NEW YORK STATE | Department of Environmental Conservation

State Superfund Program

Community Participation Plan
for
Brighton Central School District

August 2026

NYSDEC Site No. 828235
2643 Elmwood Avenue
Town Of Brighton
Monroe County, New York

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Note: The information presented in this Community Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Community Participation Plan may be revised during the site's investigation and cleanup process.

Responsible Party: **Brighton Central School District ("BCSD")**
Site Name: **Brighton Central School District ("Site")**
Site Address: **2643 Elmwood Avenue, Brighton, NY**
Site County: **Monroe County**
Site Number: **828235**

1. What is New York's State Superfund Program?

New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a potential threat to public health or the environment, undergo a process of investigation, evaluation, cleanup, and monitoring.

The New York State Department of Environmental Conservation (DEC) administers the SSF Program with assistance and input from the New York State Department of Health (NYSDOH). When the parties responsible for the contamination of the site are known ("responsible parties"), they often pay for or perform the investigation and evaluation of cleanup options under an enforceable consent order. At sites where responsible parties cannot be found or are unable or unwilling to fund an investigation, the State pays for the investigation and may try to recover costs from a responsible party after the investigation and cleanup are complete.

The SSF program contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. For more information about the SSF program, go online at: https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/state-superfund-sites.

2. Community Participation Activities

Why DEC Involves the Public and Why It Is Important

DEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable communities to participate more fully in decisions that affect their health, environment, and social well-being. DEC provides opportunities for community involvement and encourages early two-way communication with communities before decision makers form or adopt final positions.

Involving communities affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's remedial process

- Providing communities with early and continuing opportunities to participate in DEC's site investigation and cleanup process

- Ensuring that DEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community

- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Community Participation (CP) Plan provides information about how DEC will inform and involve the public during the investigation and cleanup of the site identified above.

Project Contacts

Appendix A identifies DEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information that relate to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the DEC web site. If this occurs, DEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;

- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the DEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the DEC project manager, in consultation with other DEC staff as appropriate.

Note: The first site fact sheet (usually related to the Remedial Investigation) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters.

Subsequent fact sheets about the site will be distributed exclusively through the listserv except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the DEC site project manager identified in Appendix A if this is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.

- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities.

Modifications may include additions to the site contact list and changes in planned community participation activities.

Technical Assistance Grant

The site identified above may pose a potential threat to public health or the environment, so that a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being, or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

For more information about TAGs, go online at: https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14.

Note: The table identifying the community participation activities related to the site's investigation and cleanup program follows on the next page:

Community Participation Activities	Timing of CP Activity(ies)
Before Start of Pre-Design Investigation (PDI):	
• Prepare site contact list • Establish document repository • Prepare Community Participation (CP) Plan • Place approved PDI Work Plan in document repository • Distribute fact sheet to site contact list that announces availability of PDI Work Plan and describes upcoming RI field work	Before start of PDI. Note: Draft CP Plan must be submitted to DEC within 20 days of effective date of Consent Order. CP Plan must be approved by DEC before distribution.
When DEC Approves PDI Report:	
• Distribute fact sheet to site contact list that describes PDI results • Place approved PDI Report in document repository	When DEC approves PDI Report
When DEC Issues a Decision Document (DD):	
• Place DD in document repository • Distribute notice to site contact list that announces availability of DD.	When DEC issues DD
Before Start of Remedial Action:	
• Distribute fact sheet to site contact list that describes upcoming remedial action	Before start of remedial action at the site
When DEC Certifies Cleanup Requirements Achieved:	
• Distribute fact sheet to site contact list that announces cleanup requirements achieved • If Certificate of Completion (COC) is issued, announce in fact sheet • If COC is issued, place copy in document repository	When DEC certifies cleanup requirements achieved, or within 10 days after DEC issues COC or other similar site closure document
If DEC Reclassifies the Site	
• If reclassifying site, may announce in fact sheet announcing achievement of cleanup requirements	At time DEC proposes to reclassify the site
If DEC Proposes to Delist the Site from the Registry of Contaminated Sites	
• Publish notice in Environmental Notice Bulletin about proposal and 30-day public comment period • Distribute notice to site contact list. May announce proposal in fact sheet announcing achievement of cleanup requirements • Conduct 30-day public comment period about proposed delist • Distribute notice to site contact list when site is delisted	At time DEC proposes to delist the site

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

When subsurface investigation and remediation commence, major issues of community concern may be noise, odor, dust, athletic field artificial turf, stormwater, and/or truck traffic. However, these impacts will be mitigated through implementation of the department approved Health and Safety Plan (HASP) and Interim Site Management Plan (ISMP). A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted.

Historical fill materials have been encountered on the southern portion of the site at depths ranging from 0.5 to 7 feet below ground surface. Historical fill materials on-site contain various semi-volatile organic compounds (SVOCs) and metals at concentrations exceeding regulatory standards within the historical fill.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The site is located in Brighton, Monroe County, New York and is identified as Section 137.14 Block 1 and Lot 87.1 on the Monroe County Tax Map. The site is approximately 48.95-acres and is bounded by Elmwood Avenue and commercial properties to the north, residential properties to the south, Monroe Avenue and residential properties to the east, and South Winston Road and residential properties to the west.

History of Site Use and Previous Investigation

The site was previously owned by Abner M. Buckland and used for mining clay and manufacturing bricks from the 1830s to the 1920s. In 1925 the Brighton Central School District purchased the property, followed by subsequent additions to the school in 1928, 1930 and 1933. In 2022, the school district purchased two adjacent parcels of land from the Twelve Corners Presbyterian Church to expand the High School portion of the campus.

A Limited Site Investigation (LSI) was completed on behalf of Brighton Central School District on the southern portion of the site associated with planned field construction. Historical fill materials were identified from depths ranging from 2.5 to 7 feet below ground surface containing SVOCs and metals at concentrations exceeding NYSDEC regulatory standards. Based on testing results, further investigation work was required.

The historical use of the site as a brick manufacturing facility has impacted the site as evidenced by fill materials containing SVOCs and metals contamination detected during previous investigations.

5. Investigation and Cleanup Process

Investigation

A detailed study of the site will be performed by Brighton Central School District, with oversight by DEC and NYSDOH. This detailed study is called a “Pre-Design Investigation” and will be available for public review at the “Locations of Reports and Information” identified in Appendix A.

The site investigation has several goals:

1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
2) identify the source(s) of the contamination;
3) assess the impact of the contamination on public health and the environment; and
4) provide information to support the development of a proposed remedy to address the contamination.

NYSDOH reviews and recommends activities that will be performed during the investigation to ensure that a complete picture of potential health impacts is understood. Such activities include identifying the ways contamination can reach people, such as through direct contact, eating, drinking, or breathing.

The information collected during the site investigation will be summarized in a report.

Feasibility Study

After the site investigation has begun, BCSD, with oversight by DEC will conduct a "Feasibility Study." This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination related to the site. Another possibility is that the information collected during the site investigation may support the conclusion that no action, or no further action, is needed to address site-related contamination.

Selected Remedy

DEC considers public comments as it selects the remedy to address contamination related to the site. The selected remedy will be described in a document called a "Decision Document" (DD). The DD will explain why the remedy was selected and respond to public comments. This document will be placed in the location of reports and information. If the selected remedy is no action or no further action, DEC may then take steps to reclassify the site or remove the site from its list of contaminated sites.

Cleanup Action

If the DD for the site calls for cleanup action, the project then moves to designing and performing the actions to address the site contamination. When cleanup actions have been completed, DEC will approve or prepare a Final Engineering Report that describes the cleanup actions undertaken and certifies that cleanup requirements have been achieved or will be achieved.

Certificate of Completion

Upon approval of the Final Engineering Report, DEC may issue a Certificate of Completion (COC). The COC would recognize the findings of the Final Engineering Report and note that the cleanup program achieved a cleanup level consistent with specific categories of use for the site. The recipient of the COC would be entitled to

limited liability as long as it complied with the terms of the COC, and other conditions.

A COC may be modified or revoked if, for example, the recipient does not comply with the terms of the COC, or if the recipient commits fraud regarding its certification that it has met cleanup levels.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by DEC, or by a party under DEC oversight, if contamination will remain in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until DEC determines that it is no longer needed. During the site management phase, DEC may also take steps to reclassify the site or delist the site from the Registry.

Appendix A --
Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (DEC):

Adam Morgan
Project Manager
DEC Region 8
Division of Environmental Remediation
6274 East Avon Lima Road
Avon, NY 14414
adam.morgan@dec.ny.gov

Citizen Participation Specialist
DEC Region 8
6274 East Avon Lima Road
Avon, NY 14414
585-226-2466

New York State Department of Health (NYSDOH):

Mya Burns
Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
mya.burns@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents

Brighton Memorial Library
2300 Elmwood Avenue
Rochester, NY 14618
Phone: 585-784-5300

Hours:	Mon-Thurs	10 am - 9 pm
	Fri	10 am - 6 pm

DEC Region 8
6274 East Avon Lima Road
Avon, NY 14414

Attn: Adam Morgan
Phone: 585-226-2466
Hours: Monday-Friday 8:30 am - 4:45 pm (call for appointment)

Appendix B -- Site Contact List

Brighton Central School District:

Brighton Board of Education
2035 Monroe Ave
Rochester, NY 14618
585-242-5200

Current Monroe County, Town of Brighton, and Planning Board Chairperson:

Monroe County Executive
Adam J. Bello or Current
County Office Building Suite 110
39 W. Main Street
Rochester, NY 14614
585-753-1000

Brighton Town Supervisor
William Moehle or Current
680 Westfall Road
Rochester, NY 14620
585-785-5353

Monroe County Planning and Zoning Chairperson
Patrick Gooch or Current
City Place Suite 1150
50 W. Main Street
Rochester, NY 14614
585-753-2000

School or Daycare within 2,000 feet of the site:

Kids First Childcare
Nikki Fusco
1200 S Winston Road
Rochester, NY 14618
585-473-3709

12 Corners Nursery School
Sarah Zemans
1200 S Winton Road
Rochester, NY 14618
585-236-3209

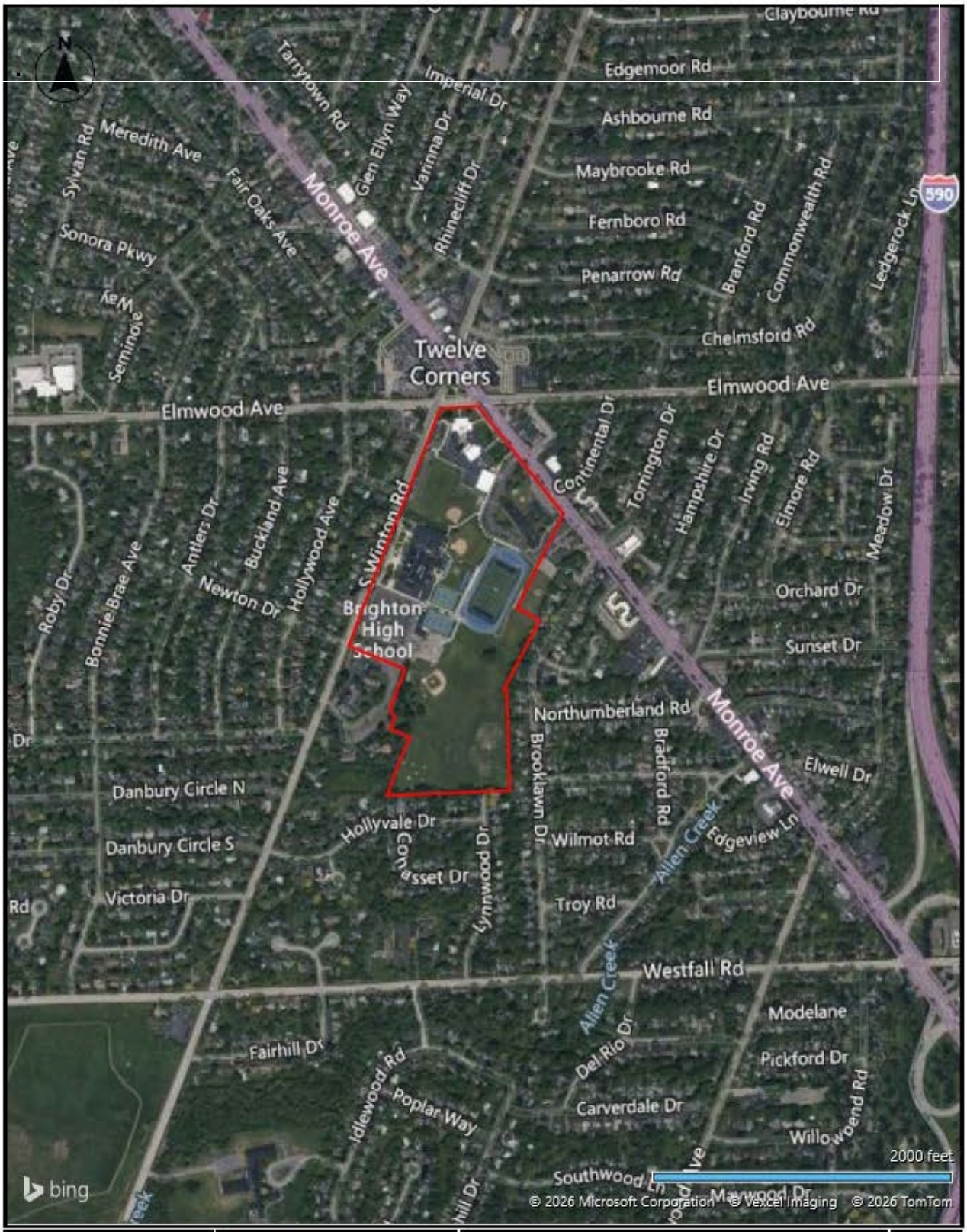
Public Water Supplier:

Monroe County Water Authority
475 Norris Drive
Rochester, NY 14610
585-442-2000

Adjacent Properties

BCSD Adjacent Properties			
Adjacent Property Address			Property Owner Mailing Address
No.	Street	Property Use	
2605	Elmwood Ave	Fire Station	Brighton Fire District 3100 East Ave, Rochester, NY 14610
1881	Monroe Ave	Medium Retail	C/O Rainaldi Real Estate 205 St Paul St Rochester, NY 14604
1900	Monroe Ave	Neighborhood Shopping Center	Brighton Corners, LLC 57 Old Country Rd, 2nd Floor Westbury, NY 11590
1950	Monroe Ave	Gas Station	Pemm, LLC DBA Quicklee's 2060 Lakeville Rd, Avon, NY 14414
1978	Monroe Ave	Insurance Agent	Van C. Travis III 1978 Monroe Ave, Rochester, NY 14618
1984	Monroe Ave	Salon	Ru Zhao 20 Kalleston Dr Pittsford, NY 14534
2000	Monroe Ave	Bank	Attn: PM Dept #9045 Vereit Real Estate, L.P. 11995 El Camino Real San Diego, CA 92130
2030	Monroe Ave	Dance Studio	Vladimir Triaszin & Alicia Gruttadauria 135 Wintergreen Way Rochester, NY 14618
2036	Monroe Ave	Salon	Susanne Falvo & Suzanna Amalfi 2036 Monroe Ave, Rochester, NY 14618
2040	Monroe Ave	Apartments	Crofton Associates, Inc. 111 Marsh Rd Ste 1 Pittsford, NY 14534
2075	Monroe Ave	Bank	J V Renard & Co Inc 180 Canal View Blvd Unit 600 Rochester, NY 14618
1200	S Winton Ave	Presbyterian Church	Twelve Corners Presby Church 1200 S Winton Rd Rochester, NY 14618
1210	S Winton Ave	Presbyterian Church	FNA Heritage Christian Home 275 Kenneth Dr Ste 100 Rochester, NY 14623

Appendix C -- Site Location Map



Project No. 100003489 Scale: AS SHOWN Client: Brighton Central School District Date: 07/22/2026	Terracon 70 Vantage Point Dr, Ste 1 Rochester, NY 14624	SITE LOCATION MAP Brighton CSD 2035 Monroe Avenue Brighton, NY	Exhibit C