City of Rochester
City Hall Room 308A, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Lovely A. Warren
Mayor

IV.D. NARRATIVE INFORMATION SHEET

IV.D.1 Applicant Identification

City of Rochester, NY
30 Church Street
City Hall – Room 307A
Rochester, NY 14614

IV.D.2. Funding Requested

IV.D.2.a. Grant Type – Single Site Cleanup

IV.D.2.b. Federal Funds Requested

IV.D.2.b.i Funds Requested - $408,000

IV.D.2.b.ii Cost Share Waiver – The City of Rochester will not be requesting a cost share waiver.

IV.D.2.c Contamination - Petroleum

IV.D.3. Location – City of Rochester, County of Monroe, State of NY

IV.D.4. Property Information – 24 York Street, Rochester, NY 14611
32 York Street, Rochester, NY 14611

IV.D.5. Contacts

IV.D.5.a. Project Director – Joseph Biondolillo, 585-428-6649, Joseph.Biondolillo@cityofrochester.gov, 30 Church Street, City Hall, Room 300B, Rochester, NY 14614.

IV.D.5.b. Chief Executive/Highest Ranking Elected Official – Lovely A. Warren, 585-428-7045, Lovely.Warren@cityofrochester.gov, 30 Church Street, City Hall, Room 307A, Rochester, NY 14614

IV.D.6. Population – 206,284

IV.D.7. Other Factors Checklist – Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.

Other Factors	Page #(s)
Community population is 10,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	n/a
The proposed brownfield site(s) is impacted by mine-scarred land.	n/a

Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Page #'s 2 and 5
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	n/a
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	n/a

IV.D.8. Letter from the State or Tribal Environmental Authority – State acknowledgment letter (Narrative Information Sheet - Attachment A)

NARRATIVE INFORMATION SHEET

ATTACHMENT A

State Acknowledgement Letter

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 I F: (518) 402-9722
www.dec.ny.gov

November 22, 2019

Joseph Biondolillo
City of Rochester
City Hall, Room 300B
30 Church Street
Rochester, NY 14614

Dear Mr. Biondolillo:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the City of Rochester, dated October 29, 2019, for a state acknowledgement letter for a Federal Year 2020 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Rochester plans to submit a Brownfield Petroleum Cleanup grant application for $400,000. Focus of the funding will be to remediate properties located at 24 & 32 York Street within the Bull's Head Brownfield Opportunity Area (BOA). Funding will also be allocated to create and implement a revitalization plan to reposition Bull's Head as a vital community with enhanced job/business opportunities, quality housing, and improved public amenities, and to conduct associated community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Theodore Bennett
Director
Bureau of Program Management

ec: T. Wesley, USEPA Region 2
A. Devine, USEPA Region 2
M. Cruden, DEC Albany
T. Walsh, DEC Region 8
D. Pratt, DEC Region 8
V. Brawn, City of Rochester

City of Rochester, New York
EPA Brownfield Petroleum Cleanup Grant Proposal
24 & 32 York Street, Rochester, New York

IV.E Narrative

IV.E.1 PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

IV.E.1.a Target Area and Brownfields

IV.E.1.a.i Background and Description of Target Area

The target area is located in the Bull's Head Brownfield Opportunity Area (BOA), an approximately 185-acre area located on the west side of the City of Rochester. It is bounded by the CSX railroad corridor on the north, Jefferson Avenue on the east, Clifton Street on the south and Ames Street on the west. The target area is a highly distressed community with high poverty and unemployment rates. According to data for the U.S. Census tracts that correspond to the target area, 36.3% of individuals are below the poverty threshold. This is much higher than the 27.2% for the City, and significantly higher than the 12.8% for the County and 13.4% for the State. Moreover, approximately 9.2% of target area residents were unemployed, 47.3% were not in the labor force, and 43.4% were employed. A significant portion of the target area is also occupied by vacant land and unoccupied buildings which severely limits the potential to attract private investment that will employ unemployed or economically disadvantaged persons. The Bull's Head BOA Revitalization Plan identified and characterized 59 potential brownfield sites within the target area, including 24 and 32 York Streets which are the subject of proposed cleanup activities. Remediation of contaminated brownfield sites including 24 and 32 York Streets will create new jobs, reduce poverty, and spur private investment.

IV.E.1.a.ii Description of the Brownfield Site(s)

The 24 and 32 York Street site is comprised of one cleanup site consisting of two contiguous parcels totaling 0.33 acres in the Bulls Head BOA. Based on the site history established as part of Phase I Environmental Assessments (ESAs) conducted on each of the parcels, the 24 York Street parcel (SBL ID #120.42-2-70) is currently a vacant, paved parking lot but was historically used as a privately-owned gasoline station from at least 1925 through at least 1954 and then an auto repair facility until 1981 when the former gasoline service station building was demolished. Records indicate that up to eight gasoline underground storage tanks (USTs) and six pump dispensers had been located on this parcel. The 32 York Street parcel (SBL ID #120.42-2-71) contains a partially vacated building recently used as a church and previously used as a post office. Preliminary Phase II ESAs were completed on each of the Site parcels in May 2019, and included: a geophysical survey to evaluate the potential presence of abandoned underground storage tanks (USTs); installation of test borings and monitoring wells; and collection/analysis of soil and groundwater samples. Results of the geophysical survey indicated no evidence of abandoned USTs. Analytical results documented the presence of a petroleum contaminated soil and groundwater, and a discernable layer of petroleum was observed on groundwater samples from two overburden monitoring wells (one on each parcel). The City reported these findings to the NYSDEC and a NYSDEC Spill incident report was filed (NYSDEC Spill #1901036). An October 2019 ASTM E1903-11 Phase II ESA was completed at the site and included installation of additional test borings and monitoring wells, soil and groundwater sampling/analysis, and a groundwater elevation survey. Analytical results indicate that the contaminant source area is associated with the areas in which former USTs and fuel dispenser pumps were located. Results defined the aerial extent of petroleum impacts and indicate that petroleum-impacted soil is primarily located on the 24 York Street parcel and the southeast portion of the 32 York Street parcel. Petroleum impact exceeding NYSDEC soil and/or groundwater criteria was documented on the Site. Fractured rock appears less significantly impacted by petroleum in comparison to overlying soils, with petroleum impacts likely present in the overburden-bedrock interface.

IV.E.1.b Revitalization of the Target Area

IV.E.1.b.i Reuse Strategy and Alignment with Revitalization Plans

The Bull's Head BOA Revitalization Plan, developed pursuant to the New York State Department of State's (NYSDOS) BOA Program, and is an area-wide plan completed for the target area. The goals of the Bull's Head BOA Revitalization Plan seek to create a healthier community through compact mixed-use development, affordable multi-family housing, new multi-modal infrastructure and open space that will promote healthier lifestyle and community. The Plan has identified 59 potential brownfield sites within the target area, including 24 and 32 York Streets which are the subject of proposed cleanup activities. The proposed cleanup sites were also identified in the Plan as "strategic sites" for their potential to be catalysts for revitalization. Once the BOA is designated by the NYSDOS, strategic sites also qualify for priority State funding, resulting in economic development benefits including new construction, permanent jobs and an increased tax base. An application designation of the Bull's Head BOA is anticipated to be submitted in December 2019.

IV.E.1.b.ii Outcomes and Benefits of Reuse Strategy

The proposed cleanup activities are anticipated to have a significant economic impact on the highly distressed target area. The proposed cleanup sites are located in a federally-designated Opportunity Zone which is a further indicator of the target area's economic distress. A significant number of brownfield sites, including 24 and 32 York Streets, were identified during the BOA planning process. Due to their location, these proposed cleanup sites were identified as strategic, catalytic sites that are critical for future introduction of mixed-use and residential development to retain and attract residents from the neighborhood, city and region in a diverse and affordable environment. Cleanup of these sites would also spur new employment opportunities for residents and provide new spaces for existing and/or startup businesses. Infrastructure and right-of-way improvements would improve vehicular, pedestrian and bicycle safety and circulation for all users, and would benefit residents and potentially provide for future connections to a regional transportation network. Enhanced/new public open space will improve quality of life for community residents while potentially attracting residents and visitors from a broader geography throughout the city and region. Job creation in the short term would primarily involve consultants and contractors involved in cleanup activities, whereas long-term job creation from future redevelopment is expected to be significant, from new construction jobs to employment in the various new facilities constructed. The target area is located in an area of very high poverty and unemployment and cleanup activities would provide the groundwork for future infrastructure investment and private development, thus increasing the number of jobs and wealth and reducing poverty in the process.

IV.E.1.c Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Reuse

The project is located at 24 and 32 York Streets which were identified as strategic sites due to their location and other factors. Once remediated, these sites will have the potential to catalyze redevelopment in the target area. The NYSDOS prioritizes strategic sites for future redevelopment funding, elevating their importance from a community revitalization perspective. The City previously secured a grant from the NYSDOS to fund, in part, land use planning that resulted in the Bull's Head BOA Revitalization Plan. Combined with the City funding which includes the amounts of $325,000 from 2018-19 Cash Capital, and $175,000 from bonds to be authorized, per City Council Ordinance 2018-321 approved on October 17, 2018, to conduct the abatement and demolition of structures located on the acquired properties in the Bull's Head Urban Renewal Plan which includes 24 and 32 York Streets. Implementation activities including site acquisition, building demolition and environmental due diligence were advanced to position the target area for reuse and revitalization in accordance with the Plan. Other potential funding sources for target area reuse efforts include federal Community Development Block Grant (CDBG) funds in the City's fiscal year 2019-20 CIP approved by City Council in June 2019.

IV.E.1.c.ii Use of Existing Infrastructure

Existing infrastructure, where possible, will be utilized to accommodate future buildout of the target area. Existing infrastructure includes vehicular, pedestrian, bicycle and transit facilities (streets and sidewalks, transit stops) and utilities (sewer, water, gas, electric, telecommunications). The Bull's Head BOA Revitalization Plan included an inventory and analysis of existing infrastructure and recommendations for enhancements to that

infrastructure to improve efficiencies, vehicular and pedestrian circulation/safety, and promote multi-modal transportation initiatives consistent with best practices

IV.E.2 COMMUNITY NEED AND COMMUNITY ENGAGEMENT

E.2.a Community Need

IV.E.2.a.i The Community's Need for Funding

The Project continues the momentum established by the Bull's Head BOA Revitalization Plan by completing pre-development cleanup activities to support new investment and revitalization. Funding for remediation projects within the target area has been limited and generally hampered by the significant disinvestment that has occurred over the last several decades. The proposed cleanup sites at 24 and 32 York Streets are included among 59 brownfield sites identified in the target area. Moreover, a deteriorating and increasingly vacant (17%) housing stock, a significant number of vacant parcels and vacant land, a disproportionally high poverty rate (36%), a median family income of less than 50% of the surrounding City and County and an unemployment rate of 9.2 %, all contribute to the immediate need to remediate environmental contaminants identified at 24 and 32 York Streets, strategic sites ripe for reinvestment and their potential to catalyze redevelopment. Due to the significant disinvestment, decreasing property values, high poverty and crime rates and an increasing number of tax foreclosures, the City Council officially designated a majority of the target area as the Bull's Head Urban Renewal Area. Environmental remediation is part of the urban renewal effort but funding is limited compared to high number of brownfield sites identified in the target area.

IV.E.2.a.ii Threats to Sensitive Populations

The target area's residential population represents a very small percentage of the City of Rochester's population. As of 2016, the target area was home to 1,815 residents, representing roughly 0.9% of the City's population and 0.3% of Monroe County's population. In recent years, the target area's population has declined at a faster rate than that of the City. Between 2000 and 2016, the target area's population decreased by approximately 8% while the City lost 4% and the County gained 2% of their respective populations. The age distribution of residents within the target area is generally comparable to the City and County, however, the target area contains a higher proportion of residents younger than 15 years old compared to the surrounding City and County. Nearly one-quarter of target area residents are younger than 15. The target area is predominantly occupied by African-Americans, representing 76% of the population. In comparison, the City and County are 42% and 16% African-American respectively. Residents of the target area typically have lower educational attainment than residents of the City and the County. Approximately 31% of BOA residents have not received a high school diploma, compared to 19% in the City and 10% in the County. Only approximately 6% of target area residents have attained a bachelor's degree or higher, much lower than the City and the County, and lower levels of educational attainment have an impact on employment, housing choice, and income potential. To accomplish the Bull's Head BOA Revitalization Plan recommendations, brownfield remediation will be necessary to facilitate new development. Brownfield cleanup will promote positive public health outcomes by removing contaminants that pose a threat to public health but new compact development that encourages a healthy lifestyle, including less reliance on the automobile and greater reliance on walking, biking and public transit, reducing carbon emissions. The possibility that green infrastructure can be incorporated into the overall infrastructure design also has the potential to increase resiliency, reduce combined sewer overflows and promote positive public health for all residents in the neighborhood, city and region.

IV.E.2.a.ii.1 Health or Welfare of Sensitive Populations

As previously indicated, the target area has a high proportion of sensitive populations that include women (53%), children under 15 years old (> 25%), and African Americans (76%). According to the latest data from the U.S. Census, the annual median household income of $18,000 for the target area indicates significantly lower incomes than City and County residents of $31,000 and $53,000, respectively. The median household income for target area residents is less than 50% of the median household income of the County. Moreover, 36.3% of individuals in the target area are below the poverty threshold, much higher than the 27.2% for the City, and significantly

higher than the 12.8% for the County and 13.4% for the State. The EPA Cleanup Grant will support remediation of the potential threat that 24 and 32 York Streets currently pose to sensitive populations in the target area

IV.E.2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to the Health Equity Report prepared for the City of Rochester by the New York State Department of Health (February 2017), sensitive populations within the City including the target area have higher incidences of disease and adverse health conditions than the County and State populations. For example, the percent of cancer cases diagnosed in late stages between 2010 and 2012 were higher in most categories when compared to Monroe County. Moreover, between 2011 and 2013, the percentage of preterm births for the City including the target area was 12.4% compared to 10.5% for Monroe County, and low birthweight births during the same period were 9.3% and 6.5% for the City and County, respectively. According to the CDC 500 Cities Project (2015), significantly higher rates of adult asthma are present in the target area and in particular, the census tracts in which the project is located compared to the City as a whole. Adult asthma prevalence in the target area ranges from 14.2%-15.9%, which on average is estimated to be nearly 26 percent higher compared to the rest of the City. Rochester City School District statistics from 2010 indicate that 14% of children in kindergarten through 12th grade have asthma and that this trend continues to increase from year to year. The target area is identified by the City's Department of Neighborhood and Business Development as a Lead High Risk Area (properties recorded with historic elevated blood level data). The proliferation of brownfield sites in the target area, including 24 and 32 York Streets, suggests a correlation between exposure to hazardous substances, pollutants, and contaminants and the higher incidences of cancer and asthma.

IV.E.2.a.ii.3 Disproportionately Impacted Populations

Pre-development cleanup activities to address contamination concerns will have a profound impact on residents over the long term, ameliorating public health issues on sensitive populations within the target area. In addition, public outreach to date has been an extensive and inclusive process, involving target area residents and non-governmental organizations who were instrumental in shaping the vision, goals and objectives and values for future investment. These, combined with the target area's inclusion in both a federal Opportunity Zone and New York State Environmental Zone, will provide enhanced tax credits and benefits to support mixed-use development and multi-family housing, improved public infrastructure, and new multi-modal mobility and recreational and open space opportunities, ameliorating any environmental justice concerns.

IV.E.2.b Community Engagement

IV.E.2.b.i Project Partners

The Bull's Head Revitalization Plan was developed with and supported by the following partners who are represented on the Project Advisory Committee: 19th Ward Community Association, Neighborhood United Neighborhood Association, Changing of the Scenes Neighborhood Association, Susan B. Anthony Neighborhood Association, Rochester Regional Health, and DePaul Community Services. It is anticipated that the 19th Ward Community Association will continue to be the primary organization involved in ensuring community support for cleanup activities at 24 and 32 York Streets and as implementation moves forward. At a November 21, 2019 public meeting, with support from the 19th Ward Community Association, the City presented information about the project, discussed the cleanup grant proposal, and provided opportunity for comments. Information regarding this cleanup application was also posted on the City's web page at: www.cityofrochester.gov/yorkstreetgrantapp.aspx.

The demographics of the target community indicate English as the primary language; however, the City's web domain is equipped for translation to several alternative languages. If additional language translation or translation for the visually impaired is necessary, the City will make a good faith effort to meet the needs of all involved community participants. Information generated during the project will be shared through periodic meetings and regularly updated on the website and other social media outlets. A public document repository for

citizen use has been established at the City's Arnett Library. A copy of the meeting notification, sign-in sheet, meeting minutes, public comments and the City's response to public comments are included as an Attachment.

IV.E.2.b.ii Project Partner Roles

Partner Name	Point of contact (name, email & phone)	Specific role in the project
19th Ward Community Association	John DeMott jnj_demott@juno.com 585-313-2559	Lead Public Outreach Coordinator
Monroe County Department of Health	John Frazer, P.E., Sr. Public Health Engineer jfrazer@monroecounty.gov, 585-753-5060	Review qtr. updates and provide input on health-related issues
NYSDEC, Region 8	Tim Walsh, Acting Regional Spill Engineer tim.walsh@dec.ny.gov, 585-226-5428	Project remediation oversight and approvals of work plans & reports.

IV.E.2.b.iii Incorporating Community Input

The Bull's Head Revitalization Plan was developed with significant public and stakeholder support and implemented per a Community Participation Plan. A project advisory committee comprised of city staff, non-governmental organizations and other community stakeholders provided guidance and insight throughout the planning process. This translated into significant public outreach efforts and attendance at a number of public engagement meetings on the Rochester Regional Health campus an ADA-accessible facility located within the target area, where high turnout was experienced. Community input will be a continuation of public outreach efforts that supported the Bull's Head BOA Revitalization Plan process and includes project steering committee meetings, public workshops, open houses and/or summits, direct outreach (flyers, mailings, etc.), website updates and associated meeting preparation including development of handouts, brochures, summaries and other presentation materials. These tasks will be conducted in accordance with an updated Community Participation Plan and the Community Relations Plan.

IV.E.3 TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

IV.E.3.a Proposed Cleanup Plan

A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) has been prepared to evaluate various approaches to remediate the Site contamination. These included (#1) No Action (#2) Limited Soil Removal and (#3) Comprehensive Source Removal and In-Situ Treatment. Based on the extent of the contaminated areas, the contaminants of concern, anticipated future use and the affected media, the ABCA recommended alternative #3. This alternative provides the most comprehensive cleanup; long-term effectiveness; and reduction on toxicity, mobility and volume (mass) of contamination. This alternative also better prepares the Site for various future land uses, including multi-family residential and mixed use (commercial and multifamily residential) and thus, allows for site uses that are consistent with the future revitalization plans for the BOA. To facilitate the proposed cleanup, the City will undertake and independently fund the abatement and demolition of the existing building which has been estimated to cost approximately $150,000, to be funded from the 2018-19 Cash Capital allocation approved per City Council Ordinance 2018-321 on October 17, 2018. After the building demolition, the proposed cleanup is estimated to cost approximately $408,000 and consist of: (1) excavation and off-site disposal of petroleum-impacted soil, upper one-foot of fractured bedrock and groundwater, (2) direct application of a chemical additive to the open excavation to enhance decomposition of the petroleum contamination. (3) installation of in-situ remediation delivery hardware in the excavation prior to excavation backfilling, (4) a second application of chemical additive through the in-situ remediation delivery system (if necessary), (5) preparation of a NYSDEC Region 8 Soil and Groundwater Management Plan and flagging the Site in the City's Building Information System (BIS) as institutional controls to ensure disturbed or displaced residual contamination is properly addressed, and (6) post-remediation groundwater monitoring.

IV.E.3.b Description of Tasks/Activities and Outputs

IV.E.3.b.i Project Implementation

Task 1 Remedial Work Plan
This task will include finalizing the Draft Analysis of Brownfield Cleanup Alternatives (ABCA), execution of a NYSDEC Stipulation Agreement, and a draft and final Remedial Work Plans (RWP). Following the completion of the ABCA, a Cleanup Decision Memo will be completed. The RWP will include specifications for cleanup, a Community Air Monitoring Plan, a Quality Assurance Project Plan, a Health and Safety Plan and a Soil and Groundwater Management Plan. The Remedial Work Plan process will include submissions and presentations to agencies and the public, and any revisions needed for approval.
Task 2 Citizen Participation Plan & Community Relations Plan
This task includes preparation of an EPA Community Relations Plan and a Citizen Participation Plan in the format utilized in the NYSDEC cleanup program to provide opportunities for citizen involvement in the cleanup process, and to encourage communication with citizens before decisions are adopted. These documents will outline activities such as neighborhood meetings and notices that will be completed as well as maintaining the document repository and project-specific web site with all related reports, work plans and other pertinent information.
Task 3 Cleanup Implementation and Oversight:
After installation of temporary chain link fencing and a gate and removal/recycling of existing asphalt pavement, approximately 1,370 tons of petroleum-impacted soil and approximately 474 tons of petroleum-impacted bedrock will be removed and disposed of off-site at a permitted landfill. Petroleum-impacted groundwater and storm water will be collected, treated (as needed) and disposed of off-site. Post-excavation soil samples will be collected and analyzed to establish baseline conditions. Prior to backfilling, up to 1,000 pounds of an amendment product will be placed in the excavation to enhance bioremediation of any residual petroleum impacts and a delivery system (e.g., porous backfill, PVC injection piping, etc.) will be installed to assist in future remediation of residual groundwater impact, if deemed necessary. The remainder of the excavation will be backfilled and compacted. Up to four on-site monitoring wells will be installed and developed for the subsequent groundwater monitoring program.
Task 4 Groundwater Monitoring: A groundwater monitoring program will be implemented to evaluate the effectiveness of the remedy. Each monitoring event will include water level measurements, development of a groundwater contour map, groundwater sample collection, field screening, and laboratory analyses. This monitoring will be performed bi-annually for one year followed by a second year of bi-annual groundwater monitoring if deemed necessary.
Task 5 Reporting, Institutional Controls and Grant Management: This task includes the preparation of draft and final remedial closure reports documenting the remedial activities and the groundwater monitoring program performance reporting. This task will generate documentation of the cleanup, maintenance and monitoring program requirements, environmental engineering and institutional controls, preparation of a NYSDEC-approved Soil and Groundwater Management Plan. This task also includes quarterly reporting, MBE/WBE/DBE reporting, assistance with financial reporting, correspondence with EPA and state agencies and attendance at meetings.

IV.E.3.b.ii Anticipated Project Schedule
Task 1 Remedial Work Plan: Fall 2020 – Spring 2021
Task 2 Citizen Participation Plan: Commences at project award and continues through project completion.
Task 3 Cleanup Implementation and Oversight: Summer/Fall 2021
Task 4 Groundwater Monitoring: Fall 2021 – Fall 2022
Task 5 Reporting, Institutional Controls and Grant Management: Fall – Early Winter 2022

IV.E.3.b.iii Task/Activity Lead
Task 1 Remedial Work Plan: City DEQ and Environmental Consultant
Task 2 Citizen Participation Plan: City DEQ
Task 3 Cleanup Implementation and Oversight: Environmental Consultant/Subcontractors
Task 4 Groundwater Monitoring: Environmental Consultant/Subcontractors
Task 5 Reporting and Institutional Controls and Grant Management: City DEQ/Environmental Consultant

IV.E.3.b.iv Outputs

The following outputs are planned for this project. It has been the City's experience that these tasks can be completed within the 3-year period of performance for this grant.

Task 1 Remedial Work Plan: Outputs will include the Final ABCA; a Decision Memo, a NYSDEC Stipulation Agreement; a Draft and Final Remedial Work Plan which will include a Health and Safety Plan, a Quality Assurance Project Plan, Sampling and Analysis Plan, and a Community Air Monitoring Plan.

Task 2 Citizen Participation Plan: Outputs will include the EPA Community Relations Plan and a NYSDEC Citizen Participation Plan.

Task 3 Cleanup Implementation and Oversight: Outputs will include removal/disposal of contaminated soil/bedrock; removal/treatment/disposal of contaminated groundwater; installation of four post-cleanup monitoring wells, and at least one application of an amendment to enhance bioremediation.

Task 4 Groundwater Monitoring: Outputs will include water quality field data, laboratory analytical data and a potentiometric groundwater surface contour map for each monitoring event.

Task 5 Reporting and Institutional Controls and Grant Management: Outputs will include a Draft and Final Remediation Closure Report; a Draft and Final Soil and Groundwater Management Plan, inclusion of the Site in the City's institutional control Building Information System (BIS) permit flagging system; required annual financial and MBE/WBE/DBE reporting, and quarterly and ACRES reporting.

IV.E.3.c Cost Estimates

		Project Tasks ($)					
Budget Categories		Task 1 Remedial Work Plan	Task 2 CPP & CRP	Task 3 Cleanup Implementation	Task 4 Groundwater Monitoring	Task 5 Reporting, IC and Grant Management	Total
Direct Costs	Personnel	$1,908	$978	$4,430	$1,586	$2,764	$11,666
	Fringe Benefits	$1,072	$550	$2,490	$ 891	$1,553	$ 6,556
	Travel[1]					$1,677	$ 1,677
	Equipment	$0	$0	$0	$0	$0	$0
	Supplies	$0	$0	$0	$0	$0	$0
	Contractual	$12,276	$0	$343,861	$19,633	$12,331	$388,101
	Other (NA)	$0	$0	$0	$0	$0	$0
Total Direct Costs		$15,256	$1,528	$350,781	$22,110	$18,325	$408,000
Indirect Costs		$0	$0	$0	$0	$0	$0
Total Federal Funding (Not to exceed $500,000)		$15,256	$1,528	$350,781	$22,110	$18,325	$408,000
Cost Share (20% of requested federal funds)		$0	$0	$81,600	$0	$0	$81,600
Total Budget (Total Direct Costs + Indirect Costs + Cost Share)		$15,256	$1,528	$432,381	$22,110	$18,325	$489,600

[1]Travel to brownfields-related training conferences is an acceptable use of these grant funds.

IV.E.3.c.i - IV.E.3.c.iii

The estimated cleanup project contractual cost of $388,101 is based on the development of an Opinion of Probable Cost (Alternative #3, Table C in the Draft ABCA) prepared by an experience environmental consultant with input from the City, and includes environmental professional services, expenses, subcontractor services and a 10% contingency which is reasonable for this type and scale of petroleum cleanup project. Alternative #3

(Comprehensive Source Removal and In-Situ Treatment) is recommended for the cleanup of the Site and would achieve the remediation goals for the Site by removing the full extent of contaminated soil and shallow bedrock, evacuation of groundwater encountered during soil and bedrock excavation; in-situ bioremediation of contaminated groundwater; the use of institutional controls and engineering controls; and monitoring of groundwater to evaluate the effectiveness of the remedy. This alternative provides the most comprehensive cleanup, will result in long-term effectiveness and the reduction on toxicity, mobility and volume (mass) of contamination. This alternative also best prepares the Site for various future land uses, including multi-family residential and commercial and multifamily residential). The Opinion of Probable Costs is based primarily on estimated quantities and unit rates such items as soil excavation, bedrock excavation, waste transportation, landfill disposal tipping fees, backfill, groundwater evacuation and disposal, and are considered fair and reasonable based on unit rates for two other recent City Brownfield cleanup projects of similar size and magnitude. Total City personnel and fringe costs of $18,222 were developed based on the specific cleanup tasks identified, and the City's extensive previous experience with successfully implementing five EPA funded petroleum Brownfield cleanup projects of comparable magnitude. The travel cost of $1,677 is for one City staff person to attend the EPA National Brownfield Conference. The costs associated with each cleanup task and activity are further discussed below.

Task 1 Remedial Work Plan: (Total Cost = $15,256)
Contractual Cost ($12,276) include preparing the Final ABCA; and the Draft and Final Remedial Work Plans, a Health and Safety Plan, a Quality Assurance Project Plan, Sampling and Analysis Plan, and a Community Air Monitoring Plan. City personnel and fringe costs ($2,980) include the execution of the NYSDEC Stipulation Agreement, reviewing the draft remedial work plan and addressing NYSDEC draft work plan comments and questions, reviewing and commenting on the Final ABCA; the Health and Safety Plan, the Quality Assurance Project Plan, the Sampling and Analysis Plan, and the Community Air Monitoring Plan.
Task 2 Citizen Participation Plan: (Total Cost = $1,528)
Contractual Cost ($0). City personnel and fringe costs ($1,528) includes City staff developing an EPA Community Relations Plan and a NYSDEC Citizen Participation Plan which will be part of the remedial work plan, and implementing the plan via mailings, website updates, and pre-cleanup door to door meetings with nearby property owners and tenants.
Task 3 Cleanup Implementation and Oversight: (Total Costs = $350,781)
Contractual Cost ($343,861) include environmental consulting and subcontractor services to initiate the cleanup project, including site preparation and security measures removal and off-site disposal of approximately 1,370 tons of petroleum-impacted soil and approximately 474 tons of petroleum-impacted bedrock at a permitted landfill, the removal (and treatment if warranted) disposal of contaminated groundwater; injection or placement of remedial amendments to facilitate in-situ bio remediation of groundwater, and the installation of four post-cleanup monitoring wells to evaluate post-cleanup groundwater quality. City personnel and fringe costs ($6,920) include City staff time to manage all aspects of the cleanup, including daily site visits during the cleanup, review of cleanup field observations and laboratory sampling results, meetings and communication with selected consultant and sub-contractors, the review of daily summary reports, correspondence with NYSDEC, approving waste disposal profiles, evaluating change orders or work plan deviations, the review and approval of invoices, and compliance with all terms and condition of the professional service agreement.
Task 4 Groundwater Monitoring: (Total Costs = $22,110)
Contractual Cost ($19,633) includes implementing a post-cleanup groundwater monitoring program to evaluate the effectiveness of the remedy, four groundwater sampling events consisting of groundwater sample collection, field screening, laboratory analyses and preparation of a report summarizing the sampling results and groundwater flow direction. City personnel and fringe costs ($2,477) include City staff time to assist with the fieldwork associated with groundwater monitoring and sampling events and reviewing the draft summary reports.
Task 5 Reporting and Institutional Controls and Grant Management: (Total Costs = $18,325)
Contractual cost ($12,331) includes environmental consultant to complete Draft and Final Remediation Closure Reports and Draft and Final Soil and Groundwater Management Plans. City personnel & fringe costs ($4,317)

include programmatic costs to add the Site to the City's institutional control Building Information System (BIS) permit flagging system; and to complete required annual financial and MBE/WBE/DBE reporting, quarterly reporting, and ACRES database updates. City travel costs of $1,677 will fund one person to attend the EPA National Brownfield Conference.

IV.E.3.d Measuring Environmental Results

The City measures outcome data for specific sites on a City-wide basis including: numbers of sites and acres remediated/year. These data are tracked for all City brownfield sites and reported in the City's annual budget. Average remedial costs/acre are calculated and tracked based on intended future use (i.e. commercial, industrial, residential). The City also tracks: outside and private sector site investment, increases in assessed valuation and annual property tax revenues, and project specific job retention and creation, specifically for brownfield sites as part of the City's *Rochester by the Numbers* (RBN) performance management system. Outcomes for the Site will be reported to EPA during the project.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

IV.E.4.a Programmatic Capability

IV.E.4.a.i. Organizational Structure; and 4a.ii Description of Key Staff:

The City of Rochester's Division of Environmental Quality (DEQ) organizational structure consists of two main Offices: (1) The Office of Energy & Sustainability, and (2) The Office of Environmental Remediation which provide services for environmental due diligence assessments, environmental cleanups, implementing the City's environmental institutional control system, and assistance with Brownfield remediation and redevelopment projects. The Office of Environmental Remediation has successfully remediated numerous petroleum impacted sites including more than 10 former gasoline stations, and will be responsible for ensuring the timely and successful expenditure of the EPA Brownfield grant cleanup funds, and the completion of all technical, administrative and financial requirements of the project and the grant. City DEQ's Office of Environmental Remediation has successfully managed 24 EPA brownfield assessment, cleanup, RLF, EWDJT, and area-wide planning grants since 1995. The City's brownfield Project Manager has 31 years of professional environmental cleanup experience and has been working for City DEQ since 1996. The DEQ includes five full-time, degreed, environmental professionals including three geologists, a full-time grants/budget financial coordinator, and one part-time economic development specialist. The grants/budget coordinator has 17 years of experience with EPA grant compliance including quarterly and MWBE reporting, ACRES reporting, consultant contract and Cooperative Agreement administration and payments for over 20 EPA Grants. DEQ's permit-based environmental institutional control system currently tracks 234 parcels in the City.

IV.E.4.a.iii. Acquiring Additional Resources:

DEQ has an established procedure for hiring qualified environmental professionals for brownfield cleanup services, and is experienced in procuring professional environmental consulting services under EPA's brownfield Cooperative Agreement procurement requirements. Cleanup RFP drafts must be approved prior to advertisement by the Division Manager, who serves as the Grant Project Director. Proposals received by the City are reviewed, rated using quantitative rating criteria, and ranked. Proposed fees are carefully analyzed and compared. If needed, interviews are held prior to selection. Once consultants are selected, City Council authorization is required prior to executing the new professional service agreement. DEQ completes the process from RFP issuance to execution of consulting services agreements in about four months. In 2013, the City established the Office of Energy and Sustainability within the DEQ which advances innovative ecologically sustainable operations, policies and practices, and climate action, mitigation, and resiliency measures. These will be factored into the cleanup RFP and procurement process.

IV.E.4.b. Past Performance & Accomplishments

IV.E.4.b.i. Currently has or previously received an EPA Brownfields Grant

Rochester has received prior EPA Brownfield Grant funding. Recent activity is summarized in the table below:

Category & Site	EPA Funding & Type	Announce Year (FY)	Use Of Funds	Balance Of Funding	Estimated Completion
BF Cleanup	$200,000 Petroleum	2013	Cleanup at 937-941 Genesee Street	$22,600	Final closeout Dec. 2017
Community Wide Assessment	$200,000 Petroleum	2014	Community Brownfield Assistance Program (CBAP)	$1,700	Final closeout Sept. 2019
Community Wide Assessment	$200,000 Hazardous Sub.	2014	Brownfield Opportunity Area Site Assessment Program (BOA SAP	$5,900	Final closeout Dec. 2019

IV.E.4.b.i.1 Accomplishments: Rochester has recently completed one (1) EPA funded petroleum cleanup grant of a .25-acre site at 937-941 Genesee Street; and two (2) assessment grants. The Petroleum Assessment Community Brownfield Assistance Program (CBAP) included the development and implementation of a City-Wide Petroleum Assessment Program in accordance with EPA program requirements. A local consultant assisted Rochester with researching sites, developing property profiles and developing scopes of work for eligible sites. The Petroleum CBAP resulted in the investigation of ten sites and included 7 Phase I's, 3 Phase II's and 2 Preliminary Phase II's. The Hazardous Substance BOASAP resulted in the investigation of 29 sites which included 25 Phase I's, 5 Phase II's, 1 Environmental Management Plan, 1 Soil Vapor Intrusion assessment, 1 Opinion of Probable Cost, 1 Remedial Investigation Implementation assistance, 1 waste characterization, and the development of an Urban Fill Training program that was presented to both City staff and developers. The BF Cleanup grant for 937-941 Genesee Street was successfully completed and received a close spill incident file and a No Further Action Letter from the NYSDEC. The outcomes of the CBAP resulted in DEQ executing agreements with the NYS Oil Spill Fund to allow NYSDEC to initiate cleanup on three City-owned former gasoline stations. DEQ has reported progress and successes directly to its EPA Region 2 project manager, through accurate quarterly and ACRES reporting.

IV.E.4.b.i.2 Compliance with Grant Requirements: Rochester has consistently met its work plan and cooperative agreement requirements, as well ensured timely achievement of results through effective management of project consultants, budgets, and schedules. The grants/budget coordinator monitors compliance with cooperative agreements, work plans financial budgets, environmental outputs, and deliverables, and helps assemble data. Site approval requests were submitted on a timely basis. Actual work plan outputs, schedules, and key results are compared against work plan estimates and reported on a timely basis. Quarterly progress reporting, reporting measures and annual financial reports are up to date and have been made in a timely manner. Annual financial reporting has been performed. The City's quarterly reporting routinely links progress toward achieving grant output goals, for example, numbers of site assessments completed, to actual performance. The City has communicated progress and accomplishments to both its EPA Region 2 Project Officer as well as through the EPA ACRES program as required. Several parameters are calculated including program demand, efficiency, costs, and results which are tracked and reported to EPA. Rochester's performance, including the completion of EPA funded assessment and cleanup projects demonstrates that it is achieving the results expected. DEQ completed and closed one cleanup grant in 2017, one petroleum assessment grant in 2019, and is in the process of closing one hazardous assessment grant by the end of December 2019. The total remaining balance all of the closed grants combined is $30,200. The majority of this balance was in the petroleum cleanup grant contractual category and was due to consultant efficiencies in the remedial phase of the cleanup project.

IV.E.4.b.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

IV.E.4.b.ii.1 Purpose and Accomplishments *Not Applicable*

IV.E.4.b.ii.2 Compliance with Grant Requirements *Not Applicable*

IV.E.4.b.iii Never Received Any Type of Federal or Non-Federal Assistance Agreements *Not Applicable*

NARRATIVE ATTACHMENT

Leveraging Commitment(s)

City of Rochester

City Clerks Office

Certified Ordinance

Rochester, N.Y., _____

TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **June 19, 2018** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **June 20, 2018** in accordance with the applicable provisions of law.

Ordinance No. 2018-157

Adoption of the Budget estimates for municipal purposes for the 2018-19 fiscal year, appropriation of sums set forth therein and approving commercial refuse fees, as amended

BE IT ORDAINED, by the Council of The City of Rochester as follows:

Section 1. The budget estimate for municipal purposes for the fiscal year July 1, 2018 to June 30, 2019, providing for the expenditure of $539,646,900, is in all respects adopted, confirmed, fixed, and determined.

Section 2. The sums of money designated in the budget estimate for municipal purposes for the fiscal year 2018-19 are hereby authorized to be expended and the sum of $539,646,900 is hereby appropriated for the current expenses of the departments and agencies; cash capital; debt service; and for the other purposes therein, in the manner provided by law, as listed below:

City Council and Clerk	$1,874,700
Administration	9,156,900
Neighborhood and Business Development	11,053,300
Environmental Services	86,229,200
Finance	11,873,000
Information Technology	8,257,400
Law	2,022,200
Library	11,971,600
Recreation and Youth Services	11,830,200
Emergency Communications	14,227,200
Police	~~90,380,200~~ 90,583,100
Fire	51,569,200
Undistributed Expenses	~~144,671,000~~ 144,759,200
Contingency	~~8,874,100~~ 8,583,000

Cash Capital	36,457,000
Debt Service	39,199,700
Sub-total	$539,646,900
Tax Reserve	2,679,183
Total	$542,326,083

Section 3. The budget estimate of the current revenues and other receipts, other than real estate taxes and the School Tax Relief (STAR) funds, for municipal purposes for the fiscal year 2018-19 is hereby fixed and determined at $482,788,683 and said sum is appropriated for the purposes set forth in the budget estimate.

Section 4. The budget estimate for the fiscal year 2018-19 providing for the raising of taxation on real estate for municipal purposes of the sum of $59,537,400 is hereby adopted.

Section 5. Pursuant to subsection 20-24B(1) of the Municipal Code, the Council hereby approves the fees for collection of commercial refuse and recyclables as proposed by the Mayor for fiscal year 2018-19.

Section 6. This ordinance shall take effect on July 1, 2018.

Strikeout indicates deleted text, new text is underlined.

Passed by the following vote:

Ayes - President Scott, Councilmembers Clifford, Evans, Gruber, Lightfoot, McFadden, Ortiz, Patterson, Spaull – 9.

Nays - None - 0

Attest _____

City Clerk

City of Rochester

City Clerk's Office

Certified Ordinance

Rochester, N.Y., _____

TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **October 16, 2018** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **October 17, 2018** in accordance with the applicable provisions of law.

Ordinance No. 2018-320

Determinations and findings relating to the acquisition of properties to effectuate the Bull's Head Urban Renewal Plan

WHEREAS, the Bull's Head Urban Renewal Area ("Area") comprises approximately 34 acres and is centered around the convergence of West Main Street, Genesee Street, Brown Street, West Avenue, and Chili Avenue;

WHEREAS, by Ordinance Nos. 2009-107 and 2017-5, the City Council designated the Area as a place that is appropriate for urban renewal in accordance with a plan to be developed in accordance with Article 15 of the General Municipal Law of the State of New York;

WHEREAS, the Bull's Head Urban Renewal Plan ("Plan") approved in Ordinance No. 2018-230 sets forth a staged process that starts with the acquisition, demolition of blighted structures, and environmental investigation on properties located within a targeted portion of the Area that have been identified as substandard, underutilized and deteriorated;

WHEREAS, the City of Rochester proposes to acquire 15 of the targeted parcels in order to demolish blighted structures, investigate and remediate any environmental conditions and assemble them into suitable sites for redevelopment (the "Project"); and

WHEREAS, the Council of the City of Rochester held a public hearing on October 11, 2018 pursuant to Article 2 of the Eminent Domain Procedure Law to consider the Project and _4_ speakers appeared at the hearing.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby makes the following determinations and findings concerning the Project:

A. Project description – acquire the following 15 properties (the "Properties"), demolish blighted structures, investigate and remediate any environmental conditions and assemble the Properties into suitable sites for redevelopment:

780 Brown St
806-810 Brown St
8 Kensington St
13 Kensington St
19 Kensington St
878 W. Main St
904 W. Main St
912-916 W. Main St
918-922 W. Main St
924-930 W. Main St
932-938 W. Main St
24 York St
32 York St
4-12 West Ave
160 Clifton St

B. Project purpose – To focus the City's resources on the portion of the Bull's Head Urban Renewal Area that is most critical to the redevelopment of the entire Area and to provide access, environmental information and time for the community engagement and planning process to develop appropriate plans for the next stages of the Area's urban renewal program.

C. Relocation benefits and compensation – The City has retained relocation specialist R.K. Hite and Co., Inc. and is appropriating funds to provide the owners and occupants of the acquired properties with fair notice and benefits consistent with federal Uniform Relocation Act practices. This will assure that property owners receive a fair purchase price for their properties and that displaced residents, businesses and public service agencies are provided with sufficient advanced notice and assistance to find comparable replacement housing or non-residential premises before they are required to vacate. The Plan provides that the relocation process will be implemented in a way that seeks out opportunities to relocate displaced businesses and agencies to new locations within the neighborhood.

D. Project effect – The acquisition of the Properties and the overall Project will have no significant adverse environmental effects on the environment. The Project is part of an Urban Renewal Plan that has been reviewed under the State Environmental Quality Review Act ("SEQR") and Chapter 48 of the Municipal Code, a SEQR

Environmental Assessment Form has been completed, and the Project has been determined to have no potential significant adverse environmental impacts, pursuant to a Negative Declaration issued by the Mayor on June 19, 2018.

Section 2. This ordinance shall take effect immediately.

Passed by the following vote:

Ayes - President Scott, Councilmembers Clifford, Evans, Gruber, Lightfoot, McFadden, Ortiz, Patterson, Spaull – 9.

Nays - None - 0.

Attest Hazel Washington

City Clerk

City of Rochester

City Clerk's Office

Certified Ordinance

Rochester, N.Y., _____

TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **October 16, 2018** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **October 17, 2018** in accordance with the applicable provisions of law.

Ordinance No. 2018-321

Authorizing the acquisition by negotiation or condemnation of properties and abatement, demolition and environmental due diligence activities to effectuate the Bull's Head Urban Renewal Plan

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby approves the acquisition of the following parcels (the "Properties") for the maximum acquisition amounts indicated to effectuate the Bull's Head Urban Renewal Plan ("Plan") approved in Ordinance No. 2018-230:

Address	Reputed Owner	SBL#	Type	Maximum Acquisition Amount
780 Brown St	Thomas Graff	120.42-2-35	1 family res	$45,000
806-810 Brown St	Zebbie D./Sarah Maye	120.42-2-54	small.commercial	$85,000
8 Kensington St	CDC Specialties Inc.	120.42-2-40	1 family res	$43,000
13 Kensington St	John R. Gatti	120.42-2-60.2	vacant lot	$24,000
19 Kensington St	Rochester Housing Authority	120.42-2-45	2 family res	$60,000
878 W. Main St	John R. Gatti	120.42-2-59.2	vacant lot	$1,500
904 W. Main St	Empire Wrecking Company Inc.	120.42-2-64	vacant lot	$5,700
912-916 W. Main St	John R. Gatti	120.42-2-66	vacant lot	$11,200
918-922 W. Main St	Realty Development North LLC	120.42-2-67	small commercial	$80,000
924-930 W. Main St	Wayne Haskins	120.42-2-68	2 story mixed use	$127,000
932-938 W. Main St	Francis Winterkorn	120.42-2-69	2 story mixed use	

24 York St	Inner Faith Gospel Tabernacle Church Inc.	120.42-2-70	parking lot	(included with 24 York St)
32 York St	Inner Faith Gospel Tabernacle Church Inc.	120.42-2-7	1 small commercial	$ 200,000
4-12 West Ave	Lamees LLC	120.42-1-47	small commercial	$ 150,000
160 Clifton St	Rochester Clifton LLC	120.50-2-3	health facility	$1,000,000

The acquisition amounts set forth herein, up to a maximum amount of $1,200,000, shall be funded from the proceeds of bonds to be authorized for the purpose.

Section 2. City taxes and other current-year charges against each said parcel shall be canceled from the date of acquisition closing forward. If the present owner has paid any taxes or other current-year charges attributable to the period after the closing, such charges shall be credited to such owner at closing, and may, if appropriate, be refunded. Any taxes levied after the date of closing, while the City owns a parcel, shall also be canceled.

Section 3. In the event that any of said Properties cannot be acquired by negotiation, the Corporation Counsel is hereby authorized to commence condemnation proceedings to acquire said parcel. In the event of condemnation, the amount set forth herein for the acquisition shall be the amount of the offer. Nothing in this ordinance shall be deemed to limit in any way the liability of the City for further claims arising from the acquisition of said parcel pursuant to the Eminent Domain Procedure Law.

Section 4. The Council hereby authorizes the expenditure of $600,000, in the amounts of $150,000 from 2016-17 Cash Capital and $450,000 from 2018-19 Cash Capital, to provide the owners and occupants of the acquired Properties with fair notice and relocation benefits in accordance with the Plan and consistent with the federal Uniform Relocation Act, including but not limited to providing assistance to displaced residents, businesses and public service agencies to find comparable replacement housing or non-residential premises and moving expenses to the replacement premises.

Section 5. The Council hereby authorizes the expenditure of $500,000, in the amounts of $325,000 from 2018-19 Cash Capital and $175,000 from the proceeds of bonds to be authorized for the purpose, to conduct the abatement and demolition of structures located on the acquired Properties in accordance with the Plan.

Section 6. The Council hereby authorizes the expenditure of $100,000 from 2018-19 Cash Capital to conduct environmental due diligence on the acquired Properties in accordance with the Plan.

Section 7. This ordinance shall take effect immediately.

Passed by the following vote:

Passed by the following vote:

Ayes - President Scott, Councilmembers Clifford, Evans, Gruber, Lightfoot, McFadden, Ortiz, Patterson, Spaull – 9.

Nays - None - 0.

Attest Hazel Washington
City Clerk

City of Rochester

City Clerk's Office

Certified Ordinance

Rochester, N.Y., _____

TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **October 16, 2018** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **October 17, 2018** in accordance with the applicable provisions of law.

Ordinance No. 2018-322

Bond Ordinance of the City of Rochester, New York authorizing the issuance of $1,375,000 Bonds of said City to finance costs of the acquisition, abatement and demolition of properties to effectuate the Bull's Head Urban Renewal Plan

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The City of Rochester, in the County of Monroe, New York (herein called "City"), is hereby authorized to finance the costs of the acquisition, abatement and demolition of 14 properties at the locations shown in Exhibit A, to effectuate the Bull's Head Urban Renewal Plan (the Project). The estimated maximum cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof, is $2,400,000. The plan of financing includes the issuance of $1,375,000 bonds of the City which are hereby appropriated to said Project; $875,000 in 2018-19 Cash Capital and $150,000 in 2016-17 Cash Capital and the levy and collection of taxes on all the taxable real property in the City to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

Section 2. Bonds of the City in the principal amount of $1,375,000 are hereby authorized to be issued pursuant to the Constitution and laws of the State of New York, including the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), this Ordinance, and other proceedings and determinations related thereto.

Section 3. The City intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the City,

pursuant to this Ordinance, in the amount of $1,375,000. This Ordinance is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The period of probable usefulness of said class of objects or purposes described in Section 1 of this Ordinance, within the limitations of 11.00 a. 41-a. of the Law, is 50 years.

Section 5. Each of the bonds authorized by this Ordinance and any bond anticipation notes issued in anticipation of the sale of said bonds shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds and any notes issued in anticipation of said bonds, shall be general obligations of the City, payable as to both principal and interest by an ad valorem tax upon all the taxable real property within the City without limitation as to rate or amount. The faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds and provision shall be made annually in the budget of the City by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 6. Subject to the provisions of this Ordinance and of said Law, and pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of Sections 50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the City Council relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, and relative to providing for substantially level or declining debt service, prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, as well as to executing agreements for credit enhancement, are hereby delegated to the Director of Finance, as the Chief Fiscal Officer of the City.

Section 7. The validity of the bonds authorized by this Ordinance and of any notes issued in anticipation of the sale of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of such Ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity, is commenced within twenty (20) days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Ordinance shall take effect immediately, and the City Clerk is hereby authorized and directed to publish a summary of the foregoing Ordinance, together

with a Notice attached in substantially the form prescribed by Section 81.00 of the Law in "The Daily Record," a newspaper published in Rochester, New York, having a general circulation in the City and hereby designated the official newspaper of said City for such publication

Exhibit A

Property Addresses
780 Brown St
806-810 Brown St
8 Kensington St
13 Kensington St
19 Kensington St
878 W. Main St
904 W. Main St
912-916 W. Main St
918-922 W. Main St
924-930 W. Main St
932-938 W. Main St
24 York St
32 York St
4-12 West Ave

Passed by the following vote:

Ayes - President Scott, Councilmembers Clifford, Evans, Gruber, Lightfoot, McFadden, Ortiz, Patterson, Spaull – 9.

Nays - None - 0.

Attest Hazel Washington

City Clerk

City of Rochester

City Clerk's Office

Certified Ordinance

Rochester, N.Y., _____

TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **June 18, 2019** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **June 19, 2019** in accordance with the applicable provisions of law.

Ordinance No. 2019-161

Adoption of the Budget estimates for municipal purposes for the 2019-20 fiscal year, appropriation of sums set forth therein and approving commercial refuse fees

BE IT ORDAINED, by the Council of The City of Rochester as follows:

Section 1. The budget estimate for municipal purposes for the fiscal year July 1, 2019 to June 30, 2020, providing for the expenditure of $552,047,000, is in all respects adopted, confirmed, fixed, and determined.

Section 2. The sums of money designated in the budget estimate for municipal purposes for the fiscal year 2019-20 are hereby authorized to be expended and the sum of $552,047,000 is hereby appropriated for the current expenses of the departments and agencies; cash capital; debt service; and for the other purposes therein, in the manner provided by law, as listed below:

City Council and Clerk	$2,273,100
Administration	10,989,400
Neighborhood and Business Development	11,621,600
Environmental Services	89,092,600
Finance	11,800,900
Information Technology	7,426,600
Law	2,121,900
Library	12,296,300
Recreation and Youth Services	12,458,700
Emergency Communications	14,915,300

Police	98,618,600
Fire	52,175,300
Undistributed Expenses	148,042,100
Contingency	4,317,500
Cash Capital	36,361,000
Debt Service	37,536,100
Sub-total	$552,047,000
Tax Reserve	2,679,183
Total	$554,726,183

Section 3. The budget estimate of the current revenues and other receipts, other than real estate taxes and the School Tax Relief (STAR) funds, for municipal purposes for the fiscal year 2019-20 is hereby fixed and determined at $495,188,783 and said sum is appropriated for the purposes set forth in the budget estimate.

Section 4. The budget estimate for the fiscal year 2019-20 providing for raising the sum of $59,537,400 in taxation on real estate for municipal purposes is hereby adopted.

Section 5. Pursuant to subsection 20-24B(1) of the Municipal Code, the Council hereby approves the fees for collection of commercial refuse and recyclables as proposed by the Mayor for fiscal year 2019-20.

Section 6. This ordinance shall take effect on July 1, 2019.

Passed by the following vote:

Ayes - President Scott, Councilmembers Evans, Gruber, Harris, Lightfoot, Patterson - 6.

Nays - None – Councilmembers Clifford, Ortiz, Spaull - 3.

Attest Hazel Washington

City Clerk

Former Piehler Pontiac Site

NYSDEC Brownfield Cleanup: Lake Avenue

Funding Source	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
General Cash Capital	50	0	0	0	0	50
General Debt	0	300	0	0	0	300
	50	300	0	0	0	350

Investigation and Remediation

Funding for the investigation, remediation of contaminated sites within the City's jurisdiction, environmental compliance, energy & sustainability projects, storm water permit and inspection services, waste management, asbestos project oversight, laboratory analytical testing, federal and state grant matches.

Funding Source	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
General Cash Capital	641	623	628	641	623	3,156
General Debt	0	900	0	0	0	900
	641	1,523	628	641	623	4,056

Investigation and Remediation - Andrews Street

Funding Source	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
General Debt	0	150	0	0	0	150
	0	150	0	0	0	150

Investigation and Remediation - Emerson Street Landfill

Barrier wall cost and annual ground water monitoring

Funding Source	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
General Debt	0	1,000	0	0	0	1,000
	0	1,000	0	0	0	1,000

Investigation and Remediation - Site Management Periodic Review Reports

Compliance report required by the NYSDEC for contaminated sites which have undergone environmental cleanup and received a Certificate of Completion from the NYSDEC.

Funding Source	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
General Cash Capital	0	100	0	100	0	200
	0	100	0	100	0	200

APPENDIX A

Threshold Criteria – 24 York Street

City of Rochester, New York
EPA Brownfield Petroleum Cleanup Grant Proposal
24 York Street, Rochester, New York

III.B. THRESHOLD CRITERIA FOR CLEANUP GRANTS

III.B.1 Applicant Eligibility

The City of Rochester (City) is an incorporated general purpose unit of local government in New York State.

III.B.2 Previously Awarded Cleanup Grants

No EPA Cleanup Grants were previously awarded for the 24 York Street property.

III.B.3 Site Ownership

The City of Rochester is the sole owner of 24 York Street having acquired this property via a warranty deed and negotiated purchase on September 17, 2019.

III.B.4 Basic Site Information

(a) Name of the Site: 24 York Street
(b) Address of the Site: 24 York Street Rochester, New York 14611
(c) Current owner of the Site: City of Rochester, New York

III.B.5 Status and History of Contamination at the Site

(a) Petroleum Contamination is present in soil and groundwater at the Site.

(b) Operational History/Current Use: Based on information obtained as part of a Phase I Environmental Site Assessment (ESA) of the Site, the 24 York Street parcel was historically used as a privately-owned gasoline station from at least 1925 through at least 1954 and then an auto repair facility until 1981 when the former gasoline service station building was demolished. This parcel is currently an asphalt parking lot. Prior to the City's acquisition of the parcel in September 2019, it had been owned, since 2010, by the Inner Faith Gospel Tabernacle Church, Inc. (Church). The 24 York Street Site is located in the Bull's Head Brownfield Opportunity Area (BOA).

(c) Environmental Concerns: Based on the historical use of 24 York Street as a gasoline station and auto repair facility, petroleum contamination was suspected. Prior to acquiring this parcel, the City of Rochester obtained access from the previous private property owner to conduct a Preliminary Phase II ESA. This study identified the presence of a petroleum release that has contaminated both soil and groundwater. Soil was contaminated at concentrations which exceeded NYSDEC CP-51 Soil Cleanup Guidance Values and Part 375 Soil Cleanup Objectives and groundwater was impacted at concentrations exceeding TOGS 1.1.1 Groundwater Standards and Guidance Values. The petroleum contamination appears to have migrated to an adjoining property (32 York Street) also owned by the City of Rochester. As a result of the petroleum contamination, an active New York State Department of Environmental Conservation (NYSDEC) Spill incident report was filed (NYSDEC Spill #1901036). In October/November 2019, a Phase II ESA at 24 York Street was completed in accordance with ASTM Standard E1903-11. This study was successful at defining the extent of petroleum contamination on the property.

(d) How the site became contaminated…nature/extent of contamination. The historic use of the 24 York Street parcel as a gasoline station and auto repair facility appears to have resulted in contamination of this parcel. At least eight petroleum storage tanks and six pump dispensers were historically installed at 24 York

Street. Records indicate the removal of six of these tanks in 1981 but do not describe the conditions encountered (i.e., tank integrity, evidence of leakage, etc.).

The Preliminary Phase II ESAs and the subsequent ASTM E1903-11 Phase II ESA confirmed that the former use of the 24 York Street parcel (e.g., gasoline station) has resulted in soil/fill and groundwater contamination. Petroleum constituents were detected in soil and groundwater, primarily in the area of the former petroleum tanks and presumed pump dispenser locations on the 24 York Street property, and a petroleum sheen and/or Light Non-Aqueous Phase Liquid (LNAPL) were detected in groundwater in one monitoring well.

III.B.6 Brownfields Site Definition
(a) The Site is not listed or proposed for listing on the National Priorities List.
(b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
(c) The Site is not subject to the jurisdiction, custody, or control of the United States government.

III.B.7 Environmental Assessment Required for Cleanup Applications
Previous assessments of the property include the following: A December 2017 Phase I Environmental Site Assessment (ESA); a June 2019 Preliminary Phase II ESA; and an October/November 2019 ASTM E1903-11 Phase II ESA.

The November 19, 2019 report, titled "Phase II Environmental Site Assessment; 24 & 32 York Street, Rochester, New York; NYSDEC Spill #1901036," included the adjoining 32 York Street parcel as petroleum contamination from 24 York Street extended onto it. This Phase II ESA consisted of the advancement of eight test borings, installation of five temporary groundwater monitoring wells, the collection and analysis of a water sample from a groundwater control sump located in the basement of the adjoining 32 York Street building, and the collection and analysis of soil and groundwater samples. The October/November 2019 Phase II ESA utilized the data generated during the previous June 2019 Preliminary Phase II ESA to assist in further defining the nature and extent of soil and groundwater impacted by petroleum-related constituents, including the soil and groundwater petroleum impacts that exceed regulatory criteria.

In addition to the above-referenced studies, in July 2019 a Pre-Development Phase II Environmental Site Assessment and Geotechnical Study report were completed for 15 adjoining/nearby City-owned parcels, including investigation work in the public rights-of-way of York Street and Ruby Place that bound the 24 York Street property.

III.B.8 Enforcement or Other Actions
The City is not aware of any environmental enforcement actions or pending actions related to the Site. As part of pre-purchase environmental due diligence, the City reviewed applicable NYSDEC and USEPA databases and found no reference to environmental enforcement or other actions related to the Site. The City also obtained a search for environmental liens/activity and use limitations, dated November 5, 2019, and found none listed for the property.

III.B.9 Sites Requiring a Property-Specific Determination
A Property-Specific Determination is not required for this Site.

III.B.10 Threshold Criteria Related to CERCLA/Petroleum Liability
<u>III.B.10.a Property Ownership Eligibility - Hazardous Substance Sites</u>
III.B.10.a.i Exemptions to CERCLA Liability

III.B.10.a.i.1 Indian Tribes
Does Not Apply.

III.B.10.a.i.2 Alaska Native Village Corporations and Alaska Native Regional Corporations
Does Not Apply.

III.B.10.a.i.3 Property Acquired Under Certain Circumstances by Units of State and Local Government
Does Not Apply.

III.B.10.a.ii. Exceptions to Meeting the Requirement for Asserting an Affirmative Defense to CERCLA Liability
III.B.10.a.ii.1 Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002
Does Not Apply.

III.B.10.a.iii Landowner Protections from CERCLA Liability
III.B.10.a.iii.1 Bona Fide Prospective Purchaser Liability Protection
III.B.10.a.iii.1.a. Information on the Property Acquisition
Does Not Apply.

III.B.10.a.iii.1.b Pre-Purchase Inquiry
Does Not Apply.

III.B.10.a.iii.1.c Timing and/or Contribution toward Hazardous Substances Disposal
Does Not Apply.

III.B.10.a.iii.1.d Post-Acquisition Uses
Does Not Apply.

III.B.10.a.iii.1.e Continuing Obligations
Does Not Apply.

III.B.10.a.iii.2 Non-Publicly Owned Sites Acquired Before January 11, 2002
Does Not Apply.

<u>III.B.10.b Property Ownership Eligibility - Petroleum Sites</u>
III.B.10.b.i Information Required for a Petroleum Site Eligibility Determination
III.B.10.b.i.1 Current and Immediate Past Owners

Current Owner: City of Rochester, New York
Immediate Past Owner: Faith Gospel Tabernacle Church, Inc.

III.B.10.b.i.2 Acquisition of Site
The City of Rochester is the sole owner of 24 York Street having acquired this property via a warranty deed and negotiated purchase on September 17, 2019.

III.B.10.b.i.3 No Responsible Party for the Site

(i) Neither the City of Rochester (current Site owner) nor the Faith Gospel Tabernacle Church Inc. (prior Site owner) dispensed or disposed of petroleum or petroleum product contamination or exacerbated the existing petroleum contamination at the Site.
(ii) Neither the City of Rochester nor the Faith Gospel Tabernacle Church Inc. owned the site when any dispensing or disposal of petroleum (by others) took place.
(iii) The City of Rochester and the Faith Gospel Tabernacle Church Inc. took reasonable steps with regard to the contamination at the Site.

III.B.10.b.i.4 Cleaned Up by a Person Not Potentially Liable
The City of Rochester [applicant] did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site, and took reasonable steps with regard to the contamination at the site.

III.B.10.b.i.5 Judgments, Orders, or Third Party Suits
No responsible party (including the City of Rochester [applicant]) is identified for the site through either:
a. a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
b. an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
c. a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

III.B.10.b.i.6 Subject to RCRA
This property is not subject to any order under 9003(h) of the Solid Waste Disposal Act.

III.B.10.b.i.7 Financial Viability of Responsible Parties
No current or immediate past owners are identified as responsible for the contamination at the Site.

III.B.11 Cleanup Authority and Oversight Structure
III.B.11.a Cleanup Oversight
The City will execute a Stipulation Agreement with the NYSDEC under the Agency's Spills Program and perform all cleanup activities under NYSDEC approval and oversight. The City will assign a senior environmental staff person from the City's Office of Environmental Remediation to oversee and manage the environmental firm selected to perform the cleanup. Cleanup and remedial services will be performed by an environmental consultant through a professional services agreement, and will be procured using an open competitive selection process in accordance with NYS General Municipal Law and 2CFR200.317 through 2CFR200.326. The selected firm and agreement amount will be subject to Rochester City Council authorization. In accordance with standard City brownfield cleanup procedures, the City project manager will coordinate the review and approval process for the remedial action with the Monroe County Department of Health (MCDOH) and the NYSDEC. Citizen participation activities and involvement will be based on a NYSDEC Citizen Participation Plan (CPP), as required by the NYSDEC process (https://www.dec.ny.gov/docs/remediation_hudson_pdf/der23.pdf) and the EPA Community Relations Plan. The City project manager will coordinate site reuse plans with cleanup work plan development and site remediation activities.

III.B.11.b Access to Adjacent Properties
Access to adjacent privately-owned properties not currently owned by the City is not required to complete the cleanup. As such, access agreements with other property owners will not be required.

III.B.12 Community Notification

The City completed community notifications to increase public awareness of the proposed submittal of this grant application and the studies and evaluations that have been completed to date, as described below. Copies of the draft Brownfield Cleanup Grant Application, Draft Analysis of Brownfields Cleanup Alternatives (ABCA), and related documents were made available at a public meeting; were posted on the City's project specific website (https://www.cityofrochester.gov/yorkstreetgrantapp.aspx); and at the Arnett Library document repository.

III.B.12.a Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

This report includes an analysis of possible remedial alternatives for the 24 York Street parcel and the adjoining 32 York Street parcel. The findings of the draft ABCA were discussed at the November 21, 2019 public meeting regarding this grant application, and copies were available to the public during the meeting. A copy of the ABCA is also available on the City's project specific website (https://www.cityofrochester.gov/yorkstreetgrantapp.aspx).

The draft ABCA report evaluated Site contamination issues, cleanup standards and applicable laws and describes three cleanup alternatives, which were considered:

Alternative #1: No Action,

Alternative #2: Limited Source Removal, which consists of soil excavation and disposal followed by groundwater monitoring to evaluate the effectiveness of the remedy; and

Alternative #3: Comprehensive Source Removal and In-Situ Treatment, which consists of soil and bedrock excavation and disposal combined with application of groundwater amendment followed by groundwater monitoring to evaluate the effectiveness of the remedy. This alternative also includes the possible application of additional remedial amendments in the future if needed.

The draft ABCA report evaluates the costs and benefits associated with each alternative and concludes that Alternative #3, Comprehensive Source Removal and In-Situ Treatment, is preferred. A copy of the ABCA report is included with this grant submittal. The draft ABCA report was posted in the City's website, and copies were made available at the project document repository at the Arnett Library.

III.B.12.b Community Notification Ad

The City placed an advertisement in the Rochester Democrat & Chronicle to publicize the public meeting regarding this grant application and the availability of the draft grant application, the draft ABCA and related documents. The advertisement was published on November 12, 2019. A copy of the advertisement is attached. The advertisement states that a draft of the grant application and a draft of the ABCA is available for public review and comment on the City's website; or at the project document repository at the Arnett Library at 310 Arnett Boulevard in Rochester or by contacting Vicki Brawn at the City's Division of Environmental Quality. The advertisement also indicates that a public meeting to discuss this grant application was held on November 21, 2019 as part of the Southwest Common Council meeting at six o-clock pm at the Phyllis Wheatley Library at 33 Dr. Samuel McCree Way in Rochester. The advertisement also specifies that comments must be made to the City's Division of Environmental Quality by 5:00 pm on Monday, November 25, 2019.

Additionally, the City posted information about this grant application and the public meeting on its website. Also included on the website were the Phase I and Phase II reports, the draft ABCA report and the draft grant application (https://www.cityofrochester.gov/yorkstreetgrantapp.aspx).

III.B.12.c Public Meeting

The City held a public meeting on November 21, 2019 to discuss the draft application and the draft ABCA and to consider public comments. The meeting was part of a regularly scheduled Southwest Common Council meeting held at the Phyllis Wheatley Library (33 Dr. Samuel McCree Way, Rochester, NY). Copies of the public meeting summary notes, public comments received, the City's response to those comments and meeting sign-in sheets are attached.

III.B.12.d Submission of Community Notification Documents

The following documents related to the public meeting, are attached to this submittal:

- a copy of the draft ABCA;
- a copy of the newspaper ad that demonstrates notification to the public and solicitation for comments on the application;
- a summary of the public comments received;
- the City's response to those public comments;
- summary from the public meeting(s); and
- meeting sign-in sheets.

III.B.13 Statutory Cost Share

III.B.13.a Meet Required Cost Share

The City's matching share for the grant will be from the City of Rochester Department of Environmental Services fiscal year 2019-20 Cash Capital allocation. The City's fiscal year 2019-20 Capital Improvement Program (CIP) was approved by Rochester City Council in June 2019.

The current cleanup cost estimate is $408,000. As a result, the required 20% cost share will be $81,600 which will be applied solely to the contractual portion of the project budget.

III.B.13.b Hardship Waiver

The City will not be applying for a hardship waiver.

APPENDIX B

Threshold Criteria – 32 York Street

City of Rochester, New York
EPA Brownfield Petroleum Cleanup Grant Proposal
32 York Street, Rochester, New York

III.B. THRESHOLD CRITERIA FOR CLEANUP GRANTS

III.B.1 Applicant Eligibility

The City of Rochester (City) is an incorporated general purpose unit of local government in New York State.

III.B.2 Previously Awarded Cleanup Grants

No EPA Cleanup Grants were previously awarded for the 32 York Street property.

III.B.3 Site Ownership

The City of Rochester is the sole owner of 32 York Street having acquired this property via a warranty deed and negotiated purchase on September 17, 2019.

III.B.4 Basic Site Information

(a) Name of the Site: 32 York Street
(b) Address of the Site: 32 York Street Rochester, New York 14611
(c) Current owner of the Site: City of Rochester, New York

III.B.5 Status and History of Contamination at the Site

(a) Petroleum Contamination is present in soil and groundwater at the Site.

(b) Operational History/Current Use: Based on information obtained as part of a Phase I Environmental Site Assessment (ESA) of the Site, the 32 York Street parcel contains a building currently used as a church and previously used as a post office. The 32 York Street parcel adjoins a property (24 York Street) that was a former gasoline station/auto repair facility. Prior to the City's acquisition of the parcel in September 2019, it had been owned, since 2010, by the Inner Faith Gospel Tabernacle Church, Inc. (Church). The 32 York Street Site is located in the Bull's Head Brownfield Opportunity Area (BOA).

(c) Environmental Concerns: Based on the historical use of the adjoining 24 York Street parcel as a gasoline station and auto repair facility, it was suspected that petroleum contamination may have migrated to the 32 York Street parcel. Prior to acquiring this parcel, the City of Rochester obtained access from the previous private property owner to conduct a Preliminary Phase II ESA. This study identified the presence of a petroleum release that has contaminated both soil and groundwater. Soil was contaminated at concentrations which exceeded NYSDEC CP-51 Soil Cleanup Guidance Values and Part 375 Soil Cleanup Objectives and groundwater was impacted at concentrations exceeding TOGS 1.1.1 Groundwater Standards and Guidance Values. The petroleum contamination appears to have migrated to this parcel from an adjoining property (24 York Street), also owned by the City of Rochester, and is likely present under a portion of the 32 York Street building. [Note: As a result of the petroleum contamination on the adjoining 24 York Street parcel, an active New York State Department of Environmental Conservation (NYSDEC) Spill incident report was filed (NYSDEC Spill #1901036)]. In October/November 2019, a Phase II ESA at 32 York Street was completed in accordance with ASTM Standard E1903-11. This study was successful at defining the extent of petroleum contamination on the property.

(d) How the site became contaminated…nature/extent of contamination. The historic use of the adjoining 24 York Street parcel as a gasoline station and auto repair facility appears to have resulted in contamination of the 32 York Street parcel.

The Preliminary Phase II ESAs and the subsequent ASTM E1903-11 Phase II ESA confirmed that the former use of the adjoining 24 York Street parcel (e.g., gasoline station) has resulted in soil/fill and groundwater contamination on the 32 York Street parcel. Petroleum constituents were detected in soil and groundwater on 32 York Street, including a petroleum sheen and/or Light Non-Aqueous Phase Liquid (LNAPL) in groundwater in one monitoring well.

III.B.6 Brownfields Site Definition

(a) The Site is not listed or proposed for listing on the National Priorities List.
(b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
(c) The Site is not subject to the jurisdiction, custody, or control of the United States government.

III.B.7 Environmental Assessment Required for Cleanup Applications

Previous assessments of the property include the following: A December 2017 Phase I Environmental Site Assessment (ESA); a June 2019 Preliminary Phase II ESA; and an October/November 2019 ASTM E1903-11 Phase II ESA.

The November 19, 2019 report, titled "Phase II Environmental Site Assessment; 24 & 32 York Street, Rochester, New York; NYSDEC Spill #1901036," included the adjoining 24 York Street parcel as petroleum contamination from 24 York Street appeared to be the source of contamination on the 32 York Street parcel. This Phase II ESA consisted of the advancement of eight test borings, installation of five temporary groundwater monitoring wells, the collection and analysis of a water sample from a groundwater control sump located in the basement of the 32 York Street building, and the collection and analysis of soil and groundwater samples. The October/November 2019 Phase II ESA utilized the data generated during the previous June 2019 Preliminary Phase II ESA to assist in further defining the nature and extent of soil and groundwater impacted by petroleum-related constituents, including the soil and groundwater petroleum impacts that exceed regulatory criteria.

In addition to the above-referenced studies, in July 2019 a Pre-Development Phase II Environmental Site Assessment and Geotechnical Study report were completed for 15 adjoining/nearby City-owned parcels, including investigation work in the public right-of-way of York Street that bounds the 32 York Street property.

III.B.8 Enforcement or Other Actions

The City is not aware of any environmental enforcement actions or pending actions related to the Site. As part of pre-purchase environmental due diligence, the City reviewed applicable NYSDEC and USEPA databases and found no reference to environmental enforcement or other actions related to the Site. The City also obtained a search for environmental liens/activity and use limitations, dated November 5, 2019, and found none listed for the property.

III.B.9 Sites Requiring a Property-Specific Determination

A Property-Specific Determination is not required for this Site.

III.B.10 Threshold Criteria Related to CERCLA/Petroleum Liability

<u>III.B.10.a Property Ownership Eligibility - Hazardous Substance Sites</u>
III.B.10.a.i Exemptions to CERCLA Liability
III.B.10.a.i.1 Indian Tribes
Does Not Apply.

III.B.10.a.i.2 Alaska Native Village Corporations and Alaska Native Regional Corporations
Does Not Apply.

III.B.10.a.i.3 Property Acquired Under Certain Circumstances by Units of State and Local Government
Does Not Apply.

III.B.10.a.ii. Exceptions to Meeting the Requirement for Asserting an Affirmative Defense to CERCLA Liability
III.B.10.a.ii.1 Publicly Owned Brownfield Sites Acquired Prior to January 11, 2002
Does Not Apply.

III.B.10.a.iii Landowner Protections from CERCLA Liability
III.B.10.a.iii.1 Bona Fide Prospective Purchaser Liability Protection
III.B.10.a.iii.1.a Information on the Property Acquisition
Does Not Apply.

III.B.10.a.iii.1.b Pre-Purchase Inquiry
Does Not Apply.

III.B.10.a.iii.1.c Timing and/or Contribution Toward Hazardous Substances Disposal
Does Not Apply.

III.B.10.a.iii.1.d Post-Acquisition Uses
Does Not Apply.

III.B.10.a.iii.1.e Continuing Obligations
Does Not Apply.

III.B.10.a.iii.2 Non-Publicly Owned Sites Acquired Before January 11, 2002
Does Not Apply.

<u>III.B.10.b Property Ownership Eligibility - Petroleum Sites</u>
III.B.10.b.i Information Required for a Petroleum Site Eligibility Determination
III.B.10.b.i.1 Current and Immediate Past Owners

Current Owner: City of Rochester, New York
Immediate Past Owner: Faith Gospel Tabernacle Church, Inc.

III.B.10.b.i.2 Acquisition of Site
The City of Rochester is the sole owner of 32 York Street having acquired this property via a warranty deed and negotiated purchase on September 17, 2019.

III.B.10.b.i.3 No Responsible Party for the Site

(i) Neither the City of Rochester (current Site owner) nor the Faith Gospel Tabernacle Church Inc. (prior Site owner) dispensed or disposed of petroleum or petroleum product contamination or exacerbated the existing petroleum contamination at the Site.

(ii) Neither the City of Rochester nor the Faith Gospel Tabernacle Church Inc. owned the site when any dispensing or disposal of petroleum (by others) took place.
(iii) The City of Rochester and the Faith Gospel Tabernacle Church Inc. took reasonable steps with regard to the contamination at the Site.

III.B.10.b.i.4 Cleaned Up by a Person Not Potentially Liable
The City of Rochester [applicant] did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the site, and took reasonable steps with regard to the contamination at the site.

III.B.10.b.i.5 Judgments, Orders, or Third Party Suits
No responsible party (including the City of Rochester [applicant]) is identified for the site through either:
a. a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
b. an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
c. a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

III.B.10.b.i.6 Subject to RCRA
This property is not subject to any order under 9003(h) of the Solid Waste Disposal Act.

III.B.10.b.i.7 Financial Viability of Responsible Parties
No current or immediate past owners are identified as responsible for the contamination at the Site.

III.B.11 Cleanup Authority and Oversight Structure

III.B.11.a Cleanup Oversight

The City will execute a Stipulation Agreement with the NYSDEC under the Agency's Spills Program and perform all cleanup activities under NYSDEC approval and oversight. The City will assign a senior environmental staff person from the City's Office of Environmental Remediation to oversee and manage the environmental firm selected to perform the cleanup. Cleanup and remedial services will be performed by an environmental consultant through a professional services agreement, and will be procured using an open competitive selection process in accordance with NYS General Municipal Law and 2CFR200.317 through 2CFR200.326. The selected firm and agreement amount will be subject to Rochester City Council authorization. In accordance with standard City brownfield cleanup procedures, the City project manager will coordinate the review and approval process for the remedial action with the Monroe County Department of Health (MCDOH) and the NYSDEC. Citizen participation activities and involvement will be based on a NYSDEC Citizen Participation Plan (CPP), as required by the NYSDEC process (https://www.dec.ny.gov/docs/remediation_hudson_pdf/der23.pdf) and the EPA Community Relations Plan. The City project manager will coordinate site reuse plans with cleanup work plan development and site remediation activities.

III.B.11.b Access to Adjacent Properties

Access to adjacent privately-owned properties not currently owned by the City is not required to complete the cleanup. As such, access agreements with other property owners will not be required.

III.B.12 Community Notification

The City completed community notifications to increase public awareness of the proposed submittal of this grant application and the studies and evaluations that have been completed to date, as described below. Copies of the draft Brownfield Cleanup Grant Application, Draft Analysis of Brownfields Cleanup Alternatives (ABCA), and related documents were made available at a public meeting; were posted on the City's project specific website (https://www.cityofrochester.gov/yorkstreetgrantapp.aspx); and at the Arnett Library document repository.

III.B.12.a Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

This report includes an analysis of possible remedial alternatives for the 32 York Street parcel and the adjoining 24 York Street parcel. The findings of the draft ABCA were discussed at the November 21, 2019 public meeting regarding this grant application, and copies were available to the public during the meeting. A copy of the ABCA is also available on the City's project specific website (https://www.cityofrochester.gov/yorkstreetgrantapp.aspx).

The draft ABCA report evaluated Site contamination issues, cleanup standards and applicable laws and describes three cleanup alternatives, which were considered:

Alternative #1: No Action,

Alternative #2: Limited Source Removal, which consists of soil excavation and disposal followed by groundwater monitoring to evaluate the effectiveness of the remedy; and

Alternative #3: Comprehensive Source Removal and In-Situ Treatment, which consists of soil and bedrock excavation and disposal combined with application of groundwater amendment followed by groundwater monitoring to evaluate the effectiveness of the remedy. This alternative also includes the possible application of additional remedial amendments in the future if needed.

The draft ABCA report evaluates the costs and benefits associated with each alternative and concludes that Alternative #3, Comprehensive Source Removal and In-Situ Treatment, is preferred. A copy of the ABCA report is included with this grant submittal. The draft ABCA report was posted in the City's website, and copies were made available at the project document repository at the Arnett Library.

III.B.12.b Community Notification Ad

The City placed an advertisement in the Rochester Democrat & Chronicle to publicize the public meeting regarding this grant application and the availability of the draft grant application, the draft ABCA and related documents. The advertisement was published on November 12, 2019. A copy of the advertisement is attached The advertisement states that a draft of the grant application and a draft of the ABCA is available for public review and comment on the City's website; or at the project document repository at the Arnett Library at 310 Arnett Boulevard in Rochester or by contacting Vicki Brawn at the City's Division of Environmental Quality. The advertisement also indicates that a public meeting to discuss this grant application was held on November 21, 2019 as part of the Southwest Common Council meeting at six o-clock pm at the Phyllis Wheatley Library at 33 Dr. Samuel McCree Way in Rochester. The advertisement also specifies that comments must be made to the City's Division of Environmental Quality by 5:00 pm on Monday, November 25, 2019.

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III.B.12.c Public Meeting

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III.B.12.d Submission of Community Notification Documents

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- a copy of the draft ABCA;
- a copy of the newspaper ad that demonstrates notification to the public and solicitation for comments on the application;
- a summary of the public comments received;
- the City's response to those public comments;
- summary from the public meeting(s);
- meeting sign-in sheets.

III.B.13 Statutory Cost Share

III.B.13.a Meet Required Cost Share

The City's matching share for the grant will be from the City of Rochester Department of Environmental Services fiscal year 2019-20 Cash Capital allocation. The City's fiscal year 2019-20 Capital Improvement Program (CIP) was approved by Rochester City Council in June 2019.

The current cleanup cost estimate is $408,000. As a result, the required 20% cost share will be $81,600 which will be applied solely to the contractual portion of the project budget.

III.B.13.b Hardship Waiver

The City will not be applying for a hardship waiver.

APPENDIX C

Community Notification Documents

DRAFT

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)

24 AND 32 YORK STREET
ROCHESTER, NEW YORK 14611

NYSDEC SPILL #1901036

Prepared For:	United States Environmental Protection Agency Region 2 Office 290 Broadway, 25th Floor New York, New York, 10007-1866
Prepared on Behalf of:	City of Rochester Division of Environmental Quality Department of Environmental Services 30 Church Street, Room 300B Rochester, New York, 14614-1278
Prepared By:	Day Environmental, Inc. 1563 Lyell Avenue Rochester, New York 14614
DAY Project No.:	5658S-19
Date:	November 25, 2019

DRAFT

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Table A Comparison of Cleanup Alternatives
Table B Alternative #2 Opinion of Probable Cost
Table C Alternative #3 Opinion of Probable Cost

APPENDICES

Appendix A Figures and Analytical Laboratory Summary Tables from Previous Reports

EXECUTIVE SUMMARY

On behalf of the City of Rochester, New York (City), Day Environmental, Inc. (DAY) prepared this Analysis of Brownfields Cleanup Alternatives (ABCA) for the remediation of petroleum impacts identified on two City-owned adjoining parcels with a combined area of approximately 0.27 acres located at 24 and 32 York Street, City of Rochester, County of Monroe, New York (Site). A project locus map is included as Figure A.

The New York State Department of Environmental Conservation (NYSDEC) assigned Spill No.1901036 to the Site, which is currently listed as an active spill ("Unknown Petroleum").

Three remediation alternatives were retained following preliminary screening of applicable remedial methods and technologies.

- **Alternative #1 (No Action)** is the "No Action" alternative, which presumes no cleanup or remediation, and no monitoring will be conducted at the Site.
- **Alternative #2 (Limited Source Removal)** includes the excavation and off-site disposal of petroleum-impacted soil and groundwater, preparation of a NYSDEC Region 8 Soil and Groundwater Management Plan (SGMP) and flagging the Site in the City's building information system (BIS) as institutional controls to ensure disturbed or displaced residual contamination are properly addressed, and five years of bi-annual post-excavation groundwater monitoring.
- **Alternative #3 (Comprehensive Source Removal and In-Situ Treatment)** includes the excavation and off-site disposal of petroleum-impacted soil, upper one-foot of fractured bedrock and groundwater, the direct application of a bioremediation additive to the open excavation, the installation of in-situ bioremediation delivery hardware in the excavation, a second application of chemical additive through the in-situ remediation delivery system, preparation of a NYSDEC Region 8 SGMP and flagging the Site in the City's BIS as environmental institutional controls to ensure disturbed or displaced residual contamination are properly addressed, and one year of bi-annual post-remediation groundwater monitoring followed by a second year of bi-annual groundwater monitoring if deemed necessary.

Based on the extent of the impacted areas, the contaminants of concerns, and the affected media, the recommended remedial approach is **Alternative #3**. This alternative provides the most: comprehensive cleanup; long-term effectiveness; and reduction on toxicity, mobility and volume (mass) of contamination. This alternative also better prepares the Site for various future land uses, including multi-family residential and mixed use (commercial and multi-family residential).

1.0 INTRODUCTION AND BACKGROUND

1.1 Site Description and History

The subject property consists of two contiguous parcels located at 24 and 32 York Street in the City of Rochester, County of Monroe, New York (Site). As of September 2019, the Site is owned by the City, and the Monroe County Tax ID numbers for the two parcels are 120.42-2-70 and 120.42-2-71. The two parcels are zoned C-2 (Community Center District) which allows a variety of residential and commercial uses, include mixed use.

Uses of the 24 York Street portion of the Site included 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 tanks and at least six pump dispensers) 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, and vacant land and/or a parking lot from about 1981 to the present.

Uses of the 32 York Street portion of the Site included residential from at least 1888 to about 1935, a post office from about 1935 to at least 1997, and a church from about 2001 to the present.

The Site is bounded to the north and east by commercial property, to the west by York Street with residential and commercial property beyond, and to the south by Ruby Place with commercial property beyond.

The Site is located within the City of Rochester Bull's Head Brownfield Opportunity Area (BOA). The City of Rochester has plans to redevelop the portion of the Bull's Head BOA that includes the Site.

1.2 ABCA Objective

The objective of the ABCA is to identify, evaluate and select a remedy to remediate the petroleum contamination at the Site that results in obtaining closure of active NYSDEC Spill #1901036 and allows redevelopment of the Site for mixed use.

1.3 Summary of Prior Investigations

Previous environmental studies that have been completed for the 24 and 32 York Street Site and/or surrounding area that were utilized in the development of this ABCA include:

- A December 20, 2017 (revised January 3, 2018) Phase I Environmental Site Assessment (Phase I ESA) report completed by DAY for the 24 York Street parcel;
- A December 20, 2017 (revised January 3, 2018) Phase I ESA report completed by DAY for the 32 York Street parcel;
- A July 19, 2019 Preliminary Phase II Environmental Site Assessment (Preliminary Phase II ESA) report completed by DAY for the 24 York Street parcel;
- A July 19, 2019 Preliminary Phase II ESA report completed by DAY for the 32 York Street parcel;

- A July 2019 Pre-Development Phase II Environmental Site Assessment and Geotechnical Study Report completed by DAY for 15 adjoining/nearby City-owned parcels, including investigation work in the public right-of-ways of York Street and Ruby Place that bound the Site; and,
- A November 2019 Phase II ESA Report completed by DAY for the 24 and 32 York Street parcels.

1.3.1 January 3, 2018 Phase I ESAs – 24 and 32 York Street

The Phase I ESA identified historical uses of the 24 York Street parcel as an on-site environmental concern that could impact environmental conditions at the Site. These historical uses included 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 tanks [USTs] and at least six pump dispensers) 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.

In addition, historical uses and regulatory listings of adjoining/nearby properties were identified as an off-site concern that had the potential to impact environmental conditions at the Site. These adjoining/nearby sites included a former dry cleaner, automobile sales and service facilities, a coal company, tailors, a milliner, a sewing machine company, a sheet metal worker, heating contractors, and a locksmith. Documented spill files exist for adjoining/nearby properties.

1.3.2 July 19, 2019 Preliminary Phase II ESAs – 24 and 32 York Street

The Preliminary Phase II ESAs included: a geophysical survey to look for anomalies that could suggest the presence of abandoned underground storage tanks; the advancement of 12 test borings; the installation of ten temporary monitoring wells within ten of these test borings; and the collection and laboratory analysis of soil and groundwater samples. Appendix A contains Figure 2 and select data tables from both of the Preliminary Phase II ESA reports, as well as figures and tables from other previous on-site and adjacent/nearby investigations. The results of the Preliminary Phase II ESA work are summarized below.

- The geophysical survey conducted at the Site did not detect the presence of USTs within the study area at the Site, which suggests any previous tanks have been removed.
- Field evidence of potential petroleum-type impact [e.g., photoionization detector (PID) readings up to 1,067 parts per million (ppm), petroleum-type odors and sheen] was documented at six of the test borings located in the general area of former pump islands, USTs and auto repair buildings. Petroleum sheen and/or light non-aqueous phase liquid (LNAPL) were also detected on groundwater at several of the temporary monitoring wells. Analytical laboratory testing indicates that volatile organic compounds (VOCs) and/or semi-volatile organic compounds (SVOCs) associated with this petroleum impact exceeded some NYSDEC Part 375 Unrestricted Use soil cleanup objectives (SCOs) and/or NYSDEC CP-51 soil cleanup levels (SCLs), but did not exceed the NYSDEC Part 375 Restricted Residential Use SCOs or Commercial Use SCOs. One or more VOC concentrations detected in some of the groundwater samples exceeded NYSDEC

groundwater standards or guidance values referenced in the document titled "Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations" (TOGS 1.1.1). Based on the evidence of petroleum impact encountered during the Preliminary Phase II ESAs, a spill was reported to the NSYDEC on April 30, 2019. The NYSDEC opened Spill File #1901036, which currently has an active status.

- Fill material that contained trace to layers of ash, coal, brick, concrete, and/or cinders was observed in fill material. Analytical laboratory testing indicates the some SVOCs and metals in this fill material exceeds some NYSDEC Part 375 Unrestricted Use SCOs, Restricted Residential Use SCOs, and/or Commercial Use SCOs.
- PCBs were not detected at concentrations above the laboratory method detection limits.

It was concluded that the former uses of the Site (e.g., gasoline station, auto repair, etc.) have impacted soil/fill and groundwater at the Site, primarily with petroleum-related constituents. Petroleum-impacted soil/fill that exhibited nuisance characteristics (e.g., odors) at some of the test boring locations was encountered initially at depths ranging between 0.5 and 8.5 feet below the ground surface (bgs). As a result, it is possible that petroleum-impacted soil/fill could be encountered during future subsurface work (e.g., utility work, redevelopment activities, etc.).

A recommendation in the Preliminary Phase II ESAs was to complete additional investigation and remediation in relation to the on-site petroleum impacts associated with Spill File #1901036.

1.3.3 July 2019 Pre-Development Phase II ESA and Geotechnical Study for Bull's Head Sub-Area North

The Pre-Development Phase II ESA and Geotechnical study included evaluation of subsurface environmental conditions on properties and public right-of-ways that adjoining the 24 and 32 York Street Site. This completion field screening and laboratory analysis of soil and groundwater samples from test pits, test borings and/or monitoring wells. Appendix A contains Figure 3 and select data tables from this report, as well as select figures and tables from other previous on-site investigations.

Field and laboratory evidence of petroleum impact was encountered at off-site test location MW-08 to the south, but not off-site test location TB-15 that is also located to the south. No field or laboratory evidence of petroleum impact was encountered at off-site test locations to the west (TB-19 and MW-07), to the north (TP-13), and to the east (TB-04, MW-01, TB18, TB-05, TB-06 and TB-24). Petroleum impact at MW-08 exceeded NYSDEC TOGS 1.1.1 groundwater standards or guidance values, but did not exceed applicable NYSDEC Part 375 SCOs or NYSDEC CP-51 SCLs.

1.3.4 November 19, 2019 Phase II ESA – 24 and 32 York Street

The Phase II ESA at the Site included: the advancement of 8 test borings; the installation of five temporary monitoring wells within five of these test borings; and the collection and laboratory analysis of soil samples, groundwater samples and a post-purge water sample from the basement sump inside the existing building. Appendix A contains Figure 2 through Figure 7 and Table 3 through Table 6 from this report, as well as select figures and tables from other

previous on-site and adjoining/nearby investigations. The results of the Phase II ESA work are summarized below.

- Field evidence of potential petroleum-type impact (e.g., PID readings up to 165.3 ppm, petroleum-type odors and sheen) was documented at six of the test borings. Petroleum odors and sheen was also detected on groundwater at three of the five temporary monitoring wells.
- Soil samples contained some VOCs, but not at concentrations above their respective NYSDEC Part 375 Unrestricted Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or NYSDEC CP-51 SCLs. Soil samples also contained SVOCs. The concentrations of SVOCs in one soil sample exceeded some NYSDEC Part 375 Unrestricted Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or NYSDEC CP-51 SCLs.
- The basement sump post-purge water sample contained one VOC, but at a concentration below its TOGS 1.1.1 groundwater guidance value. SVOCs were not detected in this water sample.
- One or more VOC and SVOC concentrations detected in some of the groundwater samples exceeded their respective NYSDEC TOGS 1.1.1 groundwater standards or guidance values.

It was concluded that the cumulative environmental studies were successful in defining the extent of on-site petroleum contamination associated with NYSDEC Spill #1901036. Petroleum-impacted media are primarily located on the 24 York Street parcel (in areas of suspected former USTs, pump islands and auto repair buildings) and the southeast portion of the 32 York Street parcel that comprise the Site. Petroleum impact has migrated off-site to the south and likely also to some extent to the east and west. Petroleum impact exceeding NYSDEC soil and/or groundwater criteria has been documented on-site and also off-site to the south.

Gravel and fractured rock were encountered prior to drilling equipment refusal at many of the test locations. This fractured rock layer was typically wet, and field evidence of petroleum impact in this layer tended to be less significant in comparison to overlying finer-grained soils. Based on these observations, and given the top of the water table was observed in the overburden on the Site and adjoining properties, it is expected that only the upper one or two feet of fractured/weathered bedrock may be impacted with petroleum.

The Site is located within the City of Rochester Bull's Head Brownfield Opportunity Area (BOA). The City of Rochester has plans to redevelop the portion of the Bull's Head BOA that includes the Site. It is possible that petroleum-impacted soil and groundwater could be encountered during future subsurface work (e.g., utility work, redevelopment activities, etc.).

1.4 Proposed Future Use of the Site

The Site is part of the City's Bull's Head BOA. The City has indicated that the portion of the Bull's Head BOA where the Site is located is anticipated to be redeveloped for mixed use, but could also include restricted residential or commercial use. This future use is also consistent with the City's Bull's Head Revitalization Project plans and current C-2 zoning for the Site.

1.5 Potentially Exposed Population and Exposure Routes

Considering that: 1) Restricted Residential and/or Commercial redevelopment activities at the Site are anticipated; 2) remedial excavation work is anticipated on-site; and 3) residential buildings are located near the Site, the *construction worker/trespasser*, *occupational worker* and *local resident* have been identified as the most appropriate potential human receptors.

Exposures to the construction worker may occur during remediation, construction and other activities that involve excavation on the Site or at its periphery. Exposures to occupational workers at future Site facilities could occur during normal facility operations due to potential vapor intrusion into buildings, by way of exposure to soil vapor and groundwater during remediation within a building, or during any excavation activity that may take place on or around the Site if remediation does not occur prior to Site redevelopment. Exposure to residents of nearby properties could potentially occur during excavation work at the Site through dispersion of particulates and volatilization of contaminants. Potential routes of exposure include:

- Inhalation of vapors released from volatile substances present in subsurface soils (potential future occupational worker and construction worker/trespasser, and local residents during construction);
- Ingestion and dermal contact of substances in subsurface soils (potential future occupational worker and construction worker/trespasser); and
- Ingestion, inhalation and dermal contact with substances present in groundwater (potential future occupational worker and construction worker/trespasser).

Potential exposure during the remedial work will be managed with a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) designed to protect Site workers and the public. Potential future exposures to residual contamination, if any, will be mitigated by way of institutional and engineering controls and an SGMP.

2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

New York State, County or Monroe and City laws and regulations apply to this cleanup. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

2.1 Applicable or Relevant and Appropriate Requirements (ARARS)

ARARs define the minimum level of protection that must be provided by a remedy.

2.1.1 Standards, Criteria and Guidance (SCG)

SCG values to allow for a mixed residential and commercial use are considered in this ABCA. The SCGs assist in defining the extent of contamination requiring remediation, and also are used to evaluate the effectiveness of the remedy. The SCGs for soil, groundwater and soil vapor intrusion to be used for this project are provided below.

- Analytical laboratory results for soil will be compared to SCOs referenced in the 6 New York Codes, Rules and Regulations (NYCRR) NYSDEC document titled "*Part 375, Environmental Remediation Programs*" dated December 14, 2006. Specific SCOs to be considered will include Unrestricted SCOs, Restricted Residential Use SCOs, Restricted Commercial Use SCOs, and Protection of Groundwater SCOs.
- Analytical laboratory results for soil will be compared to SCLs referenced in the NYSDEC document titled "*CP-51 / Soil Cleanup Guidance*" dated October 21, 2010. SCLs to be considered are included in table 2 and Table 3 of the referenced document.
- Analytical laboratory results for groundwater will be compared to groundwater standards and guidance values referenced in the NYSDEC document titled "*Division of Technical and Operational Guidance Series, Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations*" (TOGS 1.1.1) dated June 1998 as amended by April 2000 and June 2004 Addendums. Chapter 59 (Health and Sanitation), Article III (Nuisances and Sanitation) § 59-27 (Water Supply) of the current Charter and Code of the City of Rochester, New York implies that groundwater cannot be used as a source of potable water within the city limits

Impacted soil, fill or groundwater containing contaminants above SCGs that are left in-place will be managed with environmental engineering and institutional controls such as:

- A SGMP that provides guidance on management of disturbed or displaced impacted media during future Site activities, such as redevelopment, installation or repair of buried utilities, etc.,
- Flagging the Site in the City's BIS.
- Evaluating the potential for soil vapor intrusion into new structures, and installing soil vapor mitigation systems on new building if warranted, in accordance with guidelines outlined in the New York State Department of Health (NYSDOH) document "*Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York*" dated October 2006, as amended.

2.1.2 Remedial Action Objectives (RAOs)

RAOs are medium-specific objectives for the protection of human health and the environment. RAOs for this project are as follows:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Prevent the discharge of contaminants to surface water.
- Remove the source of groundwater contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure from, contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.
- Prevent impacts to biota from ingestion/direct contact with soil causing toxicity or impacts from bioaccumulation through the terrestrial food chain.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

2.2 Cleanup Oversight Responsibility

The City will execute a Stipulation Agreement with the NYSDEC for the cleanup of the Site. Through the Petroleum Spill Cleanup Program, representatives of the NYSDEC Region 8 office will approve project work plans, oversee the cleanup, and approve project reports.

3.0 DEVELOPMENT OF CLEANUP ALTERNATIVES

3.1 Threshold Criteria

In order to evaluate the effectiveness of remedial alternatives for this Site, nine general and site- specific remediation criteria (i.e., threshold criteria) were reviewed in accordance with the provisions set forth in DER-10. These criteria are presented below.

- Protection of Human Health and the Environment: This criterion is an evaluation of the remedy's ability to protect public health and the environment, and assesses how risks posed through each existing or potential pathway of exposure are eliminated, reduced or controlled through removal, treatment, engineering controls or institutional controls. The remedy's ability to achieve each of the RAOs is evaluated.
- Compliance with Standards, Criteria and Guidance Values: Compliance with SCG values addresses whether or not a remedy will meet applicable environmental laws, regulations, standards, and guidance.
- Long-Term Effectiveness and Permanence: This criterion evaluates the long-term effectiveness of the remedy after implementation. If wastes or treated residuals remain on-site after the selected remedy has been implemented, the following items are evaluated:
  - Whether residual contamination will pose significant threats, exposure pathways, or risks to the community and environment;
  - The adequacy of the engineering and institutional controls intended to limit the risk;
  - The reliability of these controls; and,
  - The ability of the remedy to continue to meet RAOs in the future.
- Reduction of Toxicity, Mobility and Volume: The remedy's ability to reduce the toxicity, mobility or volume of site contamination is evaluated. Preference is given to remedies that permanently and significantly reduce the toxicity, mobility or volume of the wastes at the Site.
- Short-Term Impacts and Effectiveness: The potential short-term adverse impacts and risks of the remedy upon the community, the workers and the environment during its construction and/or its implementation are evaluated. This includes identification of short-term adverse impacts and health risks, the effectiveness of any engineering controls, and the length of time needed to achieve the remedial objectives.
- Implementability: The technical and administrative feasibility of implementing the remedy is evaluated. Technical feasibility includes the difficulties associated with the construction and the ability to monitor the effectiveness of the remedy. Administrative feasibility includes the availability of the necessary personnel and material, the evaluation of potential difficulties in obtaining specific operating approvals, access for construction, etc.
- Land Use: This criterion is intended to evaluate the remedial alternatives in relation to the planned future use of the Site.
- Community Acceptance. This criterion is intended to select a remedial alternative that is acceptable to the community.
- Cost: Capital, operation, maintenance and monitoring costs are estimated for the remedy.

3.2 General Response Actions

Estimated areas and volumes of contaminated media to be addressed are summarized below.

Petroleum-Impacted Soil: As shown on Figure B and Figure C, soil with evidence of petroleum impact covers an approximate 6,856 square-foot on-site and off-site area that is primarily situated on-site. Figure B and Figure C also shows an approximate 6,405 square-foot on-site removal area. Assuming an average 3.5-foot thickness for petroleum-impacted soil within the on-site removal area, it is estimated that approximately 830 cubic yards (CY), or 1,370 tons (using conversion of 1.65 Ton/CY), of petroleum-impacted soil is on-site.

Petroleum-Impacted Bedrock: It is anticipated that petroleum-impacted bedrock covers the same 6,856 square-foot on-site and off-site area as petroleum-impacted soil that is shown on Figure B and Figure C. Assuming the upper 1.0 foot of bedrock is petroleum-impacted over the 6,405 square-foot on-site removal area shown on Figure 2, it is estimated that approximately 237 CY, or 474 tons (using conversion of 2 Ton/CY) of petroleum-impacted bedrock is on-site.

Petroleum-Impacted Groundwater: It is anticipated that petroleum-impacted groundwater covers the same 6,856 square-foot on-site and off-site area as petroleum-impacted soil that is shown on Figure B and Figure C.

General response actions to address the identified contamination in soil or fill can include one or more of the following:

- in-situ treatment,
- containment,
- excavation and disposal,
- extraction and treatment and/or disposal,
- environmental engineering controls, and
- environmental institutional controls.

The response actions are evaluated for application in addressing soil or fill contamination that exceeds applicable NYSDEC SCOs and SCLs.

General response actions to address the identified contamination in groundwater can include one or more of the following:

- in-situ treatment,
- containment,
- extraction and treatment and/or disposal,
- environmental engineering controls,
- environmental institutional controls, and
- monitored natural attenuation.

The response actions are primarily evaluated for application in addressing groundwater contamination that exceeds NYSDEC TOGS 1.1.1 groundwater standards or guidance values.

3.3 Development of Alternatives

The alternatives considered for this Site are directed at addressing contamination in soil, fill and groundwater, and these alternatives are presented below. The alternatives provided below assume that the existing building on the 32 York Street will be demolished prior to remediation, and the cost to demolish the existing building is not included in the cost of the remedial alternatives. The alternatives consider that the Site will be used for a mixed use (residential and commercial purposes).

- **Alternative #1 (No Action)** is the "No Action" alternative, which presumes no cleanup or remediation, and no monitoring will be conducted at the Site.
- **Alternative #2 (Limited Source Removal)** includes the excavation and off-site disposal of petroleum-impacted soil and groundwater, preparation of a NYSDEC Region 8 SGMP and flagging the Site in the City's BIS as institutional controls to ensure disturbed or displaced residual contamination are properly addressed, and five years of bi-annual post-excavation groundwater monitoring.
- **Alternative #3 (Comprehensive Source Removal and In-Situ Treatment)** includes the excavation and off-site disposal of petroleum-impacted soil, upper one-foot of fractured bedrock and groundwater, the direct application of a bioremediation additive to the open excavation, the installation of in-situ bioremediation delivery hardware in the excavation, a second application of chemical additive through the in-situ remediation delivery system, preparation of a NYSDEC Region 8 SGMP and flagging the Site in the City's BIS as environmental institutional controls to ensure disturbed or displaced residual contamination are properly addressed, and one year of bi-annual post-remediation groundwater monitoring followed by a second year of bi-annual groundwater monitoring if deemed necessary.

4.0 DETAILED EVALUATION OF CLEANUP ALTERNATIVES

The selected alternatives for addressing Site contamination are further evaluated in this section. These alternatives are evaluated relative to the criteria presented in Section 3.0, including the future planned use of the Site. Table A compares the assessments of each alternative in relation to the remediation goals, and compares the opinion of costs to implement each alternative.

4.1 Individual Evaluation of Alternatives

Each of the alternatives identified in Section 3.3 are further evaluated in detail in this section of the report. Remedial Alternatives #2 and #3 will include the development and implementation of a Remedial Work Plan, a HASP with CAMP, and a USEPA Brownfield Quality Assurance Quality Project Plan (QAPP).

4.1.1 Alternative #1 - No Action

This alternative presumes no remediation and no monitoring will be conducted at the Site.

4.1.1.1 Alternative #1 Assessment

Protection of Human Health and the Environment: This alternative may not be protective of human health and the environment. Risks associated with potential human health exposure pathways would not be eliminated, reduced or controlled. RAOs for public health protection and environmental protection are not adequately addressed by this alternative.

Compliance with SCG Values: Alternative #1 does not provide adequate monitoring to evaluate compliance with chemical-specific SCG values. Location-specific SCG values are not met since the Site is located within an urban area and could adversely impact human health. Action-specific SCG values are not applicable under the no action alternative.

Long-Term Effectiveness and Permanence: Long-term effectiveness and permanence would not be adequately monitored. Potential exposure pathways identified as part of this project could occur under the No Action alternative.

Reduction of Toxicity, Mobility and Volume: It is likely that natural attenuation and other factors such as advection, dispersion, sorption, diffusion, etc. are occurring at this Site that would result in reduction of contaminant toxicity, mobility or volume over long periods of time (e.g., decades). However, this alternative would require a longer period of time than the more aggressive alternatives being evaluated.

Short-Term Impacts and Effectiveness: There would be no increased short-term impacts or risks associated with Alternative #1 since remedial activities are not implemented.

Implementability: Of the alternatives being considered, Alternative #1 is easiest to technically and administratively implement since remedial, institutional, monitoring, etc. activities are not required. In addition, there are no labor, material, permitting or accessibility requirements for this alternative.

Planned Future Use of the Site: It is anticipated that this alternative would not be acceptable in relation to the planned future use of the Site.

Community Acceptance: It is anticipated that this alternative would not be acceptable to the community in relation to the planned future use of the Site.

Cost: There are no capitol/initial costs or Operation, Maintenance, and Monitoring (OM&M)/Annual/Closeout costs associated with the No Action alternative. As shown on Table A, the costs for this alternative are $0.00.

4.1.2 Alternative #2 – Limited Source Removal

Alternative #2 consists of various technical and administrative actions that are intended to perform remediation of the highest concentrations of soil and groundwater contamination on the Site, reduce exposure to Site contaminants, and provide long-term monitoring of groundwater to document the effectiveness of the remediation completed and to ensure that the contamination is not migrating. The approximate area to be actively remediated under Alternative #2 is shown on Figure B.

To prepare the Site for remediation work, temporary chain link fencing and a gate would be installed to control access, and the existing asphalt pavement would be removed and recycled.

Under this alternative, approximately 1,370 tons of petroleum-impacted soil would be removed and disposed off-site at an appropriate regulated landfill facility. This alternative assumes that infiltrating petroleum-impacted groundwater and storm water would be pumped into one frac tank and that up to 20,000 gallons of water would be collected and disposed of off-site. It is anticipated that excavation dewatering would only be required during the soil and bedrock removal. The water would be pre-treated if necessary, and discharged to a publicly owned treatment works (POTW) under a Specialty Short Term Discharge permit

Post-excavation soil samples would be collected and analyzed to establish baseline conditions. Guidance in NYSDEC DER-10 and input from the NYSDEC Project Manager would be used to determine the actual locations and numbers of post-excavation samples to be collected and analyzed from the removal area.

Subsequent to the removal work, the excavation would be backfilled with site soils deemed re-usable, and also with clean imported select geotechnical fill (e.g., crushed stone, Bank Run, etc.) that meets NYSDEC requirements set forth in DER-10. It is anticipated that four new monitoring wells would be installed after the removal and backfilling work was completed.

As part of Alternative #2, it is anticipated that a SGMP would be prepared to 1) address characterization, handling, disposal or re-use of environmental impacts that may remain at the Site subsequent to the soil removal work, 2) require evaluating the potential for vapor intrusion into any future buildings to be constructed on the Site, including requirements to mitigate such potential vapor intrusions through use of environmental engineering controls or through other means associated with construction of the buildings in a manner that preclude soil vapor

intrusion (SVI) exposure, and 3) include a HASP to assist in reducing potential exposures to Site contaminants. In addition, the City of Rochester would flag the parcels in its BIS to ensure the SGMP is implemented for applicable new building permits and related projects at the Site that have the potential to disturb or displace impacted media and to address potential soil vapor intrusion into any new enclosed structures that are planned.

Up to four on-site monitoring wells would be installed. A groundwater monitoring program would be implemented to evaluate the effectiveness of the remedy. For each monitoring event, static water level measurements would be collected from the four new on-site wells and three existing off-site monitoring wells, a potentiometric groundwater contour map would be prepared, groundwater samples would be collected from the seven eight monitoring wells, portions of the samples would be monitored for water quality parameters (e.g., dissolved oxygen, oxidation-reduction potential, conductivity, temperature, turbidity and pH), and other portions of the samples would undergo analytical laboratory testing for target compound list (TCL) VOCs (United States Environmental Protection Agency, or USEPA, Method 8260) and CP-51 SVOCs(USEPA Method 8270). This alternative presumes that groundwater monitoring would be performed on a bi-annual basis for a period of five years.

4.1.2.1 Alternative #2 Assessment

Protection of Human Health and the Environment: It is anticipated that Alternative #2 would be protective of human health and the environment under current site conditions, and future use of the Site. Risks associated with potential human health exposure pathways would be eliminated or adequately controlled/mitigated. With the exception of not restoring the groundwater aquifer to pre-disposal/pre-release conditions, RAOs for soil and groundwater would be adequately addressed by this alternative in relation to protection of on-site public health and the environment. The tasks associated with addressing the RAOs could readily be completed.

Compliance with SCG Values: Alternative #2 would meet SCG values for soil, but may not meet SCG values for groundwater. Residual contamination would be managed in accordance with the SGMP and the City's BIS flagging system. Alternative #2 provides adequate monitoring to evaluate compliance trends in relation to chemical-specific SCG values for soil and groundwater. This alternative would meet location-specific SCG values for protection of on-site human health and the environment. Action-specific SCG values would also be adequately addressed for this alternative.

Long-Term Effectiveness and Permanence: The long-term risk associated with the contamination would be reduced by: 1) the soil removal; and 2) the SGMP. The remedial components of this alternative permanently remove petroleum impact in the soil, removes and treats some of the impacted groundwater, and controls residual contamination at the Site. However, the effectiveness of this alternative may be limited since it is possible that remaining petroleum-impacted groundwater and bedrock could contaminate backfill and also be encountered during future intrusive work (e.g., Site redevelopment, etc.). As such, this alternative may not have the ability to continue to meet RAOs in the future, especially RAOs for groundwater. The long-term effectiveness and permanence of this alternative in relation to residual contaminants would be monitored.

Reduction of Toxicity, Mobility and Volume: The soil removal and disposal, groundwater removal and treatment, natural attenuation, and other factors such as advection, dispersion, sorption, diffusion, etc. would result in reduction of contaminant toxicity, mobility or volume.

Short-Term Impacts and Effectiveness: This alternative would likely result in a slight risk in regard to short-term impacts. It is anticipated that Site workers and the community would have increased risk at exposure to site contamination (i.e., nuisance odors, inhalation and contact with site contaminants, etc.) during soil removal work. However, implementation of a HASP and CAMP that include dust and vapor control contingencies, and also the SGMP, would protect site workers and the nearby community from these short-term risks. It is anticipated that active on-site remediation activities could take a total of four to six weeks to implement. The removal and disposal of impacted soil, and the removal and off-site treatment of impacted groundwater from the resulting excavation, would result in significant reduction of potential impacts to workers during subsequent redevelopment activities. Physical hazard risks would also likely increase during excavation and backfill activities (e.g., excavation wall stability issues, dewatering issues, etc.).

Implementability: This alternative can be implemented easily in relation to the anticipated future use of the Site. Spatial requirements can be accommodated, and would not impede completion of this alternative.

Planned Future Use of the Site: This alternative would be acceptable in relation to the planned future use of the Site.

Community Acceptance: The project will include citizen participation, and public comments and questions will be addressed and taken into consideration. It is anticipated that this alternative would be acceptable to the community in relation to the planned future use of the Site.

Cost: Alternative #2 costs are less than Alternative #3 costs. As shown on Table A and Table B, the opinion of probable cost for this alternative including a 10% contingency is $315,735.20.

4.1.3 Alternative #3 – Comprehensive Source Removal and In-Situ Treatment

Alternative #3 consists of various technical and administrative actions that are intended to perform remediation of soil and groundwater contamination on the Site, reduce exposure to Site contaminants, and provide long-term monitoring of groundwater to document the effectiveness of the remediation completed and to ensure that the contamination is not migrating. The approximate area to be actively remediated under Alternative #3 is shown on Figure C.

To prepare the Site for remediation work, temporary chain link fencing and a gate would be installed to control access, and the existing asphalt pavement would be removed and recycled.

Under this alternative, approximately 1,370 tons of petroleum-impacted soil and approximately 474 tons of petroleum-impacted bedrock would be removed and disposed off-site at an appropriate regulated landfill facility. This alternative assumes that infiltrating petroleum-impacted groundwater and storm water would be pumped into two frac tanks and that up to 40,000 gallons of water would be collected and disposed of off-site. It is anticipated that excavation dewatering would only be required during the soil and bedrock removal. The water would be pre-treated if necessary, and discharged to a POTW under a Specialty Short Term Discharge permit.

Post-excavation soil samples would be collected and analyzed to establish baseline conditions. Guidance in NYSDEC DER-10 and input from the NYSDEC Project Manager would be used to determine the actual locations and numbers of post-excavation samples to be collected and analyzed from the removal area.

Prior to backfilling, up to 1,000 pounds of Regenesis ORC-Advanced (or similar product) will be placed in the excavation to enhance bioremediation of residual petroleum impacts within and around the excavation. In addition, a delivery system (e.g., porous backfill, perforated horizontal or vertical subsurface piping connected to vertical solid riser piping) would be installed within the excavation prior to backfilling to assist in future remediation of residual impact within groundwater, if deemed necessary The remainder of the excavation would be backfilled with site soils deemed re-usable, and also with clean imported select geotechnical fill (e.g., crushed stone, Bank Run, etc.) that meets NYSDEC requirements set forth in DER-10.

As part of Alternative #3, it is anticipated that a SGMP would be prepared to 1) address characterization, handling, disposal or re-use of environmental impacts that may remain at the Site subsequent to the soil removal work, 2) require evaluating the potential for vapor intrusion into any future buildings to be constructed on the Site, including requirements to mitigate such potential vapor intrusions through use of environmental engineering controls or through other means associated with construction of the buildings in a manner that preclude SVI exposure, and 3) include a HASP to assist in reducing potential exposures to Site contaminants. In addition, the City of Rochester would flag the parcels in its BIS to ensure the SGMP is implemented for applicable new building permits and related projects at the Site that have the potential to disturb or displace impacted media and to address potential soil vapor intrusion into any new enclosed structures that are planned.

Up to four on-site monitoring wells would be installed. A groundwater monitoring program would be implemented to evaluate the effectiveness of the remedy. For each monitoring event, static water level measurements would be collected from the four new on-site wells and three existing off-site monitoring wells, a potentiometric groundwater contour map would be prepared, groundwater samples would be collected from the seven eight monitoring wells, portions of the samples would be monitored for water quality parameters (e.g., dissolved oxygen, oxidation-reduction potential, conductivity, temperature, turbidity and pH), and other portions of the samples would undergo analytical laboratory testing for TCL VOCs (USEPA Method 8260) and CP-51 SVOCs (USEPA Method 8270). This alternative presumes that groundwater monitoring would be performed bi-annually for one year followed by a second year of bi-annual groundwater monitoring if deemed necessary.

4.1.3.1 Alternative #3 Assessment

Protection of Human Health and the Environment: It is anticipated that Alternative #3 would be the most protective of human health and the environment under current site conditions, and future use of the Site. Risks associated with potential human health exposure pathways would be eliminated or adequately controlled/mitigated. RAOs for soil and groundwater would be adequately addressed by this alternative in relation to protection of on-site public health and the environment. The tasks associated with addressing the RAOs could readily be completed.

Compliance with SCG Values: Alternative #3 would meet SCG values for soil, and would also likely meet SCG values for groundwater. Residual contamination would be managed in accordance with the SGMP and the City's BIS flagging system. Alternative #3 provides adequate monitoring to evaluate compliance trends in relation to chemical-specific SCG values for soil and groundwater. This alternative would meet location-specific SCG values for protection of on-site human health and the environment. Action-specific SCG values would also be adequately addressed for this alternative.

Long-Term Effectiveness and Permanence: The long-term risk associated with the contamination would be effectively reduced by: 1) the soil, bedrock and groundwater removal; 2) the in-situ bioremediation; and 3) the SGMP. It is anticipated that the components of this alternative would prove to be reliable, and would have the ability to continue to meet RAOs in the future. The remedial components of this alternative are effective in the long term, permanently remove petroleum impact in the soil, bedrock and groundwater, and controls residual contamination at the Site. The long-term effectiveness and permanence of this alternative would be monitored.

Reduction of Toxicity, Mobility and Volume: The soil and bedrock removal and disposal, groundwater removal and treatment, in-situ bioremediation, natural attenuation, and other factors such as advection, dispersion, sorption, diffusion, etc. would result in reduction of contaminant toxicity, mobility or volume.

Short-Term Impacts and Effectiveness: This alternative would likely result in a slight risk in regard to short-term impacts. It is anticipated that Site workers and the community would have increased risk at exposure to site contamination (i.e., nuisance odors, inhalation and contact with site contaminants, etc.) during soil and bedrock removal work and placement of ORC-Advanced additive for bioremediation. However, implementation of a HASP and CAMP that include dust and vapor control contingencies, and also the SGMP, would protect site workers and the nearby community from these short-term risks. It is anticipated that active on-site remediation activities could take a total of six to eight weeks to implement. The removal and disposal of impacted soil and bedrock, and the removal and off-site treatment of impacted groundwater from the resulting excavation, would result in significant reduction of potential impacts to workers during subsequent redevelopment activities. Physical hazard risks would also likely increase during excavation and backfill activities (e.g., excavation wall stability issues, dewatering issues, etc.).

Implementability: This alternative can be implemented easily in relation to the anticipated future use of the Site. Spatial requirements can be accommodated, and would not impede completion of this alternative.

Planned Future Use of the Site: This alternative would be acceptable in relation to the planned future use of the Site.

Community Acceptance: The project will include citizen participation, and public comments and questions will be addressed and taken into consideration. It is anticipated that this alternative would be acceptable to the community in relation to the planned future use of the Site.

Cost: Costs for implementing Alternative #3 are higher than costs of Alternative #2. As shown on Table A and Table C, the opinion of probable cost for this alternative including a 10% contingency is $388,100.90.

4.2 Comparative Evaluation and Recommended Alternative

This section of the report compares the remedial alternatives proposed for this Site. For reference, the alternatives are reiterated as follows:

Alternative #1 No Action

Alternative #2 Limited Source Removal

Alternative #3 Comprehensive Source Removal and In-Situ Treatment

As previously indicated, Table A compares the assessments of each alternative in relation to the remediation goals, and compares the opinion of probable costs to implement each alternative. Breakdowns of opinions or probable costs for Alternative #2 and Alternative #3 are found in Table B and Table C, respectively.

Comparative Analysis of Alternatives

- Alternative #3 satisfies the threshold criteria (protection of human health and the environment; and compliance SCG values) and provides the best balance of the primary balancing criteria described that are identified in Section 3.1. Alternative #1 does not satisfy the threshold criteria and is not considered viable alternative; thus, is not further discussed in this comparison. Alternative #2 satisfies the threshold criteria, but does not provide the best balance of the primary balancing criteria.
- The long-term effectiveness and permanence of Alternative #3 exceeds that of Alternative #2.
- Alternative #3 would have a greater reduction in toxicity, mobility and volume of contamination at the Site than Alternative #2.

- Alternative #3 would likely result in a faster cleanup than Alternative #2. Short term impacts and risk to the community and workers during implementation of Alternative #3 and Alternative #2 are similar. For either alternative, implementation of a HASP and CAMP would protect site workers and the nearby community from these short-term risks.
- Alternative #2 and Alternative #2 can easily be implemented at the Site.
- Alternative #2 and #3 would be acceptable for the planned future use of the Site.
- It is anticipated that Alternative #2 and #3 would be acceptable to the community.
- Alternative #3 costs are anticipated to be higher than Alternative #2 costs, but result in a greater level of remediation of the petroleum contamination at the Site.

Alternative #3 (Comprehensive Source Removal and In-Situ Treatment) is recommended for the Site. Alternative #3 would achieve the remediation goals for the Site by: removing contaminated soil, bedrock and ground; bioremediating contaminated groundwater; controlling exposure to residual contamination through the use of institutional controls and engineering controls; creating conditions that restore groundwater quality to the extent practicable; and monitoring of groundwater to evaluate the effectiveness of the remedy.

5.0 ABBREVIATIONS AND ACRONYMS

ABCA	Analysis of Brownfields Cleanup Alternatives
Bgs	Below the Ground Surface
BIS	Building Information System
BOA	Brownfield Opportunity Area
CAMP	Community Air Monitoring Plan
City	City of Rochester
CY	Cubic Yard
DAY	Day Environmental, Inc.
HASP	Health And Safety Plan
LNAPL	Light Non-Aqueous Phase Liquid
NYCRR	New York Codes, Rules and Regulations
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
Phase I ESA	Phase I Environmental Site Assessment
Phase II ESA	Phase II Environmental Site Assessment
PID	Photoionization Detector
POTW	Publicly Owned Treatment Works
PPM	Parts Per Million
QAPP	Quality Assurance Project Plan
RAO	Remedial Action Objective
SCG	Standard, Criteria and Guidance
SCL	Soil Cleanup Level
SCO	Soil Cleanup Objective
SGMP	Soil and Groundwater Management Plan
SVI	Soil Vapor Intrusion
SVOC	Semi-Volatile Organic Compound
TCL	Target Compound List
TOGS	Technical and Operational Guidance Series
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VOC	Volatile Organic Compound

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FIGURES

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

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\ABCA\5658S-02-ABCA-Locus.mxd

Last Date Saved: 18 Nov 2019

Date	Project Title	Project No.
11-18-2019	24 AND 32 YORK STREET ROCHESTER, NEW YORK ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES	5658S-19
Drawn By: CPS	Drawing Title: Project Locus Map	FIGURE A
Scale: AS NOTED		

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

NOTES:

Propoerty boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\ABCA\5658S-03-ABCA-Alternative2.mxd

Last Date Saved: 18 Nov 2019

Date	Drawn By	Scale
11-18-2019	CPS	AS NOTED

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

Project Title
24 YORK STREET AND 32 YORK STREET
ROCHERSTER, NEW YORK

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

Drawing Title
Approximate Area of Petroleum Impact with Alternative #2 Removal Area

Project No.
5658S-19

FIGURE B

NOTES:

Propoerty boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

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Last Date Saved: 18 Nov 2019

Date	Project Title	Project No.
11-18-2019	24 YORK STREET AND 32 YORK STREET ROCHERSTER, NEW YORK ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES	5658S-19
Drawn By: CPS	Drawing Title: Approximate Area of Petroleum Impact with Alternative #3 Removal Area and In-Situ Treatment Area	FIGURE C
Scale: AS NOTED		

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

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TABLES

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Table A

Analysis of Brownfield Cleanup Alternatives
24 and 32 York Street, Rochester, New York

Comparison of Cleanup Alternatives

Remediation Criteria	Remedial Alternative #1	Remedial Alternative #2	Remedial Alternative #3
Protection of Human Health and Environment	NO	YES	YES
Compliance with SCGs	NO	YES - Soil No - Groundwater	YES - Soil YES - Groundwater
Long-Term Effectiveness and Permanence	NO	YES -Soil No - Groundwater	YES - Soil YES - Groundwater
Reduction of Toxicity, Mobility, and Volume	Little	YES (moderately high)	YES (very high)
Short-Term Impacts and Effectiveness	Impacts - NO Effectiveness - NO	Impacts - YES Effectiveness - YES	Impacts - YES Effectiveness - YES
Implementability	Easy	Moderate	Moderate
Acceptable for Planned Future Use	NO	YES	YES
Community Acceptance	NO	YES	YES
Total Cost*	$0.00	$315,735.20	$388,100.90

* The Opinion of Probable Costs listed above do not include City of Rochester direct costs associated with programmatic management of the grant, such as required performance reporting, cleanup oversight, and environmental monitoring of cleanup work.

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Table B

Analysis of Brownfield Cleanup Alternatives
24 and 32 York Street, Rochester, New York

Alternative #2 Opinion of Probable Cost

	Professional Services				
1.0	**Finalize ABCA**				**$1,175.00**
2.0	**Remedial Work Plan with HASP, CAMP and QAPP**				**$7,655.00**
3.0	**Remedial Construction Closure Report**				**$7,780.00**
4.0	**Soil and Groundwater Management Plan**				**$2,255.00**
5.0	**USEPA ACRES Database and GIS File Management**				**$1,175.00**
6.0	**Meetings**				**$2,330.00**
7.0	**Document Remediation, Well Installation, Well Development**				**$21,810.00**
8.0	**Post Excavation Groundwater Monitoring**	**10**	**Events**	**$2,265.00**	**$22,650.00**
EXPENSES					
7.0	**Remediation, Well Installation, Well Development**	**Quantity**	**Unit**	**Rate**	**Total**
	GPS Rental	5	Day	$100.00	$500.00
	PID Meter Rental	15	Day	$50.00	$750.00
	Particulate Meter Rental	12	Day	$75.00	$900.00
	Oil/Water Interface Probe	2	Day	$40.00	$80.00
	Peristaltic Pump	1	Day	$40.00	$40.00
	Water Quality Meter	1	Day	$125.00	$125.00
	Disposable Tubing	100	Ft	$0.50	$50.00
	PODs Rental (mob/demob/1-month rental)	1	Month	$250.00	$250.00
	Portable Restroom Mob/Demob and Rental	1	Month	$250.00	$250.00
	Miscellaneous Supplies	4	unit	$50.00	$200.00
7.0	**Remediation Subtotal**				**$3,145.00**
8.0	**Post Excavation Groundwater Monitoring**	**Quantity**	**Unit**	**Rate**	**Total**
	Oil/Water Interface Probe	1	Day	$40.00	$40.00
	Peristaltic Pump	1	Day	$40.00	$40.00
	Water Quality Meter	1	Day	$125.00	$125.00
	Disposable Tubing	100	Ft	$0.50	$50.00
	Bailers	7	each	$6.00	$42.00
	Miscellaneous Supplies	1	Unit	$50.00	$50.00
	Per Event Subtotal				**$347.00**
8.0	**Post Excavation Groundwater Monitoring Subtotal**	**10**	**Events**	**$347.00**	**$3,470.00**
SUBCONTRACTED SERVICES					
7.0	**Remediation**	**Quantity**	**Unit**	**Rate**	**Total**
	Subcontractor - Mobilize/Demobilize	1	LS	$4,000.00	$4,000.00
	Subcontractor - Remove and Recycle Existing Asphalt Pavement	1	LS	$5,000.00	$5,000.00
	Subcontractor - Install Temporary Chain Link Fence and Gate, Later Uninstall	1	LS	$5,000.00	$5,000.00
	Subcontractor - 20'x30' Decontamination Pad 60 mil Liner, Berms and Sump)	1	LS	$3,500.00	$3,500.00
	Subcontractor - Excavate and Stage Clean Soil	1376	CY	$12.00	$16,512.00
	Subcontractor - Excavate and Direct-Load Contaminated Soil	1370	Tons	$14.00	$19,180.00
	Subcontractor - Frac Tank Rental (1 Tank)	2	Month	$1,500.00	$3,000.00
	Subcontractor - Excavation Dewatering	20000	Gallon	$0.06	$1,200.00
	Subcontractor - Provide and Place Biosolve	4	Day	$200.00	$800.00
	Subcontractor - Prepare Waste Profiles (1 for soil)	1	Profile	$100.00	$100.00
	Subcontractor - Transport and Dispose of Non-Hazardous Soil	1370	Ton	$45.50	$62,335.00
	Subcontractor - Place and Compact Clean Site Soil	1376	CY	$10.00	$13,760.00
	Subcontractor - Provide, Place and Compact Imported Crushed Stone (Dolomite)	1370	Tons	$30.00	$41,100.00
	Subcontractor - Frac Tank Discharge	20000	Gallons	$0.06	$1,200.00
	Subcontractor - Frac Tank Cleaning (1 Tank)	1	LS	$1,500.00	$1,500.00
	Subcontractor - Decontaminate Heavy Equipment/Vehicles	8	Hour	$150.00	$1,200.00
	Subcontractor - Install Four Overburden Monitoring Wells	4	Well	$2,500.00	$10,000.00
	Laboratory (20 TCL and CP-51 VOCs for Soil Samples)	20	Sample	$80.00	$1,600.00
	Laboratory (20 CP-51 SVOCs for Soil Samples)	20	Sample	$105.00	$2,100.00
	Laboratory (2 Samples of Soil for Waste Characterization Parameters)	2	Sample	$800.00	$1,600.00
	Laboratory (1 Sample of Water for Waste Characterization Parameters)	1	Sample	$400.00	$400.00
7.0	**Remediation Subtotal**				**$195,087.00**
8.0	**Post Excavation Groundwater Monitoring**	**Quantity**	**Unit**	**Rate**	**Total**
	Laboratory (10 TCL and CP-51 VOCs for Groundwater Samples)	10	Sample	$80.00	$800.00
	Laboratory (10 CP-51 SVOCs for Groundwater Samples)	10	Sample	$105.00	$1,050.00
	Per Event Subtotal				**$1,850.00**
8.0	**Post Excavation Groundwater Monitoring Subtotal**	**10**	**Events**	**$1,850.00**	**$18,500.00**
	Total Professional Services Cost*				**$66,830.00**
	Total Expenses Cost*				**$6,615.00**
	Total Subcontracted Services Cost*				**$213,587.00**
	TOTAL PROJECT COST*				**$287,032.00**
	10 %CONTINGENCY*				**$28,703.20**
	TOTAL PROJECT COST PLUS 10% CONTINGENCY*				**$315,735.20**

Subcontracted Costs and Outside Expenses include 5% markup, and 8% sales tax where applicable.

* The Opinion of Probable Costs listed above do not include City of Rochester direct costs associated with programmatic management of the grant, such as required performance reporting, cleanup oversight, and environmental monitoring of cleanup work.

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Table C

Analysis of Brownfield Cleanup Alternatives
24 and 32 York Street, Rochester, New York

Alternative #3 Opinion of Probable Cost

	Professional Services				
1.0	**Finalize ABCA**				**$1,175.00**
2.0	**Remedial Work Plan with HASP, CAMP and QAPP**				**$7,655.00**
3.0	**Remedial Construction Closure Report**				**$7,780.00**
4.0	**Soil and Groundwater Management Plan**				**$2,255.00**
5.0	**USEPA ACRES Database and GIS File Management**				**$1,175.00**
6.0	**Meetings**				**$2,330.00**
7.0	**Document Remediation, Well Installation, Well Development**				**$26,410.00**
8.0	**Post Excavation Groundwater Monitoring**	**4**	**Events**	**$2,265.00**	**$9,060.00**
EXPENSES					
7.0	**Remediation, Well Installation, Well Development**	**Quantity**	**Unit**	**Rate**	**Total**
	GPS Rental	5	Day	$100.00	$500.00
	PID Meter Rental	20	Day	$50.00	$1,000.00
	Particulate Meter Rental	15	Day	$75.00	$1,125.00
	Oil/Water Interface Probe	2	Day	$40.00	$80.00
	Peristaltic Pump	1	Day	$40.00	$40.00
	Water Quality Meter	1	Day	$125.00	$125.00
	Disposable Tubing	100	Ft	$0.50	$50.00
	Purchase Regenesis ORC-Advanced Amendment (Place in Excavation)	1000	Pounds	$12.00	$12,000.00
	Purchase Regenesis ORC-Advanced Amendment (Place in In-Situ System)	500	Pounds	$12.00	$6,000.00
	PODs Rental (mob/demob/2-month rental)	2	Month	$250.00	$500.00
	Portable Restroom Mob/Demob and Rental	2	Month	$250.00	$500.00
	Miscellaneous Supplies	6	unit	$50.00	$300.00
7.0	**Remediation Subtotal**				**$22,220.00**
8.0	**Post Excavation Groundwater Monitoring**	**Quantity**	**Unit**	**Rate**	**Total**
	Oil/Water Interface Probe	1	Day	$40.00	$40.00
	Peristaltic Pump	1	Day	$40.00	$40.00
	Water Quality Meter	1	Day	$125.00	$125.00
	Disposable Tubing	100	Ft	$0.50	$50.00
	Bailers	7	each	$6.00	$42.00
	Miscellaneous Supplies	1	Unit	$50.00	$50.00
	Per Event Subtotal				**$347.00**
8.0	**Post Excavation Groundwater Monitoring Subtotal**	**4**	**Events**	**$347.00**	**$1,388.00**
SUBCONTRACTED SERVICES					
7.0	**Remediation**	**Quantity**	**Unit**	**Rate**	**Total**
	Subcontractor - Mobilize/Demobilize	1	LS	$5,000.00	$5,000.00
	Subcontractor - Remove and Recycle Existing Asphalt Pavement	1	LS	$5,000.00	$5,000.00
	Subcontractor - Install Temporary Chain Link Fence and Gate, Later Uninstall	1	LS	$5,000.00	$5,000.00
	Subcontractor - 20'x30' Decontamination Pad 60 mil Liner, Berms and Sump)	1	LS	$3,500.00	$3,500.00
	Subcontractor - Excavate and Stage Clean Soil	1376	CY	$12.00	$16,512.00
	Subcontractor - Excavate and Direct-Load Contaminated Soil	1370	Tons	$14.00	$19,180.00
	Subcontractor - Excavate and Stage Contaminated Bedrock	474	Tons	$36.00	$17,064.00
	Subcontractor - Frac Tank Rental (2 Tanks)	2	Month	$3,000.00	$6,000.00
	Subcontractor - Excavation Dewatering	40000	Gallon	$0.06	$2,400.00
	Subcontractor - Provide and Place Biosolve	4	Day	$200.00	$800.00
	Subcontractor - Prepare Waste Profiles (1 for soil)	1	Profile	$100.00	$100.00
	Subcontractor - Transport and Dispose of Non-Hazardous Soil	1370	Ton	$45.50	$62,335.00
	Subcontractor - Load, Transport and Dispose of Non-Hazardous Bedrock	474	Ton	$50.00	$23,700.00
	Subcontractor - Provide and Install Hardware in Excavation for Future In-Situ Amendment	1	LS	$1,500.00	$1,500.00
	Subcontractor - Place and Compact Clean Site Soil	1376	CY	$10.00	$13,760.00
	Subcontractor - Provide, Place and Compact Imported Crushed Stone (Dolomite)	1844	Tons	$30.00	$55,320.00
	Subcontractor - Frac Tank Discharge	40000	Gallons	$0.06	$2,400.00
	Subcontractor - Frac Tank Cleaning (2 Tanks)	1	LS	$3,000.00	$3,000.00
	Subcontractor - Provide Water and Mix ORC-Advanced (1,000 lbs ORC-A and 1000 Gallons Water)	1	LS	$1,500.00	$1,500.00
	Subcontractor - Place ORC-Advanced into Excavation	1	LS	$1,000.00	$1,000.00
	Subcontractor - Provide Water and Mix ORC-Advanced (500 lbs ORC-A and 500 Gallons Water)	1	LS	$1,000.00	$1,000.00
	Subcontractor - Inject ORC-Advanced into In-Situ Bioremediation System	1	LS	$1,000.00	$1,000.00
	Subcontractor - Decontaminate Heavy Equipment/Vehicles	8	Hour	$150.00	$1,200.00
	Subcontractor - Install Four Overburden Monitoring Wells	4	Well	$2,500.00	$10,000.00
	Laboratory (20 TCL and CP-51 VOCs for Soil Samples)	20	Sample	$80.00	$1,600.00
	Laboratory (20 CP-51 SVOCs for Soil Samples)	20	Sample	$105.00	$2,100.00
	Laboratory (2 Samples of Soil for Waste Characterization Parameters)	2	Sample	$800.00	$1,600.00
	Laboratory (1 Sample of Water for Waste Characterization Parameters)	1	Sample	$400.00	$400.00
7.0	**Remediation Subtotal**				**$263,971.00**
8.0	**Post Excavation Groundwater Monitoring**	**Quantity**	**Unit**	**Rate**	**Total**
	Laboratory (10 TCL and CP-51 VOCs for Groundwater Samples)	10	Sample	$80.00	$800.00
	Laboratory (10 CP-51 SVOCs for Groundwater Samples)	10	Sample	$105.00	$1,050.00
	Per Event Subtotal				**$1,850.00**
8.0	**Post Excavation Groundwater Monitoring Subtotal**	**4**	**Events**	**$1,850.00**	**$7,400.00**
6.0	**Total Professional Services Cost***				**$57,840.00**
6.1	**Total Expenses Cost***				**$23,608.00**
6.3	**Total Subcontracted Services Cost***				**$271,371.00**
7.0	**TOTAL PROJECT COST***				**$352,819.00**
7.0	**10 %CONTINGENCY***				**$35,281.90**
8.0	**TOTAL PROJECT COST PLUS 10% CONTINGENCY***				**$388,100.90**

Subcontracted Costs and Outside Expenses include 5% markup, and 8% sales tax where applicable.

* The Opinion of Probable Costs listed above do not include City of Rochester direct costs associated with programmatic management of the grant, such as required performance reporting, cleanup oversight, and environmental monitoring of cleanup work.

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APPENDIX A

Figures and Laboratory Data Summary Tables from Previous Reports

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July 19, 2019 Preliminary Phase II ESAs – 24 and 32 York Street

Figure and Laboratory Data Summary Tables

NOTES:

Test borings and monitoring wells were located using a Trimble Geo7x with sub-cm accuracy. These locations should be considered approximate.

Property boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Roclty\5597S and 5598S-19Roclty - 24 York St and 32 York St\Phase II\5597S-PII-01-SamplePlan.mxd

Last Date Saved: 11 Jun 2019

Date 06-11-2019	DAY ENVIRONMENTAL, INC. Environmental Consultants Rochester, New York 14606 New York, New York 10170	Project Title 24 YORK STREET AND 32 YORK STREET ROCHESTER, NEW YORK PRELIMINARY PHASE II ENVIRONMENTAL SITE ASSESSMENT	Project No. 5597S-19 & 5598S-19
Drawn By CPS		Drawing Title Site Plan with Test Locations	FIGURE 2
Scale AS NOTED			

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Table 1

24 York Street
Rochester, New York

Summary of Detected VOC Results in mg/Kg or Parts per Million (ppm)

Soil/Fill Samples

Detected Constituent	A Unrestricted SCO (1)	B Restricted Residential SCO(1)	C Commercial SCO(1)	D CP-51 SCL (2)	R1903954-002 TB-02-24(6-7) 4/30/2019 Fill		R1903954-005 TB-03-24(7-8) 4/30/2019 Fill		R1903954-007 TB-06-24(7-8) 4/30/2019 Fill		R1903954-009 TB-07-24(7-8) 4/30/2019 Fill		R1903954-011 TB-08-24(8-9) 4/30/2019 Soil	
Acetone	0.05	100	500	NA	U		**0.640**	**A**	U		**0.250** E	**A**	U	
Benzene	0.06	4.8	44	0.06	**0.092** J	**AD**	**0.089** J	**AD**	0.026 J		0.042		U	
2-Butanone (MEK)	0.12	100	500	NA	U		U		U		0.029		U	
n-Butylbenzene	12	100	500	12	U		0.059 J		U		0.110		**36.0**	**AD**
sec-Butylbenzene	11	100	500	11	0.290 J		0.058 J		0.076 J		0.086		10.0	
tert-Butylbenzene	5.9	100	500	5.9	0.034 J		U		U		0.021 DJ		0.93 J	
Carbon Disulfide	NA	NA	NA	NA	0.043 J		0.040 J		0.038 J		0.0014 J		U	
Chloroethane	NA	NA	NA	NA	U		U		U		U		0.98 J	
Cyclohexane	NA	NA	NA	NA	0.330 J		0.710		0.150 J		1.500 D		29.0	
1,2-Dichlorobenzene	1.1	100	500	NA	U		U		U		0.0034 J		U	
1,4-Dichlorobenzene	1.8	13	130	NA	U		U		U		0.0005 J		U	
Ethylbenzene	1	41	390	1	0.190 J		U		0.038 J		**1.300** D	**AD**	**4.5** J	**AD**
Isopropylbenzene	NA	NA	NA	2.3	0.120 J		0.039 J		0.058 J		0.540 D		**17.0**	**D**
p-Isopropyltoluene	NA	NA	NA	10	0.420 J		0.049 J		U		0.076		0.82 J	
Methyl Acetate	NA	NA	NA	NA	1.500 U		4.400		1.600		0.057		4.5 J	
Methylcyclohexane	NA	NA	NA	NA	U		0.980		0.950		2.800 D		100.0	
Naphthalene	12	100	500	12	0.200 J		0.160 BJ		0.089 BJ		0.068		**49.0**	**AD**
n-Propylbenzene	3.9	100	500	3.9	0.440 J		U		0.096 J		2.600 D		**76.0**	**AD**
Toluene	0.7	100	500	0.7	0.130 J		0.042 J		0.060 J		0.005		U	
1,2,4-Trimethylbenzene	3.6	52	190	3.6	0.390 J		0.140 J		0.091 J		**11.000** D	**AD**	1.2 J	
1,3,5-Trimethylbenzene	8.4	52	190	8.4	U		0.100 J		0.023 J		0.029		U	
m,p-Xylene	0.26	100	500	0.26	**0.390** J	**AD**	U		0.110 J		**3.200** D	**AD**	U	
o-Xylene	0.26	100	500	0.26	0.045 J		0.041 J		0.030 J		0.020		U	
Total VOCs	NA	NA	NA	NA	4.614		7.547		3.435		23.7383		329.93	

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
B = Constituent also detected in method blank
VOC = Volatile Organic Compound
NA = Not available
(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006 and CP-51 dated 10/21/2010
(2) = Soil Cleanup Level (SCL) referenced in CP-51 dated 10/21/2010
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds Unrestricted Use SCO
B = Concentration Exceeds Restricted Residential Use SCO
C = Concentration Exceeds Commercial Use SCO
D = Concentration Exceeds SCL

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Table 2

24 York Street
Rochester, New York

Summary of Detected SVOC Results in mg/Kg or Parts Per Million (ppm)

Soil/Fill Samples

Detected Constituent	A Unrestricted SCO (1)	B Restricted Residential SCO(1)	C Commercial SCO(1)	D CP-51 SCL (2)	R1903954-001 TB-01-24(1-3) 4/30/2019 Fill		R1903954-004 TB-02-24(7-8) 4/30/2019 Fill		R1903954-006 TB-05-24(1-4) 4/30/2019 Fill		R1903954-008 TB-06-24(4-5) 4/30/2019 Fill		R1903954-010 TB-07-24(2-4) 4/30/2019 Fill	
Acenaphthene	20	100	500	20	0.094 J		U		U		U		U	
Acenaphthylene	100	100	500	100	0.430		U		U		U		U	
Anthracene	100	100	500	100	0.370 J		U		U		0.240 J		0.310 J	
Benzo(a)anthracene	1	1	5.6	1	**2.000**	**ABC**	0.130 J		0.120 J		0.770 J		0.720 J	
Benzo(a)pyrene	1	1	1	1	**2.700**	**ABCD**	0.100 J		0.180 J		**1.100**	**ABCD**	0.680 J	
Benzo(b)fluoranthene	1	1	5.6	1	**2.600**	**ABD**	0.140 J		0.180 J		0.990 J		0.700 J	
Benzo(g,h,i)perylene	100	100	500	100	1.700		U		0.220 J		0.800 J		0.470 J	
Benzo(k)fluoranthene	0.8	3.9	56	0.8	**1.000**	**AD**	U		U		0.320 J		U	
Carbazole	NA	NA	NA	NA	0.110 J		U		U		U		U	
Chrysene	1	3.9	56	1	**2.000**	**AD**	0.170 J		0.140 J		0.870 J		0.720 J	
Dibenzo(a,h) anthracene	0.33	0.33	0.56	0.33	**0.400**	**ABD**	U		U		U		U	
Fluoranthene	100	100	500	100	2.800		0.540		0.190 J		1.100		1.600	
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	0.5	**1.600**	**ABD**	U		0.160 J		**0.590** J	**ABD**	0.370 J	
2-Methylnaphthalene	NA	NA	NA	NA	U		0.260 J		U		U		U	
Naphthalene	12	100	500	12	0.089 J		0.160 J		U		U		U	
Phenanthrene	100	100	500	100	1.200		0.340 J		U		0.840 J		1.300	
Pyrene	100	100	500	100	2.800		0.420		0.260 J		1.500		1.800	
Total SVOCs	NA	NA	NA	NA	21.893		2.260		1.450		9.120		8.670	

Notes:
U = Not detected above laboratory method detection limit
J = Estimated Value
SVOC = Semi-Volatile Organic Compound
NA = Not available
(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006 and CP-51 dated 10/21/2010
(2) = Soil Cleanup Level (SCL) referenced in CP-51 dated 10/21/2010
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds Unrestricted Use SCO
B = Concentration Exceeds Restricted Residential Use SCO
C = Concentration Exceeds Commercial Use SCO
D = Concentration Exceeds SCL

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Table 4

24 York Street
Rochester, New York

Summary of Detected VOC Results in ug/l or Parts per Billion (ppb)

Groundwater Samples

Detected Constituent	Groundwater Standard or Guidance Value [1]	R1903954-012 TMW-01-24 5/1/2019 Groundwater			R1903954-013 TMW-02-24 5/1/2019 Groundwater			R1903954-014 TMW-04-24 5/1/2019 Groundwater			R1903954-015 TMW-06-24 5/1/2019 Groundwater			R1903954-016 TMW-08-24 5/1/2019 Groundwater		
Acetone	50	2.8	J		11	J		U			3.8	J		**60**		X
Benzene	1	U			**1.2**	J	X	U			**1.4**	J	X	**1.6**	J	X
2-Butanone (MEK)	50	U			2.8	J		U			U			18	J	
n-Butylbenzene	5	U			**13**		X	U			0.92	J		**81**		X
sec-Butylbenzene	5	0.33	J		**6.7**	J	X	U			2.0	J		**27**		X
tert-Butylbenzene	5	0.73	J		1.9	J		U			0.48	J		3.6	J	
Ethylbenzene	5	U			1.4	J		U			0.55	J		**67**		X
2-Hexanone (MBK)	50	U			U			U			U			2.9	J	
Isopropylbenzene	5	U			**25**		X	U			2.5	J		**130**		X
p-Isopropyltoluene	5	U			1.6	J		U			U			2.6	J	
4-Methyl-2-pentanone (MIBK)	NA	U			U			U			U			1.8	J	
Naphthalene	10	U			**56**		X	U			U			**650**		X
n-Propylbenzene	5	U			**46**		X	U			4.9	J		**440**		X
Toluene	5	U			0.75	J		U			0.48	J		1.2	J	
1,2,4-Trimethylbenzene	5	U			1.5	J		U			1.7	J		**12**	J	X
m,p-Xylene	5	U			1.1	J		U			1.2	J		3.6	J	
o-Xylene	5	U			0.73	J		U			0.39	J		1.3	J	
Cyclohexane	NA	U			61			U			2.3	J		72		
Methylcyclohexane	NA	U			180			U			5.1	J		240		
Total VOCs	NA	3.86			411.68			0.0			27.72			1815.6		

U = Not detected above laboratory method detection limit

J = Estimated Value

[1] Groundwater standard or guidance value are as referenced in NYSDEC TOGS 1.1.1 dated June 1998 with April 2000 and June 2004 addendums.

X = Concentration exceeds groundwater standard or guidance value

VOC = Volatile Organic Compound

NA = Not available

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Table 1

32 York Street
Rochester, New York

Summary of Detected VOC Results in mg/Kg or Parts per Million (ppm)

Soil/Fill Samples

Detected Constituent	A Unrestricted SCO (1)	B Restricted Residential SCO(1)	C Commercial SCO(1)	D CP-51 SCL (2)	R1903959-001 TB-01-32(1-2) 4/30/2019 Fill			R1903959-004 TB-02-32(2-3) 4/30/2019 Fill			R1903959-007 TB-03-32(7-8) 4/30/2019 Soil			R1903959-009 TB-04-32(1-4) 4/30/2019 Fill		
Acetone	0.05	100	500	NA	**0.054**		**A**	**0.076**		**A**		U		0.016		
Benzene	0.06	4.8	44	0.06		U		0.0002	J			U			U	
2-Butanone (MEK)	0.12	100	500	NA	0.0023	J		0.0028	J			U			U	
n-Butylbenzene	12	100	500	12		U			U		0.950				U	
sec-Butylbenzene	11	100	500	11		U			U		0.370	J			U	
tert-Butylbenzene	5.9	100	500	5.9		U			U		0.051	J			U	
Chloroethane	NA	NA	NA	NA		U			U		0.032	J			U	
Cyclohexane	NA	NA	NA	NA		U			U		8.100			0.00028	J	
2-Hexanone (MBK)	NA	NA	NA	NA		U		0.0016	J			U			U	
Isopropylbenzene	NA	NA	NA	2.3		U			U		0.240	J			U	
p-Isopropyltoluene	NA	NA	NA	10		U			U		0.130	J			U	
Methyl Acetate	NA	NA	NA	NA	0.0011	J		0.011			1.600	D			U	
Methyl tert-butyl Ether	NA	NA	NA	0.93		U		0.00025	J			U			U	
Methylcyclohexane	NA	NA	NA	NA	0.00036	J		0.00056	J		15.000	D		0.00047	J	
Naphthalene	12	100	500	12	0.00099	BJ		0.00067	BJ		0.260	DJ			U	
n-Propylbenzene	3.9	100	500	3.9		U			U		0.740				U	
Toluene	0.7	100	500	0.7	0.0003	J		0.00024	J			U		0.00017	J	
1,2,4-Trichlorobenzene	NA	NA	NA	NA	0.00047	BJ			U			U			U	
Trichloroethene	0.47	21	200	NA		U			U		0.035	J			U	
Trichlorofluoromethane (Freon 11)	NA	NA	NA	NA		U			U			U		0.00032	J	
1,2,4-Trimethylbenzene	3.6	52	190	3.6	0.00023	J			U		0.039	J			U	
Total VOCs	NA	NA	NA	NA	0.05975			0.09332			27.547			0.01724		

U = Not detected
J = Estimated Value
D = Data reported from a dilution
B = Constituent also detected in method blank
VOC = Volatile Organic Compound
NA = Not available
(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006 and CP-51 dated 10/21/2010
(2) = Soil Cleanup Level (SCL) referenced in CP-51 dated 10/21/2010
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds Unrestricted Use SCO
B = Concentration Exceeds Restricted Residential Use SCO
C = Concentration Exceeds Commercial Use SCO
D = Concentration Exceeds SCL

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Table 2

32 York Street
Rochester, New York

Summary of Detected SVOC Results in mg/Kg or Parts Per Million (ppm)

Soil/Fill Samples

Detected Constituent	A Unrestricted SCO (1)	B Restricted Residential SCO(1)	C Commercial SCO(1)	D CP-51 SCL (2)	R1903959-002 TB-01-32(2-3) 4/30/2019 Fill	R1903959-006 TB-02-32(4-5) 4/30/2019 Soil/Fill	R1903959-008 TB-03-32(5-7) 4/30/2019 Soil	R190395-010 TB-04-32(4-5) 4/30/2019 Soil
Acenaphthylene	100	100	500	100	0.096 J	U	U	U
Anthracene	100	100	500	100	0.190 J	U	U	U
Benzo(a)anthracene	1	1	5.6	1	0.630	U	U	U
Benzo(a)pyrene	1	1	1	1	0.580	U	U	U
Benzo(b)fluoranthene	1	1	5.6	1	0.730	U	0.083 J	U
Benzo(g,h,i)perylene	100	100	500	100	0.420 J	U	U	U
Benzo(k)fluoranthene	0.8	3.9	56	0.8	0.280 J	U	U	U
Chrysene	1	3.9	56	1	0.610	U	U	U
Dibenzo(a,h) anthracene	0.33	0.33	0.56	0.33	0.082 J	U	U	U
Fluoranthene	100	100	500	100	1.300	U	0.095 J	U
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	0.5	0.390 J	U	U	U
Phenanthrene	100	100	500	100	0.700	U	U	U
Pyrene	100	100	500	100	1.100	U	0.091 J	U
Total SVOCs	NA	NA	NA	NA	7.108	0.000	0.269	0.000

U = Not detected above laboratory method detection limit
J = Estimated Value
SVOC = Semi-Volatile Organic Compound
NA = Not available
(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006 and CP-51 dated 10/21/2010
(2) = Soil Cleanup Level (SCL) referenced in CP-51 dated 10/21/2010
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds Unrestricted Use SCO
B = Concentration Exceeds Restricted Residential Use SCO
C = Concentration Exceeds Commercial Use SCO
D = Concentration Exceeds SCL

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Table 4

32 York Street
Rochester, New York

Summary of Detected VOC Results in ug/l or Parts per Billion (ppb)

Groundwater Samples

Detected Constituent	Groundwater Standard or Guidance Value [1]	R1903959-011 TMW-01-32 5/1/2019 Groundwater			R1903959-012 TMW-02-32 5/1/2019 Groundwater			R1903959-013 TMW-03-32 5/1/2019 Groundwater			R1903959-014 TMW-04-32 5/1/2019 Groundwater		
Acetone	50	2.5	J			U		**220**		**X**	8.7	J	
Bromodichloromethane	50		U			U			U		2.2	J	
2-Butanone (MEK)	50		U			U		**78**		**X**		U	
n-Butylbenzene	5		U			U		**16**		**X**		U	
sec-Butylbenzene	5		U			U		**9.2**	J	**X**		U	
tert-Butylbenzene	5		U			U		2.0	J			U	
Chloroethane	5		U			U		1.9	J			U	
Chloroform	7		U			U			U		5.7		
Chloromethane	5		U			U		1.2	J			U	
Dibromochloromethane	50		U			U			U		0.78	J	
Ethylbenzene	5		U			U		2.1	J			U	
2-Hexanone (MBK)	50		U			U		12	J			U	
Isopropylbenzene	5		U			U		**15**		**X**		U	
p-Isopropyltoluene	5		U			U		3.6	J			U	
4-Methyl-2-pentanone (MIBK)	NA		U			U		7.0	J			U	
Naphthalene	10		U			U		**28**		**X**		U	
n-Propylbenzene	5		U			U		**39**		**X**		U	
Tetrachloroethene	5	0.33	J			U			U			U	
Toluene	5		U		0.36	J		0.55	J		0.22	J	
1,2,4-Trimethylbenzene	5		U		0.25	J		0.85	J			U	
m,p-Xylene	5		U		0.42	J		0.85	J			U	
Cyclohexane	NA		U			U		62				U	
Methylcyclohexane	NA	0.37	J		0.45	J		210				U	
Total VOCs	NA	3.2			1.48			709.25			17.60		

U = Not detected

J = Estimated Value

[1] Groundwater standard or guidance value are as referenced in NYSDEC TOGS 1.1.1 dated June 1998 with April 2000 and June 2004 addendums.

X = Concentration exceeds groundwater standard or guidance value

VOC = Volatile Organic Compound

NA = Not available

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July 2019 Pre-Development Phase II ESA and Geotechnical Study – Bull's Head Sub-Area North

Figure and Laboratory Data Summary Tables

NOTES:

Test boring, test pit, and monitoring well locations were determined by a Trimble Geo7x GPS Unit with sub-cm accuracy. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated January 2017.

Aerial imagery provided by the New York State GIS Clearinghouse, dated 2015. This image may not depict the most current site conditions.

DATE	06-2018
DESIGNED BY	JAD
DATE DRAWN	06-2018
DRAWN BY	CPS
DATE ISSUED	06-18-2018
SCALE	AS NOTED

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

Project Title
BULL'S HEAD SUB-AREA NORTH
ROCHESTER, NEW YORK
ENVIRONMENTAL AND GEOPHYSICAL INVESTIGATION

Drawing Title
Site Plan with Completed Sample Locations

Project No.
5464S-18

FIGURE 3

Last Date Saved: 28 May 2019 Document Path: E:\GIS Mapping\Rocchy\BullsHead\5464S-18\Rocchy\Report\5464S-03-RPT-Sample Plan.mxd

Table 5

Bulls Head Sub Area North
Rochester, New York

Summary of Detected VOC Results in mg/Kg or Parts Per Million (ppm)

Soil and Fill Samples

Detected Constituent	CAS Number	A Unrestricted SCO (1)	B Residential SCO(1)	C Restricted Residential SCO(1)	D Commercial SCO(1)	G Protection of Groundwater SCO (1)	R1801334-003 TB-04 (2.5) 2/12/18 Fill	R1801334-004 TB-07 (5.5) 2/12/18 Fill	R1801334-005 TB-10 (15.0) 2/12/18 Fill	R1801334-005 TB-13 (8.0) 2/12/18 Soil	R1801334-005 TB-14 (7.0) 2/13/18 Fill	R1801334-008 TB-15 (7.0-7.5) 2/13/18 Soil	R1801334-010 TB-19 (10.0) 2/13/18 Soil	R1801334-011 TB-20 (3.0) 2/13/18 Soil
Acetone	67-64-1	0.05	100	100	500	0.05	0.038	0.068 AG	0.040	0.0023 J	U	0.024	0.0091	0.010
Benzene	71-43-2	0.06	2.9	4.8	44	0.06	0.0011 J	0.00032 J	0.00030 J	U	U	U	0.00045 J	0.0064
2-Butanone (MEK)	78-93-3	0.12	100	100	500	0.12	0.0052	0.010	0.012	U	U	U	0.0021 J	0.0018 J
n-Butylbenzene	104-51-8	12	100	100	500	12	0.0010 J	0.0024 J	U	U	7.5	U	U	U
sec-Butylbenzene	135-98-8	11	100	100	500	11	U	U	U	U	3.4	U	U	U
tert-Butylbenzene	98-06-6	5.9	100	100	500	5.9	U	U	U	U	0.760 J	U	U	U
Carbon Disulfide	75-15-0	NA	100	NA	NA	2.7	U	0.015	U	U	U	U	U	U
Cyclohexane	110-82-7	NA	NA	NA	NA	NA	0.020	U	U	U	1.300 J	U	0.0017 J	0.012
Ethylbenzene	100-41-4	1	30	41	390	1	0.0013 J	U	U	U	0.720 J	U	U	0.0018 J
Isopropylbenzene	98-82-8	NA	100	NA	NA	2.3	U	U	U	U	1.1 J	U	U	U
p-Isopropyltoluene	99-87-6	NA	NA	NA	NA	10	U	0.00099 J	U	U	3.7	U	U	U
Methylene chloride	75-09-2	0.05	51	100	500	0.05	0.00062 J	U	0.00061 J	U	U	U	U	0.00050 J
Methylcyclohexane	108-87-2	NA	NA	NA	NA	NA	0.0032 J	0.0017 J	U	U	5.2	U	0.0020 J	0.020
n-Propylbenzene	103-65-1	3.9	100	100	500	3.9	0.0011 J	U	U	U	2.4	U	U	U
Styrene	100-42-5	NA	NA	NA	NA	NA	U	U	U	U	U	U	U	U
1,1,2,2-Tetrachloroethane	79-34-5	NA	35	NA	NA	0.6	0.0012 J	0.0011 J	U	U	U	U	U	U
Tetrachloroethene	127-18-4	1.3	5.5	19	150	1.3	U	U	U	U	U	U	U	U
Toluene	108-88-3	0.7	100	100	500	0.7	0.0023 J	U	U	U	U	U	0.0016 J	0.015
Trichloroethene	79-01-6	0.47	10	21	200	0.47	U	U	U	U	U	U	U	U
Trichlorofluoromethane (Freon 11)	75-69-4	NA	NA	NA	NA	NA	U	U	U	U	U	U	U	U
1,2,4-Trimethylbenzene	95-63-6	3.6	47	52	190	3.6	0.0021 J	0.0082	U	U	27 AG	U	0.00066 J	0.0071
1,3,5-Trimethylbenzene	108-67-8	8.4	47	52	190	8.4	0.0012 J	0.0025 J	U	U	8.1	U	U	0.0035 J
m,p-Xylene	179601-23-1	0.26	100	100	500	1.6	0.0021 J	U	U	U	2.9 AG	U	0.0015 J	0.014
o-Xylene	95-47-6	0.26	100	100	500	1.6	0.00090 J	U	U	U	0.220 J	U	U	0.0042
Total VOCs		NA	NA	NA	NA	NA	0.08132	0.11021	0.05291	0.0023	64.300	0.024	0.01911	0.0963

(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006

Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.

A = Concentration Exceeds Unrestricted Use SCO

B = Concentration Exceeds Residential Use SCO

C = Concentration Exceeds Restricted Residential Use SCO

D = Concentration Exceeds Commercial Use SCO

G = Concentration Exceeds Protection of Groundwater SCO

B = Also detected in associated blank

J = Estimated Value

U = Not Detected

D = Data reported from a dilution

VOC = Volatile Organic Compound

NA = Not Available

Table 5

Bulls Head Sub Area North
Rochester, New York

Summary of Detected VOC Results in mg/Kg or Parts Per Million (ppm)

Soil and Fill Samples

Detected Constituent	CAS Number	A Unrestricted SCO (1)	B Residential SCO(1)	C Restricted Residential SCO(1)	D Commercial SCO(1)	G Protection of Groundwater SCO (1)	R1801334-012 TB-21 (5.0) 2/13/18 Soil	R1801334-013 TB-22 (12.0) 2/13/18 Soil	R1801453-008 TP-07 (4.0) 2/15/18 Fill	R1801453-009 TP-08 (5.5) 2/15/18 Fill	R1801453-011 TP-10 (5.0) 2/15/18 Fill	R1801453-012 TP-12 (5.0) 2/15/18 Fill	R1801453-019 TP-22 (4.0-5.0) 2/16/18 Fill	R1801818-001 MW-08 (6.0-8.0) 2/28/18 Soil
Acetone	67-64-1	0.05	100	100	500	0.05	0.0093	U	0.042 B	0.033 B	0.0043 BJ	0.022 B	0.034 B	U
Benzene	71-43-2	0.06	2.9	4.8	44	0.06	0.00058 J	U	U	0.0034 J	U	U	0.00057 J	0.890 **AG**
2-Butanone (MEK)	78-93-3	0.12	100	100	500	0.12	U	U	0.012	0.0071	U	U	0.0091	U
n-Butylbenzene	104-51-8	12	100	100	500	12	U	U	U	U	U	U	0.170	0.790 J
sec-Butylbenzene	135-98-8	11	100	100	500	11	U	U	U	U	U	U	0.150	0.390 J
tert-Butylbenzene	98-06-6	5.9	100	100	500	5.9	U	U	U	U	U	U	U	U
Carbon Disulfide	75-15-0	NA	100	NA	NA	2.7	U	U	U	0.0015 J	U	U	0.0021 J	U
Cyclohexane	110-82-7	NA	NA	NA	NA	NA	U	U	U	U	U	U	0.0026 J	0.450 J
Ethylbenzene	100-41-4	1	30	41	390	1	U	U	U	0.0030 J	U	0.00038 J	0.018	1.300 **AG**
Isopropylbenzene	98-82-8	NA	100	NA	NA	2.3	U	U	U	0.00067 J	U	U	0.063	0.320 J
p-Isopropyltoluene	99-87-6	NA	NA	NA	NA	10	U	U	U	U	U	U	0.780 D	U
Methylene chloride	75-09-2	0.05	51	100	500	0.05	U	U	U	0.00061 J	0.00074 J	U	U	U
Methylcyclohexane	108-87-2	NA	NA	NA	NA	NA	0.0014 J	U	U	U	U	U	0.023	1.800
n-Propylbenzene	103-65-1	3.9	100	100	500	3.9	U	U	U	U	U	U	0.084	1.300
Styrene	100-42-5	NA	NA	NA	NA	NA	U	U	U	0.0025 J	U	U	U	U
1,1,2,2-Tetrachloroethane	79-34-5	NA	35	NA	NA	0.6	U	U	U	U	U	U	U	U
Tetrachloroethene	127-18-4	1.3	5.5	19	150	1.3	0.00095 J	U	U	U	U	U	U	U
Toluene	108-88-3	0.7	100	100	500	0.7	0.0015 J	U	U	U	U	U	0.0029 J	2.600 **AG**
Trichloroethene	79-01-6	0.47	10	21	200	0.47	U	U	U	0.0012 J	U	U	U	U
Trichlorofluoromethane (Freon 11)	75-69-4	NA	NA	NA	NA	NA	U	U	U	0.00059 J	U	U	U	U
1,2,4-Trimethylbenzene	95-63-6	3.6	47	52	190	3.6	0.00052 J	U	U	0.0013 J	U	0.0065	5.000 D **AG**	2.400
1,3,5-Trimethylbenzene	108-67-8	8.4	47	52	190	8.4	U	U	U	0.00063 J	U	0.0021 J	0.240 DJ	0.310 J
m,p-Xylene	179601-23-1	0.26	100	100	500	1.6	0.0011 J	U	U	0.0020 J	U	0.0018 J	0.023	4.900 **AG**
o-Xylene	95-47-6	0.26	100	100	500	1.6	U	U	U	0.0012 J	U	0.0010 J	0.020	0.790 J **A**
Total VOCs		NA	NA	NA	NA	NA	0.01535	0.000	0.054	0.05870	0.00504	0.03378	6.62227	18.240

(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006

Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.

A = Concentration Exceeds Unrestricted Use SCO

B = Concentration Exceeds Residential Use SCO

C = Concentration Exceeds Restricted Residential Use SCO

D = Concentration Exceeds Commercial Use SCO

G = Concentration Exceeds Protection of Groundwater SCO

B = Also detected in associated blank

J = Estimated Value

U = Not Detected

D = Data reported from a dilution

VOC = Volatile Organic Compound

NA = Not Available

Table 6

Bulls Head Sub Area North
Rochester, New York

Summary of Detected SVOC Results in mg/Kg or Parts Per Million (ppm)

Soil and Fill Samples

Detected Constituent	CAS Number	A Unrestricted SCO (1)	B Residential SCO(1)	C Restricted Residential SCO(1)	D Commercial SCO(1)	G Protection of Groundwater SCO (1)	R1801334-001 TB-01 (3.0) 2/12/18 Fill	R1801334-002 TB-02 (8.0) 2/12/18 Fill	R1801334-003 TB-04 (2.5) 2/12/18 Fill	R1801334-007 TB-14 (7.0) 2/13/18 Fill	R1801334-009 TB-18 (10.0-11.0) 2/13/18 Soil	R1801334-014 TB-24 (2.5) 2/13/18 Fill	R1801453-001 TP-01 (3.0-4.0) 2/15/18 Fill	R1801453-002 TP-02 (4.0) 2/15/18 Fill
Acenaphthene	83-32-9	20	100	100	500	98	U	U	U	0.220 J	U	U	U	U
Acenaphthylene	208-96-8	100	100	100	500	107	U	U	U	U	U	U	U	U
Anthracene	120-12-7	100	100	100	500	1000	U	0.170 J	U	U J	U	U	U	U
Benzo(a)anthracene	56-55-3	1	1	1	5.6	1	0.086 J	0.450 J	U	U	U	0.093 J	0.680 J	0.280 J
Benzo(a)pyrene	50-32-8	1	1	1	1	22	0.091 J	0.400 J	U	U	U	0.100 J	0.770 J	0.290 J
Benzo(b)fluoranthene	205-99-2	1	1	1	5.6	1.7	0.120 J	0.480 J	0.160 J	U	U	0.170 J	1.100 J ABC	0.350 J
Benzo(g,h,i)perylene	191-24-2	100	100	100	500	1000	0.092 J	0.270 J	U	U	U	0.140 J	0.780 J	0.230 J
Benzo(k)fluoranthene	207-08-9	0.8	1.0	3.9	56	1.7	U	0.190 J	U	U	U	U	U	0.130 J
Biphenyl	92-52-4	NA	NA	NA	NA	NA	U	U	U	0.220 J	U	U	U	U
Butyl benzyl phthalate	85-68-7	NA	100	NA	NA	122	U	U	U	U	U	U	U	U
Carbazole	86-74-8	NA	NA	NA	NA	NA	U	0.150 J	U	U	U	U	U	U
Chrysene	218-01-9	1	1	3.9	56	1	0.100 J	0.490 J	U	U	U	0.110 J	0.920 J	0.320 J
Dibenzo(a,h) anthracene	53-70-3	0.33	0.33	0.33	0.56	1000	U	U	U	U	U	U	U	U
Dibenzofuran	132-64-9	7	14	59	350	210	U	U	U	U	U	U	U	U
Fluoranthene	206-44-0	100	100	100	500	1000	0.160 J	0.980	U	U	U	0.110 J	1.900	0.670
Fluorene	86-73-7	30	100	100	500	386	U	U	U	0.350 J	U	U	U	U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	0.5	0.5	5.6	8.2	0.090 J	0.290 J	U	U	U	0.110 J	0.720 J ABC	0.230 J
2-Methylnaphthalene	91-57-6	NA	0.41	NA	NA	36.4	U	U	U	1.800 B	U	U	U	U
3 & 4-Methylphenol (m & p-Cresol)	108-39-4, 106-44-5	0.33	100	100	500	0.33	U	0.170 J	U	U	U	U	U	U
Naphthalene	91-20-3	12	100	100	500	12	U	U	U	0.250 J	U	U	U	U
Phenanthrene	85-01-8	100	100	100	500	1000	0.091 J	0.880	U	1.300	U	U	1.200 J	0.370 J
Pyrene	129-00-0	100	100	100	500	1000	0.150 J	0.800	U	U	U	0.098 J	1.600 J	0.560
Total SVOCs		NA	NA	NA	NA	NA	0.980	5.720	0.160	4.140	0.000	0.931	9.670	3.430

(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006

Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.

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B = Concentration Exceeds Residential Use SCO

C = Concentration Exceeds Restricted Residential Use SCO

D = Concentration Exceeds Commercial Use SCO

G = Concentration Exceeds Protection of Groundwater SCO

SVOC = Semi-Volatile Organic Compound

U = Not detected

J = Estimated Value

NA = Not Available

Table 6

Bulls Head Sub Area North
Rochester, New York

Summary of Detected SVOC Results in mg/Kg or Parts Per Million (ppm)

Soil and Fill Samples

Detected Constituent	CAS Number	A Unrestricted SCO (1)	B Residential SCO(1)	C Restricted Residential SCO(1)	D Commercial SCO(1)	G Protection of Groundwater SCO (1)	R1801453-003 TP-02 (10.0) 2/15/18 Soil	R1801453-005 TP-05 (6.0) 2/15/18 Fill	R1801453-006 TP-06 (5.5) 2/15/18 Fill	R1801453-007 TP-06 (9.0) 2/15/18 Soil	R1801453-008 TP-07 (4.0) 2/15/18 Fill	R1801453-009 TP-08 (5.5) 2/15/18 Fill	R1801453-010 TP-09 (7.0) 2/15/18 Fill	R1801453-011 TP-10 (5.0) 2/15/18 Fill
Acenaphthene	83-32-9	20	100	100	500	98	U	U	U	U	0.2200 J	0.960 J	U	U
Acenaphthylene	208-96-8	100	100	100	500	107	U	U	U	U	U	U	U	U
Anthracene	120-12-7	100	100	100	500	1000	U	U	U	U	0.680	3.200	0.400 J	U
Benzo(a)anthracene	56-55-3	1	1	1	5.6	1	U	U	0.097 J	U	1.700 **ABCG**	4.400 **ABCG**	0.930	0.590 J
Benzo(a)pyrene	50-32-8	1	1	1	1	22	U	U	0.130 J	U	1.400 **ABCD**	3.700 **ABCD**	1.000	0.660 J
Benzo(b)fluoranthene	205-99-2	1	1	1	5.6	1.7	U	U	0.170 J	U	1.800 **ABCG**	4.400 **ABCG**	1.200 **ABC**	0.780 J
Benzo(g,h,i)perylene	191-24-2	100	100	100	500	1000	U	U	0.110 J	U	0.710	2.300	0.540 J	0.480 J
Benzo(k)fluoranthene	207-08-9	0.8	1.0	3.9	56	1.7	U	U	U	U	0.700	1.700 **AB**	0.450 J	U
Biphenyl	92-52-4	NA	NA	NA	NA	NA	U	U	U	U	U	U	U	U
Butyl benzyl phthalate	85-68-7	NA	100	NA	NA	122	U	U	U	U	U	U	U	U
Carbazole	86-74-8	NA	NA	NA	NA	NA	U	U	U	U	0.300 J	1.700	U	U
Chrysene	218-01-9	1	1	3.9	56	1	U	U	0.120 J	U	1.700 **ABG**	4.200 **ABCG**	0.960	0.630 J
Dibenzo(a,h) anthracene	53-70-3	0.33	0.33	0.33	0.56	1000	U	U	U	U	0.200 J	0.580 J **ABCD**	U	U
Dibenzofuran	132-64-9	7	14	59	350	210	U	U	U	U	0.120 J	1.300	U	U
Fluoranthene	206-44-0	100	100	100	500	1000	U	U	0.140 J	U	4.100	12.000	1.600	1.100 J
Fluorene	86-73-7	30	100	100	500	386	U	U	U	U	0.200 J	1.400	U	U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	0.5	0.5	5.6	8.2	U	U	0.092 J	U	0.860 **ABC**	2.500 **ABC**	0.590 J **ABC**	0.460 J
2-Methylnaphthalene	91-57-6	NA	0.41	NA	NA	36.4	U	U	U	U	U	0.500 J **B**	U	U
3 & 4-Methylphenol (m & p-Cresol)	108-39-4, 106-44-5	0.33	100	100	500	0.33	U	U	U	U	U	U	U	U
Naphthalene	91-20-3	12	100	100	500	12	U	U	U	U	U	1.400	U	U
Phenanthrene	85-01-8	100	100	100	500	1000	U	U	U	U	2.800	12.000	1.500	0.570 J
Pyrene	129-00-0	100	100	100	500	1000	U	U	0.130 J	U	3.200	9.400	1.600	0.990 J
Total SVOCs		NA	NA	NA	NA	NA	0.000	0.000	0.9890	0.000	20.690	67.640	10.770	6.260

(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006

Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.

A = Concentration Exceeds Unrestricted Use SCO

B = Concentration Exceeds Residential Use SCO

C = Concentration Exceeds Restricted Residential Use SCO

D = Concentration Exceeds Commercial Use SCO

G = Concentration Exceeds Protection of Groundwater SCO

SVOC = Semi-Volatile Organic Compound

U = Not detected

J = Estimated Value

NA = Not Available

Table 6

Bulls Head Sub Area North
Rochester, New York

Summary of Detected SVOC Results in mg/Kg or Parts Per Million (ppm)

Soil and Fill Samples

Detected Constituent	CAS Number	A Unrestricted SCO (1)	B Residential SCO(1)	C Restricted Residential SCO(1)	D Commercial SCO(1)	G Protection of Groundwater SCO (1)	R1801453-012 TP-12 (5.0) 2/15/18 Fill		R1801453-013 TP-13 (1.0-2.0) 2/16/18 Fill		R1801453-014 TP-13 (7.0) 2/16/18 Soil		R1801453-015 TP-14 (3.5) 2/16/18 Fill		R1801804-005 TP-14 (8.5) 2/16/18 Soil		R1801453-016 TP-17 (4.0) 2/16/18 Fill		R1801453-017 TP-19 (3.0-4.0) 2/16/18 Fill		R1801453-018 TP-20 (9.0) 2/16/18 Fill	
Acenaphthene	83-32-9	20	100	100	500	98	U		U		U		U		U		U		U		U	
Acenaphthylene	208-96-8	100	100	100	500	107	0.280 J		U		U		U		U		0.130 J		U		0.760 J	
Anthracene	120-12-7	100	100	100	500	1000	0.630 J		U		U		0.290 J		U		0.370 J		U		2.300	
Benzo(a)anthracene	56-55-3	1	1	1	5.6	1	3.500	**ABCG**	U		U		1.000		U		0.950		0.490 J		4.000	**ABCG**
Benzo(a)pyrene	50-32-8	1	1	1	1	22	2.900	**ABCD**	U		U		1.400	**ABCD**	U		0.920		0.590 J		3.500	**ABCD**
Benzo(b)fluoranthene	205-99-2	1	1	1	5.6	1.7	3.500	**ABCG**	U		U		1.700	**ABC**	U		1.200	**ABC**	0.740 J		3.600	**ABCG**
Benzo(g,h,i)perylene	191-24-2	100	100	100	500	1000	1.400		U		U		1.000		U		0.480		U		1.700	
Benzo(k)fluoranthene	207-08-9	0.8	1.0	3.9	56	1.7	1.300	**AB**	U		U		0.590		U		0.500		U		1.500	**AB**
Biphenyl	92-52-4	NA	NA	NA	NA	NA	U		U		U		U		U		U		U		U	
Butyl benzyl phthalate	85-68-7	NA	100	NA	NA	122	U		U		U		U		U		0.470		U		U	
Carbazole	86-74-8	NA	NA	NA	NA	NA	U		U		U		U		U		0.140 J		U		0.460 J	
Chrysene	218-01-9	1	1	3.9	56	1	3.400	**ABG**	U		U		1.100	**ABG**	U		0.980		0.480 J		3.500	**ABG**
Dibenzo(a,h) anthracene	53-70-3	0.33	0.33	0.33	0.56	1000	0.430 J	**ABC**	U		U		0.220 J		U		0.130 J		U		0.530 J	**ABC**
Dibenzofuran	132-64-9	7	14	59	350	210	U		U		U		0.130 J		U		U		U		0.500 J	
Fluoranthene	206-44-0	100	100	100	500	1000	5.200		U		U		1.700		U		1.900		0.790 J		8.700	
Fluorene	86-73-7	30	100	100	500	386	U		U		U		U		U		0.110 J		U		0.930	
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	0.5	0.5	5.6	8.2	1.700	**ABC**	U		U		1.100	**ABC**	U		0.570	**ABC**	U		2.300	**ABC**
2-Methylnaphthalene	91-57-6	NA	0.41	NA	NA	36.4	U		U		U		U		U		U		U		U	
3 & 4-Methylphenol (m & p-Cresol)	108-39-4, 106-44-5	0.33	100	100	500	0.33	U		U		U		U		U		U		U		U	
Naphthalene	91-20-3	12	100	100	500	12	U		U		U		0.120 J		U		U		U		U	
Phenanthrene	85-01-8	100	100	100	500	1000	2.000		U		U		1.100		U		1.200		U		7.700	
Pyrene	129-00-0	100	100	100	500	1000	5.000		U		U		1.600		U		1.600		0.730 J		7.000	
Total SVOCs		NA	NA	NA	NA	NA	31.240		0.000		0.000		13.050		0.000		11.650		3.820		48.980	

(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006

Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.

A = Concentration Exceeds Unrestricted Use SCO

B = Concentration Exceeds Residential Use SCO

C = Concentration Exceeds Restricted Residential Use SCO

D = Concentration Exceeds Commercial Use SCO

G = Concentration Exceeds Protection of Groundwater SCO

SVOC = Semi-Volatile Organic Compound

U = Not detected

J = Estimated Value

NA = Not Available

Table 6

Bulls Head Sub Area North
Rochester, New York

Summary of Detected SVOC Results in mg/Kg or Parts Per Million (ppm)

Soil and Fill Samples

Detected Constituent	CAS Number	A Unrestricted SCO (1)	B Residential SCO(1)	C Restricted Residential SCO(1)	D Commercial SCO(1)	G Protection of Groundwater SCO (1)	R1801453-019 TP-22 (4.0-5.0) 2/16/18 Fill		R1803614-001 TP-24 (4.0) 4/20/18 Fill		R1803614-002 TP-25 (5.0) 4/20/18 Fill	
Acenaphthene	83-32-9	20	100	100	500	98	2.700		U		U	
Acenaphthylene	208-96-8	100	100	100	500	107	U		U		U	
Anthracene	120-12-7	100	100	100	500	1000	3.800		0.110 J		U	
Benzo(a)anthracene	56-55-3	1	1	1	5.6	1	7.800	**ABCDG**	0.320 J		U	
Benzo(a)pyrene	50-32-8	1	1	1	1	22	8.600	**ABCD**	0.330 J		U	
Benzo(b)fluoranthene	205-99-2	1	1	1	5.6	1.7	9.800	**ABCDG**	0.420		U	
Benzo(g,h,i)perylene	191-24-2	100	100	100	500	1000	5.500		0.230 J		U	
Benzo(k)fluoranthene	207-08-9	0.8	1.0	3.9	56	1.7	3.700	**ABG**	0.140 J		U	
Biphenyl	92-52-4	NA	NA	NA	NA	NA	U		U		U	
Butyl benzyl phthalate	85-68-7	NA	100	NA	NA	122	U		U		U	
Carbazole	86-74-8	NA	NA	NA	NA	NA	2.000 J		U		U	
Chrysene	218-01-9	1	1	3.9	56	1	7.600	**ABCG**	0.330 J		U	
Dibenzo(a,h) anthracene	53-70-3	0.33	0.33	0.33	0.56	1000	1.500 J	**ABCD**	U		U	
Dibenzofuran	132-64-9	7	14	59	350	210	1.900 J		U		U	
Fluoranthene	206-44-0	100	100	100	500	1000	14.000		0.660		U	
Fluorene	86-73-7	30	100	100	500	386	4.500		U		U	
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	0.5	0.5	5.6	8.2	6.100	**ABCD**	0.220 J		U	
2-Methylnaphthalene	91-57-6	NA	0.41	NA	NA	36.4	5.500	**B**	U		U	
3 & 4-Methylphenol (m & p-Cresol)	108-39-4, 106-44-5	0.33	100	100	500	0.33	U		U		U	
Naphthalene	91-20-3	12	100	100	500	12	2.700		U		U	
Phenanthrene	85-01-8	100	100	100	500	1000	20.000		0.410		U	
Pyrene	129-00-0	100	100	100	500	1000	12.000		0.600		U	
Total SVOCs		NA	NA	NA	NA	NA	119.700		3.770		0.000	

(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006

Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.

A = Concentration Exceeds Unrestricted Use SCO

B = Concentration Exceeds Residential Use SCO

C = Concentration Exceeds Restricted Residential Use SCO

D = Concentration Exceeds Commercial Use SCO

G = Concentration Exceeds Protection of Groundwater SCO

SVOC = Semi-Volatile Organic Compound

U = Not detected

J = Estimated Value

NA = Not Available

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Table 11

Bulls Head High Priority Sub Area North
Rochester, New York

Summary of Detected Constituents Results in ug/l or Parts per Billion (ppb)

Groundwater Samples

Detected Constituent	CAS Number	Groundwater Standard or Guidance Value [1]	R1802137-001 MW-01 3/9/18 Groundwater	R1803412-001 MW-01 4/16/18 Groundwater	R1802137-002 MW-02 3/9/18 Groundwater	R1803412-002 MW-02 4/16/18 Groundwater	R1802137-003 MW-03 3/9/18 Groundwater	R1803412-003 MW-03 4/16/18 Groundwater	R1802137-004 MW-04 3/9/18 Groundwater	R1803412-004 MW-04 4/16/18 Groundwater
Volatile Organic Compounds										
Acetone	67-64-1	50	U	2.0 JB	U	1.4 JB	U	U	U	1.7 JB
tert-Butylbenzene	98-06-6	5	U	U	U	U	U	U	U	U
Carbon Disulfide	75-15-0	60	U	U	U	U	U	U	U	U
Chloroform	67-66-3	7	U	U	U	U	U	U	U	U
1,1-Dichloroethane	75-34-3	5	U	U	U	U	U	U	U	0.34 J
Cyclohexane	110-82-7	NA	U	U	U	U	U	U	U	U
Methylcyclohexane	108-87-2	NA	U	U	U	U	U	U	U	U
Total VOCs		NA	0.0	2.0	0.0	1.4	0.0	0.0	0.0	2.04
Total TICs		NA	NT	0.0	NT	12.2 JN	NT	0.0	NT	0.0
Total VOCs and TICs		NA	0.0	2.0	0.0	13.6	0.0	0.0	0.0	2.04
Semi-Volatile Organic Compounds										
Naphthalene	91-20-3	10	NT	NT	10	NT	NT	NT	NT	NT
Total SVOCs		NA	NT	NT	10.00	NT	NT	NT	NT	NT
Metals										
Barium	7440-39-3	1,000	NT	NT	138	NT	NT	NT	NT	NT

U = Not detected
VOC = Volatile Organic Compound
SVOC = Semi-Volatile Organic Compound
NA = Not available
NT = Not tested

[1] Groundwater standard or guidance value are as referenced in NYSDEC TOGS 1.1.1 dated June 1998 with April 2000 and June 2004 addendums.
X = Concentration exceeds groundwater standard or guidance value
J = Estimated Value
B= Constituent was also detected in the associated trip blank, which may have contributed to the sample result.
N = Indicates presumptive evidence of a compound

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Table 11

Bulls Head High Priority Sub Area North
Rochester, New York

Summary of Detected Constituents Results in ug/l or Parts per Billion (ppb)

Groundwater Samples

Detected Constituent	CAS Number	Groundwater Standard or Guidance Value [1]	R1802137-005 MW-05 3/9/18 Groundwater	R1803412-005 MW-05 4/16/18 Groundwater	R1802137-006 MW-06 3/9/18 Groundwater	R1803412-006 MW-06 4/16/18 Groundwater	R1802137-007 MW-07 3/9/18 Groundwater	R1803412-007 MW-07 4/16/18 Groundwater	R1802137-001 MW-08 3/9/18 Groundwater	R1803412-008 MW-08 4/16/18 Groundwater
Volatile Organic Compounds										
Acetone	67-64-1	50	U	U	U	U	U	3.6 JB	U	2.9 JB
tert-Butylbenzene	98-06-6	5	U	U	U	U	U	0.25 J	U	U
Carbon Disulfide	75-15-0	60	U	U	U	U	U	U	U	0.45 J
Chloroform	67-66-3	7	U	0.49	U	U	U	U	U	U
1,1-Dichloroethane	75-34-3	5	U	U	U	U	U	U	U	U
Cyclohexane	110-82-7	NA	U	U	U	U	U	0.56 J	U	U
Methylcyclohexane	108-87-2	NA	U	U	U	U	U	U	U	0.29 J
Total VOCs		NA	0.0	0.49	0.0	0.0	0.0	4.41	0.0	3.6
Total TICs		NA	NT	0.0	NT	0.0	NT	0.0	NT	5.0 J
Total VOCs and TICs		NA	0.0	0.5	0.0	0.0	0.0	4.4	0.0	8.6
Semi-Volatile Organic Compounds										
Naphthalene	91-20-3	10	NT	NT	NT	NT	NT	NT	U	NT
Total SVOCs		NA	NT	NT	NT	NT	NT	NT	U	NT
Metals										
Barium	7440-39-3	1,000	NT	NT	NT	NT	NT	NT	78	NT

U = Not detected

VOC = Volatile Organic Compound

SVOC = Semi-Volatile Organic Compound

NA = Not available

NT = Not tested

[1] Groundwater standard or guidance value are as referenced in NYSDEC TOGS 1.1.1 dated June 1998 with April 2000 and June 2004 addendums.

X = Concentration exceeds groundwater standard or guidance value

Results of Data Usability Report have been incorporated

B= Constituent was also detected in the associated trip blank, which may have contributed to the sample result.

N = Indicates presumptive evidence of a compound

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November 19, 2019 Phase II ESA – 24 and 32 York Street

Figures and Laboratory Data Summary Tables

NOTES:

Propoerty boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\PhaseIIESA\5658S-01-SitePlan.mxd

Last Date Saved: 13 Nov 2019

Date	Drawn By	Scale
11-13-2019	CPS	AS NOTED

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

Project Title
24 YORK STREET AND 32 YORK STREET
ROCHERSTER, NEW YORK

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Drawing Title
Site Plan with Test Locations

Project No.
5658S-19

FIGURE 2

NOTES:

Propoerty boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\PhaseIIESA\5658S-04-GW20191104.mxd

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Date	Project Title	Project No.
11-13-2019	24 YORK STREET AND 32 YORK STREET ROCHERSTER, NEW YORK PHASE II ENVIRONMENTAL SITE ASSESSMENT	5658S-19
Drawn By: CPS	Drawing Title: Potentiometric Groundwater Contour Map for November 4, 2019	FIGURE 3
Scale: AS NOTED		

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

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Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\PhaseIIESA\5658S-05-PeakPID.mxd

Last Date Saved: 15 Nov 2019

Date	Drawn By	Scale
11-13-2019	CPS	AS NOTED

DAY ENVIRONMENTAL, INC.
Environmental Consultants
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New York, New York 10170

Project Title
24 YORK STREET AND 32 YORK STREET
ROCHERSTER, NEW YORK

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Drawing Title
Peak PID Readings at Cumulative Test Locations

Project No.
5658S-19

FIGURE 4

NOTES:

Propoerty boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\PhaseIIESA\5658S-06-VOCandSVOCExceedances.mxd

Last Date Saved: 13 Nov 2019

Date	Drawn By	Scale
11-13-2019	CPS	AS NOTED

DAY ENVIRONMENTAL, INC.
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Project Title
24 YORK STREET AND 32 YORK STREET
ROCHERSTER, NEW YORK

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Drawing Title
Petroleum Constituent Results in Cumulative Soil Samples

Project No.
5658S-19

FIGURE 5

NOTES:

Propoerty boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\PhaseIIESA\5658S-07-TOGSExceedances.mxd

Last Date Saved: 13 Nov 2019

Date	Project Title	Project No.
11-13-2019	24 YORK STREET AND 32 YORK STREET ROCHERSTER, NEW YORK	5658S-19
Drawn By: CPS	PHASE II ENVIRONMENTAL SITE ASSESSMENT	FIGURE 6
Scale: AS NOTED	Drawing Title: Petroleum Constituent Results in Cumulative Groundwater Samples	

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NOTES:

Propoerty boundary provided by the City of Rochester dated, 2018. This boundary should be considered approximate.

Aerial imagery provided by Monroe County and Pictometry dated, 2018. This image may not reflect the most recent conditions on the site.

Document Path: E:\GIS Mapping\Rocity\24 and 32 York Street\5658S-19Rocity\PhaseIIESA\5658S-08-PetroEvidence.mxd

Last Date Saved: 15 Nov 2019

Date	Project Title	Project No.
11-13-2019	24 YORK STREET AND 32 YORK STREET ROCHERSTER, NEW YORK PHASE II ENVIRONMENTAL SITE ASSESSMENT	5658S-19
Drawn By: CPS	Drawing Title: Evidence of Petroleum Impact at Cumulative Test Locations	FIGURE 7
Scale: AS NOTED		

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Table 3

24 and 32 York Street
Rochester, New York

Summary of Detected VOC Results in mg/Kg or Parts per Million (ppm)

Soil/Fill Samples

Detected Constituent	A Unrestricted SCO (1)	B Restricted Residential SCO(1)	C Commercial SCO(1)	D CP-51 SCL (2)	L1951354-02 TB-05-32(8-9.8) 10/30/2019 Soil	L1951354-03 TB-06-32(6-8) 10/30/2019 Soil	L1951354-04 TB-09-24(8-8.3) 10/30/2019 Soil	L1951354-05 TB-10-24(8-9.3) 10/30/2019 Soil	L1951354-06 TB-11-24(6-7) 10/30/2019 Fill	L1951354-08 TB-12-24(6-8) 10/30/2019 Soil	L1951354-09 TB-13-24(8-10) 10/30/2019 Soil	L1951354-10 TB-14-24(4-6) 10/30/2019 Soil
Acetone	0.05	100	500	NA	**0.0054 J**	**0.035**	**0.017**	**0.023**	U	**0.030**	**0.026**	U
Benzene	0.06	4.8	44	0.06	U	U	**0.0046**	**0.00052**	**0.016 J**	U	**0.0023**	U
2-Butanone (MEK)	0.12	100	500	NA	U	**0.0073 J**	U	U	U	**0.006 J**	U	U
n-Butylbenzene	12	100	500	12	U	U	U	U	**0.420**	U	U	U
sec-Butylbenzene	11	100	500	11	U	U	**0.0024**	U	**0.200**	U	U	**0.020 J**
tert-Butylbenzene	5.9	100	500	5.9	U	U	**0.00046 J**	**0.00044 J**	**0.030 J**	U	**0.00048 J**	U
Cyclohexane	NA	NA	NA	NA	U	U	**0.0079 J**	**0.0014 J**	**1.900**	U	**0.0047 J**	U
1,4-Dichlorobenzene	1.8	13	130	NA	**0.00015 J**	U	U	U	U	U	U	U
trans-1,2-Dichloroethene	0.19	100	500	NA	**0.00015 J**	U	U	U	U	U	U	U
Ethylbenzene	1	41	390	1	U	U	U	**0.00020 J**	U	U	**0.00046 J**	**0.032 J**
Isopropylbenzene	NA	NA	NA	2.3	U	U	U	U	**0.093**	U	**0.00013 J**	**0.0076 J**
p-Isopropyltoluene	NA	NA	NA	10	U	U	U	U	**0.045 J**	U	U	**0.016 J**
Methyl Acetate	NA	NA	NA	NA	U	U	U	U	U	U	U	**0.090 J**
Methylcyclohexane	NA	NA	NA	NA	U	U	**0.031**	**0.0027 J**	**13.000**	U	**0.0082**	U
Naphthalene	12	100	500	12	U	U	**0.00074 J**	U	**0.190 J**	U	**0.00086 J**	**0.300**
n-Propylbenzene	3.9	100	500	3.9	U	U	U	U	**0.290**	U	U	**0.033 J**
Toluene	0.7	100	500	0.7	U	U	**0.0080**	**0.0014**	U	U	**0.0038**	U
1,2,4-Trimethylbenzene	3.6	52	190	3.6	U	U	**0.0028**	**0.00055 J**	**0.056 J**	U	**0.0011 J**	**0.110 J**
1,3,5-Trimethylbenzene	8.4	52	190	8.4	U	U	**0.0013 J**	**0.00021 J**	**0.019 J**	U	**0.00063 J**	**0.036 J**
m,p-Xylene	0.26	100	500	0.26	U	U	**0.0066**	**0.0010 J**	**0.054 J**	U	**0.0025**	**0.110 J**
o-Xylene	0.26	100	500	0.26	U	U	**0.0022**	**0.00034 J**	U	U	**0.00084 J**	**0.024 J**
Total VOCs	NA	NA	NA	NA	0.00570	0.0423	0.08500	0.03176	16.313	0.036	0.05200	0.7786

U = Not detected above laboratory method detection limit
J = Estimated Value
VOC = Volatile Organic Compound
NA = Not available
(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006 and CP-51 dated 10/21/2010
(2) = Soil Cleanup Level (SCL) referenced in CP-51 dated 10/21/2010
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds Unrestricted Use SCO
B = Concentration Exceeds Restricted Residential Use SCO
C = Concentration Exceeds Commercial Use SCO
D = Concentration Exceeds SCL

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Table 4

24 and 32 York Street
Rochester, New York

Summary of Detected SVOC Results in mg/Kg or Parts Per Million (ppm)

Soil Samples

Detected Constituent	A Unrestricted SCO (1)	B Restricted Residential SCO(1)	C Commercial SCO(1)	D CP-51 SCL (2)	L1951354-02 TB-05-32(8-9.8) 10/30/2019 Soil	L1951354-03 TB-06-32(6-8) 10/30/2019 Soil	L1951354-04 TB-09-24(8-8.3) 10/30/2019 Soil	L1951354-05 TB-10-24(8-9.3) 10/30/2019 Soil	L1951354-07 TB-11-24(8-9) 10/30/2019 Soil	L1951354-08 TB-12-24(6-8) 10/30/2019 Soil		L1951354-09 TB-13-24(8-10) 10/30/2019 Soil	L1951354-10 TB-14-24(4-6) 10/30/2019 Soil
Acenaphthene	20	100	500	20	U	U	U	U	U	**15.0**		U	U
Acenaphthylene	100	100	500	100	U	U	U	U	U	**7.3**		**0.029 J**	U
Anthracene	100	100	500	100	U	U	U	U	U	**35.0**		**0.064 J**	U
Benzo(a)anthracene	1	1	5.6	1	**0.051 J**	U	U	U	**0.048 J**	**36.0**	**ABCD**	**0.050 J**	**0.039 J**
Benzo(a)pyrene	1	1	1	1	**0.051 J**	U	U	U	U	**26.0**	**ABCD**	U	U
Benzo(b)fluoranthene	1	1	5.6	1	**0.083 J**	U	U	U	**0.068 J**	**30.0**	**ABCD**	**0.040 J**	U
Benzo(g,h,i)perylene	100	100	500	100	**0.038 J**	U	U	U	**0.036 J**	**10.0**		U	U
Benzo(k)fluoranthene	0.8	3.9	56	0.8	U	U	U	U	U	**11.0**	**ABD**	U	U
Chrysene	1	3.9	56	1	**0.064 J**	U	U	U	**0.056 J**	**29.0**	**ABD**	**0.038 J**	**0.051 J**
Dibenzo(a,h) anthracene	0.33	0.33	0.56	0.33	U	U	U	U	U	**3.3**	**ABCD**	U	U
Fluoranthene	100	100	500	100	**0.160**	U	U	U	**0.110 J**	**76.0**		**0.110**	**0.065 J**
Fluorene	30	100	500	30	U	U	U	U	U	**25.0**		**0.034 J**	U
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	0.5	**0.038 J**	U	U	U	**0.038 J**	**12.0**	**ABCD**	U	U
Phenanthrene	100	100	500	100	**0.100 J**	U	U	U	**0.058 J**	**100.0**	**ABD**	**0.140**	**0.056 J**
Pyrene	100	100	500	100	**0.130**	U	U	U	**0.088 J**	**60.0**		**0.085 J**	**0.062 J**
Total SVOCs	NA	NA	NA	NA	0.715	0	0	0	0.502	475.6		0.590	0.273

Notes:
U = Not detected above laboratory method detection limit
J = Estimated Value
SVOC = Semi-Volatile Organic Compound
NA = Not available
(1) = Soil Cleanup Objective (SCO) referenced in 6 NYCRR Part 375 dated 12/14/2006 and CP-51 dated 10/21/2010
(2) = Soil Cleanup Level (SCL) referenced in CP-51 dated 10/21/2010
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds Unrestricted Use SCO
B = Concentration Exceeds Restricted Residential Use SCO
C = Concentration Exceeds Commercial Use SCO
D = Concentration Exceeds SCL

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Table 5

24 and 32 York Street
Rochester, New York

Summary of Detected VOC and SVOC Results in ug/l or Parts per Billion (ppb

Basement Sump - Post-Purge Water Sample

Detected Constituent	Groundwater Standard or Guidance Value [1]	L1951354-01 Sump-1(Post) 10/30/2019 Sump Water
VOCs		
Acetone	50	2.0 J
Total VOCs	NA	2.00
Total SVOCs	NA	U

U = Not detected above laboratory method detection limit

J = Estimated Value

[1] Groundwater standard or guidance value are as referenced in NYSDEC TOGS 1.1.1 dated June 1998 with April 2000 and June 2004 addendums.

VOC = Volatile Organic Compound

SVOC = Semi-Volatile Organic Compound

NA = Not available

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Table 6

24 and 32 York Street
Rochester, New York

Summary of Detected VOC and SVOC Results in ug/l or Parts per Billion (ppb)

Groundwater Samples

Detected Constituent	Groundwater Standard or Guidance Value (1)	L1952193-01 TMW-05-32 11/4/2019 Groundwater			L1952193-02 TMW-09-24 11/4/2019 Groundwater			L1952193-03 TMW-12-24 11/4/2019 Groundwater			L1952193-04 TMW-13-24 11/4/2019 Groundwater			L1952193-05 TMW-14-24 11/4/2019 Groundwater		
VOCs																
Acetone	50	**7.2**			**2.5**	**J**		U			**2.5**	**J**		**1.6**	**J**	
Benzene	1	U			U			**3.0**		**X**	U			U		
Bromodichloromethane	50	**0.51**			U			U			U			U		
Chloroform	7	**3.0**			U			U			U			U		
Dibromochloromethane	50	**0.26**	**J**		U			U			U			U		
Naphthalene	10	U			U			**460**		**X**	U			**1.0**	**J**	
Total VOCs	NA	10.97			2.5			463.0			2.5			2.6		
SVOCs																
Acenaphthene	20	U			U			**59**		**X**	**0.21**			**0.10**		
Acenaphthylene	NA	U			U			**11**			U			U		
Anthracene	50	U			U			**15**			U			U		
Benzo(a)anthracene	0.002	**0.06**	**J**	**X**	**0.02**	**J**	**X**	**2.0**		**X**	U			**0.06**	**J**	**X**
Benzo(a)pyrene	0	**0.06**	**J**	**X**	U			**1.2**		**X**	U			**0.04**	**J**	**X**
Benzo(b)fluoranthene	0.002	**0.09**	**J**	**X**	**0.03**	**J**	**X**	**1.4**		**X**	U			**0.09**	**J**	**X**
Benzo(g,h,i)perylene	NA	**0.06**	**J**		U			**0.48**	**J**		U			U		
Benzo(k)fluoranthene	0.002	U			U			**0.47**	**J**	**X**	U			U		
Chrysene	0.002	**0.07**	**J**	**X**	U			**1.8**		**X**	U			**0.10**		**X**
Fluoranthene	50	**0.11**			**0.06**	**J**		**9.7**			U			**0.13**		
Fluorene	50	U			U			**49**			U			U		
Indeno(1,2,3-cd)pyrene	0.002	**0.05**	**J**	**X**	U			**0.62**		**X**	U			U		
Phenanthrene	50	**0.08**	**J**		**0.05**	**J**		**61**		**X**	**0.02**	**J**		**0.06**	**J**	
Pyrene	50	**0.11**			**0.05**	**J**		**7.3**			U			**0.13**		
Total SVOCs	NA	0.69			0.21			219.97			0.23			0.71		

U = Not detected above laboratory method detection limit

J = Estimated Value

(1) Groundwater standard or guidance value are as referenced in NYSDEC TOGS 1.1.1 dated June 1998 with April 2000 and June 2004 addendums.

X = Concentration exceeds groundwater standard or guidance value

VOC = Volatile Organic Compound

SVOC = Semi-Volatile Organic Compound

NA = Not available

ROCHESTER
Democrat and Chronicle

CITY OF ROCHESTER
30 CHURCH ST RM 222B
ROCHESTER, NY 14614

State of New York
County of Monroe
City of Rochester

Allison Mann being duly sworn, deposes and says that this person is the principal clerk in the office of **Democrat & Chronicle.** A daily newspaper published in the City of Rochester, County and State aforesaid, and that a notice of which is annexed is a printed copy, was published in the said paper on the following dates:

TO RUN

11/12/2019

Sworn before me on

11/12/2019

This advertisement is invoiced under

P.O.

AD # 0003889628

ACCOUNT # ROC-276338 **This is not an invoice**

And published on each of 1 insertion in class ROC-Legals
And in 30 lines
for charges due and payable to *Democrat and Chronicle* in the amount of $422.50

Signed _____
Legal Clerk

Nancy Heyrman
Notary - State of Wisconsin, County of Brown

5.15.23
My Commission Expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

AD # 0003889628

LEGAL NOTICE

Notice of Availability for
Comment
City of Rochester Draft USEPA
Brownfield Grant Application

The City of Rochester is providing notice of availability of a Draft USEPA Brownfield Grant Application, including a draft ABCA, for public comment. The City is applying to the USEPA for a Brownfield cleanup grant for the sites located at 24 & 32 York Street. A meeting of the Southwest Common Council is scheduled for November 21, 2019 at 6:00 pm at the Phyllis Wheatley Library, 33 Dr. Samuel McCree Way, Rochester, NY. The draft cleanup application will be made available sometime in November 2019 on the City's website at https://www.cityofrochester.gov/yorkstreetgrantapp.aspx, or at the project document repository at the Arnett Library at 310 Arnett Blvd., Rochester, NY 14619 , or by contacting Vicki Brawn at the City's Division of Environmental Quality at 585-428-6294 or via email at Vicki.Brawn@cityofrochester.gov. All comments must be received by 5:00 pm on Monday, November 25, 2019.

0003889628-01

SW COMMON COUNCIL

Time: November 21, 2019 from 6pm to 7:30pm
Location: Phyllis Wheatley Library
Street: 33 McCree Way
City/Town: Rochester, NY
Website or Map: https://www.google.com/maps/p...
Phone: Eleanor Coleman, 585-224-5119
Organized By: John Boutet, 585-328-4271, John Lightfoot, 585-260-7475

The SWCC represents leaders and community residents who meet to contribute to the vision and planning for the SouthWest Quadrant.

Agenda:

1. **Welcome -** 5 Min.
2. **Introductions -** 10 Min
3. **EPA Brownfield Cleanup grant application - Joseph Biondolillo -** 15 Min
4. **Project Reports for SWCC Subcommittees: -** 25 Min.
   A. **Economic Development - John Curran**
      1. **TINY HOMES**
      2. **RAPID CEMETERY**
      3. **WESTSIDE FARMERS MARKET**
   B. **Public Safety - Donna Sarnacki**
   C. **Arts & Culture - Mary D'Alessandro**
      1. **BEATS @ BROOKS - Report**
   D. **Education - John Boutet -**
   E. **Neighborhood Development**
   F. **Children & Families**
   G. **Communication - Eleanor Coleman**
5. **Round Table -** 35 Min.

Co-Chairs:
John Boutet <jboutet@frontiernet.net>, (585) 328-4271
John Lightfoot <cotsna@gmail.com>, (585) 260-7475
Secretary:
Eleanor Coleman <eleanor.coleman@gmail.com>, (585) 224-5119

SWCC Meetings are held on the 3rd Thursday of the month at 6pm.

CITY OF ROCHESTER
24 and 32 YORK STREET BROWNFIELD CLEANUP GRANT APPLICATION
PUBLIC INFORMATION AND COMMENT SESSION
SOUTHWEST COMMON COUNCIL MEETING - NOVEMBER 21, 2019

NAME	ORGANIZATION	ADDRESS	EMAIL or PHONE #
Jane Forbes	City of Roch - DEQ	30 Church St Rm 300B Roch. NY 14614	585-428-7892
John McMahon	SW NSC	923 Genesee St	585-428-7630
Lori Frankunas	Library	33 Dr. Samuel McCree W	585-428-8213
John Bootet	SWCC Education Com	280 Meloose St. 14619	585-328-4271
Courtney Thomas, Jr.	COR - City Council	30 Church St. Room - 301A	5/428-6935
Bill Washington	NU Bulk head	135 Silver St Rochester NY	585-946-9707
Donna Sarnowski	19th Ward Comm Assoc	826 Post Ave 14619	585-314-3106
Mary D'Alessandro	Upper South Bly. NA	1070 South Plymouth	585-703-7444
Francis Winterton	S32 west mer	"	Andrew Acto 99@Gmail.com
Jeff Danzinger	Day Environmental	1563 Lyell Ave	jdanzinger@daynml.net
Joe Biondolillo	City of Rochester	300B, City Hall, 30 Church St	Joseph.Biondolillo@cityofrochester.gov
Ann C. Lewis	Self	350 Clarissa St	annlewis48@hotmail.com

Public Meeting Summary Notes

Southwest Common Council Meeting - November 21, 2019

24 And 32 York Street

USEPA Brownfield Petroleum Cleanup Grant Application

&

Draft Assessment of Brownfield Cleanup Alternative (ABCA)

Presented By:

Joseph Biondolillo
Associate Environmental Specialist
City of Rochester Department of Environmental Services

Documents Available At This Public Meeting:

- -Draft EPA Grant Application
- -Draft Assessment of Brownfield Cleanup Alternatives (ABCA)
- -Draft Phase II Environmental Site Assessment Report

These documents as well as supplemental reports and background information are also available at the City's website: https://www.cityofrochester.gov/yorkstreetgrantapp.aspx
and also the Arnett Library: 310 Arnett Blvd, Rochester, NY

Site Background 24 & 32 York Street ("Site)

- 24 York St.: 0.17 acres, currently a parking lot and formerly a filling (gasoline) station/auto repair shop.
- 32 York St.: 0.16 acres, building currently used as a church was formerly a post office.
- Both parcels are located in the Bulls Head Brownfield Opportunity Area.
- Both parcels acquired by the City in Sept. 2019.
- 1950 Sanborn Map Showing Post Office at 32 York Street and Filling Station / Auto Repair Shop with 5 Gasoline Tanks ("G.Ts") at 24 York Street

Phase I and Phase II Environmental Site Assessments

- The City conducted Phase I and Phase II environmental assessments and a geophysical survey at the Site
- Two rounds of Phase II ESA work completed. May 2019 Preliminary Phase II ESA/geophysical survey and October/November 2019 Phase II ESA.
- Geophysical survey to identify evidence of the possible presence of abandoned underground storage tanks (USTs).
- Installation of soil test borings and groundwater monitoring wells.
- Collection and analysis of soil, groundwater, and sump liquid samples.
- Well survey to determine groundwater flow direction.
- No evidence of abandoned underground storage tanks.
- Petroleum contaminated soil is present at concentrations that exceed NYSDEC soil cleanup objectives and soil cleanup levels.
- Groundwater is contaminated with petroleum hydrocarbon compounds at concentrations which exceed NYSDEC Groundwater Standards and Guidance Values.
- A discernable layer/visible traces of petroleum-type LNAPL (free petroleum product) was detected in two groundwater samples (one from each parcel).
- The petroleum contaminant source area is located in vicinity of former underground storage tanks and the suspected former pump dispenser area on 24 York Street.
- Findings of the Preliminary Phase II studies were reported to NYSDEC and Spill File #1901036 opened.

- Cleanup is required to address contamination and to close the active NYSDEC spill file.
- Cleanup will facilitate planned redevelopment of Site consistent with the Bull's Head Revitalization Project Plan.

City's Next Steps - Submit USEPA grant application for cleanup funding.

- Application Requires Draft Analysis of Brownfield Cleanup Alternatives (ABCA)
- Public Meeting(s) To Discuss Proposed Cleanup Grant Application and ABCA
- Apply for Competitive EPA Brownfield Cleanup Grant

Draft USEPA Brownfield Cleanup Grant Application

This competitive USEPA program provides funds to empower communities to clean up and reuse brownfield sites. Key components of the Grant Application include a description of Threshold Criteria showing that the project qualifies for a grant.

A Narrative Section, which includes:

- Project Area Description and Plans for Revitalization
- Community Need and Community Engagement – meetings, CPP, etc.
- Task Descriptions – Tasks required to implement cleanup of the site
- Cost Estimates to cleanup the site based on experience with previous petroleum and gasoline station cleanup projects and detailed Opinion of Probable Cost
- Programmatic Capability of the City of Rochester (DES/DEQ uniquely staffed for cleanup projects)
- Past Performance with EPA grants – City DES has extensive experience

Your comments are welcome – copies are available here, on the City website and at the Arnett Library

Draft Analysis Of Brownfield Cleanup Alternatives (ABCA)

- Provides Site Background, History & Findings
- Reviews Potential Exposure Pathways
- Includes Comparisons To Cleanup Levels
- Evaluates Cleanup Alternatives & Estimated Cleanup Costs
- Alternative #1 - No Action
- Alternative #2 – Limited Source Removal: Soil Excavation and Disposal Followed by Groundwater Monitoring to Evaluate the Effectiveness of the Remedy.
- Alternative #3 – Comprehensive Source Removal and In-Situ Treatment: Soil Excavation and Disposal Combined With Application Of Groundwater Amendment Followed by Groundwater Monitoring To Evaluate the Effectiveness of the Remedy and Possible Application Of Additional Amendments If Needed.

- Draft ABCA Is Issued For Public Review & Comment. Your comments are welcome – copies are available here, on the City website and at the Arnett Library.

Draft ABCA Recommends Preferred Cleanup Alternative #3 - Proposed Cleanup Scope and Opinion of Probable Costs

- Alternative #3 best option of cleanup given future redevelopment including mixed use and residential.
- Demolish the 32 York Street building prior to remediation (City-funded).
- City to enter into Stipulation Agreement with NYSDEC for cleanup.
- Prepare Cleanup Work Plan, Permits, Quality Assurance Project Plan.
- Excavate and remove uncontaminated soils and stage for re-use.
- Excavate and remove petroleum impacted soils and upper 1 foot of weathered bedrock to depths up to ≈11 feet below the ground surface.
- Remove and dispose of contaminated groundwater from the excavation.
- Add specialized chemicals to the excavation – these chemicals help break down remaining contaminants.
- Install a piping system in the excavation so that additional subsurface chemical application(s) can be made after backfilling, if necessary.
- Post soil and bedrock source removal groundwater monitoring and sampling.
- Reporting to NYSDEC.
- Estimated Cleanup Cost = $382,000 – $420,000, Plus Programmatic Management Costs

Schedule

- EPA Cleanup Application Due By December 3, 2019
- AWARD NOTIFICATION – Late Spring 2020
- EPA-city Cooperative Agreement Execution – Fall 2020
- Consultant Request For Proposal And City Council Approval –Spring 2021
- NYSDEC Stipulation Agreement & Project Work Plans Submitted For Approval – Spring 2021
- Finalize ABCA
- Citizens Participation/ Comment Period
- Action Memorandum
- Cleanup Fieldwork – Summer/Fall 2021
- Cleanup Fieldwork
- Site Restoration & Post-cleanup Monitoring
- Petition For Closure **- NYSDEC Spill File: Spring/Summer 2022**

Questions or Comments?

Contact:
Joseph Biondolillo Associate Environmental Specialist
Division of Environmental Quality City Hall, Room 300B
30 Church Street, Rochester, NY 14614
Email: Joseph.Biondolillo@cityofrochester.gov Phone: 585-428-6649

City of Rochester York Street EPA Cleanup Application and ABCA Website:
https://www.cityofrochester.gov/yorkstreetgrantapp.aspx
or just type in York Street into main City of Rochester website search engine.

Public Comments

USEPA Brownfield Cleanup Application
& Analysis of Brownfield Alternatives (ABCA)
24 & 32 York Street, Rochester, NY

Public Meeting Presentation
Southwest Common Council Meeting - Phyllis Wheatley Library
November 21, 2019

Question 1: What area is impacted by the petroleum contamination (what Streets define the location of the contamination)?

Question 2: Have other sites near 24 and 32 York Street been tested and are the contaminated?

Question 3: What is the difference between groundwater and drinking water?

Question 4: What are brownfield sites? What is the City's role in the purchase or sale is of privately are brownfield sites? What environmental assessments are typical performed as part of real estate transaction, and who pays for this work?

Note: No additional public comments were received outside of the public meeting.

City of Rochester Response to Public Comments

USEPA Brownfield Cleanup Application
& Analysis of Brownfield Alternatives (ABCA)
24 & 32 York Street, Rochester, NY

Public Meeting Presentation
Southwest Common Council Meeting - Phyllis Wheatley Library
November 21, 2019

Question 1: What area is impacted by the petroleum contamination (what Streets define the location of the contamination)?

Response 1: As shown on the figures in the presentation, based on the data gathered by the City to date, including to computer models, petroleum contamination source area is present predominantly on the former gasoline station and now surface parking lot property located at 24 York Street with some limited petroleum contamination extending onto 32 York Street parcel. The extent of petroleum contamination is bounded by Ruby Place to the south, York Street to the west, and the City-owned property at 42 York Street to the east.

Question 2: Have other sites near 24 and 32 York Street been tested and are the contaminated?

Response 2: Various other properties within the Bulls Head Brownfield Opportunity Area (BOA) north of West Main Street have also been tested as part of a Phase II Environmental Site Assessment conducted by Day Environmental on behalf of the City of Rochester. The properties evaluated included City-owned properties, public right of ways, and where the legal could obtain legal access. The results of the investigation are summarized in a report: *Pre-Development Phase II Site Assessment and Geotechnical Study Report* (DAY, July 2019). The results indicate the presence of urban fill and other fill such as ash, slag and cinders in several properties, low level Volatile and Semi-Volatile Organic petroleum Contaminants (VOCs and SVOCs), and the presence of certain heavy metals in soils and fill. Groundwater was not impacted by to any significant extent with VOCs other than some low concentrations of petroleum related compounds in a few monitoring wells. However, soils beneath the 24 and 32 York Street parcels were among the more significantly impacted and as a result a spill incident was filed with the NYSDEC Region 8. Consequently, the City placed a higher priority for investigation and cleanup of the properties.

City of Rochester Response to Public Comments (Cont.)
USEPA Brownfield Cleanup Application
& Analysis of Brownfield Alternatives (ABCA)
24 & 32 York Street, Rochester, NY

Question 3: What is the difference between groundwater and drinking water?

Response 3: Groundwater is naturally occurring in the subsurface soil and bedrock due to infiltration from precipitation (rain) and groundwater is not used as a drinking water resource in the City of Rochester. Drinking water is regulated, potable water for public consumption, and the City of Rochester receives its drinking water from Hemlock and Canadice Lake through a municipal water distribution system.

Question 4: What are brownfield sites? What is the City's role in the purchase or sale is of privately are brownfield sites? What environmental assessments are typical performed as part of real estate transaction, and who pays for this work?

Response 4: There are over 66,000 properties within the City of Rochester, only a small portion of which are owned or maintained by the City of Rochester (City). The City's policy is that prior to the City directly purchasing or acquiring properties via negotiation, tax foreclosure or donation, the City completes environmental due diligence to evaluate potential environmental concerns. Typically, the City does not get involved in real estate transactions between private parties, unless the properties are City-owned, or part of a redevelopment project involving a request for City funding or a loan.

It is important to note that for most commercial and industrial real estate transactions where a loan or mortgage is anticipated, banks, lenders and other funders typically require basic environmental due diligence such as Phase I Environmental Site Assessment, if warranted, a Phase II Environmental Site Assessment, be performed prior to the completing the transaction. The cost of such the environmental due diligence is typically is borne by the purchaser, although the seller and banks sometimes fund this work.

A brownfield site is typically a current or former commercial property where contamination is suspected for documented based on available information. Brownfield site databases are typically maintained by the NYSDEC or EPA. Not all of the properties within the Bulls Head Brownfield Opportunity Area (BOA) are considered brownfields; however, the area was designated due to a higher concentration of potential brownfields based on current or historic land uses. However, it is important to note that sometimes the only way a Brownfield site can be identified is by conducting an environmental site assessment. Because

the Bulls Head area is a designated BOA, the City has been able to leverage State and federal funds to investigate sites within Bulls Head BOA, including as 24 and 32 York Street.

The USEPA grant application process is very competitive across New York State, New Jersey and Puerto Rico; however the City is committed to the environmental cleanup of 24 and 32 York Street regardless if the City is awarded a grant from the USEPA. Community support for our City's cleanup application is important factor, and obtaining EPA grant funding would further increase the City's capacity to address other sites in the Bulls Head BOA.

Note: No additional public comments were received outside of the public meeting.

DAY ENVIRONMENTAL, INC.

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

November 22, 2019

Mr. Bruce Tehan
Branch Supervisor
Arnett Branch - Rochester Public Library
310 Arnett Boulevard
Rochester, New York 14619

Re: 24 and 32 York Street
Rochester, New York

Dear Mr. Tehan:

The City of Rochester is submitting a Brownfield Cleanup Grant application to the United States Environmental Protection Agency for the above-referenced property (Site). The grant application process requires a document repository for review of project documents by the public. Due to its proximity to the Site, the Arnett Branch of the Rochester Public Library was selected to be the document repository. Enclosed are the following items for inclusion in the repository.

1. Hard copy of a Phase II Environmental Site Assessment Report dated November 19, 2019.
2. Hard copy of a draft Analysis of Brownfield Cleanup Alternatives (ABCA) report dated November 19, 2019.
3. Hard copy of a draft Brownfield Cleanup Grant Application, with sections dated November 12, 2019 and November 21, 2019.
4. Hard copy of a PowerPoint presentation that was used during a November 21, 2019 Southwest Common Council Meeting (i.e., public meeting).

If there are any questions, please contact this office.

Very truly yours,
Day Environmental, Inc.

Jeffrey A. Danzinger
Associate Principal

JAD/s

Enclosures

cc: Joseph Biondolillo (City of Rochester, DEQ) – w/o enclosures

JD8277 / 5658S-19

1563 LYELL AVENUE
ROCHESTER, NEW YORK 14606
(585) 454-0210
FAX (585) 454-0825

www.dayenvironmental.com

274 MADISON AVENUE, ROOM 1104
NEW YORK, NEW YORK 10016-0710
(212) 986-8645
FAX (212) 986-8657

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 12/02/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Rochester

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS: 0024658050000

d. Address:

* Street1: 30 Church Street
Street2:
* City: Rochester
County/Parish: Monroe
* State: NY: New York
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 14614-1206

e. Organizational Unit:

Department Name: Environmental Services

Division Name: Environmental Quality

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.
* First Name: Anne
Middle Name:
* Last Name: Spaulding
Suffix:

Title: Manager of Environmental Quality

Organizational Affiliation:

* Telephone Number: 585-428-7474
Fax Number: 585-428-6010

* Email: Anne.Spaulding@cityofrochester.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

24 & 32 York Street Brownfield Petroleum Cleanup

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 28, 29

* b. Program/Project: 28, 29

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020

* b. End Date: 09/30/2023

18. Estimated Funding ($):

* a. Federal	408,000.00
* b. Applicant	81,600.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	489,600.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms.

* First Name: Lovely

Middle Name: A

* Last Name: Warren

Suffix:

* Title: Mayor

* Telephone Number: 585-428-7045

Fax Number: 585-428-6059

* Email: Lovely.Warren@cityofrochester.gov

* Signature of Authorized Representative: Vicki Brawn

* Date Signed: 12/02/2019