



Department of  
Environmental  
Conservation

## Environmental Remediation Databases Details

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### Site Record

#### Administrative Information

**Site Name:** 1560 Lake Avenue Site

**Site Code:** C828213

**Program:** Brownfield Cleanup Program

**Classification:** A

**EPA ID Number:**

#### Location

**DEC Region:** 8

**Address:** 1560 LAKE AVENUE

**City:**Rochester Zip: 14615

**County:**Monroe

**Latitude:** 43.195472222

**Longitude:** -77.627722222

**Site Type:**

**Estimated Size:** 2.144 Acres

#### Site Owner(s) and Operator(s)

**Current Owner Name:** Bonitatem LLC

**Current Owner(s) Address:** 770 Panorama Trail South  
Rochester, NY, 14625

#### Site Document Repository

**Name:** Maplewood Community Library

**Address:** 1111 Dewey Avenue  
Rochester, NY 14613

#### Site Description

**Location:** The Site is located in an urban area, on the east side of Lake Avenue in the City of Rochester, near the intersection of Lake Avenue and West Ridge Road (NYS Rte. 104). **Site Features:** The main Site is vacant urban land that features some pavement, and perimeter chain link fencing and gates that are locked. **Current Zoning and Land Use:** The Site is located in the C-3 (Regional Destination Center District) zoning district, which is described in the City of Rochester Code (Chapter 120, Zoning) as provides locations for regional scaled growth and development of commercial and light industrial uses. The C-3 Districts are located on major arterials and, therefore, are accessible to and serve a regional market. Site design and buffering mitigate impacts of traffic, operations and scale

on adjacent businesses and residential neighborhoods. The former use of the site as an automobile sales and service facility is permitted under the current zoning. The City also currently lists Use Code 438 (parking Lot) for the Site, which is permitted under the current zoning. The planned future use of the Site is part of a project titled Rochester Police Department Lake Section and Northwest Neighborhood Service Center. The project will consist of construction of a new police station/neighborhood service center and related improvements, which are permitted under this zoning. During the BCP project on the 1560 Lake Avenue Site, a portion of the former road bed of Lapham Street forming the southernmost 25 feet of the Site will be used as a laydown yard for the construction of the police station building on the adjoining 1540 lake Avenue parcel. The Site is bounded: to the north by Redwood Road with a commercial parking lot, a vacant commercial lot, and some residential property beyond; to the east by Lapham Street Extension with residential property beyond; to the south by commercial property and residential property; and to the west by Lake Avenue with industrial property and commercial property beyond. The surrounding neighborhood contains a mix of residential, commercial, industrial, and park uses, in zoning districts such as R-1 (Low-Density Residential), C-2 (Community Center District), C-3 (Regional Destination Center District, O-S (Open Space District), and PD #12 (Planned Development District, which is currently owned by the Eastman Kodak Company). The nearest residential areas are on the opposite side of Redman Road, Lapham Street Extension and Lapham Street located northeast, east and southeast of the Site. Past Use of the Site: The Site was an automobile sales and service facility from the late 1940s to mid-2000s. There was a filling station on the northwest corner of the Site (dates of operation unknown, but speculated to be in the 1950s or earlier). Between at least 1910 and 1950, some apparent residential dwellings and out buildings were located on the central and/or southern portions of the Site. The southernmost 25 feet of the Site was once part of Lapham Street. Site Geology and Hydrogeology: The Site is in an urban area and contains no surface water bodies or noteworthy geological features. A review of the previous reports included with the BCP application indicates the following: - Fill material extends from the ground surface or below asphalt pavement to depths up to 13 feet. Little to no fill was observed in the abandoned Lapham Street right-of way located along the southern portion of the Site. The fill generally consists of reworked urban soils (various mixtures of sand, gravel, and silt) with lesser amounts of organics, rock, brick, concrete, glass, coal, sandstone, terracotta, wood, and metal. Building debris may also be present in proximity to former buildings. - Indigenous soil beneath the fill material generally consists of glacial lake deposits of firm silty clay, silty sand, and gravelly sand with trace silt that extend to depths of up to approximately fifteen feet, which is underlain by glacial till consisting of compact to dense red-brown silty sand with gravel and clay. Some pockets of sand, silt and clay were documented within the dense glacial till. - Beneath the indigenous soil, weathered gray green shale of the Maplewood Formation was encountered at some boring locations at depths of approximately 16 to 18 feet below grade. Light gray to white sandstone of the Thorold (aka Kodak) Formation was encountered at depths ranging between 18.5 and 33 feet below grade. Red gray siltstone with sandstone interbeds of the Grimsby Formation were encountered at depths ranging between 22 and 37 feet below grade. The depths to top of static groundwater levels in overburden monitoring wells range between approximately 5 and 9 feet below grade. The depths to top of static

groundwater levels measured in bedrock monitoring wells range between approximately 6 and 18 feet below grade. Groundwater flow in the overburden generally towards the east, and groundwater flow in the bedrock is generally towards the south. The depth to the top of the bedrock groundwater table generally flowing southward approximates the depth to the top of the overburden groundwater table generally flowing eastward on the east side of the Site near wells MW-6 and MW-127R (Refer to Figure 6B). Groundwater conditions at the Site can potentially be affected by nearby buried utilities, such as Monroe County sewers in surrounding public right-of-ways and on the adjoining 1540 Lake Avenue parcel, and by the combined sewer overflow (CSO) shaft and bedrock system.

## Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

## Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

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