

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, New York 12233-7020
Phone: (518) 402-9553 • FAX: (518) 402-9577
Website: www.dec.state.ny.us

file



Erin M. Crotty
Commissioner

MEMORANDUM

TO: See Distribution List

FROM: Kelly A. Lewandowski, NYSDEC - DER Bureau of Technical Support *K. Lewandowski*

SUBJECT: Brownfield Cleanup Program Application
River Park Commons - Tower, 185 Mt. Hope Avenue, C828124
River Park Commons - Townhouses, 225-405 Mt. Hope Avenue, C828125

DATE: JUL 28 2004

The attached Brownfield Cleanup Program Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Brownfield Cleanup Program procedures. If you require additional copies or the complete series of the related application's attachments, please contact me at 518-402-9553.

The Time and Activity Code for the subject site is:
C828124 - N635 (On-Site); N636 (Off-Site)
C828125 - N637 (On-Site); N638 (Off-Site)

Attachment(s)

Distribution

Original (with all attachments) to:

Kelly Cloyd, NYSDEC Region 8

Copy (with all attachments) to:

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation

Joseph Ryan, NYSDEC Region 9

Anne Hohenstein, NYSOSC

Copy (without attachments) to:

Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau

Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

Bart Putzig, NYSDEC Region 8

Ed Belmore, NYSDEC - DER Remedial Bureau D

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Erin M. Crotty
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JUL 27 2004

Mr. Richard Grossed
c/o Allen Handelman
Conifer Realty
183 East Main Street #600
Rochester, New York 14604

Re: Brownfield Cleanup Application
River Park Commons - Tower, 185 Mt. Hope Avenue
BCP ID C828124
River Park Commons - Townhouses, 225-405 Mt. Hope Avenue
BCP ID C828125

Dear Mr. Grossed:

The New York State Department of Environmental Conservation (Department) is in receipt of your application for participation in the Brownfield Cleanup Program (BCP) pursuant to ECL Section 27-1400 et seq. As you know, the BCP is a cooperative approach between the Department and lenders, developers, and current and prospective owners. The program fosters private-sector remediation of brownfields and reduces development pressures on "greenfields." We are pleased to advise you that your application has been determined to be complete.

Pursuant to ECL Section 27-1407(5), a thirty-day public comment period is to be commenced upon the Department's determination that an application is complete. The party seeking to participate in the BCP is required under the BCP to notify in writing the chief executive officer and zoning board of each county, city, town and village in which the proposed brownfield site is located, as well as residents of the site, the public water supplier which services the area, any person who has requested to be placed on the brownfield site contact list, and the administrator of any school or day care facility located adjacent to or near the site. Further, the Department will publish a similar notice in the Environmental Notice Bulletin.

In order to facilitate the notifications, the Department has prepared the enclosed Public Notice for you to utilize and the instructions for placing and mailing the notifications as well as the document repository location and contents. As the applicant you are responsible for making available a copy of the application and copies of all other related attached documents such as any assessment and investigation reports and/or investigation or remedial work plans. Also, you must use this Department-approved Public Notice form and cannot provide any other or additional information when fulfilling your obligation to provide notice of the application and comment period. The enclosed form should be provided to a local newspaper servicing the area including the brownfield site for publication no later than August 4, 2004. Additionally, all of the above-mentioned mailings should be completed no later than August 3, 2004. To the extent that the mailings and publications are not completed in accordance

with these time frames, the Department will extend the comment period for a period sufficient to comply with the required thirty-day notice requirement running from the latest of the mailings or publication.

A certificate of mailing, on the enclosed form, is required to be submitted within three days of the mailing. Further, the proof of publication provided by the newspaper must be submitted within three days of your receipt of such document. These documents should be submitted to the Department's project manager at:

New York State Department of Environmental Conservation
Region 8 Office
6274 E. Avon-Lima Road
Avon, New York 14414
ATTN: Mr. Kelly Cloyd

The Department will make every effort to determine your eligibility and status under the BCP by September 11, 2004. We look forward to working cooperatively with you to address the environmental conditions at the brownfield site and to return this property back to productive use.

Sincerely,



Kelly A. Lewandowski, P.E.
Chief
Site Control Section

Enclosures

cc: w/Enc.: K. Cloyd
M. VanValkenburg, NYSDOH
A. Quartararo
J. Ryan
w/o Enc.: E. Belmore
B. Putzig, Region 8

Instructions to Applicant Regarding Placing and Mailing of Notification Regarding Completeness Determination

- 1) The enclosed notice must be provided, without modification, by the applicant to a local newspaper of general circulation servicing the area including the brownfield site for publication no later than the date specified in the cover letter. The notice must be located prominently in the community bulletin section or similar local section of the newspaper. The notice must be published in English and in any other language spoken by significant numbers of people within the community.
- 2) The enclosed notice must be mailed, without modification, by the applicant to the brownfield site contact list as identified in the applicant's application. The mailing must be performed by the date specified in the cover letter. No other materials can be mailed with this notice.
- 3) The applicant must complete and submit to the Department the attached certificate of mailing within the time frame specified in the cover letter.
- 4) The applicant must forward to the Department proof of publication by the newspaper of the newspaper notice within the time frame specified in the cover letter.
- 5) The applicant must make available a copy of the application and all other related documents (i.e., Phase Assessment Reports, Remedial Investigation Work Plans and Reports and Remedial Design Work Plans) at the document repository specified in the public notice.

Instructions to Newspapers Regarding Printing the Public Notice

The enclosed notice announces the receipt of an application by the New York State Department of Environmental Conservation to the Department's Brownfield Cleanup Program. Pursuant to ECL Section 27-1407(5), the notice must be located prominently in the community bulletin section or similar local section of the newspaper. The notice must be published in English and in any other language spoken by significant numbers of people within the community.

Instructions to Individuals Receiving the Public Notice

The enclosed notice announces the receipt of an application by the New York State Department of Environmental Conservation to the Department's Brownfield Cleanup Program (BCP). Pursuant to ECL Section 27-1407(5), upon the Department's determination that a BCP application is complete, the applicant must send notice of the application to individuals on a site contact list. Please read the enclosed notice for further information and instructions.

Brownfield Cleanup Program

River Park Commons: 185 Mt. Hope Avenue and 225-405 Mt. Hope Avenue
City of Rochester , Monroe County
State of New York

NOTICE **Pursuant to ECL 27-1407 and 1417**

The New York State Department of Environmental Conservation (Department) administers the Brownfield Cleanup Program pursuant to ECL 27-1400 et seq. The Brownfield Cleanup Program is designed to encourage the remediation of contaminated properties known as brownfields for reuse and redevelopment. Hamilton LLC and Erie Harbor, LLC have submitted two applications to participate in the Brownfield Cleanup Program. The applications were determined to be complete by the Department on July 27, 2004. The property described in the application is comprised of two sites to be subdivided into two separate parcels and are located at 185 Mt. Hope Avenue and 225-405 Mt. Hope Avenue. The application proposes that the applicant will conduct investigation and/or remedial activities at the site. The application proposes that the site will be used for residential purposes.

The Department will receive public comments concerning the application for thirty days from August 4, 2004 through September 3, 2004. After review of the application and any public comments received, the Department will determine whether to accept the Applicant's request to participate in the Brownfield Cleanup Program. If the Department accepts the Applicant's request to participate, it will execute a Brownfield Cleanup Agreement (BCA) with the Applicant. By executing a BCA, the Applicant would commit to undertake certain remedial activities under the Department's oversight. A copy of the application as well as copies of Phase I and Phase II Environmental Assessment Reports are available in the document repository for the site located at the Rochester Public Library, 115 Court Street, Rochester, NY 14604.

The referenced documents are draft and have not been reviewed by the Department staff prior to their release for public comment. The Department, in conjunction with the New York State Department of Health will review these documents during the public comment period.

All citizens are encouraged to offer comments in writing to and refer questions to:

New York State Department of Environmental Conservation
Region 8 Office
6274 E. Avon-Lima Road
Avon, New York 14414
ATTN: Mr. Kelly Cloyd

River Park Commons: 185 Mt. Hope Avenue and 225-405 Mt. Hope Avenue
BCP Nos. C828124 and C828125

CERTIFICATION OF MAILING

I certify that I mailed on _____ a copy of the attached
_____ by first class mail upon the person(s) on the attached
mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in
the Post Office box at

_____ in the
City of _____, New York, which box is under the
exclusive care and custody of the United States Post Office Department:

Signature

Date



City of Rochester



FAX (585) 428-6137
TDD/Voice 232-3260

Office of
The Commissioner
Department of
Community Development

City Hall, Room 125-B
30 Church Street
Rochester, New York 14614-1290
(585) 428-6550

June 28, 2004

Mr. Dale Desnoyers
NYS DEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7011

Re: Brownfield Cleanup Program
185 Mt. Hope Avenue, Rochester, NY

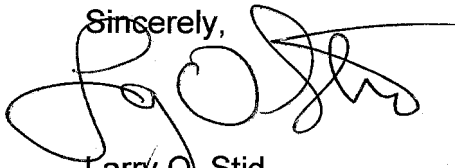
Dear Mr. Desnoyers:

The proposal by Conifer Realty to rehabilitate the residential tower at the referenced address will be approved by the City of Rochester as of right. The development currently exists as a pre-existing nonconforming use in the zoning district and can legally continue in that use. The City is in full support of this rehabilitation proposal.

It is the intent of Conifer and the City to rezone this area, including the subject property, thereby allowing this property to exist as a conforming use.

Please feel free to contact me if you have any questions or concerns about the proposal.

Sincerely,



Larry O. Stid
Deputy Commissioner

xc: Allen Handelman, Conifer
Art Ientilucci, Director of Zoning

EEO/ADA Employer



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION
ECL ARTICLE 27 / TITLE 14

10/9/03

Applicant Information					
NAME Hamilton, LLC					
ADDRESS c/o Conifer Realty 183 East Main St. #600, Attn. Allen Handelman					
CITY/TOWN Rochester, NY		ZIP CODE 14604			
PHONE 585-324-0512	FAX 585-324-0556	E-MAIL ahandelman@coniferllc.com			
NAME OF APPLICANT'S REPRESENTATIVE Terry M. Richman					
ADDRESS 1800 Chase Square					
CITY/TOWN Rochester, NY		ZIP CODE 14604			
PHONE 585-258-2800	FAX 585-258-2821	E-MAIL trichman@underberg-kessler.com			
<p>THE APPLICANT MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p><input type="checkbox"/> PARTICIPANT An applicant who either 1) was the owner of the site at the time of the disposal whose liability arises of hazardous waste or discharge of petroleum or 2) is otherwise a person with the site subsequent to responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>has exercised</p> <p>facility by taking</p> <p>any threatened future</p> <p>natural resource exposure</p> </td> <td style="vertical-align: top;"> <p><input checked="" type="checkbox"/> VOLUNTEER An applicant other than a participant, including an applicant solely as a result of ownership, operation of or involvement the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By checking this box, the applicant certifies that he/she appropriate care with respect to the hazardous waste found at the Reasonable steps to: i) stop any continuing discharge; ii) prevent release; and iii) prevent or limit human, environmental, or to any previously released hazardous waste.</p> </td> </tr> </table>				<p><input type="checkbox"/> PARTICIPANT An applicant who either 1) was the owner of the site at the time of the disposal whose liability arises of hazardous waste or discharge of petroleum or 2) is otherwise a person with the site subsequent to responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>has exercised</p> <p>facility by taking</p> <p>any threatened future</p> <p>natural resource exposure</p>	<p><input checked="" type="checkbox"/> VOLUNTEER An applicant other than a participant, including an applicant solely as a result of ownership, operation of or involvement the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By checking this box, the applicant certifies that he/she appropriate care with respect to the hazardous waste found at the Reasonable steps to: i) stop any continuing discharge; ii) prevent release; and iii) prevent or limit human, environmental, or to any previously released hazardous waste.</p>
<p><input type="checkbox"/> PARTICIPANT An applicant who either 1) was the owner of the site at the time of the disposal whose liability arises of hazardous waste or discharge of petroleum or 2) is otherwise a person with the site subsequent to responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>has exercised</p> <p>facility by taking</p> <p>any threatened future</p> <p>natural resource exposure</p>	<p><input checked="" type="checkbox"/> VOLUNTEER An applicant other than a participant, including an applicant solely as a result of ownership, operation of or involvement the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By checking this box, the applicant certifies that he/she appropriate care with respect to the hazardous waste found at the Reasonable steps to: i) stop any continuing discharge; ii) prevent release; and iii) prevent or limit human, environmental, or to any previously released hazardous waste.</p>				
Applicant Relationship to Property (check one):					
<input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential / Future Purchaser <input checked="" type="checkbox"/> Other Affiliate of Owner					
Current Owner / Operator Information					
OWNER'S NAME Genesee Commons Associates, LP, Genesee Gateway Houses, Inc					
ADDRESS c/o Conifer Realty 183 East Main St.					
CITY/TOWN Rochester, NY		ZIP CODE 14604			
PHONE 585-324-0512	FAX 585-324-0556	E-MAIL ahandelman@coniferllc.com			
OPERATOR'S NAME Conifer Realty LLC					
ADDRESS 183 East Main St.					
CITY/TOWN Rochester, NY		ZIP CODE 14604			
PHONE 585-324-0512	FAX 585-324-0556	E-MAIL ahandelman@coniferllc.com			

Site Information

SITE NAME River Park Commons - Tower

SITE ADDRESS 185 Mt. Hope Avenue CITY/TOWN Rochester ZIP CODE 14620

COUNTY Monroe

SITE SIZE (ACRES) 1.12

LATITUDE N43d-8.75'

LONGITUDE W77d-36.62'

PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.

1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? See Attachment C ☐ YES ☒ NO
IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) ☐ YES ☒ NO
3. IS THE SITE PART OF A DESIGNATED EN-Zone PURSUANT TO TL § 21(b)(6)? ☒ YES ☐ NO
IF YES, IDENTIFY AREA (NAME) Census Tract 32

Applicant Eligibility Information (Please refer to ECL § 27-1407)

1. ARE ANY ENFORCEMENT ACTIONS PENDING AGAINST THE APPLICANT REGARDING THIS SITE? ☐ YES ☒ NO
2. IS THE APPLICANT SUBJECT TO AN OUTSTANDING CLAIM BY THE SPILL FUND FOR THIS SITE? ☐ YES ☒ NO
3. HAS THE APPLICANT VIOLATED ANY PROVISION OF ECL ARTICLE 27? ☐ YES ☒ NO
4. HAS THE APPLICANT BEEN PREVIOUSLY DENIED ENTRY TO THE BCP? ☐ YES ☒ NO
5. HAS THE APPLICANT COMMITTED A NEGLIGENT OR INTENTIONALLY TORTIOUS ACT REGARDING HAZARDOUS WASTE OR PETROLEUM? ☐ YES ☒ NO
6. HAS THE APPLICANT BEEN CONVICTED OF A CRIMINAL OFFENSE THAT INVOLVES A VIOLENT FELONY, FRAUD, BRIBERY, PERJURY, THEFT, OR OFFENSE AGAINST PUBLIC ADMINISTRATION? ☐ YES ☒ NO
7. HAS THE APPLICANT KNOWINGLY FALSIFIED STATEMENTS OR CONCEALED MATERIAL FACTS IN A MATTER RELATED TO THE DEPARTMENT? ☐ YES ☒ NO
8. HAS THE APPLICANT, BASED ON THE PROVISIONS OF ECL ARTICLE 27-1407 (OR A SIMILAR PROVISION OF FEDERAL OR STATE LAW), COMMITTED AN ACT OR FAILED TO ACT, AND SUCH ACT OR FAILURE TO ACT COULD BE THE BASIS FOR DENIAL OF A BCP APPLICATION? ☐ YES ☒ NO

Site Eligibility Information (Please refer to ECL § 27-1405)

1. DOES THE SITE MEET THE DEFINITION OF A BROWNFIELD SITE (REAL PROPERTY, THE REDEVELOPMENT OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS WASTE, PETROLEUM, POLLUTANT, OR CONTAMINANT)? ☒ YES ☐ NO
2. IS THE SITE LISTED ON THE NATIONAL PRIORITIES LIST? ☐ YES ☒ NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES?
IF YES, PLEASE PROVIDE: SITE # _____ CLASS # _____ ☐ YES ☒ NO
4. IS THE SITE SUBJECT TO A PERMIT UNDER ECL ARTICLE 27, TITLE 9, OTHER THAN AN INTERIM STATUS FACILITY? ☐ YES ☒ NO
5. IS THE SITE SUBJECT TO A CLEANUP ORDER UNDER NAVIGATION LAW ARTICLE 12 OR ECL ARTICLE 17 TITLE 10? ☐ YES ☒ NO
6. IS THE SITE SUBJECT TO A STATE OR FEDERAL ENFORCEMENT ACTION RELATED TO HAZARDOUS WASTE OR PETROLEUM? ☐ YES ☒ NO

Project Description

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING COMPONENTS:

- PURPOSE AND SCOPE OF THE PROJECT See Attachment A: Item 1
- ESTIMATED PROJECT SCHEDULE See Attachment A: Item 2

Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. ENVIRONMENTAL DATA

A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM 3 1527 (American Society for Testing Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.

IF A FINAL INVESTIGATION REPORT IS INCLUDED, INDICATE WHETHER IT MEETS THE REQUIREMENTS OF ECL ARTICLE 27-1415(2):

YES ☐ NO ☒ See Attachment A: Item 3

2. OWNERS

A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE"). See Attachment A: Item 4

3. OPERATORS

A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE"). See Attachment: Item 4

Contact List Information

PLEASE ATTACH, AT A MINIMUM, THE NAMES AND ADDRESSES OF THE FOLLOWING: See Attachment A: Item 5

1. THE CHIEF EXECUTIVE OFFICER AND ZONING BOARD CHAIRPERSON OF EACH COUNTY, CITY, TOWN AND VILLAGE IN WHICH THE SITE IS LOCATED.
2. RESIDENTS, OWNERS, AND OCCUPANTS OF THE SITE AND PROPERTIES ADJACENT TO THE SITE.
3. LOCAL NEWS MEDIA FROM WHICH THE COMMUNITY TYPICALLY OBTAINS INFORMATION.
4. THE PUBLIC WATER SUPPLIER WHICH SERVICES THE AREA IN WHICH THE SITE IS LOCATED.
5. ANY PERSON WHO HAS REQUESTED TO BE PLACED ON THE SITE CONTACT LIST.
6. THE ADMINISTRATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE SITE.
7. THE LOCATION OF A DOCUMENT REPOSITORY FOR THE PROJECT (E.G., LOCAL LIBRARY)

Contaminant Information

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			X
Chlorinated Solvents					
Other VOC's					
SVOC's	X	X			
Metals	X	X			
Pesticides					
PCBs					
Other *					

* Please describe:

Land Use Factors (Please refer to ECL § 27-1415(4))

Current Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other _____

Future Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other _____

Please check the appropriate boxes and provide an explanation as an attachment if appropriate.

	Yes	No	Unknown
1. Do current historical and/or recent development patterns support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps? See Attachment A: Item 6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable brownfield opportunity area designations? (See GML 970-r)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans? See Attachment A: Item 6	X	___	___
5. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	___	X	___
6. Are there any federal or state land use designations relating to this site? See Attachment A: Item 6	X	___	___
7. Do the population growth patterns and projections support the proposed use?	X	___	___
8. Is the site accessible to existing infrastructure?	X	___	___
9. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites proximate to the site?	___	X	___
10. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species proximate to the site?	X	___	___
11. Are there floodplains proximate to the site?	___	X	___
12. Are there any institutional controls currently applicable to the site?	___	X	___
13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. See Attachment A: Item 6			
14. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas. DAY See Attachment A: Item 6			
15. Describe on attachment the geography and geology of the site. See Attachment A: Item 6			
(Note: the 16 th criteria relates to comments from the public, which would not be received at the time of application)			

Statement of Certification

(By applicant who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an applicant other than an individual)

I certify that I am President of Conifer Realty, LLC, the Managing Member of Hamilton, LLC; that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 7/15/04 Signature:  Print Name: RICHARD CROSSIO

SUBMITTAL INFORMATION:

Four (4) complete copies, one with original signatures, are required.

! Three (3) of the copies, one with original signatures, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

! One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located.

Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

FOR DEPARTMENT USE ONLY

BCP SITE NO: _____ BCP SITE T&A CODE: _____ PROJECT
MANAGER: _____

Attachment A

Brownfield Cleanup Program Application Support Information Hamilton LLC 185 Mt. Hope Avenue

Project Description

Item 1: Purpose and Scope of the Project

The "Site" is known as 185 Mt. Hope Avenue. It is the northerly portion of a 7.15 acre parcel of land located at 185-405 Mt Hope Avenue, the "Parcel". The Site was developed as a 12-story apartment building in 1975. The units are primarily one bedroom and studios, designed for low-income households. Over a period of time the condition of the units has deteriorated and the vacancy rate has increased.

A Phase 1 Environmental Assessment ("EA") report by Day Environmental, Inc. dated October 2000 included the parcel of land which the Site is part of and some contiguous properties owned by the City of Rochester. Some of the previous uses identified in the EA may have taken place on the Site. They include residential, warehouse, canal use and railyards. North of the site, on a parcel of land owned by the City of Rochester, a former use had been a gas station. A Phase 2 report by Day Environmental, Inc. on the Site indicates a gas spill associated with this gas station has affected a portion of the Site. The City of Rochester is scheduled to remediate the former gas station parcel in 2005.

The apartment building at the Site is approximately 30 years old and requires renovation. In order to complete the Site redevelopment, investigation of contamination should be performed and remediation executed, if necessary.

Note: Contradictory municipal records assign the number 425 to both the city owned property south of the Parcel and to a portion of the Parcel. This discrepancy has been repeated in some of the previously conducted investigative reports. For clarity and the purpose of this application all new references to addresses will be:

**185 Mt Hope Avenue, the Site, AKA the northern portion of the Parcel
185-405 Mt. Hope Avenue, the Parcel
225-405 Mount Hope Avenue, the southern portion of the Parcel
425 Mt. Hope Avenue, the city owned lot located south of the Parcel**

Preexisting references of addresses identified in previously conducted investigative reports will not be changed.

Item 2: Estimated Project Schedule

Environmental

7/15/04-9/15/04	BCP Application and Investigative Work Plan
9/15/04 – 11/15/04	Environmental Investigation
11/15/04-1/15/05	Remedy Selection
3/1/05-6/1/05	Remediation/Construction
6/1/05-7/1/05	Certificate of Completion

Development

4/15/04-4/15/05	Predevelopment, design and refinancing
4/15/05-6/15/05	Close financing
6/15/05-4/30/06	Construction

Item 3: Environmental Data

A Phase I Environmental Site Assessment (Phase I ESA) report dated October 24, 2000 was prepared by Day Environmental, Inc. (DAY). A copy of this report is included with the application. The Phase I ESA covered property addressed as 151 to 435 Mt. Hope Avenue and 562 Ford Street, Rochester, New York, which includes the Site. The Phase I ESA identified asbestos and historical uses of the Site and adjoining properties as environmental concerns.

A Phase II Environmental Study Data Package dated October 2000 (Phase II) was prepared by DAY. A copy of this report is included with the application. The Phase II covered property addressed as 151 to 435 Mt. Hope Avenue and 562 Ford Street, Rochester, New York, which includes the Site. The Phase II identified petroleum contamination in subsurface soil and groundwater on the northeast portion of the Site. As a result, the New York State Department of Environmental Conservation (NYSDEC) assigned a spill number to property addressed as 185-425 Mt. Hope Avenue, which includes the Site (NYSDEC Spill #0070556). Petroleum contamination was also encountered on adjoining properties to the north, which is to be addressed by the City of Rochester under a separate NYSDEC Spill file (i.e., NYSDEC Spill #0070377). In addition, potential metals contamination was detected in soil or fill samples from other portions of the study area, but outside the Site, but were below groundwater standards from a groundwater samples collected on the Site itself.

A Phase II report dated June 2003 was prepared by URS Corporation (URS). The Phase II covered property addressed as 185 to 425 Mt. Hope Avenue, Rochester, New York, which includes the Site that is addressed as 185 Mt. Hope Avenue. The scope of work

included the installation of two groundwater monitoring wells on the Site. Analytical laboratory test results for soil and groundwater samples from these two new well locations were below regulatory cleanup criteria. This supplemental data will be used to delineate the extent of petroleum contamination in south and southwest directions from the area of petroleum contamination located on the northeast portion of the Site.

A recent review of Sanborn Maps suggests up to two buried gas tanks may be present on the Site (refer to 1938 and 1950 Sanborn Maps included in Appendix C of the Phase I ESA report). The studies provided above did not evaluate the absence or presence of these tanks.

Item 4: Owners and operators

The subject property is currently owned by Genesee Gateway Houses, Inc.

The following information concerning historic owners or operators at the Site were referenced from the Phase I ESA report dated October 24, 2000:

Deed Information (applies to entire Parcel including the Site)

According to the deed information reviewed for the Site and adjoining property to the South (addressed as 185-405 Mt. Hope Avenue), potential past commercial/corporate owners included: the Lehigh Valley Railway Company; the State of New York; the Rochester and Honeoye Valley Railroad Company; the Riverside Rowing Club; the Lorenson Corporation; the Moldun Corporation; Davis Warehouse, Inc. (NY State Corporation); the Rochester Urban Renewal Agency; the New York State Urban Development Corporation; and Genesee Gateway Houses, Inc. At the time of the Phase I ESA report, the Site (i.e., 185 Mt. Hope Avenue) was owned by Genesee Gateway Houses, Inc. Additional commercial/corporate owners and/or lessees of 185-405 Mt. Hope Avenue include the Silver Lake Ice Company and the Warren Scharf Asphalt Paving Company in December 1890.

In addition, the deed information for the portion of the Site and adjoining property to the south (addressed as 185-405 Mt. Hope Avenue) indicate that various easements, including easements for sanitary sewer lines, were granted from at least 1918 through at least 1919.

Polk Directories (applies to Site only)

A review of City of Rochester Polk Directories for select years between 1935 and 2000 results in the following listings for the 185 Mt. Hope Avenue Site:

1976.....Genesee Gateway Houses, Inc.

1981, 1982, 1986, and 1991.....River Park Commons Apartments

Plat Books (applies to Site only)

A review of a 1910 City of Rochester Plat Book indicates the following owners, occupants or uses at or adjoining the Site: Lehigh Valley Railroad; and unnamed residential dwellings along Mt. Hope Avenue.

A review of a 1926 City of Rochester Plat Book indicates the following owners, occupants or uses at or adjoining the Site: Lehigh Valley Railroad; Carey Company; and Concrete Material Corporation.

Sanborn Maps (applies to Site only)

A review of the 1912 Sanborn Map indicates the following owners, occupants or uses at or adjoining the Site: Lehigh Valley Railroad; and unnamed residential dwellings along Mt. Hope Avenue.

A review of a 1938, 1951 and 1971 Sanborn maps indicates the following owners, occupants or uses at or adjoining the Site: Lehigh Valley Railroad; a roofing warehouse, and possibly part of a gasoline station with gas tanks.

Item 5: Contact List Information

1. a. Chief Executive Officer – City of Rochester

Mayor William A. Johnson, Jr.
City Hall, Room 307A
30 Church St.
Rochester, NY 14614

Chief Executive Officer – Monroe County

Maggie Brooks
County Executive
39 W. Main St.
Rochester, NY 14614

City Zoning Director

Arthur Ientilucci.
City Hall, Room 125B
30 Church St.
Rochester, NY 14614

2. RESIDENTS, OWNERS, AND OCCUPANTS OF THE SITE AND PROPERTIES ADJACENT TO THE SITE.

See Attachment B. This includes all tenants of Riverpark Commons and owners of property along Mt Hope from Alexander Street to Averill Avenue and owners of property up to 200 feet off Mt Hope Avenue on Hamilton Street, Averill Avenue and Alexander Street.

3. LOCAL NEWS MEDIA FROM WHICH THE COMMUNITY TYPICALLY OBTAINS INFORMATION.

Democrat & Chronicle
55 Exchange St.
Rochester, NY 14614
585-232-7100

4. THE PUBLIC WATER SUPPLIER WHICH SERVICES THE AREA IN WHICH THE SITE IS LOCATED.

City of Rochester Water Bureau
Donald Navor, Director of Water
10 Felix St.
Rochester, NY 14608
585-428-7509

5. ANY PERSON WHO HAS REQUESTED TO BE PLACED ON THE SITE CONTACT LIST.

No one has requested to be placed on the site contact list. However we intend to voluntarily send information regarding this project to the local neighborhood association

Dan Buyer, Executive Director
South Wedge Planning Committee
224 Mt. Hope Ave
Rochester, NY 14620
585-256-1740

6. THE ADMINISTRATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE SITE.

There is a Family Day Care Facility at
365 Mt. Hope Avenue Apt. 1455
Lenora Elliott 325-2688

7. THE LOCATION OF A DOCUMENT REPOSITORY FOR THE PROJECT (E.G., LOCAL LIBRARY)

Rochester Public Library
115 Court St.
Rochester, NY 14604
585-428-7300

Item 6: Land Use Factors

2. Is the proposed use consistent with applicable zoning laws/maps?

Yes. The proposed use is consistent with applicable zoning laws. A new zoning code was adopted by the City of Rochester effective January 1, 2003 resulting in new classifications and map changes throughout the City. The site was among others erroneously mapped. The City of Rochester has advised the applicant that a residential zoning classification correction is expected and that the current residential use is grandfathered and permissible. "See attached letter from City of Rochester Zoning Department"

4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans?

Yes, the proposed development is consistent with the Renaissance 2010 Campaign Comprehensive Plan of the City of Rochester. This document highlights the importance of riverfront development and connectivity to Downtown.

5. Are there any federal or state land use designations relating to this site?

Not at this time. However, an application is pending for the site to be included in a Local Waterfront Revitalization Plan. This is a State designation. The proposed use is consistent with that plan.

13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.

The Site is a part of a 7.15 acre Parcel that is multi-family residential. West of the Site there is city-owned public parkland which is part of a linear park running along side the Genesee River. North and South of the Parcel are public parklands, associated with the linear park described earlier. East of the site along Mt. Hope there is a mix of commercial, light industrial and retail uses. The streets across the street from Riverpark Commons are low density residential, with a mix of owner and tenant occupied frame dwellings.

14. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas.

Environmental studies performed at the Site have identified petroleum contamination in groundwater. Contaminated groundwater at the Site has the potential to migrate off-site; however, there are no potable groundwater wells, process groundwater wells or groundwater recharge areas in proximity to the Site. Information obtained to date suggests groundwater at the Site flows eastward (i.e., away from the nearby Genesee River located west of the Site).

15. Describe on attachment the geography and geology of the site.

The Site is located in a mixed-use urban area of the City of Rochester, County of Monroe, New York. The Site and surrounding area are relatively level. There are no surface water bodies on the Site; however, the Genesee River is located less than 0.1 mile west of the Site. Based upon previous environmental studies, groundwater in the area of the Site appears to flow eastward in the direction of Mt. Hope Avenue. It is possible that this flow direction may be modified locally due to buried utilities, seasonal conditions or other factors. Fill material consisting of silt, sand, gravel, clay, brick, ash, cinders and wood has been documented at the Site from the ground surface to depths ranging from approximately 3.5 feet to 14.0 feet below ground surface during previous environmental studies. Native soils on the property consist primarily of sand with lesser amounts of silt, gravel and rock fragments.

Brownfield Cleanup Program
Hamilton LLC
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185 Mt Hope Avenue		
UNIT NO.	UNIT SIZE	Name
101	1	Sisters of St. Joseph
102	1	Mohammed Mohammed
103	1	Model
104	1	Roberto Figueroa
105	1	Hagos Tesserma
106	1	Vacant
107	1	Lilie Mae Smith
108	1	Tyrish Hill
110	1	Vacant
112	1	Edna Gay
114	1	Alfred Pitts
115	0	Meaza Abayneh
116	0	Santos Cruz
117	0	Tyron Hazle
118	0	Khadija Mohammed
119	0	Larry Findley
120	0	Charleen Nixon
121	0	Mohammed Abdi
122	0	Vacant
123	0	Vacant
124	2	Vacant
201	1	William Weatherall
202	1	Vacant
203	1	Vacant
204	1	Berronne Sullivan
205	1	Vacant
206	1	Herbert Patterson
207	1	Desmond Hill
208	1	Mogos Negassi
210	1	Debra Phillips
212	1	Lois Miller
214	1	James Scott
215	0	Silas Amdemichael
216	0	Farhiya A. Ali
217	0	Richard McCullough
218	0	Thomas Johnson
219	0	Donald Jackson
220	0	Elba Figuerca
221	0	Henok D. Belete
222	0	James Neal
223	0	Abayneh Walie
224	2	Vacant
301	1	Gloria Kely
302	1	Vacant

303	1	Vacant
304	1	Vacant
305	1	Asmaman Alemu
306	1	Tyrone Henry
307	1	Sammie Gardner
308	1	Robert Smith
310	1	Vacant
312	1	Fadumo Mohammed
314	1	Vacant
315	0	LaSandra Williams
316	0	James Crocker
317	0	Abe Kettles
318	0	Lena Thomas
319	0	Jonh Cornish
320	0	Overy Johnson
321	0	Vacant
322	0	Vacant
323	0	Sibey Abdi
324	2	Julio Rodriguez
401	1	Lonzo Taylor
402	1	Vacant
403	1	Vacant
404	1	Clinton Hall
405	1	George Pardner
406	1	Vacant
407	1	Vacant
408	1	Vacant
410	1	Sam Henderson
412	1	Vacant
414	1	Luigi Castellano
415	0	Shirley Kinsey
416	0	Breon Rahmaan
417	0	Michael Dash
418	0	Abraham Okbamichael
419	0	Balbak Parniyan
420	0	Eugerio Rivera
421	0	Grady Lowe
422	0	Arthur Defrain
423	0	Otis Greene
424	2	Fifi Collier
501	1	Yvonne Williams
502	1	Vacant
503	1	Ethel Madison
504	1	Thomas Morgan
505	1	Saba Abay
506	1	Hashi Abdirashid
507	1	Alfinesse Carson

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508	1	Vacant
510	1	Vacant
512	1	Vacant
514	1	Vacant
515	0	Hung Nguyen
516	0	Harold Torres
517	0	Banchinga Woldesadik
518	0	Khalid Abduhrasheed
519	0	Vacant
520	0	Kim Doan
521	0	Ritchie Harris
522	0	Eugene Curry
523	0	Vacant
524	2	Vacant
601	1	Anthony Cosme
602	1	Alemtseh Yirga
603	1	Yelnayet Tadesse
604	1	Nelson Echavarria
605	1	Jerome Green
606	1	Vacant
607	1	Yordanos Gebrehawarial
608	1	Serratus Absalon
610	1	Vacant
612	1	Rutha Wolfe
614	1	Abdelme Ibrahim
615	0	Jimmy Nash
616	0	Samira Abdi
617	0	Assunta Porlee
618	0	Vacant
619	0	Anthony Burigo
620	0	Robert Ware
621	0	Rochelle McLucas
622	0	Robert Powers
623	0	Mubid Sufi
624	2	James Fruster
701	1	Vacant
702	1	Brittrie Harmon
703	1	Marck McInnis
704	1	Sylvia Sullivan
705	1	Hector Rodriguez
706	1	Daniel Scrivens
707	1	William Stephens
708	1	Vacant
710	1	Vacant
711	1	Betty Wynn
714	1	Mano Woldmeskel
715	0	Petrolina Lugo

716	0	Rosetta Foster
717	0	Blandine De Souza
718	0	Frederick Gerzone Jr
719	0	Sharon Doye
720	0	Delicia McCoy
721	0	Vacant
722	0	Kermit Wallace
723	0	Vacant
724	2	Courtney Reid
801	1	Erma Johnson
802	1	Mildre Graves
803	1	Reila Taylor
804	1	Anella Huggins
805	1	LaToya Ledden
806	1	Alan Harrington
807	1	Vacant
808	1	Enrique Bonita
810	1	Tsige Ternau
812	1	Elizabeth Greene
814	1	Marchon Pouncy
901	1	Henry Faison
902	1	Vacant
903	1	Vacant
904	1	Nimo Abdi
905	1	Eyasu Gebremichael
906	1	Vacant
907	1	Robert Simpson
908	1	Vacant
910	1	Vacant
912	1	Vacant
914	1	Tonia Tyree
1001	1	Yirga Woldeabezg
1003	1	Vacant
1004	1	Vacant
1005	1	Jameka Dawson
1006	1	Charlene Johnson
1007	1	Behailu Bekele
1008	1	Janice Taylor
1010	1	Daphne Cox
1012	1	Earlene Rance
1014	1	Latasha Burnett
1101	1	Vacant
1102	1	Byron Falcone
1103	1	Willifred Johnson
1104	1	Vacant
1105	1	Ubah Hashi
1106	1	Charles Ryles

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1107	1	Edna Rivera
1108	1	Vacant
1110	1	Rafael Soto
1112	1	Vacant
1114	1	Jose Ortega
1201	1	Mary Gatson
1202	1	C. Fletcher
1203	1	Donald Pines
1204	1	John Mourning
1205	1	David Lewis
1206	1	Melvin James
1207	1	Mary McKnight
1208	1	Willie Anderson
1210	1	Esau Youngblood
1212	1	Maria Ortiz
1214	1	Vacant

BLDG. 205

1401	4	Durward Childers
1402	3	Traus Scott
1403	3	Jahaira Robles
1404	4	Luul Sheikh
1405	3	Vacant
1406	3	Roman Hablemariam
1407	4	Eva Louis
1408	3	Arelis Vazquez
1501	2	Vacant
1502	2	Nidia Romerouolcy
1503	2	Alberta Linton
1504	2	Omar Richardson
1505	2	Netzi Andino
1506	2	Vacant
1507	2	Vacant
1508	2	Vacant
1509	2	Mussie Bariagalar
BLDG. 225		
1409	3	Zoraida Gonzalez
1410	4	Marta Cotlo
1411	3	Vacant
1412	3	Carmen Cotlo
1413	2	Eunica Cok
1414	2	Patricia Sanders
1510	2	Robert Riggins
1511	2	Mona Mohammed
1512	2	Annie Gedeon
1513	3	Steven Baker
1514	3	Faduma Abdi
1515	2	James Council

1516	3	Vacant
1517	3	Billy Griffin
1518	3	Betzaida Baez
1519	3	Sergio Torres
1520	2	Talmadge Smith
1521	3	Omayra Santiago
1522	3	Catalina Varela
BLDG. 245		
1415	4	Francis Parris
1416	3	Hataba Murrye
1417	3	Patricia Belgrave
1418	4	Anthony Tar
1419	3	Martha Billings
1420	3	Salfe Daniel
1421	4	Osman Ali
1422	3	Yashira Rodriguez
1523	2	Vacant
1524	2	Herman Peterson
1525	2	Roberta Smith
1526	2	Vacant
1527	2	Vacant
1528	2	Vacant
1529	2	Vacant
1530	2	Gisella Bones
1531	2	Vacant
1532	2	Tengier Benjamin
BLDG. 265		
1423	3	Vacant
1424	4	Fowzia Mohamed
1425	3	Geraldin Jackson
1426	3	Cheryl Rutledge
1427	4	Pablo Perez
1428	3	Abduhakim Omar
1429	3	Mildred Ortiz
1430	4	Mohamed Mohamed
1431	3	Vacant
1533	2	Angel Alvarez
1534	2	Vacant
1535	2	Afework Bedada
1536	2	Amavi Goli
1537	2	Abathe Hajiali
1538	2	Vacant
1539	2	Fatima Simba
1540	2	Vacant
1541	2	Joanne Thomas
BLDG. 285		
1432	3	Faduma Emi

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1433	4	Vacant
1434	3	Arturo Morales
1435	3	Halo Aden
1542	2	Rona Hagimungi
1543	2	Vacant
1544	2	Annette Mosley
1545	2	Melake Meheteab
1546	2	Abdi
1547	2	Salah Salah
1548	3	Vacant
1549	2	Cleveland Brown
1550	3	Halimo Sadik
1551	3	Aymi Mohamed
1552	3	Vacant
1553	3	Vacant
BLDG. 305		
1436	4	Vacant
1437	3	Vacant
1438	3	Vacant
1439	4	Vacant
1554	2	Denise Lovett
1555	3	Aberha Tasfaye
1556	3	Vacant
1557	2	Abebetch Haimonot
1558	2	Sparkle McMorris
1559	2	Vacant
1560	2	Keyla Otero
1561	2	Vacant
1562	2	Farhia Moalim
1563	2	Vacant
1564	2	Lynette Williams
1565	2	Vacant
1566	2	Vacant
BLDG. 325		
1440	3	Vacant
1441	3	Vacant
1442	4	Vacant
1443	3	Dada Dhera
1444	3	Farhiya Ali
1445	4	Vacant
1446	3	Vacant
1447	3	Ali Noor
1448	4	Kherta Muhidin
1567	2	Zebedee Coleman
1568	2	Gary Andrews
1569	2	Vacant
1570	2	Vacant

1571	2	Vacant
1572	2	Vacant
1573	2	Vacant
1574	2	Vacant
BLDG. 345		
1449	3	Amina Abdi
1450	3	Calvin Rivers
1451	4	Eldou Kothar
1452	3	Antoinette Pender
1453	3	Maria Jimanez
1575	2	Vacant
1576	2	Amina Abdalla
1577	2	Vacant
1578	2	Lissette Santiago
1579	2	Lulu Parker
1580	2	Khadja Moalim
1581	3	Elsie Gaga
1582	3	Zenaida Torres
1583	2	Fousia Moalim
1584	3	Stephanie Martinez
1585	3	Galaf Mohamed
BLDG. 365		
1454	4	Halimo Mohamed
1455	3	Lenora Elliott
1456	3	James Walker
1457	4	Halimo Ahmed
1458	3	Marva Corbin
1459	3	Martha Patterson
1460	4	Zahra Mohamed
1461	3	Vacant
1586	3	Ali Abdurahman
1587	3	Patricia Howard
1588	3	Lalsia Brooks
1589	3	Vacant
1590	3	Anilda Rodriguez
1591	2	Asha Ahdla
1592	2	Halma Sufi
1593	2	Kokoe Kouevi
1594	2	Khadja Abysiss
BLDG. 385		
1462	3	Clariza Negron
1463	4	Lucile Lovett
1464	3	Vacant
1465	3	Patricia Napoleon
1466	4	Vacant
1467	3	Felicia Dees
1468	3	Vacant

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1595	2	Abukar Abdukadir
1596	2	Vacant
1597	2	Rosa Nichols
1598	2	Vacant
1599	2	Vacant
1600	2	Vacant
1601	2	Teresa Pruiett
1602	2	Latonya Hardy
1603	2	Vacant
1604	2	Jason Sapp
BLDG. 405		
1605	2	Biruk Haile
1606	2	John Payne Sr.
1607	2	Juan Robles
1608	2	Vacant
1609	2	Vacant
1610	2	Vacant
1611	2	Vacant
1612	2	Vacant
1613	2	Vacant
1614	2	Lakeisha Burnett
1615	2	Vacant
1616	2	Maabahe Akrai
1617	2	Tommy Walker
1618	2	Vacant
1619	2	Vacant
1620	2	Vacant
BLDG. 425		
1469	4	Luul Moalim
1470	3	Hura Sheidh
1471	3	Deborah Briggs
1472	2	Vacant
1473	3	Vacant
1474	3	Vacant
1475	4	Diana Aharran
1476	3	Vacant
1477	3	Justine Medina
1478		Vacant
1479	3	Salama Mohamed
1480	3	Vacant

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SBL	Property Owner	Address
261400.121.550-0001-012.000/0000	COUNTRYMAN-HUNT	0011-15 ALEXANDER ST 14620
261400.121.550-0001-016.000/0000	GRUE BRIAN H	0016 ALEXANDER ST 14620
261400.121.550-0001-011.000/0000	COUNTRYMAN-HUNT	0017 ALEXANDER ST 14620
261400.121.550-0001-017.000/0000	ROCHESTER HSG AUTHORITY	0018 ALEXANDER ST 14620
261400.121.550-0001-010.000/0000	COUNTRYMAN-HUNT	0019 ALEXANDER ST 14620
261400.121.550-0001-018.000/0000	SOUTH WEDGE ENTERPRISES	0020-22 ALEXANDER ST 14620
261400.121.550-0001-009.000/0000	STENSON WILLIE L	0023 ALEXANDER ST 14620
261400.121.550-0001-019.000/0000	FIELDSTONE PROPERTIES INC	0024-24.5 ALEXANDER ST 14620
261400.121.550-0001-008.000/0000	GOETZ JAMES P JR	0025-27 ALEXANDER ST 14620
261400.121.550-0002-002.000/0000	KENNEDY JOSEPH E	0021-25 HAMILTON ST 14620
261400.121.550-0002-003.000/0000	BARNISH ROBERT F/COTANCH	0029 HAMILTON ST 14620
261400.121.550-0001-043.000/0000	SOUTH WEDGE PLANNING	0028 HAMILTON ST 14620
261400.121.550-0001-042.000/0000	MEZA EYTHEL	0032 HAMILTON ST 14620
261400.121.550-0002-006.000/0000	MAIER RONALD	0047 HAMILTON ST 14620
261400.121.550-0002-004.000/0000	WELSH PATRICK J	0035 HAMILTON ST 14620
261400.121.550-0001-041.000/0000	WILBER JULIA	0038 HAMILTON ST 14620
261400.121.550-0002-005.000/0000	WELSH PATRICK J	0039 HAMILTON ST 14620
261400.121.550-0001-040.000/0000	BORGESE IDA M	0042 HAMILTON ST 14620
261400.121.550-0001-039.000/0000	MARGARONE MICHAEL J &	0048 HAMILTON ST 14620
261400.121.550-0002-007.000/0000	BERMAN RICHARD	0049-51 HAMILTON ST 14620
261400.121.550-0002-008.001/0000	GUCCIARDO ANTHONY	0053-55 HAMILTON ST 14620
261400.121.550-0002-009.000/0000	FROLICK PAUL	0059 HAMILTON ST 14620
261400.121.550-0001-038.000/0000	WEEZORAK CHRISTOPHER M	0060-62 HAMILTON ST 14620
320500.104.015-0003-012.000/0000	GAGE DAVID C	48 HAMILTON ST
320500.104.015-0003-011.000/0000	GAGE DAVID C	52 HAMILTON ST
320500.104.015-0003-010.000/0000	POLAKO GENE	56 HAMILTON ST
261400.121.470-0001-043.001/0000	TIME WARNER	0071 MT HOPE AV 14620
261400.121.470-0001-030.000/0000	CURATALO CHRISTOPHER J	0076 MT HOPE AV 14620
261400.121.470-0001-031.000/0000	STEWART MAURICE	0080-92 MT HOPE AV 14620
261400.121.470-0001-038.000/0000	DEPAUL COMMUNITY	0108-130 MT HOPE AV 14620
261400.121.550-0001-003.000/0000	HEALTH ASSOCIATION INC	0138 MT HOPE AV 14620
261400.121.550-0001-053.000/0000	HEALTH ASSOCIATION	0144-168 MT HOPE AV 14620
261400.121.470-0001-044.000/0000	ROCHESTER URBAN RENEWAL	0151 MT HOPE AV 14620
261400.121.550-0001-055.001/0000	CITY OF ROCHESTER	0171 MT HOPE AV 14620
261400.121.550-0001-056.000/0000	CITY OF ROCHESTER	0173 MT HOPE AV 14620
261400.121.550-0001-057.000/0000	CITY OF ROCHESTER	0175 MT HOPE AV 14620
261400.121.550-0001-060.000/0000	CITY OF ROCHESTER	0177 MT HOPE AV 14620
261400.121.550-0001-059.000/0000	GENESEE GATEWAY HOUSES	0185-405 MT HOPE AV 14620
261400.121.550-0001-051.001/0000	FLOWER CITY GLASS CO INC	0188 MT HOPE AV 14620
261400.121.550-0001-058.000/0000	CITY OF ROCHESTER	0191 MT HOPE AV 14620
261400.121.550-0001-046.000/0000	GEFELL PAUL J & MARGARET	0216 MT HOPE AV 14620
261400.121.550-0001-045.000/0000	GEFELL PAUL J & MARGARET	0220 MT HOPE AV 14620
261400.121.550-0001-044.000/0000	SOUTH WEDGE PLANNING	0224-228 MT HOPE AV 14620
261400.121.550-0002-001.000/0000	250 MT HOPE ASSOCIATES	0232 MT HOPE AV 14620
261400.121.550-0002-056.000/0000	250 MT HOPE ASSOCIATES	0250-252 MT HOPE AV 14620
261400.121.550-0002-055.000/0000	250 MT HOPE ASSOCIATES	0260 MT HOPE AV 14620
261400.121.550-0002-054.000/0000	250 MT HOPE ASSOCIATES	0270 MT HOPE AV 14620
261400.121.550-0002-051.001/0000	FLANAGAN MARK & SCOTT	0290 MT HOPE AV 14620
261400.121.630-0001-001.000/0000	SINGER REAL ESTATE LP	0310 MT HOPE AV 14620
261400.121.630-0003-002.000/0000	YUMMY INC	0011 GREGORY ST 14620
261400.121.630-0003-003.001/0000	YUMMY INC	0015 GREGORY ST 14620
261400.121.630-0003-003.004/0000	LOVETT CHARLES & HELENE	0017 GREGORY ST 14620
261400.121.630-0003-004.004/0000	BRYANT VALERIE	0021 GREGORY ST 14620
261400.121.630-0002-061.000/0000	SHAHIDA ENTERPRISES INC	0022 GREGORY ST 14620
261400.121.630-0003-005.003/0000	HOPKINS GREGORY & LOVELY	0025 GREGORY ST 14620
261400.121.630-0003-006.001/0000	QUINN EVELYN C	0029 GREGORY ST 14620

Brownfield Cleanup Program
Hamilton LLC
185 Mt. Hope Avenue
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261400.121.630-0002-060.000/0000	GLOVER RONNIE T & ESTELLE	0030 GREGORY ST 14620
261400.121.630-0003-007.000/0000	MULLEN BARBARA	0033 GREGORY ST 14620
261400.121.630-0003-008.000/0000	STERLING MARGARET/JOHN W	0037 GREGORY ST 14620
261400.121.630-0002-059.000/0000	FIGORELLI ALEXANDER &	0038 GREGORY ST 14620
261400.121.630-0002-058.000/0000	STEVENS KENNETH E	0042 GREGORY ST 14620
261400.121.630-0003-009.000/0000	BOUFFORD ROBERT P &	0043 GREGORY ST 14620
261400.121.630-0003-010.000/0000	YEE YEE LING & KITTLE	0045-51 GREGORY ST 14620
261400.121.630-0002-057.000/0000	MAROTTA MARGARET	0048 GREGORY ST 14620
261400.121.630-0002-056.000/0000	MANKOWSKI DAVID	0052-52.5 GREGORY ST 14620
261400.121.630-0002-002.000/0000	JP MOTORCYCLE ESCORTING	0003 HICKORY ST 14620
261400.121.630-0002-003.000/0000	GRANT RAYMOND J II	0009 HICKORY ST 14620
261400.121.630-0002-004.000/0000	GARDNER SYLVIA A	0011 HICKORY ST 14620
261400.121.630-0001-061.007/0000	NGUYEN YEN & TUYET	0012 HICKORY ST 14620
261400.121.630-0002-005.000/0000	NATHAN LYONS LIVING TRUST	0013 HICKORY ST 14620
261400.121.630-0001-059.001/0000	GARCIA JESSE & SWINGLE	0014 HICKORY ST 14620
261400.121.630-0001-058.000/0000	NOYES RICHARD	0016 HICKORY ST 14620
261400.121.630-0002-006.000/0000	COFFEY CHARLES	0017 HICKORY ST 14620
261400.121.630-0001-057.000/0000	MALARICH TAMMIE	0018 HICKORY ST 14620
261400.121.630-0002-007.000/0000	SULLIVAN MICHAEL K	0019 HICKORY ST 14620
261400.121.630-0001-056.000/0000	DEVITO RICHARD J &	0020 HICKORY ST 14620
261400.121.630-0002-008.000/0000	LENHART EDWARD R & EILEEN	0021 HICKORY ST 14620
261400.121.630-0001-055.001/0000	HOWARD CALVIN E & GAVIN	0022 HICKORY ST 14620
261400.121.630-0002-009.000/0000	REICHERT BRIAN C	0023 HICKORY ST 14620
261400.121.630-0001-054.000/0000	VAIL DANIEL L	0024 HICKORY ST 14620
261400.121.630-0001-002.000/0000	NIEDERMEIER KAREN M &	0007-9 AVERILL AV 14620
261400.121.630-0001-003.000/0000	OWENS CYNTHIA C	0015 AVERILL AV 14620
261400.121.630-0001-004.000/0000	LENNEY JEANIE	0017 AVERILL AV 14620
261400.121.550-0002-050.001/0000	ANDERSON JACK E	0020 AVERILL AV 14620
261400.121.630-0001-005.001/0000	VLACHOS-LAMONT SOPHIA	0021 AVERILL AV 14620
261400.121.630-0001-006.000/0000	ROGERS GLADYS	0025 AVERILL AV 14620
261400.121.630-0001-007.001/0000	DEATHERAGE JAMES M	0029 AVERILL AV 14620
261400.121.630-0001-009.003/0000	CITY OF ROCHESTER	0033 AVERILL AV 14620
261400.121.550-0002-048.000/0000	SMITH WILLIAM H	0036-38 AVERILL AV 14620
261400.121.630-0001-009.002/0000	SAUNDERS ANDREWS	0037-39 AVERILL AV 14620
261400.121.550-0002-047.000/0000	BAILEY MARY	0042 AVERILL AV 14620
261400.121.630-0001-010.000/0000	HEGER DONALD J	0043 AVERILL AV 14620
261400.121.550-0002-046.000/0000	WITTMER WILLIAM R	0048 AVERILL AV 14620
261400.121.550-0002-045.000/0000	WEBER DIANE	0052 AVERILL AV 14620
261400.121.630-0001-011.000/0000	KENNEDY JOSEPH E	0055 AVERILL AV 14620
261400.121.550-0002-044.000/0000	MARKO CHERYL M	0056 AVERILL AV 14620
261400.121.630-0001-012.000/0000	DUNHAM DAVID N & TONJIA	0059-61 AVERILL AV 14620
261400.121.550-0002-043.000/0000	PAYNE MARY LOU	0060 AVERILL AV 14620

Brown Field Cleanup Program
Hamilton LLC
185 Mt. Hope Avenue
Attachment C

June 7, 2004
E.J.F.
Revised 7/7/04

Description

RE: Lands at Genesee Gateway

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

Beginning on the Westerly right of way of Mt. Hope Avenue, (66' row), at the Southeasterly property corner of Tax Account No. 121.55-01-058; thence,

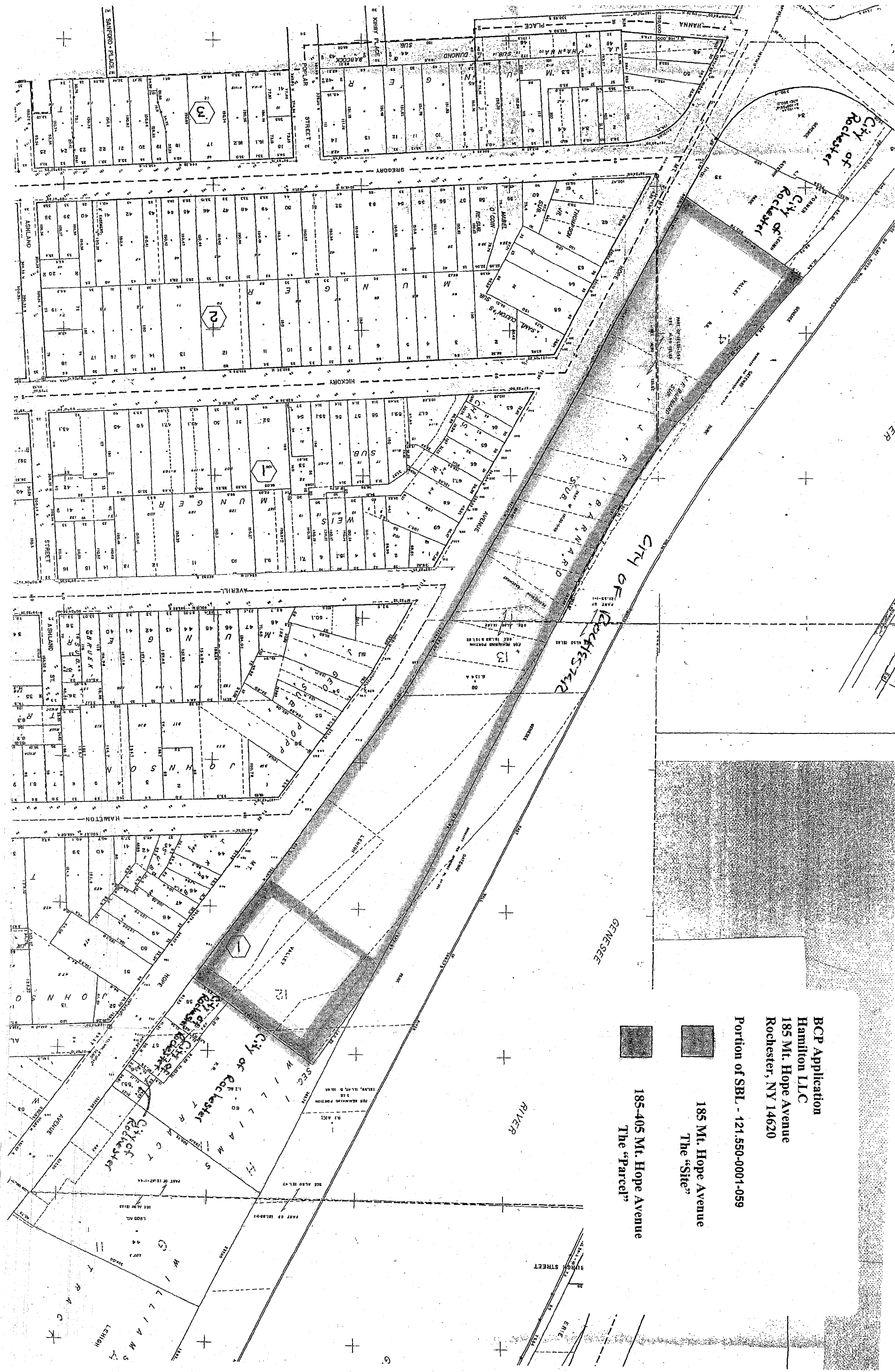
1. South 35° 38' 30" West, along said right of way, a distance of 196.00 feet to a point; thence,
2. North 54° 21' 30" West, a distance of 242.86 feet to a point; thence,
3. North 26° 52' 15" East, a distance of 46.29 feet to a point; thence,
4. North 35° 38' 50" East, a distance of 150.25 feet to a point; thence,
5. South 54° 21' 30" East, a distance of 249.90 feet to the point of beginning, encompassing 48,821 square feet of land, more or less.

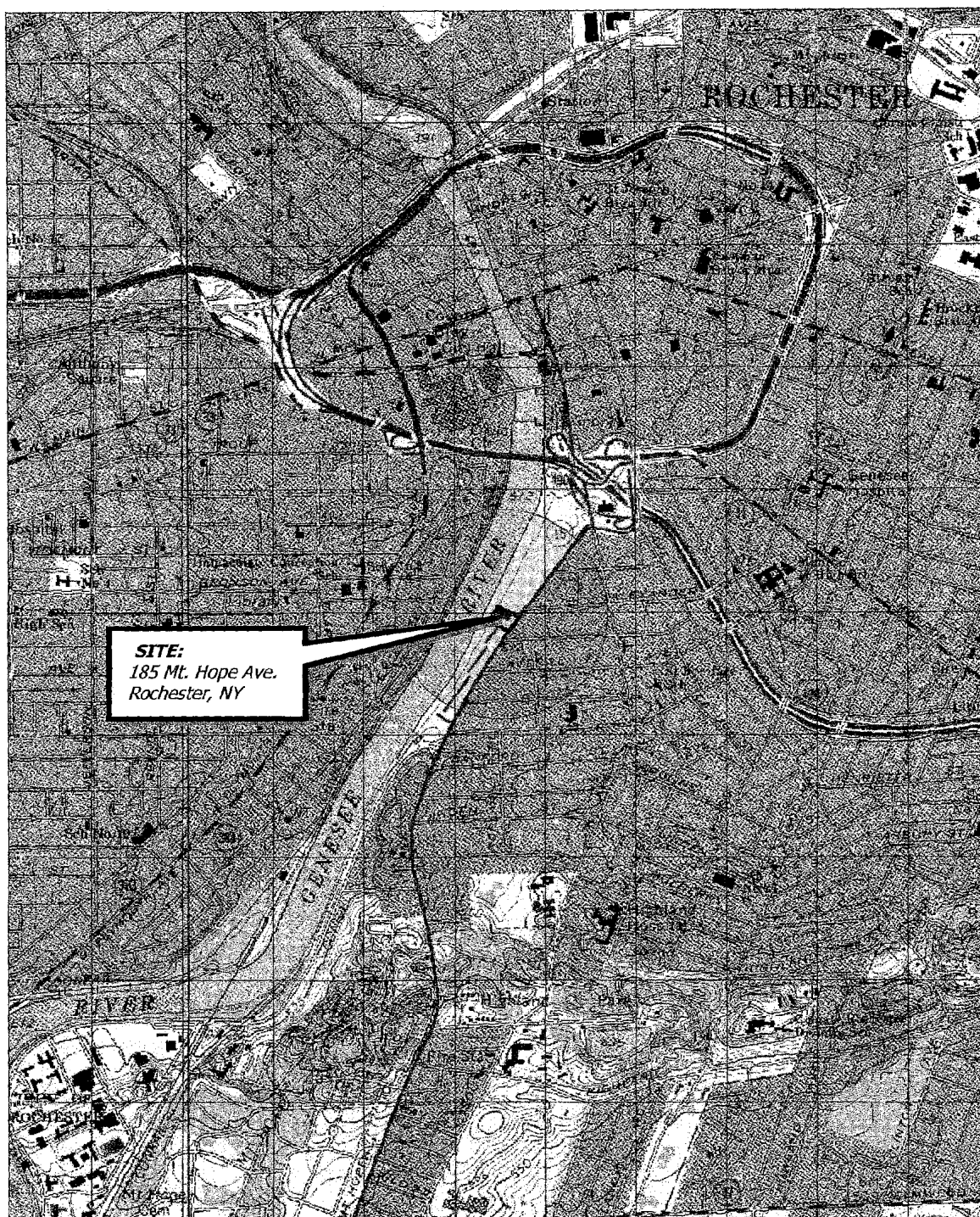
BCP Application
Hamilton LLC
185 Mt. Hope Avenue
Rochester, NY 14620

Portion of SBL - 121.550-0001-059

185 Mt. Hope Avenue
The "Site"

185-405 Mt. Hope Avenue
The "Parcel"





3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 550 ft Scale: 1:10,200 Detail: 14.0 Datum: WGS84

Drawing Produced From: 3-D TopoQuads, DeLorme Map Co., referencing USGS quad maps Rochester East (NY) 1995 and Rochester West (NY) 1995. Site Lat/Long: N43d-8.75' - W77d-36.62'

DATE
05-27-2004

DRAWN BY
LRP

SCALE
1" = 2000'

day

DAY ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS
ROCHESTER, NEW YORK 14623-2700

PROJECT TITLE

**185 MT. HOPE AVENUE
ROCHESTER, NEW YORK**

BROWNFIELD CLEANUP PROGRAM

DRAWING TITLE

PROJECT LOCUS MAP

PROJECT NO.

3473S-00

FIGURE 1