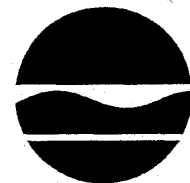


New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, New York 12233-7020
Phone: (518) 402-9553 • **FAX:** (518) 402-9577
Website: www.dec.state.ny.us



Denise M. Sheehan
Acting Commissioner

MEMORANDUM

TO: Dave Pratt, Project Manager, NYSDEC Region 8
Ed Belmore, NYSDEC - DER Remedial Bureau D
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
Bart Putzig, Regional Hazardous Waste Remediation Engineer, Region 8
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Joseph Ryan, DEE Program Attorney, Region 9
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat
Anne Hohenstein, NYSOSC
Susanne Wither, NYSDEC, Bureau of Technical Support

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

SUBJECT: Brownfield Cleanup Program Application
Carriage Cleaners, Site No. C828131

DATE: AUG 3 - 2005

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 the project manager, David Pratt at 585-226-5355.

The Time and Activity Code for the subject site is: N885 (on-site); N886 (off-site).

Attachments
DM/ca

Distribution

Original (with all attachments) to:

David Pratt, NYSDEC - Region 8

Copy (with all attachments) to:

Ed Belmore, NYSDEC - DER Remedial Bureau D

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation

Joseph Ryan, DEE Program Attorney, Region 9

Bart Putzig, NYSDEC Region 8

Anne Hohenstein, NYSOSC

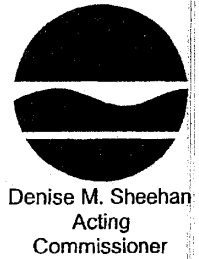
Susanne Wither, NYSDEC, BTS

Copy (without attachments) to:

Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau

Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

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) 402-9543 • FAX: (518) 402-9595
Website: www.dec.state.ny.us



AUG 3 - 2005

Mr. David Clements
Penfield Land Co., LLC
P. O. Box 262
Port Gibson, New York 14537

Mr. Daniel Noll
LaBella Associates, PC
300 State Street
Rochester, New York 14614

Re: Brownfield Cleanup Program Application
Carriage Cleaners, BCP No. C828131

Dear Messrs. Clements and Noll:

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. During the comment period the Department will be evaluating the eligibility of the project and determine the status regarding this as soon as possible. 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 requestor, 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 a legal notice for the newspaper 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 17, 2005. Additionally, all of the above-mentioned mailings should be completed no later than August 16, 2005. 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
Division of Environmental Remediation - Region 8
6274 East Avon-Lima Road
Avon, New York 14414
Attention: David Pratt

The Department will make every effort to determine your eligibility and status under the BCP forty-five (45) days from the date of this letter. 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

DM/ca
Enclosures

Electronic copy w/enclosures:

D. Pratt, Region 8
G. Litwin, NYSDOH
A. Quartararo
S. Wither

Copy w/o enclosures:

S. Bolesky (application only)

Brownfield Cleanup Program Public Notice Instructions

A. Instructions to Requestor¹

Newspaper

1) The enclosed public notice must be published, without modification, in a local newspaper of general circulation that services the area that includes the site no later than the date specified in the Division of Environmental Remediation's (DER) cover letter. The notice must be located prominently in the community bulletin section or comparable local section of the newspaper. The notice must be published in English and in any other language spoken by a significant number of people within the site community.

2) A proof of publication of the newspaper notice must be submitted to DER by the date specified in the DER cover letter.

Site Contact List

1) The enclosed public notice must be mailed, without modification, to the parties on the Site Contact List included with the application. The mailing must be performed by the date specified in the DER cover letter. No other materials can be mailed with this notice.

2) A certificate of mailing must be completed and submitted to DER by the date specified in the DER cover letter. (See enclosed certificate of mailing form)

Repository

1) Application package (application and appropriate documents) must be put in the site document repository specified in the public notice prior to the start of the public comment period.

B. Requestor's Instructions to Newspapers Regarding Printing the Public Notice

The enclosed public notice announces the receipt of a complete Brownfield Cleanup Program application package by the New York State Department of Environmental Conservation. Pursuant to ECL Section 27-1407(5), the public notice must be located prominently in the community bulletin section or similar local section of the newspaper. The public notice must be published by the date specified.

C. Requestor's Instructions to Parties on the Site Contact List Receiving the Public Notice

The enclosed public notice announces the receipt of a complete Brownfield Cleanup Program application package by the New York State Department of Environmental Conservation. Pursuant to ECL Section 27-1407(5), a public notice announcing the receipt of an application must be sent to parties on the Site Contact List. Please read the enclosed public notice and review the application package in the site document repository for further information.

¹ A requestor is a person who has submitted an application to participate in the BCP whose eligibility has not yet been determined by the Department of Environmental Conservation.

**PUBLIC NOTICE
FACT SHEET**

BROWNFIELD CLEANUP PROGRAM

Site Name: Carriage Cleaners
Site Address: 1600 Penfield Road
Penfield, New York 14526
County: Monroe
Site No.: C828131
Requestor: David Clements - Penfield Land Company, LLC

The New York State Department of Environmental Conservation (NYSDEC) administers the Brownfield Cleanup Program (BCP) pursuant to State Environmental Conservation Law (ECL) 27-1400 et seq. The BCP was created to encourage the remediation and redevelopment of contaminated properties known as brownfields. The requestor indicated above has submitted a BCP application for investigation of the site indicated above.

NYSDEC will accept public comments concerning the application. A copy of the application and other appropriate documents (application package) is available in the site document repository located at the address indicated below.

Please note the application package includes the Remedial Draft Investigation Work Plan which describes the remedial activities to be conducted to investigate and determine the nature and extent of the contamination related to the site.

NYSDEC will review the application package and public comments received and then make a determination on the eligibility of the application.

Comments should be submitted by September 16, 2005 to:

New York State Department of Environmental Conservation
Division of Environmental Remediation - Region 8
6274 East Avon-Lima Road
Avon, New York 14414
Attention: David Pratt

Repository address:

Penfield Public Library
1985 Baird Road
Penfield, New York 14526

Carriage Cleaners
C828131

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

**BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION**

ECL ARTICLE 27, TITLE 14

9/3/04

Applicant Information		
NAME Dave Clements - Penfield Land Company, LLC		
ADDRESS P.O. Box 262		
CITY/TOWN Port Gibson		ZIP CODE 14537
PHONE 585-370-4493	FAX	E-MAIL dclemen1@rochester.rr.com
NAME OF APPLICANT'S REPRESENTATIVE LaBella Associates, P.C.		
ADDRESS 300 State Street		
CITY/TOWN Rochester		ZIP CODE 14614
PHONE 585-454-6110	FAX 585-454-3066	E-MAIL dnoll@labellapc.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> <div><div><input type="checkbox"/> PARTICIPANT An applicant who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person 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.</div><div><input checked="" type="checkbox"/> VOLUNTEER An applicant other than a participant, including an applicant whose 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. NOTE: By checking this box, the applicant certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.</div></div>		
Applicant Relationship to Property (check one): <input type="checkbox"/> Previous Owner <input type="checkbox"/> Current Owner <input checked="" type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other _____		
Current Owner/Operator Information		
OWNER'S NAME (if different from applicant) James Reitze - Sixteen Hundred Penfield Road, Inc.		
ADDRESS 2101 Monroe Avenue		
CITY/TOWN Rochester		ZIP CODE 14618
PHONE	FAX	E-MAIL
OPERATOR'S NAME (if different from applicant) Current Operator Same as Owner		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Site Information			
SITE NAME Carriage Cleaners			
SITE ADDRESS 1600 Penfield Road		CITY/TOWN Penfield	ZIP CODE 14526
COUNTY Monroe		SITE SIZE (ACRES) ~0.6	
LATITUDE (degrees/minutes/seconds) 43° 14' 3.3"		LONGITUDE (degrees/minutes/seconds) 76° 69' 57.9"	
<p>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.</p> <p>1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.</p> <p>2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) _____ <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>3. IS THE SITE PART OF A DESIGNATED EN-Zone PURSUANT TO TL § 21(b)(6)? FOR MORE INFORMATION, GO TO: http://www.nylovesbiz.com/Productivity_Energy_and_Environment/BrownField_Redevelopment/default.asp <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, IDENTIFY AREA (NAME) _____</p>			
Applicant Eligibility Information (Please refer to ECL § 27-1405)			
1. ARE ANY ENFORCEMENT ACTIONS PENDING AGAINST THE APPLICANT REGARDING THIS SITE?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
2. IS THE APPLICANT SUBJECT TO AN OUTSTANDING CLAIM BY THE SPILL FUND FOR THIS SITE?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
3. HAS THE APPLICANT VIOLATED ANY PROVISION OF ECL ARTICLE 27?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
4. HAS THE APPLICANT BEEN PREVIOUSLY DENIED ENTRY TO THE BCP?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
5. HAS THE APPLICANT COMMITTED A NEGLIGENT OR INTENTIONALLY TORTIOUS ACT REGARDING HAZARDOUS WASTE OR PETROLEUM?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
7. HAS THE APPLICANT KNOWINGLY FALSIFIED STATEMENTS OR CONCEALED MATERIAL FACTS IN A MATTER RELATED TO THE DEPARTMENT?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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)?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
2. IS THE SITE LISTED ON THE NATIONAL PRIORITIES LIST?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, PLEASE PROVIDE: SITE # _____ CLASS # _____		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
4. IS THE SITE SUBJECT TO A PERMIT UNDER ECL ARTICLE 27, TITLE 9, OTHER THAN AN INTERIM STATUS FACILITY?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
5. IS THE SITE SUBJECT TO A CLEANUP ORDER UNDER NAVIGATION LAW ARTICLE 12 OR ECL ARTICLE 17 TITLE 10?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
6. IS THE SITE SUBJECT TO A STATE OR FEDERAL ENFORCEMENT ACTION RELATED TO HAZARDOUS WASTE OR PETROLEUM? <i>Previously Subject to a Volunteer Cleanup Agreement between NYSDEC & 1600 Penfield Rd, Inc.</i>		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Project Description			
PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING COMPONENTS:			
<ul style="list-style-type: none"> PURPOSE AND SCOPE OF THE PROJECT ESTIMATED PROJECT SCHEDULE 			

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 E 1527 (American Society for Testing and 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

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").

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").

Contact List Information

PLEASE ATTACH, AT A MINIMUM, THE NAMES AND ADDRESSES OF THE FOLLOWING:

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					
Chlorinated Solvents	✓	✓			✓
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: _____

Land Use Factors (Please refer to ECL § 27-1415(3))

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?

☒ ☐ ☐

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

☒ ☐ ☐

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any federal or State land use designations relating to this site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the site accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites proximate to the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Are there floodplains proximate to the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Are there any institutional controls currently applicable to the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.			
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.			
15. Describe on attachment the geography and geology of the site.			
(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: <u>7/16/05</u>	Signature: <u>[Signature]</u>	Print Name: <u>David Clements</u>	
(By an applicant other than an individual) I certify that I am <u>co-owner</u> (title) of <u>LandCo LLC</u> (entity); 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: <u>7/28/05</u>	Signature: <u>[Signature]</u>	Print Name: <u>David Clements</u>	

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2) copies**, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, 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) hard 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: _____

BROWNFIELD CLEANUP PROGRAM APPLICATION

CARRIAGE CLEANTOWN SITE 1600 PENFIELD ROAD PENFIELD, NEW YORK

PROJECT DESCRIPTION:

- Purpose and Scope of the Project – A preliminary Phase II Environmental Site Assessment (Phase II ESA) was completed at the Site in August 2002. The Phase II ESA identified the presence of solvent-impaired soil and shallow groundwater at the Site. Since that time, Sixteen-Hundred Penfield Road, Inc. (volunteer) entered the Site into a Voluntary Cleanup Agreement (VCA) with the NYSDEC. Currently, the Site is in the process of being transferred to Penfield Land Company, LLC, a volunteer, which is requesting that additional investigation/remediation work be conducted through the Brownfield Cleanup Program (BCP). Subsequent to adequately delineating contamination at the Site and conducting required remedial actions, the Site will be redeveloped into an automatic car wash facility (i.e., no full-time on-site employees).
- Estimated Project Schedule – It is currently anticipated that the additional investigation work should be completed approximately 6 months subsequent to approval of the remedial investigation (RI) work plan. Once the extent of required remedial actions is determined, a project schedule for remedial work will be developed at that time.

SITE'S ENVIRONMENTAL HISTORY

1. **The pertinent documents for the site are listed below and are on file at the NYSDEC Region 8 office:**
 - *Phase II Environmental Site Assessment: Preliminary Site Characterization* dated December 2002.
 - *Phase II Environmental Site Assessment: Passive Soil Gas Survey* dated October 2003.
 - *Investigation Work Plan: Supplemental Site Characterization: NYSDEC Reference Site #V00668-8, NYSDEC Volunteer Index #B8-0642-03-09* dated January 2004.
 - *Addendum Number One* (Changes to Voluntary Investigation Work Plan) dated April 2004

2. Owners

Prior to 1961	622 Park Avenue, Inc. 70 South Avenue Rochester, New York Relationship to applicant: None	
1961	1600 Penfield Road, Inc. 1600 Penfield Road Penfield, New York Relationship to applicant: None	
1965	Harry Zalles and 71 Winton Road North Rochester, New York Relationship to applicant: None	Paul L. Creek 1 Brookview Drive Rochester, New York
1967	Harry & Regina Zalles and 211 Thackery Road Rochester, New York Relationship to applicant: None	Paul & Sophie Creek 1 Brookview Drive Rochester, New York
1986	James Reitze 553 Helendale Road Rochester, New York Relationship to applicant: None	
2003	1600 Penfield Road, Inc. 2101 Monroe Avenue Rochester, New York Applicant potentially purchasing property from 1600 Penfield Road, Inc.	

3. Operators

Prior to 1986	Leary's Cleantown 3256 Monroe Avenue Rochester, New York	
1986	James Reitze 553 Helendale Road Rochester, New York	
2003	1600 Penfield Road, Inc. 2101 Monroe Avenue Rochester, New York Applicant potentially purchasing property from 1600 Penfield Road, Inc.	

CONTACT LIST INFORMATION

1. Local Government:

- Monroe County Executive – Maggie Brooks
39 West Main Street, Room 110
Rochester, New York 14614
ph: (585) 428-5301
- George C. Wiedemer
Supervisor - Town of Penfield
3100 Atlantic Avenue
Penfield, New York 14526-9798
Ph: (585) 340-8600
- Town of Penfield
3100 Atlantic Avenue
Penfield, New York 14526-9798
ph: (585) 340-8600
Zoning Board Members: Terry Tydings, Mike Begiorno, Carol Mucahy, Dan DeLaus, Don Swartz

2. Site and Adjacent Residents, Owners and Occupants:

- **Site Owner:**

Current – James Reitze
Sixteen Hundred Penfield Rd, Inc.
2101 Monroe Avenue
Rochester, NY 14618

- **Adjacent Property Owners:**

North: 1606 Penfield Rd.
Mark Collier
100 Cedar Wood Office Park
Fairport, New York 14450

East: 1610 Penfield Road
Joe Valenta
ESL Federal Credit Union
100 Kings Highway South
Suite 1200
Rochester, New York 14617

West: 1598 Penfield Road
John Wihlen
WPW Associates
26 LePere Drive
Pittsford, New York 14534
(585) 254-3509

South: Panorama Plaza
Chris Schaeffer
Regional Property Manager
Developers Diversified Realty
2000 Chili Avenue
Rochester, New York 14624
(585) 247-3656

3. Local News Media:

- Penfield Post
c/o Ron DeRooy
Pressroom Superintendent
1 Grove Street, Suite 101
Pittsford, NY 14534
(585) 381-3300

4. Public Water Supplier:

- Monroe County Water Authority
475 Norris Drive
Rochester, New York 14610-0999
ph: (585) 442-2000

5. Additional Persons Requesting to be on Contact List:
 - None at this time.
6. Schools or Day Care Facilities:
 - Schools do not appear to be located within a ½-mile of the Site.
 - Children's Discovery Center Day Care Facility is located North of the Site.
Administrator – Debbie Tranello
1606 Penfield Road
Penfield, New York 14526
Ph: (585) 586-3940
7. Document Repository:
 - Penfield Public Library
1985 Baird Road
Penfield, New York 14526
585-340-8720

CONTAMINANT INFORMATION

PCE = Tetrachloroethene
TCE = Trichloroethene
cis-1,2-DCE = cis-1,2-Dichloroethene

LAND USE FACTORS

10. Irondequoit Creek is located approximately 0.1 miles to the west/southwest.
13. Adjacent Properties:
 - North – Commercial Property (with Day Care) with Residential Apartments Beyond
 - East – Commercial Automated Bank (unoccupied) with Commercial Beyond
 - South – Penfield Road with Parking Lot Beyond then Commercial Buildings
 - West – Commercial Property
14. The site and local area is serviced by municipal water from Monroe County Water Authority. As such, it does not appear that groundwater contamination would impact drinking water in the area.
15. The existing information on the site geography and geology is provided in the attached *Phase II Environmental Site Assessment: Preliminary Site Characterization*

SCALE: 1:24,000

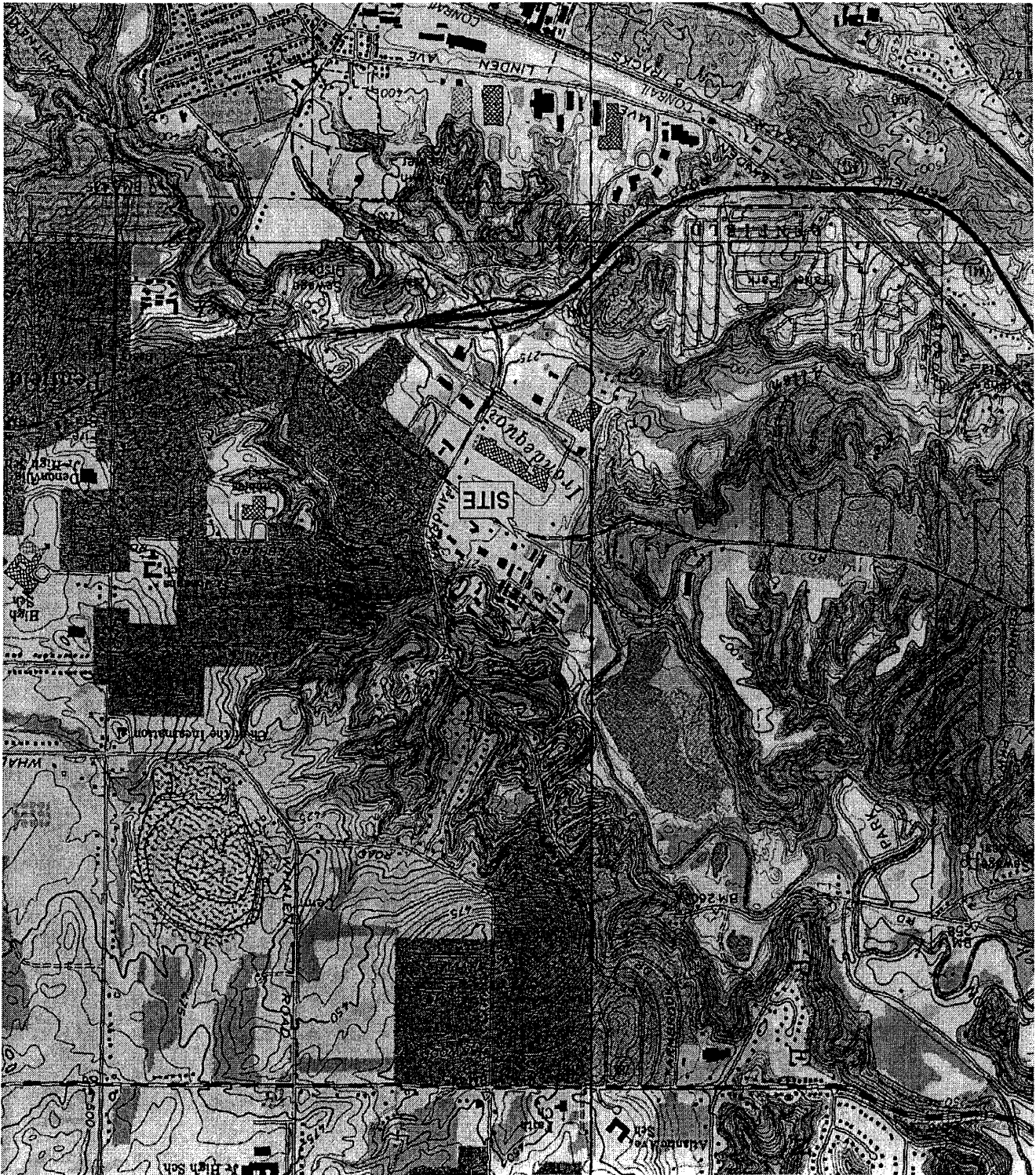


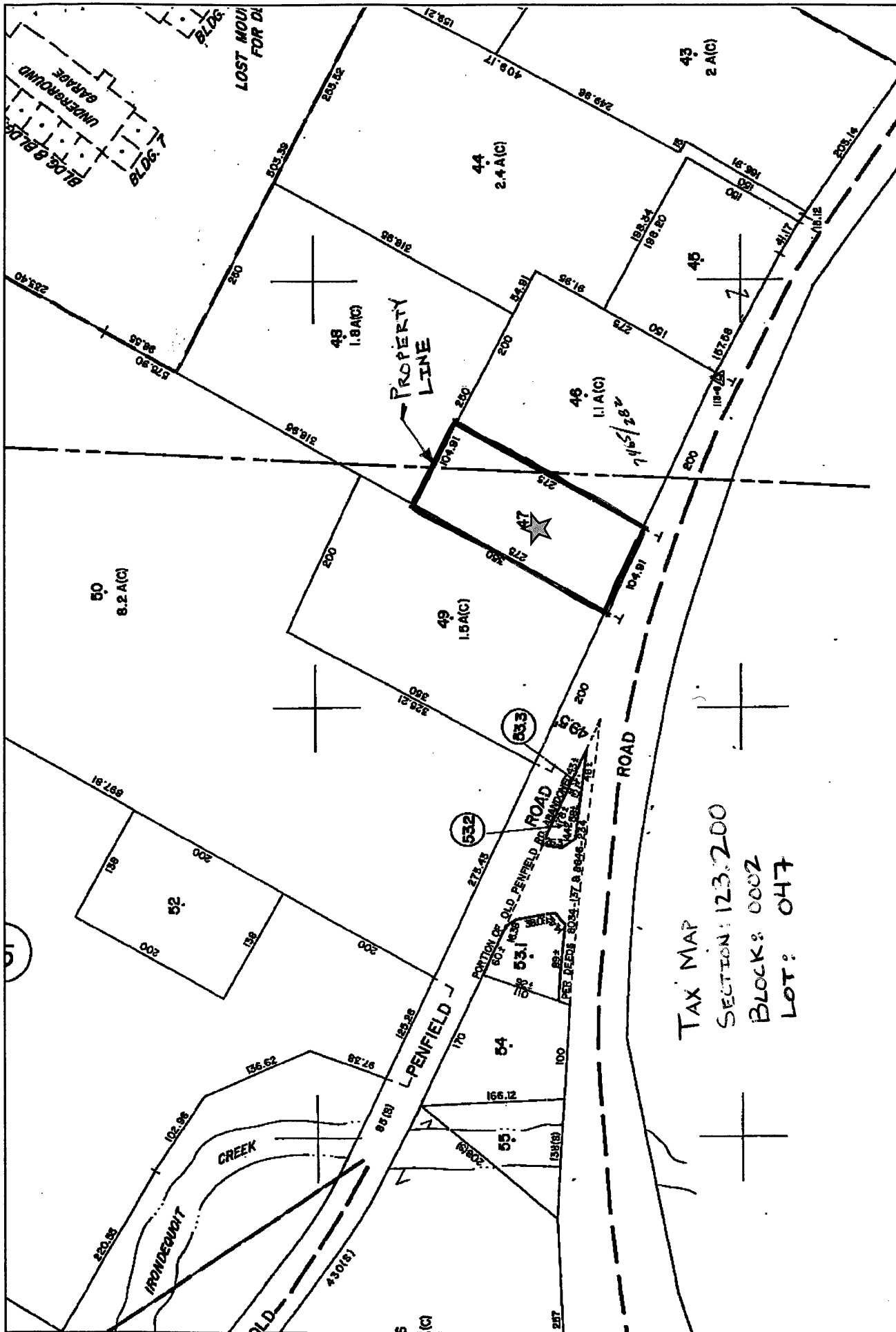
FIGURE 1 SITE LOCATION MAP

BCP Application
1600 Penfield Road
Penfield, New York 14526

PROJECT NO. 205237

LABELLA





TAX MAP
SECTION: 123.200
BLOCK: 0002
LOT: 047