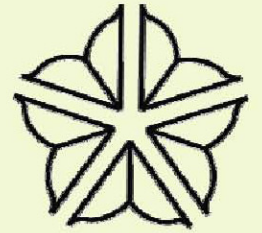


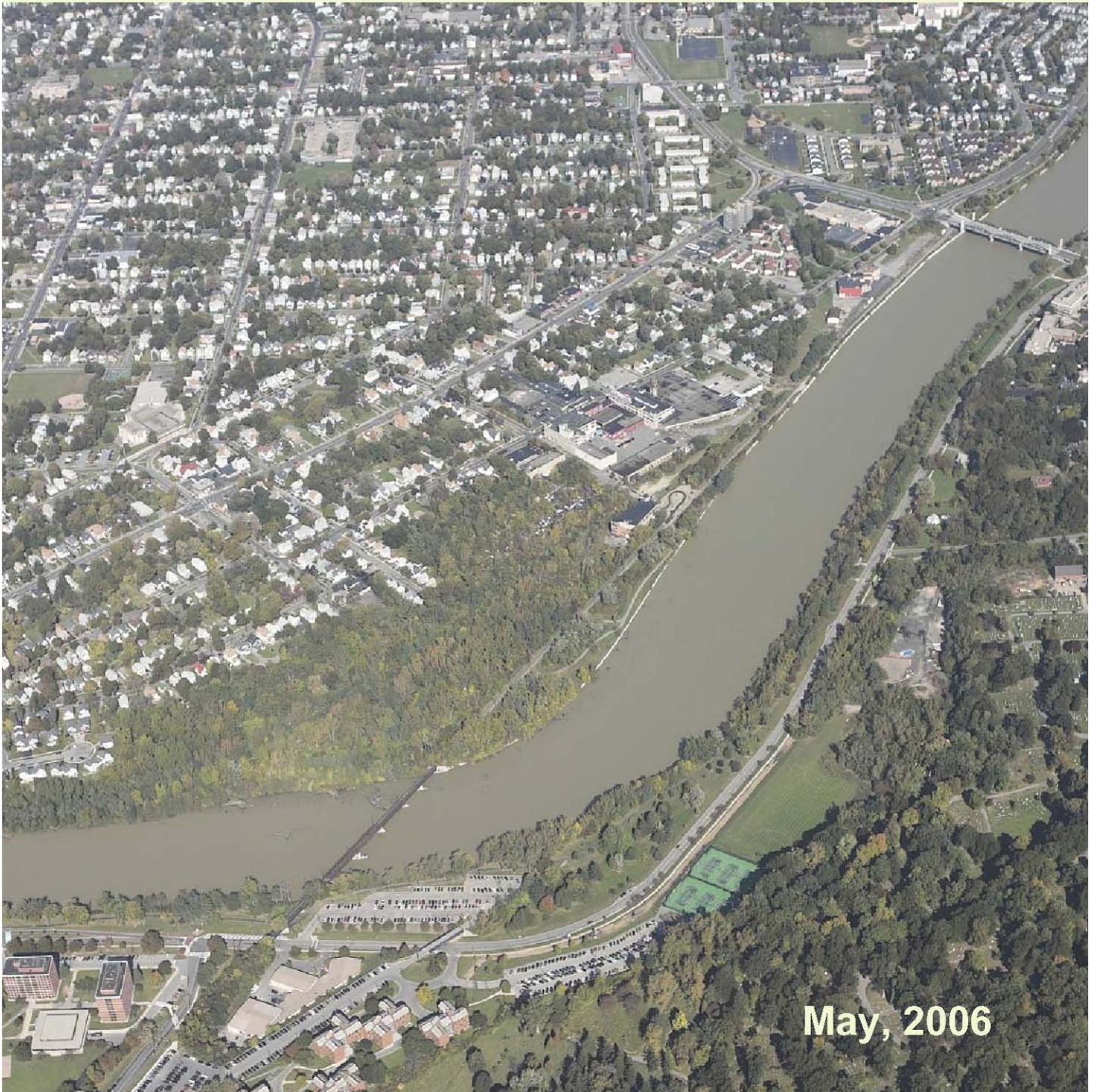
**City of Rochester**

**Brownfield Opportunity Area**



## **Vacuum Oil-South Genesee River Corridor**

**Nomination Phase Grant Application**



**May, 2006**





## City of Rochester



FAX (585) 428-6059  
TDD/Voice 428-6054

**Robert J. Duffy**  
Mayor

City Hall, Room 307-A  
30 Church Street  
Rochester, New York 14614-1284  
(585) 428-7045

May 22, 2006

Brownfield Opportunity Areas Program  
Bureau of Fiscal Management, 10<sup>th</sup> Floor, Suite 1000  
New York State Department of State  
41 State Street  
Albany, New York 12231-0001

Re: City of Rochester, New York - Brownfield Opportunity Area (BOA) Grant Application

Department of State Representative:

I am pleased to submit this BOA Nomination Study grant proposal from the City of Rochester for your consideration. The City of Rochester's current Brownfield Program has been instrumental in achieving several city environmental and redevelopment objectives. We hope that with additional assistance from the State BOA program we may continue to expand our Brownfield efforts, particularly in distressed and under served areas of Rochester.

We are applying for grant funding totaling \$239,000 to perform a Nomination Study of the Proposed Vacuum Oil - South Genesee River Corridor Brownfield Opportunity Area (PBOA). The approximately 60 acre area is located on the west side of the Genesee River and is currently occupied by several sites, including the 24 acre former Vacuum Oil Company. Vacuum Oil operated an oil refinery at the site from 1866 to 1936 which refined over 4 million gallons of crude oil per year. Past environmental investigations have indicated environmental concerns associated with the site's refinery operations. The PBOA is the location of several other abandoned industrial and commercial properties.

Acceptance into the BOA Program will enable the City to establish a community based plan implementation strategy for brownfield redevelopment. The City, in cooperation with other public and private development agencies, is already involved in several improvement projects in the area of the proposed South Genesee River Corridor BOA including: the Genesee Street Improvement Project, Brooks Landing Redevelopment Project and the Corn Hill Landing Project. Future funding will enable the City to continue its improvement efforts in the South Genesee River corridor area. This project will help to improve neighborhood conditions, increase property values and stimulate economic development and the creation of new jobs.

Our brownfields experience supports the notion that a small amount of initial public funding can stimulate millions of dollars in public and private investment. We hope that the South Genesee River Corridor BOA project can become an integral part of our economic and community revitalization.

Please let me know if you need additional information or have questions regarding this application.

EEO/ADA Employer



Specific questions regarding the application can be directed to Mark Gregor, Manager of the City's Division of Environmental Quality at (585) 428-5978.

Sincerely,



Robert J. Duffy  
Mayor

enclosures

c: P. Holahan, Commissioner - DES  
M. Clifford  
C. Carballada  
J. Vasquez  
M. Gregor  
J. Forbes  
R. Littlefield

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**New York State**  
**Departments of State and Environmental Conservation**  
**Brownfield Opportunity Areas Program**  
**2006 Application**

***This application consists of: Parts A - H (pages 1- 6); and How to Fill Out the Application (pages 7 - 8).***

**Part A.1. - PROJECT STEP (Check Only One)**

- ☐ **Step 1: PRE-NOMINATION STUDY**
- ☒ **Step 2: NOMINATION** - A Pre-Nomination Study prepared in accordance with the Guidance for Applicants must be included as an attachment.
- ☐ **Step 3: IMPLEMENTATION STRATEGY (may include SITE ASSESSMENT)** - A Nomination prepared in accordance with the Guidance for Applicants must be included as an attachment. If site assessment funding is being requested, a site assessment form for each site assessment must also be included as an attachment (see Guidance for Applicants for information and the form).

**Part A.2. - PROJECT NAME, LOCATION and SIZE**

- |  |   |
|--|---|
| 1. Project Name: Vacuum Oil-S. Genesee R. Corridor   | 2. County: MONROE                                       |
| 3. NYS Senate District Numbers: 54th SENATE<br>NYS Assembly District Numbers: 133rd ASSEMBLY | 4. Census Tract Number(s):<br>CENSUS TRACTS #65 AND #69 |
5. Project size in acres: ~55 acres (recommended size: 50 - 500 acres) (Figure 1)
- ☒ Attached is a USGS 7.5 Minute Quadrangle Map (1 inch represents 2000 feet) that shows the project location.

**Part B.1. - APPLICANT INFORMATION**

1. Applicant Name: CITY OF ROCHESTER
2. Type of Applicant (Check Only One):
- ☒ Municipality ☐ Community Based Organization
- ☐ Joint Application: Municipality and Community Based Organization Acting in Cooperation
- ☒ 3. Applicant's Transmittal Letter - Attached is a transmittal letter addressed to the New York State Secretary of State and Commissioner of the Department of Environmental Conservation indicating the applicant's intent to participate in the NYS Brownfield Opportunity Areas Program.
- ☒ 4. Notice of Intent to Participate - Attached is a copy of a notice from a local or regional newspaper, dated no later than the date of this application, that indicates: 1) the applicant's intent to apply for BOA Program funds; and 2) the availability of such application for review for a period of 30 days from the date of the notice. (Attachment B)
- ☒ 5. Public Meeting Summary - An application for Step 2 Nomination must include a description of a public meeting held on the draft application. Attached is a summary from a public meeting conducted on the draft application including: the date, time, and location; attendees; and a summary of substantive comments. (Attachment B)



**Part B.2. - FOR APPLICANTS THAT ARE MUNICIPALITIES****[ Fill out this part if a municipality is the sole or a joint applicant. ]**

1. Name of Municipality: CITY OF ROCHESTER

2. Name and Title of Municipality's Authorized Representative: ROBERT J. DUFFY, MAYOR

3. Mailing Address: CITY HALL, 30 CHURCH STREET, ROOM 307A

4. City/Town: ROCHESTER

5. Zip Code: 14614

6. Federal Tax Identification Number: 166002551

7. Phone: 585-428-7045

8. Fax: 585-428-6059

9. E-mail: -----

**Part B.3. - MUNICIPAL AUTHORIZATION and CERTIFICATION****[ Fill out this part if a municipality is the sole or a joint applicant. ]** Attachment C

New York State municipalities are defined as cities, towns, villages, counties, local public authorities or public benefit corporations, school districts, improvement districts, and Indian nations or tribes. Municipal applicants must clearly demonstrate that their respective chief executive official and governing or organizational body is fully aware of the Brownfield Opportunity Areas grant application, and has authorized the submission of the application through one or more of the following methods.

Place a check in the box for those items that are included with the application.

Items 1 and 2 are required for all applicants except cities, villages, and towns.

- ☐ 1. A statement of support (from the chief elected official representing the city, town, or village within which the proposed Brownfield Opportunity Area is located) is attached and required from applicants that are counties, local public authorities or public benefit corporations, school districts, and improvement districts.
- ☐ 2. A specific provision from an organization's charter, by-laws, or other governing instrument is attached. This charter, by-law, or governing instrument clearly indicates the applicant's authority to submit and participate in the Brownfield Opportunity Areas Program. For Indian nation or tribes, documentation of authority from the appropriate governing tribal authority is required.

The undersigned on behalf of the applicant does hereby certify that:

- All statements made for the purpose of obtaining state assistance for the proposed project either are set out in full in this application, or are set out in full in the exhibits attached to this application and incorporated by reference, and are true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal law.
- The individual whose signature appears hereon is the municipality's chief executive officer or authorized representative and is authorized to sign this application for the municipality.
- A completed BOA standard resolution is attached.

Print name: ROBERT J. DUFFY Title: MAYOR

Department/Entity: \_\_\_\_\_

Signature: R. Duffy Date: 5-24-06

**Part B.4. - FOR APPLICANTS THAT ARE COMMUNITY BASED ORGANIZATIONS****[ Fill out this part if a community based organization is the sole or a joint applicant. ]**

1. Name of Community Based Organization:

2. Name and Title of Community Based Organization's Authorized Representative:

3. Mailing Address:

4. City/Town:

5. Zip Code:

6. Federal Tax Identification Number:

7. Phone:

8. Fax:

9. E-mail:

**Part B.5. - COMMUNITY BASED ORGANIZATION (CBO) AUTHORIZATION and CERTIFICATION****[ Fill out this part if a community based organization is the sole or a joint applicant. ]**

Community based organizations (CBO) must clearly demonstrate that their respective chief executive official and governing or organizational body is fully aware of the Brownfield Opportunity Area grant application and has authorized the submission of the application.

Items 1 and 2 below are required. Item 3 is required if the municipality is not a joint applicant. Place a check in the box to indicate they are attached.

- ☐ 1. CBO resolution or acceptable substitute is attached.
- ☐ 2. A copy of the CBO's by-laws are attached.
- ☐ 3. A statement of support is attached from the chief elected official representing the city, town, or village within which the proposed Brownfield Opportunity Area is located

The undersigned on behalf of the CBO, acting as the sole project sponsor or as a joint project sponsor in partnership with a municipality, does hereby certify that:

- The CBO represents a community with a demonstrated financial need as indicated by high unemployment, low resident incomes, depressed property values, or high commercial vacancy rates.
- The CBO is a not-for-profit corporation, incorporated and exempt from taxation under Section 501 (c) (3) of the Internal Revenue Code, whose stated mission is promoting community revitalization (reuse of brownfield sites) within a specified geographic area in which the CBO is located and has 25 percent or more of its board of directors residing in the community in such area.
- Not more than 25 percent of the CBO's members, officers, or directors are or were employed by or receiving compensation from any person responsible for a site under Titles 13 or 14 of Article 27 of the Environmental Conservation Law, Article 12 of the Navigation Law or under applicable principles of statutory or common law liability.
- All statements made for the purpose of obtaining state assistance for the proposed project either are set out in full in this application, or are set out in full in the exhibits attached to this application and incorporated by reference, and are true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal law.
- The individual whose signature appears hereon is the CBO's chief executive officer or authorized representative and is authorized to sign this application for the community based organization.
- A completed BOA standard resolution or acceptable substitute is attached.

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Department/Entity: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Part B.6. - DESCRIPTIVE PROFILE of COMMUNITY BASED ORGANIZATION (CBO)****[ Fill out this part if a community based organization is the sole or a joint applicant. ]**

Include a response as an attachment referencing the section heading above.

1. **RELATIONSHIP BETWEEN THE CBO AND MUNICIPALITY** - Describe the following: the relationship between the CBO and the municipality (city, town, or village) within which the proposed Brownfield Opportunity Area is located; the CBO's experience in working with the municipality; and the municipality's support for the project.
2. **RELATIONSHIP TO THE PROJECT AREA** - Describe the relationship between the CBO and the project area.
3. **EXPERIENCE IN COMPLETING PLANNING PROJECTS** - Describe the CBO's experience in conducting and completing community based planning projects.
4. **FINANCIAL AND INSTITUTIONAL ACCOUNTABILITY** - Describe how the CBO is held, or holds itself, accountable for its financial and institutional decisions and practices.

**Part C. - PROJECT DESCRIPTION**

Include a response as an attachment referencing the section heading above. The project is defined as the step the applicant is applying for. In Step 3, it may include Site Assessments in addition to the Implementation Strategy. Prior to preparing the project description, read the Guidance for Applicants, Funding Preferences and Grant Evaluation Criteria that will be used to review the Brownfield Opportunity Area grant applications.

1. **SUMMARY PROJECT DESCRIPTION** - Describe the proposed project in four sentences or less. Include primary objectives to be achieved, issues or problems to be addressed, and anticipated community benefits in terms of economic and environmental improvements and community revitalization. Present your project description in the following format:

The [applicant name] intends to complete a [Pre-Nomination Study, Nomination, or Implementation Strategy] for an approximate \_\_\_\_ acre area characterized with \_\_\_\_ potential brownfield sites that are located at [name of community, neighborhood or geographic area]. The primary community revitalization objectives to be achieved by this project include: (description of economic and environmental objectives). Primary issues and or problems to be addressed by this project include \_\_\_\_\_. Anticipated community benefits resulting from this project include \_\_\_\_\_.

2. **IN-DEPTH PROJECT DESCRIPTION** - Provide a clear and thorough description of the proposed project and describe how the project meets the items described in the Guidance for Applicants, Funding Preferences and Grant Evaluation Criteria.
3. **COMPLEMENTARY PROJECTS** - Describe other public or private planning, development initiatives and projects proposed or in progress in or adjacent to the proposed Brownfield Opportunity Area, and how the project proposed for funding, as represented by this application, complements related activities funded or proposed for funding under other local, state, or federal programs.
4. **INVOLVEMENT BY THE PUBLIC AND GOVERNMENT AGENCIES** - Describe the process, manner and extent to which the public and government agencies with jurisdiction over relevant issues have been or will be involved in the process to establish the proposed Brownfield Opportunity Area.



**Part D. - LEVEL of PROJECT SUPPORT - (Fill out for Step 2 only.)**

Include a response as an attachment referencing the section heading above.

**LEVEL OF SUPPORT** - Describe the level of support from owners of vacant or underutilized sites, including potential brownfields sites, and residents of the proposed planning area, and local and state officials representing the area. Assess and provide a summary description of the level of support from those mentioned above for this application. Include a description of any financial support committed for this project. Letters of support do not substitute for a summary description.

**Part E. - APPLICANT'S PROJECT PERSONNEL and PROJECT MANAGEMENT**

Include a response as an attachment referencing the section heading above. The project is defined as the step the applicant is applying for. In Step 3, it may include Site Assessments in addition to the Implementation Strategy.

**APPLICANT'S PROJECT PERSONNEL** - Identify all of the applicant's key project personnel that will manage the project and contribute to successfully completing the project. Briefly describe their qualifications and relevant experiences. The eligible project costs associated with these individuals must be accounted for under Part H.

**Part F. - PROJECT SCOPE of WORK and SCHEDULE**

Include a response as an attachment referencing the section heading above. The project is defined as the step the applicant is applying for. In Step 3, it may include Site Assessment in addition to the Implementation Strategy.

**PROJECT SCOPE of WORK and SCHEDULE** - Describe the project's primary tasks and provide a schedule with estimated time-frames (using months) to complete project. The eligible project costs related to these tasks must be accounted for under Part H.

**Part G. - LOCAL SHARE**

Include a response as an attachment referencing the section heading above. The project is defined as the step the applicant is applying for. In Step 3, it may include Site Assessment in addition to the Implementation Strategy.

**LOCAL SHARE** - Explain how applicant will meet its 10% share. Applicant should indicate revenue sources that will be used and types of in-kind services. In kind services must be an eligible project cost.

**Part H. - PROJECT BUDGET**

Provide appropriate justification and documentation to substantiate the budget request. Indicate which costs will be used as the local share if known at this time. The project is defined as the step the applicant is applying for. In Step 3, it may include the Implementation Strategy budget (Column 1) and Site Assessment budget (Column 2).

**Reasonableness of Cost Certification:** By submission of this application the applicant certifies that all components of the requested Total Eligible Project Cost are reasonable and necessary for the conduct of the proposed project and that prudent analysis has been undertaken, as described herein, to insure that all costs are consistent with current prevailing costs for such goods and services in the geographic area benefitting from the project.

Describe how you have determined this reasonableness of cost, and demonstrate that the community has the ability to sustain and complete the project within the parameters of the standard cost reimbursement contract.

<b>Budget Category</b> <i>Provide sufficient details to justify estimated budget and indicate how it relates to the scope of work</i>	<b>Column 1</b> <i>Planning Budget for Steps 1, 2, or 3</i>	<b>Column 2</b> <i>Site Assessment Budget for Step 3 See Note 1</i>	<b>Total Project Budget</b> <i>Columns 1 &amp; 2</i>
<b>1. Personal Services</b>			
a. Salaries and Wages - Indicate the name, title, affiliation, annual salary, hourly rate, level of effort and involvement in the project, and as a result, the dollar amount to be charged to the project on an attachment.	\$ 16,206.00	\$ N/A	\$ 16,206.00
	\$ 7,136.00	\$ N/A	\$ 7,136.00
b. Fringe Benefits - Indicate the rate used to calculate the estimated budget and what is included in the rate on an attachment.	\$ 23,342.00	\$	\$ 23,342.00
<b>Subtotal</b>			
<b>2. Nonpersonal Services</b> - Provide details, including type and purpose, on an attachment.			
a. Supplies and Materials	\$ 500.00	\$ N/A	\$ 500.00
b. Equipment	\$ 0.00	\$ N/A	\$ 0.00
c. Travel	\$ 500.00	\$ N/A	\$ 500.00
d. Contractual	\$ 212,000.00	\$ N/A	\$ 212,000.00
e. Other (In-kind: Non professional volunteer labor for Steering Committee) Note: Indirect costs are not eligible costs (see Guidance for Applicants)	\$ 2,700.00	\$ N/A	\$ 2,700.00
<b>Subtotal</b>			[239,042.00]
<b>Total Eligible Project Cost</b>	\$	\$	\$ 239,000.00
<b>State Assistance Amount Requested</b> (90% of Total Eligible Project Cost):			\$ 215,100.00
<b>Required Local Share</b> (10 % of Total Eligible Project Cost):			\$ 23,900.00
Note 1: This column must include the total estimated budget to complete the site assessments included in this application per the site information forms which have been included as an attachment.			

### **Application Format and Submission Deadline**

**Application Format Requirements and Number of Copies:** Applicants must submit 6 copies of their grant application (3 paper copies including one signed original; and 3 compact disks, each disk shall contain one copy of the application in Adobe Acrobat Portable Document Format). See Guidance for Applicants for more detail. **Application Submission Deadline:** Applications must be postmarked no later than Friday, May 26, 2006 and sent to the:

BROWNFIELD OPPORTUNITY AREAS PROGRAM  
Bureau of Fiscal Management, 10<sup>th</sup> Floor, Suite 1000  
New York State Department of State  
41 State Street  
Albany, New York 12231-0001

If the application is hand delivered to the Department of State, it must arrive no later than 4:00 p.m. on May 26, 2006. Facsimile and e-mail transmissions will not be accepted.

### HOW to FILL OUT the APPLICATION

Complete all applicable parts of the application. Where necessary, attach additional pages with clear reference to the part of the application that the additional page or pages are associated with. If any information is missing, the application will be deemed incomplete and cannot be considered for this funding round.

<i><b>Application Part</b></i>	<i><b>Comment</b></i>	<i><b>List of Attachments</b></i>
Part A.1. - Project Step	Place a check next to the project step the applicant is applying for.  To determine the appropriate project step, review the Guidance for Applicants and Appendices.	<input checked="" type="checkbox"/> Pre-Nomination Study if applying to enter the program in Steps 2. <input type="checkbox"/> Nomination if applying to enter the program in Step 3 and, if funding is being sought for Site Assessments, Site Information Forms.
Part A.2. (1-5) - Project Name, Location and Size	Self-explanatory. Indicate project size in acres. Identify the districts and tracts located wholly or partially within the project boundary.	<input checked="" type="checkbox"/> USGS 7.5 Minute Quadrangle Map.
Part B.1. (1-5) - Applicant Information	Fill in the applicant's name and place a check to indicate the type of applicant. See Guidance for Applicants to determine an eligible applicant.	<input checked="" type="checkbox"/> Applicant's Transmittal letter. <input checked="" type="checkbox"/> Notice of Intent to Participate. <input checked="" type="checkbox"/> Public Meeting Summary.
Part B.2. (1-9) - Municipal Applicants	Self-explanatory. Only municipalities that are the sole or joint applicant need to fill this out.	None required.
Part B.3. - Municipal Authorization and Certification	Self-explanatory. Only municipalities that are the sole or joint applicant need to fill this out.	<input checked="" type="checkbox"/> BOA standard resolution. <input checked="" type="checkbox"/> Statement of support from the city, town, or village in which the project is located. <input type="checkbox"/> Documentation of authority.
Part B.4. (1-9) - CBO Applicants	Self-explanatory. Only community based organizations that are the sole or joint applicant need to fill this out.	None required.
Part B.5. - CBO Authorization and Certification	Self-explanatory. Only community based organizations that are the sole or joint applicant need to fill this out.	<input type="checkbox"/> CBO resolution or substitute <input type="checkbox"/> Statement of support from the city, town, or village in which the project is located. <input type="checkbox"/> CBO by-laws. <input type="checkbox"/> BOA standard resolution.
Part B.6. (1-4) - CBO Descriptive Profile	Provide a descriptive profile of the community based organization. Only community based organizations that are the sole or joint applicant need to fill this out.	<input type="checkbox"/> Descriptive profile.
Part C (1-4) - Project Description	Prior to filling out this part, review the Instructions for Applicants, Funding Preferences and Grant Evaluation Criteria.	<input checked="" type="checkbox"/> Project Description.
Part D - Level of Support	Self-explanatory.	<input checked="" type="checkbox"/> Description of project support.
Part E - Project Personnel/ Management	Self-explanatory.	



**HOW to FILL OUT the APPLICATION** (continued)

<b>Application Part</b>	<b>Comment</b>
Part F - Project Scope of Work and Schedule	Self-explanatory. Schedule must include estimated time frames.
Part G - Local Share	See Guidance for Applicants for acceptable forms of local share for the project.
Part H - Project Budget	Self explanatory. List the estimated project budgets for Personal Services and Nonpersonal Services; the amount of state assistance requested; and required local share. Provide sufficient details to justify the estimated budget and indicate how it relates to the scope of work.
<b>Budget Guidance</b>	
<ol style="list-style-type: none"> <li>1. Personal Services for Payroll Employees Only <ol style="list-style-type: none"> <li>a. Salaries or Wages - Indicate the name, title, affiliation, annual salary or hourly rate, estimated hours or percentage time of involvement in the project, and the estimated dollar amount to be charged to the project.</li> <li>b. Fringe Benefits - Indicate the rate used to calculate the estimated budget and what is included in the rate.</li> </ol> </li> <li>2. Nonpersonal Services <ol style="list-style-type: none"> <li>a. Supplies and Materials - Describe the supplies and materials to be purchased, estimated costs and how it relates to the scope of work.</li> <li>b. Equipment - Describe the equipment to be purchased, estimated cost and how it relates to the scope of work.</li> <li>c. Travel - Describe the extent of anticipated project related travel, including travel for program related training, and estimated costs.</li> <li>d. Contractual - Describe the services to be provided (e.g., planning, urban design, environmental, architect, economist, economic development, engineer, landscape architect, community outreach, legal, other). If more than one type of service will be procured, state the type of contractual services to be procured and the associated estimated cost.</li> <li>e. Other - Include estimated budget for costs not included in other budget categories. Provide sufficient details to justify estimated budgets.</li> </ol> </li> </ol>	

**NARRATIVE ATTACHMENT TO THE  
New York State Departments of State and Environmental Conservation  
BROWNFIELD OPPORTUNITY AREAS PROGRAM  
2006 APPLICATION**

**Part C. PROJECT DESCRIPTION**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

## **1. SUMMARY PROJECT DESCRIPTION**

The City of Rochester proposes nominating the “Vacuum Oil-South Genesee River Corridor Proposed Brownfield Opportunity Area” (the PBOA), an area of approximately 58.4 acres characterized by 26 potential brownfield sites located in City Planning Sector 4 (see Figure 2 of the attached Pre-Nomination Study). The area borders the western bank of the Genesee River and includes an underprivileged minority community located adjacent to historic and vibrant neighborhoods within the City of Rochester. It is believed that investment in strategic sites, together with improved recreational access to the Genesee River waterfront and associated trailways within the PBOA can serve as catalysts to improve public safety and drive economic development. The PBOA project will help mitigate the stigma now affecting the blighted neighborhood surrounding the PBOA. It is also believed that the resulting residential and commercial development could serve as a base from which revitalization might spread throughout the sector and into adjoining neighborhoods.

## **2. IN-DEPTH PROJECT DESCRIPTION**

### **2.1 PROJECT DESCRIPTION: NEEDS AND PROGRAM**

The City of Rochester (the City) is pursuing the nomination of the Vacuum Oil South Genesee River Corridor Site as a Brownfields Opportunity Area in order to facilitate and coordinate planning for redevelopment of key properties believed to be limiting the potential of the community as a whole. The Nomination will build on the themes and ideas of the Rochester Renaissance 2010 Comprehensive Plan, the draft Rochester Local Waterfront Revitalization Program (LWRP) Update, the City’s Neighbors Building Neighborhoods (NBN) Sector 4 Action Plan. Additional relevant studies include the 2001 South Genesee River Corridor Study Final Report completed by Cornell University (Cornell). The 2001 Cornell report provides a thorough and in-depth analysis of existing conditions, opportunities, and reuse potential for properties located in the PBOA.

The primary basis for this project is the well-founded appreciation of the strategic role investment in remediation and redevelopment of key brownfields plays in the revitalization of both brownfield sites and the surrounding community. The project is also proposed to identify those specific actions which, once implemented, would help the City realize the potential of the existing natural resources, community assets and infrastructure in the area. The project will address environmental justice issues, poverty, urban blight, and the damaged social fabric connecting the neighborhoods in the affected community. The project is expected to improve housing supplies and property values, re-invigorate commerce, renew inter-community ties and improve environmental health. The City has reviewed available information for the properties comprising the PBOA and drafted a Pre-Nomination Study (Attachment A) which describes the boundaries of the PBOA, the current land-use and zoning, existing brownfields, vacant, abandoned or underutilized properties, and the potential for revitalization.



The Pre-Nomination Study identified the provision of a safe and accessible park within that portion of the PBOA abutting the Genesee River as a major reuse and redevelopment opportunity. The study also envisioned the potential to transition many of the existing or abandoned industrial and commercial sites to a mix of commercial and residential uses. The unique potential of the PBOA is easily recognized given the proximity to the river, the presence of river trails and viewsapes comprised of natural resources, the City of Rochester skyline, scenic bridges, the University of Rochester campus and other amenities located along the eastern bank. The ongoing development just upriver (Brooks Landing) and downriver (Corn Hill Landing) are also strong indicators that the PBOA may be uniquely poised to catalyze a transformation of the surrounding neighborhood and Section 4 in general. An independent initiative to redevelop an existing railroad bridge within the PBOA to provide a pedestrian path across the river reveals ongoing interest in connecting the PBOA to the scenic University of Rochester campus east of the river.

The Pre-Nomination Study indicated a need for additional investigation regarding potential contamination and likely remediation costs. In addition to more information regarding these environmental challenges, this proposal also anticipates the need for a detailed analysis of how the area could best serve as a catalyst and how revitalization might be begun most effectively and strategically. While the ripeness for change is easily seen, the key parcels, most highly leveraged opportunities, probable costs and other obstacles are less clearly identified. The Nomination Study would go beyond validation of the somewhat obvious to provide informed responses to many important and strategic questions that remain unanswered.

Without the presence of vacant buildings, environmental challenges and perceived threats to public safety, redevelopment within the PBOA might commence without intervention. However, at this time the community would benefit most from planned redevelopment beginning first at those strategic sites likely to catalyze redevelopment. During the nomination study the optimal locations, numbers, types, configurations, requirements and costs for redevelopment will be researched and explored. *At this time the greatest needs for information include:*

#### **Detailed Characterization of PBOA Conditions:**

A thorough description and analysis of the physical, socioeconomic, and market conditions within the PBOA needs to be developed. The City will request proposals and select a qualified third party consultant to develop the required information. The work program will include a detailed delineation and in-depth inventory and analysis of the PBOA, existing conditions, and other essential PBOA information (see Task 3).

The consultant will research and describe existing land uses within the PBOA and compare each to applicable zoning land use regulations so as to better understand how desired transitions might be effected and whether potential regulatory impediments exist.

Existing patterns of public and private land ownership will also be determined and described by the consultant so as to identify parcels most appropriately put to public use and those over which an unusual degree of control might be available. Existing historical information indicates the presence of environmental contamination across much of the PBOA, but specifics are lacking. The consultant will assess known information regarding environmental conditions within the PBOA sufficient to fully characterize the multiple potential brownfield sites. This information will be used to identify remedial strategies and to quantify the potential cost of remediation at key brownfield locations.

Although it is the intent of the plan to focus upon strategic properties with the potential to serve as catalysts, the role that each brownfield or underutilized property might play in revitalization is important to understand, as are the reasons underlying the apparent underutilization. The consultant will confirm and verify information on vacant, abandoned or otherwise underutilized sites, and prepare detailed descriptive site profiles of each brownfield including descriptions of ground water conditions and potential contamination issues. The consultant will then analyze and identify opportunities and potential for reuse of PBOA brownfields and recommend strategic brownfield sites with the potential to serve as catalysts for revitalization. The selection of these key properties will be according to criteria specified by the City. These criteria may include the location, size, capacity, presence of reusable buildings (see below) and the potential to spur additional development, foster ties to adjoining neighborhoods, or otherwise revitalize the community.

### **Built Environment:**

A detailed inventory and analysis of the local built environment has not been completed. Such an inventory is necessary to evaluate the potential for change and the improvements necessary to support revitalization goals for the area. The consultant will evaluate roads, parking facilities, and traffic patterns. The location, extent, condition and capacity of utilities within the PBOA will be determined and described by the consultant so as to understand the area's capacity for redevelopment as well as identify any critical shortfalls which might preclude or limit an otherwise strategically preferred plan. Many of the parcels in the PBOA are improved with aging light industrial/manufacturing structures. Whether the most efficient and beneficial use of the properties lies in reuse of existing structures or whether demolition is more practical will require a careful analysis that considers historic and archeological significance as well as environmental and structural concerns. The consultant will complete an inventory of buildings that will describe building size, configuration, original and current use, condition, ownership, historic significance and suitability for redevelopment. The building inventory will aide in identifying key assets which could be incorporated in a strategic plan. In the case of dilapidated buildings, understanding more realistically the probable baseline conditions is important to projecting viable reuse.

### **Context and Economic and Market Trends Analysis:**

Economic and market constraints and opportunities must be taken into account in formulating a realistic action plan for revitalization within the PBOA and surrounding community. The consultant will analyze and summarize the community and regional setting of the PBOA. Natural resources and environmental features will be analyzed and described by the consultant so as to ensure that development of a plan that will simultaneously take advantage of and respect the characteristics of the natural and unique setting. Historic and archeologically significant resources and sensitive areas will be researched, identified, described and mapped by the consultant. This will ensure that any plan proposed is respectful of and not harmful to such resources found within the area. The consultant will also research and identify all lands, public or private, dedicated or committed to park, recreational or open space use. This information will enable development and incorporation of a recreational and open space policy that builds upon and is integrated with existing open space assets and opportunities.

It is imperative that any plan for revitalization and redevelopment be realistic in terms of the potential consequences within the PBOA as well as the potential responses within the surrounding community. Many outside forces will constrain or otherwise influence consequences and responses to proposed actions. The consultants will conduct an economic and market trends study and prepare a report describing existing and projected socio-economic conditions within the municipality and the region. The study will address multiple economic factors at both macro and micro levels. Forecast conditions as well as present conditions will be analyzed and described by the consultant.

### **Strategies for Economically Just Redevelopment:**

Brownfield redevelopment efforts currently taking place along the South Genesee River Corridor could create a tipping point in the revitalization of the PBOA community. The success or failure of these efforts will impact many area residents and the City as a whole. However, should redevelopment of the area serve only to push lower income residents further from the River and public view, the public good and the community will not have been truly served. The nomination study will identify approaches that would reinvigorate this community rather than merely displace portions of it. Successful approaches will rely on an understanding of community as a collection of people, rather than streets or buildings. The nomination study will focus on redevelopment solutions and opportunities that include local residents as entrepreneurs, employees, and leaders, and that provide for the continuation of adequate affordable housing in the area. The information developed in the foregoing studies and analyses will be critical in identifying practical strategies to support this goal while simultaneously providing a catalytic effect on investment and redevelopment.



## **2.2 FUNDING PREFERENCES**

The above-described project meets each of the four BOA Funding Preferences as follows:

### **2.2.1 Preference 1 - Concentration of Brownfield Sites**

The proposed area is characterized by and has been impacted by a concentration of twenty-six potential brownfield sites involving more than 52-acres. Twenty-six of the thirty-six parcels within the PBOA are believed to involve potential brownfield sites. Of the 58.4 acres situate within the PBOA, ninety per cent or approximately 52.6 acres are potential brownfields. Currently, 13 of these potential brownfield parcels are vacant (about 29.3-acres) and 13 parcels (about 22.7-acres) are used for manufacturing or commercial purposes.

For the purposes of the proposed Nomination, a 'brownfield' is considered a property that meets any of the following criteria:

1. The property is a vacant and was formerly used for commercial or industrial purposes.
2. The property has confirmed or suspected environmental contamination due to former or current industrial use.
3. The property is the site of confirmed or suspected dumping or waste disposal.

The key brownfields sites within the PBOA include the former Vacuum Oil Site (including the current Atkins Scrap Yard parcel, Sears Warehouse, and Foodlink sites), the Spronz Metal site, the former Genesee Valley Canal and Pennsylvania Railroad Bed, and the former Borrows Wholesale and Supply Company site. These critical sites within the PBOA are significant hurdles for any redevelopment of this area. Further evaluation and remediation will likely be required prior to redevelopment. The expanded reuse of this area as a park is also hindered by public health and safety concerns associated with potential surficial and subsurface contaminants at the brownfield sites, in particular Vacuum Oil and the former Genesee Valley Canal. The additional sites located along the western extent of the PBOA (specifically the Foodlink and Sears Warehouse sites) are included in order to facilitate the economic and cultural goals of the community.

### **2.2.2 Preference 2 - Economic Distress Indicators**

The PBOA exhibits each of the specified indicators of economic distress, including: low resident incomes, high poverty levels, high unemployment, and high vacancy rates. Median household income is only \$18,710. The unemployment rate is 11.1%, and within the PBOA, 43.3 acres and 21 potential brownfield parcels were identified in the Pre Nomination Study as vacant, abandoned or underutilized. Property values are depressed: the mean parcel value is just \$43,000 per parcel, only a little more than two-thirds the City average and a little more than one-fourth the state average.

According to US CENSUS 2000 data 33.4% of residents in the census tract in which the PBOA is located live beneath the poverty line. This compares to 25.9% in the City of Rochester as a whole, and 12.4% across New York State. Additional economic indicators are illustrated in the table below. All indicators examined as part of the Pre-Nomination Study and this grant application process indicate that the PBOA is located in area of significant economic depression when compared to either the City of Rochester or to New York State overall.

### Census 2000 Economic Indicator Data for PBOA, Municipality, and State

<b>Economic Indicator</b>	<b>Study Area (Census Tract 69)</b>	<b>City of Rochester</b>	<b>New York State</b>
<i>% Poverty</i>	33.4%	25.9%	12.4%
<i>Median Household Income</i>	\$18,710	\$27,193	\$43,393
<i>Unemployment</i>	11.1%	5% *	4.7% *
<i>Commercial Vacancy</i>	46% **	9.61%	Data Unavailable
<i>Residential Property Value</i>	\$43,000	\$61,300	\$148,700

\* March 2006 from <http://www.bls.gov/eag/eag.ny.htm>

\*\* For VO-PBOA Only, estimated based on data obtained during Pre-Nomination Study.

### 2.2.3 Preference 3 - Strategic Opportunities

The PBOA brownfield sites present strategic and compelling opportunities to stimulate economic development and revitalize the community. The eventual remediation of key brownfield properties in the midst of a impoverished and blighted neighborhood presents tangible and concrete revitalization possibilities given the close proximity of the PBOA to the Genesee River and its associated network of trails, the Corn Hill and Brooks Landing redevelopment areas, the University of Rochester, and the more affluent neighborhoods across the river. As a result the PBOA presents a unique natural, historic, cultural, and real estate market setting.

By far the most compelling opportunity within the PBOA is the existence of more than a mile of publicly owned, waterfront property along the Genesee River. Much of this riverfront is underutilized and potentially or documented as contaminated. The Genesee River is a central feature in the history and culture of the City of Rochester and as part of the Erie Canal Corridor, of the region as a whole.

Revitalization opportunities include:

1. increasing access to the river;
2. improving the existing parkland through environmental remediation and landscaping;
3. revealing the historic and cultural development of the area through public awareness efforts and restoration projects;

4. redeveloping several of the current commercial/light industrial sites, specifically, the Foodlink and former Sears Warehouse sites (920 & 936 Exchange Street) potentially as a public food market; and,
5. transitioning PBOA properties traditionally used for commerce and industry to a mix of commercial and residential uses attracted by the close proximity to the river and University of Rochester, the natural setting and the aforementioned communities to the north, east and south.

Opportunities to site new public amenities include possible redevelopment of existing structures to both serve the local community and entertain visitors such as a public food market, community cinema, or live music venues. In addition, a housing concept study prepared by the City of Rochester proposed linking the more affluent neighborhoods on the eastern side of the Genesee River to the neighborhoods in the immediate proximity of the PBOA with a pedestrian bridge connecting the PBOA to the University of Rochester neighborhood. The City and the University previously considered a project to construct housing for university students and faculty on portions of the PBOA. This project was halted due to large potential costs and unknown subsurface conditions associated with the former vacuum oil site in the PBOA.

#### **2.2.4 Preference 4 - Community Partners**

The City of Rochester and the selected consultant will be working closely with neighborhood groups through the City's NBN sector planning process as well as the business and property owners in the PBOA. The City has an established track record partnering with local, state, and federal governments, and private entities, including the University of Rochester, on projects that enhance economic opportunity and brownfield cleanup within the community.

Much of the foundational work presented in the Pre-Nomination study was based upon work completed for the Rochester Department of Community Development by the Cornell University Department of City and Regional Planning. As part of that effort, a neighborhood community meeting was held to gather information about the study area from residents. A SWOT analysis characterizing Strengths, Weaknesses, Opportunities and Threats was completed and discussion was held to collect additional comments. A focus group with residents and business owners from the riverfront and the Exchange Street neighborhood was also held to solicit feedback on proposals. The City will build upon and extend involvement with these and other community partners during the Nomination phase.

The City has begun to coordinate its efforts on the Vacuum Oil refinery site with the New York State Department of Environmental Conservation (NYSDEC) Region 8 Office. Mobil Exxon, the current successor company to Standard Oil Company of New York (SOCO) Vacuum Oil, has begun to work with Region 8 to understand the conditions on the former refinery site. In 2005 Mobil Exxon completed a report on current conditions at the former refinery site.

Mobil Exxon's involvement creates the potential for possible responsible party led cleanup actions in support of redevelopment projects in the PBOA.

The City of Rochester Division of Environmental Quality (DEQ) has partnered with the Monroe County Department of Health and the NYSDEC to investigate and advise the community with regard to exposure associated with the Vacuum Oil waste site, the former ash landfill located at the southern end of the PBOA, and the five Monroe County Environmental Management Council Listed solid waste disposal sites that are located in the PBOA.

The City of Rochester DEQ has briefed the NYSDEC Region 8 brownfield staff regarding the Vacuum Oil South Genesee River Corridor BOA application. Region 8 is supportive of the application. The City and Region 8 have worked together periodically on issues related to the Vacuum Oil site during the past 15 years. In the 2001 NYSDEC Investigation report for the Vacuum Oil waste site the NYSDEC concluded that the site would not be eligible for clean up as an Inactive Hazardous Waste Site (due the waste at the site being derived from petroleum products) but noted that the Vacuum Oil site would be a good candidate for a Voluntary or brownfield clean up-project.

The City of Rochester recently partnered with the University of Rochester (a private university) to construct a pedestrian bridge over the Genesee River. This bridge is located approximately 500 feet to the south of the PBOA. Furthermore, the City and the University are currently in the planning stages to convert an existing railroad bridge across the Genesee River into a second pedestrian bridge which would connect the central portion of the PBOA to the University. The City is currently applying for a grant from the LWRP to fund the design of this bridge. This bridge will connect the Genesee River trail system that exists on the PBOA with the trails on the University of Rochester campus on the east side of the Genesee River. This public private partnership will provide needed University funding for eventual campus housing opportunities and related development on portions of the PBOA. It would also provide much needed waterfront access and land for the University to construct student housing.

Two complementary public-private partnership waterfront housing projects have also recently been undertaken in close proximity to the PBOA. Corn Hill Landing is located approximately 1,000 feet north of the PBOA along the Genesee River Corridor. Brooks landing is located approximately 1,000 feet to the south of the PBOA along the Genesee River corridor. Both of these projects involved City of Rochester remediation, clean up, and assembly of several vacant underutilized waterfront parcels. For Corn Hill landing the City completed initial site cleanup and assisted private developers with the environmental and technical aspects of constructing residential housing and a waterfront park area on the property. The City completed remedial work at the Brooks Landing site and has partnered with a private developer who is currently constructing a waterfront hotel and river side improvements on the site.



The City has recently fostered numerous public private partnerships on brownfield sites. Recent City of Rochester private partnerships include construction of the Rochester Rhinos Soccer Stadium on the Erie Canal Industrial brownfield site that was cleaned up by the City DEQ under a USEPA Brownfield Pilot Grant, and construction of a residential market rate housing project on the former APCO scrap yard which was successfully remediated under the NYS Environmental Restoration Grant program.

Funding from the NYS BOA program will allow the City to continue to develop similar public private partnerships in the PBOA, and will allow the City to build upon the existing public/private partnership that currently exists with the University of Rochester.

## **2.3 RATING CRITERIA**

The proposed project satisfies BOA rating criteria in the following ways:

### **2.3.1 Rating Criteria 1 - Economic Value**

**2.3.1.1 *The proposed nomination will contribute to the overall economic development plan of the community by attracting and creating new business opportunities and improving the economic viability of a local neighborhood.*** This is one of several strategies advocated in the City of Rochester Renaissance 2010 Comprehensive Plan. The proposed nomination and associated project will also contribute to the overall economic development plan of the community by supporting transformation of this area of the City into a Tourism Destination (another Renaissance 2010 strategy) by building upon and improving access to the unique and historic waterfront resource located within the PBOA. Finally, development and revitalization of the PBOA will further contribute to the overall economic development plan of the community by helping to reduce the impact of concentrated poverty within the PBOA, improving the PBOA pedestrian circulation system and connecting redevelopment now occurring just south of downtown to the University of Rochester and Brooks Landing area.

**2.3.1.2 *The proposed nomination has realistic potential to generate economic development by spurring revitalization and reinvestment in this strategically located natural setting.*** Investment and redevelopment, following clean up of key sites, will likely result in improvements in public safety, improved access to natural resources and reconnection to adjacent vital neighborhoods. These important outcomes are the groundwork for additional investment and the creation of immediate and future jobs within the PBOA area, where there are few jobs now, by increasing the presence within the neighborhood of commercial and service establishments.

Many of the economic woes of the surrounding neighborhood are derived from and reinforced by negative perceptions of the area which are influenced by the blighted appearance of the brownfield properties within the PBOA. Addressing the brownfields in this area would create immediate jobs for construction and remediation workers.

In the long term, improvements in the aesthetics of the area through brownfields remediation, coupled with the other development projects taking place in the community as well as increased cross-river ties brought about by the planned pedestrian bridge, will remove a disincentive to investment and help revitalize the local economy.

**2.3.1.3 *The proposed nomination is designed to attract new development to existing centers or to designated economic development zones as the PBOA is located entirely within a Renewal Community Zone and within a NY State designated Environmental Zone.*** In addition, the northern parcels of the PBOA are designated as an Empire Zone. Addressing the brownfields sites in the PBOA will be a significant step to promote the success of these programs in this community.

**2.3.1.4 *The proposed nomination would make efficient use of public investment in infrastructure by spurring development in an underutilized area characterized by vacant and abandoned properties which are, nonetheless, served by existing utilities and other infrastructure which once supported extensive industrial and commercial development.*** The proposed nomination would also make efficient use of public investment in infrastructure by increasing access to and use of an existing trail system now avoided due to public safety concerns, unattractive views of abandoned buildings and the stigma of environmental contamination.

## **2.3.2 Rating Criteria 2 - Development of Partnerships and Leveraging**

**2.3.2.1 *The City has received significant support from involved local, state and federal entities for the PBOA project concept and grant application.*** This application is a continuation of collaborative planning efforts between the City of Rochester, several commercial businesses in the PBOA, and the neighborhood groups Sector 4 NBN representative board, to address key brownfield properties within the Sector 4 community. The City of Rochester's NBN program and City Planning Sector process was developed during the 1990's to respond to the need for meaningful and direct inclusion of the community in city planning and quality of life issues. NBN is the City of Rochester's nationally acclaimed citizen planning process designed to incorporate residents, businesses, schools, churches and other community stakeholders in the development of Rochester's future. The now well established network of NBN community groups is structured to substantively address neighborhood land use issues.

The City has advertised its intent to participate in the BOA program, and as part of the application process, has initiated a campaign to solicit input from the participating neighborhood groups, residents, property owners and businesses on sites of concern. In addition to neighborhood support, the City has support from members of the Rochester City Council, the Monroe County Executive, the Monroe County legislator for the PBOA area, and the NYS Assembly District representatives.

The Sector 4 Board meeting attendance sheet, a copy of the newspaper advertisement and several letters of support for the City's application are included as Attachment B, which illustrate the high level of cooperation and involvement by the public and other governmental representatives.

**2.3.2.2 *The City's commitment to developing public-private partnerships and building new private-public partnerships is demonstrated by a long history of such partnerships as well as a recent partnership with the University of Rochester to construct a pedestrian bridge over the Genesee River 500 feet south of the PBOA.*** The City is currently applying for a federal grant from the LWRP to fund the design of this bridge. Complementary on-going public private partnership waterfront housing projects in close proximity to the PBOA include Corn Hill Landing and Brooks Landing. Additional public private partnerships on brownfield sites taking place in the City include construction of the Rochester Rhinos Soccer Stadium on the Erie Canal Industrial brownfield site and the former APCO scrap yard which was remediated as a NYS Bond Act brownfield site.

**2.3.2.3 *The proposed nomination would enable the community to make better use of public funds and programs by identifying key brownfield properties and determining where there is the potential for private parties, including Mobil Exxon, to fund cleanup actions.*** The project will also facilitate more effective use of public funds by physically and programmatically linking brownfield sites with recent and planned redevelopments, important community assets, and natural resources. As a consequence, the City and Sector 4 will be better positioned to access and more effectively use a variety of funding sources. These potential sources include but are not limited to BOA Nomination and Implementation phase grants, State Environmental Restoration Program grant funds, USEPA assessment and cleanup grant funds, USEPA removal action, Brownfield Economic Development Initiative (BEDI) grant funds, and various transportation improvement funding programs. ***The City would also be in a position to more effectively direct the use of its USEPA funded Brownfield Assistance Program, Brownfield Cleanup Revolving Loan Program (BCRLF) to the PBOA.*** Allocation of resources in this manner occurs because the City's capital and operating budget preparation process specifically directs budget resources to the priority issues, projects, and strategies associated with Mayor Duffy's focus on Economic Development, Public Safety and Education. The BOA process and resulting Nomination Study will become part of the Sector 4 action plan and help guide City resource allocation decisions. This will enable the community to leverage financial resources to make better use of private funds

2.3.2.4 *The proposed nomination would enable the community to make better use of private funds by encouraging investment from the University of Rochester, local housing developers, and private businesses.* In Rochester, careful public investment in area-wide brownfield inventory, assessment and cleanup projects have a track record of leading to subsequent private sector investment. Noteworthy examples include the **High Falls District** (former manufacturing, utility and fill site), **Chevy Place East End** (former Hallman's Chevrolet brownfield site), **Newcroft Park** (former APCO site), and the **Western Gateway Industrial Park** (former municipal landfill). These projects involved the use of public (City, NYSDEC, and USEPA) funds for site investigation and cleanup of abandoned and underutilized brownfields. The use of public funds to reduce or eliminate environmental cost penalties at brownfield redevelopment sites remains an essential role for the City at sites where cleanup costs exceed property valuations.

### 2.3.3 Rating Criteria 3 - Environmental Value

2.3.3.1 *The project would lead to enhancement of natural resource values in the built environment by improving access to and utilization of the Genesee River and associated trail system within the area of the PBOA.* Currently, the aesthetic, cultural, and recreational benefits of the 1.2 miles of river waterfront and open space within the PBOA are severely impaired by blight associated with the high concentration of brownfield sites and lack of financial investment in the area. Mitigation or remediation of environmental and property condition impairments would lead to more frequent use and enjoyment of this unique natural setting and greater financial investment in the PBOA.

2.3.3.2 *The project would lead to the protection, enhancement or restoration of local, state, or federally designated natural resources by reducing the threat of pollution within the Genesee River and restoration of adjoining unimproved and neglected open space.* The Genesee River borders the PBOA to the east and is a public fishery. Areas downstream are designated public fisheries for brown trout, steelhead, coho salmon, and chinook salmon. The NYSDEC supplements the fishery by annual stocking with 155,000 chinook salmon, 22,100 steelhead, and 22,000 coho salmon. Active boating and canoeing occurs on the river and the open water connection to the NYS barge canal system is located a short distance to the south of the PBOA.

Fishing in the Genesee River is impaired. Health and safety concerns associated with fish consumption advisories and aesthetic concerns relate to the appearance of frequent petroleum sheens and coal tar that appears on the water surface after heavy precipitation events. The combination of proximity to the river and historical uses of the brownfields sites, especially the refinery site suggest a strong possibility that the brownfields are contributing to water quality problems in the river. Fishing in the Genesee River would be likely be enhanced by

restoration of water quality resulting from addressing the environmental concerns at the brownfields of the PBOA.

- 2.3.3.3 *The project would address environmental justice concerns and lead to improved environmental quality in an under served community by encouraging the cleanup of brownfield sites, improving environmental conditions, and increasing recreational opportunities within the underserved PBOA and surrounding community.*** The PBOA is located at an important interface between poor and middle class neighborhoods, market rate downtown housing redevelopments, the University of Rochester and the Genesee River. City planners envision the Genesee River as a vital link within the community, as well as an attraction to visitors.

Within the PBOA, the River itself serves as a boundary between separate communities with distinct cultures and few ties. On the east bank is a predominantly white, middle-class neighborhood, and an institute of higher learning. The eastern river bank is graced with a well manicured pedestrian path, populated with joggers, dog-walkers, and students. To the west is a neighborhood plagued by poverty and crime, with a racial profile that is 86.9% African-American. The area between the trail on the west bank of the river and the residential neighborhood adjacent to the PBOA is largely overgrown, poorly maintained, and of environmental concern. Its trails and parks are underused and considered unsafe by some area residents. The PBOA will be an important part of the City's efforts to improve the physical state of the waterfront as well as improve the physical connection and communication between the east and west bank neighborhoods. The Corn Hill Landing and Brooks Landing projects, improvements to pedestrian access across the Ford Street Bridge and the proposed transformation of the railroad bridge into a footbridge are examples of City endeavors aimed at reversing the urban blight of the under served west bank community. ***Addressing the potential environmental contamination at brownfields located between and among these project areas will be a vital step in ensuring the success of the revitalization process.***

- 2.3.3.4 *The proposed BOA would lead to the development of a public amenity identified as strategic for the community by improving access to and utilization of the western bank of the Genesee River, the surrounding viewscales and the associated trail network.*** Rochester's Renaissance 2010 Plan, the LWRP, and the New York State Erie Canalway National Heritage Corridor collectively identify the Genesee River as a unique cultural asset and community focal point. Due to the proximity of the PBOA to the Genesee River in the eastern border of the PBOA successful redevelopment of the PBOA brownfields will have a direct and positive impact on this strategic public resource.

### 2.3.4 Rating Criteria 4 - Relationship to Existing Plans and Activities

#### 2.3.4.1 *The project is consistent with current area-wide planning because it would:*

1. *“Reduce amounts and toxicity of the various forms of pollution entering our environment and the public health threats from all forms of environmental pollution and contaminants.”*
2. *“Preserve and enhance our waterways, parks, urban forest, recreation and open space areas... and maximize environmental benefits derived from those resources and assets”.*
3. *“Reclaim designated ‘brownfields’ and other contaminated land, facility, and waterways for useful, productive development.”*

Each of the three anticipated effects listed above is found within Rochester’s adopted Comprehensive Plan, the principal guidance document for planning in the area. Other relevant plans include the Rochester Draft LWRP Program Update of June 2005 and the NBN Sector 4 Plan. The objectives of BOA designation are consistent with Mayor Duffy’s key focus areas of Public Safety, Economic Development and Education.

BOA program goals are consistent with other City’s Comprehensive Plan strategies which include:

1. promoting Citizen Involvement through focusing on positive aspects of the community;
2. improving Health, Safety and Responsibility, through improving the safety, cleanliness and attractiveness of the local environment;
3. demonstrating Environmental Stewardship through environmental remediation;
4. establishing Economic Vitality through attracting and creating new business opportunities and improving the economic viability of a local neighborhood;
5. improving Quality Service through improving the park and recreation system;
6. transforming the City into a Tourism Destination by maximizing the unique and historic waterfront resource at the PBOA; and ,
7. creating Healthy Urban Neighborhoods by helping to reduce the impact of concentrated poverty, improving the pedestrian circulation system and supporting fair land use development patterns.

The goals of the BOA program are closely aligned with Rochester LWRP Corridor Wide Strategies identified in the LWRP Program Update to implement these goals include:



1. Build stronger waterfront and urban neighborhoods;
2. Create new urban economic opportunities;
3. Improve connectivity between our water-related assets;
4. Establish a user-friendly waterfront;
5. Support water dependent and water enhanced uses;
6. Invest in public parks and infrastructure;
7. Foster public safety;
8. Preserve and enhance natural and cultural resources;
9. Create memorable places and experiences; and,
10. Utilize an integrated and strategic approach.

The following areas that both affect and are affected by the PBOA are non-focus site projects under the LWRP:

1. Brooks Genesee Landing;
2. Erie Canal Industrial Heritage Parkway;
3. Genesee Waterways Center;
4. Plymouth Flint Redevelopment Project; and,
5. Small Scale Landings.

Additional details on the context of redevelopment taking place in the vicinity of the PBOA are described in Part 3, Section 3 below, “Complementary Projects”.

**2.3.4.2 *The project would serve as an integral part of a strategic set of actions designed to comprehensively address a community revitalization opportunity by extending and continuing the City’s approach of public sector investment in cleanup and incentives for private sector to redevelop brownfield areas in order stimulate broader community revitalization.*** Past examples of City brownfields redeveloped as part of this strategy include Paetec Park, the High Falls District, Chevy Place East End, Newcroft Park and Western Gateway Industrial Park.

As already noted, the City is pursuing relationships and the involvement of the University of Rochester, state and federal agencies, Mobil Exxon, neighborhood Groups, local businesses and developers, to bring focus and resources to the PBOA. The City’s current focus on public safety, economic development, and education along with the Comprehensive Plan strategies guide the planning process. The strategy of reclaiming “designated ‘brownfields’ and other contaminated land, facility, and waterways for useful, productive development” remains a driver in Rochester in general, and for the PBOA in particular.

### **2.3.5 Rating Criteria 5 - Regional Significance**

**2.3.5.1 *The project would advance the resolution of a long-ignored environmental impairment of regional significance by restoring over a mile of Genesee River waterfront and revitalizing an impoverished area burdened for over 70 years by the legacy of past industrial uses.*** The PBOA represents a noteworthy link in the sensitive network of Great Lakes tributaries and northern waterways impacted by past industrial practices that relied upon such areas for the disposal and deposition of waste. This legacy is well known throughout the region and is responsible for the many urban pockets of abandoned, underutilized brownfield sites around which reside blighted neighborhoods like the PBOA.

**2.3.5.2 *The project would improve economic and cultural resources of regional significance by encouraging efforts to link the PBOA and surrounding community to the existing University of Rochester campus, by providing opportunities for development of University related housing or other uses near or within the PBOA area, and by creating an exciting link to downtown Rochester, the economic center of the region.*** In addition to the footbridge now under consideration, the improvements in environmental conditions within the PBOA and improvements in public safety, economic development, and real estate market conditions within PBOA neighborhoods would likely lead to additional public and private financial investment. These factors are also critical elements in the potential development by the University of lands west of the Genesee.

**2.3.5.3 *The project would promote redevelopment and revitalization of a regional center by restoring a vital link between the University of Rochester, the NYS barge canal system, and downtown Rochester.*** The City of Rochester is centrally located in the Western New York/Finger Lakes portion of New York State and historically has been the population and economic center of the region. Revitalization of abandoned industrial sites is of regional significance because such sites represent important community, regional, and state assets that have been ignored and discarded. Restoring such properties within the PBOA from decay and contamination into an appealing riverfront, recreational and mixed use neighborhood will have a transforming effect on the entire area south of downtown Rochester. The City of Rochester intends to use funds from the Nomination grant to develop revitalization strategies for the PBOA which will center on maximizing the benefits of the Genesee River, an economic and cultural resource of regional significance. Subsequent NYS designation of the PBOA will be a critical planning and eventual environmental clean up tool to promote redevelopment of the PBOA and the City.

### **3. COMPLEMENTARY PROJECTS**

The City of Rochester Department of Community Development completed a Housing Subdivision Plan and Report for the PBOA in May 2006. This concept plan lays out conceptual residential development schemes and waterfront green space parks along the Genesee River for the PBOA. The concept plan used existing environmental data (see Pre-Nomination summary) to site the housing units in the areas of the PBOA that represent the least environmental risk for residential development. Based on environmental concerns from the brownfield sites in the PBOA the City decided that it was premature and currently not feasible to continue with this plan. The designation of the Site as a BOA and the state funding that is associated with the BOA process will give the City of Rochester the critically needed funding to further delineate the significant subsurface impairment concerns at the PBOA to more accurately plan for safe, responsible redevelopment of the PBOA and leverage other public and private funding sources.

Complementary Genesee River waterfront housing projects have recently been completed by public private partnerships that the City of Rochester has fostered on brownfield sites with private builders. The Corn Hill Landing residential townhome project is located approximately 1,000 feet to north of the PBOA. The Brooks landing residential and hotel project is located approximately 1,000 feet south of the PBOA. Both of these waterfront re-development residential housing projects were initiated by the City of Rochester by conducting clean ups of former brownfield sites (see section 2.5.6 above).

The City of Rochester and the New York State Department of Transportation (NYSDOT) completed the design and construction of pavement and utility improvements to South Plymouth Avenue in 2004-2005. South Plymouth Avenue runs adjacent to the PBOA along the PBOA's western border and provides the main thoroughfare linking the neighborhoods that comprise the PBOA to downtown Rochester. The City of Rochester and the NYSDOT also recently completed construction of an additional pedestrian lane to the Ford Street Bridge over the Genesee River. The Ford Street Bridge crosses the Genesee River at the PBOA's northern boundary. This construction was completed to provide additional pedestrian and recreational bicycle traffic to the hiking and bicycle trails along the Genesee River in the PBOA.

Initial planning and concept studies are currently underway between the City of Rochester, Monroe County, the Friends of the Genesee River, and the University of Rochester to rehabilitate the railroad bridge on the southern portion of the PBOA into a pedestrian bridge. This project is intended to enhance river and greenspace access, and to improve the existing hiking and bicycle trails that exist at the PBOA and the throughout the Genesee River corridor.

The Plymouth Flint Redevelopment Project of the LWRP Update recognizes that substantial vacant and underutilized land exists along the Genesee River and inland. Recommendations include:

1. Require peripheral landscaping for industrial properties to improve appearance of the area;
2. Define necessary owner cooperation to accommodate parking and services requirements of industries;
3. Provide existing residents at Violetta and Exchange Streets an opportunity to relocate into newer infill housing within the district;
4. Extend neighborhood streets to the river;
5. Restrict encroachment of industrial uses into existing or new residential areas;
6. Develop a clear landscaped buffer between industrially related parking and residential uses;
7. Rehabilitate sound structures along Exchange Street and infill with new development or infill housing as appropriate, and encourage infill housing on major parcels accessible from Cottage Street and Utica Place;
8. Assemble land for redevelopment as affordable housing which is consistent with the foregoing objectives and is strongly oriented to the river;
9. Upgrade the visual quality of Flint Street to serve as the gateway for this district;
10. Provide sidewalks, landscaping, and an attractive overall quality which will encourage pedestrian and vehicular uses;
11. Create a unique and widely accessible public recreation use at the river's edge which can be attractive to the larger community as well as to new development. Insure that this public use maintains the continuity of the river edge pedestrian/bicycle trail and provides limited boating amenities;
12. Renovate the existing railroad bridge for pedestrian use to interconnect the east and west banks of the river;
13. Encourage pedestrian connection from the river's edge to Magnolia Street;
14. Maintain continuity of vehicular access throughout this area between Flint Street and Plymouth Avenue near the Plymouth Avenue Gardens;
15. Create a type and mix of housing at the South Entry which responds to the location and configuration of this area and which might be highly attractive to members of the university community. This will require acquisition of inappropriate industrial and related uses;
16. Incorporate major open space in association with new housing to enhance and augment the public character of the river open space; and,
17. Accommodate a new street which can provide access northward to the remainder of the West Bank that will not disrupt traffic operations on South Plymouth Avenue.

The City is aggressively pursuing implementation of the plans outlined in the draft LWRP Update. The project will supplement and complement these efforts by providing necessary data and analysis to support these efforts.

The designation of the PBOA and the receipt of grant funding will provide the City of Rochester with the required framework to begin this waterfront greenspace revitalization process.

#### **4. INVOLVEMENT BY THE PUBLIC AND GOVERNMENT AGENCIES**

Public participation in planning for the PBOA has and will continue to involve the City of Rochester DEQ and the Department of Community Development working with several neighborhood organizations such as the 19<sup>th</sup> Ward Community Group and NBN Sector 4 community leaders. The City will work with the affected neighborhood organizations during the nomination phase and later during implementation. The role of the New York Department of State (NYDOS) in both the LWRP and BOA processes will ensure its active involvement in the designation of the PBOA and in future redevelopment planning and implementation projects.

The Vacuum Oil brownfield site is the key brownfield site in the PBOA that is hindering re-development of the PBOA. The NYSDEC is currently negotiating with Mobil Exxon (the successor to Vacuum Oil) regarding characterization and eventual clean up the former refinery site. The City of Rochester and the NYSDEC Region 8 have collaborated in the past on interim remedial actions and investigations of the site and are continuing to work together. Nomination and subsequent designation of the PBOA will provide planning and funding benefits to allow for a well thought out clean up of the Vacuum Oil site that is compatible with the planned future re-use of the PBOA.

The City of Rochester DEQ, the Monroe County Health Department, and NYSDEC Region 8 Office are members of the Monroe County Waste Site Advisory Committee. The WSAC meets regularly regarding the status and threats of Waste Disposal Site located within Monroe County and have jointly discussed the Vacuum Oil site periodically for 20 years. Both the Monroe County Department of Health and the NYSDEC are supportive of the PBOA project.

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**Part D. LEVEL of PROJECT SUPPORT**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*



## **LEVEL of PROJECT SUPPORT**

This application is a continuation of collaborative planning efforts between the City of Rochester, several commercial businesses in the PBOA, and the neighborhood groups Sector 4 NBN representative board, to address key brownfield properties within the Sector 4 community. The City of Rochester's NBN program and City Planning Sector process was developed during the 1990's to respond to the need for meaningful and direct inclusion of the community in city planning and quality of life issues. NBN is the City of Rochester's nationally acclaimed citizen planning process designed to incorporate residents, businesses, schools, churches and other community stakeholders in the development of Rochester's future. The now well established network of NBN community groups is structured to substantively address neighborhood land use issues.

The City has advertised its intent to participate in the BOA program, and as part of the application process, has initiated a campaign to solicit input from the participating neighborhood groups, residents, property owners and businesses on sites of concern. In addition to neighborhood support, the City has support from members of the Rochester City Council, the Monroe County Executive, the Monroe County legislator for the PBOA area, and the NYS Assembly District representatives. The Sector 4 board meeting attendance sheet, a copy of the newspaper advertisement and several letters of support for the City's application are included as Attachment B, which illustrate the high level of cooperation and involvement by the public and other government agencies.

The proposed Nomination Phase project is structured consistently with the established relationships between Sector 4 and the neighborhood groups. The Sector 4 Board represents five (5) distinct residential neighborhood groups, as well as several business associations, and has been very active in exploring ways to respond to a variety of environmental issues including brownfield properties and lead poisoning in school age children as well as other problems such as substandard housing, street crime, drug use and violence. The sector planning process and network has become the most effective way to reach the community when City projects are being planned and designed and when controversial issues require public education and involvement.

During the most recent Sector 4 Board Meeting, held on May 18, 2006, the City presented the concept for the Vacuum Oil - South Genesee River Corridor PBOA Nomination project. Board members, already familiar with the site through involvement in previously completed planning and environmental studies, were enthusiastic in passing a motion to support the City's application. In addition, the Board representatives expressed a desire to remain actively involved in the Nomination process through inclusion on planning committees, and as a resource for connecting the community to the BOA program.

Local, State and Federally funded development initiatives are increasingly being targeting to this important area of the southern gateway to the City. Recently, the City was awarded \$25,000 in federal funding, to which the City contributed an additional \$10,000, to perform a feasibility study for a "rails-to-trails" conversion of the abandoned

Vacuum Oil Railroad spur to connect the east and west sides of the Genesee River. To the west of the PBOA, the City has invested over \$4.5 million toward the rehabilitation of South Plymouth Avenue. An additional \$18.8 million in both private and City investment has been targeted for the construction of more than 140 new residential units at Olean and Ford Streets, to the northwest of the PBOA.

The BOA project will also provide opportunities for cooperation between private developers, nonprofit organizations, and property owners. The BOA incentives for private sector participation complement the City's brownfield program incentives such as the Brownfield Assistance Program (BAP), Brownfield Cleanup Revolving Loan Program (BCRLF) and the Brownfield Tax Foreclosure Auctions by creating a strategic planning process and possible funding for BOA assessment and remedial investigation.

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**Part E. APPLICANT'S PROJECT PERSONNEL and PROJECT MGMT.**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

## APPLICANT'S PROJECT PERSONNEL AND PROJECT MANAGEMENT

### 1. PROJECT MANAGEMENT

The Project Manager will oversee the tasks that comprise the BOA Nomination project. The work will be completed by City of Rochester employees, and environmental consultants. Mark Gregor, the City's Manager of the DEQ, will serve as the project manager. In general, City staff will report directly to the Project Manager. Consultants will report either to the project Manager or a designated City staff person. Key neighborhood and business representatives will be invited to serve as Project Steering Committee board members to ensure adequate community involvement will be maintained. The following table describes the roles and responsibilities of those that will be performing the work:

Work Task	Primary Involved Parties	Key Project Management Personnel
<b>Task 1.0 Project Management</b>	City of Rochester- DEQ	- Mark Gregor, CHMM BOA Project Manager  - Jane MH Forbes Environmental Specialist
	City of Rochester	- Economic Development Department - Community Development Department (Planning)
<b>Task 2.0 Community Participation and Visioning</b>	City of Rochester	- Mark Gregor, CHMM - Jane MH Forbes - Economic Development Department - Community Development Department (Planning)
	PBOA Steering Committee	Sector 4 Organization(s) Representative(s)
<b>Task 3.0 Analysis of the Proposed Brownfield Opportunity Area</b>	Contractual Services	-Environmental consultant to be selected through a request for proposal process
	City of Rochester	- Mark Gregor, CHMM - Jane MH Forbes - Economic Development Department - Community Development Department (Planning)
<b>Task 4.0 SEQRA* Compliance</b>	Contractual Services	-Environmental consultant to be selected through a request for proposal process
	City of Rochester	- Mark Gregor, CHMM - Jane MH Forbes

\* New York State Environmental Quality Review Act

## **2. CITY OF ROCHESTER PERSONNEL BIOGRAPHICAL SKETCHES**

### **City of Rochester Project Manager**

Mark Gregor is the Manager of the City of Rochester's DEQ. For the past 21 years he has been responsible for conducting and managing environmental site investigations, petroleum and hazardous waste site remedial projects, and environmental regulatory compliance for the City of Rochester. He testified before the United States Senate Committee on the Environment and Public Works regarding the federal Superfund Program Completion Act of 1999.

His responsibilities include: Management of City environmental compliance programs and environmental investigation and cleanup projects; management of 5-7 environmental professionals and administrative staff; management of \$3 to \$10 million in annual capital environmental projects and \$350,000 annual Operating Budget, direct project management of State Title 5 Environmental Restoration projects and voluntary cleanup projects; pre-acquisition environmental risk management for real property; and performing as the City Project Director for US Environmental Protection Agency brownfield assessment, cleanup and cleanup revolving loan grants. Mr. Gregor has secured more than \$10 million in New York State and federal environmental investigation and cleanup funding and was responsible for more than 60 brownfield investigation and clean-up projects since 1994. Mr. Gregor holds a Bachelor of Science from the State University of New York at Geneseo, a Master of Science in Industrial Hygiene from the University of Rochester, and a Master of Public Administration from Syracuse University. He has been Manager of the DEQ for the City since 1994 and is a Certified Hazardous Materials Manager.

### **City of Rochester Environmental Specialist**

Jane MH Forbes is an Environmental Specialist in Remediation with the City of Rochester's DEQ. For the past 7 years she has been responsible for providing project coordination and field support during environmental site investigations, and petroleum and hazardous waste site remedial projects for the City of Rochester. Ms. Forbes' was previously employed for 9 years with MARCOR Remediation, Inc., a Maryland based environmental remediation contractor.

Ms. Forbes' responsibilities include: preparation of applications for grant funding for various State and Federal environmental investigation and clean-up programs; project management for City environmental investigations, and cleanup projects; and coordination of City resources with citizen and area business groups to promote continued involvement by the public and other agencies. Ms. Forbes holds a Bachelor of Science in Environmental Science from the State University of New York at Buffalo.

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**Part F. PROJECT SCOPE of WORK and SCHEDULE**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

## **PROJECT SCOPE of WORK and SCHEDULE**

### **Task 1 Project Management (October 2006 - November 2007)**

Project Management activities include the coordination of community groups, environmental and planning consultants; development and execution of professional service agreement contracts; and supervision of City staff activities and work products. Project Management activities will also include interaction with NYDOS and NYSDEC administrative personnel. Meetings will include joint NYDOS/ NYSDEC/ City meetings, internal City and project steering committee coordination meetings, as well as outreach at public meetings such as regular Sector 4 meetings.

### **Task 2 Community Participation and Visioning (October 2006 - September 2007)**

The community visions and goals developed during previous planning studies will provide a foundation to develop and articulate those and additional visions, goals and objectives for the community given the information available. Through internal and public project coordination meetings, project personnel and community partners will:

- establish a Steering Committee representative of neighborhood, commercial and City interest groups;
- develop and publish the project Public Participation Plan;
- refine the PBOA boundary description and justification;
- identify existing and new community and economic development goals for the PBOA; and
- identify and prioritize opportunity sites and underutilized brownfield properties of concern;

The Public Participation Plan will be implemented through outreach efforts to property and business owners in the PBOA such as workshops, surveys, discussion groups or correspondence to solicit feedback and ensure public participation throughout the course of the Nomination Study.

### **Task 3 Analysis of the Proposed Brownfield Opportunity Area (October 2006 - September 2007)**

#### **3.1 Community and Regional Setting Description**

The summary of community and regional setting provided in the Pre-Nomination Study Report will be further expanded to develop a detailed description of the community surrounding the PBOA and the region the community is within. Demographic information including: housing trends and needs, employment, economic history, incomes, infrastructure, transportation systems, environmental conditions, etc. will be used for describing the context of the PBOA and community with the county and region.



### **3.2 Opportunity Site(s) Inventory and Analysis**

The preliminary inventory of sites developed for the Pre-Nomination Study will be used as the foundation for developing detailed information on each site for use in analyzing the PBOA and to determine strategic brownfield sites within the PBOA. Layers of retrievable GIS data and other existing databases will be utilized to characterize each property in the PBOA. A PBOA GIS shape file and map layer will be created to illustrate overlaps and key prioritization sites including brownfield properties, petroleum spill sites, inactive hazardous waste disposal sites, fill and dumping sites, vacant lots, sites with local, state and federal environmental institutional controls, City-owned properties and underutilized industrial and commercial properties. The City's list of tax delinquent properties, County, State and federal databases will be researched.

### **3.3 Brownfield Sites Preliminary Assessments**

The information gathered during the Pre-Nomination Study will be confirmed through field visits, tax information and discussions with property owners. Screening level environmental assessments of identified brownfield properties will be performed by a contracted consultant for site assembly evaluations. Summaries will include, but will not be limited to: size, land used, zoning, resources, ownership historical uses, potential reuses (public input), geographic location, etc. in order to focus planning efforts. In addition, select sub-areas may be identified for preliminary screening for contamination since these results may limit redevelopment options.

### **3.4 Economic and Market trends Analysis**

Economic conditions and market trends affecting the PBOA will be described and analyzed. Based upon the analysis and the foregoing inventory, the range of future land uses economically viable, compatible and appropriate to occupy the area targeted for redevelopment will be identified. The analysis will include those inquiries and assessments described in Appendix C of BOA Program Guidance for Applicants (February 2006). The analysis will include both macro and micro analyses, including those that address issues and opportunities at the neighborhood and block levels relevant to the PBOA.

### **3.5 Summary Analysis**

A summary analysis will be prepared consistent with the criteria set forth in Appendix C of BOA Program Guidance for Applicants (February 2006). The analyses and findings will include those based upon the economic and market trends analysis and focused upon land use and zoning. The analyses and findings will also include those regarding reuse and development opportunities and need within the PBOA with emphasis upon strategic sites. Also addressed will be anticipated or preferred end land uses, comparison to existing uses and identification of zoning or other regulatory changes necessary to a proposed transition. Publicly controlled land or other land which could be made available for public uses will be identified and described. Anticipated future use of groundwater, if any, and infrastructure improvements or other measures necessary

to promote revitalization, will be described. A series of key recommendations will be offered to serve as the basis for an Implementation Strategy.

Information and mapping on land use, zoning, land ownership, natural and community resources, and brownfield/opportunity sites from the data collection phase will be analyzed and the reuse opportunities and needs in the PBOA will be identified. Preliminary environmental response approaches for key brownfield sites will be developed, including: strategies for site access; funding; property transfers; future site reuse; environmental sampling and remedial investigation scoping; and a qualitative discussion of remedial concepts. The analysis would include identification of synergistic opportunities that combine brownfield site needs with existing community assets, and existing or planned public and private investment.

#### **Task 4 New York State Environmental Quality Review Act (SEQRA) Compliance (January 2007 - January 2008)**

A SEQRA compliant environmental review regarding the potential adoption of an implementation plan will be begun during the nomination study and completed during the Implementation Phase. Work during this nomination phase will include designation of a SEQR Lead Agency, Determination of Significance, Scoping and partial drafting of a Generic Environmental Impact Statement (GEIS). The City will rely upon the selected consultant for completion of all tasks involved in SEQRA compliance (Task 4.0).

##### **4.1 Full EAF Part I and Lead Agency Designation**

Part I of a Full EAF will be completed and Involved or Interested agencies will be identified. Pursuant to an adopted resolution, written notice and request for consent will be given all Involved Agencies regarding the City of Rochester's intent to be designated as Lead Agency for purposes of conducting a SEQR Coordinated Review of the anticipated action. Establishment of the City of Rochester as the Lead Agency will be formalized in a resolution following the appropriate 30-day waiting period and/or receipt of consent from all Involved Agencies.

##### **4.2 EAF Parts II & III and Determination of Significance**

Parts II and III of Full EAF will be completed and considered by the Lead Agency. A resolution will formalize the Lead Agency's Determination of Significance. It is anticipated that the determination will likely be in the form of a Positive Declaration requiring the preparation of a GEIS.

#### **4.3 Scoping**

A draft scope will be prepared describing the proposed content of the Draft GEIS. The draft scope will be available to agencies and the public for comment. A public hearing regarding the draft scope will be held. A final scope will be issued to revise the draft scope in accordance with significant and relevant comments received during the scoping process.

#### **4.4 Preparation of a Draft GEIS**

Drafting of the GEIS will commence. It is anticipated that most, if not all, portions of the GEIS will be drafted during the Nomination Process and little will need to be deferred until the Implementation Phase when a Plan has been more fully described.

A chart illustrating the Project Schedule is included in Attachment D.

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**Part G. PROJECT MATCH**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

## **PROJECT MATCH**

### **1. CASH CONTRIBUTIONS**

The City will contribute 10% to the costs of environmental consulting services, estimated to be \$212,000. The City Cash contribution to the project will therefore be \$21,200 and will be made from the DEQ fiscal year 2006-2007 capital improvement program allocation.

### **2. IN-KIND VOLUNTEER CONTRIBUTION FOR PROJECT STEERING COMMITTEE**

NBN Sector 4 and neighborhood group volunteer representatives will meet every 4-8 weeks during the project. Meetings will last one to two hours. It is estimated that 8 -10 nonprofessional volunteers will be on the Steering Committee which will be facilitated and staffed by City DEQ representatives. Additional members will include property owners, business representatives, the district legislator, a City Council member and City of Rochester representatives. Based on a nonprofessional volunteer rate of \$15 per hour for neighborhood group and Sector 4 leaders and a total of 180 hours for the total project, the Steering Committee in-kind match is \$2,700.

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**Part H. PROJECT BUDGET**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

## **PROJECT BUDGET**

### **1. JUSTIFICATION**

This project is a collaborative effort between the City's NBN Sector 4 groups, and the City of Rochester. The manager of the DEQ will manage the Nomination Phase project. Staff from a variety of City departments including Environmental Quality, Planning, and Economic Development will be involved in the assembly of data and information for the preparation of the final Nomination document. A detailed budget by project task is provided in Attachment D, as well as a listing of items included in the City's approved fringe benefit rates.

The total PBOA Nomination Phase project budget is estimated at \$239,000. Environmental consulting services will be necessary to complete several project Tasks including: community participation planning, data collection and analysis, and SEQR analysis and coordination. PBOA Nomination Phase consultant costs will be approximately \$212,000. The City will fund \$21,200, or 10% of the environmental consulting services costs as it's project match as mentioned in Section G. In addition to the City's consultant match, in-kind, nonprofessional volunteer labor for participation on the project Steering Committee is estimated at \$2700.

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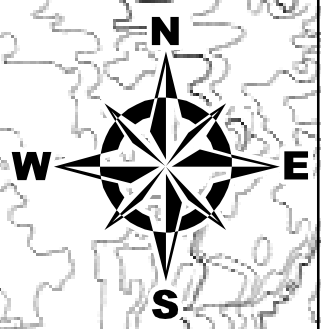
**ATTACHMENTS**

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**Figure 1. 1:24,000 SCALE TOPOGRAPHIC MAP**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

**FIGURE 1: VACUUM OIL-SOUTH GENESEE RIVER  
CORRIDOR NOMINATION PHASE GRANT APPLICATION**



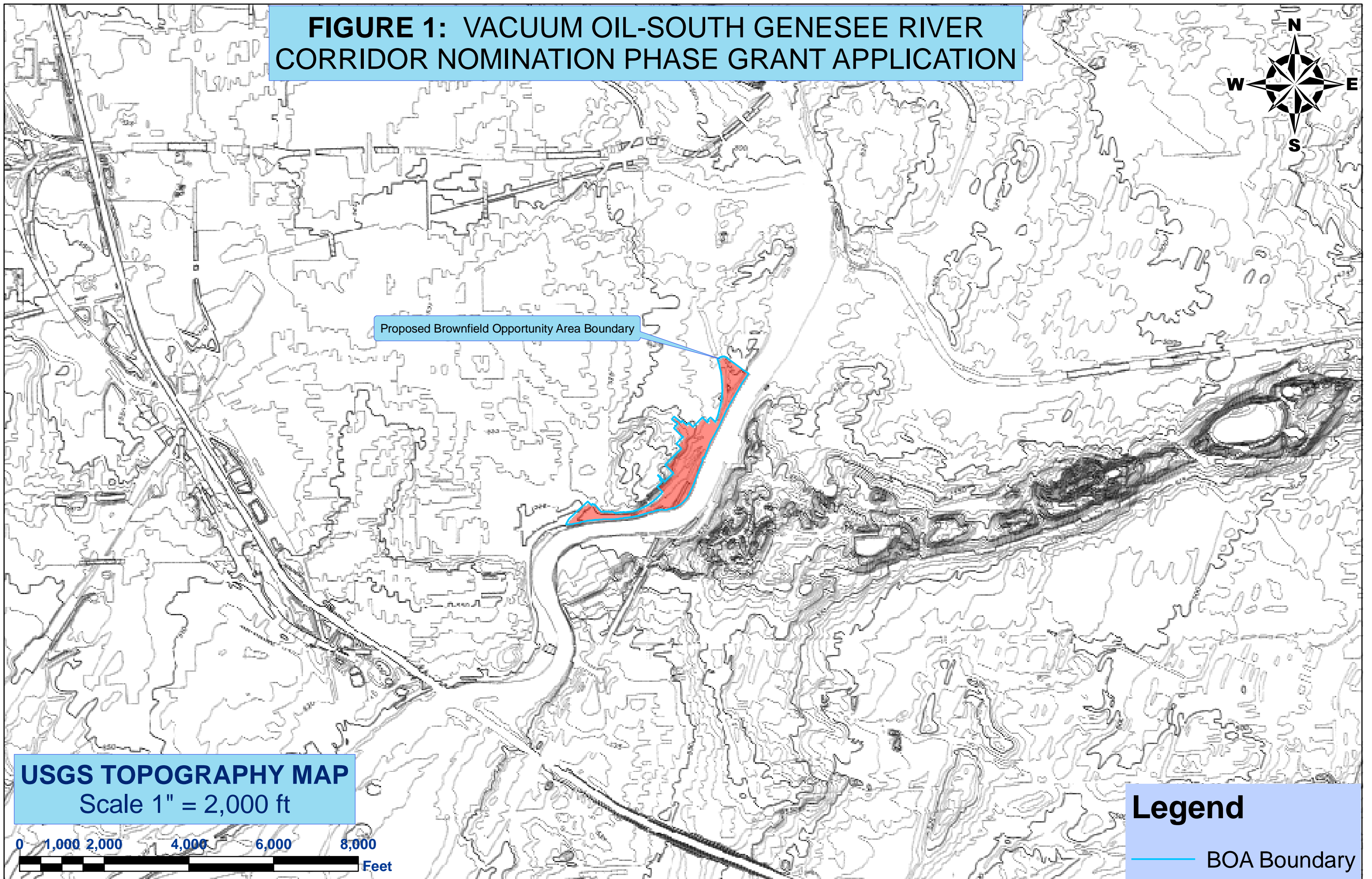
Proposed Brownfield Opportunity Area Boundary

**USGS TOPOGRAPHY MAP**  
Scale 1" = 2,000 ft

0 1,000 2,000 4,000 6,000 8,000  
Feet

**Legend**

— BOA Boundary



**ATTACHMENTS**

**New York State Departments of State and Environmental Conservation  
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**Attachment A. PRE-NOMINATION STUDY**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

# Proposed Brownfield Opportunity Area Pre-Nomination Study Report: Vacuum Oil-South Genesee River Corridor

## Municipal Location:

City of Rochester  
Monroe County, New York

## Submitted by:

City of Rochester  
Department of Environmental Quality  
City Hall  
Room 300-B  
30 Church Street  
Rochester, New York 14614



May 25, 2006

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**Section 1.0**  
**Description of Project and Boundary**

## 1.0 Description of Project and Boundary

### 1.1 Community Overview and Description

The Vacuum Oil-South Genesee River Corridor Proposed Brownfield Opportunity Area (VO-PBOA) is located in the City of Rochester (City) in Western New York (Region). Situated along the western bank of the Genesee River, the VO-PBOA is surrounded by the City's Neighbors Building Neighbors (NBN) Sectors 4, 5 and 6, near the southern City limits. Figure 1 (Community Context Map) provides the location of the VO-PBOA in relation to the Community, Municipality and Region.

The Genesee River is considered a vital link within the community, as well as a beacon to visitors. At the VO-PBOA, the River itself serves as a wall between separate communities with distinct cultures and few ties. The east bank of the river is predominantly white, middle-class neighborhoods surrounding the University of Rochester campus, an institute of higher learning. The eastern river bank is graced with a well manicured pedestrian path, populated with joggers, dog-walkers, and students. The western riverbank is comprised mainly of minority neighborhoods (predominantly African-American) and plagued by poverty.

The indicators of economic distress, include low resident incomes, high unemployment rates, high commercial vacancy rates, and depressed property values. According to US CENSUS 2000 data 33.4% of residents in the census tract, in which the VO-PBOA is located, live beneath the poverty line. This compares to 25.9% in the City of Rochester as a whole, and 12.4% across New York State. Additional economic indicators for the census tract which the VO-PBOA is within are tabulated below and have been shown with the City of Rochester and New York State indicators for comparison.

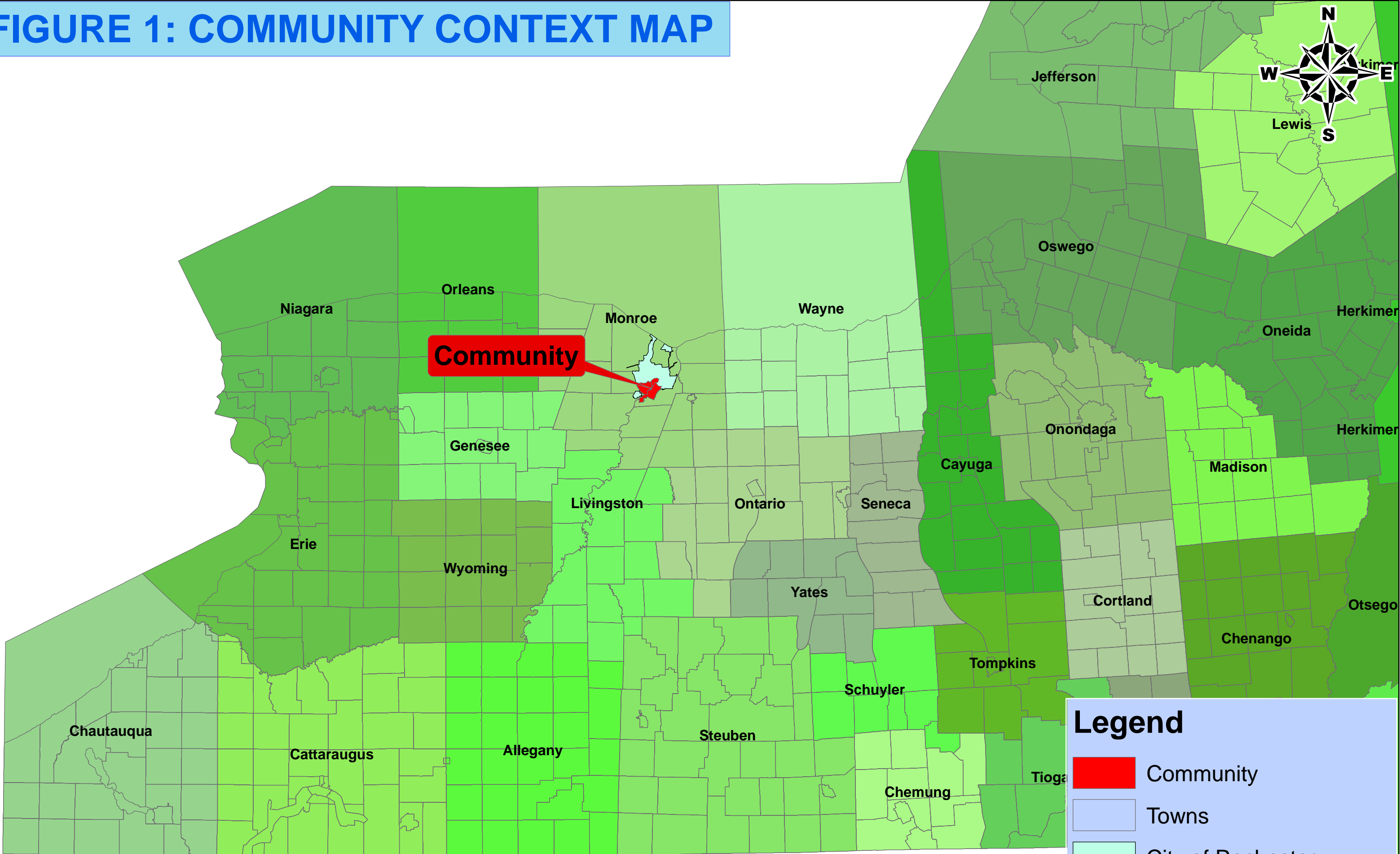
**Table 1**  
**Economic and Employment Indicators**

<b>Economic Indicator</b>	<b>Study Area (Census Tract 69)</b>	<b>City of Rochester</b>	<b>New York State</b>
<i><b>% Poverty</b></i>	33.4%	25.9%	12.4%
<i><b>Median Household Income</b></i>	\$18,710	\$27,193	\$43,393
<i><b>Unemployment</b></i>	11.1%	5%*	4.7%*
<i><b>Commercial Vacancy</b></i>	46%**	9.61%	Data Unavailable
<i><b>Residential Property Value</b></i>	\$43,000	\$61,300	\$148,700



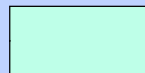

\* March 2006 from <http://www.bls.gov/eag/eag.ny.htm>

\*\* For VO-PBOA Only, estimated based on drive-by survey.

**FIGURE 1: COMMUNITY CONTEXT MAP**



**Legend**

-  Community
-  Towns
-  City of Rochester
-  New York State Counties



The VO-PBOA in its entirety is located within a Renewal Zone and within a NY State designated Environmental Zone and the northern parcels of the VO-PBOA are designated as an Empire Zone. These zones are depicted on Figure 2. The area is at least double the county poverty rate and an unemployment rate of at least 125% of the State average.

In addition to the above economic contexts of the area, there are significant cultural and natural resources associated with the Genesee River. There are designated public fisheries for brown trout, steelhead, coho salmon, and chinook salmon approximately 3 miles and 7.8 miles downstream. The NYSDEC supplements the fishery by annual stocking with 155,000 chinook salmon, 22,100 steelhead, and 22,000 coho salmon. Fishing in the Genesee River is impaired by health and safety, and aesthetic concerns. The combination of proximity to the river and historical uses of the brownfields sites suggest a strong possibility that the brownfields are contributing to water quality problems in the river. Fishing in the Genesee River would be enhanced by restoration of water quality resulting from addressing the environmental concerns at the brownfields of the VO-PBOA. In addition, the Genesee River and the riverfront areas are popular recreational resources throughout the region. The portion of the VO-PBOA along the Genesee River (about 1.2 linear miles) currently has a paved trail; however, there are only limited public amenities and this area is not actively maintained and use of the waterfront area is generally considered a safety concern by area residents.

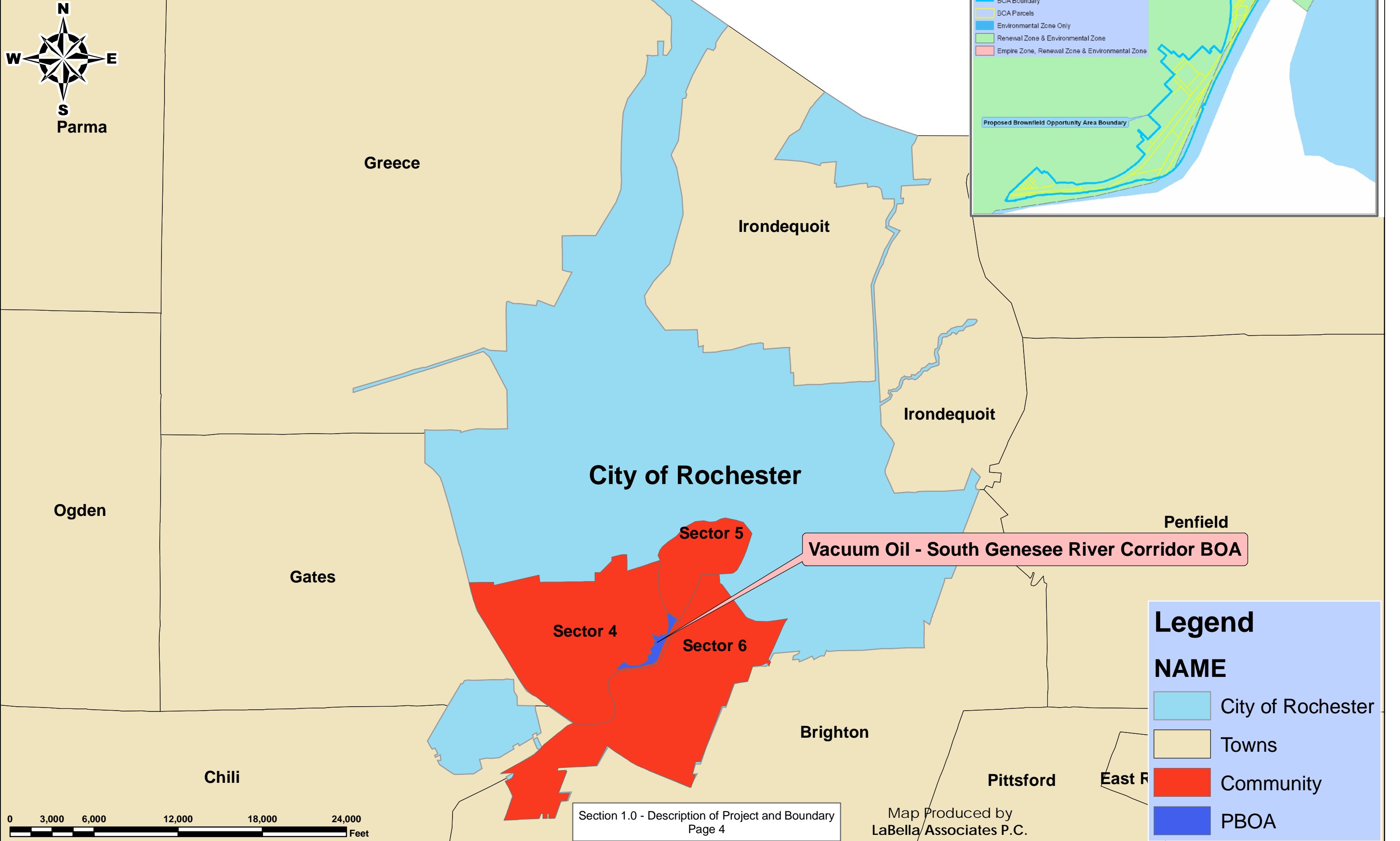
The area was initially developed between the Civil War and 1900. The Vacuum Oil industrial site occupied a large portion of the VO-PBOA between 1866 and 1936; however, the remaining portions of the VO-PBOA were initially residential. Currently, the Vacuum Oil site is predominantly vacant land. The environmental concerns have been a major factor in preventing redevelopment of the waterfront in this area. In addition to the vacant land of the former Vacuum Oil site, the VO-PBOA consists of a mix of light industrial and residential properties with some commercial properties along Exchange Street. Additional commercial properties are located along South Plymouth Avenue west of the VO-PBOA.

## **1.2 Project Overview and Description**

There are approximately 26 potential brownfields sites within the VO-PBOA totaling approximately 52.6-acres. Currently, 23 of these potential brownfield parcels are vacant, abandoned, or underutilized (about 47.4-acres). Figure 2 illustrates the location of the VO-PBOA in relation to the community, municipality and region.

Due to the large area of vacant brownfield sites immediately adjacent to the waterfront of the Genesee River (approximately 1.2-miles of waterfront) and the community's vision (see Section 1.3) for rehabilitating the riverfront area with a park and mixed residential and commercial properties.

FIGURE 2: STUDY AREA CONTEXT MAP



Rehabilitating a portion of this area as a park will connect the area to the Genesee Valley Park, the Genesee Valley Greenway Trail and Erie Canal Trail to the south. This will increase recreational opportunities for the area residents and provide additional access to the significant natural and cultural resource of the Genesee River. In addition, a new park area should increase the safety of the area.

The remaining portions of the VO-PBOA could also be developed for mixed residential and commercial uses in order to revitalize the area. Residential redevelopment has been evaluated for select portions of vacant land (refer to Section 1.3); however, due to the environmental concerns and unknowns, the projects do not appear to be moving forward. Redeveloping select parcels in proximity to the Genesee River would be an ideal fit for commercial businesses (potentially seasonal businesses), such as, restaurants, boat rental store, etc. These types of businesses would promote interest in the area and access to the river and provide employment opportunities for area residents. The parcels currently developed with light industrial or abandoned buildings (specifically the Sears Warehouse site – 920, 936, & 950 Exchange Street and 22 Flint Street) provide significant potential for redeveloping these parcels with commercial businesses that fit better with the area and would provide economic opportunities for area residents.

Further investigation of the brownfield sites (specifically Vacuum Oil) as part of a BOA would provide the needed funding to determine the appropriate remedial measures necessary for redeveloping the brownfield sites. This would significantly improve environmental quality of the area. Furthermore, the Nomination process would provide the economic studies needed to interest businesses and the plans for the area to show its potential. Eliminating the environmental unknowns and showing potential investors the City's commitment to this area will be the key steps for revitalizing the area.

### **1.3 Community Vision and Goals and Objectives**

Several studies addressing area planning and housing concepts have been completed that include community visions and goals for the area. The community visions and goals for the area, developed through these previous studies and detailed in the City's *Rochester Renaissance 2010 Plan*, are summarized below:

- *South Genesee River Corridor Study Final Report* completed in May 2001 by Cornell University (Cornell) – This study identified community vision and project specific goals for the area based on community meetings and research and these are presented below:
  - “Increasing access to the river, physically and visually, including traffic calming to improve pedestrian access;
  - Rehabilitating the existing riverfront greenway, which includes widening the trail, creating gathering areas, and improving overall landscape features;
  - Revealing the historic and cultural development of the area through public awareness efforts;

- Developing civic spaces to be in, not just move through;
- Establishing and reinforcing neighborhood identity through historic preservation, traffic calming, consistent landscaping, and signage;
- Improving the streetscape and signage along east-west streets to bring people to the river, as well as along the greenway itself;
- Increasing pedestrian access between downtown and study area sites;
- Rehabilitating the abandoned railroad bridge for pedestrian use.”

This study also recommended that several of the current commercial/light industrial sites be redeveloped in order to improve economic conditions and assist in revitalizing the area. Specifically, the Foodlink (936 Exchange Street and 22 Flint Street) and former Sears Warehouse sites (920, 936, & 950 Exchange Street and 22 Flint Street) were recommended for redevelopment potentially as a public food market. These community visions and goals identified as part of the Cornell Study show a strong commitment to conducting quality community development that will improve the quality of life of neighborhood residents by increasing safety and creating recreational opportunities.

In addition, the report recommended conducting necessary remedial work. However, at the time of this study, the extent of contamination was unknown. The investigation and remediation of the brownfield sites is a key recommendation of the Cornell study and would significantly improve environmental quality in the area (i.e., subsequent to necessary clean ups).

Initial planning and concept studies are currently underway between the City of Rochester, Monroe County, the Friends of the Genesee River, and the University of Rochester, which will evaluate the feasibility of re-constructing the currently abandoned railroad bridge on the southern portion of the VO-PBOA into a pedestrian bridge. This project is intended to enhance access to the river, greenspaces, and the existing hiking and bicycling trails in the VO-PBOA and throughout the Genesee River corridor. Construction of a pedestrian bridge would also provide a link between two important communities.

- *Housing Subdivision Concept Plan and Report* completed in May 2006 by LaBella Associates, P.C. (LaBella) – This report was completed for the City of Rochester Department of Community Development and presents conceptual, residential development schemes and waterfront green space parks along the Genesee River for a portion of the VO-PBOA. The concept plan used existing environmental data (refer to Section 2.2) to site the housing units in the areas of the VO-PBOA that represent the least environmental risk for residential development.

- *Rochester Renaissance 2010 Plan* adopted by City Council on April 13, 1999 – This comprehensive plan consisted of eleven ‘Renaissance Campaigns’. Several of these campaigns consist of goals which are similar to the Community Vision and Goals already identified and are consistent with the BOA Program. These goals are summarized below:
  - Campaign One: Involved Citizens – “Citizens, institutions and businesses will be encouraged to participate in events, activities, and celebrations that serve to ‘knit’ our community together and that are focused on the positive aspects of our community.
  - Campaign Three: Health, Safety and Responsibility – “Promote neighborhoods that are safe, clean and attractive, that minimize drug sales and use, loitering, graffiti, public drunkenness, property code violations, incidents of fires and other negative quality of life issues and that ultimately reduce the demand for public safety services.”
  - Campaign Four: Environmental Stewardship – “Reduce the amounts and toxicity of the various forms of pollution entering our environment and the public health threats from all forms of environmental pollution and contaminants.”, “Preserve and enhance our waterways, parks, urban forest, recreation and open space areas through a regional ‘no-net-loss’ approach and maximized environmental benefits derived from those resources and assets.”; and, “Reclaim, designated ‘brownfields’ and other contaminated land, facilities, and water-ways for useful, productive development.”
  - Campaign Six: Economic Vitality – “Develop strong, economically viable and diverse neighborhood commercial areas that help to provide entry-level jobs, high-quality goods and personal services to our citizens, offer entrepreneurial opportunities and help increase our city’s economic development and growth.”
  - Campaign Seven: Quality Service – “Provide a parks and recreation system and program that meet our citizens’ needs and demands and expands and safeguards our urban forest.”
  - Campaign Eight: Tourism Destination – Transform our extensive and unique waterfront resources, historic and cultural assets into a regional tourism destination attraction that maximizes economic, environmental and recreational benefits in a way that enhances the quality of life for city residents.”

- Campaign Nine: Healthy Urban Neighborhoods – “Reduce the impacts of the concentrations of poverty in our community by encouraging economic diversity, appropriate neighborhood design and planning and expanded economic opportunity.”; “Develop a pedestrian circulation system that provides maximum accessibility to nearby goods and services, our parks, recreation and open space areas and other community amenities.”; and, “Support a land use development pattern in our city that balances reasonable property use right with our community’s expectation of protection from negative impacts generated by nearby uses or activities.”

These goals identified in the City’s comprehensive plan coincide with the visions and goals identified by the community.

In addition to the above planning studies that have been conducted, the surrounding area has also been experiencing on-going redevelopment through several complementary projects. Specifically, housing projects along the Genesee Riverfront have recently been completed by public and private partnerships that the City of Rochester has fostered for brownfield sites. The Corn Hill Landing project (residential and commercial) is located approximately 500 feet to north of the VO-PBOA. The Brooks Landing redevelopment project (commercial) is located approximately 1,000 feet south of the VO-PBOA. Both of these waterfront re-development projects were initiated by the City of Rochester by conducting clean ups of former brownfield sites. Upon completion, approximately 150 additional housing units and a hotel will have been created. In addition, the proposed Mount Hope Housing project (residential) is approximately 600 feet northeast (across the river) from the VO-PBOA.

The City of Rochester and the NYSDOT completed the design and construction of pavement and utility improvements to South Plymouth Avenue in 2004-2005. South Plymouth Avenue runs adjacent to the western border of the VO-PBOA and provides the main thoroughfare linking the neighborhoods that comprise the VO-PBOA to downtown Rochester. The City of Rochester and the NYSDOT also recently completed construction of an additional pedestrian lane to the Ford Street Bridge over the Genesee River. The Ford Street Bridge crosses the Genesee River at the VO-PBOA’s northern boundary. This construction was completed to provide additional pedestrian and recreational bicycle traffic to the hiking and bicycle trails along the Genesee River in the VO-PBOA.

The designation of the VO-PBOA and the receipt of grant funding would help provide the City of Rochester with the critically needed funding to further delineate the significant subsurface impairment concerns at the VO-PBOA. Evaluation of the extent and degree of contamination will provide the necessary information to plan for safe and responsible redevelopment of the VO-PBOA. In addition, if funded, the Nomination process would provide the funding to conduct an economic analysis for attracting commercial businesses to the area.

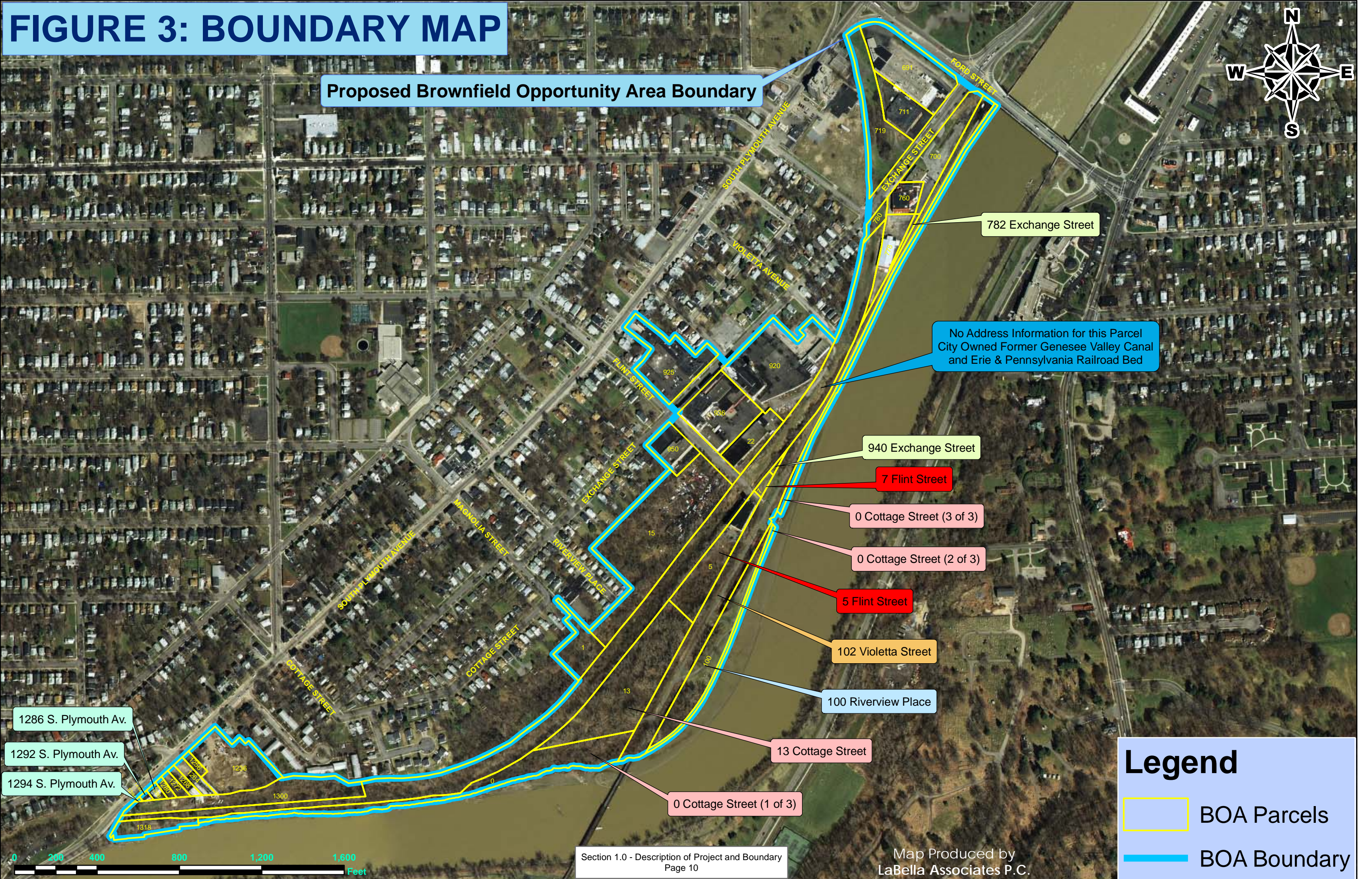
The anticipated redevelopment of the VO-PBOA with green space and mixed residential/commercial properties fits well with the community visions and goals and the current redevelopment of the surrounding area.

#### **1.4 Brownfield Opportunity Area Boundary Description and Justification**

Figure 3 illustrates the boundary of the VO-PBOA and includes the street addresses for the properties.



FIGURE 3: BOUNDARY MAP





The VO-PBOA is bounded to the east and south by the Genesee River from the Ford Street Bridge (northern extent) to where the former Spronz Metal site fronts with South Plymouth Avenue (southern extent). The western extent of the VO-PBOA proceeds (from the north heading south) from the intersection of South Plymouth Avenue and Ford Street along the former Genesee Valley Canal and Pennsylvania Railroad tracks until Exchange Street where the eastern edge of Exchange Street becomes the western border of the VO-PBOA until Fenwick Street. At Fenwick Street, the VO-PBOA includes 925 Exchange Street property then proceeds south along the western edge of the former Vacuum Oil site (current location of the Atkins Scrap Yard) until the residences along Riverview Road (the residences are not included). The VO-PBOA continues south/west along the western extent of the former Genesee Valley Canal and Pennsylvania Railroad bed until the former Borrows Wholesale and Supply Company site where the western extent of the VO-PBOA is South Plymouth Avenue until the southern tip where the former Spronz Metal site fronts to South Plymouth Avenue.

The eastern and southern extents of the VO-PBOA were chosen based on the geographic limitation of the Genesee River and a community desire to rehabilitate this area with green spaces in order to provide recreational opportunities along this significant natural and cultural resource. The northern extent of the VO-PBOA was chosen to coincide with recent redevelopment efforts to the north including Ford Street Bridge and Corn Hill Landing, Olean Street Housing Development to the northwest and the Mt. Hope Housing Project across the Genesee River to the northeast. These recent redevelopment projects generally include housing. As such, the anticipated redevelopment of the VO-PBOA as green space will provide recreational opportunities for area residents. The western extent of the VO-PBOA was chosen based on the concentration of brownfield sites (core sites) requiring redevelopment in order to revitalize the area for safety, economic and environmental quality reasons. Furthermore, some of the developed brownfield sites do not fit with the surrounding community and redevelopment of these sites as viable commercial properties is a goal of the community.

The core sites within the VO-PBOA, including the approximate 27.5-acre former Vacuum Oil Facility, are significant hurdles for any redevelopment of this area due to the historical environmental impacts which require further evaluation and potentially remediation prior to redevelopment. The use of this area as a park is significantly hindered due to the safety and health concerns associated with potential contaminants at the brownfield sites. In addition, these potential brownfield sites are located directly adjacent to the natural resource of the Genesee River, and as such, these sites are necessary to be included as part of the VO-PBOA in order to achieve the community vision and goals for the area (park land with mixed residential and commercial). Furthermore, the additional sites located along the western extent of the VO-PBOA, specifically the Foodlink and Sears Warehouse sites, are included in order to facilitate the economic and cultural goals of the community.

## **1.5 Community Participation**

Previous community participation work was completed as part of the Cornell study and included two public meetings on September 26 and November 14, 2000. The initial public meeting obtained community input on the planning project. At that time, the residents indicated several areas of concern including: housing, safety, economic growth, social activities and neighborhood history. The second community meeting presented ideas for the area and obtained feedback on those ideas. The ideas for redevelopment at that time included redevelopment of Vacuum Oil as a park area, rehabilitation of the railroad bridge, and redevelopment of the Sears Warehouse site as a mixed-use residential and commercial complex. Three points of concern regarding the ideas presented were noted: general worry about the viability of small businesses at the Sears Warehouse site, the need for market rate housing in the area, and a concern over safety issues with a new park (i.e., request for good lighting and emergency call boxes). However, the overall response by the residents to the ideas presented was positive.

Although additional community participation was not conducted as part of the Pre-Nomination Study, it is intended that additional community participation will be completed as part of the Nomination process. Virtually all City planning projects flow through the Sectors. Currently, the City is in partnership with NBN Sector 4, which acts as an umbrella organization for several of the key neighborhood, community and business groups within the VO-PBOA. During the most recent Sector 4 Board Meeting, held on May 18, 2006, the City presented the concept for the Vacuum Oil - South Genesee River Corridor PBOA Study to the Board. Board members, already having been familiarized with the site through involvement in previously completed planning and environmental studies, were enthusiastic in passing a motion to support the City's application. In addition, Board members representing community groups expressed a desire to remain actively involved in the Nomination process through inclusion on planning committees, and as a resource for connecting the community to the BOA program. The anticipated community groups, within Sector 4, that will participate in the VO-PBOA are: Plymouth-Exchange Neighborhood (PLEX), Mayor's Heights, and 19<sup>th</sup> Ward. In addition, Sectors 5 and 6 may be included in the process.

It is anticipated that additional community participation work will include: forming a Project Steering Committee using the existing City Sector Planning structure/process and conducting public meetings for obtaining input from residents, property owners, businesses and neighborhood groups. The community groups and other stakeholders will be updated on progress and solicited for periodic input.

**Section 2.0**  
**Preliminary Analysis of the**  
**Brownfield Opportunity Area**

## **2.0 Preliminary Analysis of the Brownfield Opportunity Area**

### **2.1 Existing Land Use and Zoning**

The VO-PBOA is located along the western bank of the Genesee River, which is the eastern portion of Sector 4 and is surrounded by the City's NBN Sectors 5 and 6 near the City's southern limit. The VO-PBOA contains 36 parcels and is approximately 58.4-acres in size. This includes approximately 56.1-acres of parcels and 2.3-acres of roads/right-of-ways.

The existing land use for each parcel within the VO-PBOA is provided in Table 2 below and includes the parcel address, owner type, size, current use, and if the site is a potential brownfield.

Table 2  
Exchange Street Riverfront VO-PBOA  
Property Information

Street	Address	Section	Block	Lot	Sub-Lot	Size (acres)	Owner Type	Current City Use Codes (Internal Assessment System)	Zoning	Potential Brownfield	Underutilized	Vacant (Based on Current Information)
Cottage Street	0	135.028	0002	055	000	0.86	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1)</sup>		X
	0	135.028	0002	055	000	0.38	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1)</sup>		X
	0	135.028	0002	055	000	2.72	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1)</sup>		X
	1	136.021	0001	001	000	0.91	Public	Vacant	R-1	X <sup>(3)</sup>		X
	13	136.021	0001	003	000	3.98	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1)</sup>		X
Exchange Street	691	121.062	0001	040	002	2.37	Private	Industrial	M-1	X <sup>(6)</sup>		
	700	121.062	0001	036	001	1.48	Private	Religious	R-1			
	711	121.062	0001	038	000	0.99	Private	Commercial	M-1	X <sup>(6)</sup>		
	760-770	121.070	0001	001	000	0.51	Private	Religious	R-1			
	719-775	121.062	0001	039	001	1.97	Public	Vacant	O-S	X <sup>(3)</sup>		X
	778	121.070	0001	002	000	0.79	Private	Residential	R-1			X
	780	121.069	0003	075	000	0.20	Public	Vacant	R-1	X <sup>(3)</sup>		X
	782	121.070	0001	003	000	0.10	Private	Railroad <sup>(P)</sup>	R-1			X
	920	121.069	0003	037	004	3.53	Private	Commercial	M-1	X <sup>(1 &amp; 2)</sup>	X	
	925	121.069	0004	044	001	1.93	Private	Industrial	M-1	X <sup>(1 &amp; 6)</sup>		
	936	121.077	0001	007	000	1.95	Private	Industrial	M-1	X <sup>(1 &amp; 2)</sup>	X	
	940	121.077	0001	009	000	0.04	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1)</sup>		X
	950	121.077	0001	054	000	0.78	Private	Industrial	M-1	X <sup>(1 &amp; 2)</sup>	X	
Flint Street	5	121.077	0001	010	001	1.60	Private	Industrial <sup>(P)</sup>	R-1	X <sup>(1)</sup>	X	
	7	121.077	0001	010	002	0.11	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1)</sup>		X
	15	121.077	0001	011	000	5.54	Private	Commercial	R-1	X <sup>(1)</sup>	X	
	22	121.077	0001	008	000	0.92	Private	Industrial	M-1	X <sup>(1 &amp; 2)</sup>	X	
Riverview Place	100	136.021	0001	002	000	2.02	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1)</sup>		X
S. Plymouth Ave.	1236	135.027	0003	097	000	1.93	Public	Commercial <sup>(P)</sup>	R-1	X <sup>(5)</sup>		X
	1256	135.027	0003	096	000	0.13	Public	Vacant	R-1			X
	1264	135.027	0003	095	000	0.29	Private	Industrial <sup>(P)</sup>	R-1	X <sup>(4)</sup>	X	
	1268	135.027	0003	094	000	0.18	Private	Industrial <sup>(P)</sup>	R-1	X <sup>(4)</sup>	X	
	1272-1274	135.027	0003	093	000	0.17	Private	Vacant <sup>(P)</sup>	R-1			X
	1280	135.027	0003	092	000	0.10	Private	Vacant <sup>(P)</sup>	R-1			X
	1286-1288	135.027	0003	091	000	0.10	Private	Residential <sup>(P)</sup>	R-1			
	1292	135.027	0003	090	000	0.04	Private	Residential <sup>(P)</sup>	R-1			
	1294	135.027	0003	089	000	0.01	Private	Residential <sup>(P)</sup>	R-1			X
	1300	135.028	0002	056	000	2.17	Private	Industrial <sup>(P)</sup>	R-1	X <sup>(4)</sup>	X	
Violetta Street	1318	135.035	0001	015	000	0.63	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(3 &amp; 4)</sup>		X
	102	121.070	0001	039	001	5.11	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1 &amp; 3)</sup>		X
No Current Address		135.035	0001	018	002	9.55	Public	Vacant <sup>(P)</sup>	R-1	X <sup>(1 &amp; 3)</sup>		X

Notes: (P) = Dedicated Park Land

(1) = Parcel is potential brownfield site due to former Vacuum Oil.

(2) = Parcel is a potential brownfield site due to former Sears Warehouse

(3) = Parcel is a potential brownfield site due to former use as a railroad or canal (filling) or MCEMC Waste Site.

(4) = Parcel is a potential brownfield site due to former Spronz Metal.

(5) = Parcel is a potential brownfield site due to former operations (Barrow’s Wholesale Site).

(6) = Parcel is a potential brownfield site due to current operations

As shown above, the VO-PBOA consists of 20 vacant parcels based on current information (approximately 31.7-acres), 4 residential parcels (approximately 1-acres), 5 commercial parcels (approximately 12-acres), 8 industrial parcels (approximately 10.6-acres), and 2 community service parcels, a church with a parking lot, (approximately 2-acres), refer to Figure 4 (Existing Land Use Map). *[Note: Four parcels were not identified as vacant by the City use codes; however, these parcels were observed to be vacant during a site visit and, as such, are counted as vacant parcels (last column of Table 2).]* As illustrated in Table 2, 21 parcels (or a portion thereof) are dedicated as park land (by the City of Rochester) and one parcel is zoned as open space (O-S). Drinking water within the VO-PBOA is supplied by the City of Rochester. The significant natural resource of the Genesee River is used as a recreational resource, including: fishing/boating and hiking/biking along the rivers edge.

The land use of the area adjacent to the VO-PBOA to the west is generally residential with some commercial areas and the Genesee River to the east and south. Beyond the Genesee River to the east the area is comprised of a mix of commercial and residential properties and the University of Rochester campus to the South.

Of the 36 total parcels in the VO-PBOA, there appear to be 26 potential brownfields sites with a total area of approximately 52.6-acres. Currently, 23 of these potential brownfield parcels are vacant, abandoned, or underutilized (about 47.4-acres).

Zoning within the VO-PBOA is predominantly residential; however, there are 7 parcels zoned for industrial and 1 parcel zoned for open space, refer to Figure 5 (Existing Zoning Map). Currently there do not appear to be local laws or development controls guiding land use or any historic districts in the VO-PBOA; however, it is intended that this will be further evaluated as part of the Nomination Phase.

The VO-PBOA in its entirety is located within a Renewal Zone and within a NY State designated Environmental Zone. In addition, the northern parcels of the VO-PBOA are designated as an Empire Zone. Figure 2 illustrates these designations.

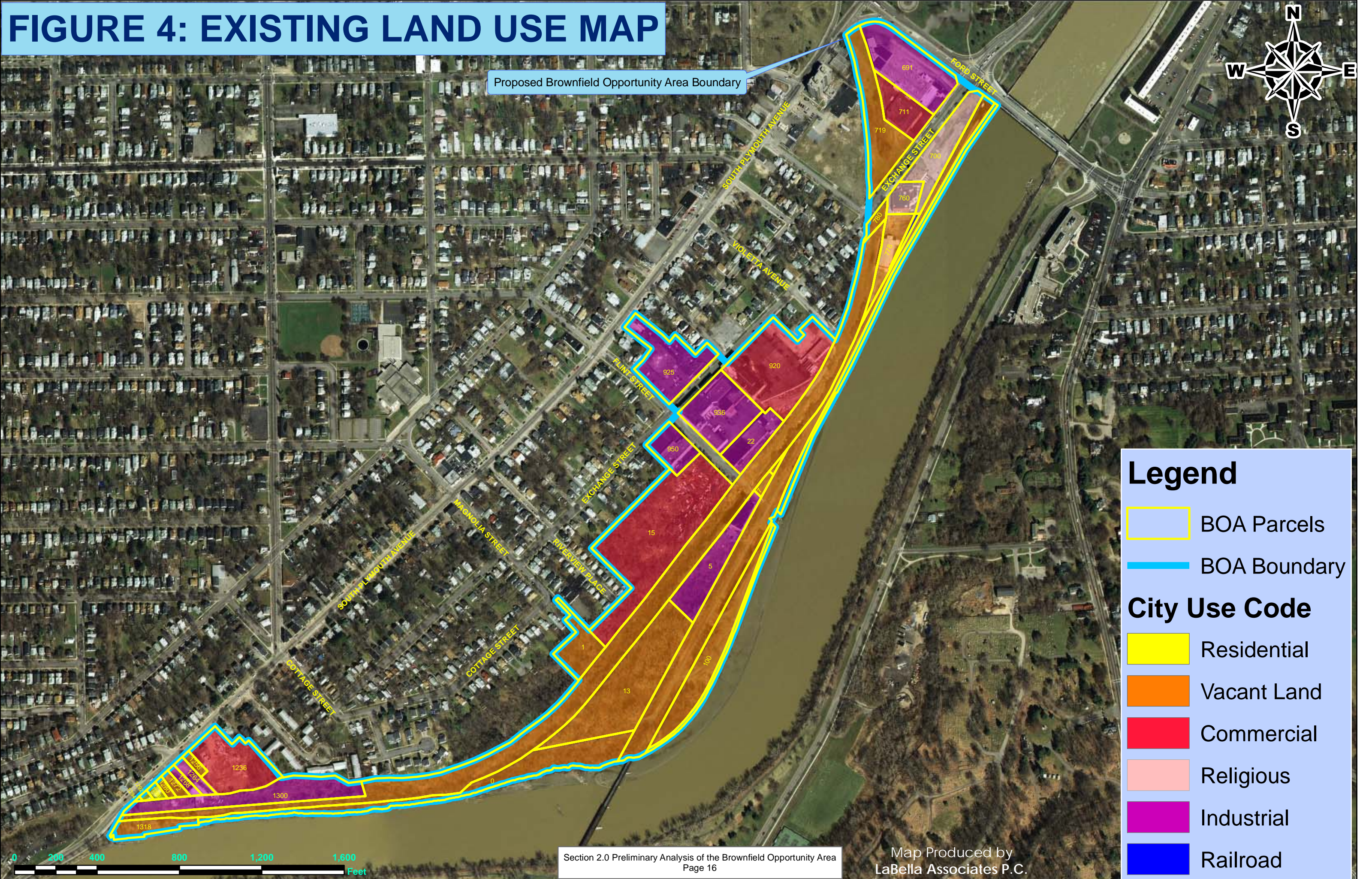
## **2.2 Brownfield, Abandoned, and Vacant Sites**

The brownfield sites are illustrated on Figures 6A and the underutilized/abandoned and vacant sites are illustrated on Figure 6B. The apparent brownfield sites are listed below and each contains a brief description of the size, condition, known or potential contaminants, condition of groundwater, and a summary of existing environmental reports and land use records.

- Vacuum Oil Site – This site consists of approximately 27.5-acres and appears to have been located over portions of 16 of the existing parcels of land. *[Note: These 16 parcels also include the former railroad and canal parcels that bisected the Vacuum Oil site.]* Based on the work completed to date the former Vacuum Oil site is currently comprised of 8 vacant parcels, 7 parcels that are partially utilized, and a portion of 1 parcel that is apparently fully utilized (925 Exchange Street).



FIGURE 4: EXISTING LAND USE MAP



**Legend**

- BOA Parcels
- BOA Boundary

**City Use Code**

- Residential
- Vacant Land
- Commercial
- Religious
- Industrial
- Railroad



FIGURE 5: EXISTING ZONING MAP

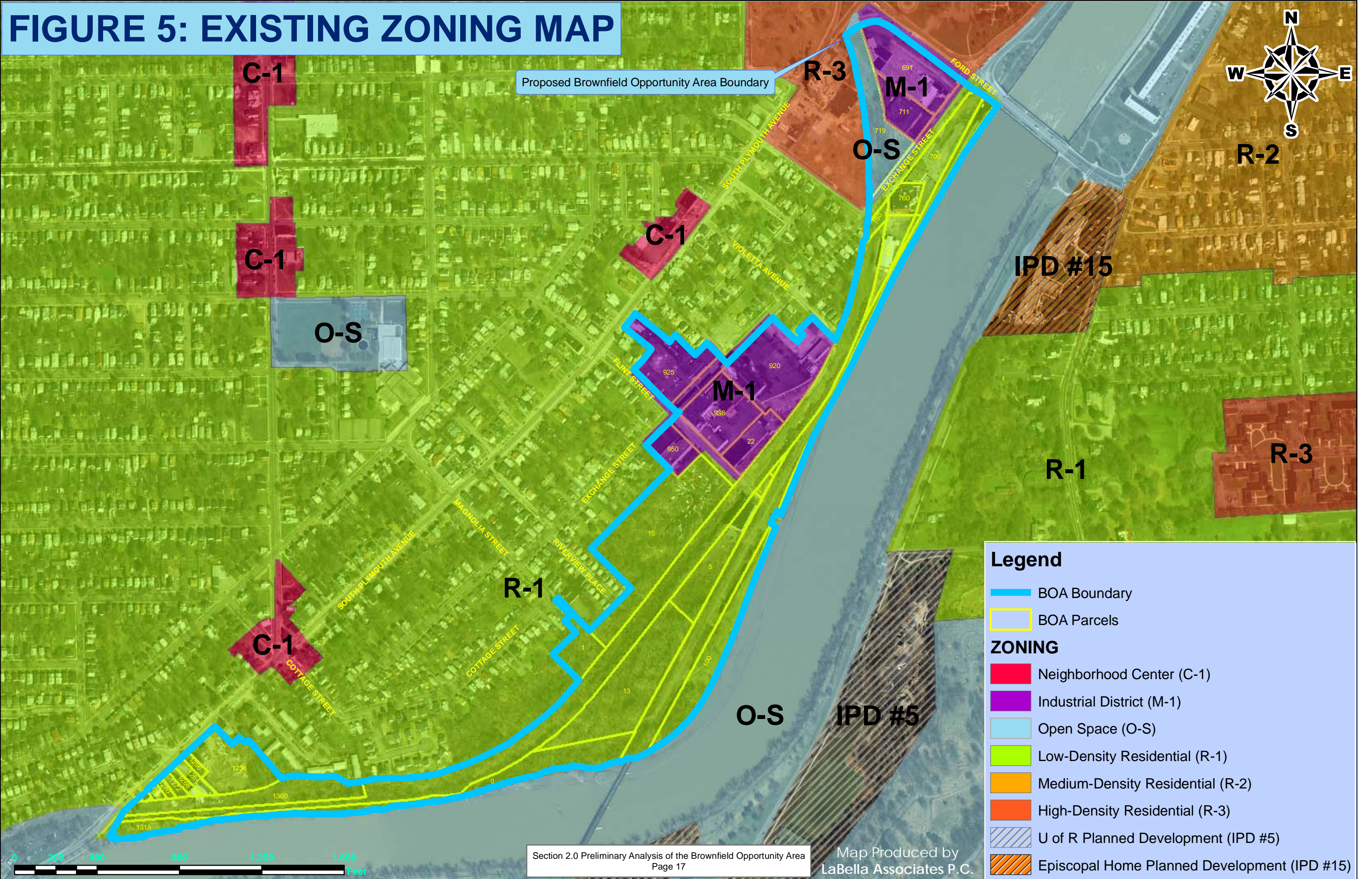
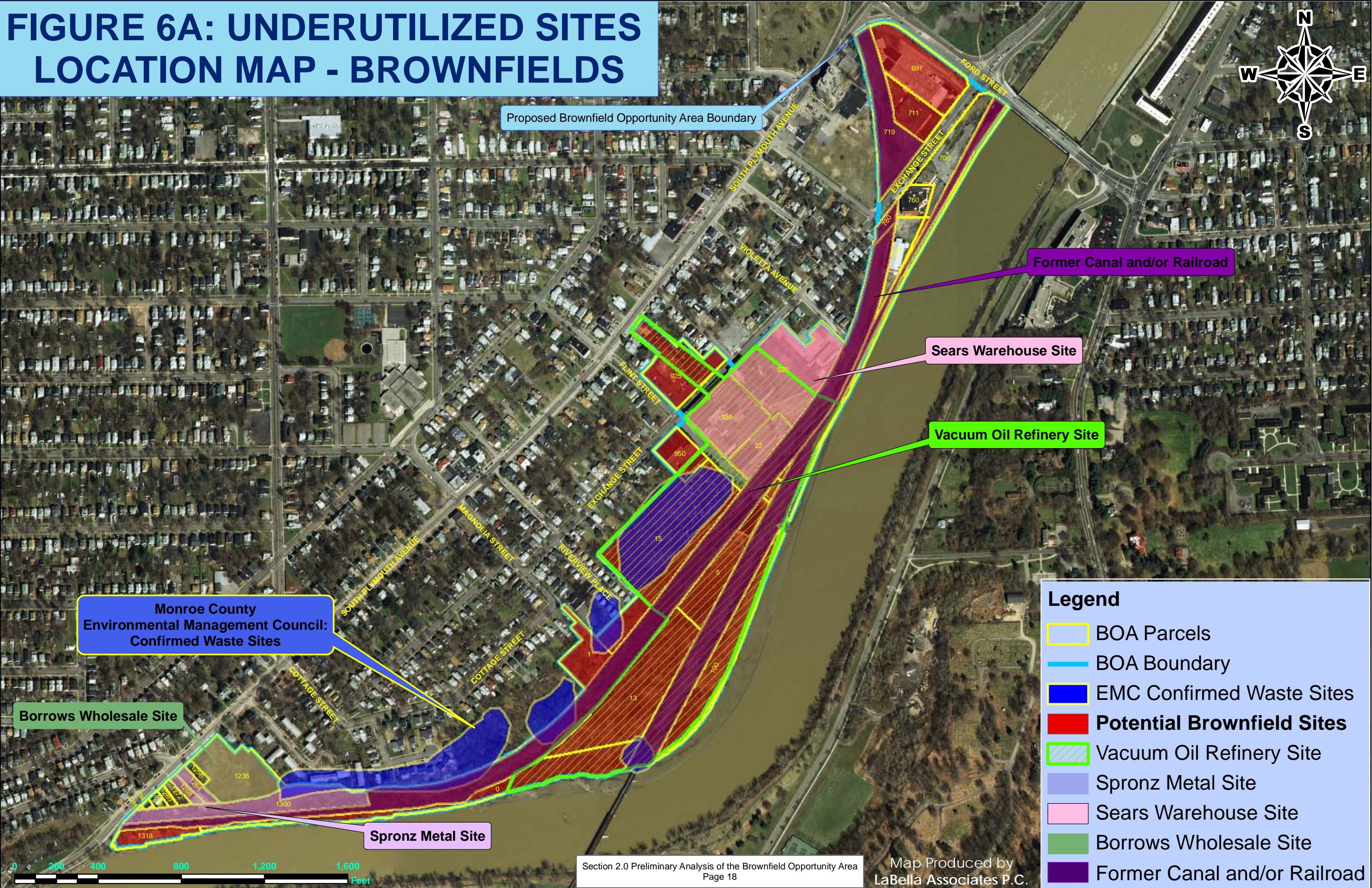




FIGURE 6A: UNDERUTILIZED SITES  
LOCATION MAP - BROWNFIELDS



Proposed Brownfield Opportunity Area Boundary

Former Canal and/or Railroad

Sears Warehouse Site

Vacuum Oil Refinery Site

Monroe County  
Environmental Management Council:  
Confirmed Waste Sites

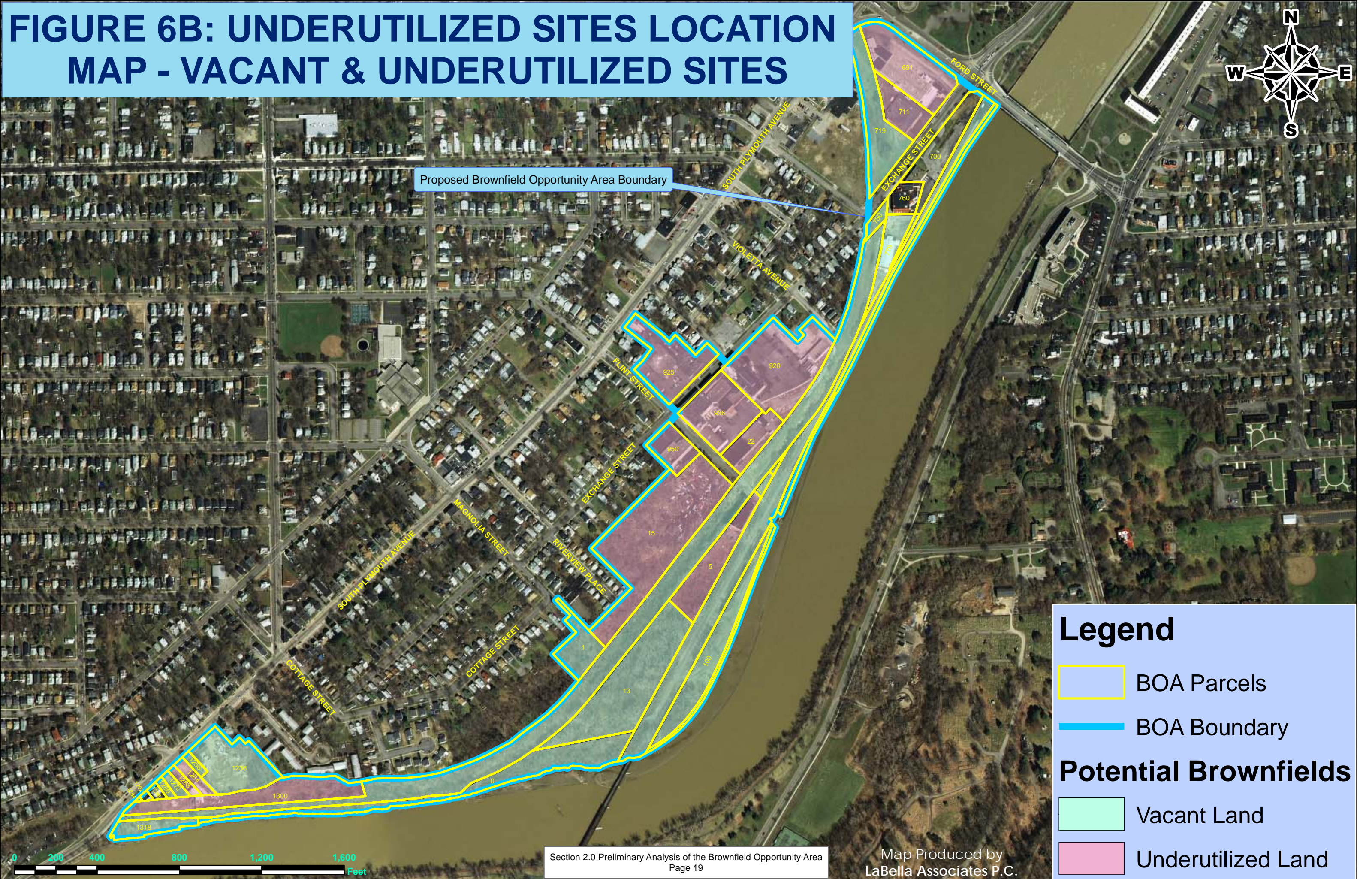
Borrows Wholesale Site

Spronz Metal Site

- Legend**
- BOA Parcels
  - BOA Boundary
  - EMC Confirmed Waste Sites
  - Potential Brownfield Sites**
  - Vacuum Oil Refinery Site
  - Spronz Metal Site
  - Sears Warehouse Site
  - Borrows Wholesale Site
  - Former Canal and/or Railroad



**FIGURE 6B: UNDERUTILIZED SITES LOCATION  
MAP - VACANT & UNDERUTILIZED SITES**





The Vacuum Oil Company operated the site as an oil refinery from about 1866 to 1936. Numerous industrial buildings were located at the site along with a substantial tank farm (reportedly 135 oil storage tanks in 1887), pipelines, and a rail yard. An estimated 4 million gallons of crude oil were refined per year at the facility in 1887. Several existing environmental site assessment reports have been completed on the Site.

- *Oil and Hazardous Material Site Evaluation, Flint-Exchange Street, Rochester, New York* was completed by Haley & Aldrich (H&A) of New York in August 1989. This evaluation included soil vapor sampling, soil borings and soil sampling. The report indicated that due to historic operations and potential unknown underground storage tanks (USTs) there was a high potential for oil and hazardous materials to be present at the site. The report recommended additional subsurface evaluation work.
- *Detailed Historical Site Assessment of the Vacuum Oil Company's Facilities and Locations* was completed by the City of Rochester in September 1990. This report included historical research of the property including reviewing deeds, permits and mapping.
- *Site Investigation Report, Former Vacuum Oil Company, Site #828089P, City of Rochester, Monroe County* was completed by NYSDEC in March 2001. This evaluation included a 24-acre portion of the former Vacuum Oil site and included a passive soil gas survey, test pitting, surface and subsurface soil sampling, and installing/sampling three groundwater monitoring wells. The NYSDEC report indicated widespread petroleum-related contamination in surface and subsurface soils and groundwater. In addition, chlorinated volatile organic compounds (VOCs), metals and pesticides were also detected above NYSDEC standards. However, the NYSDEC concluded that "site contamination was not the result of disposal of a consequential amount of hazardous wastes." As such, the site was not listed on the New York State Listing of Inactive Hazardous Waste Disposal Sites (IHWDSs).

In addition, the NYSDEC removed approximately 400-500 tons of petroleum sludge from the former Vacuum Oil site in 1992. The petroleum sludge appeared to be associated with former tar pits and was encountered during work on a bike path.

- Sears Warehouse Site – This site is approximately 7.5 acres and formerly included the parcels addressed as 920, 936 & 950 Exchange Street and 22 Flint Street. This area is also located over a portion of the former Vacuum Oil site. The site consists predominantly of four buildings currently used by Foodlink, a paintball facility and a warehouse.

- Spronz Incinerator and Metal Fabricating Corporation Site – This site is approximately 2.7-acres and is located in the southwest portion of the proposed BOA. This site is currently comprised of approximately 2.2-acres of vacant land (1300 South Plymouth Avenue) in a narrow strip, and the former industrial building located on two parcels addressed as 1264 & 1268 South Plymouth Avenue (approximately 0.5-acres). The facility formerly fabricated small to medium sized commercial incinerators and used the vacant portion of the site for storage. Currently there are no known reports for this site and the condition of the groundwater and subsurface soils are unknown; however, based on historic operations, this site qualifies as a brownfield.
- Borrows Wholesale & Supply Company Site – This site is approximately 2-acres in size and is located directly north and east of the Spronz site. One previous environmental report was available for this site and is summarized below:

*Environmental Site Assessment, 1236 Plymouth Avenue, South Rochester, New York* completed by Malcolm Pirnie, Inc. in June 1990. This report provided some historical information on the Site and included some subsurface evaluation. Based on deed history information, this site was formerly owned by: the Electric Storage Battery Company of New Jersey Corporation (1922 to 1945), Charles E. Hires Company (1945 to 1956), William J. Meyers Company, Inc. (1956 to 1965), a property management company (1965 to 1971), a private individual (1971 to 1974), the University of Rochester (1971 to 1990), and the City of Rochester (1990 to Present). The University of Rochester leased a portion of the building to Borrows Wholesale Florist Supply Company, Inc. in 1984.

This report indicated that previous operations at the Site resulted in the following wastes being generated: metal parts, corrosive liquids, spent welding materials, spent degreasing solvents, etc. The subsurface evaluation consisted of excavating test pits and collecting samples of ash material. The report indicated that about 30% of the site has been filled with ash material. The report recommended additional characterization of the material prior to any redevelopment. In addition, the report recommended that asbestos containing materials within the building be further evaluated. This report also indicated that three USTs were removed from the site; however, the location of two of these former USTs appears to be unknown.

- Genesee Valley Canal, Erie and Pennsylvania Railroad Beds – These former transportation routes bisect the proposed BOA area and comprise approximately 15–acres. *[Note: A portion of the 15-acres for these brownfield sites are included with the total acreage for the Vacuum Oil site.]* These areas are predominantly vacant land with the exception of a bike path over a portion of the area. Although specific studies have not been completed on these parcels, these areas are directly adjacent to or bisect the other brownfield sites. The potential for spills associated with railroad activities and filling of the Genesee Valley Canal qualifies these areas as a brownfield site.

- Monroe County Environmental Management Council (MCEMC) Waste Sites – There are 5 confirmed waste sites that are within (or a portion within) the VO-PBOA. These waste sites have been identified as containing (or are anticipated to contain) fill materials consisting of: ash, slag, cinders and construction and demolition debris. These waste sites are located within a portion of 7 parcels within the BOA. Figure 6A provides the approximate location of the waste sites. Due to the potential contaminants associated with these types of fill materials (i.e., heavy metals, semi-volatile organic compounds, etc.) and the geotechnical issues with construction on these types of materials, any redevelopment would require additional evaluation in order to determine requirements for proper redevelopment.

The tax map information for these brownfield sites is shown in Table 2 (Section 2.1). It is intended that detailed Site Profile Sheets will be completed as part of the Nomination Phase.

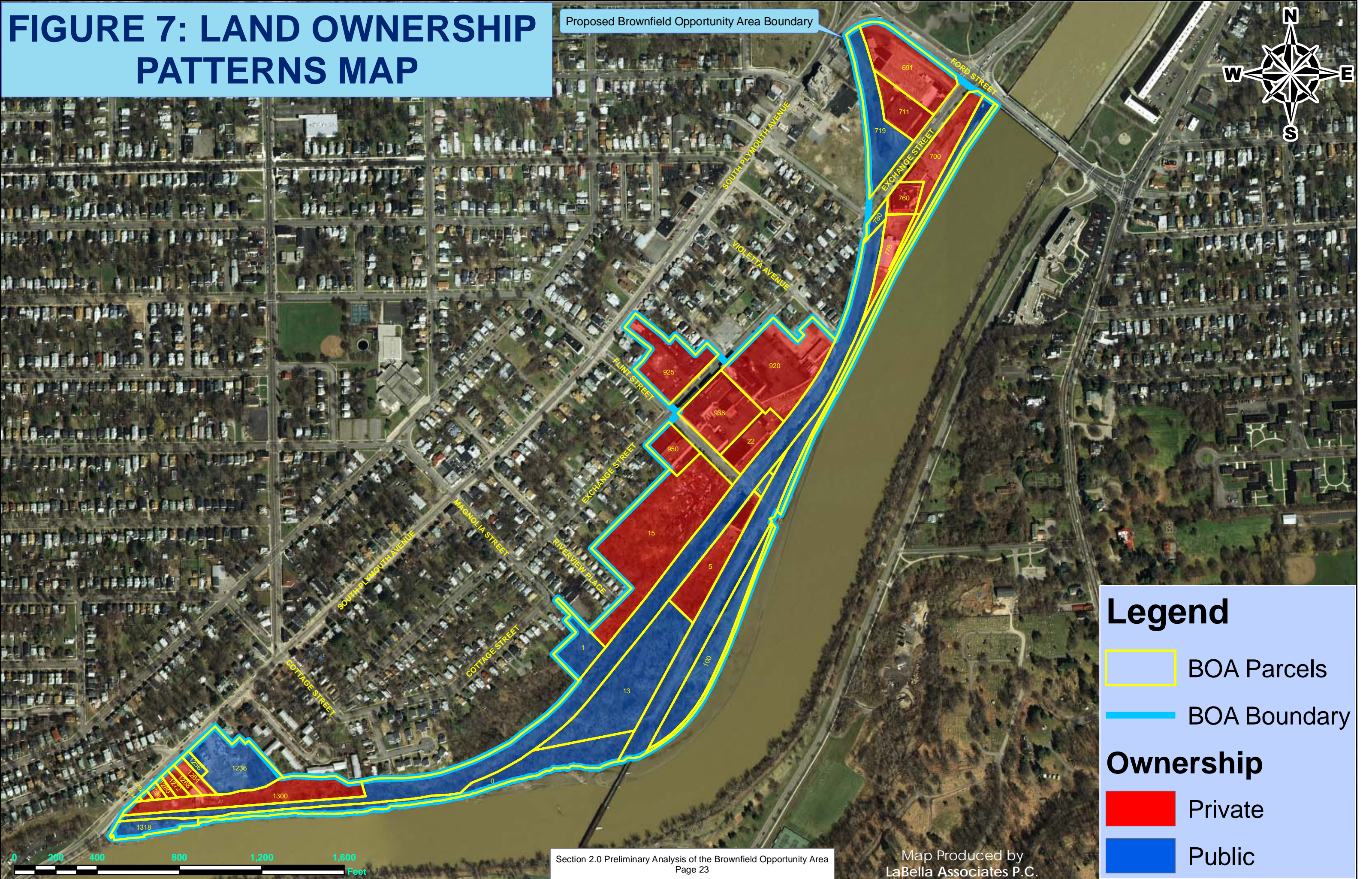
### **2.3 Land Ownership**

The land ownership pattern is shown on Figure 7 and is summarized below.

- Public Land – Approximately 29.7-acres of the proposed BOA are publicly owned lands. Specifically, approximately 20.4-acres are owned by the City of Rochester, 4.0-acres are owned by New York State, and 5.3-acres are owned by the Rochester Urban Renewal Agency. All publicly owned parcels within the VO-PBOA are potential brownfield sites (former Vacuum Oil site, former railroad areas and Genesee Valley Canal).
- Private Land – Approximately 25.5-acres of the proposed BOA are privately owned lands. The brownfield sites that are privately owned include industrial and commercial properties, consisting of approximately 22.3-acres and including the Spronz site, the Borrow's site, a portion of the Vacuum Oil site, and the former Sears Warehouse site. The residential and church properties (about 3.2-acres) do not appear to be brownfield sites.
- Roads – A portion of three roads are located within the VO-PBOA and include: Exchange Street (between Ford Street and Doran Street), Violetta Street (between Exchange Street and the former Genesee Valley Canal parcel), and Flint Street (between Exchange Street and the former Genesee Valley Canal parcel).
- Rights-of-Way – The rights-of-way (ROW) include the ROW associated with the roads discussed above and the ROW associated with the bike path that currently runs the length of the BOA. The roads and ROW comprise approximately 2.3-acres of the VO-PBOA.




FIGURE 7: LAND OWNERSHIP PATTERNS MAP

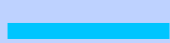


Proposed Brownfield Opportunity Area Boundary





**Legend**

 BOA Parcels

 BOA Boundary

**Ownership**

 Private

 Public

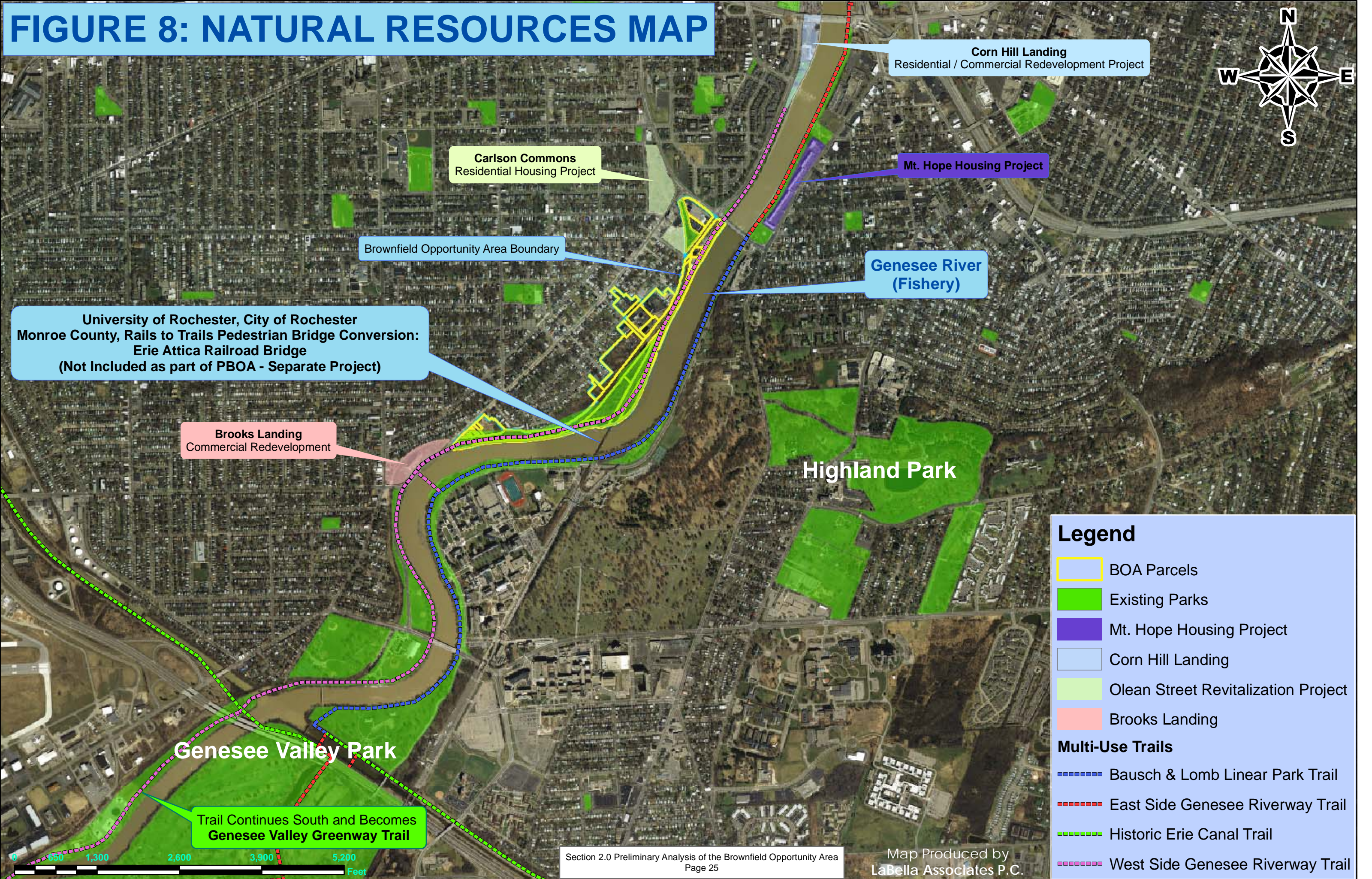


## **2.4 Natural Resources**

The major natural resource associated with the VO-PBOA is the Genesee River (surface water and fishery) and the trail system which links the VO-PBOA and areas to the north with the Genesee Valley Park, Genesee Valley Greenway Trail and the Erie Canal Trail to the south. These natural resources and the surrounding natural resources are shown on Figure 8. Groundwater in the area of the VO-PBOA and the surrounding area is not used as a source of potable water (municipal water is used in the area). Although the condition of groundwater throughout the VO-PBOA is unknown, at least a portion of groundwater at the Vacuum Oil site has been documented as impacted with petroleum contaminants. In addition, based on the type of historical and current activities throughout the VO-PBOA, it appears that additional groundwater impacts are likely. There are no tributaries or wetlands (State or Federal) in the area of the VO-PBOA. In addition, there are no known state or federal designated resources or open space areas in the proposed BOA; however, the City of Rochester has designated one parcel as open space (719 Exchange Street) and has dedicated several parcels (or portions thereof) as park land.



# FIGURE 8: NATURAL RESOURCES MAP





## **2.5 Summary of Preliminary Analysis and Recommendations**

The major reuses and redevelopment opportunities for the VO-PBOA are providing a safe and accessible park area along the Genesee River complemented by mixed residential and commercial areas for revitalizing the neighborhood. These potential reuse options are consistent with the community vision and goals and fits with the surrounding area. Rehabilitating the vacant brownfields along the riverfront would provide access to and promote the Genesee River, which is a significant natural resource of the area and region. Furthermore, a park in this area would connect residences with the Genesee Valley Park and Genesee Valley Greenway Trail and Erie Canal Trail systems to the south, which would provide ample recreational opportunities for area residents. There is also a potential for some areas of vacant land to be redeveloped with mixed use residential and commercial properties. These anticipated redevelopment scenarios for the vacant brownfields within the VO-PBOA would be the end land use of this portion of the BOA. Based on a review of the existing environmental reports for the brownfield sites within the VO-PBOA additional investigation and remediation work would be necessary. Subsequent to completing this work, the resulting redevelopment would significantly improve the environmental quality of the area, safety for the residences and have a significant economic impact both during construction activities and after.

In addition to the proposed redevelopment of river front area, opportunities have also been identified for the current industrial and commercial sites (e.g., former Sears Warehouse site, Foodlink site, etc) that are within the VO-PBOA. The preliminary redevelopment of these sites would include initially maintaining the industrial use of these sites; however, it is intended to phase out the industrial sites over time. A plan for accomplishing this was identified in the South Genesee River Corridor Study and included working with Foodlink at the former Sears Warehouse site in order to create a food-related business incubator. This would assist with promoting commercial uses that would fit better with the surrounding area. Additional investigation work in these areas appears necessary in order to evaluate for potential contamination and develop remedial costs (if necessary). Evaluation of these sites and determining potential remedial costs is crucial for attracting businesses to the area.

The complementary projects being conducted to the north and west of the VO-PBOA (refer to Section 1.3 and Figure 8) provide a unique opportunity to revitalize this area and the surrounding area. The University of Rochester Rails to Trails Pedestrian Bridge Conversion project (Erie Attica Railroad Bridge) will provide access to the VO-PBOA for University Staff and students and the potential for an influx of financial support should the project move forward. This pedestrian bridge will assist in joining two diverse communities.

The remaining parcels within the VO-PBOA (residential parcels and the Church of Love Faith Center) are not anticipated to be redeveloped.

Based on the availability of municipal water in the area, it does not appear that groundwater will be used in the future. However, some remediation of groundwater may be warranted depending on results of future investigation work.

Based on the above, the following preliminary actions are being identified for revitalizing the area and are also illustrated on Figure 9:

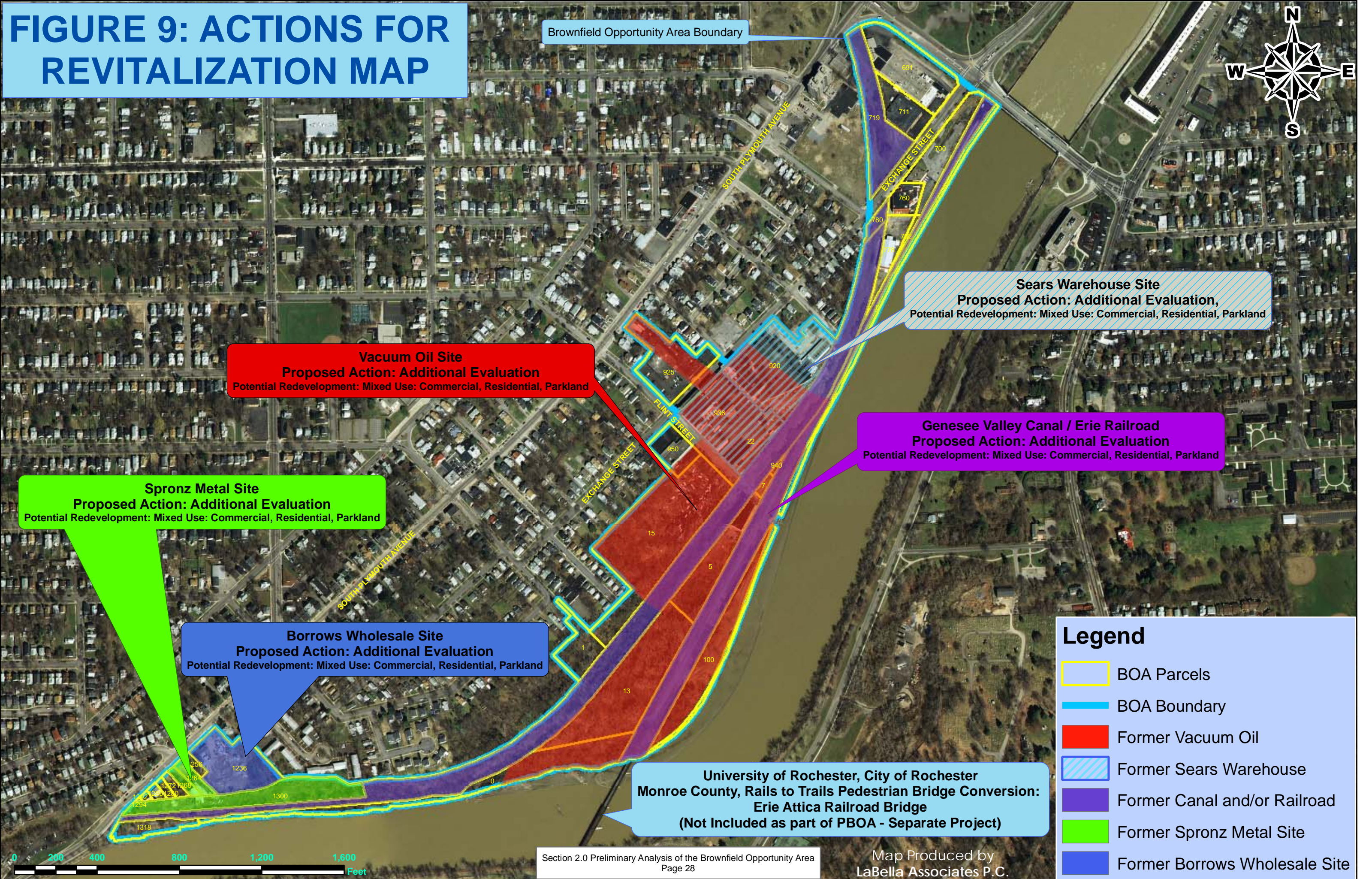
- Further evaluation and potentially remediation of the Vacuum Oil, Borrow's Wholesale, Spronz Metal, Sears Warehouse and former canal/railroad sites.
- Evaluation of potential commercial businesses for fully utilizing the Sears Warehouse site.
- Evaluation of the river front parcels for reuse as open space/park land and mixed residential/commercial properties.

As such, it is recommended that a Nomination Phase project be conducted to further evaluate the VO-BOA and identify strategic sites for redevelopment and actions for revitalization. As part of the Nomination process, community participation will be conducted to obtain current input on objectives of the community and potentially obtain additional funding for the environmental evaluation of the brownfield properties. The public participation should include discussions with: area residents, the current owners and tenants of the industrial and commercial properties (to determine underutilized buildings in order to attract additional commercial businesses), and the University of Rochester.

Y:\Rochester, City\206285\Clerical\Word\Rpt\R6E25DN1.DOC



# FIGURE 9: ACTIONS FOR REVITALIZATION MAP



Brownfield Opportunity Area Boundary



**Vacuum Oil Site**  
**Proposed Action: Additional Evaluation**  
Potential Redevelopment: Mixed Use: Commercial, Residential, Parkland

**Sears Warehouse Site**  
**Proposed Action: Additional Evaluation,**  
Potential Redevelopment: Mixed Use: Commercial, Residential, Parkland

**Genesee Valley Canal / Erie Railroad**  
**Proposed Action: Additional Evaluation**  
Potential Redevelopment: Mixed Use: Commercial, Residential, Parkland

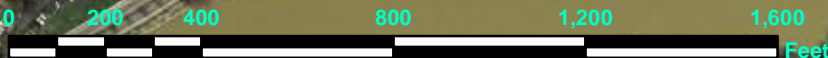
**Spronz Metal Site**  
**Proposed Action: Additional Evaluation**  
Potential Redevelopment: Mixed Use: Commercial, Residential, Parkland

**Borrows Wholesale Site**  
**Proposed Action: Additional Evaluation**  
Potential Redevelopment: Mixed Use: Commercial, Residential, Parkland

**University of Rochester, City of Rochester  
Monroe County, Rails to Trails Pedestrian Bridge Conversion:  
Erie Attica Railroad Bridge  
(Not Included as part of PBOA - Separate Project)**

### Legend

- BOA Parcels
- BOA Boundary
- Former Vacuum Oil
- Former Sears Warehouse
- Former Canal and/or Railroad
- Former Spronz Metal Site
- Former Borrows Wholesale Site





**ATTACHMENTS**

**New York State Departments of State and Environmental Conservation  
BROWNFIELD OPPORTUNITY AREAS PROGRAM  
2006 APPLICATION**

**Attachment B. SUPPORTING DOCUMENTS – COMMUNITY PARTICIPATION**

May 21, 2006 Democrat & Chronicle Advertisement  
May 18, 2006 PLEX Meeting Sign-in Sheet  
Letters of Support

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

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**FAIRPORT Village: 2 br**  
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4900

Legals

### LEGAL NOTICE

Notice of Intent to Participate  
Brownfield Opportunity Areas Program

The City of Rochester is hereby providing Notice of Intent to Participate in the New York State Brownfield Opportunity Areas (BOA) Program by submitting an application to receive funding to perform a Nomination Study of the Proposed South Genesee River Corridor Brownfield Opportunity Area (PBOA). Under the BOA program, selected applicants may obtain funding assistance for up to 90 percent of the eligible costs to complete area-wide brownfield redevelopment plans.

Copies of the application will be available for review on May 26, 2006 by contacting Jane MH Forbes, at (585) 428-7892, City of Rochester, Division of Environmental Quality, 30 Church Street, Room 300B, Rochester NY 14614 or by visiting the Sector 4, NET Office located at 923 Genesee Street, Rochester, NY 14611. YGF-1x

4910

### Notice to Bidders

Sealed bids are requested by the Rochester School for the Deaf for the Child Nutrition Program, in accordance with Section 103 Article 5A of the General Municipal Law.

Bids will be received until May 31, 2006, 10:00 a.m. in the Business Office- Perkins Hall, at 1545 St. Paul Street at which time and place bids will be publicly opened.

Specifications and Bid Form may be obtained at the same office from Monday through Friday during 9:00 a.m. to 4:00 p.m.

The Rochester School for the Deaf reserves the right to reject any and all bids.

Anthony Di Giovanni  
Director of Business Operations YGN-1x

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# SECTOR 4 -SOUTHWEST COMMON COUNCIL MEETING ATTENDANCE

	NAME	ORGANIZATION/ AFFILIATION	ADDRESS	TELEPHONE	EMAIL
1	THOMAS DAVIS Howard	City/BNE	30 Church St. Roch, NY 14614	428-6970	hwardt@cityofrochester.org
2	JANE MH FORBES	COR-DEQ	30 Church St Rm 300B	428-7892	forbesj@cityofrochester.org
3	CARVIN LEE JR	SWAN	19 SHELTER ST. 14611	432-8920	
4	Shorabi Hakim - <del>DR</del>	Recovery House of Roch	173 Lyell Ave.	468-0399	Somerset House of Roch
5	Ethel Dix	CotS	205 Adams St. 14608	436-0703	
6	Gladys Roster	CotS	82 Melody St. 14608	328-1382	
7	Maxlene B. Hanks	PLEX	495 Central Park 14609	527-9566 <sup>x203</sup>	
8	Paul A. Jones	Broadway Lunch	808 Brown St. 14611	235-9219	
9	Frederick D. Jones	Broadway Lunch	" " " 14611	" " "	
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NEW YORK

SENATOR

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202-224-4451

## United States Senate

WASHINGTON, DC 20510-3204

May 25, 2006

Ms. Denise M. Sheehan  
Acting Commissioner  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233

Dear Ms. Sheehan:

I am writing to indicate my support for the City of Rochester's application for a grant through the New York State Departments of State and Environmental Conservation Brownsfields Opportunity Areas Program. The proposed grant project will fund the preparation of a Nomination Study, which if approved, would establish the South Genesee River Corridor as a Brownfields Opportunity Area.

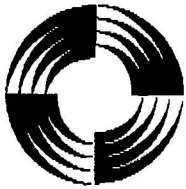
The Brownfields Opportunity Areas Program provides municipalities and community-based organizations with grant assistance to complete area-wide planning for brownsfields redevelopment. This will assist community groups and leaders in addressing concerns, establishing a consensus on future uses of targeted areas, and encouraging cooperation between municipalities and business to stimulate investments in neighborhood revitalization. Additionally, as a Brownsfields Opportunity Area, the South Genesee River Corridor will receive preferential treatment when New York State is considering where to fund future planning, revitalization, transportation, and environmental investigation or clean-up projects.

I urge you to support the City of Rochester's application for a grant through the New York State Departments of State and Environmental Conservation Brownsfields Opportunity Areas Program. This grant will be tremendously beneficial for the City of Rochester in their development and in their economy. If I can be of further assistance, please do not hesitate to contact Daniel Burton of my staff at (212) 688-9499.

Sincerely yours,



Hillary Rodham Clinton

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May 25, 2006

Mr. Mark Gregor  
Manager, Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, New York 14614

Re: City of Rochester, NY - Brownfields Opportunity Areas Grant proposal  
South Genesee River Corridor

Dear Mr. Gregor:

Thank you for sending the information regarding the new State of New York Brownfields Opportunity Areas (BOA) grant program and the City's application for funding to study an opportunity area in the South Genesee River corridor.

Canfield & Tack, Inc. is very supportive of the City's efforts to obtain grant funding for the identification, assessment, and planning for brownfield reuse in our neighborhoods. The South Genesee River corridor area has more than its share of abandoned and underutilized properties, some of which border our property. Support of all levels of government is needed to help meet the problems and opportunities presented by these sites. We are particularly encouraged by the possibility that the BOA would receive preferential treatment when New York State is considering where to fund projects.

We also appreciate the opportunity to actively participate in the development of the BOA Nomination study and the brownfield planning process.

We hope the State responds favorably to your application and look forward to assisting the City and working with the other neighborhood groups, businesses, and residents on this project. Please feel free to contact us if we can be of any further assistance.

Sincerely,

Gary Cvejic  
VP of Operations





# SouthWest Common Council Sector 4

275 Dr. Samuel McCree Way  
Rochester, NY 14611  
(585) 436-8201

May 26, 2006

**Maxsene B. Hanks**

President

**Patricia A. Jackson**

Vice President

**Willie W. Lightfoot**

Past-President

**Dana Miller**

Past President

**John L. Lightfoot**

Past President

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Calvin Lee Jr.

John Lightfoot

Adam McFadden

Dana Miller

Josanne Reaves

Gladys Royster

Benora Usher

## NEIGHBORHOOD ASSOCIATIONS

Changing of the Scenes (COTS)

Neighborhood United (NU)

19<sup>th</sup> Ward Community Assn.

Plymouth Exchange

Neighborhood Association)

(PLEX)

SouthWest Area Neighborhood

Association (SWAN)

## NEIGHBORHOOD STAKEHOLDERS

Action for a Better Comm., Inc.

Chase Manhattan Bank

Rochester Gas & Electric

Unity Health System

Sector 4 CDC

University of Rochester

Mr. Mark Gregor

Manager, Division of Environmental Quality

30 Church Street, Room 300B

Rochester, New York 14614

Re: City of Rochester, NY - Brownfields Opportunity Areas Grant proposal  
South Genesee River Corridor

Dear Mr. Gregor:

Thank you for sending the information regarding the new State of New York Brownfields Opportunity Areas (BOA) grant program and the City's application for funding to study an opportunity area in the South Genesee River corridor.

We are very supportive of the City's efforts to obtain grant funding for the identification, assessment, and planning for brownfield reuse in our neighborhoods. The South Genesee River corridor area has more than its share of abandoned and underutilized properties, and support of all levels of government is needed to help meet the problems and opportunities presented by these sites. We are particularly encouraged by the possibility that the BOA would receive preferential treatment when New York State is considering where to fund projects.

We also appreciate the opportunity to actively participate in the development of the BOA Nomination study and the brownfield planning process.

We hope the State responds favorably to your application and look forward to assisting the City and working with the other neighborhood groups, businesses, and residents on this project. Please feel free to contact us if we can be of any further assistance.

Sincerely,

Maxsene B. Hanks, Sector 4 Leader  
Southwest Common Council

Cc: SouthWest Common Council

---

*Five Neighborhoods ... One Community  
- Celebrating Diversity -*

## COMMITTEE ON RULES

## RANKING MEMBER

WASHINGTON OFFICE  
2409 RAYBURN BUILDING  
WASHINGTON, D.C. 20515-3221  
(202) 225-3615



LOUISE M. SLAUGHTER  
CONGRESS OF THE UNITED STATES  
28TH DISTRICT, NEW YORK

## DISTRICT OFFICES

3120 FEDERAL BUILDING  
100 STATE STREET  
ROCHESTER, NY 14614  
(505) 232-4050

405 MAIN STREET, SUITE 105  
BUFFALO, NY 14203  
(716) 853-5813

1910 PINE AVENUE  
NIAGARA FALLS, NY 14301  
(716) 282-1274

WEBSITE: <http://www.louise.house.gov>

May 26, 2006

Sir or Madam  
New York State Department of State  
Division of Coastal Resources  
41 State Street  
Albany, NY 12231

Dear Sir or Madam,

I am pleased to write in support of the City of Rochester's grant application to the New York State Departments of State and Environmental Conservation Brownfields Opportunity Areas (BOA) program for a brownfields planning study of the South Genesee River Corridor.

The proposed grant would fund the preparation of a Nomination Study, which would establish the proposed site as a BOA. The project will target an approximately 60 acre area located on the west side of the Genesee River in the City of Rochester. The site includes the 24 acres of the former Vacuum Oil Company, which operated an oil refinery from 1866 to 1936, refining over 4 million gallons of crude oil per year.

Once again, I am pleased to endorse the City of Rochester's application and fully support its efforts to revitalize and clean up this contaminated area of the city.

Sincerely,

A handwritten signature in cursive script that reads "Louise M. Slaughter".

Louise Slaughter  
Member of Congress

LMS:js



DAVID F. GANTT  
Assemblyman 133<sup>rd</sup> District

CHAIRMAN  
Transportation Committee

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

## COMMITTEE MEMBERSHIP

Transportation

Rules

Ways and Means

Economic Development, Job Creation,  
Commerce and Industry

Local Governments

May 25, 2006

Mr. Mark Gregor  
Manager, Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, New York 14614

Re: City of Rochester, NY – Brownfields Opportunity Areas Grant proposal  
South Genesee River Corridor

Dear Mr. Gregor:

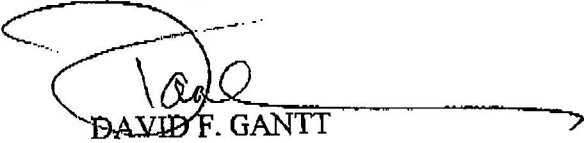
Thank you for sending the information regarding the new State of New York Brownfields Opportunity Areas (BOA) grant program and the City's application for funding to study an opportunity area in the South Genesee River corridor.

We are very supportive of the City's efforts to obtain grant funding for the identification, assessment, and planning for brownfield reuse in our neighborhoods. The South Genesee River corridor area has more than its share of abandon and underutilized properties and support of all levels of government is needed to help meet the problems and opportunities presented by these sites. We are particularly encouraged by the possibility that the BOA would receive preferential treatment when New York State is considering where to fund projects.

We also appreciate the opportunity to actively participate in the development of the BOA Nomination study and the brownfield planning process.

We hope that State responds favorably to your application and look forward to assisting the City and working with the other neighborhood groups, businesses and residents on this project. Please feel free to contact me if I can be of any further assistance.

Sincerely,



DAVID F. GANTT  
Member of Assembly

DFG/aam



May 25, 2006

Office of the Commissioner  
Division of Environmental Quality  
30 Church St, Rm 300B  
Rochester, NY 14614-1278  
Attn: Mark Gregor  
Manager, Division of Environmental Quality

Re: Letter of Support: Brownfields Opportunity Areas Program (Grant Proposal)

Dear Mark,

I am writing this letter in support of the Brownfield Opportunity Areas Program Grant proposal being submitted by the City of Rochester, NY to New York State. The Brownfield Opportunity Areas Program would help the South Genesee River Corridor residents, business owners, municipality and community groups address concerns, establish consensus on future uses of targeted areas and encourage cooperation between municipalities, community organizations and businesses: stimulating investments in this neighborhood through revitalization which has been long overdue.

Hopefully, the State will consider this underdeveloped area and recognize its potential understanding the incredible difference this could make to the City of Rochester. Its residents who live, work and attend schools in the South Genesee River Corridor will benefit by designating it as a Brownfield Opportunity Area.

Thank you,

A handwritten signature in black ink, appearing to read "Tom Ferraro", is written over a horizontal line.

Thomas Ferraro,  
Executive Director & Founder



May 23, 2006

Mr. Mark Gregor  
Manager, Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, New York 14614

Re: City of Rochester, NY - Brownfields Opportunity Areas Grant proposal  
South Genesee River Corridor

Dear Mr. Gregor:

Thank you for sending the information regarding the new State of New York Brownfields Opportunity Areas (BOA) grant program and the City's application for funding to study an opportunity area in the South Genesee River corridor.

As a property owner in the subject area I am very supportive of the City's efforts to obtain grant funding for the identification, assessment, and planning for brownfield reuse in our neighborhoods. The South Genesee River corridor area has more than its share of abandoned and underutilized properties, and support of all levels of government is needed to help meet the problems and opportunities presented by these sites. We are particularly encouraged by the possibility that the BOA would receive preferential treatment when New York State is considering where to fund projects. As we have discussed, the opportunities in the neighborhood are tremendous.

I also appreciate the opportunity to actively participate in the development of the BOA Nomination study and the brownfield planning process.

I hope the State responds favorably to your application and look forward to assisting the City and working with the other neighborhood groups, businesses, and residents on this project. I have seen the benefits of brownfield redevelopment firsthand. The funding for the proposed study will be an important first step in redeveloping our community.

Thank you again and good luck for a successful submission. Please feel free to contact me if I can be of any further assistance.

Sincerely,



Peter Schott  
President

*Manufacturing complex products faster*

55 Vanguard Parkway □ Rochester, NY 14606 □ Phone: (585) 436-2250 □ Fax: (585) 235-5260

TOTAL P.01



## City of Rochester

### Rochester City Council

Lois J. Giess, President  
Councilmember  
East District

May 23, 2006

Gladys Santiago, Vice President  
Councilmember-at-Large

Carolee A. Conklin  
Councilmember-at-Large

Benjamin L. Douglas  
Councilmember  
Northeast District

John F. Lightfoot  
Councilmember-at-Large

Adam C. McFadden  
Councilmember  
South District

Dana K. Miller  
Councilmember-at-Large

William F. Pritchard  
Councilmember-at-Large

Robert J. Stevenson  
Councilmember  
Northwest District

Mark Gregor, Manager  
Division of Environmental Quality  
Department of Environmental Services  
30 Church Street, Room 300B  
Rochester, New York 14614

Re: City of Rochester, NY - Brownfields Opportunity Areas Grant  
proposal -- South Genesee River Corridor

Dear Mr. Gregor:

Thank you for sending the information regarding the new State of New York Brownfields Opportunity Areas (BOA) grant program and the City's application for funding to study an opportunity area in the South Genesee River corridor.

We are very supportive of the City's efforts to obtain grant funding for the identification, assessment, and planning for brownfield reuse in our neighborhoods. The South Genesee River corridor area has more than its share of abandoned and underutilized properties, and support of all levels of government is needed to help meet the problems and opportunities presented by these sites. We are particularly encouraged by the possibility that the BOA would receive preferential treatment when New York State is considering where to fund such projects.

We also appreciate the opportunity to actively participate in the development of the BOA Nomination study and the brownfield planning process. Our long-standing commitment to the execution of the South River Corridor Plan should provide further evidence to the State about the importance of this project.

We encourage the State to respond favorably to this application and look forward to assisting the Administration and working with the other neighborhood groups, businesses, and residents on this critical project. Please feel free to contact us if we can be of any further assistance.

Sincerely,

Lois J. Giess  
President

Adam C. McFadden  
Councilmember, South District





## *Office of the County Executive*

Monroe County, New York

**Maggie Brooks**  
*County Executive*

**James P. Smith**  
*Deputy County Executive*

May 24, 2006

Mark Gregor, Manager  
Division of Environmental Quality  
City of Rochester  
30 Church Street, Room 300B  
Rochester, NY 14614

**RE: City of Rochester Brownfields Opportunity Areas Grant Proposal  
South Genesee River Corridor**

Dear Mr. Gregor:

Thank you for sending the information regarding the City's application for funding to study and nominate as a Brownfield Opportunity Area (BOA) approximately sixty acres in the South Genesee River Corridor. We appreciate the opportunity to participate in the development of the BOA nomination study and the brownfield planning process.

Monroe County continues to be very supportive of Rochester's efforts to obtain grant funding for the identification, assessment and planning for brownfield reuse in our neighborhoods. The South Genesee River Corridor area has more than its share of abandoned and underutilized properties; intermunicipal support and cooperation enhances the ability to meet and address the problems as well as optimize the opportunities presented by these sites.

We hope the State responds favorably to your application and look forward to exploring ways Monroe County might work with the City on this project. Please feel free to contact me or Christine Vitt, Monroe County Department of Environmental Services, at 753-7527 for further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Maggie Brooks".

Maggie Brooks  
Monroe County Executive

MB/cv

cc: Terry Slaybaugh, Director, Monroe County Dept. of Planning and Development  
Christine Vitt, Associate Engineer, Monroe County Dept. of Environmental Services  
Rochelle Bell, Environmental Planner, Monroe County Dept. of Planning and Development

UNIVERSITY OF  
**ROCHESTER**

Ronald J. Paprocki  
*Senior Vice President for Administration and Finance  
and Chief Financial Officer*

May 23, 2006

Mark Gregor  
Manager, Division of Environmental Quality  
30 Church Street, Room 300B  
Rochester, NY 14614

Reference: City of Rochester, NY – Brownfields Opportunity Areas Grant Proposal  
South Genesee River Corridor

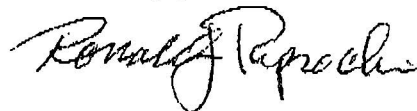
Dear Mr. Gregor:

Thank you for sending the information regarding the new State of New York Brownfields Opportunity Areas (BOA) grant program and the City of Rochester's application for funding to study an opportunity area in the South Genesee River corridor.

The University of Rochester is very supportive of the City's efforts to obtain grant funding for the identification, assessment and planning for brownfield reuse in the neighborhood of the campus. The South Genesee River corridor area has a number of abandoned and underutilized properties. Support from all levels of government is needed to help meet both the problems and opportunities presented by these sites. The University is particularly encouraged by the possibility that the City's application would receive preferential treatment when New York State considers where to fund projects.

The University appreciates the opportunity to participate in the development of the BOA Nomination Study and the brownfield planning process. We look forward to the State's favorable response to the City's application and welcome the chance to work with the City as well as neighborhood groups, businesses and residents on this project.

Sincerely yours,



Wallis Hall, Room 208  
P.O. Box 270023  
Rochester, New York 14627-0023  
(585) 275-2800 Fax: (585) 461-1046  
E-mail: [rpaprocki@admin.rochester.edu](mailto:rpaprocki@admin.rochester.edu)



**ATTACHMENTS**

**New York State Departments of State and Environmental Conservation  
BROWNFIELD OPPORTUNITY AREAS PROGRAM  
2006 APPLICATION**

**Attachment C. CITY OF ROCHESTER ORDINANCE**

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*



City of Rochester

City Clerks Office

## Certified Ordinance

---

Rochester, N.Y., \_\_\_\_\_

### TO WHOM IT MAY CONCERN:

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **May 16, 2006** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **May 19, 2006** in accordance with the applicable provisions of law.

Ordinance No. 2006-101

Authorizing Applications And Agreements For  
Brownfield Opportunity Area Program Grants, As  
Amended

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

Section 1. The Mayor is hereby authorized to submit applications to and enter into agreements with the New York State Departments of State and Environmental Conservation in accordance with the provisions of Section 970-r of the General Municipal Law for Brownfield Opportunity Area Program Grants [for the Lyell-Lake-State Street Project]. Upon execution of the Grant agreements, the Manager of the Division of Environmental Quality is hereby authorized to act on behalf of the City in all matters relating to State assistance under Section 970-r of the General Municipal Law, including but not limited to requesting State reimbursements, redistributing State reimbursements as appropriate, and submitting Project documentation. The City agrees that it will fund its portion of the cost of the Projects and complete the Projects.

Section 2. The applications and agreements shall contain such additional terms and conditions as the Mayor deems to be appropriate.

Section 3. This ordinance shall take effect immediately.

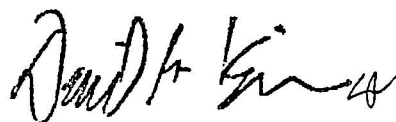
Bracketed material deleted; underlined material added.

Passed by the following vote:

Ayes - President Giess, Councilmembers Conklin, Douglas, Lightfoot, Miller, Pritchard, Santiago, Stevenson - 8.

Nays - None - 0.

Attest

A handwritten signature in cursive script, appearing to read "D. H. King", written over a horizontal line.

City Clerk

## **ATTACHMENTS**

### **New York State Departments of State and Environmental Conservation BROWNFIELD OPPORTUNITY AREAS PROGRAM 2006 APPLICATION**

#### **Attachment D. SUPPORTING DOCUMENTS – BUDGET & SCHEDULE**

Table: City of Rochester Budget Breakdown

Table: Third-party Consultant Budget Breakdown

Chart: Project Schedule

*Vacuum Oil-South Genesee River Corridor Nomination Phase Grant Application*

City of Rochester, New York  
Vacuum Oil South Genesee River Corridor Brownfield Opportunity Area Grant Application  
Nomination Phase Project Budget Detail

24-May-06

Category		FY05-06					Budget Total
		Hours	Rate	Direct Labor	Fringe @ 44.1%	Salary & Fringe	
Personnel	<b>1.0 Program Management</b>						
	Manager, Division of Environmental Quality	70	\$37.12	\$2,598.40	\$1,145.89	\$3,744.29	
	Executive Assistant	22	\$22.77	\$500.94	\$220.91	\$721.85	
	Environmental Specialist	24	\$26.87	\$644.88	\$284.39	\$929.27	
		<b>116</b>		<b>\$3,744.22</b>	<b>\$1,651.20</b>	<b>\$5,395.42</b>	<b>\$5,395</b>
	<b>2.0 Community Participation &amp; Planning</b>						
	Manager, Division of Environmental Quality	16	\$37.12	\$593.92	\$261.92	\$855.84	
	Executive Assistant	16	\$22.77	\$364.32	\$160.67	\$524.99	
	Environmental Specialist	34	\$26.87	\$913.58	\$402.89	\$1,316.47	
	NET Office Coordinator	22	\$39.13	\$860.86	\$379.64	\$1,240.50	
	Director of Planning/Deputy Commissioner	16	\$39.13	\$626.08	\$276.10	\$902.18	
	Sr. Planner/Economic Development Specialist	16	\$29.27	\$468.32	\$206.53	\$674.85	
		<b>66</b>		<b>\$3,827.08</b>	<b>\$1,687.74</b>	<b>\$5,514.82</b>	<b>\$5,515</b>
	<b>Task 3 Analysis of the PBOA</b>						
	<b>City Data Collection &amp; Information Support</b>						
	Manager, Division of Environmental Quality	8	\$37.12	\$296.96	\$130.96	\$427.92	
	Executive Assistant	8	\$22.77	\$182.16	\$80.33	\$262.49	
	Research Aid/GIS Technician	18	\$17.00	\$306.00	\$134.95	\$440.95	
	Sr. City Environmental Specialist	10	\$31.46	\$314.60	\$138.74	\$453.34	
	City Environmental Specialist	34	\$26.87	\$913.58	\$402.89	\$1,316.47	
	NET Office Coordinator	10	\$39.13	\$391.30	\$172.56	\$563.86	
	Director of Planning/Deputy Commissioner	16	\$39.13	\$626.08	\$276.10	\$902.18	
	Sr. Planner/Economic Development Specialist	16	\$29.27	\$468.32	\$206.53	\$674.85	
		<b>120</b>		<b>\$3,499</b>	<b>\$1,543</b>	<b>\$5,042</b>	<b>\$5,042</b>
	<b>Prenomination Report Review</b>						
	Manager, Division of Environmental Quality	14	\$37.12	\$519.68	\$229.18	\$748.86	
	Executive Assistant	2	\$22.77	\$45.54	\$20.08	\$65.62	
	Sr. City Environmental Specialist	6	\$31.46	\$188.76	\$83.24	\$272.00	
	City Environmental Specialist	22	\$26.87	\$591.14	\$260.69	\$851.83	
	NET Office Coordinator	2	\$39.13	\$78.26	\$34.51	\$112.77	
	Director of Planning/Deputy Commissioner	6	\$39.13	\$234.78	\$103.54	\$338.32	
	Sr. Planner/Economic Development Specialist	6	\$29.27	\$175.62	\$77.45	\$253.07	
		<b>58</b>		<b>\$1,834</b>	<b>\$809</b>	<b>\$2,642</b>	<b>\$2,642</b>
	<b>4.0 City SEQR Analysis and Coordination</b>						
	Manager, Division of Environmental Quality	16	\$37.12	\$593.92	\$261.92	\$855.84	
	Executive Assistant	10	\$22.77	\$227.70	\$100.42	\$328.12	
	Sr. City Environmental Specialist	6	\$31.46	\$188.76	\$83.24	\$272.00	
	City Research Aid/GIS Technician	0	\$17.00	\$0.00	\$0.00	\$0.00	
	City Environmental Specialist	22	\$26.87	\$591.14	\$260.69	\$851.83	
	NET Office Coordinator	2	\$39.13	\$78.26	\$23.45	\$101.71	
	Director of Planning/Planner	28	\$39.13	\$1,095.64	\$483.18	\$1,578.82	
	Sr. Planner/Economic Development Specialist	18	\$29.27	\$526.86	\$232.35	\$759.21	
		<b>102</b>		<b>\$3,302.28</b>	<b>\$1,445.25</b>	<b>\$4,747.53</b>	<b>\$4,748</b>
<b>Total City Personnel Costs</b>		<b>346</b>					
						<b>Total City Labor</b>	<b>\$23,342</b>
	<b>Nonprofessional Volunteer Labor for Steering Committee ( In-Kind Contribution)</b>	<b>180</b>	<b>\$15</b>				<b>\$2,700</b>
<b>Supplies</b>	<b>photocopies, postage, office supplies</b>						<b>\$500</b>
<b>Travel</b>	<b>mileage, tolls, parking for BOA training if needed</b>						<b>\$500</b>
<b>Contractual</b>	<b>BOA Consulting Services</b> ( Refer to Part F Project Scope and Schedule)						<b>\$212,000</b>
<b>TOTAL</b>							<b>\$239,042</b>

Total Budget ( NOTE: Total Budget estimated to the nearest \$10.00)

### **THIRD PARTY CONSULTANT BUDGET**

<b>Task 1. Project Management</b>	
Assist in Development of Project Sponsors, Relationships & Structure	\$ 3,500.00
Develop Project Overview and Description	\$ 4,000.00
Summarize Community Vision, Goals and Objectives	\$ 1,500.00
Describe BOA Boundary and Justify	\$ 3,000.00
<b>Task Subtotal - Estimated Cost</b>	<b>\$ 12,000.00</b>
<b>Task 2. Public Participation Plan</b>	
Assist in Development of Public Participation Plan	\$ 500.00
Assist in Implementation of Public Participation Plan	\$ 1,000.00
Assist in Enlisting and Consulting with Partners	\$ 1,500.00
<b>Task Subtotal - Estimated Cost</b>	<b>\$ 3,000.00</b>
<b>Task 3. Analysis of Brownfield Opportunity Area</b>	
Analyze and Summarize Community and Regional Setting	\$ 4,500.00
Complete in depth inventory & analysis of PBOA	\$ 18,000.00
Document and Analyze Existing Land Use and Zoning	\$ 5,000.00
Research and document Brownfield, Abandoned or Vacant Sites	\$ 20,000.00
Identify and Characterize Strategic Brownfield Sites & Track Responsible Party (eg. Mobil Exxon) Actions At	\$ 24,000.00
Research, describe and document public private ownership pattern	\$ 3,000.00
Identify and describe land dedicated or committed for park or open space use	\$ 3,000.00
Describe and inventory key buildings	\$ 4,500.00
Research and identify Historic or Archeologically significant areas, sites, buildings	\$ 9,000.00
Describe Transportation Systems	\$ 5,000.00
Research and describe infrastructure	\$ 5,000.00
Describe and Analyze Natural Resources and Environmental Features	\$ 5,000.00
Economic and Market Trends Analysis	\$ 30,000.00
Develop Analysis, Findings & Recommendations	\$ 15,000.00
<b>Task Subtotal - Estimated Cost</b>	<b>\$ 151,000.00</b>
<b>Task 4. State Environmental Quality Review (SEQR)</b>	
Full EAF Part I and Lead Agency Designation	\$ 3,000.00
EAF Parts II, III & Determination of Significance	\$ 3,000.00
Public Scoping Process	\$ 10,000.00
GEIS Drafting/Compilation	\$ 30,000.00
<b>Task Subtotal - Estimated Cost</b>	<b>\$ 46,000.00</b>
<b>Total Anticipated Cost - Tasks A, B, C &amp; D</b>	<b>\$ 212,000.00</b>



VACUUM OIL-SOUTH GENESEE RIVER CORRIDOR  
PROPOSED BROWNFIELD OPPORTUNITY AREA

Anticipated Schedule

