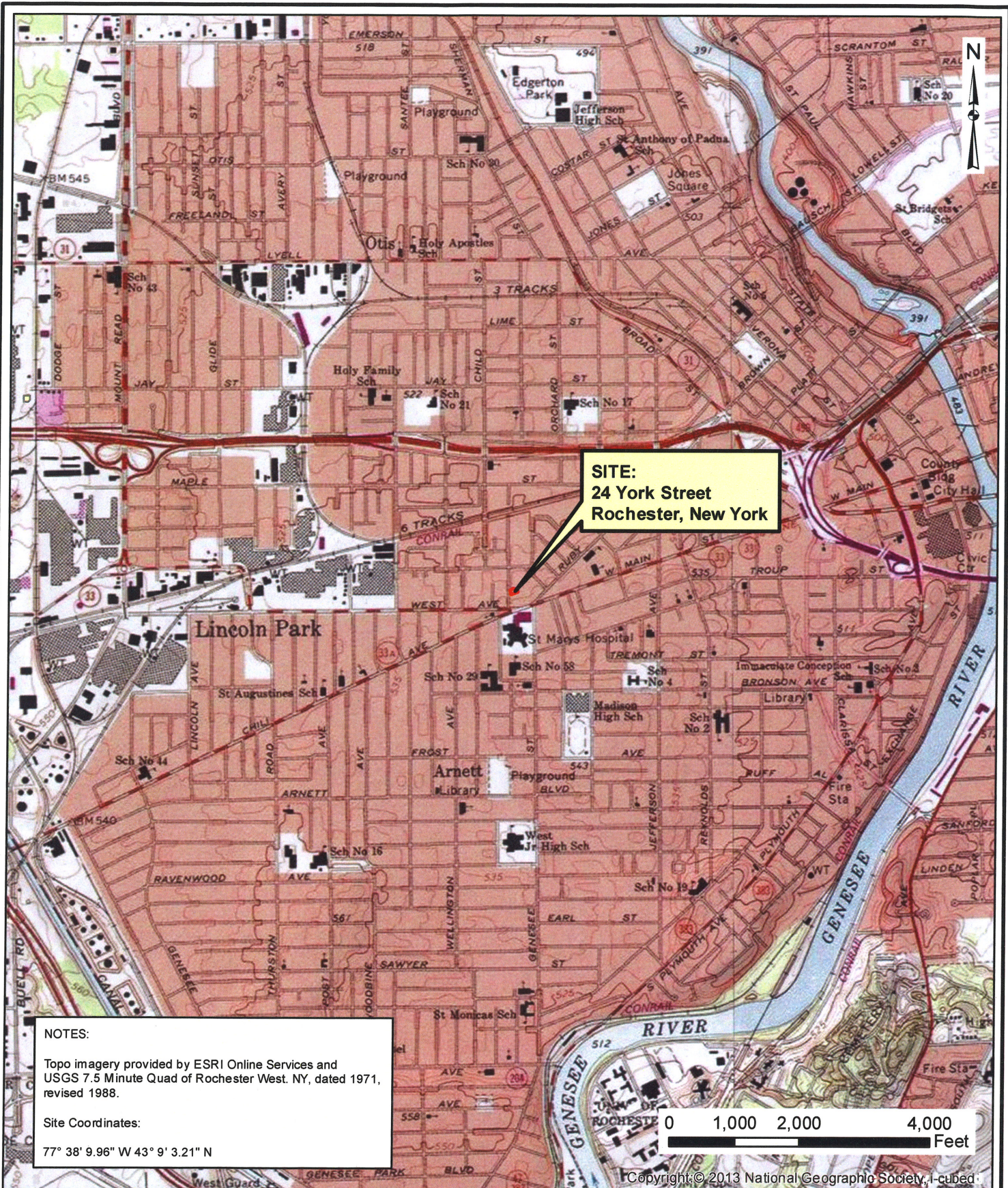
Day Environmental, Inc.
Sean R. Reese, Engineer



Day Environmental, Inc.
Sandi M. Miller, Phase I Coordinator

The qualifications of the Environmental Professional and other personnel who conducted portions of this Phase I ESA are presented in Appendix F.

FIGURES

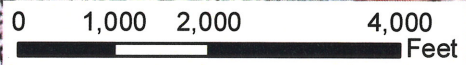


SITE:
24 York Street
Rochester, New York

NOTES:

Topo imagery provided by ESRI Online Services and USGS 7.5 Minute Quad of Rochester West, NY, dated 1971, revised 1988.

Site Coordinates:
 77° 38' 9.96" W 43° 9' 3.21" N



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Date	11-20-2017
Drawn By	CPS
Scale	AS NOTED

day
DAY ENVIRONMENTAL, INC.
 Environmental Consultants
 Rochester, New York 14606
 New York, New York 10170


Project Title	24 YORK STREET ROCHESTER, NEW YORK
	PHASE I ENVIRONMENTAL SITE ASSESSMENT
Drawing Title	Project Locus Map

Project No.	5438E-17
	FIGURE 1



Notes:

- 1) Base photograph provided above was obtained from the NYSGIS Clearinghouse, dated 2015.
- 2) Site sketch based on observations made at the time of the site visit performed by a Day Environmental, Inc. representative on November 27, 2017.
- 3) The highlighted area is only a representation of the assessed property, and does not depict the actual property boundaries of the assessed property.

DATE 12/6/2017	 DAY ENVIRONMENTAL, INC. ENVIRONMENTAL CONSULTANTS ROCHESTER, NEW YORK 14606	PROJECT TITLE 24 York Street Rochester, New York PHASE I ESA	PROJECT NO. 5438E-17 FIGURE 2
DRAWN BY SMM		DRAWING TITLE SITE SKETCH	
SCALE Not to Scale			

APPENDIX A

**USER-PROVIDED INFORMATION
(ATTACHMENT A OF DAY'S PROPOSAL)**

Attachment A: Page 1 of 3
24 York Street, Rochester, New York

In order to qualify for one of the Landowner Liability Protections (LLPs)¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user of the Phase I ESA must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Each of the questions below must be completed, to the best of your knowledge, and this form must be returned to DAY with the signed proposal. If any question is answered "yes", please explain in the space provided, or attach a separate sheet if further explanation is required.

1) What is the purpose of this Phase I ESA (i.e., potential purchase of property, potential sale of property, refinancing, etc.)? *Potential purchase*

2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law? ___ Yes No ___ Unknown

3) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions 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? ___ Yes No ___ Unknown

4) As the user of this Phase I ESA, do you have any specialized knowledge or experience 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 an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
 Yes ___ No ___ Unknown

*No specific knowledge other than
2009 Environmental Screen Report
Bulls Head Project Area
prepared by Day Environmental*

5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
___ Yes ___ No Unknown

5a. 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?
___ Yes ___ No ___ Unknown

¹ Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements") Guide issued on March 6, 2003.

Attachment A: Page 2 of 3
24 York Street, Rochester, New York

6) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

No specific knowledge. See answer for Question #4

(a) Do you know the past uses of the property? Yes No Unknown

(b) Do you know of specific chemicals that are present or once were present at the property?
 Yes No Unknown

(c) Do you know of spills or other chemical releases that have taken place at the property?
 Yes No Unknown

(d) Do you know of any environmental cleanups that have taken place at the property?
 Yes No Unknown

(e) Do you know of any prior environmental reports that have been completed for the property?
 Yes No Unknown If yes, please provide copies of the reports, if available.

7) As the user of this Phase I ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?
 Yes No Unknown

No specific knowledge. See answer for Question #4

Attachment A: Page 3 of 3
24 York Street, Rochester, New York

In addition, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM Practice E1527-13. The following considerations are beyond the scope of work for a Phase I ESA, but can be provided at an additional cost. If you would like any of the following addressed as part of the Phase I ESA, please place an "x" on the appropriate line, and DAY will provide an addendum proposal to address the selected issues.

- 1. Suspect Asbestos-Containing Materials (SACM) _____
- 2. Radon _____
- 3. Lead-Based Paint _____
- 4. Lead-in-Drinking Water _____
- 5. Wetlands _____
- 6. Regulatory Compliance _____
- 7. Cultural and Historic Resources _____
- 8. Industrial Hygiene _____
- 9. Health and Safety _____
- 10. Ecological Resources _____
- 11. Endangered Species _____
- 12. Indoor Air Quality _____
- 13. Biological Agents _____
- 14. Mold _____

* * * * *

Attachment A Completed By:

Signature: Dennis M Peck

Printed Name: Dennis Peck

Date: 12/18/17

DAY
MEMORANDUM OF CONVERSATION

PERSON WHO CALLED: Joe Biondolillo
COMPANY OR AGENCY: City of Rochester
TELEPHONE NUMBER: (585) 428-6649
DATE: 7/29/2016
CALLER: SMM
REGARDING: Studies of Leaking Underground Storage Tank (LUST) Sites

NOTES:

Based on his experience/knowledge, Mr. Biondolillo indicated the following:

- LUST studies have documented that 90-95% of petroleum groundwater plumes attenuate no more than within 250 to 300 feet of their source (consistent with his observations at City gas station sites).

APPENDIX B
SITE PHOTOGRAPHS



View of the assessed property (and a portion of the adjoining building to the north) looking east from York Street.



View of the assessed property looking southeast from York Street.



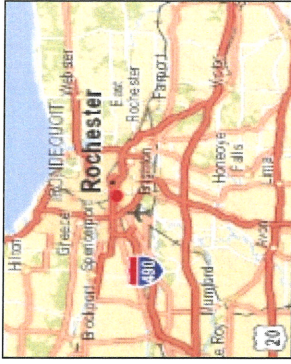
View of the assessed property (and a portion of the adjoining building to the north) looking northwest from Ruby Alley.

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION



Monroe County GIS Services Division



Legend

Rochester 1930

High : 255

Low : 0



Notes

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500.0 Feet

250.00

0

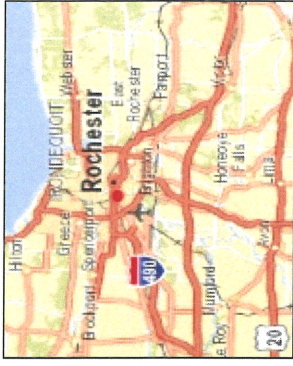
500.0



WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester West 1951

High : 255

Low : 0



Notes

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500.0 Feet

250.00

0

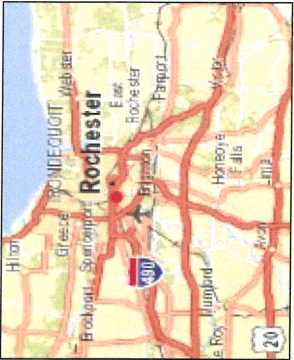
500.0



WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1961

High : 255

Low : 0

Notes

500.0 250.00 500.0 Feet

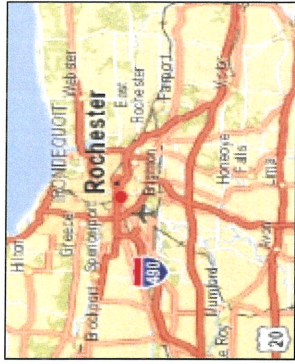


The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. Your use and browsing of information is at your own risk. In providing this data and application or access to it, Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.

WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1970

High : 255

Low : 0



Notes

500.0 0 250.00 500.0 Feet

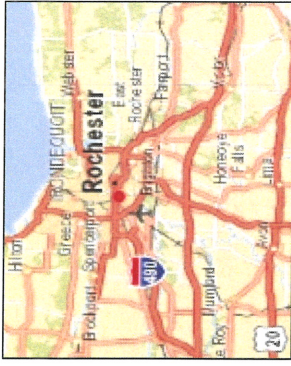


WGS_1984_Web_Mercator_Auxiliary_Sphere

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Monroe County GIS Services Division



Legend

Rochester 1980
 High : 255
 Low : 0

Notes

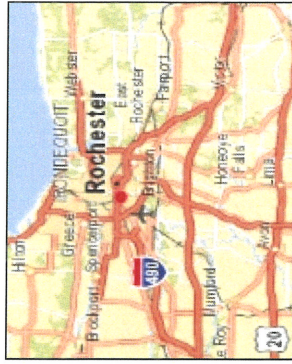
The information contained herein is provided for informational purposes only. Monroe County, New York and their mapping and software consultants provide this GIS data and metadata with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. Your use and browsing of information is at your own risk. In providing this data and application or access to it, Monroe County, New York, assumes no obligation to assist the user in the use of such data or in the development, use, or maintenance of any applications applied to or associated with the data or metadata.



WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1988

High : 255

Low : 0

Notes

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500.0 Feet

250.00

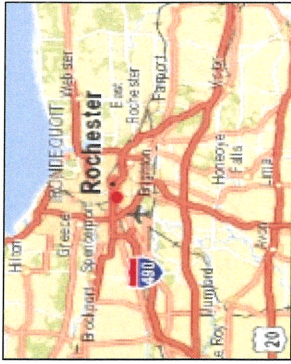
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500.0

WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1993

High : 255

Low : 0



500.0 0 250.00 500.0 Feet



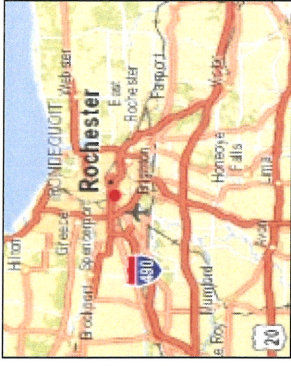
WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes

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Monroe County GIS Services Division



Legend

Rochester 1996

High : 255

Low : 0



Notes

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500.0 Feet

250.00

0

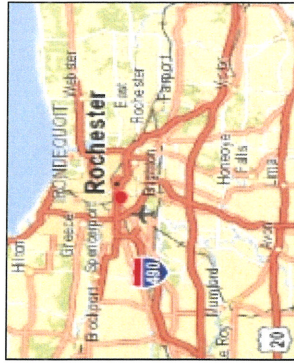
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WGS_1984_Web_Mercator_Auxiliary_Sphere



Monroe County GIS Services Division



Legend

Rochester 1999

High : 255

Low : 0



500.0 0 250.00 500.0 Feet



WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes

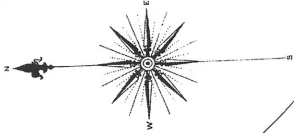
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NOTES:
Property boundary provided by the City of Rochester, dated 2017. This property boundary is to be considered approximate.

Aerial imagery provided by the New York State GIS Clearinghouse, dated 2015.

247
ROCHESTER, N.Y.



248

ESSEX

BROWN

245

252

TAYLOR

GENESEE ST

4

244

SILVER

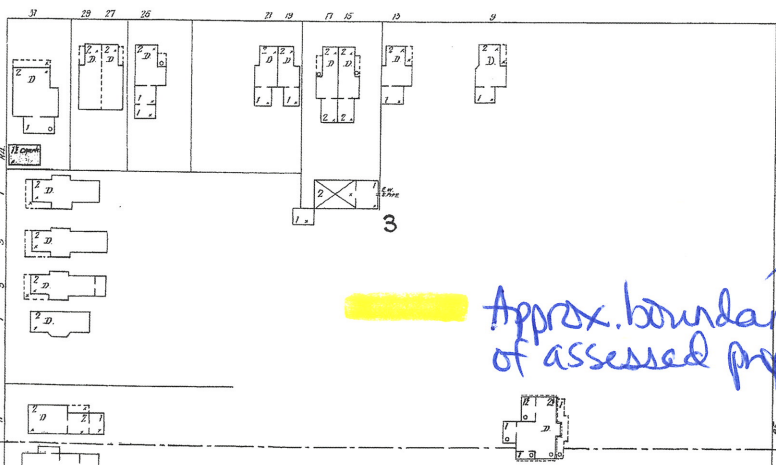
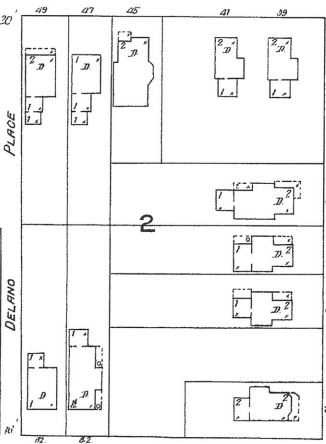
251

YORK

WEST

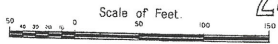
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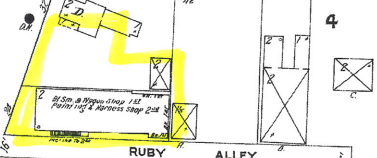
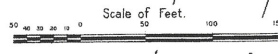
Approx. boundaries
of assessed property



253

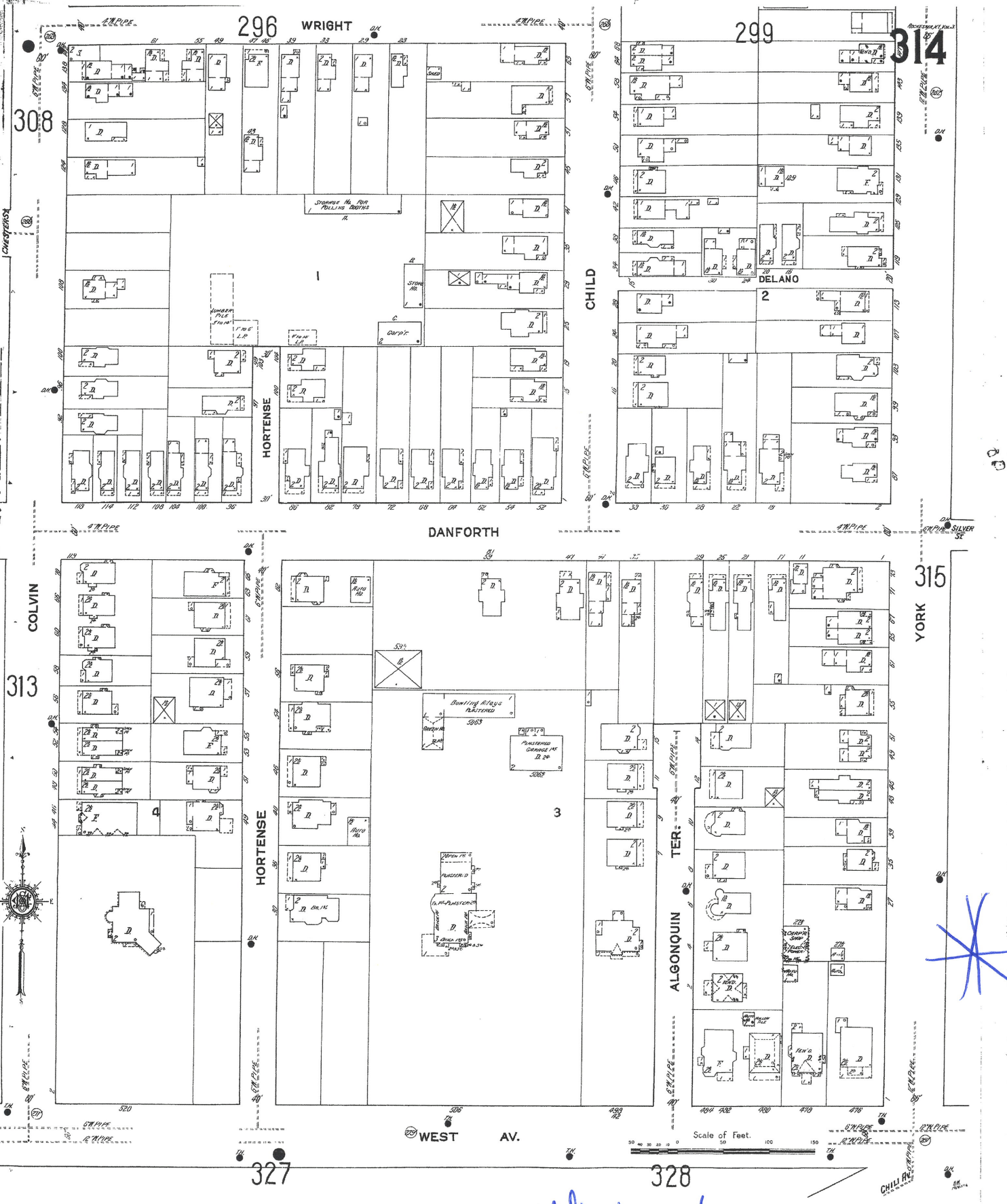
243





328

Approx boundaries of assessed property



296

WRIGHT

299

314

308

DANFORTH

315

313

YORK

HORTENSE

TER:
ALGONQUIN

WEST AV.

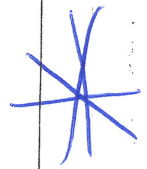
327

328

Adj to W

CHILD

Scale of Feet.



315

NY. 124



Scale of Feet. 100

314

299

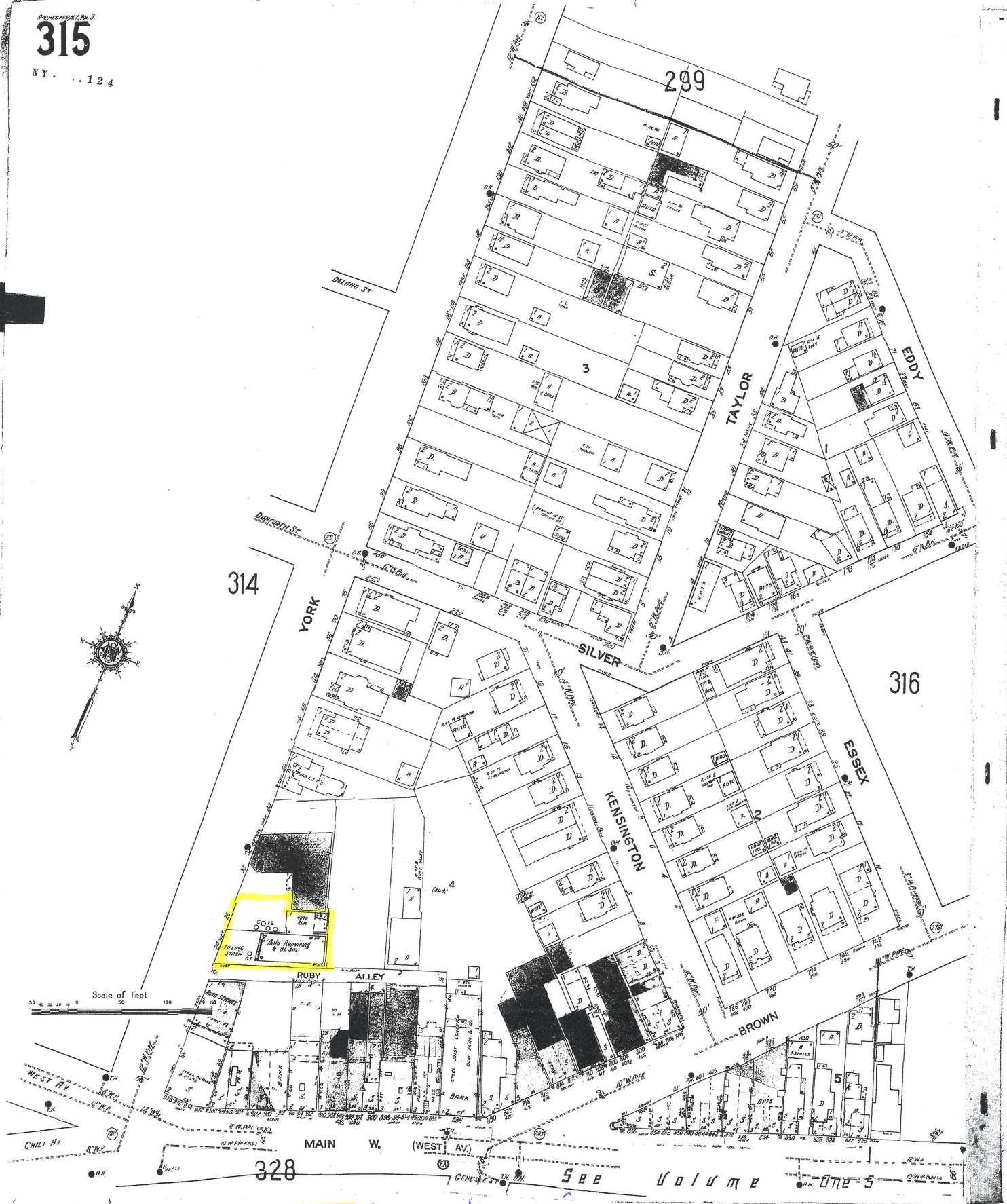
316

328

SEE VOLUME ONE

Approx. boundaries of assessed property

1950



308

296 WRIGHT

299

314

DELANO

DELANO

DANFORTH

COLVIN

313

315

YORK

HORTENSE

TER

ALGONQUIN

WEST AVENUE
METH. CHURCH

WEST AV.

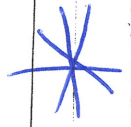
Scale of Feet.

327

328

1950

Adj to W



CHATELAIN

CHILD

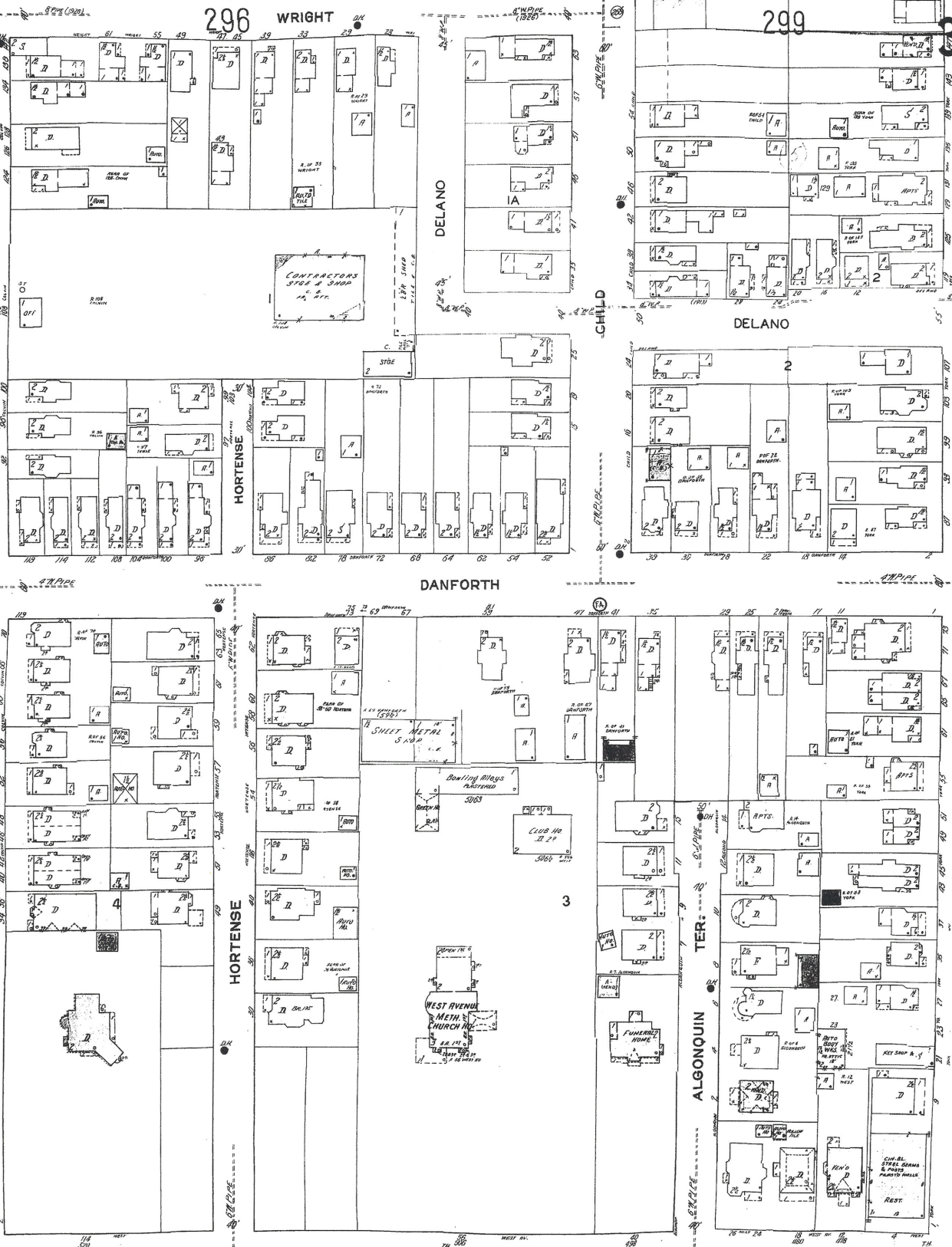
SILVER

CHIL

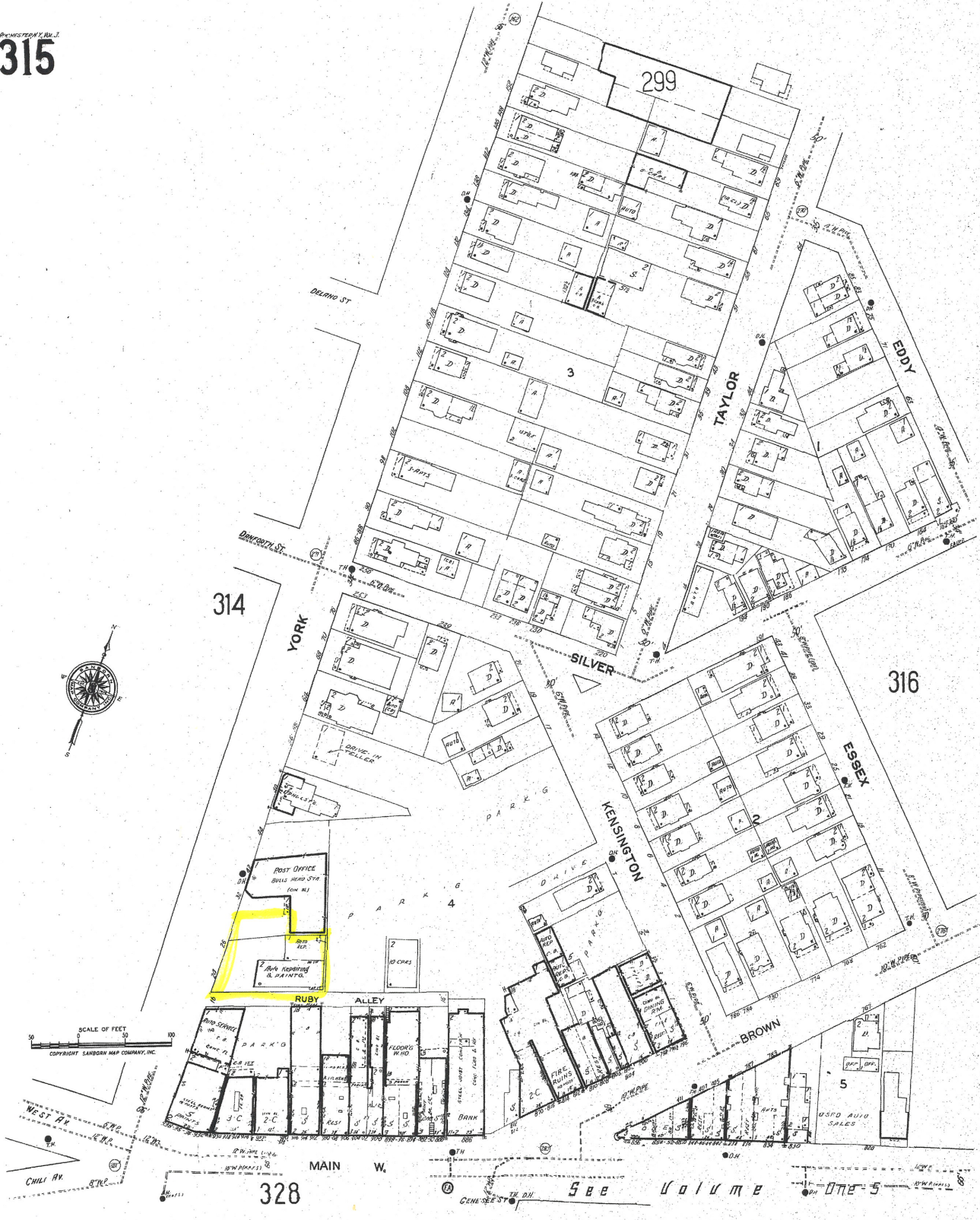
AN

SE

SE

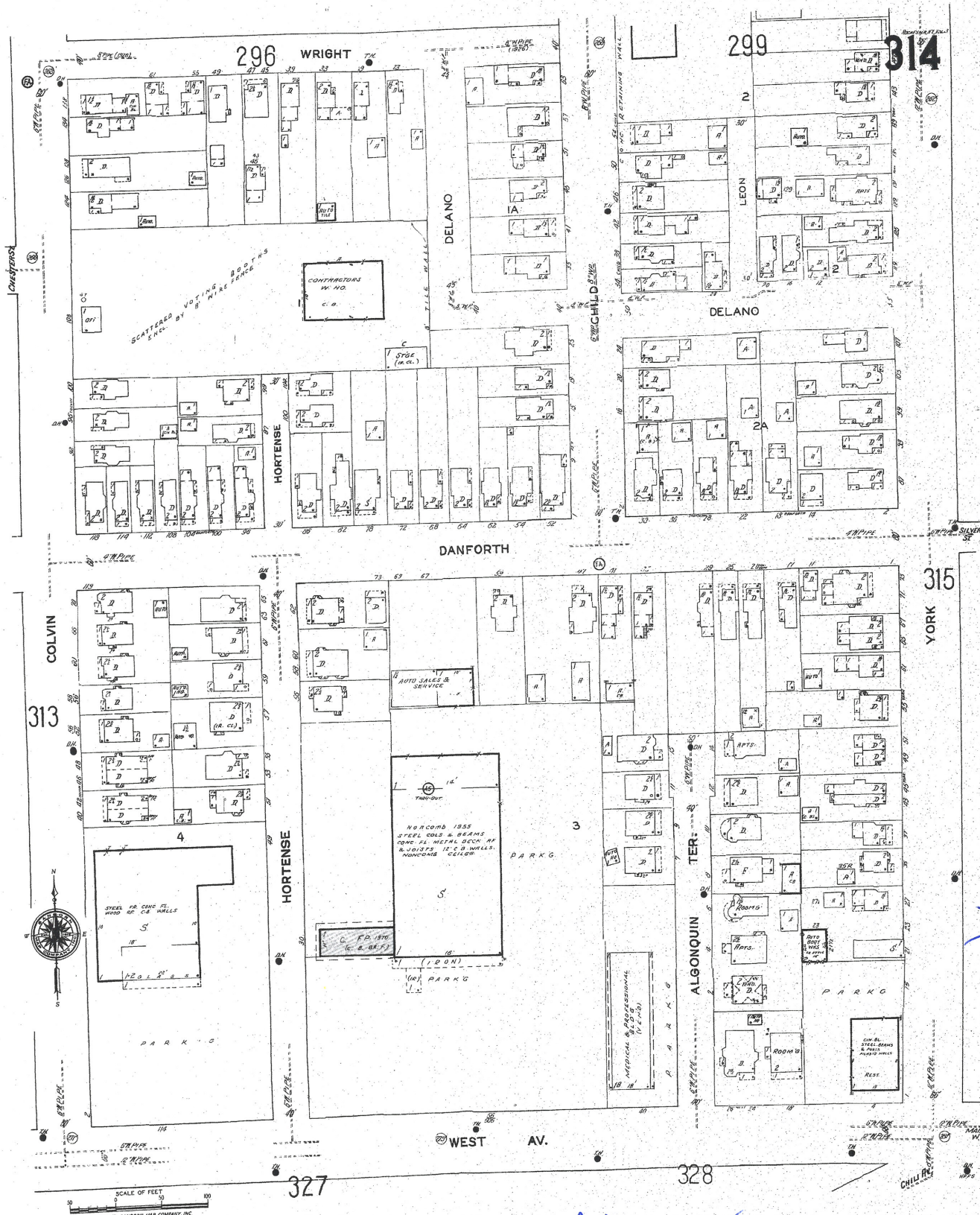


PENNSYLVANIA, N.W. 2.
315



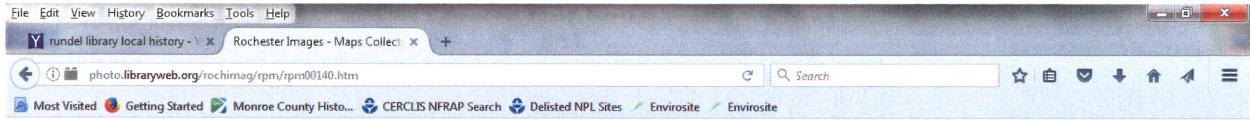
*Approx. boundaries
of assessed property*

1971



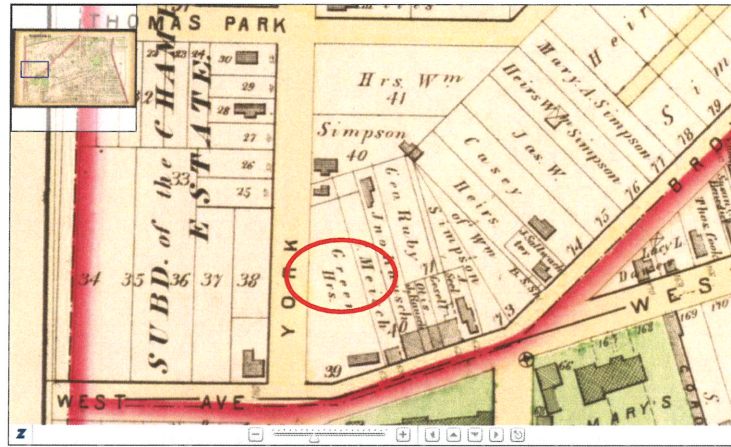
1971

Adj to W



Monroe County Library System

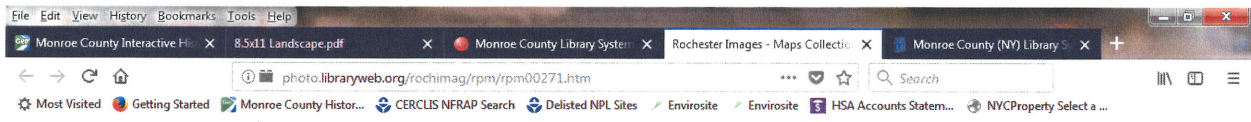
Rochester Images Database - Maps Collection



Monroe County Library System, Rochester, NY

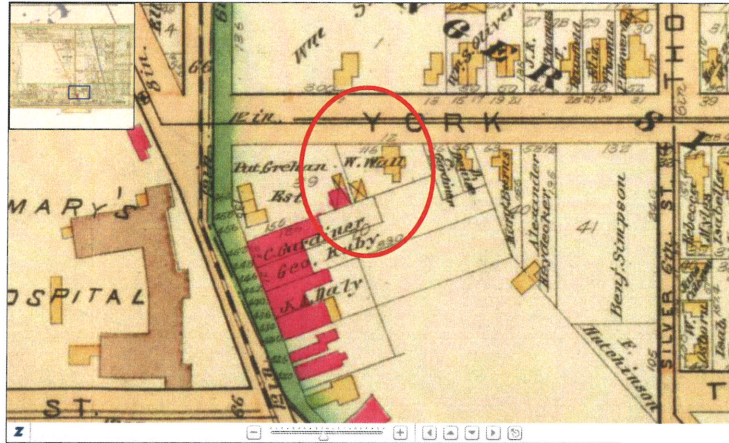


1875 Atlas, Plate 15



Monroe County Library System

Rochester Images Database - Maps Collection



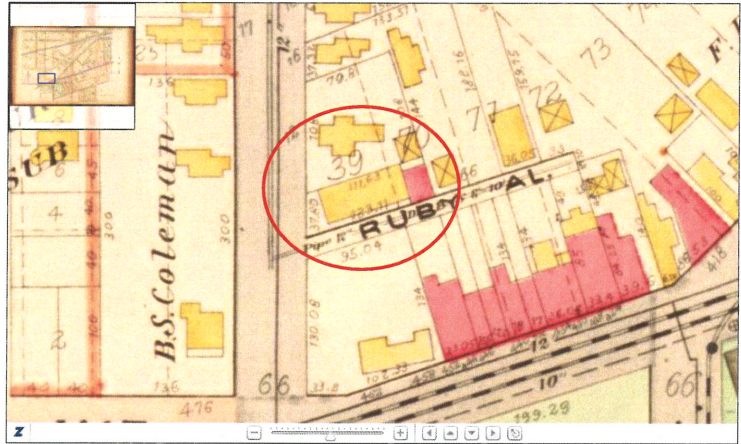
Monroe County Library System, Rochester, NY



1888 Atlas, Plate 29

Monroe County Library System

Rochester Images Database - Maps Collection



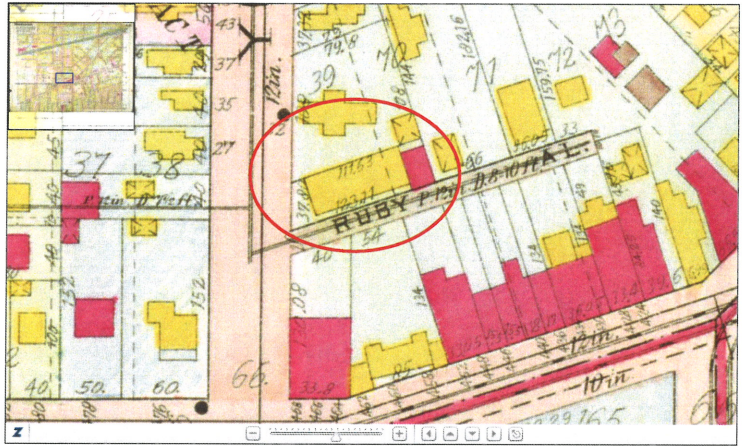
Powered by Zoomify

Monroe County Library System, Rochester, NY

1900 Plat Map, Plate 11

Monroe County Library System

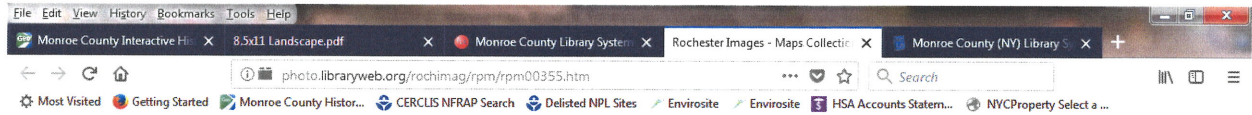
Rochester Images Database - Maps Collection



Monroe County Library System, Rochester, NY

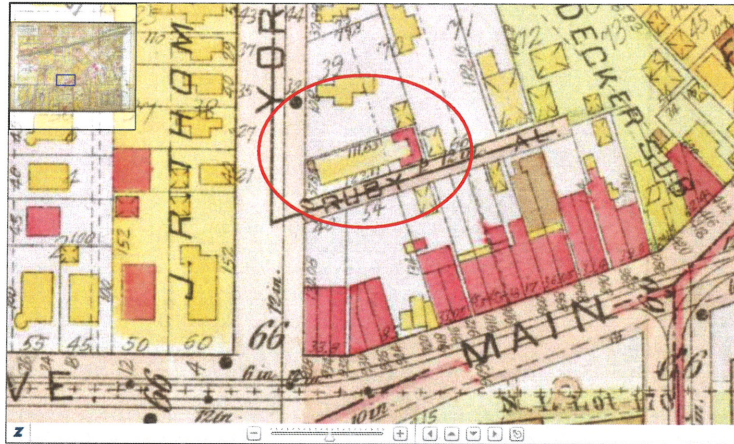
Powered by Zoomify

1910 Atlas, Plate 17



Monroe County Library System

Rochester Images Database - Maps Collection



Powered by [Zoomify](#)

Monroe County Library System, Rochester, NY



1918 Plat Map, Plate 17

Monroe County Library System

Rochester Images Database - Maps Collection



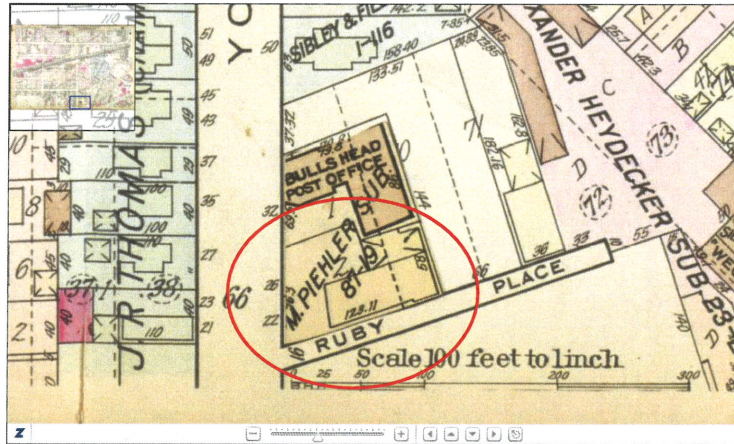
Powered by [Zoomify](#)

Monroe County Library System, Rochester, NY

1926 Plat Map, Plate 17

Monroe County Library System

Rochester Images Database - Maps Collection

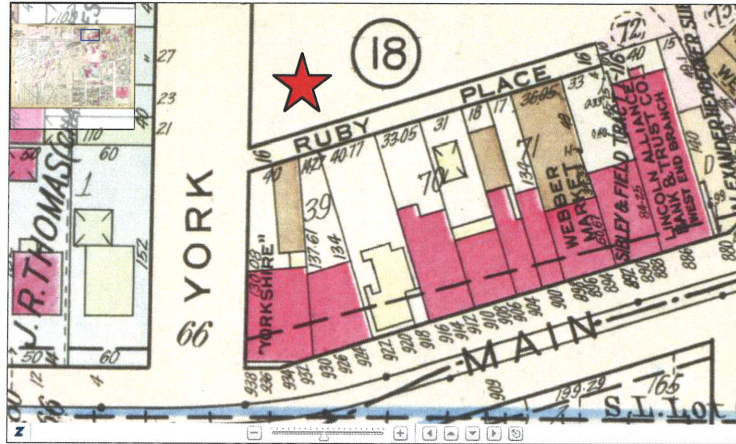


Monroe County Library System, Rochester, NY

1935 Plat Map, Volume 2, Plate 18

Monroe County Library System

Rochester Images Database - Maps Collection



Monroe County Library System, Rochester, NY

1935 Plat Map, Volume 2, Plate 20 (Adjoining to South)

**RUGRAFFCITY POLK DIRECTORIES
24 YORK STREET
ROCHESTER, NEW YORK**

2011

W Main St

- +906-910 - 906 – CRITICS RESTAURANT
908 - Residential
- +912-916 - Not Listed
- +918-922 - 922 – CELL PHONES FOR LESS cellular telephones
- +924-930 - 926 – Residential, UNIVERSAL HEATING & COOLING heating
contractors
928 – UNIVERSAL HEATING air conditioning contrs & sys
930 – HOLLAND FURNACE CO furnaces-heating
934 – MR DOUG’S DELI delicatessens
- +932-938 -

West Ave

- +4-12 - CHESTER’S CHECK CASHING CTR check cashing serv

York St

- **22 - ANDY’S AUTOMOTIVE ENHANCEMENTS auto body-rpr &
painting
- +21-23 - Not Listed
- *24 - Not Listed
- +27 - No Current Listing
- +32 - DANIEL FLOWERS churches
INNER FAITH GOSPEL TABERNACLE churches
- +35 - Residential
- +42 - Not Listed

2006

W Main St

- +906-910 - 906 – CRITICS RESTAURANT restaurants
908 - Residential
- +912-916 - Not Listed
- +918-922 - 922 – MICHELSEN TAX & ACCOUNTING SVC tax return
Preparation/filing

- * = Assessed Property
- ** = Historical Address of Assessed Property
- + = Adjoining Property
- ++ = Historical Address of Adjoining Property

- +924-930 - 926 – AAA UNIVERSAL HEATING-COOLING heating contractors
- +932-938 - 930 - HOLLAND FURNACE CO furnaces-heating
- 934 – MR DOUG’S DELI delicatessens

West Ave

- +4-12 - CHESTER’S CHECK CASHING CTR check cashing serv

York St

- **22 - ANDY’S AUTOMOTIVE ENHANCEMENTS auto body – rpr & painting
- +21-23 - Not Listed
- *24 - Not Listed
- +27 - No Current Listing
- +32 - Not Listed
- +35 - Residential
- +42 - Not Listed

2001

W Main St

- +906-910 - 906 – CRITICS RESTAURANT restr
- 908 - Residential
- +918-922 - 920 – FELLOWSHIP CHURCH OF PRAISE
- 922 – MICHELSEN TAX & ACCOUNTING SERVICE OFFICE
- acctg
- +924-930 - 926 - UNIVERSAL HOMEMASTERS air condtg contr
- 928 – Residential
- 930 – HOLLAND FURNACE COMPANY htg a’c contr
- +932-938 - 934 – MR DOUG’S DELICATESSEN delicatessen stores

West Ave

- +4-12 - CHESTER’S CHECK CASHING CENTERS check cashing agcy

York St

- +21-23 - Not Listed
- *24 - Not Listed

- * = Assessed Property
- ** = Historical Address of Assessed Property
- + = Adjoining Property
- ++ = Historical Address of Adjoining Property

+27 - Not Listed
 +32 - WALK OF LIFE CHRISTIAN CENTER
 +35 - Not Listed
 +42 - Not Listed

1997

W Main St

+906-910 - 906 – CRITICS RESTAURANT
 908 – Residential
 +912-916 - Not listed
 +918-922 - 922 – MICHELSEN TAX & ACCOUNTING SVC
 +924-930 - 926 – UNIVERSAL HEATING
 928 - Residential
 930 – HOLLAND FURNACE CO
 +932-938 - 934 – MR DOUG’S DELI

West Ave

+4-12 - WESTERN UNION

York St

+21-23 - 23 – Residential
 *24 - Not Listed
 +27 - Residential
 +32 - US POST OFFICE
 +35 - Not Listed
 +42 - Not Listed

1992

W Main St

+906-910 - 906 – CRITIC’S RESTAURANT
 908 - Vacant
 +918-922 - 920 – Vacant
 922 – MICHELSEN TAX & ACCOUNTING
 +924-930 - 926 – UNIVERSAL HEATING CO contrs
 928 – Vacant
 930 – UNIVERSAL HEATING CO

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

+932-938 - 934 – Vacant, YORKSHIRE APARTMENTS

West Ave

+4-12 - Vacant

York St

**22 - BREEDLOVE AUTO & DIESEL SERVICES auto rpr
+21-23 - 23 – JONES JAMES H AUTO REPAIR auto repr
*24 - Not Listed
+27 - Residential
+32 - US POST OFFICE
+35 - Residential
+42 - Not Listed

1988

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM restr
+912-916 - Not Listed
+918-922 - 920 – FIRST FEDERAL SAVINGS & LOAN ASSN
922 – MICHELSEN TAX & ACCOUNTING
+924-930 - 926 – UNIVERSAL HEATING CO contr
928 - Vacant
+932-938 - 934 – Cohen Morton D dentist
Bettie’s Hats and Apparel
Yorkshire Apartments
936 - Vacant

West Ave

+4-12 - Vacant

York St

+21-23 - 23 - Vacant
*24 - Vacant
+27 - Residential
+32 - UNITED STATES POST OFFICE
+35 - Residential
+42 - Not Listed

* = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

1983-84

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM restr
+912-916 - Not Listed
+918-922 - 920 – FIRST FEDERAL SAVINGS & OLOAN ASSN OF ROCH
+924-930 - 926 – UNIVERSAL HEATING CO
928 - Vacant
+932-938 - 934 – YORKSHIRE APARTMENTS
936 - Vacant

West Ave

+4-12 - CHURCH’S FRIED CHICKEN

York St

+21-23 - 23 - Vacant
*24 - Vacant
+27 - Vacant
+32 - UNITED STATES POST OFFICE
+35 - No Return
+42 - Not Listed

1978

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM restr
+912-916 - Not Listed
+918-922 - 920 – FIRST FED SAVINGS & LOAN ASSN ROCHESTER INC
922 – MICHELSEN TAX & ACCOUNTING acct
+924-930 - 926 – HASKING’S HEATING CONTRACTORS
UNIVERSAL HEATING CO
928 - Residential
930 – BENJI’S BEAUTY SUPPLIES
+932-938 - 934 – YORKSHIRE APARTMENTS
936 – WESTERN AUTO SUPPLY CO

- * = Assessed Property
- ** = Historical Address of Assessed Property
- + = Adjoining Property
- ++ = Historical Address of Adjoining Property

West Ave

+4-12 - Vacant

York St

+21-23 - 23 - Vacant
*24 - F C AUTO SALES
+27 - Vacant / Residential
+32 - UNITED STATES POST OFFICE
+35 - Vacant
+42 - Not Listed

1973

W Main St

+906-910 - 906 - CRITIC'S ICE CREAM CO
908 - Residential
+912-916 - 914 - GASLIGHT MASS variety shop
OFFICE CARE ofc sup & equipment
Residential
+918-922 - 920 - FIRST FED SAVING & LOAN ASSN ROCHESTER INC
922 - MICHELSEN TAX & ACCOUNTING acct
+924-930 - 924 - A C T TAX SERVICE INC
926 - YOUR CATALOG CENTER
928 - Residential
930 - VEL-TONE BEAUTY SALON
+932-938 - 934 - YORKSHIRE APARTMENTS
936 - WESTERN AUTO SUPPLY CO

West Ave

+4-12 - ORIGINAL NORTHWAY RESTAURANT
ROUVINA BROS INC real est

York St

**22 - Vacant
+21-23 - 23 - EASTERN RACING ENTERPRISES
*24 - FRANK'S BODY SHOP
**26 - SHARKEY'S AUTO PAINT SHOP

* = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

+27 - Residential
 +32 - UNITED STATES POST OFFICE
 +35 - Residential
 +42 - Not Listed

1968

W Main St

+906-910 - 906 - CRITIC'S ICE CREAM CO
 908 - Residential
 +912-916 - 914 - GENESEE BOOTERY
 +918-922 - 920 - FIRST FED SAVINGS & LOAN ASSN ROCHESTER INC
 922 - Vacant
 +924-930 - 924 - BRIGANDI PAUL ACCT
 926 - ROCHESTER PAINTS SHOP
 928 - Residential
 930 - VEL-TONE BEAUTY SALON
 +932-938 - 934 - YORKSHIRE APARTMENTS
 936 - WESTERN AUTO SUPPLY CO

West Ave

+4-12 - ORIGINAL NORTHWAY RESTAURANT
 ROUVINA BROS INC real est

York St

**22 - THOMAS AUGIE COLLISION SHOP
 +21-23 - Not Listed
 *24 - Not Listed
 +25 - XANDU MOTORS FOREIGN CAR SERV
 +27 - Vacant
 +32 - UNITED STATES POST OFFICE
 +35 - Residential
 +42 - Not Listed

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

1963/1964 (WEST MAIN AND YORK)

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM CO
908 - Residential
+912-916 - 912 – Vacant
914 – GENESEE BOOTERY
+918-922 - 920 – FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF ROCH
922 – SLATTERY & CASE LIQUORS
+924-930 - 924 – BLOSSOM LANE FLORIST
928 – Vacant
930 – VEL-TONE BEAUTY SALON
+932-938 - 934 – YORKSHIRE APARTMENTS
936 – WESTERN AUTO SUPPLY CO

West Ave

+4-12 - ORIGINAL NORWAY restr

York St

+21-23 - 21 – CARDINAL GARAGE & MOTOR SLs
23 – CARDINAL MOTOR SALES used cars
**22 - THOMAS AUGIE COLLISION SHOP
*24 - Not Listed
+27 - Residential
+32 - BULLS HEAD PO STATION
+35 - Vacant
+42 - Not Listed

1959

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM CO
908 - Residential
+912-916 - 912 – WOLK’S 5C TO \$1.00 STORES INC dept store
914 - Residential

- * = Assessed Property
- ** = Historical Address of Assessed Property
- + = Adjoining Property
- ++ = Historical Address of Adjoining Property

+918-922 - 920 – FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF ROCH
922 – SLATTERY & KASE LIQUORS
+924-930 - 924 – WALDEN PHYLLIS V FLOWERS
928 – STIFFEL’S DENTAL LABY
GRAHAM MILTON J real est
930 – MARSH RADIO – MARINE CO radios
+932-938 - 934 – YORKSHIRE APARTMENTS
936 – WESTERN AUTO SUPPLY CO

West Ave

+4-12 - ORIGINAL NORTHWAY RESTR

York St

+21-23 - 21 – CARDINAL GARAGE & MOTOR SALES garage shop
23 – CARDINAL MOTOR SLs used cars
**22 - THOMAS AUGIE COLLISION SHOP
*24 - Not Listed
**26 - PORTER GORDON L auto repr
+27 - Vacant
+32 - BULLS HEAD PO STA
+35 - Residential
+42 - Not Listed

1954

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM CO
908 – SNYDER & BAKER lwyrs
BAKER RICHD J lawyer
SNYDER DONALD E lawyer
+912-916 - 912 – WOLK’S 5C TO \$1.00 STORES
914 - Residential
+918-922 - 920 – FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF ROCHESTER
922 – SLATTERY & KASE LIQUORS
+924-930 - 924 – WALDEN PHYLLIS V FLOWERS
928 – Vacant / Residential
930 – MARSH RADIO MARINE CO

- * = Assessed Property
- ** = Historical Address of Assessed Property
- + = Adjoining Property
- ++ = Historical Address of Adjoining Property

+932-938 - 932 – Vacant
 934 – YORKSHIRE APARTMENTS
 936 – WESTERN AUTO SUPPLY CO

West Ave

+4-12 - ORIGINAL NORTHWAY RESTAURANT

York St

++15 - Residential
 +21-23 - 21 – ALAMEDA RADIO REPAIR SHOP
 23 – CARDINAL GARAGE & MOTOR SALES
 **22 - MAHLER JOHN gas sta
 *24 - Not Listed
 **26 - PORTER GORDON L auto repr
 +27 - Residential
 +32 - BULLS HEAD PO STATION
 +35 - Residential
 +42 - Not Listed

1949

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM CO
 908 – Vacant
 +912-916 - 914 – SHULMAN MILTON M dentist
 +918-922 - 918 – GENESEE MILL ENDS mill remnants
 922 – SLATTERY & KASE LIQUORS
 +924-930 - 924 – WALDEN PHYLLIS V FLOWERS
 928 – CENTRAL DENTAL LABORATORY
 930 – MARSH HAROLD G radios
 +932-938 - 932 – Vacant
 934 – YORKSHIRE APARTMENTS
 936 – WESTERN AUTO SUPPLY CO INC

West Ave

+4-12 - NORTHWAY RESTAURANT

- * = Assessed Property
- ** = Historical Address of Assessed Property
- + = Adjoining Property
- ++ = Historical Address of Adjoining Property

York St

++15 - Residential
+21-23 - 21 – RUGRAFF ARCHIE C LOCKSMITH
23 – CARDINAL GARAGE & MOTOR SALES
**22 - MAHLER JOHN gas sta
*24 - Not Listed
**26 - PORTOR GORDON L auto repr
+27 - Residential
+32 - BULLS HEAD P O STATION
+35 - Residential
+42 - Not Listed

1944 / 1945(York)

W Main St

+906-910 - 906 – CRITIC’S ICE CREAM CO
908 - Residential
+912-916 - 912 – WALDEN PHYLLIS V FLOWERS
HANSON RALPH & SON PLUMBERS
914 – GARDNER PRESBY B dentist
916 – NEWBAUER WM A shtmtlwkr
+918-922 - 918 – GENESEE MILL ENDS mill remnants
922 – SLATTERY & KASE LIQUORS
+924-930 - 924 – NORTHWAY RESTRAUNT
928 – Residential
930 – MARSH HAROLD G radios
+932-938 - 932 – Vacant
934 – YORKSHIRE APARTMENTS
938 – TYRELL LOUIS P cigars

West Ave

+4-12 - Residential

York St

+21-23 - 21 – RUGRADD ARCHIE C LOCKSMITH
23 – CARDINAL GARAGE & MOTOR SALES
**22 - PIEHLER MICHL gas sta
*24 - Not Listed

* = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

**26 - PORTER GORDON L auto rpr
 +27 - Residential
 +32 - BULLS HEAD P O STATION
 +35 - Residential
 +42 - Not Listed

1939-40 / 41(York)

W Main St

+906-910 - 906 – CRITICS ICE CREAM CO
 908 – Residential
 +912-916 - 912 – HEAD HORACE J florist
 HANSON RALPH & SON plumbers
 914 – MACDONALD WM J dentist
 916 – NEWBAUER WM A shtmtlwkr
 +918-922 - 918 – GENESEE MILL ENDS mill remnants
 922 – SLATTERY & KASE LIQUORS
 +924-930 - 924 – Vacant
 928 – Residential
 930 - Vacant
 +932-938 - 932 – BERNSTEIN DAVID I dept store
 934 – YORKSHIRE APARTMENTS
 938 – TYRELL LOUIS P cigars

West Ave

+4-12 - Vacant

York St

+21-23 - 21 – RUGRAFF ARCHIE C LOCKSMITH
 23 – CARDINAL GARAGE & MOTOR SALES
 **22 - PIEHLER MICHL gas sta
 *24 - Not Listed
 **26 - PORTOR GORDON L auto rpr
 +27 - Residential
 +32 - BULLS HEAD P O STATION
 +35 - Residential
 +42 - Not Listed

* = Assessed Property
 ** = Historical Address of Assessed Property
 + = Adjoining Property
 ++ = Historical Address of Adjoining Property

1935-36

W Main St

+906-910 - 906 – TRACY CHAS confectionery
908 - Residential
+912-916 - 912 – HEAD HORACE J florist
914 – MACDONALD WM J dentist
916 – NEWBAUER WM A plmbr
+918-922 - 918 – ZAMBITO ALFONSO shoe rpr
920 – SHULMAN HARRY tailor
922 – KASE WALTER J tailor
+924-930 - 924 – GREAT A & P TEA CO THE gros
928 – Residential
930 – ROCHESTER BOOTERY
+932-938 - 932 – SILLIEN HARY A dept store
934 – YORKSHIRE APARTMENTS
936 – FINCK THEO W dairy
938 – TYRELL LOUIS P cigars

West Ave

+4-12 - RYAN’S ANTHONY J SON funeral director

York St

+21-23 - 21 – RUGRAFF ARCHIE C locksmith
23 – CARDINAL GARAGE & MOTOR SALES
**22 - PIEHLER MICHL gas sta
*24 - PIEHLER MICHL blksmith
DIVISION OF STREETS & SEWERS
**26 - Vacant
+27 - Residential
++30 - Vacant
+32 - Not Listed
+35 - Residential
+42 - Not Listed

* = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

1929-30

W Main St

- +906-910 - 906 – TRACY CHARLES confectionery
908 - Residential
- +912-916 - 912 – GOULD EDGAR L florist
914 – Residential
916 – HANSON-NEWBAUER CO plumbers
- +918-922 - 918 – BUSY END LYNCH
920 – SHULMAN HARRY tailor
922 – RENALDI ANGELO fruit
- +924-930 - 924 – RICHLIEU SPECIALTY SHOPPE clothing
926 – SINGER SEWING MACHINE CO
928 – JONES CHARLOTTE hairdresser
930 – PILATO BROS barbers
- +932-938 - 932 – CHENEY FRED G baker
934 - YORKSHIRE APARTMENTS
936 – GREAT ATLANTIC & PACIFIC TEA CO
938 – VANDEWATER EDMUND P cigars
TYRRELL & KASE cigars

West Ave

- +4-12 - Residential

York St

- +21-23 - 21 – RUGRAFF ARCHIE C locksmith
23 – ARVINE FREELING W contractor
- *24 - PIEHLER MICHAEL blacksmith
STREET DEPARTMENT district office
- +27 - Residential
- +32 - Residential
- +35 - Residential
- +42 - Not Listed

- * = Assessed Property
- ** = Historical Address of Assessed Property
- + = Adjoining Property
- ++ = Historical Address of Adjoining Property

1924

W Main St

- +906-910 - 906 – TRACY CHARLES confectioner
910 – TOPHAM EDWARD J market
- +912-916 - HANSON-NEWBAUER CO plumbers
- +918-922 - 918 – PHELPS L COAL CO
920 – SHULMAN HARRY tailor
922 – REBALDE JAMES A fruit
- +924-930 - 924 – Vacant
926 – BRUST MARGARET milliner
MILLER SARAH L MRS ladies furnishing goods
928 – Residential
930 – PILATO BROS barbers
- +932-938 - 932 – CHENEY FRED G baker
934 – Residential
936 – GREAT ATLANTIC & PACIFIC TEA CO
938 – VANDEWATER EDMUND P tobacconist

West Ave

- +4-12 - Residential

York St

- +21-23 - 21- EDWARDS DANA J bicycle repairer
23 – ARVINE FREELING W builder
- *24 - TRAVIS MICHAEL J blacksmith
BEAMAN ROY E auto repr
- +27 - Residential
- +32 - Residential
- +35 - Residential
- +42 - Residential

- * = Assessed Property
** = Historical Address of Assessed Property
+ = Adjoining Property
++ = Historical Address of Adjoining Property

APPENDIX D

REGULATORY RECORDS DOCUMENTATION

DAY ENVIRONMENTAL, INC.
IN-HOUSE SPILL/LST RECORDS CHECKLIST

DAY reviewed data obtained from the NYSDEC Spills/Leaking Storage Tank (LST) database in order to identify spills/LST incidents located within a 0.25-mile radius of the assessed property. A summary of the information obtained as part of this review is presented below.

Job # Rocity-5438E-17 Assessor TER/SRR

Completed by RJM Date 11/22/2017

Property Name/Address: 24 York Street

Rochester, NY 14611

NYSDEC Region 8 County: Monroe

Names and Addresses of Adjoining Properties:

North: 32 York Street (Inner Faith Gospel Tabernacle)

South: 906-910, 912-916, 918-922, 924-930 & 932-938 West Main Street
(vacant land, parking lot, Cricket Wireless, Universal Heating Co.,
& Mr. Doug's Deli) & 22 York Street (Andy's Automotive Enhancement)

East: 42 York Street (parking lot)

West: 4-12 West Avenue (Western Union), 21-23 & 27 York Street (vacant
& residential)

Summary of Spills/LSTs: (refer to attached table for detail)

Total Number of Spills/LSTs within a 0.25-mile Radius: 46

Active Mappable Spills/LSTs: 2

Active Unmappable Spills/LSTs: 0

Closed/Inactive Mappable Spills/LSTs: 43

Closed/Inactive Unmappable Spills/LSTs: 1

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/Distance	Mappable (Yes/No)
1	0485698	799 W. Main St.	3/24/05	I	~.2 E	Y
2	0550459	926 W. Main St.	6/13/05	I	Adj. S	Y
3	0912355	835 W. Main St.	2/25/10	C	~.1 SE	Y
4	1001657	799 W. Main St.	5/12/10	C	~.2 E	Y
5	1301329	904 W. Main St.	5/8/13	I	~100' SE	Y
6	1406580	751 W. Main St.	9/21/14	I	~.2 E	Y
7	1409588	799 W. Main St.	12/23/14	C	~.2 E	Y
8	7901209	766 W. Main St.	2/1/79	I	~.2 E	Y
9	8503751	926 W. Main St.	1/23/86	C	Adj. S	Y
10	8706240	936 W. Main St.	10/23/87	C	Adj. S	Y
11	8907250	926 W. Main St.	10/20/89	C	Adj. S	Y
12	9312810	764-766 W. Main St.	1/28/94	I	~.2 E	Y
13	9480929	770 W. Main St.	9/29/94	I	~.2 E	Y
14	9609530	Main Street & Brown Street	10/25/96	I	~.1 SE	Y
15	9970043	781 W. Main St.	4/22/99	I	~.1 SE	Y
16	8502980	50 West Ave.	11/20/85	C	~.1 SW	Y
17	8300763	870 Brown St. (apparent former address of 816-822 Brown St.)	7/11/83	I	~.1 E	Y
18	8905179	751 Brown St.	8/24/89	C	~.2 E	Y
19	9303209	870 Brown St. (apparent former address of 816-822 Brown St.)	6/7/93	C	~.1 E	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/Distance	Mappable (Yes/No)
20	9305172	751 Brown St.	7/23/93	I	~.2 E	Y
21	9870084	698 Brown St.	8/14/98	I	~.2 NE	Y
22	0750698	51 Chili Ave.	8/14/07	A	~.2 SW	Y
23	9006156	70 Chili Ave.	9/4/90	C	~.2 SW	Y
24	0370072	67-69 Danforth St.	5/7/03	C	~.2 W	Y
25	7680223	Penn Railroad Near York St.	2/23/76	C	~.2 N	Y
26	8906360	32 York St.	9/26/89	C	Adj. N	Y
27	9209275	182 York St.	11/9/92	I	~.2 N	Y
28	9909577	York St. at Railroad	11/6/99	I	~.2 N	Y
29	1200783	89 Genesee St.	4/24/12	C	~.1 S	Y
30	1500160	89 Genesee St.	4/7/15	I	~.1 S	Y
31	8703061	89 Genesee St.	7/16/87	C	~.1 S	Y
32	9606406	Roadway – Main, Genesee, York, etc.	8/16/96	I	~.1 S	Y
33	9609251	89 Genesee St.	10/22/96	C	~.1 S	Y
34	0908299	88 Silver St.	10/23/09	C	~.25 NE	Y
35	1111328	239 Silver St.	12/20/11	C	~.05 N	Y
36	1216159	20-24 Victoria St.	8/10/11	C	~.2 NE	Y
37	8500050	Colvin Between West & Danforth	4/3/85	C	~.2 W	Y
38	0409503	11 Algonquin Terr.	11/23/04	C	~.1 NW	Y
39	0270587	SW Corner Chili/Ardmore	2/26/03	I	~.2 SW	Y

	Spill Number	Spill Address	Spill Date	Spill Status	Direction/ Distance	Mappable (Yes/No)
40	9100673	153 Clifton St.	3/4/91	C	~.25 SE	Y
41	9309163	187 Clifton St.	8/17/93	C	~.25 S	Y
42	9607851	Child St.	9/23/96	I		N
43	1504745	799 W. Main St.	8/3/15	C	~.2 E	Y
44	1603662	68-92 Genesee St.	7/14/16	A	~.2 S/SE	Y
45	0270202	140 West Ave.	6/27/02	I	~.25 SW	Y
46	8602397	64 Chester St.	7/11/86	C	~.25 NW	Y
47						
48						
49						

ADJS

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	0550459
SPILL NAME:	UNIVERSAL HEATING	DEC LEAD:	DLTILTON

SPILL LOCATION

SPILL DATE:	6/13/2005	SPILL TIME:	12:00:00
ALL RECEIVED DATE:	6/14/2005	RECEIVED TIME:	12:50:00
PLACE:	UNIVERSAL HEATING	COUNTY:	Monroe
STREET:	926 WEST MAIN STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Deliberate	SPILL REPORTED BY:	Other
SPILL SOURCE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:
 "CALLER STATES THAT COMPANY UNSAFELY RELEASES FREON TO THE AIR. COPY TO AIR UNIT AND LAW ENFORCEMENT FOR FOLLOW UP. NO FURTHER ACTION NEEDED BY SPILLS. FAXED TO MCHD ON 06/14/2005"

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
freon	Other	0.00000L	0.00000L	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNIVERSAL HEATING	926 WEST MAIN STREET ROCHESTER	NY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

PIN	T&A	COST CENTER	MEETS STANDARDS
CLASS:	D4	CLOSE DATE	6/15/2005 12:00:00 AM
			False

Adj S

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	8503751
SPILL NAME:	W. MAIN (#926) STREET	DEC LEAD:	BLUEY

SPILL LOCATION

SPILL DATE:	1/23/1986	SPILL TIME:	12:15:00
ALL RECEIVED DATE:	1/24/1986	RECEIVED TIME:	10:35:00
PLACE:	W. MAIN (#926) STREET	COUNTY:	Monroe
STREET:	926 WEST MAIN STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Unknown	SPILL REPORTED BY:	Other
SPILL SOURCE:	Unknown	WATERBODY:	

CALLER REMARKS:
"LEAKING AUTO GAS TANK."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED
gasoline Petroleum 10.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
	Update	ZZ

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
--------------------	------------------	--------------------	------------------	----------------------

DEC REMARKS:

"Prior to Sept, 2004 data translation this spill Lead_DEC Field was CB // : ACTION: FIRE DEPT. FLUSHED TO COMBINED SEWER. // : EXTENT OF SPILL: IN PARKING LOT TO COMBINED SEWER. // : STATUS: CB (CLOSED) 86/03/03 FIRE DEPT FLUSHED PRODUCT TO COMBINED SEWER. 03/29/01: PAPER FILE REMOVED PER PAPER RETENTION POLICY. "

PIN	T&A	COST CENTER	
CLASS:	D4 CLOSE DATE	6/1/1986 12:00:00 AM	MEETS STANDARDS True

Ady S

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	8706240
SPILL NAME:	UNIVERSAL HEATING	DEC LEAD:	CAHETTEN

SPILL LOCATION

SPILL DATE:	10/23/1987	SPILL TIME:	12:00:00
ALL RECEIVED DATE:	10/23/1987	RECEIVED TIME:	13:10:00
PLACE:	UNIVERSAL HEATING	COUNTY:	Monroe
STREET:	936 W MAIN ST	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Deliberate	SPILL REPORTED BY:	Affected Persons
SPILL SOURCE:	Commercial/Industrial	WATERBODY:	

CALLER REMARKS:
 "MR DEMARCO SAYS UNIVERSAL HEATING HAS BEEN WASHING OUT HEATING OIL TANKS AND DUMPING PRODUCT & WATER BEHIND FACILITY FOR YEARS."

MATERIAL CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
#2 fuel oil	Petroleum	0.00000L	0.00000L
GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,			

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNIVERSAL HEATING	936 W MAIN ST ROCHESTER	NY

Tank Number	Tank Size	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 // : TO INVESTIGATE. // : MCHD INVESTIGATED FOUND EVIDENCE OF SPILLAGE, BOTH NEW & OLD. ALSO TURNED OVER TO L.E. STRONG FUEL ODORS EXIST AND PERSONS SEEN RINSING FUEL OIL TANK BEHIND UNIVERSAL HEATING. OWNER DENIES SUCH ACTIVITY AT FACILITY. CITY OF ROCHESTER HAS ORDERED HIM TO REMOVE SEVERAL (20-30) OLD FUEL OIL TANKS FROM BEHIND NK BUILDING. SOME TANKS ARE BEING SCRAPPED OTHERS SOLD. INFORMED OWNER HE IS RESPONSIBBLE FOR ANY SPILLAGE AND TO INFORM WORKERS NOT TO RINSE TANKS. PETROLEUM SHEEN NOTED RUNNING DOWN BLACKTOP FROM AREA OF FUEL OIL TANKS (WET RAINY DAY). 8/14/01: PAPER FILE REMOVED PER PAPER RETENTION POLICY. "

PIN	T&A	COST CENTER	
CLASS:	B3	CLOSE DATE	12/10/1987 12:00:00 AM
		MEETS STANDARDS	True

Adj. S

NYSDEC SPILL REPORT FORM

DEC REGION: 8 **SPILL NUMBER:** 8907250
SPILL NAME: UNIVERSAL HEATING **DEC LEAD:** BLUEY

SPILL LOCATION

SPILL DATE: 10/20/1989 **SPILL TIME:** 14:45:00
ALL RECEIVED DATE: 10/20/1989 **RECEIVED TIME:** 15:10:00
PLACE: UNIVERSAL HEATING **COUNTY:** Monroe
STREET: 926 WEST MAIN STREET **TOWN/CITY:** ROCHESTER
COMMUNITY: ROCHESTER
CONTACT: **CONTACT PHONE:**
SPILL CAUSE: Deliberate **SPILL REPORTED BY:** Health Department
SPILL SOURCE: Commercial/Industrial **WATERBODY:**

CALLER REMARKS:
 "OILY SHEEN NOTICED RUNNING ACROSS PAVEMENT AND INTO COMBINED SEWER. SOURCE MAY BE SLOPPY HOUSEKEEPING BEHIND STORE."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED
 #2 fuel oil Petroleum 0.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNIVERSAL HEATING	926 WEST MAIN STREET ROCHESTER NY	

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure

DEC REMARKS:
 "Prior to Sept, 2004 data translation this spill Lead_DEC Field was CB 10/20/89: 10/20/89 ECO LAWSON TO INSPECT. "

PIN CLASS:	T&A CLOSE DATE	COST CENTER MEETS STANDARDS
	11/14/1989 12:00:00 AM	True

Adj. N

NYSDEC SPILL REPORT FORM

DEC REGION: 8 **SPILL NUMBER:** 8906360
SPILL NAME: UNIVERSAL HEATING **DEC LEAD:** CAHETTEN

SPILL LOCATION

SPILL DATE: 9/26/1989 **SPILL TIME:** 16:00:00
ALL RECEIVED DATE: 9/26/1989 **RECEIVED TIME:** 16:25:00
PLACE: UNIVERSAL HEATING **COUNTY:** Monroe
STREET: 32 YORK STREET **TOWN/CITY:** ROCHESTER
COMMUNITY: ROCHESTER
CONTACT: **CONTACT PHONE:**
SPILL CAUSE: Housekeeping **SPILL REPORTED BY:** Fire Department
SPILL SOURCE: Commercial/Industrial **WATERBODY:**

CALLER REMARKS:

"MARTIN CLARK, MCHD ENROUTE TO SPILL SCENE. WAYNE AND CAROL HASKINS, CONTACT."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

#2 fuel oil Petroleum 25.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNIVERSAL HEATING	926 WEST MAIN STREET ROCHESTER	NY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
DEC REMARKS:				

"Prior to Sept, 2004 data translation this spill Lead_DEC Field was CH 09/26/89: 09/26/89 THIS RAN DOWN DRIVE INTO STREET. FIRE DEPT PUT KITTY LITTER DOWN. CLARK GAVE LIST OF DISPOSAL CONTRACTORS TO SPILLER. THIS IS A CONTINUING PROBLEM AT THIS SITE. 09/28/89: 09/28/89 MONROE COUNTY TO RESPOND. MARTIN CLARK ON SCENE. MATERIAL FROM HOME HEATING OIL TANKS THAT WERE BEING CUT FOR SCRAP. SOME TANKS HAD SMALL AMOUNTS OF PRODUCT LEFT IN THEM. 09/28/95: This is additional information about material spilled from the translation of the old spill file: #2 FUEL-WASTE HEATING. 06/15/11: PAPER FILE REMOVED PER FILE RETENTION POLICY."

PIN	T&A	COST CENTER
CLASS: C3	CLOSE DATE 9/28/1989 12:00:00 AM	MEETS STANDARDS True

= 30' SE

NYSDEC SPILL REPORT FORM

DEC REGION: 8 **SPILL NUMBER:** 1301329
SPILL NAME: FORMER COMMERCIAL PROPERTY **DEC LEAD:** MFZAMIAR

SPILL LOCATION

SPILL DATE: 5/8/2013 **SPILL TIME:** 14:20:00
ALL RECEIVED DATE: 5/8/2013 **RECEIVED TIME:** 16:19:00
PLACE: FORMER COMMERCIAL PROPERTY **COUNTY:** Monroe
STREET: 904 WEST MAIN ST **TOWN/CITY:** ROCHESTER
COMMUNITY: ROCHESTER
CONTACT: MIKE PELYCHTAY **CONTACT PHONE:**
SPILL CAUSE: Equipment Failure **SPILL REPORTED BY:** Other
SPILL SOURCE: Commercial/Industrial **WATERBODY:**

CALLER REMARKS:

"Came across UST no one knew of. Cleanup pending further investigation."

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
unknown petroleum	Petroleum	0.00000	0.00000	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
FORMER COMMERCIAL	904 WEST MAIN ST ROCHESTER	NY MIKE PELYCHATY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

"5/8/13 J. MARCHITELL LEFT VOICE MAIL FOR MIKE PELYCHATTY. 5/10/13 M. ZAMIARSKI LEFT VOICE MAIL FOR PELYCHATTY. 5/10/13 MZ TELCON WITH PELYCHATTY WHO STATED THAT LABELLA IS ON SITE MONITROING ASBESTOS REMOVAL FOR CITY OF ROCHESTER. THERE WAS A RECTANGULAR SHAPED UST FOUND AT THE SITE. TEST PITS TO BE DUG TO INVESTIGATE. 5/14/13 MZ REC'D TELCALL FROM PELYCHATTY WHO STATED THAT SEVERAL TEST PITS WERE DUG AROUND UST. ONE PIT HAD A HIGH PID READING OF 150 PPM. OTHER TEST PITS DID NOT HAVE EVIDENCE OF IMPACTS. SOIL SAMPLES FROM TEST PITS TO BE COLLECTED AND ANALYZED. 1/14/14 DEPT REC'D 6/5/13 PHASE II SITE ASSESSMENT. TP-1 (LOCATED WITHIN FOOTPRINT OF FORMER UST) HAD PID READINGS OF 125 PPM FROM 3-5 FEET. BORING LOGS INDICATE ODORS AND STAINING. SAMPLING RESULTS ARE MOSTLY BELOW DEC GUIDELINES (A FEW MINOR EXCEEDANCES). 4/1/14 EMAIL SENT TO MIKE PELYCHATTY ASKING IF ANY SOILS WERE EXCAVATED AND DISPOSED OF DURING REMOVAL PROCESS. MZ INDICATED THAT A SOIL MANAGEMENT PLAN CAN BE PREPARED TO ADDRESS RESIDUAL IMPACTS OR THE IMPACTS CAN BE EXCAVATED. 8/17/15 DEPT REVIEWED 5/30/13 PHASE II AND UST REMOVAL REPORT. MINOR EXCEEDANCES NOTED. NOT APPEAR TO BE A RISK TO HUMAN HEALTH AND SAFETY OR THE ENVIRONMENT. NO FURTHER ACTION REQUIRED BY DEPT."

PIN	T&A	COST CENTER
CLASS: B3	CLOSE DATE 8/17/2015 12:00:00 AM	MEETS STANDARDS False

Adj. Roadways

NYSDEC SPILL REPORT FORM

DEC REGION:	8	SPILL NUMBER:	9606406
SPILL NAME:	OLD MADISON HIGH SCHOOL	DEC LEAD:	DLTILTON

SPILL LOCATION

SPILL DATE:	8/16/1996	SPILL TIME:	11:25:00
ALL RECEIVED DATE:	8/16/1996	RECEIVED TIME:	12:15:00
PLACE:	OLD MADISON HIGH SCHOOL	COUNTY:	Monroe
STREET:	GENESEE STREET	TOWN/CITY:	ROCHESTER
		COMMUNITY:	ROCHESTER
CONTACT:		CONTACT PHONE:	
SPILL CAUSE:	Equipment Failure	SPILL REPORTED BY:	Local Agency
SPILL SOURCE:	Commercial Vehicle	WATERBODY:	

CALLER REMARKS:

"city of rochester dept of env serv reports that a vehicle spilled kerosene from genesee st, main st, w main st, york st, danforth st, child st, to lyell ave to gates. city of rochester inspected. no further action needed by spills unit."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

kerosene Petroleum 0.00000G 0.00000G GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
UNKNOWN		NY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure

DEC REMARKS:

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

PIN	T&A	COST CENTER
CLASS: D4	CLOSE DATE 8/16/1996 12:00:00 AM	MEETS STANDARDS False

Active - 2 SW

NYSDEC SPILL REPORT FORM

DEC REGION: 8 **SPILL NUMBER:** 0750698
SPILL NAME: CITY OF ROCHESTER **DEC LEAD:** mfmamiar

SPILL LOCATION

SPILL DATE: 8/14/2007 **SPILL TIME:** 09:10:00
ALL RECEIVED DATE: 8/14/2007 **RECEIVED TIME:** 09:10:00
PLACE: CITY OF ROCHESTER **COUNTY:**
STREET: 51 CHILI AVENUE **TOWN/CITY:** ROCHESTER
COMMUNITY: ROCHESTER
CONTACT: ANNE SPAULDING **CONTACT PHONE:**
SPILL CAUSE: Unknown **SPILL REPORTED BY:** Other
SPILL SOURCE: Unknown **WATERBODY:**

CALLER REMARKS:
 "CALLER STATES THAT DURING REMOVAL OF HYDRAULIC LIFTS, CONTAMINATED SOIL WAS ENCOUNTERED. WHEN THE LIFT WAS PULLED OUT, THE SOIL HAD A GASOLINE ODOR. THE PROPERTY IS OWNED BY THE CITY OF ROCHESTER AND WAS A FORMER AUTO BODY REPAIR SHOP WHICH IS NOW A VACANT LOT. THE CONTAMINATED SOIL HAS BEEN STOCKPILED AND SAMPLES TAKEN. FAXED TO MCHD AT 0930 HOURS."

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
unknown petroleum	Petroleum	0.00000G	0.00000G	GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
,CITY OF ROCHESTER	30 CHURCH STREET, ROOM 300B ROCHESTER	NY ANNE SPAULDING

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
DEC REMARKS:				

"04/17/2009: UST CLOSURE REPORT RECEIVED FROM CITY OF ROCHESTER. 08/10/10 ENVIRONMENTAL SUBSURFACE INVESTIGATION REPORT RECEIVED FROM CITY OF ROCHESTER. 8/11/2010 MZ EMAILED JOHN FRANKENTHAL (ATLANTIC RICHFIELD CO) TO ADVISE OF THE SITE AND HAVE HIM DO A RECORD SEARCH TO CONFIRM PAST OWNERSHIP BY ATLANTIC. 8/26/10 DEPT RECE'D EMAIL FROM FRANKENTHAL CONFIRMING OWNERSHIP OF A FORMER GAS STATION. 9/24/10 MZ EMAILED A COPY OF THE PHASE II REPORT TO FRANKENTHAL. 2/1/2011 DEPT MET WITH CITY OF ROCHESTER (GREGOR, FORBES, BIONDOLILLO, PECK) TO DISCUSS STATUS OF SPILL SITE. DEPT WAITING TO HEAR BACK FROM BP."

PIN	T&A	COST CENTER
CLASS: C3	CLOSE DATE	MEETS STANDARDS True

Active = 2/5/16

NYSDEC SPILL REPORT FORM

DEC REGION: 8 **SPILL NUMBER:** 1603662
SPILL NAME: BULLS HEAD FORMER DRY CLEANER GAS STATION **DEC LEAD:** MFZAMIAR

SPILL LOCATION

SPILL DATE: 7/14/2016 **SPILL TIME:** 11:00:00
ALL RECEIVED DATE: 7/14/2016 **RECEIVED TIME:** 11:07:00

PLACE: BULLS HEAD FORMER DRY CLEANER GAS STATION **COUNTY:**
STREET: 68-92 GENESEE STREET **TOWN/CITY:** ROCHESTER
COMMUNITY: ROCHESTER
CONTACT: CALLER **CONTACT PHONE:**

SPILL CAUSE: Other **SPILL REPORTED BY:** Local Agency
SPILL SOURCE: Commercial/Industrial **WATERBODY:**

CALLER REMARKS:

"CITY OF ROCHESTER CONDUCTED A PHASE II SITE ASSESSMENT ON A TAX DELINQUENT PROPERTY IN THE BULLS HEAD AREA OF ROCHESTER. SITE WAS FORMERLY OCCUPIED BY A GAS STATION, DRY CLEANER AND AUTO DEALERSHIP."

MATERIAL CLASS SPILLED RECOVERED RESOURCES AFFECTED

PERC Other 0.00000 0.00000 GW, SOIL, AIR, Ind AIR, SW, DW, Imp SURF, SUBWAY, UTILITY, SEWER,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT	
AMIR/ALISHA MITHANI	68-92 GENESEE STREET	ROCHESTER	NY

Tank Number	Tank Size	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

"07/14/2016: PM TELCON WITH JOE BIONDOLILLO. A LANDRAMAT BUILDING REMAINS ON SITE. THE FORMER DRY CLEANER BUILDING HAS BEEN DEMOLISHED TO ITS SLAB WHICH IS SATURATED WITH PERCHLOROETHYLENE (PERC). SOILS ABOVE ROCK ALSO HEAVILY CONTAMINATED WITH PERC. TWO 1K UNDERGROUND STORAGE TANKS BELIEVED TO BE RELATED TO PETROLEUM STORAGE WERE FOUND AT THE GAS STATION AREA OF THE SITE THOUGH NO SIGNIFICANT PETROLEUM CONTAMINATION WAS IDENTIFIED. CITY PLANS TO PUMP RESIDUAL PRODUCT FROM THE TANKS BUT THERE ARE NO PLANS TO REMOVE THEM AT THIS TIME. BEDROCK IS CLOSE (WITHIN 4 FEET) TO THE GROUND SURFACE AT THE SITE AND 5 BEDROCK WELLS HAVE RECENTLY BEEN INSTALLED TO DETERMINE IF GROUNDWATER CONTAMINATION IS PRESENT. THE WELLS ARE TO BE SAMPLED BY THE CITY. SOIL VAPOR INTRUSION TESTING IS PLANNED FOR THE LAUNDRAMAT. SOIL VAPOR IS A POSSIBLE CONCERN AT THE ADJACENT BULLS HEAD PLAZA THOUGH NO TESTING IS PLANNED AT THIS TIME. CITY TO SUBMIT COMPLETED PHASE II REPORT TO DEC WHEN COMPLETED IN AUGUST. 07/14/2015: INFORMATION TO BE FORWARDED TO STATE/COUNTY DOH. 08/12/2016: PM TELCON WITH JOE BIONDOLILLO. BEDROCK WELLS HAVE BEEN INSTALLED AND PCE CONTAMINATION WAS FOUND IN GROUNDWATER. HIGH PCE CONCENTRATIONS NEAR WHAT APPEARS TO FORMER DRYWELL. SOIL VAPOR INTRUSION SAMPLING AT LANDRAMAT FOUND CONCENTRATIONS AT LEVEL THAT ACCORDING TO DOH GUIDANCE WARRANTS MITIGATION. 8/12/16 DEPT (PETE MILLER) REC'D EMAIL UPDATE FROM JOE BIONDOLILLO: Pete, As we discussed today, here is a summary of the recent findings from the City's Phase II ESA at this privately-owned tax delinquent site. Note, the former dry cleaning building was demolished this spring except for the eastern half of the building floor slab which was left in place due to concerns regarding soil and groundwater contamination from the historic dry cleaning operations in this portion of the building. Groundwater Sampling Results: Bedrock was encountered at 4 to 5 feet below grade in most locations except for the footprint of the former 8,000-gallon fuel oil UST which was previously removed and backfilled to grade several years ago. Five (5) bedrock groundwater wells at the site and were sampled for VOCs. The preliminary lab data documents Tetrachloroethene (also known as Perchloroethylene and commonly referred to as "PERC") was detected in groundwater at concentrations ranging from 70 ug/ (or ppb) in the well near the actively used laundromat to 8,700 ug/l in a well located within the footprint of the former dry cleaning building just east of the former dry cleaning equipment (refer to attached figure). Three (3) other wells located in the footprint of the former dry cleaning building contained PERC at high concentrations ranging from 5,600 ug/ to 7,800 ug/l. Soil Vapor Intrusion (SVI) testing: SVI testing inside the actively laundromat on the southern portion of site was recently completed and preliminary data was received this week. The SVI data shows elevated concentrations of PERC in both sub-slab and indoor air samples which appear to warrant mitigation. Underground Storage Tanks (USTs) Removals: Two 1,000-gallon USTs were discovered under the former dry cleaning building, and these tanks appear to be associated with the former auto sales and service building. DEQ is making arrangements to pump out the tank contents and remove both USTs this month (Jane Forbes will coordinate with PBS). Adjacent Properties: Site visits are planned by DEQ and LaBella to observe the building use and construction conditions at the adjacent Bulls Head Plaza building. There is a women's clinic, a bank and store near West Main Street that are still occupied but other portions of the plaza contain vacant space. Given the concentrations of PERC in soil and groundwater at 68-92 Genesee Street and the close proximity of the Bull Head Plaza buildings, the City is planning on requesting site access to complete SVI sampling at several buildings located in the Bulls Head Plaza, and perhaps also install an additional monitoring well. If access is denied or otherwise not obtained, the City will follow up with the Department. The City plans to discuss the Site's environmental conditions and program options with the Department later this summer or early fall. Let me know if you have questions. Joseph Biondolillo Sr. Environmental Specialist Division of Environmental Quality City Hall, Room 300B 30 Church Street, Rochester, NY 14614 Email: Biondj@cityofrochester.gov Phone: 585-428-6649 "

PIN **T&A** **COST CENTER**

CLASS:	B1	CLOSE DATE	MEETS STANDARDS	False
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DAY ENVIRONMENTAL, INC.

ENVIRONMENTAL CONSULTANTS
AN AFFILIATE OF DAY ENGINEERING, P.C.

December 6, 2017

Ms. Jill Bishop
NYS DEC
6274 East Avon-Lima Road
Avon, New York 14414

RE: FOIL REQUEST - JOB NUMBER 5438E-17

Dear Ms. Bishop:

This letter is a Freedom of Information Law request for the following location:

OWNER

PROPERTY

Inner Faith Gospel Tabernacle Church, Inc.

24 York Street (also f/k/a 22 & 26 York St.)
Rochester, New York

John Gatti

“

Piehler Pontiac

“

Michael Piehler

“

Gardsman Service Center

“

Doug Williams

“

Breedlove's Garage

“

Breedlove Auto & Diesel Services

“

York Street Garage

“

Helen Ives & Marie Mahler

“

Andy's Automotive Enhancements

“

FC Auto Sales

“

Sharkey's Auto Paint Shop

“

We would appreciate being informed of any environmental records on the above site.

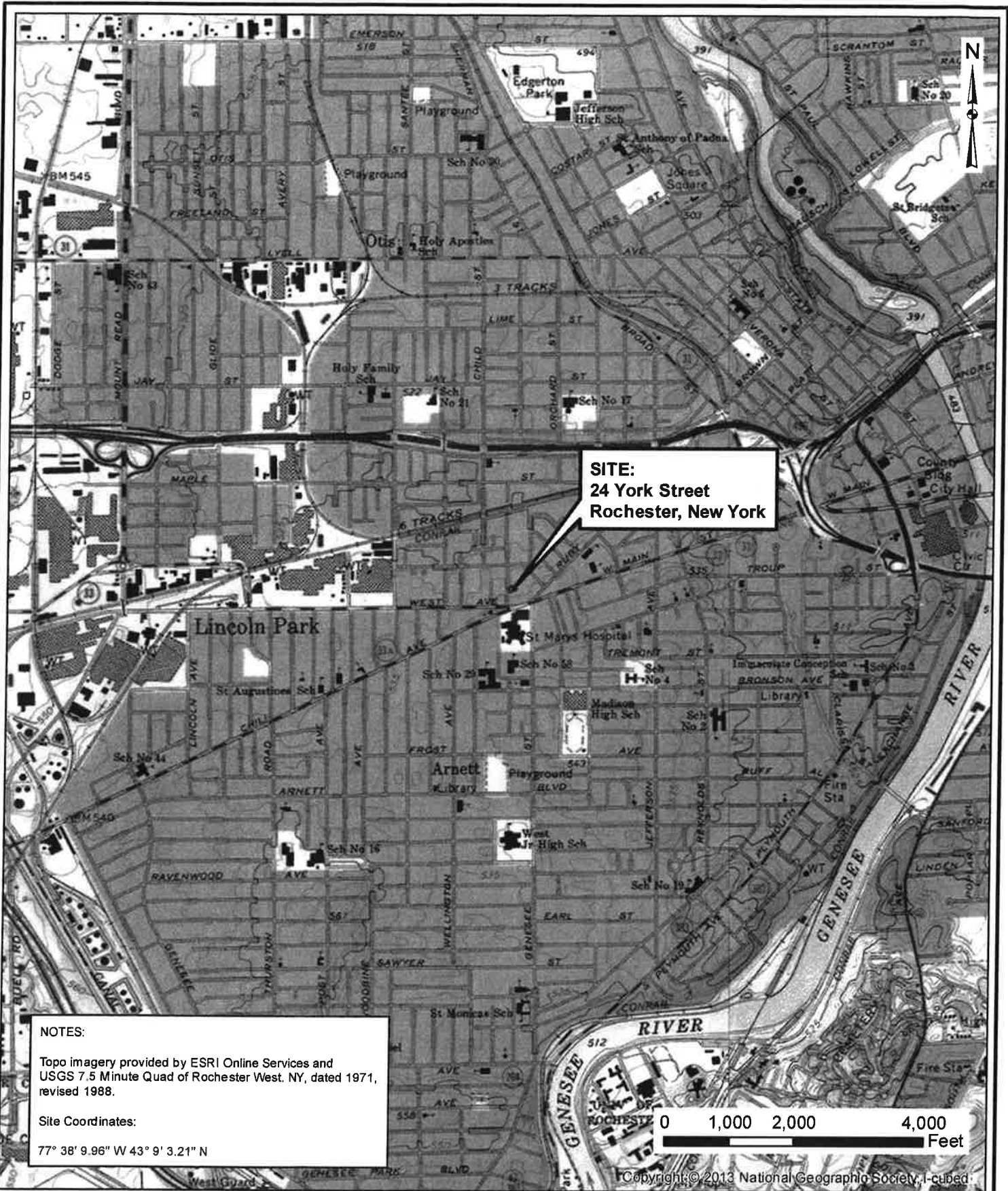
If there are any questions or additional information is required, do not hesitate to call. Thank you for your cooperation.

Very truly yours,

Sandi Miller

*Map Attached

FR5862



SITE:
 24 York Street
 Rochester, New York

NOTES:

Topo imagery provided by ESRI Online Services and USGS 7.5 Minute Quad of Rochester West, NY, dated 1971, revised 1988.

Site Coordinates:

77° 38' 9.96" W 43° 9' 3.21" N

Copyright © 2013 National Geographic Society, i-cubed

Date	11-20-2017
Drawn By	CPS
Scale	AS NOTED

day
DAY ENVIRONMENTAL, INC.
 Environmental Consultants
 Rochester, New York 14606
 New York, New York 10170

Project Title	24 YORK STREET ROCHESTER, NEW YORK
Project Title	PHASE I ENVIRONMENTAL SITE ASSESSMENT
Drawing Title	Project Locus Map

Project No.	5438E-17
Figure	FIGURE 1

Sandi Miller

From: New York DEC Support <newyorkdec@mycusthelp.net>
Sent: Thursday, December 21, 2017 9:06 AM
To: Sandi Miller
Subject: NYSDEC FOIL Response, 24 York St., Rochester (5438E-17), W030102-120617

--- Please respond above this line ---



Region 8 - Avon
P: 585 226-5363 | F:
www.dec.ny.gov

RE: PUBLIC RECORDS REQUEST of 12/6/2017, Reference # W030102-120617

Dear Phase I Coordinator Sandi Miller,

I write in response to your Freedom of Information Law (FOIL) request seeking:
Please see attached FOIL request Re: 24 York St., Rochester (5438E-17). Thank you..

A diligent search of the files maintained by the Department produced no responsive records.

If I can be of further assistance, please contact me at 585 226-5363 and reference FOIL W030102-120617.

Sincerely,
Region 8 FOIL Coordinator



**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:

1) MCDOTT Records
 2) Local Waste Sites Within 1/2 mile
 for the following property:
 24 York St.
 Rochester, NY 14611

Name: Signature:

Representing: (if applicable) Date:

Mailing Address: Telephone: (include area code)

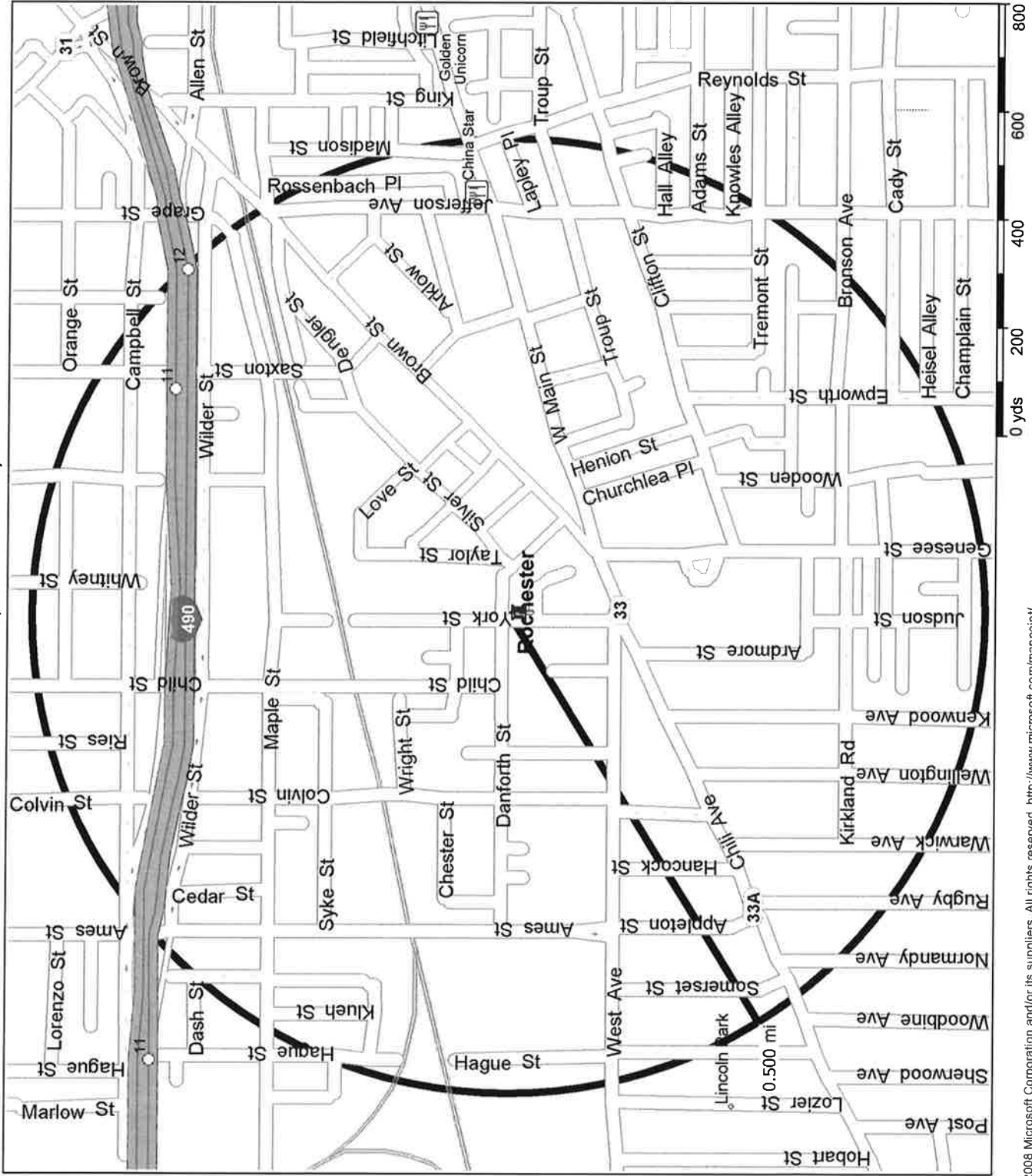
City, state, zip code: Job # X 122

*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

24 York St., Rochester, NY



RECEIVED DEC 18 2017



Department of Communications
Monroe County, New York

Cheryl Dinolfo, County Executive **Jesse L. Sleezer**, Director

December 15, 2017

Sandi Miller
Day Environmental, Inc.
1563 Lyell Ave.
Rochester, NY 14606

54388-17

RE: Freedom of Information Request # 17-2129

Dear Ms. Miller,

Your request for information under the Freedom of Information Law (F.O.I.L.) has been approved as to existing records.

Please remit payment in the amount of \$0.50, along with the enclosed invoice, to cover copying expenses. Checks can be made payable to Monroe County and mailed to: Freedom of Information, 39 West Main Street, Room 204, Rochester, New York, 14614.

At this time the Monroe County Department of Communication now considers this request closed.

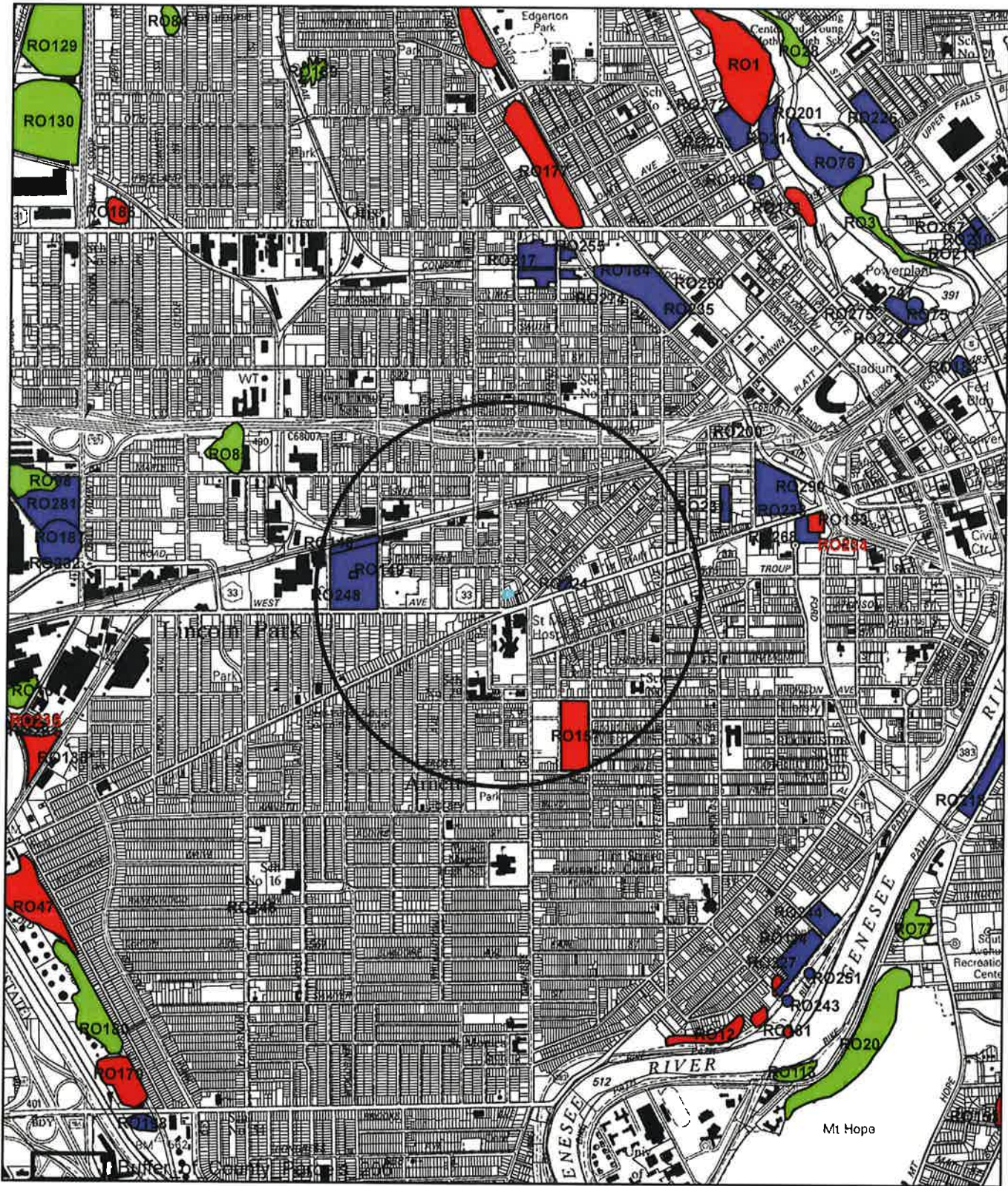
You may appeal this decision, in writing, within 30 days. The Appeals Officer for Monroe County is Thomas Van Strydonck, 39 W. Main Street, Suite 110, Rochester, New York, 14614.

Sincerely,




A handwritten signature in black ink, appearing to read "Jesse L. Sleezer".

Jesse L. Sleezer
Records Access Officer

Re: 24 York Street, Rochester, NY 14611



Site Type

-  MC Suspected Site
-  NYSDEC Registry Site
-  MC Confirmed 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.

Waste Site Description Sheet

Site Label	Site Type	Municipality	Site Name	Site Code	Program	Class	Type of Waste
RO148	NYSDEC Registry Site	Rochester	Taylor Instruments - Div. Comb. Eng.	828028A	State Superfund Program	4	See NYSDEC Website
RO149	NYSDEC Registry Site	Rochester	Former Taylor Instruments Facility	V00144	Voluntary Cleanup Program	C	See NYSDEC Website
RO157	MC Confirmed Site	Rochester	Former Madison High School Site				Construction/Demolition, Domestic Refuse, Ash
RO224	NYSDEC Registry Site	Rochester	West Main and Brown Streets	V00086	Voluntary Cleanup Program	C	See NYSDEC Website
RO248	NYSDEC Registry Site	Rochester	Taylor Instruments - Div. Comb. Eng.	828028B	State Superfund Program	N	See NYSDEC Website



City of Rochester

RECORDS ACCESS APPLICATION

(Please print or type)

Date 11-20-17

Print Name Sandi Miller

Day Environmental, Inc.

Representing (585) 454-0210 (ext. 122)

Telephone #

Mailing Address 1563 Iyell Avenue

Rochester, New York 14606

Signature Sandi Miller

JG # 5438E-17

I hereby apply to inspect and / or copy the following record(s):

- Bldg. Dept.:
- 1. Complaints/Violations
 - 2. Permits
 - 3. Spills, Leaks, Environmental Issues

- Fire Dept.:
- 1. Storage Tanks
 - 2. Fire Incident Reports
 - 3. Spills, Leaks, Environmental Issues
 - 4. Hazardous Materials

- Assessor's Office:
- 1. Property Card for Property
 - 2. Tax Map of Area of Property

Claim #

E-mail address:

Property Address: 24 York St

SBL # 120.42-2-70

Return completed application to:
 Records Access Officer
 Bureau of Communications
 City Hall, 30 Church Street, Room 202A
 Rochester, New York 14614-1287
 or FAX to: (585) 428-7069

There is a 25¢ per page charge for copying most records.
 For more information on public access to records,
 call (585) 428-6066.

FOR AGENCY USE ONLY

- Approved
- Partially Approved
- Denied
- Record not maintained by the City

Records Access Officer

Date

FOR APPEAL ONLY

If you wish to appeal the Record Access Officer's decision on your application for public access to records, sign below and send this form within 30 days to:

Corporation Counsel
 City Hall, 30 Church Street, Room 400A
 Rochester, New York 14614-1295

I hereby appeal:

Signature

Date

Sandi Miller

From: requestnoreply@cityofrochester.gov
Sent: Wednesday, December 06, 2017 12:11 PM
To: Sandi Miller
Subject: FOIL Request RR17-03863 - Status Update
Attachments: 22 - 24 York Street.pdf; 22- 24 York Street.pdf; 24 York BIS.pdf; 24 York Property Cards.pdf; RR17-03863 24 YORK ST.pdf

12/6/2017

Dear Sandi Miller,

Your Freedom of Information Law (FOIL) request #RR17-03863 has been processed. You requested information regarding: "tanks, permits, spills, HAZMAT, fires, incidents, environmental, property cards, tax map"

For the following location(s): 24 York St.

Your request included additional reference(s):

Project #5438E-17

Tax ID #120.42-2-70

CITY JOB ON BEHALF OF DEQ (JOE BIONDOLILLO): ASAP REPLY REQUIRED

Attached are responses from Fire Safety, Fire Service Calls, BIS-Permits and Assessment-Property Cards.

DEQ and HAZMAT found no records.

DES-Maps has advised that it has already sent you the maps directly.

This completes your request.

There is no charge for records for projects conducted on behalf of the City.

Sincerely,

James Smith
City of Rochester Records Access Officer
30 Church Street, Room 202A
Rochester, NY 14614
(585) 428-7135

Permit for the Storage and Sale of Explosives and Combustibles

DEPARTMENT OF PUBLIC SAFETY

N^o 13013

BUREAU OF BUILDINGS

Plat Plan No. 456

Rochester, N. Y., February 21st 1938

Permission is hereby granted to **Michael Piehler** of

31 Cedar Street Rochester, N. Y., to sell and store GASOLINE

at No. **22 York Street cor Ruby Alley** Street. This Permit will expire **Mar. 1** 1939

Public Station? Bulk? Wholesale? or Private Use? **Public**

If for Renewal, Transfer, or Additional Storage, give former Permit No. **12474**

Number and Capacity of Tanks **7-6-500-2-1000**

Total Quantity **5,000** Gallons. Number of Pumps **7**

Thomas O. Woods
Commissioner of Public Safety.

Walker B. Lee
Superintendent of Buildings.

This Permit is granted on the express condition that the said Explosives or Combustibles are kept in an approved receptacle or apartment used exclusively for that purpose, approved by the Bureau, and not in proximity to Gas, Oil, Arc Lights or Stoves or any open flame; that signs "NO SMOKING," be placed in a conspicuous place on the premises where said Explosives or Combustibles are kept; that for other than Private Use approved foam extinguishment shall be provided.

Renewal, Additional Storage, Transfer

Permit Number	Date	Number and Capacity of Tanks	Number of Pumps
14837	MAR 29 1938	6-500 2-1000	6
16069	MAR 22 1940		
6991		Allen M. Piehler	
17915			
9261	MAR 8 1943		
20265	MAR 1 1944	Piehler Service Station.	
21140	MAR 1 1945		
22598			
23292	MAR 1 1947		4
24660	MAR 1- 1948		
25238	MAR 1 1949	John Mahler, 22 York Street	
26245	FEB 23 1950		
27782	MAR 12 1951	5-550 GALS 2-1000	4
28687	MAR 1- 1952		3

9414 MAR 1 1953

John Ma 12 York Street, cor. Ruby Alley

5 - 550 1,000

3 Pumps

780 MAR 1 1954

3 - 550 1 - 1,000 1 - 2,000

3 Pumps

33 MAR 1 1955
65 MAR 1 1956

855 MAR 1 1957

August Thomas, Prop.
~~John Mahler, Prop.~~ Piehler Service Station

59 MAY 1 1958

76 MAR 1 1959

Augie Thomas Collision Shop

Tanks Removed 7-10-81

1-1,000 - 1-2,000 2-550, 2-300

22-24 YORK ST.

- 1-1000 gal. tank
- 1-2000 gal. tank
- 2- 550 gal. tanks
- 2- 300 gal. tanks

REMOVED: 7-10-81

Frederico

(13)

Location 22-24 York St Stories 2 Length 40 Width 30

Construction WD Frame & Buck

Use of Bldg. Auto Painting

Fire Extinguishers: No. and Kind 2 Co² 1 DP

Floor Openings Other Than Stairs or Elevators: unused auto elevator to 2nd floor

How Protected? Closed off by ceiling under it

Heating Apparatus: Type Gas - space heaters

Location of Floor Drains: 1 Man hole. Eye cover over drain - South side Center

How Can Access Be Gained to Basement? none

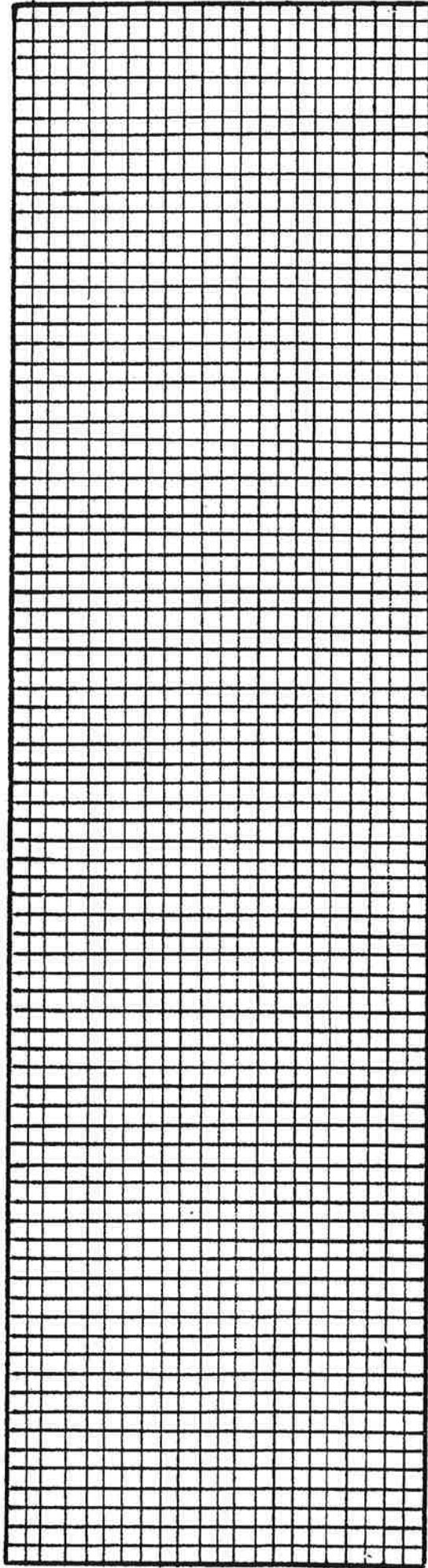
Main Electrical Switch: N wall near rear of bldg

Water Main Shut Off: SW corner - floor level - near overhead boiler entrance

Gas Shut Off: SW corner near water shut off

Air Conditioning Shut Off: none

Special Conditions: flammable paints and solvents



Owner

Address

TEL. No.

Phelan Postage & News Service

DATE OF INSPECTION	INSPECTOR	Co.	PERSON INTERVIEWED	VIOLATIONS
7-16-78	Lt. J. Ferrante	T-5	Frank Henderson	Fire extinguishers not inspected - Poor housekeeping - 3 items open to air
8-9-78	Lt. Ferrante	75		OK 8-9-78

REMARKS



ROCHESTER
FIRE DEPARTMENT

FIRE SAFETY DIVISION

TEL. 428-7037

CODE # 573

BUILDING INSPECTION

Date 10/1/79

Address 22-24 York St.

Name of Owner Phelton Pontiac

Address of Owner Frank in Carver

Phone # 235-1310 Owner Tenant

Type of Construction Wood Frame, Brick Stories 2

INSPECTOR H. G. Infantolino CO T-5 GR 2

Re-Inspection Date _____

VIOLATIONS

① General Clean up, especially on 2nd floor.

* Building recently had a fire
owner in process of cleaning
up - also waiting for insurance
adjuster

SIGNATURE H. G. Infantolino

REMARKS

Mrs. Lues
621-8878

FIRE SAFETY DIVISION
FIRE DEPARTMENT

REINSPECTION REPORT

CC

Address 22-24 York St. Date JAN 9 1980
 Owner Carabato Tel. No. 235-1310
 Tel. No. _____

4

EXTENDED TO: DATE	TALKED WITH	ACTION TAKEN—REASON ORDERS WERE NOT COMPLIED WITH	INSPECTOR
1-15	Carabato	Nothing done—needs time	R.S.
1-22	Mike	Some progress has been made	R.S.
2-14	Frank	Some work done	LH
2-26	Frank	Will have most of work done in a week	R.S.
3-3	"	They were working on the second floor progress made	R.S.
3-10	"	2 nd floor has been cleaned out—need time	R.S.
3-17	"	Most of work is done—needs fire extinguisher reborg	R.S.
3-24	"	orders complied with <u>OK TO FILE</u>	R.S.

Scaris
INSPECTOR

Fire Dept.
Fire Safety Division
Public Safety Bldg.
Rochester, N.Y. 14614



OFFICE OF THE
FIRE MARSHAL
TELEPHONE: 428-7037

NOTICE OF VIOLATIONS

DATE 12/1/87

GARDSMAN SERV. CTR.

42 YORK ST.

Name

Address

Inspection of premises located at SAME reveals violations of the Fire Prevention Code. Orders are hereby issued for correction of hazards listed herewith on or before: 12/8/87

Failure to comply with these orders may result in issuance of Municipal Code Violation Ticket with following penalties:

	INITIAL	FAILURE TO RESPOND
1st OFFENSE	\$ 50	\$100
2nd OFFENSE	\$100	\$200
3rd & SUBSEQUENT	\$250	\$500

9 NYCRR

(1191.3.3d) KEROSENE SPACE HEATER SHALL BE REMOVED FROM FLOOR AREA TO MEET CODE HEATER SHALL BE RAISED TO 8' FROM FLOOR + VENTED
12/8/87

By Order of
FIRE MARSHAL

INSPECTOR P. Jantzen 7240

DATE of COMPLIANCE 12/8/87

Inspector P. Jantzen



BUILDING INSPECTION / COMPLAINT FORM

INCIDENT #			INSPECTION #	8	
ADDRESS	221 York St. Roch. NY 14618				
PROPERTY OWNER	Douglas Williams	ADDRESS	70 Corwin Rd	PHONE	288-4866
EMERGENCY CONTACT		ADDRESS		PHONE	
COMPLAINANT	Odell Johnson	ADDRESS	150 S. Plymouth Ave	PHONE	428-7037

NFPA 901 CODES	GENERAL PROPERTY USE <input type="checkbox"/>	SPECIFIC PROPERTY USE <input type="checkbox"/>	STRUCTURE TYPE <input type="checkbox"/>	STRUCTURE STATUS <input type="checkbox"/>
A = ATTIC C = CELLAR G = GARAGE O = OUTSIDE # = FLOOR #	BUSINESS: NAME <u>Breedloves Garage</u> PHONE _____ OWNER <u>S.T. Breedlove</u> ADDRESS <u>22 York St.</u> PHONE _____ EMERGENCY CONTACT <u>Douglas Williams</u> PHONE <u>288-4866</u>		DISPOSITION by FIRE SAFETY: NOT REQUIRED CORRECTED ORDERS ISSUED REFERRED	
DIRECTION, ROOM #, ETC.	NATURE of VIOLATION or COMPLAINT			
	1163.11g exposed wiring on exhaust fan open electrical boxes #1 north wall garage ceiling			X
	1163.11b #1 - electrical wiring not mounted securely #2 next to fire door			X
	1191.3a3 General Clean entire garage			X
	1163.11e Extension cord on refrigerator			X
	1162.5a Fire Door needs maintenance in South west corner			X

OFFICER PREPARING REPORT:	Odell Johnson	COMPANY	FSD	GROUP	DATE	5-18-93
BUS/PROP REPRESENTATIVE:	S.T. Breedlove	POSITION/TITLE	Tenant	DATE	5-18-93	
FIRE SAFETY INSPECTOR:	Odell Johnson	Fire Safety Div.	6912	DATE	5-18-93	



FIRE SAFETY DIVISION

FOR INTERNAL USE ONLY

PAGE ____ OF ____

DATE 5-18-93

BUSINESS NAME Breedloves Garage

OWNER: Douglas Williams

MAILING ADDRESS 934 W. Main St ZIP 14611

ADDRESS: 70 Corwin Rd

ADDRESS OF VIOLATIONS: 22 York St

CITY: Rochester N.Y ZIP 14610

ATTENTION: Douglas Williams

REINSPECTION DATE: 6/1

CODE-VIOLATION #	DESCRIPTION and/or LOCATION OF VIOLATION
1163.11g	#1 Exposed wiring on exhaust fan #2. open electrical ^{Box} wires exposed on north wall of Garage.
1163.11b	Electrical wiring not securely mounted #1. Garage ceiling #2 next to Fire Exit Door
1191.3a3	General Clean Entire Garage
1163.11e	Extension Cord on refrigerator
1162.5a	Fire Door needs serious maintenance in South west Corner of Garage

INSPECTOR: [Signature] IBM # 6912



City of Rochester
FIRE DEPARTMENT
OFFICE OF THE FIRE MARSHAL
NOTICE OF VIOLATIONS

Room 300
Public Safety Building
Civic Center Plaza
Rochester, New York 14614
(716) 428-7037

Douglas Williams
70 Corwin Road
Rochester, New York 14610

May 20, 1993

PLEASE TAKE NOTICE that an inspection on May 18, 1993, at 22 York Street, Rochester New York, reveal violation(s) of the Fire Prevention Code of the City of Rochester and/or the Codes, Rules and Regulations of the State of New York.

Orders are hereby issued for the violation(s) to be corrected on or before the reinspection schedule for June 1, 1993. Failure to comply with these orders will result in the issuance of a Municipal Code Violation Summons for each uncorrected violation with the following penalties:

	INITIAL	FAILURE TO RESPOND
1ST OFFENSE	\$ 75.00	\$150.00
2ND OFFENSE	150.00	300.00
3RD OFFENSE	375.00	750.00

During this period, the property owner continues to be responsible and liable for any damages arising from the violation(s).

Relevant section(s) of the New York State Uniform Fire Prevention and Building Code (Title 9NYCRR) to wit:

1162.5(a) Doors and opening protectives in fire walls, fire separations and smoke stops shall be maintained in good working order including all hardware necessary for proper operation. (FIRE DOOR NEEDS SERIOUS MAINTAINANCE IN SOUTHWEST CORNER OF GARAGE).

1163.11(b) Electrical wiring and equipment shall be maintained so as to be firmly secured to the surface on which it is mounted. (ELECTRICAL WIRING NOT SECURELY MOUNTED, GARAGE CEILING AND NEXT TO FIRE EXIT DOOR).

1163.11(e) Nonmetallic extension cords shall not be used in place of permanent fixed wiring and the temporary use thereof shall be kept to a minimum. (EXTENSION CORD ON REFRIGERATOR).



City of Rochester
FIRE DEPARTMENT
OFFICE OF THE FIRE MARSHAL

Room 300
Public Safety Building
Civic Center Plaza
Rochester, New York 14614
(716) 428-7037

NOTICE OF VIOLATIONS


PAGE 2

1163.11(g) All exposed wiring shall be enclosed or protected according to applicable generally accepted standards.
(EXPOSED WIRING ON EXHAUST FAN)
(OPEN ELECTRICAL BOX WIRES EXPOSED ON NORTH WALL OF GARAGE)

1191.3(a)(3) Combustible waste and refuse shall be properly stored or disposed of to prevent unsafe accumulations.
(GENERAL CLEAN ENTIRE GARAGE).

BY ORDER OF THE FIRE MARSHAL

INSPECTOR


ODELL JOHNSON 6923

DATE OF COMPLIANCE 6/9/94

INSPECTOR

albert m...

FIRE SAFETY INSPECTION RECORD

LICENSE

GENERAL
PUBLIC ED
PERMIT
HIGH-RISE

X

LOCATION 22 YORK STREET

BREEDLOVES GARAGE

DATE RECEIVED IN FIRE SAFETY:

APPOINTMENT

PERSON CONTACTED

NO ENTRY

ORDERS ISSUED

REFERRALS ISSUED

NO WORK DONE

SOME WORK DONE

OTHER

OK TO FILE

INSPECTOR

DATE

5/18/93

X

6912

6/1/93

9-17-93

9-29-93

10-8-93

X owner moving slow city buying property
1 Re-2 corr
met with owner

O.J.

PERMIT

DATE 09/10/96

For keeping, storing, using, installing, manufacturing, handling, transporting, or otherwise employing flammable, combustible, or explosive materials, or materials, processes, or equipment, which if improperly used may produce conditions hazardous to life or property.

TO WHOM IT MAY CONCERN:

By virtue of the provisions of the Fire Prevention Code of the City of Rochester, NY.,

**YORK STREET GARAGE
22 YORK ST**

PERMIT NUMBER
97-08099

having made application in due form, and as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the Fire Prevention Code can be observed, authority is hereby given and this PERMIT is GRANTED for:

PERMIT CODE	PERMIT CATEGORY	FEE
5412B10A	FLAMMABLE LIQ STORAGE - CLS I	\$ 50
5412B18	ACETYLENE/FLAMMABLE GAS USAGE	\$ 50

RECEIVED
CITY OF ROCHESTER
FIRE DEPARTMENT

NOV 10 1996

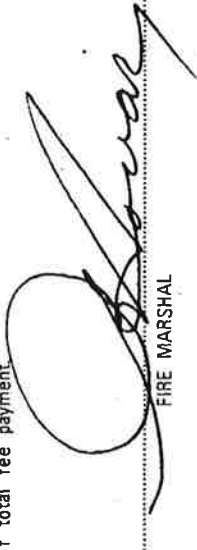
1 FIRE PON 100.00
SUBTOTAL 100.00
TAX 100.00
CASH 100.00
ITEM 1

TOTAL \$ 100

This PERMIT is issued and accepted on condition that all Fire Prevention Code provisions now adopted, or that may hereafter be adopted, shall be complied with, and said PERMIT will become valid only after receipt of total fee payment.

THIS PERMIT EXPIRES 08/31/97

This permit does not take the place of any License required by law and is not transferable. Any change in the use or occupancy of premises shall require a new permit.



FIRE MARSHAL

THIS PERMIT MUST AT ALL TIMES BE KEPT ON FILE AT THE PREMISES MENTIONED ABOVE



BUILDING INSPECTION / COMPLAINT FORM

COMPANY R05 INSPECTION # **00 - 12454**
 ADDRESS YORK ST FROM / TO 22 TAX ACCT #
 PROPERTY OWNER DOUG WILLIAMS ADDRESS 70 CORWIN RD PHONE 288-4866
 CITY ROCHESTER STATE NY ZIP 14610
 MAILING NAME DOUG WILLIAMS ADDRESS 70 CORWIN RD PHONE
 CITY ROCHESTER STATE NY ZIP 14610
 EMERGENCY CONTACT DOUG WILLIAMS ADDRESS PHONE 288-4866
 CITY STATE ZIP

NFPA 901 CODES GENERAL PROPERTY USE 57 SPECIFIC PROPERTY USE 573 STRUCTURE TYPE 1 STRUCTURE STATUS 2

NO ENTRY DATES:

BUSINESS NAME ANDY FRANCIS WINTERKORN PHONE
 BUSINESS OWNER ANDY FRANCIS WINTERKORN
 ADDRESS 469 HAZELWOOD TER. ROCHESTER NY 14609
 PHONE 482 9454

BUSINESS EMERGENCY ADDRESS PHONE

SPECIAL INSTRUCTIONS:

SPECIAL HARZARDS OR CONSTRUCTION

DIRECTION ROOM #, ETC.

COMPLAINT

NO VIOLATIONS NOTED AT THIS TIME A B C D

DISPOSITION by FIRE SAFETY:

REFERRED	ORDERS ISSUED	CORRECTED	NOT REQUIRED
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Y N	Y N	Y N
<input checked="" type="checkbox"/> SPRINKLER SYSTEM	<input checked="" type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input checked="" type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input checked="" type="checkbox"/> STANDPIPE SYSTEM	<input checked="" type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input checked="" type="checkbox"/> BARS/WIRE ON WINDOWS
<input checked="" type="checkbox"/> FIRE ALARM SYSTEM	<input checked="" type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input checked="" type="checkbox"/> LOCK BOX
OFFICER PREPARING REPORT: <u>Matt Murphy</u>	COMPANY <u>R05</u> DISTRICT <u>2</u> GROUP <u>3</u>	DATE <u>5/14/00</u>
BUS/PROP REPRESENTATIVE: <u>AW</u>	POSITION / TITLE <u>owner</u>	DATE OF REINSPECTION
FIRE SAFETY INSPECTOR:		DATE

RFD 501 REV. 2/00

BUILDING INSPECTION / COMPLAINT FORM



COMPANY 095 INSPECTION # **01 - 03040**
 ADDRESS FROM / TO TAX ACCT #
YORK ST 22
 PROPERTY OWNER ADDRESS PHONE
DOUG WILLIAMS 70 CORWIN RD 288-4866
 CITY ROCHESTER STATE NY ZIP 14610
 MAILING NAME ADDRESS PHONE
DOUG WILLIAMS 70 CORWIN RD
 CITY ROCHESTER STATE NY ZIP 14610
 EMERGENCY CONTACT ADDRESS PHONE
DOUG WILLIAMS CITY STATE ZIP 288-4866

NFPA 901 CODES GENERAL PROPERTY USE 57 SPECIFIC PROPERTY USE 573 STRUCTURE TYPE 1 STRUCTURE STATUS 2

NO ENTRY DATES: BUSINESS NAME _____ PHONE _____ DISPOSITION by FIRE SAFETY:
 BUSINESS OWNER ANDY FRANCIS WINTERKORN
 ADDRESS 469 HAZELWOOD TER. ROCHESTER NY 14609 PHONE 482 9454
 BUSINESS EMERGENCY ADDRESS 426-7730 PHONE _____
 SPECIAL INSTRUCTIONS:
 SPECIAL HARZARDS OR CONSTRUCTION
 DIRECTION ROOM # , ETC. COMPLAINT
 NO VIOLATIONS NOTED AT THIS TIME A B C D
 REFERRED CORRECTED NOT REQUIRED

Y N	Y N	Y N
<input checked="" type="checkbox"/> SPRINKLER SYSTEM	<input checked="" type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input checked="" type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input checked="" type="checkbox"/> STANDPIPE SYSTEM	<input checked="" type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input checked="" type="checkbox"/> BARS/WIRE ON WINDOWS
<input checked="" type="checkbox"/> FIRE ALARM SYSTEM	<input checked="" type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input checked="" type="checkbox"/> LOCK BOX

OFFICER PREPARING REPORT: FF Andrew J. Bleier COMPANY M-5 DISTRICT 2 GROUP 2 DATE 8-20-01
 BUS/PROP REPRESENTATIVE: [Signature] POSITION / TITLE OWNER DATE OF REINSPECTION _____
 FIRE SAFETY INSPECTOR: _____ DATE _____



BUILDING INSPECTION / COMPLAINT FORM

COMPANY Q05

INSPECTION # 02-08169

ADDRESS YORK ST

FROM / TO 22

TAX ACCT #

PROPERTY OWNER DOUG WILLIAMS

ADDRESS 70 CORWIN RD

PHONE 235-7703
288-4866

CITY ROCHESTER STATE NY ZIP 14610

MAILING NAME DOUG WILLIAMS

ADDRESS 70 CORWIN RD

PHONE 288-4866

CITY ROCHESTER STATE NY ZIP 14610

EMERGENCY CONTACT DOUG WILLIAMS

ADDRESS

PHONE 288-4866

CITY STATE ZIP

NFPA 901 CODES	GENERAL PROPERTY USE <u>57</u>	SPECIFIC PROPERTY USE <u>573</u>	STRUCTURE TYPE <u>1</u>	STRUCTURE STATUS <u>2</u>
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NO ENTRY DATES:	BUSINESS NAME: _____ PHONE: _____	DISPOSITION by FIRE SAFETY:				
	BUSINESS OWNER <u>ANDY FRANCIS WINTERKORN</u>					
	ADDRESS <u>469 HAZELWOOD TER. ROCHESTER NY 14609</u>					
	PHONE <u>482 9454</u>					
A = ATTIC	BUSINESS EMERGENCY ADDRESS	<table border="1"> <tr> <td>REFERRED</td> <td>ORDERS ISSUED</td> <td>CORRECTED</td> <td>NOT REQUIRED</td> </tr> </table>	REFERRED	ORDERS ISSUED	CORRECTED	NOT REQUIRED
REFERRED	ORDERS ISSUED		CORRECTED	NOT REQUIRED		
C = CELLAR						
G = GARAGE	PHONE <u>436 3330</u>					
O = OUTSIDE						
# = FLOOR #	SPECIAL INSTRUCTIONS:					
	SPECIAL HAZARDS OR CONSTRUCTION					
DIRECTION ROOM #, ETC.	COMPLAINT					
	<input type="checkbox"/> NO VIOLATIONS NOTED AT THIS TIME <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D					
<u>#1 South Wall</u>	<u>Furnace flu needs to be sealed</u>					
	<u>*(Not Corrected AS of 8-15-02 - Owner given reinspection Date 9-20-02) LT SR</u>					

Handwritten signature/initials

Y N	Y N	Y N
<input type="checkbox"/> <input type="checkbox"/> SPRINKLER SYSTEM	<input type="checkbox"/> <input type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input type="checkbox"/> <input type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input type="checkbox"/> <input type="checkbox"/> STANDPIPE SYSTEM	<input type="checkbox"/> <input type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input type="checkbox"/> <input type="checkbox"/> BARS/WIRE ON WINDOWS
<input type="checkbox"/> <input type="checkbox"/> FIRE ALARM SYSTEM	<input type="checkbox"/> <input type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input type="checkbox"/> <input type="checkbox"/> LOCK BOX
OFFICER PREPARING REPORT: <i>[Signature]</i>	COMPANY <u>QM-5</u> DISTRICT <u>B2</u> GROUP <u>1</u>	DATE <u>6/28/02</u>
BUS/PROP REPRESENTATIVE: <i>[Signature]</i>	POSITION / TITLE <u>Owner</u>	DATE OF REINSPECTION <u>9-20-02</u>
FIRE SAFETY INSPECTOR:		DATE

RFD 501 REV. 01/02



NOTICE OF VIOLATIONS

DATE 8/16/02 as Rd

Doug Williams
Name

70 Corwin Rd
Address

Inspection of premises located at 22 York St reveals violations of the Fire Prevention Code. Orders are hereby issued for correction of hazards listed herewith on or before: Immediate Compliance

Failure to comply with these orders may result in issuance of Municipal Code Violation Ticket with following penalties:

	<u>INITIAL</u>	<u>FAILURE TO RESPOND</u>
1st OFFENSE	\$ 75	\$150
2nd OFFENSE	\$150	\$300
3rd & SUBSEQUENT	\$375	\$750

MVC. R.R.
1153.9C Furnace Flue Connection at Chimney
needs to be properly sealed.
*** The company sent out inspected this property 6/28/02
originally. They were last re-inspected on 8/15/02 and
the violation still hasn't been corrected.

By Order of
FIRE MARSHAL

INSPECTOR [Signature]

DATE OF COMPLIANCE _____

Inspector _____

BUILDING INSPECTION / COMPLAINT FORM



COMPANY Q05 INSPECTION # 03 05851
 ADDRESS FROM / TO TAX ACCT #
YORK ST 22
 PROPERTY OWNER ADDRESS PHONE
DOUG WILLIAMS 70 CORWIN RD 288-4866
 CITY ROCHESTER STATE NY ZIP 14610
 MAILING NAME ADDRESS PHONE
DOUG WILLIAMS 70 CORWIN RD
 CITY ROCHESTER STATE NY ZIP 14610
 EMERGENCY CONTACT ADDRESS PHONE
DOUG WILLIAMS 288-4866
 CITY STATE ZIP

NFPA 901 CODES GENERAL PROPERTY USE 57 SPECIFIC PROPERTY USE 573 STRUCTURE TYPE 1 STRUCTURE STATUS 2

NO ENTRY DATES: 10/20/03
 BUSINESS NAME Andy's Auto Motive PHONE 436-3330 DISPOSITION BY FIRE SAFETY:
 BUSINESS OWNER ANDY FRANCIS WINTERKORN
 ADDRESS 469 HAZELWOOD TER. ROCHESTER NY 14609 PHONE 482 9454
 BUSINESS EMERGENCY ADDRESS PHONE 436 3330
 SPECIAL INSTRUCTIONS:
 SPECIAL HAZARDS OR CONSTRUCTION
 DIRECTION ROOM #, ETC. COMPLAINT
 NO VIOLATIONS NOTED AT THIS TIME A B C D
No tag on extinguisher
No fire alarm permit
 REFERRED CORRECTED NOT REQUIRED
 ORDERS ISSUED

Y N	Y N	Y N
<input checked="" type="checkbox"/> SPRINKLER SYSTEM	<input checked="" type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input checked="" type="checkbox"/> SINGLE STATION SMOKE DETECTORS
<input checked="" type="checkbox"/> STANDPIPE SYSTEM	<input type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input checked="" type="checkbox"/> BARS/WIRE ON WINDOWS
<input type="checkbox"/> FIRE ALARM SYSTEM	<input checked="" type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input type="checkbox"/> LOCK BOX

OFFICER PREPARING REPORT: Margie K Meyer COMPANY Q05 DISTRICT 2 GROUP 4 DATE 8-8-03
 BUS/PROF REPRESENTATIVE: Andy Francis Winterkorn POSITION / TITLE DATE OF REINSPECTION 11/24/03
 FIRE SAFETY INSPECTOR: [Signature] DATE 1-9-04

COPY TO FIRE SAFETY

FD-501 REV. 03/03

BUILDING INSPECTION / COMPLAINT FORM



COMPANY Q05 INSPECTION # **06-02933**
 ADDRESS FROM / TO TAX ACCT #
YORK ST 22
 PROPERTY OWNER ADDRESS PHONE
DOUG WILLIAMS 70 CORWIN RD 288-4866
 CITY ROCHESTER STATE NY ZIP 14610
 MAILING NAME ADDRESS PHONE
DOUG WILLIAMS 70 CORWIN RD
 CITY ROCHESTER STATE NY ZIP 14610
 EMERGENCY CONTACT ADDRESS PHONE
DOUG WILLIAMS 70 CORWIN RD 288-4866
 CITY ROCHESTER STATE NY ZIP 14610

NFPA 901 CODES GENERAL PROPERTY USE 57 SPECIFIC PROPERTY USE 573 STRUCTURE TYPE 1 STRUCTURE STATUS 2

NO ENTRY DATES:	BUSINESS NAME <u>ANDY'S AUTOMOTIVE</u> 436-33 PHONE	DISPOSITION by FIRE SAFETY:
	BUSINESS OWNER <u>ANDY'S AUTOMOTIVE</u>	
A = ATTIC C = CELLAR G = GARAGE O = OUTSIDE # = FLOOR #	ADDRESS <u>22 YORK ST</u> <u>ROCHESTER NY14611</u> PHONE <u>436 3330</u>	REFERRED ORDERS ISSUED CORRECTED NOT REQUIRED
	BUSINESS EMERGENCY <u>ANDY FRANCIS WINTERKORN</u>	
	ADDRESS <u>469 HAZELWOOD TERR</u> <u>ROCHESTER NY14609</u> <u>225 Norrand Dr</u> PHONE <u>482 9454</u>	
	SPECIAL INSTRUCTIONS:	
	SPECIAL HAZARDS OR CONSTRUCTION	
DIRECTION ROOM #, ETC.	COMPLAINT	
	<input checked="" type="checkbox"/> NO VIOLATIONS NOTED AT THIS TIME <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	

Y N	Y N	Y N		
<input checked="" type="checkbox"/> SPRINKLER SYSTEM	<input checked="" type="checkbox"/> FIRE/SMOKE DETECT. SYSTEM	<input checked="" type="checkbox"/> SINGLE STATION SMOKE DETECTORS		
<input checked="" type="checkbox"/> STANDPIPE SYSTEM	<input checked="" type="checkbox"/> KITCHEN HOOD EXTING. SYSTEM	<input checked="" type="checkbox"/> BARS/WIRE ON WINDOWS		
<input checked="" type="checkbox"/> FIRE ALARM SYSTEM	<input checked="" type="checkbox"/> OTHER FIRE EXTING. SYSTEM	<input checked="" type="checkbox"/> LOCK BOX		
OFFICER PREPARING REPORT: <i>Brian Ollise</i>	COMPANY	DISTRICT	GROUP	DATE
BUS/PROP REPRESENTATIVE: <i>[Signature]</i>	POSITION / TITLE			DATE OF REINSPECTION
FIRE SAFETY INSPECTOR: <i>[Signature]</i>				DATE

COPY TO FIRE SAFETY

BUILDING INSPECTION / COMPLAINT FORM



COMPANY Q05

INSPECTION # 08-03467

ADDRESS

FROM / TO

TAX ACCT #

YORK ST

22

PROPERTY OWNER

ADDRESS

PHONE

DOUG WILLIAMS

70 CORWIN RD

288-4866

CITY

ROCHESTER

STATE

NY

ZIP

14610

MAILING NAME

ADDRESS

PHONE

DOUG WILLIAMS

70 CORWIN RD

CITY

ROCHESTER

STATE

NY

ZIP

14610

EMERGENCY CONTACT

ADDRESS

PHONE

DOUG WILLIAMS

70 CORWIN RD

288-4866

CITY

ROCHESTER

STATE

NY

ZIP

14610

NFPA 901
CODES

GENERAL
PROPERTY USE 57

SPECIFIC
PROPERTY USE 573 MJK

STRUCTURE TYPE 1

STRUCTURE STATUS 2

NO ENTRY DATES:

BUSINESS NAME ANDY'S AUTOMOTIVE 436-33 PHONE

DISPOSITION by
FIRE SAFETY:

BUSINESS OWNER ANDY'S AUTOMOTIVE

ADDRESS 22 YORK ST ROCHESTER NY14611

PHONE 436 3330

BUSINESS EMERGENCY ANDY FRANCIS WINTERKORN

ADDRESS 220 NDORRAN DR ROCHESTER NY14609

PHONE 482 9454

SPECIAL INSTRUCTIONS:

SPECIAL HAZARDS
OR CONSTRUCTION

REFERRED	ORDERS ISSUED	CORRECTED	NOT REQUIRED
----------	---------------	-----------	--------------

- A = ATTIC
- C = CELLAR
- G = GARAGE
- O = OUTSIDE
- # = FLOOR #

DIRECTION
ROOM #, ETC.

COMPLAINT

NO VIOLATIONS NOTED AT THIS TIME A B C D

Y N

Y N

Y N

SPRINKLER SYSTEM

FIRE/SMOKE DETECT. SYSTEM

SINGLE STATION SMOKE DETECTORS

STANDPIPE SYSTEM

KITCHEN HOOD EXTING. SYSTEM

BARS/WIRE ON WINDOWS

FIRE ALARM SYSTEM

OTHER FIRE EXTING. SYSTEM

LOCK BOX

OFFICER PREPARING REPORT:

LT M Kolmer

COMPANY

DISTRICT

GROUP

DATE

Q-5

B-2

1

8/21/08

BUS/PROP REPRESENTATIVE:

Andy Winterkorn

POSITION / TITLE

DATE OF REINSPECTION

owner

FIRE SAFETY INSPECTOR:

DATE

BSSUMDS

BIS - PROPERTY SUMMARY

DATE: 11/22/2017 *

ENTRY ADDRESS: 0024 YORK ST SPC ZONE: EDZ/ECZ
 SBL NUMBER : 120 . 420 - 0002 - 070 . 000 / 0000 LT
 ENTER OPTION NUMBER: (1) (2) (3) (4) (5) (6) (7) (8) (9) (0)
 002 . . . 01 . . . 002 . . .

DOCUMENT#:

<u>ARLM OWNER(S) AND ADDRESS</u>		<u>ARLM SPECIAL MAILING</u>	
INNER FAITH GOSPEL		INNER FAITH GOSPEL	
TABERNACLE CHURCH INC		TABERNACLE CHURCH INC	
0024 YORK ST	14611	32 YORK ST	14611
		ROCHESTER NY	

GIS SBL NO: 1204227000	ASSESSMENT: 11,000
LOT SIZE: 76.22 X 123.11	ACRES: 0.00
OWNER CODE: 0070 - PRIVATE OWNED WITH EXEMPT	MAP NO.: 2
ASM CURR USE: 438 - PARKING LOT	CENSUS TRACT: 0096.02
ASM PREV USE: -	INS AREA: W02 BLOCK: 302
ZONING: C-2 /	SOUTHWEST WARD: 20
DCD AUTH USE: -	NBN AREA: W07 DISC#: 000000000

PF15-ADDR LIST PF16-SBL# LIST PF17-DOC LIST PF18-DOC DETL
 PF19-H/S VIOL PF20-ZPROP SUM PF23-QHI RESULTS

12:10:02 Wednesday, November 22, 2017

BPPMTQY BIS - BUILDING - PERMITS ISSUED
END OF DATA

DATE: 11/22/2017 >

APPLIC. ADDRESS: 0024 YORK ST PERMIT NO.: _____
SBL NO.: 120 . 420 - 0002 - 070 . 000 / 0000
PMT#/SFX APL DTE ISS DTE EST COST STATUS/DATE
0327961 00/00/00 07/09/81 0024 YORK ST
PMT CMPLT PRE CONVERSION 93/10/18
REMOVE THREE 550 GAL, ONE 1,000 GAL AND ONE 2,000 GAL
UNDERGROUND FUEL STORAGE TANKS
0327922 00/00/00 07/07/81 PMT CMPLT PRE CONVERSION 93/10/18
DEMOLISH 2 STY FRAME BARN WITH ATTACHED 1 STY FRAME
GARAGE

PF14-STAT LIST PF15-PMT DETL PF16-PMT EVTS PF17-PMT CONDS
PF18-PROP SUMM PF19-ADDR LIST PF20-CFO LIST PF21-PND/CANC

14:44:22 Monday, November 27, 2017

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 11/27/2017 -1R

120 420 0002 070 000 0000 00 1 LT P 00 CT/B-AD 0096.02 302 20 DISC 000000000
0024 YORK ST 14611 USE 438 70 SF YR N/A

- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -
INNER FAITH GOSPEL RS - SS CURRENT TAXABLES
TABERNACLE CHURCH INC 8 - 6 LAND 9,000 COUNTY 0

32 YORK ST ACT HSC TOTAL 11,000 CITY 0
A - N PRIOR LAND 9,000 SCHOOL 0

ROCHESTER NY 14611 00004 NGBHD LAND 9,000 BANK CODE 0005297
TOTAL 11,000 MORTGAGE INVESTOR 05297

- - - - - SALES INFORMATION - - - - - - - DIMENSIONS - - - COORDINATES - -
PRICE 150,000 DEED W DATE 011310 F 76.22 D 123.11 E 400767 N 149397
BOOK 10836 PAGE 00091 CTL# 9999999 ACRES 0.00 SP/MRG 00000000 IR LT I

PR OWNER GATTI JOHN R - - - - - SPECIAL DISTRICTS - - - - -
- - - - - EXEMPTIONS - - - RES# 00 SPC UNITS PCT TYPE VALUE

CODE	AMOUNT	PCT	IY	TY	HC	SPC	UNITS	PCT	TYPE	VALUE
25110	000011000	0.00	10			SC400	117.00	.0000		0.00
00000	000000000	0.00	00			RP600	117.00	.0000		0.00
00000	000000000	0.00	00			SP700	76.00	.0000		0.00
						HSR00	76.00	.0000		0.00
							0.00	.0000		0.00
							0.00	.0000		0.00

PF10-APPRAISER TASK LOG

CITY MAP No. 18-03-102

MICROFILMED AUG 14 1964

88-584 994133

F. M. PERMIT

OWNER	ADDRESS	DATE OF DEED
Ives, Helen	COVERS 66948-01 stp. \$45,000	3/20/81
Ives Helen & Mahler Marie Peihler, Michael & ff.	Cov. Acct. 66948.01	8-23-77

ST.	M.R.
D.F.	P.P.

FRAME	
SHINGLE SIDING	
SIDING 1-1/2 IN.	
PLASTER STUCCO	
BRICK VENEER	
TILE OR BLOCK	
PLASTER STUCCO	
BRICK VENEER	
SOLID BRICK	
CONCRETE BLOCK	
GARAGE SEPARATE	
CLASS	
NO. OF CARS	
MATERIAL	
HEATED	
ROOMS OVERHEAD	
SIZE	

ROOFING	
CLASS	
MATERIAL	
PORCH (Size each)	
OPEN	
1 STORY	
2 STORY	
GLASS	
1 STORY	
2 STORY	
COMBINATION	
GARAGE ATTACHED	
ROUGH INTERIOR	
SEALED INTERIOR	
ROOMS OVERHEAD	
PORCH OVERHEAD	
SIZE	

CHIMNEY (No)	
INSIDE OF WALLS	
OUTSIDE OF WALLS	
FIREPLACE (No.)	
WOOD OR COAL	
GAS	
PLUMBING (No.)	
CLASS	
WASHROOM	
BATHROOM	
SINK KITCHEN	
LAVATORY	
CLOSET	
TUB LAVATORY	
SHOWER SEPARATE	
TILED FLOOR	
TILED WALL	

ATTIC	
ROOF	
FULL	
BATHROOM	
TOILET LAVATORY	
FURNISHED ROOMS	
SIZE	
FLOORING	
PINE	
OAK	
PARQUET	
INTERIOR TRIM	
PINE WHITEWOOD	
CHRISTNUT	
OLIVE	
OSAK BIRCH MAHOGANY	

CELLAR	
ROOF	
FULL	
BATHROOM	
TOILET LAVATORY	
FURNISHED ROOMS	
SIZE	
HEATING	
STOVE	
HOT AIR	
HOT WATER VAPOR	
STEAM	
IMPROVEMENTS	
SEWER WATER	
GAS	
ELECTRICITY	
CONDITION	
GOOD	
FAIR	
POOR	

YEAR	UNIT VALUE	D. F.	LAND UNITS	LAND VALUE	VALUE OF IMPROVEMENTS	TOTAL	EXEMPTION	REASON	TAX VALUE	ASSESSOR	DATE
1931	30	10124	37.43	1110					4212 - 8100	1941	1962-65
									4050-8000		1981-82
									4050-5550	1981-82	1982-83

330-899-6016

Corner

DESCRIPTION	DATE	ROOM	HEIGHT	CLASS	FACTOR	AREA	NOMINAL VALUE	DEVIATIONS	VALUE
Auto Garage	10-16-44								
STATION									
Land & Precinct	12-28-81								

1982-83 (4050-5550)

1982
CS. APPR. 1.50%
DEPT 1981
100%
1.50%
40.50
TOTAL	5557

\$ 4258

512

4770 x 80% = \$ 3816

1790

5106

SCALE 1" = 50' LAND UNITS COMMERCIAL

7766 ft

660

336

505

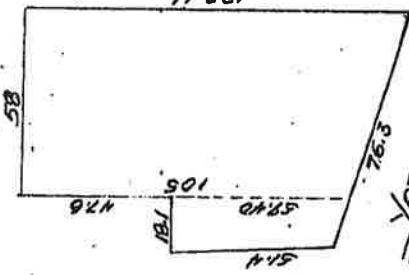
1501

BLACKTOP 4400 ft @ .15

08512-28815

CHAIN LINK FENCE 2006 FT @ 1.68

BLACKTOP AREA 3366 ft @ .15 (ADDITIONAL AREA)



YORK STREET FEE

$$DF \frac{123+105}{2} = 114 = 10677 \times 58 = 61.33$$

$$+ DF \frac{57+51}{2} = 54 = .7349 \times 1210 = 13.30$$

75.23

$$- DF \frac{42}{2} = 21 = .4899 \times 3$$

-1.47

73.76 @ \$0 3688

RUBY ALLEY INDEMNITY

3688 x 10%

368

4056



CITY OF ROCHESTER, NEW YORK
BUREAU OF ASSESSMENT
COMMERCIAL/INDUSTRIAL/EXEMPT
LAND PROPERTY RECORD CARD

SWIS 261400 TAX MAP NUMBER 120-420-002-070
 OWNER JAMES H. LEBY LOCATION YORK ST
 SALE PRICE \$5,000 SALE DATE 03/81
 R-SEC 1
 PROP CLASS MC
 SCH-DIST 25100
 430
 LOT SIZE 76-22X-11

PARCEL IDENTIFICATION SECTION

LISTER INFORMATION (LSTINF)	ACTIVITY	ENTRY	SOURCE
COLLECTOR	DATE (MMDDYY)	(ENTRY)	(UNFSC)
1	1/22/04	0583	4
2			
3			

QUALITY CONTROL (QCSY)	DATE	CERTIFIED LETTER (CTFLET)	DATE (MMDDYY)

OFFICE USE ONLY	CHECK	SOURCE

SALES INFORMATION SECTION

DATE (SALDTE)	PRICE (SALPRC)	TYPE (ISALTY)	SOURCE (VERIFY)	VALID (VALID)
2/1/03	4,500.00	3	1	2

LAND TYPE CODES (LNDTYP)

01 - PRIMARY	08 - WASTELAND
02 - SECONDARY	10 - WATERFRONT
03 - UNDEVELOPED	12 - REAR
04 - RESIDUAL	14 - WETLAND
07 - WOODLAND	15 - LEASED LAND

EFFECTIVE CODE (EFFCD)	1 - FRONT ONLY	2 - DEPTH ONLY	3 - FRONT AND DEPTH

AUDIT CONTROL CODES

ACTIVITY
 N - NONE
 M - MEASURED ONLY
 L - LISTED

ENTRY (ENTRY)
 1 - INTERIOR INSPECTION
 2 - INTERIOR REFUSAL
 3 - TOTAL REFUSAL
 4 - ESTIMATE
 5 - NO ENTRY

SOURCE (UNFSC)
 1 - OWNER
 2 - RELATIVE
 3 - OTHER

SALES INFORMATION CODES
 1 - LAND ONLY
 2 - BLDG ONLY
 3 - LAND & BLDG

SOURCE (VERIFY)
 1 - UNCONFIRMED
 2 - BUYER
 3 - SELLER
 4 - STAMPS
 5 - AGENT

VALID (VALID)
 1 - VALID SALE
 2 - INVALID SALE

REASONS FOR INVALID SALE

- SALE INVOLVED ADD'L PARCELS
- LIQUIDATION/FORECLOSURE
- PARTIES UNDER COMPULSION TO ACT
- FINANCING/LAND CONTRACT
- PROP CHANGED AFTER SALE (SEE SALES HISTORY)
- INCLUDED EXCESSIVE PERSONAL PROPERTY OR OTHER (SEE MEMO)
- RELATED INDIVIDUALS OR CORP

I CERTIFY THAT THE INFORMATION RECORDED ON THIS CARD WAS COLLECTED WITH MY KNOWLEDGE, BY SIGNATURE DOES NOT NECESSARILY INDICATE AGREEMENT WITH THE DATA RECORDED.

SIGNATURE _____ DATE _____

SWIS/SBL/CO/RS 261400
 ROUTE NUMBER 120-420-002-070
 NEIGHBORHOOD CODE (NBHD) LT
 ZONING & OVERLAY DISTRICT CODES (ZONING) 1000 - RESIDENTIAL
 2000 - COMMERCIAL
 3000 - INDUSTRIAL
 4000 - PLANNED UNIT DEV
 5000 - RIVER HARBOR
 6000 - HISTORICAL
 7000 - OPEN SPACE
 8000 - TRANSITIONAL PARKING

GENERAL ZONES (ZONING)
 1000 - RESIDENTIAL
 2000 - COMMERCIAL
 3000 - INDUSTRIAL
 4000 - PLANNED UNIT DEV
 5000 - RIVER HARBOR
 6000 - HISTORICAL
 7000 - OPEN SPACE
 8000 - TRANSITIONAL PARKING

SITE INFORMATION SECTION
 NEIGHBORHOOD TYPE (INHTYP) 011
 SITE NUMBER 011
 PROPERTY CLASS (PRECLAS) 413

ROAD (ROAD) 0 - NONE
 TRAFFIC (TRAF) 1 - HEAVY
 ACCESS (ACCESS) 1 - LIMITED
 SEWER (SEWER) 1 - NONE
 WATER (WATER) 1 - NONE
 OTHER UTILITIES (UTIL) 1 - NONE
 NEIGHBORHOOD TRENDS (INHTREN) 7
 DECLINING
 SITE DESIRABILITY (SITOSR) 1 - INFERIOR
 PARKING (PARKNG) 0 - NONE
 PHYSICAL CHANGE (PHYCHG) 1 - BLDG CONST
 SIDEWALK FOOTAGE (SOWKFT) 2 - IMP CONST

SALES INFORMATION SECTION
 SALES TYPE (SALTYP) 3 - ADEQUATE
 SOURCE (VERIFY) 3 - PRIVATE
 VALID (VALID) 2 - IMP CONST
 REASONS FOR INVALID SALE 3 - BLDG DEMO

LAND BREAKDOWN SECTION
 SQUARE FEET (SQFT) 8050
 ACRES (ACRES) 0.185
 DEPTH (DEPTH) 0
 FRONT FEET (FRNTFT) 0
 LAND TYPE (LNDTYP) 01

WATERFRONT TYPE (WTRFT) 1 - POND
 INFLUENCE PERCENT (INFLPC) 0
 WATERFRONT TYPE (WTRFT) 4 - CANAL
 INFLUENCE PERCENT (INFLPC) 0
 WATERFRONT TYPE (WTRFT) 5 - OCEAN/LAKE

INFLUENCE CODES (INFLCD)
 1 - TOPOGRAPHY
 2 - LOCATION
 3 - SHAPE
 4 - RESTRICTED USE
 5 - VIEW
 6 - WETNESS
 7 - OTHER
 8 - CORNER/ALLEY

BUILDING	SECTION	YEAR BUILT	BUILT AS	EXTERIOR WALL MATERIAL	EXTERIOR WALL CODES	LOCATION STORY	USED AS	STORY HGT	WIDTH	LENGTH	SQUARE FEET	INTERIOR FINISH PARTITIONS	FLOOR CONSTR	LIGHTING	PLUMBING	HEATING SYSTEM	AIR CONDITION	SPRINKLER	ROOF TYPE (SLOPE)	ROOF MATERIAL	INTERNAL CONDITION
				00 - None 01 - Store Front 02 - Conc Block 03 - Brick/Stone 04 - Frame 05 - Gali. 06 - Conc Walls 07 - Prefab 08 - Hl Sandwich	00 - None 01 - Store Front 02 - Conc Block 03 - Brick/Stone 04 - Frame 05 - Gali. 06 - Conc Walls 07 - Prefab 08 - Hl Sandwich	FROM TO						00 - None 01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	00 - None 01 - Minimum 02 - Good	00 - None 01 - Fluorescent 02 - Incandescent 03 - Neon 04 - LED	00 - None 01 - Copper 02 - Galv 03 - Plastic 04 - Lead 05 - Cast Iron 06 - Cast Steel	00 - None 01 - Radiator 02 - Baseboard 03 - Hot Water 04 - Electric	00 - None 01 - Central 02 - Split System 03 - Packaged Unit 04 - VAV	00 - None 01 - Dry Pipe 02 - Wet Pipe 03 - Deluge 04 - Pre-Action	00 - None 01 - Flat 02 - Gable 03 - Hip 04 - Shed 05 - Dome 06 - Other	00 - None 01 - Asphalt 02 - Concrete 03 - Clay Tiles 04 - Slate 05 - Metal 06 - Other	00 - None 01 - Good 02 - Fair 03 - Poor 04 - Very Poor 05 - Bad
				00 - None 01 - Store Front 02 - Conc Block 03 - Brick/Stone 04 - Frame 05 - Gali. 06 - Conc Walls 07 - Prefab 08 - Hl Sandwich	00 - None 01 - Store Front 02 - Conc Block 03 - Brick/Stone 04 - Frame 05 - Gali. 06 - Conc Walls 07 - Prefab 08 - Hl Sandwich	FROM TO						00 - None 01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	00 - None 01 - Minimum 02 - Good	00 - None 01 - Fluorescent 02 - Incandescent 03 - Neon 04 - LED	00 - None 01 - Copper 02 - Galv 03 - Plastic 04 - Lead 05 - Cast Iron 06 - Cast Steel	00 - None 01 - Radiator 02 - Baseboard 03 - Hot Water 04 - Electric	00 - None 01 - Central 02 - Split System 03 - Packaged Unit 04 - VAV	00 - None 01 - Dry Pipe 02 - Wet Pipe 03 - Deluge 04 - Pre-Action	00 - None 01 - Flat 02 - Gable 03 - Hip 04 - Shed 05 - Dome 06 - Other	00 - None 01 - Asphalt 02 - Concrete 03 - Clay Tiles 04 - Slate 05 - Metal 06 - Other	00 - None 01 - Good 02 - Fair 03 - Poor 04 - Very Poor 05 - Bad

STRUCT. CODE	MS CD	MEASUREMENT 1	MEASUREMENT 2	BUILDING NUMBER	SECTION NUMBER	IDENTICAL UNITS	CONDITION	UTILITY	YEAR BUILT OR INSTALLED	GRADE	INTERNAL	BUILT AS CODES	USED AS CODES	RESIDENTIAL CODES	SHED CODES	MISCELLANEOUS IMPROVEMENTS												
												411 - Apartments 412 - Condominium Apt 413 - Hotel 414 - Motel 415 - Motel 416 - Motel 417 - Motel 418 - Motel 419 - Motel 420 - Motel 421 - Motel 422 - Motel 423 - Motel 424 - Motel 425 - Motel 426 - Motel 427 - Motel 428 - Motel 429 - Motel 430 - Motel 431 - Motel 432 - Motel 433 - Motel 434 - Motel 435 - Motel 436 - Motel 437 - Motel 438 - Motel 439 - Motel 440 - Motel 441 - Motel 442 - Motel 443 - Motel 444 - Motel 445 - Motel 446 - Motel 447 - Motel 448 - Motel 449 - Motel 450 - Motel 451 - Motel 452 - Motel 453 - Motel 454 - Motel 455 - Motel 456 - Motel 457 - Motel 458 - Motel 459 - Motel 460 - Motel 461 - Motel 462 - Motel 463 - Motel 464 - Motel 465 - Motel 466 - Motel 467 - Motel 468 - Motel 469 - Motel 470 - Motel 471 - Motel 472 - Motel 473 - Motel 474 - Motel 475 - Motel 476 - Motel 477 - Motel 478 - Motel 479 - Motel 480 - Motel 481 - Motel 482 - Motel 483 - Motel 484 - Motel 485 - Motel 486 - Motel 487 - Motel 488 - Motel 489 - Motel 490 - Motel 491 - Motel 492 - Motel 493 - Motel 494 - Motel 495 - Motel 496 - Motel 497 - Motel 498 - Motel 499 - Motel 500 - Motel	11 - Apartment 12 - Hotel/Ornamentary 21 - Motel 22 - Multiple Dwelling 23 - Row House 24 - Row House 25 - Row House 26 - Row House 27 - Row House 28 - Row House 29 - Row House 30 - Row House 31 - Row House 32 - Row House 33 - Row House 34 - Row House 35 - Row House 36 - Row House 37 - Row House 38 - Row House 39 - Row House 40 - Row House 41 - Row House 42 - Row House 43 - Row House 44 - Row House 45 - Row House 46 - Row House 47 - Row House 48 - Row House 49 - Row House 50 - Row House 51 - Row House 52 - Row House 53 - Row House 54 - Row House 55 - Row House 56 - Row House 57 - Row House 58 - Row House 59 - Row House 60 - Row House 61 - Row House 62 - Row House 63 - Row House 64 - Row House 65 - Row House 66 - Row House 67 - Row House 68 - Row House 69 - Row House 70 - Row House 71 - Row House 72 - Row House 73 - Row House 74 - Row House 75 - Row House 76 - Row House 77 - Row House 78 - Row House 79 - Row House 80 - Row House 81 - Row House 82 - Row House 83 - Row House 84 - Row House 85 - Row House 86 - Row House 87 - Row House 88 - Row House 89 - Row House 90 - Row House 91 - Row House 92 - Row House 93 - Row House 94 - Row House 95 - Row House 96 - Row House 97 - Row House 98 - Row House 99 - Row House 100 - Row House	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating	01 - Concrete 02 - Masonry 03 - Stone 04 - Brick 05 - Wood 06 - Metal Grating

BE1 - Bank Vault (no door)
BE2 - Bank Vault (1/2 door, no door)
BE3 - Bank Vault (1/2 door, no door)
BE4 - Bank Vault (1/2 door, no door)
BE5 - Bank Vault (1/2 door, no door)
BE6 - Bank Vault (1/2 door, no door)
BE7 - Bank Vault (1/2 door, no door)
BE8 - Bank Vault (1/2 door, no door)
BE9 - Bank Vault (1/2 door, no door)
C19 - Canopy over Conc or Sil Loading Dock
C20 - Canopy, Real only
E11 - Elevator, Electric Freight
E12 - Elevator, Electric Passenger
E13 - Escalator
GH3 - Greenhouse (wood sash, steel frame)
GH4 - Greenhouse (wood sash, wood frame)
GH5 - Greenhouse (aluminum)

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 11/28/2017 DISPLAY

120 420 0002 070 000 0000 00 1 LT P 00 CT/B-AD 0096.02 302 20 DISC 000000000
0024 YORK ST 14611 USE 438 70 SF YR N/A

- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -
INNER FAITH GOSPEL RS - SS CURRENT TAXABLES
TABERNACLE CHURCH INC 8 - 6 LAND 9,000 COUNTY 0
ACT HSC TOTAL 11,000 CITY 0
32 YORK ST A - N PRIOR SCHOOL 0
ROCHESTER NY 14611 NGBHD LAND 9,000 BANK CODE 0005297
00004 TOTAL 11,000 MORTGAGE
INVESTOR 05297

- - - - - SALES INFORMATION - - - - - - - DIMENSIONS - - - COORDINATES - - -
PRICE 150,000 DEED W DATE 011310 F 76.22 D 123.11 E 400767 N 149397
BOOK 10836 PAGE 00091 CTL# 9999999 ACRES 0.00 SP/MRG 00000000 IR LT I
PR OWNER GATTI JOHN R - - - - - SPECIAL DISTRICTS - - - - -
- - - - - EXEMPTIONS - - - RES% 00
CODE AMOUNT PCT IY TY HC SPC UNITS PCT TYPE VALUE
25110 000011000 0.00 10 SC400 117.00 .0000 0.00
00000 000000000 0.00 00 RP600 117.00 .0000 0.00
00000 000000000 0.00 00 SP700 76.00 .0000 0.00
00000 000000000 0.00 00 HSR00 76.00 .0000 0.00
0.00 .0000 0.00
0.00 .0000 0.00

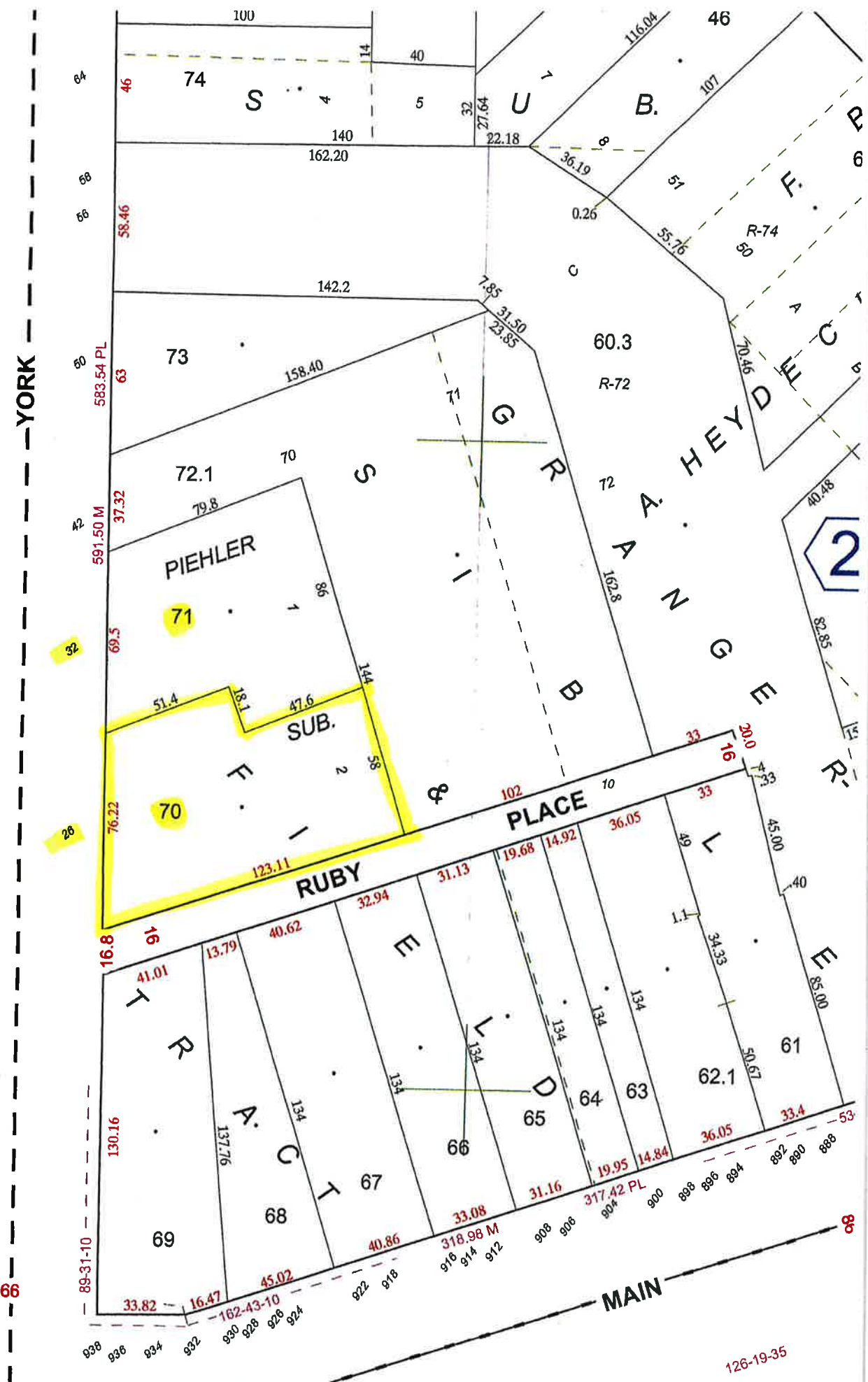
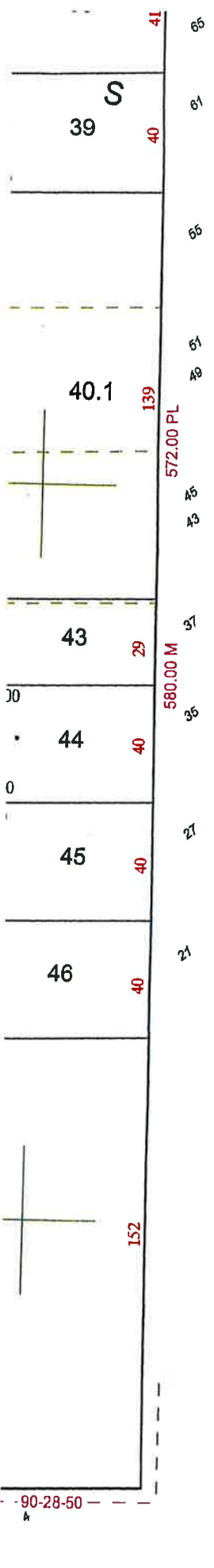
PF12-RETURN TO ARMKLOC

ARMSUM ASSESSMENT - SUMMARY DISPLAY - CURRENT YEAR DATE: 11/28/2017 +1R

120 420 0002 071 000 0000 00 1 MM P 00 CT/B-AD 0096.02 302 20 DISC 000000000
0032 YORK ST 14611 USE 484 70 SF 4,706 YR 1937

- OWNER & MAILING INFORMATION - MISC. - - - - - ASSESSMENT DATA - - - - -
INNER FAITH GOSPEL RS - SS CURRENT TAXABLES
TABERNACLE CHURCH 8 - 6 LAND 14,300 COUNTY 0
ACT HSC TOTAL 145,900 CITY 0
32 YORK ST A - N PRIOR SCHOOL 0
ROCHESTER NY 14611 NGBHD LAND 14,300 BANK CODE 0005297
00004 TOTAL 145,900 MORTGAGE
INVESTOR 05297

- - - - - SALES INFORMATION - - - - - - - DIMENSIONS - - - COORDINATES - - -
PRICE 150,000 DEED W DATE 011310 F 69.50 D 79.80 E 400763 N 149472
BOOK 10836 PAGE 00091 CTL# 9999999 ACRES 0.00 SP/MRG 00000000 IR LT I
PR OWNER GATTI JOHN R - - - - - SPECIAL DISTRICTS - - - - -
- - - - - EXEMPTIONS - - - RES% 00
CODE AMOUNT PCT IY TY HC SPC UNITS PCT TYPE VALUE
25110 000145900 0.00 10 SC400 70.00 .0000 0.00
00000 000000000 0.00 00 RP600 70.00 .0000 0.00
00000 000000000 0.00 00 SP700 70.00 .0000 0.00
00000 000000000 0.00 00 HSR00 70.00 .0000 0.00
0.00 .0000 0.00
0.00 .0000 0.00



126-19-35

98

11/27/17

CITY OF ROCHESTER - FIRE DEPARTMENT
ALL RUNS
SPECIFIC ADDRESS

INC	DATE	TYPE INCIDENT	ADDRESS	REMARKS
8004835	6/26/80	34	24 YORK ST	RADIO ALARM FROM POLICE TO COVER 2 BROKEN WINDOWS AT REAR OF BLDG. POL ICE UNABLE TO CONTACT OWNER.

APPENDIX E

INTERVIEW DOCUMENTATION

As directed by a representative of the Client, an interview with a representative of the owner of the assessed property was not performed as part of this assessment. The lack of an interview with an owner representative may affect the applicability of Landowner Liability Protections and may affect the ability of the Environmental Professional to identify recognized environmental conditions. Since an owner interview was not completed, it is DAY's opinion that the absence of this information is a significant data gap.

APPENDIX F

**QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S) AND
ADDITIONAL DAY REPRESENTATIVE (S)**

EXPERIENCE

Day Engineering, P.C./Day Environmental, Inc.: 1989 to present

EDUCATION

SUNY Morrisville, A.A.S. Environmental Technology, 1973

REGISTRATION

4-A NYS Public Wastewater Treatment Plant Operator #6389
40 Hour OSHA Hazardous Waste Site Worker
8 Hour OSHA Hazardous Waste Site Worker Refresher Training

MEMBERSHIP

NYS Water Environment Association, since 1977
Chairman, Genesee Chapter 1987-89

RESPONSIBILITIES

Technical Specialist, Day Environmental, Inc. Mr. Roszak has performed over 300 Phase I Environmental Site Assessments (Phase I ESAs). In addition, Mr. Roszak is responsible for project coordination, operations management and development of designs for wastewater, stormwater and contaminated groundwater treatment projects.

Over 40 years of technical experience, specializing in municipal and industrial wastewater treatment.

Representative projects include:

Wastewater Pilot Study at the Metro-North Brewster Yard. Project Specialist for a pilot wastewater pumping project to study the impact of railroad yard wastewater on a local municipal wastewater treatment plant, including design, on-site construction coordination, startup and operations management.

Operations & Maintenance Manuals at the Metro-North Harmon, Brewster and Port Jervis Yards. Developed Operation and Maintenance Manuals for Brewster Yard stormwater and fueling pad oil/water separators, Harmon Yard stormwater oil/water separator and wastewater treatment facility, and Port Jervis oil/water separator, including standard operating procedures, maintenance scheduling and recordkeeping.

Oil/Water Separator Project at the Metro-North Harmon Yard. Project Specialist for a pilot stormwater treatment system at Harmon Yard to remove oil sheen from oil/water separator effluent.

Fuel Pad Oil/Water Separator Project at the Metro-North Harmon Yard. Project Specialist for the Harmon Yard fuel pad oil/water separator, including design, construction coordination, startup, and operations management.

Wastewater Treatment Plant Improvement Project at the Metro-North Harmon Yard. Project Specialist for improvements to the Harmon Yard sanitary/industrial wastewater treatment plant including

development and pilot testing of treatment alternatives, biological treatment design, construction coordination, startup, and operations management.

Oil/Water Separator Project at the Metro-North Port Jervis Yard. Project Specialist for the Port Jervis oil/water separator including startup, and operations management.

Ultrafiltration System Project at the Metro-North New Haven Yard. Project Specialist for improvements to the New Haven Yard industrial wastewater ultrafiltration system including design, construction coordination, and operations management.

Miscellaneous Projects at Metro-North Facilities. Miscellaneous involvement with SPCC plan development, Best Management Practices development, product evaluation, regulatory agency interface, SPDES permit renewals, and treatment systems troubleshooting. Mr. Roszak is extremely familiar with the Metro North Harmon Yard, Brewster Yard, North White Plains Yard and Port Jervis facilities and operations and with Metro-North maintenance personnel.

Other Projects

Groundwater Treatment System for Computer Company, Rochester, New York. Project Specialist for a five-year treatment project utilizing vacuum extraction and biological treatment of groundwater contaminated with various organic compounds.

Groundwater Treatment System at Former Circuit Board Manufacturing Facility, Rochester, New York. Project Specialist for a system utilizing activated carbon to treat contaminated groundwater.

Campground Water Treatment. Project Specialist for two YMCA campground water treatment systems including design, construction, and startup.

Phase I Environmental Assessments. Completion of over 100 Phase I Environmental Assessments for various industrial and commercial real estate transactions.

1985 - 1988

General Foods Corporation. Utilities Supervisor. Responsible for plant-wide utilities operations and management including boiler and chiller systems, water treatment and distribution, and industrial wastewater treatment.

1978 – 1985

Lozier Architects/Engineers. Technical Specialist. Responsible for treatment plants startup, operator training, and development of O&M Manuals. Also responsible for wastewater treatment troubleshooting and pilot testing.

1977

New York State Department of Environmental Conservation. Instructor of wastewater treatment plant operators.

1973 - 1976

Albany County Sewer District. Shift Supervisor at the 35 MGD North Plant, responsible for routine plant operations including secondary treatment, sludge dewatering, and incineration.

EXPERIENCE

Day Environmental, Inc.: 2016 to present
Years with Other Firms: 1+ year

AREAS OF SPECIALIZATION

- Environmental, Health & Safety Compliance
- Environmental Investigation & Remediation Services

EDUCATION

Saint Francis University – Loretto, PA; B.S. Environmental Engineering; 2015

REGISTRATION/AFFILIATIONS

40 Hour OSHA Hazardous Waste Site Worker Training

RESPONSIBILITIES

Mr. Reese’s current responsibilities include completing environmental, health, and safety industrial compliance projects and training programs, and investigation and remediation projects for private entities and government agencies. Specifically, Mr. Reese assists in environmental, health and safety assessments; compliance projects; developing and modifying facility air permits; Spill Prevention Control and Countermeasure (SPCC) Plans; Storm Water Permits; Storm Water Pollution Prevention Plans (SWPPPs) and Management Plans (SWMPs); NYS Petroleum Bulk Storage (PBS) and NYS Chemical Bulk Storage (CBS) projects; Spill Prevention Reports (SPRs); and SARA Title III Tier 1 and Tier 2 reports. In addition, Mr. Reese assists in environmental investigation field activities and associated field documentation, report preparation, design calculations, data management, remedial alternative evaluation and selection, and project communication.

PROJECT EXPERIENCE

LENNON, SMITH, SOULERET ENGINEERING, INC.
Pittsburgh, PA
Temporary Resident Project Representative
June 2015 – December 2015

- Provided construction site services to ensure storm and sanitary sewer installation and roadway construction were completed according to plans;
- Effectively interacted with contractors, superintendents, foreman, and laborers;
- Provided project scoping and cost estimation.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

Easton, PA

Engineering, Scientific and Technical Intern

Summers 2010, 2011, 2012

- Provided bridge and roadway construction site services to ensure that operations were executed according to plans;
- Identified construction problems and aided in the development of solutions;
- Interacted and effectively communicated with contractors, inspectors, foremen, and engineers in the field;
- Read and interpreted construction and state roadway plans and documents;
- Kept records of day to day environmental impact according to permits and plans;
- Identified problems with state roads, guide rails and drainage throughout Lehigh County.

EXPERIENCE

Day Engineering, P.C./Day Environmental, Inc.: 1990 to present

CERTIFICATION

New York State Department of Health Certified Asbestos Inspector

SEMINARS/TRAINING

- ASTM Due Diligence Seminar Sponsored by Environmental Data Resources, Inc. (EDR)
- Environmental Assessment Association (EAA) Certified Environmental Inspector (CEI) Training
- New York State Department of Health 24-hour Asbestos Inspector Training
- 4-hour Inspector Refresher Training

RESPONSIBILITIES AND EXPERIENCE

Ms. Miller has been employed by DAY since 1990, and has worked in the Phase I Environmental Site Assessment (Phase I ESA) Group for over 15 years where she has served as the Phase I ESA Coordinator and an Assessor. As an Assessor, Ms. Miller has completed more than 100 Phase I ESAs.

As DAY's Phase I ESA Coordinator, Ms. Miller's duties include being the primary client liaison for Phase I ESA related matters, providing quotes and proposals, preparing reliance letters, providing a non-technical review of Phase I ESA reports prepared by others within the firm, updating regulatory databases, and performing regulatory reviews. Ms. Miller also performs Phase I ESAs in general accordance with ASTM Standard E1527 and Transaction Screens in general accordance with ASTM Standard E1528.

Representative projects include:

- **Environmental Site Assessment, City of Rochester, New York.** Coordinated and assisted with the completion of an environmental assessment of a 104-parcel redevelopment area for the City of Rochester. The assessment included evaluation of historical uses, regulatory information, municipal information, and current property conditions for the redevelopment area and the surrounding off-site properties.
- **Moynihan Station Redevelopment Project, New York City.** Coordinated and assisted with the completion of a Phase I ESA for the Moynihan Station Redevelopment Project. The work consisted of a Phase I ESA of a portion of Penn Station occupied by rail yards, rail lines, passenger platforms and utility tunnels. Assisted with the historical/regulatory research and preparation of the Phase I ESA report.
- **Active Gasoline Stations, Erie and Niagara Counties, New York.** Coordinated the completion of Phase I ESAs of 25 active gasoline/service stations, and completed five of the Phase I ESAs of these sites. The assessments included the evaluation of the generation and storage of hazardous waste, in-ground hydraulic lifts, and active and abandoned underground storage tanks.

- **Phase I ESA, Industrial Facility, Webster, New York:** Assisted in the completion of a Phase I ESA of approximately 600 acres of land, and an approximate 800,000-square foot manufacturing/industrial building, and an approximate 5,800-square foot permitted hazardous waste storage facility. The assessment included the evaluation of the listing of the site as a NYSDEC Inactive Hazardous Waste Site/Confirmed Local Waste Site, numerous areas of spillage/staining on the floor surfaces, trench drains/floor drains, a possible pipe cap of unknown use, known asbestos-containing materials and suspect asbestos-containing materials, an active NYSDEC spill incident on the assessed property, and fill and debris materials/potential contamination on vacant portions of the property.
- **Phase I ESA, Naples, New York:** Phase I ESA of a gasoline station and equipment rental facility. The assessment included the evaluation of an on-site septic system, the generation and storage of hazardous waste, in-ground hydraulic lifts, and abandoned underground storage tanks.
- **Phase I ESA, Cortlandville, New York:** Phase I ESA of an equipment sales and services facility. The assessment included the evaluation of a former underground storage tanks; a former floor drain, washwater, and septic systems; former spillage, staining, and pools of liquid; the disposal of waste oil filter debris and absorbent material in the dumpster; fill; and an adjoining RCRA hazardous waste generator.
- **Phase I ESA, Chili, New York.** Phase I ESA of a manufacturing/painting facility. The assessment included the evaluation of spillage from a fuel oil aboveground storage tank (AST) into a sump, and spillage in expansion joints in the concrete floor.
- **Phase I ESAs, Cell Tower Sites Throughout New York State:** Completed Phase I ESAs of dozens of cell tower sites, including vacant land, existing cell towers, and structures (i.e., buildings and water towers). The assessments included the evaluation of lead-based paint, generator listings of some of the sites, and potential environmental impacts of the assessed property from nearby properties.

EXPERIENCE

Day Engineering, P.C.: 1987 to present
Years with Other Firms: 17 years

AREAS OF SPECIALIZATION

- Engineering Design
- Regulatory Compliance

EDUCATION

University of Notre Dame, M.S. Environmental Health Engineering, 1974
Tri-State College, B.S. Civil Engineering, 1971
University of Cincinnati, Architecture, 1963-1968

REGISTRATIONS/AFFILIATIONS

Licensed Professional Engineer in New York

RESPONSIBILITIES AND PROJECT EXPERIENCE

Mr. Hampton has over 40 years of professional experience encompassing project management, facility evaluation and design, program planning and implementation, operations evaluation, and ordinance and regulatory compliance. He is a principal of the firm and functions as the head of DAY's Process Design Group. Some of his representative projects are described below.

Metro-North Railroad Projects - Twenty-seven years of providing services to the Railroad, including project manager and task leader for the Metro-North Railroad Environmental Engineering and Consulting Services Contracts. Tasks specifically performed by Mr. Hampton include:

- Oversight of the implementation of a GIS platform for facilities management and regulatory compliance incorporating SPDES DMR monitoring and reporting for 3 storm water discharges, well monitoring and product recovery tracking and reporting for 3 remediation sites, and PBS/UST petroleum tank inspections and compliance reporting for 60 tanks located at 3 Maintenance Yards.
- Wastewater facilities design that include 2 wastewater treatment facilities, 2 tie-ins to POTW facilities, 5 oil-water separator facilities, and 2 industrial pre-treatment systems.
- Two fuel recovery systems.
- PBS/UST/SPCC compliance programs for 7 facilities with a total of 80 tanks.
- Confined space program development for 6 facilities.

Monroe County Pure Water Districts/Department of Environmental Services Projects - Forty years of providing project management and design services to the county including:

- Deputy Project Manager of a Joint Venture, which provided program and design management for a \$500 million combined sewer overflow abatement tunnel project.
- Numerous wastewater conveyance facility and pump station evaluations and designs.

- The development of 8 term sewer construction contracts, 2 bid multiplier sewer construction contracts, and a bid multiplier asbestos abatement contract.
- Over 15 years of oversight inspection services for privately-constructed sewerage facilities.
- The design and construction oversight of bio-fuel, hydrogen, and propane fleet fueling facilities.

Environmental Remediation - Engineer of Record for:

- Remedial Investigation (RI), Remedial Alternatives Analysis (RAA), Site Management Plan (SMP), Environmental Easement (EE), American Land Title Association (ALTA) Survey, and Final Engineering Report (FER) for an 8-acre former manufacturing plant placed in the Brownfield Cleanup Program (BCP).
- RI, RAA, SMP, EE, ALTA Survey, and FRE for 6-acre low-rise apartment complex place in the BCP.
- SMP, non-ALTA Survey, and FER for a former automobile dealership placed in the Environmental Restoration Program (ERP).
- RAA for a 25-acre marina placed in the (BCP).
- Remedial Work Plan (RWP) and Pilot Phase Work Plan for a former Air Force plant placed in the Voluntary Cleanup Program (VCP).

Treatment Systems - Project Manager, facility planning and design for:

- A \$35 million 12 MGD wastewater treatment plant utilizing and funded for use of innovative technologies.
- An \$11.5 million 6.5 MGD wastewater treatment plant.
- The innovative incorporation of a wetland into a wastewater treatment system to provide advanced wastewater treatment.
- A carbon adsorption system to treat volatile organics contaminated groundwater at a listed New York State Inactive Hazardous Waste Site.

Electrical Utility Company - Project Manager for the preparation of the Spill Prevention Control & Countermeasures Plans for approximately 100 facilities.

U.S. Postal Service - Project Manager for over forty separate facility construction/improvement projects.

New York State Department of Transportation - Design Engineer and Construction Inspector for various highway and architectural projects.

APPENDIX G

**PREVIOUS ENVIRONMENTAL REPORTS /
ADDITIONAL DOCUMENTS**



38 Lesmill Road, Unit 2, Toronto, ON M3B 2T5

Phone : 416-510-5204 › Fax : 416-510-5133

info@erisinfo.com › www.erisinfo.com

THE ERIS ENVIRONMENTAL LIEN SEARCH REPORT

**5438E-17
24 YORK ST
ROCHESTER, NY**

ERIS Project No. 20171201004

DECEMBER 5, 2017

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Search for environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

Thank You For Your Business
Please contact ERIS at **416-510-5204**
with any questions or comments

LIMITATION

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

ENVIRONMENTAL LIEN REPORT

The ERIS Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

24 YORK ST
ROCHESTER, NY

RESEARCH SOURCE

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
MONROE COUNTY, NEW YORK LAND RECORDS
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DEED INFORMATION

Type of Instrument: WARRANTY DEED

Grantor: JOHN R. GATTI

Grantee: INNER FAITH GOSPEL TABERNACLE CHURCH, INC

Deed Dated: 1/13/2010

Deed Recorded: 1/14/2010

Instrument: 10836/91

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE AND STATE OF NEW YORK AND MORE PARTICULARLY DESCRIBED IN THE FOLLOWING DEED.

Assessor's Parcel Number (s): 261400-120-420-0002-070-000-0000

ENVIRONMENTAL LIEN

Environmental Lien: Found X Not Found

If Found Describe:

ENVIRONMENTAL LIEN REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found X Not Found

If Found Describe:

LEASES

Lessor: NONE IDENTIFIED

MONROE COUNTY CLERK'S OFFICE
ROCHESTER, NY

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

Receipt # 298711
Index DEEDS
Book 10836 Page 91
No. Pages : 4
Instrument DEED OTHER
Date : 01/14/2010
Time : 11:59:40PM
Control # 201001140414
TT # TT0000008799
Ref 1 #
Employee : JoanM

Return To:
JOSEPH JACEK JR
31 ERIE CANAL DR STE A
ROCHESTER, NY 14626-

GATTI, JOHN R
INNER FAITH GOSPEL TABERNACLE CHURCH INC

COUNTY FEE NUMBER PAGES	\$	12.00
COUNTY FEE RECORDING	\$	8.00
COUNTY FEE TP584	\$	5.00
MISCELLANEOUS COUNTY FEE	\$	0.00
RP5217 COUNTY FEE	\$	9.00
RP5217 STATE EQUAL ADDIT FEE	\$	241.00
STATE FEE CULTURAL EDUCATION	\$	14.25
STATE FEE RECORDS MANAGEMENT	\$	4.75
STATE FEE TRANSFER TAX	\$	600.00

Total \$ 894.00

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

TRANSFER AMT

TRANSFER AMT	\$150,000.00
TRANSFER TAX	\$600.00

CHERYL DINOLFO
MONROE COUNTY CLERK



LT1-1-201001140414-1

LT2-10836-91-4

10

9

WARRANTY DEED

THIS INDENTURE, made the 13th day of January, 2010

BETWEEN John R. Gatti residing at 981 Chili Avenue, Rochester, New York, 14611
Grantor and

Inner Faith Gospel Tabernacle Church, Inc a domestic not for profit religious corporation duly formed under the laws of the State of New York, with its principal place of business located at 615 Portland Avenue, Rochester, NY 14621, Grantee

WITNESSETH, that the Grantor, in consideration of One and 00/100 Dollars (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the Grantee, hereby grants and releases unto the Grantee and their heirs and/or successors and/or assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Rochester, County of Monroe and State of New York, more particularly described in Appendix "A" attached hereto and made a part herein.

Subject to all restrictions, covenants and easements of record, affecting said premises.

Being and hereby intending to convey the same premises conveyed to the Grantor herein by Deed recorded in the Monroe County Clerk's Office on February 9, 1998 in liber 8970 of deeds, page 435.

Tax Account Numbers: 120.42-2-70 and 120.42-2-71
Property Billing Address: 24 York Street, Rochester, NY 14611
Mailing Address: same

32 York St

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

And the grantor covenants as follows:

FIRST - That the grantor is seized of the said premises in fee simple, and has the right to convey the same;

SECOND - The Grantee shall quietly enjoy the said premises;

THIRD - The grantor will forever warrant the title to said premises;

FOURTH - That the grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH - That the grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the

Returned to: Joe Jacob
31 Guy Court
Rochester NY 14626

5109-3457

cost of the improvement and will apply the same first to the cost of the improvement before using any part of the total of the same for any other purpose.

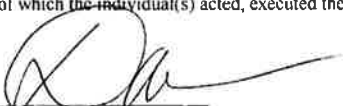
The words "grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.


John R. Gatti L.S.

STATE OF NEW YORK
COUNTY OF MONROE SS:

On the 13 day of June, in the year 2010 before me, the undersigned, personally appeared John R. Gatti, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

DAVID BERLOWITZ
Notary Public, State of New York
No. 028E6142481
Qualified in Monroe County
Commission Expires February 27, 2010

Schedule 4

Also described as follows: All that tract or parcel of land situate in the City of Rochester, County of Monroe and State of New York, and more particularly described as follows:

Beginning at a point at the southwest corner of Lot 2 of the Piehler Subdivision (map filed in the Monroe County Clerk's Office at Liber 87 of Maps, page 19) in the east right of way line of York Street (66 feet wide), said point is 146.96 feet northerly of the intersection of said right of way line with the north right of way line of West Main Street (variable width), said point is also at the intersection of said east line of York Street and the north line of an alley known as Ruby Place (16 feet wide); thence,

- (1) North $71^{\circ} 44' 25''$ East, along said north line of Ruby Place and the south line of said Lot 2, a distance of 123.11 feet to a point; thence,
- (2) North $17^{\circ} 53' 35''$ West, along the east line of Lot 2 and Lot 1 of the said subdivision, a distance of 144.03 feet to a point at the northeast corner of said Lot 1; thence,
- (3) South $68^{\circ} 01' 05''$ West, along the north line of said Lot 1, a distance of 79.72 feet to a point in said east line of York Street; thence
- (4) South $00^{\circ} 29' 55''$ East, along the said east line of York Street, a distance of 145.80 feet to the point and place of beginning, comprising an area of 14,274 square feet.

ENVIRONMENTAL SCREEN
BULLS HEAD PROJECT AREA
(103 CONTIGUOUS PARCELS OF LAND)
ROCHESTER, NEW YORK

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

Prepared by: Day Environmental, Inc.
40 Commercial Street
Rochester, New York 14614

Date: September 2009

Project #: 4211E-09

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3.2	Summary of Findings: Adjoining and Nearby Parcels	121

TABLES

Table 1	Potential Off-Site Recognized Environmental Conditions – Adjoining Properties
Table 2	Potential Off-Site Recognized Environmental Conditions – Nearby Properties

FIGURES

Figure 1	Project Locus Map
Figure 2	Site Location Map – Potential On-Site Recognized Environmental Conditions
Figure 3	Area Location Map – Potential Off-Site Recognized Environmental Conditions

PHOTOGRAPHS

Photographs of Representative Recognized Environmental Conditions

APPENDICES

Appendix A: List of Parcels

- List of Parcels Included in the Assessed Property (Provided by the City of Rochester)
- List of Adjoining Properties (Provided by the City of Rochester)

Appendix B: Historical Research Documentation

- Aerial Photographs
- Sanborn Maps
- Plat Maps / Atlases
- Polk City Directory Summary
- Deed Information

Appendix C: Regulatory Research Documentation

- DAY's In-House Records Check Form
- NYSDEC Spill Report Forms
- NYSDEC FOIL Response
- MCDOH FOIL Response
- MCDOH Local Waste Site Map
- City of Rochester Fire Department Records –Assessed Property
- City of Rochester Building Department Permit Summaries – Assessed Property
- City of Rochester Building Department Summaries – Potential Concerns on Adjoining Properties
- City of Rochester Building Department Pending Permits – Potential Concerns on Adjoining Properties

Appendix D: Interview Documentation – 21-23 York Street

1.0 INTRODUCTION

On behalf of the City of Rochester (Client), Day Environmental, Inc. (DAY) completed this Environmental Screen Report regarding 103 contiguous parcels of land located in the Bulls Head area of the City of Rochester (i.e., collectively referred to herein as the “assessed property”). The assessed property consists of vacant and developed parcels of land that are currently or have been formerly used for residential and various commercial/industrial purposes. A list of the parcels which comprise the assessed property is included in Appendix A. A Project Locus Map and Site Location Map of the project area are included as part of this report.

The objective of this Environmental Screen was to conduct a limited evaluation of current/prior site use and environmental regulatory information from readily accessible sources to assess the potential for recognized environmental conditions¹ at the assessed property. As described in Section 2.0, certain portions of the research were completed by DAY, and other portions of the research were completed by representatives of the Client. DAY reviewed the information obtained by both parties and compiled this report.

¹ The ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-05 defines *recognized environmental condition* as: “the presence or likely presence of any hazardous substances or petroleum products on a property 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 on the property or into the ground, ground water, or surface water of the property...” This ASTM definition is used for clarity in defining the objective of this work. However, this limited scope of services does not constitute an ASTM Phase I Environmental Site Assessment or an ASTM Transaction Screen.

2.0 SCOPE OF SERVICES

The following summarizes the scope-of-services conducted to complete this Environmental Screen.

DAY completed the following tasks:

1. Performed limited exterior site observations of the assessed property. Note, access to the assessed property was not available; therefore, limited site observations were made of the exterior portions of the assessed property from public roadways and rights-of-way. Also, cursory exterior observations of accessible adjoining properties were made (refer to Appendix A for list of adjoining properties). The purpose of the limited exterior site observations was to identify obvious exterior facilities and conditions, which may have indicated a potential recognized environmental condition in relation to the assessed property. (Note, representatives of the Client accompanied the DAY representatives during the site visit, and completed independent site observations of approximately 50% of the parcels that comprise the assessed property (i.e., the City of Rochester representatives and the DAY representatives conducted the site visit as two separate teams, each observing parcels on opposite sides of each street within the project area). Pertinent observations made independently by the City of Rochester representatives were provided to DAY.)
2. Obtained Sanborn maps from Environmental Data Resources, Inc. (EDR) for the area of the assessed property, and reviewed the maps for potential recognized environmental conditions in relation to the assessed property.
3. Obtained a Freedom of Information Law (FOIL) response from the Monroe County Department of Health (MCDOH) for aerial photographs of the assessed property, and for MCDOH records regarding those parcels located within the boundaries of the assessed property which are currently or were formerly used for commercial/industrial purposes. (Note, MCDOH records were not requested for known residential properties.) DAY also obtained MCDOH information regarding local waste sites located on or within 0.5 miles of the assessed property.
4. Obtained a FOIL response from the New York State Department of Environmental Conservation (NYSDEC) for information regarding those parcels located within the boundaries of the assessed property which are currently or were formerly used for commercial/industrial purposes. (Note, NYSDEC records were not requested for known residential properties.)
5. Obtained a FOIL response from the City of Rochester Fire Department for information regarding each parcel located within the boundaries of the assessed property.
6. Performed an in-house regulatory review (i.e., NPL sites, CERCLIS sites, NYSDEC Spills/Leaking Storage Tank incidents, etc.) using the databases and radii specified by ASTM Practice E1527-05. The regulatory review included a search for incidents/listings for the assessed property, and properties beyond the exterior boundary of the assessed property to the radii specified by ASTM Practice E1527-05 for each database (i.e., DAY did not complete a separate radius search for each of the 103 parcels). The databases and radii searched are included in the "In-House Records Check Form" included in Appendix C.

7. Reviewed information that was provided by the Client (see below), and summarized pertinent information in this report.
8. Prepared this Environmental Screen report, which presents DAY's findings based on the limited scope-of-services performed.

The Client provided DAY with the following:

1. A spreadsheet that included property information regarding each parcel located within the boundaries of the assessed property, as well as a spreadsheet that included property information regarding the parcels that adjoin the assessed property (i.e., site addresses, SBL numbers, parcel/building sizes, property uses, etc.). Copies of these lists are included in Appendix A.
2. Maps, drawings, etc. of the assessed property that have been developed as part of this Environmental Screen project.
3. Copies of City of Rochester Building Department records for each parcel.
4. A summary of the Client's review of Plat maps, Sanborn maps, and City Directories that are maintained by the City of Rochester and Rundel Library for the assessed property and adjoining properties.
5. Client representatives accompanied the DAY representatives at the time of the site visit and provided site notes and photographs of the parcels that were observed independently by the Client representatives.
6. Select foreclosure file information for each parcel, if maintained by the Client.
7. Property deeds for any non-residential usage/ownership obtained from the City's review of title information for the parcels.
8. Completion of environmental questionnaires regarding the City-owned parcels that are included in the assessed property.
9. Two previous environmental reports. A "Draft Phase I Environmental Site Assessment St. Mary's/Bull's Head Redevelopment Plan Area", prepared by Seeler Associates in January 1994; and a "Phase I Environmental Site Assessment, 67-69 Danforth Street, Rochester, New York". These reports included information regarding portions of the assessed property. (Note, these reports were reviewed by a DAY representative, and no pertinent information was included in these reports, beyond that which was obtained from other sources as part of this Environmental Screen.)
10. Information gathered as part of the Client's review of the City of Rochester's in-house Department of Environmental Quality GIS databases.

It should be noted that the limited scope-of-services provided as part of this project does not constitute an ASTM Phase I Environmental Site Assessment or an ASTM Environmental Transaction Screen, nor does

it permit the Client to satisfy the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (i.e., Landowner Liability Protections or LLPs). Additionally, this Environmental Screen did not include evaluations for asbestos, lead-based paint, radon, lead drinking water, mold, air quality, and other ASTM “non-scope considerations.”

The site visit consisted of limited exterior site observations of the assessed property since access to the assessed property was not available. Therefore, limited site observations were made of the exterior portions of the assessed property from public roadways and rights-of-way, and complete observations and details of each parcel were not made. Thus, this Environmental Screen is subject to any state of facts that complete access to and complete observation of the assessed property may have revealed.

3.0 FINDINGS

The following sections include summaries of recognized environmental conditions (RECs) identified for the assessed property (Section 3.1) and adjoining/nearby properties (Section 3.2).

3.1 Findings: 103 Parcels Comprising the Assessed property

The following pages include a one to two-page summary of findings for each of the 103 contiguous parcels that comprise the assessed property. The summaries include a list of RECs identified for each parcel, as well as a summary of information obtained (if any) about suspect asbestos-containing materials (SACM), and previous demolition activities conducted on the parcel.

The following notes apply to the findings for each of the parcels that comprise the assessed property:

- It is recognized that oil is a common source of heating fuel in the greater Rochester area. When the limited exterior observations or regulatory/historical research indicated the potential presence of a fuel oil tank on a specific parcel, that information is included in the corresponding parcel summary provided herein. However, due to the prevalence of oil as a heating fuel in the area of the assessed property, it is likely that oil tanks are present in basements (including residential basements) and other locations that are not identified in the parcel summaries of this report.
- When obvious information regarding SACM and building demolition was obtained as part of the Environmental Screen, it was included in the summary. The records of potential SACM and demolition activities are provided for informational purposes only, and this information is not intended to suggest a scope-of-services expanded beyond that specified elsewhere in this report or in DAY's proposal. Additionally, the lack of identification of SACM or demolition activities on a parcel does not preclude its potential existence on that parcel.
- During the time of the limited observations conducted from rights-of-way, multiple SACMs were observed on the exteriors of the assessed buildings, including transite siding, asphalt siding, roofing materials, caulks, glazes, insulation, exterior siding paper and liner, plaster patching, and masonry materials. Thus, it should be assumed that the buildings located on the assessed property may contain SACM. Individual lists of the observed SACMs are not included on the parcel summary sheets. If future plans for the buildings include possible disturbance of SACM through demolition, renovation, repair, etc., a comprehensive asbestos building survey, including sampling/analysis of all SACM that will be disturbed, is required.
- A REC on a particular parcel may result in an impact to other parcels (i.e., groundwater contamination from a leaking tank on one parcel may migrate to other parcels). The potential impact of specific RECs on additional parcels is not included in this report.

PROPERTY #88 24 YORK STREET

KNOWN FORMER ADDRESSES: 22 York Street and 26 York Street

SBL #: 120.420-0002-070

ACREAGE: 0.171

IMPROVEMENTS: None

CURRENT OWNER: John R. Gatti

CURRENT USE: Parking Lot

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Former Automobile Service/Repair; Former Industrial Use; and Storage Tanks: Following is a summary of information obtained regarding this property:

- In the 1912 Sanborn map, the property is developed with a two-story building labeled “Bl Sm & Wagon Shop 1st” and “Painting and Harness Shop 2nd”. In the 1950 and 1959 Sanborn maps, the property is labeled “Filling Statn” and is developed with a two-story building labeled “Auto Repairing & Bl. Sm” and a one-story building labeled “Auto Rep.” In addition, five gasoline tanks are depicted outside of the buildings and are labeled “G.T.” and “GTS”. In the 1971 Sanborn map, the property is developed with a two-story building labeled “Auto Repairing & Paintg.” and a one-story building labeled “Auto Rep.”
- In the 1922/23 City of Rochester directories the property is identified as *Beaman Roy E. Auto Repair*; in the 1922/23 through 1933 directories the property is identified as *Piecgler Michael* (blacksmith); in the 1973 directory the property is identified as *Franks Body Shop*; in the 1978 directory the property is identified as *F C Auto Sales*; in the 1993 directory the property is identified as *Breedlove Auto and Diesel Services (a/k/a 22 York St.)*; and in the 2003 and 2008 directories the property is identified as *Andy’s Automotive Enhancements – auto body repair/painting (a/k/a 22 York St.)*.
- The City of Rochester Building Department records indicate that permit # 0327961 was issued on 07/09/81 to “remove three 550 gal, one 1,000 gal, and one 2,000 gal underground fuel storage tanks”.
- The City of Rochester Fire Department records issued permits for the property for “flammable liquid storage” in 1987, 1988, and 1996; issued Notices of Violations in 1980, 1981, 1985, and 1987

associated with improper storage of flammable liquids/paints; and indicate the performance of inspections on various automotive repair facilities from at least 1980 to 2003.

Potential concerns associated with automobile service/repair and the past industrial uses of a property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and hazardous wastes.

OTHER

Building Demolition: The following B.I.S. permit summary obtained from the City of Rochester Building Department indicates that a building was demolished on the property:

- Permit # 0327922, issued 07/07/81, to “demolish 2 sty frame barn with attached 1 sty frame garage”

The Building Department records do not indicate whether or not this former building had a basement, or if demolition materials were disposed on-site (i.e., by filling in the basement). The apparent demolition of this former building is not being identified as a potential recognized environmental condition in relation to the assessed property at this time. However, if this parcel is ever redeveloped in the future and if demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

PROPERTY #81 - 924-930 WEST MAIN STREET

KNOWN FORMER ADDRESSES: 460-462 West Avenue

SBL #: 120.420-0002-068

ACREAGE: 0.089

IMPROVEMENTS: 6,210-square foot building
Reported date of construction: 1920

CURRENT OWNER: Wayne Haskins

CURRENT USE: Occupied by "Universal Heating Company"

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Current or Former Industrial/Manufacturing Use: In the 1912 Sanborn map, the assessed property appears to be addressed as 460-462 West Avenue and is developed with a one-story house and a one-story building labeled "Tin Shop". In addition, this property was listed in the 1988 through 1998 City of Rochester directories as *Universal Heating Co.*; in the 2003 and 2008 directories as *AAA Universal Heating and Cooling*; and in the 2003 directory as *Holland Furnace Co.* Potential concerns associated with the use of an industrial/manufacturing property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous substances, hazardous wastes, and/or petroleum products has occurred.

Spills/Violations: Records reviewed indicate that spills and violations are associated with this property. The City of Rochester Fire Department, the MCDOH, and the NYSDEC have records of five separate incidents (between 1985 and 1995) for fuel oil and gasoline spills from vehicle tanks and home heating oil tanks. NYSDEC Spill # 8706240, dated 10/23/87, states "[Caller] says Universal Heating has been washing out heating oil tanks and dumping product & water behind facility for years." "MCHD investigated and found evidence of spillage, both new and old. Also turned over to L.E.; Strong fuel odors exist and persons seen rinsing fuel oil tank behind Universal Heating"; "City of Rochester has ordered him to remove several (20-30) old fuel oil tanks from behind NK building"; "Petroleum sheen noted running down blacktop from area of fuel oil tanks (wet rainy day)". In addition, the City of Rochester Fire Department records indicate that this property had several Notices of Violation from building inspections that included violations regarding the presence of oil drums, the improper installation of vehicle tanks, the improper storage of oil and other liquids, an excess of combustibles, and the need for a general clean up/poor housekeeping of the area. Universal Heating was also issued permits in 1987 and 1988 for the use of "tank vehicles". In addition, at the time of the site visit, signs labeled "Furnace Tune Up Special" and "Oil Tanks Pumped and Removed" were observed on the building located on this parcel. A small bay door was also observed on the north side of the building.

PROPERTY #82 - 932-938 WEST MAIN STREET

KNOWN FORMER ADDRESSES: 464-468 West Avenue; and 2 York Street

SBL #: 120.420-0002-069

ACREAGE: 0.139

IMPROVEMENTS: 9,624-square foot building
Reported date of construction: 1920

CURRENT OWNER: Douglas L. Williams

CURRENT USE: Occupied by "Doug's Deli" and "Andy's Automotive Enhancement Collision and Paint"

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Current or Former Automobile Service/Repair and Industrial Use: In the 1912 Sanborn map, this property appears to be addressed as 464-468 West Avenue and is developed with a store labeled "Plumbing". In the 1950 Sanborn map, the property appears to be addressed as 932-938 Main Street W. (also addressed as 2 York Street) and the northern portion of the property (at the corner of York Street and Ruby Alley) is developed with a one-story building labeled "Auto Service". In the 1959 and 1971 Sanborn maps, the southern portion of the property is developed with a two-story store labeled "Paints" and the northern portion is developed with a one-story building labeled "Auto Service". The following Building Permit Summaries were obtained from the City of Rochester Building Department:

- Permit # 0850438, issued 02/11/85, to "change use of rear bldg from 3 car garage to minor auto repair"
- Permit # 1000837, issued 08/30/00, to "change use from minor auto repair to automotive reconditioning and light auto body repair"

In addition, at the time of the site visit, the bay doors of the building were open, and containers of paint thinner, paint, and automotive products, as well as engines, compressed gas cylinders, tires, and miscellaneous car parts could be seen inside the building. In addition, a "chemical type" odor was detected from the right-of-way on York Street. Three large metal pipes were observed on the alley side of the building, which were protruding from this building and appeared to be indicative of fume vents.

Potential concerns associated with automobile service/repair and industrial uses of a property include possible floor drains, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and/or hazardous wastes.

PROPERTY #90 - 32 YORK STREET

KNOWN FORMER ADDRESSES: None

SBL #: 120.420-0002-071

ACREAGE: 0.158

IMPROVEMENTS: 4,706-square foot building
Reported date of construction: 1935

CURRENT OWNER: John R. Gatti

CURRENT USE: Vacant Commercial (formerly occupied by U.S. Post Office)

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

NYSDEC Spill Incident: A review of the NYSDEC Spills/Leaks database identified closed Spill # 8906360 (dated 09/26/89) for this property (identified as Universal Heating). The NYSDEC Spill Report Form states, “#2 Fuel Oil Petroleum 25.00000G”, “This ran down drive into street. Fire dept put kitty litter down”, “this is a continuing problem at this site”, “Material from home heating oil tanks that were being cut for scrap. Some tanks had small amounts of product left in them.” It is unknown if Universal Heating occupied this site or if the nearby Universal Heating property (refer to Property #81, 924-930 West Main Street) caused a spill on this parcel. Potential concerns include the contamination of soil and/or groundwater if releases of petroleum products have occurred on or affected the property.

OTHER

Building Demolition: The following B.I.S. permit summary obtained from the City of Rochester Building Department indicates that a building was demolished on this parcel:

- Permit # 0106669, issued 03/19/35, to “demo fr dwelling”

The Building Department records do not indicate whether or not this former building had a basement, or if demolition materials were disposed on-site (i.e., by filling in the basement). The apparent demolition of this former building is not being identified as a potential recognized environmental condition in relation to the assessed property at this time. However, if this parcel is ever redeveloped in the future and if demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

PROPERTY #93 - 42 YORK STREET

KNOWN FORMER ADDRESSES: 8 Ruby Alley; and 44 York Street

SBL #: 120.420-0002-072.001

ACREAGE: 0.477

IMPROVEMENTS: None

CURRENT OWNER: Mohammad Z. Chippa

CURRENT USE: Parking Lot

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Staining/Debris: In the 1988, 1993, and 2003 aerial photographs, approximately 15 vehicles are parked on this property. In addition, apparent dark staining and miscellaneous items, which may be indicative of debris appear to be located throughout this property. The staining and debris on this property may be indicative of current or former industrial/manufacturing use of the property or affects from surrounding properties. Potential concerns associated with an industrial/manufacturing use of a property include the contamination of soil and/or groundwater if leaks/spills and/or improper handling/disposal of hazardous materials, petroleum products, and/or hazardous wastes has occurred.

PROPERTY #87 - 21-23 YORK STREET

KNOWN FORMER ADDRESSES: 21.5 York Street and 27 1/3 York Street

SBL #: 120.420-0001-046

ACREAGE: 0.100

IMPROVEMENTS: 2,320-square foot building
Reported date of construction: 1900

CURRENT OWNER: Abanks Leasing, Ltd

CURRENT USE: Service or Gas Station

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Current and Former Automobile Service/General Repair Use: Following is a summary of information obtained regarding this parcel:

- In the 1912 Sanborn map, the assessed property appears to be addressed as 27 1/3 York Street and is developed with a garage and a two-story building that is labeled "Carp'r Shop Elec. Power". In the 1950 Sanborn map, the assessed property appears to be addressed as 21-23 York Street and is developed with a one-story store labeled "Key Shop" and a two-story building labeled "Auto Body Wks". In the 1959 and 1971 Sanborn maps, the two-story building is labeled "Auto Body Wks".
- The City of Rochester directories list the property as *Alameda Radio Repair* in 1953, and as *John James H Auto Repair* in 1993.
- A Building Permit Summary (#0921301) obtained from the City of Rochester Building Department was issued on 04/23/92 to "legalize use as auto repair with office and accessory storage on 2nd floor".
- Mr. Rick Rinski, Senior Economic Development Specialist with the City of Rochester also indicated that the property is "classified as a former service or gas station" (refer to Appendix D).
- At the time of the site visit, the front yard of the property appeared to be a former asphalt paved parking lot (i.e., areas of the former asphalt could be observed through the vegetative cover). A garage bay door was observed on the east side of the building.

Potential concerns associated with automobile service/general repair use of a property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or handling/disposal of petroleum products, hazardous materials, and/or hazardous wastes.

OTHER

Building Demolition: The following B.I.S. permit summary obtained from the City of Rochester Building Department indicates that a building was demolished on this parcel:

- Permit # 0853229, issued 08/29/85, to “demolish 1 room wooden building”

The Building Department records do not indicate whether or not this former building had a basement, or if demolition materials were disposed on-site (i.e., by filling in the basement). The apparent demolition of this former building is not being identified as a potential recognized environmental condition in relation to the assessed property at this time. However, if this parcel is ever redeveloped in the future and if demolition debris is encountered, the demolition debris will need to be handled and disposed in accordance with applicable regulations at that time.

PROPERTY #95 - 50 YORK STREET

KNOWN FORMER ADDRESSES: 18 and 18.5 York Street

SBL #: 120.420-0002-073

ACREAGE: 0.112

IMPROVEMENTS: 2,368-square foot building
Reported date of construction: 1950

CURRENT OWNER: John R. Gatti

CURRENT USE: Auto Body or Tire Shop

SUMMARY OF POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Storage Tanks: At the time of the site visit, a vent and fill pipe were observed protruding from the side of the building located on this property. This indicates the potential presence of an underground storage tank (UST) or aboveground storage tank (AST). Thus, the potential exists for soil and/or groundwater contamination if leaks, spills, or overfilling of petroleum products have occurred that are associated with USTs or ASTs.

Current or Former Automobile Service/Repair/Industrial Use: Following is a summary of additional information obtained regarding this parcel:

- In the 1892 Sanborn map, the property appears to be addressed as 18 York Street and is developed with a one-story building labeled "Paint Shop". In the 1950, 1959 and 1971 Sanborn maps, the property appears to be addressed as 50 York Street and is developed with a one and two story building labeled "Upholst's."
- The property is listed in the 1938 City of Rochester directories as *Jackson Wm. C. (paint washer)*; in the 1953 through 1958 directories as *Hauer Adam (uphol)*; in the 1983/84 through 1993 directories as *Thomas Augie Collision Shop*; and in the 2003 and 2008 directories as *Low Riders Auto Dealer and Hair*.
- A City of Rochester B.I.S. permit summary for the property indicates permit # 0136873 was issued on 09/19/47 for a "cin blk add to furniture shop".
- The City of Rochester Fire Department issued permits for flammable storage in 1986 and 1987 to Thomas A&A Collision Inc., and Notices of Violation to the same occupant in 1992 for improper

signage for flammable materials. The Fire Department records also indicate that an automobile repair/service shop (International Low Riders) occupied the building from at least 2001 to 2006.

- At the time of the site visit, a large gray vent was observed protruding from the building, and the building was developed with a loading dock.

Potential concerns associated with automobile service/repair and industrial uses of the property include possible floor drains, underground storage tank/pump systems, sumps, hydraulic lifts, and spillage/leakage and/or improper handling/disposal of petroleum products, hazardous substances, and/or hazardous wastes.