

**BCP APPLICATION SUPPLEMENT**  
**Eldre Corporation**  
**1500 Jefferson Road and 55 Hofstra Road Site**  
**Brownfield Cleanup Program Application**

**SECTION I. REQUESTOR INFORMATION**

Name of Requestor's Representative:

Harvey Erdle, President  
Eldre Corporation  
1500 Jefferson Road  
Henrietta, Ne York 14623  
Phone: (585) 427-7280  
Fax: (866) 745-6211  
Email: herdle@busbar.com

Daniel Beaudron  
Mersen  
Immeuble Lafayette  
2, Place des Vosges  
92051 La Defense CEDEX  
France

**SECTION II. PROPERTY INFORMATION**

| <b>Parcel Address</b>                    | <b>Parcel No.</b> | <b>Section No.</b> | <b>Block No.</b> | <b>Lot No.</b> | <b>Acreage</b> |
|--|-------------------|--------------------|------------------|----------------|----------------|
| 1500 Jefferson Road, Henrietta, NY 14623 | 27.11             | 162.08             | 1                | 27.11          | 1.778          |
| 1500 Jefferson Road, Henrietta, NY 14623 | 27.12             | 162.08             | 1                | 27.12          | 0.138          |
| 1500 Jefferson Road, Henrietta, NY 14623 | 27.21             | 162.08             | 1                | 27.21          | 1.44           |
| 55 Hofstra Road, Henrietta 14623         | 24                | 162.08             | 1                | 24             | 3.468          |

**Total      6.824**

*5) PROPERTY DESCRIPTION NARRATIVE*

The property (hereinafter referred to the "Project Site" or the "Site") subject to this BCP application is comprised of three contiguous parcels located at 1500 Jefferson Road and a fourth contiguous parcel located at 55 Hofstra Road in the Town of Henrietta, Monroe County, New York. The Site occupies two addresses over 6.824 acres of industrial

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property: 1500 Jefferson Road, 3.356 acres, with a 75,000 square feet of a split level building and 55 Hofstra Road, 3.468 acres, with 6,860 feet of building space. The industrial building at the Jefferson Road address is constructed slab on grade with the exception of the southern portion of the building, which has a basement underneath the offices. Asphalt paved parking lots and driveways are located north, south and east of the main building (1500 Jefferson Road) and cover a majority of the 55 Hofstra parcel with the exception of a vegetative covered section on the east side of the parcel.

The entire Site is owned by Eldre Corporation, a company specializing in manufacturing electronic components especially for the electronic equipment industry. The Site is used to produce bus bars, which require a sheet metal fabrication operation that involves the use of chemicals during the plating process.

The Site is bounded to the north by Hofstra Road with 3131 Winton Road (Wegmans Distribution Center) beyond, to the east by the NYSDOT Regional Headquarter building and a gas station beyond, to the west by a large industrial complex owned by Harris Corporation (formerly owned by Xerox) and to the south by Jefferson Road with an industrial complex beyond. It should be noted that the former Xerox facility is an Inactive Hazardous Waste Disposal Site (IHWDS) and designated as Site #828069. This IHWDS has similar constituents, in addition to others, to those detected on the Site.

*6) LIST OF EXISTING EASEMENTS*

| <b>Easement</b> | <b>Description</b>                          |
|-----------------|---|
| L 6634 DP 333   | East Line 30' Wide Joint Driveway Agreement |
| L 5917 DP 343   | Access Easement                             |
| L 6832 DP 64    | 20' Wide Access Easement                    |
| L 9427 DP 581   | 20' Wide Access Easement                    |
| L 5917 DP 343   | Access Easement                             |
| L 3921 DP 68    | 22' Wide Right of Way                       |
| N/A             | 20' Wide Drainage Easement                  |
| L 5541 DP 129   | 15' Wide Drainage Easement                  |
| L 3973 DP 296   | 30' Wide Sanitary Sewer Easement            |
| L 3959 DP 282   | 10' Wide Gas Main                           |
| L 3243 DP 51    | 50' Wide Drainage and Stormwater Easement   |

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7) *LIST OF PERMITS*

There are no NYSDEC or US EPA permits associated with the facility; however, there is a registration (USEPA ID #NYD001612423).

**SECTION III. CURRENT PROPERTY OWNER/OPERATOR INFORMATION**

Owners- All four parcels are owned, occupied and managed by Eldre Corporation. County of Monroe Industrial Development Agency (COMIDA) also had 'ownership' on paper of the parcels until late 2011 under a leaseback arrangement for tax purposes; however, COMIDA transferred them back to Eldre Corporation in 2011.

**SECTION V. PROPERTY ELIGIBILITY INFORMATION**

The Site meets the definition of a "brownfield site" as set forth in New York State Environmental Conservation Law Section 27-1407.8(a), in that: (1) the existing site data indicates there is some level of contamination present on the Site; and (2) the contamination complicates development of the Site. The regulations set forth in 6 N.Y.C.R.R. § 375-3.3(a)(1) indicate that the "Brownfield" definition has two separate and distinct elements: the "Contamination Element" and the "Complication Element":

- (1) A brownfield site has two elements:
  - (i) there must be confirmed contamination on the property or a reasonable basis to believe that contamination is likely to be present on the property; and
  - (ii) there must be a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property.

Additionally, the New York State Department of Environmental Conservation ("DEC") published BCP Eligibility Guidance in March, 2005. This guidance establishes several factors that DEC considers in evaluating whether a site is eligible for participation in the BCP.

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A) Contamination Element

The NYSDEC BCP Eligibility Guidance indicated that DEC will consider the following:

- (A) the nature and extent of known or suspected contamination;
- (B) whether constituents are present at levels that exceed standards, criteria or guidance;
- (C) whether contamination on the proposed site is historic fill material or exceeds background levels;
- (D) whether there are or were industrial or commercial operations at the proposed site which may have resulted in environmental contamination; and/or
- (E) whether the proposed site has previously been subject to closure, a removal action, an interim or final remedial action, corrective action or any other cleanup activities performed by or under the oversight of the State or Federal government.

Based on the testing completed to date and as summarized in this BCP Application, the presence of contamination has been confirmed as is summarized in the November 29, 2011 submission to NYSDEC in connection of the report of the discovery of an historical spill. Specifically, TCE was identified in soil and groundwater samples collected from the site in excess of the NYSDEC Part 375-6 and CP-51 Soil Cleanup Objectives and Part 703 of Groundwater Standards. Based on the findings of the subsurface assessment work, NYSDEC was contacted and Spill #1109392 was opened. However, as further stated within the November 29, 2011 letter to NYSDEC, the source of the TCE impacts has not been determined to date, although several potential on-Site historical sources will be evaluated through participation in the BCP.



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B) Complication Element

The NYSDEC BCP Eligibility Guidance indicated that DEC will consider the following:

- (A) whether the proposed site is idled, abandoned or underutilized;
- (B) whether the proposed site is unattractive for redevelopment or reuse due to the presence or reasonable perception of contamination;
- (C) whether properties in the immediate vicinity of the proposed site show indicators of economic distress such as high commercial vacancy rates or depressed property values; and/or
- (D) whether the estimated cost of any necessary remedial program is likely to be significant in comparison to the anticipated value of the proposed site as redeveloped or reused.

The presence of TCE in soil and groundwater in excess of NYSDEC Standards complicates any future development or significant investment into the property. Currently the data obtained does not define the nature and extent of the impacts and thus the cost burden of remediation (if necessary) is unknown. Such unknown contamination, if not defined and addressed through the BCP has the potential to impact the ‘attractiveness’ of the property for investment purposes. Eldre Corporation was recently acquired by a new corporate owner, and in connection with this acquisition the discovery of environmental impacts at the Site complicated the transaction. The possibility of entry into the BCP to investigate and address any potential on-Site sources was critical to completing the transaction.

**SECTION VI. PROJECT DESCRIPTION**

*A) PURPOSE & SCOPE OF THE PROJECT*

The purpose of the project is to conduct a Remedial Investigation (RI) in accordance with NYSDEC DER-10. The RI is intended to determine the nature and extent of contamination in excess of NYSDEC standards. The scope of the RI will be defined in the RI Work Plan. Currently, the intention is to continue the existing industrial/commercial use of the property and potential expansion may be considered in the future.

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*B) ESTIMATED PROJECT SCHEDULE*

|  |   |
|--|---|
| Application Deemed Complete  | 10 Days from Submission                           |
| Public Comment Period on Application and RI Work Plan  | 6 Weeks from Publication                          |
| Execute Brownfields Cleanup Agreement  | 1 Month from Receipt of Draft                     |
| Revise RI Work Plan based on comments  | 1 Month from Receipt of Comments                  |
| Implement Remedial Investigation   | 6 Months from RIWP Approval                       |
| Submit RI Report & Remedial Alternatives Analysis (RAA) and Remedial Action Work Plan (RAWP) | 3 Months from Receipt of RI Data                  |
| NYSDEC Review of RI, RAA RAWP and Public Comment Period                                      | 2 Months from Submittal of RI Report              |
| Revise RI, RAA and RAWP and submit   | 1 Month from Receipt of Comments                  |
| Initiate Remedy (if necessary)   | 1 Month from Approval of Remedial Design (if any) |

Note: This schedule is tentative based on anticipated review times and responses from regulatory agencies, public comments and other interested parties.

**SECTION VII. PROPERTY'S ENVIRONMENTAL HISTORY**

*1) Environmental Reports*

Previous Environmental reports completed for the Site are listed below and an electronic copy of each report is included in Attachment E.

- *Phase II Environmental Site Assessment, 55 Hofstra Road, Rochester, New York*, prepared by LaBella Associates, P.C. dated July 1998
- *Tank Closure, Disposal, & Closure Request Report, NYSDEC Spill #9705148, Genesee Truck Rental, 55 Hofstra Road, Rochester, New York 14623*, prepared by SAW Environmental Services, Inc. dated October 19, 1999
- *Phase II Environmental Site Assessment: Remedial Actions, 55 Hofstra Road, Rochester, New York*, prepared by LaBella Associates, P.C. dated December 1999

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- *Phase I Environmental Site Assessment, 1500 Jefferson Road, Henrietta, New York 14623, prepared by LaBella Associates, P.C. dated February 2000*
- *Phase I Environmental Site Assessment, 55 Hofstra Road, Henrietta, New York 14623, prepared by LaBella Associates, P.C. dated February 2000*
- *Phase I Environmental Site Assessment, Eldre Corporation, Rochester, New York prepared by Groundwater Sciences Corporation dated August 17, 2011*

*In compiling this BCP Application, several items identified in the Phase I ESA completed in August 2011 by GSC were further evaluated and/or updated. A list of these items is below:*

- 1. The property is currently owned by Eldre Corporation. COMIDA transferred title of the property in late 2011. This is indicated in Item 6 of this BCP Application Supplement (Pg 11 & 12). A copy of the Title indicating this information can be provided upon request.*
  - 2. The 1500 Jefferson Road parcel was not purchased by Jack Eldre in 1957, rather, the purchase by Jack Eldre was in 1974. A copy of the Title indicating this information can be provided upon request.*
  - 3. The Phase I ESA indicates that there were 'undocumented tank closures' (which is also referenced in previous LaBella Reports) for the 55 Hofstra Property; however, tank closure information and remedial efforts relating to former tanks are documented in the LaBella information SAW Environmental October 19, 1999 Tank Closure, Disposal, & Closure Request Report (identified above and attached) and the LaBella December 1999 Phase II Environmental Site Assessment: Remedial Actions Report (identified above and attached).*
  - 4. The 2003 Hydrogen Cyanide 'Spill' was discussed with Eldre Corporation and actually related to an improper mixing of two chemicals in a mixing tank. The mixture caused a reaction which released a gas and caused an evacuation. The issue was reported out of an abundance of caution; however, there was no release to soil or groundwater as the materials were contained in a mixing tank.*
  - 5. The possible fill or solid waste area identified in the Phase I ESA includes the apparent pond area (refer to Item 4 below in this BCP Application Supplement). In addition, the subsequent subsurface investigations at the Site did not identify suspect solid waste filling in borings completed in this area; however, chlorinated solvents were identified (refer to LaBella Summary Letter dated November 29, 2011 identified below and attached).*
- *Summary Letter, 1500 Jefferson Road, Eldre Corporation, NYSDEC Spill #1109392, prepared by LaBella Associates, P.C. dated November 29, 2011*

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2) *SAMPLING DATA*

The recent (2011) soil and groundwater sampling data collected by Groundwater Sciences Corporation is summarized in tables included in Attachment F. Sampling data collected as part of the Phase II ESA and remedial work on 55 Hofstra Road parcel are summarized in the reports included in Attachment E.

4) *KNOWN OR SUSPECTED SOURCES OF CONSTITUENTS*

The Project Site was developed by Fannon Metal Industries in the mid 1950's prior to which it was utilized for agricultural purposes. According to the suburban directory dated 1968 P&F Metal and Finishing appeared to be sharing the Site with Fannon Metal. An aerial photograph dated 1970, appears to reveal an area of disturbance that could be associated with filling or solid waste disposal north of the building. A pond was also noticed at what is now the boundary between the 1500 Jefferson Road parcels and the 55 Hofstra Road Parcel, with a possible drainage feature from the building area leading to it.

Eldre has never used the north area of the Site for waste disposal. LaBella's Phase I ESA report indicated that the northern portion of the 1500 Jefferson Road parcel was reported to be low and wet, and that the area of disturbance may have been caused by filling wet areas prior to paving. This area of the Site is currently paved and used as a parking lot for employees with the exception of a drainage area between the parking lot areas.

Information pertaining to the past use of the Site (prior to Eldre Corporation's operations) is limited. In addition, information concerning the manufacturing activities of Fannon Metal Industries is not readily available.

*Current Operations*

The current operations include plating processes that are located in the lower level of the 1500 Jefferson Road building and confined to areas with floor drains leading to a waste water holding tank. The plating that currently takes place at the Site is limited, and the plating tanks are self contained. Plating operations do not utilize subgrade piping or wastewater recovery systems, thereby eliminating potential impairment avenues.

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The plating activities are supported by metal working operations including degreasing with trichloroethylene (TCE). The degreaser is a self contained unit that is currently located within the building (eastern portion of the building). There are no subgrade piping systems, solvent recovery systems or stills associated with the degreaser. Additionally, the degreaser is also set within an epoxy lined pit with a sump that is directed back to the wastewater system. TCE has never been detected within this pit. The wastewater system treats process wastewater prior to discharge to the municipal sewer system, and there is routine discharge testing completed for compliance with the sewer use permit. This testing has never identified discharges above the sewer use criteria.

Currently, TCE is delivered in 55-gallon drums and staged within the building. Other non-TCE virgin chemicals come in various size containers and are staged and stored within the building. Waste materials (including hazardous waste) are also staged within the 1500 Jefferson Road building and stored within a designated Hazardous Waste Storage area which is located inside the building adjacent to the loading docks on the northeast portion of the building.

Historically, TCE was delivered in bulk and stored in a 275-gallon aboveground storage tank located on the building interior. This tank and the associated degreaser were previously located slightly southwest of the current location; however, there was a basement area beneath the floor on which the former degreaser was situated, and as such the degreaser unit and associated infrastructure were not on a “ground floor”. The former 275-gallon TCE tank was removed in June 2001 when the degreaser was moved to its current location.

*Potential Sources*

The potential source(s) for the chlorinated VOCs in soil and groundwater that are in excess of NYSDEC standards is currently unknown. However, below is a preliminary list of potential sources based on historical information available for the Site and surrounding properties.

- Previous Owners/Operators – From about 1957 to 1973 the 1500 Jefferson Road Parcel was owned and operated by Fannon Metal Industries and based on street directories also occupied by P&F Metal and Finishing in 1968. Although details on these operations are unknown, it is possible that the historical metal working operations used chlorinated solvents. In addition, a pond in proximity to monitoring well MW-3 is evident on aerial photographs dated 1961, 1970, and 1976 at the time the property was owned by Fannon

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Metal Industries (the pond no longer exists).. The 55 Hofstra Road Parcel appears to have been primarily utilized as a trucking facility by various entities from about 1968 until 2001 when purchased by Eldre (through COMIDA, see below).

- Current Operations – Eldre utilizes TCE in a degreaser unit which is positioned in the eastern portion of the building. This degreaser was historically located slightly south and west of its current location. The degreaser is fully enclosed and there is no known subsurface piping associated with the degreaser. Additionally the degreaser is currently set within a secondary containment with a sump that is lined by epoxy.
- The TCE utilized by Eldre is stored above grade within the building in sealed 55-gallon drums and only the necessary amount for operations is stored. An aboveground tank in the building was used historically. Hazardous waste storage is currently by the loading dock on the northern side of the building in a designated area with secondary containment and is locked. The spent solvent is removed and disposed of by Solvents and Petroleum Services in Syracuse, New York. Previously, the hazardous waste storage was also in sealed 55-gallon drums on the inside of the building in proximity to the degreaser at that time.
- There has been one known historic spill of TCE at the Site. A hose from the vendor's delivery truck to a former above-ground storage tank in the interior of the building ruptured in 1985 and released a small amount of TCE to the pavement in the driveway on the east side of the building. This was immediately reported to NYSDEC (Spill #8500533), immediately cleaned up, and the spill was closed in 1986.
- Off-Site – The former Xerox manufacturing facility is located adjacent to the west side of the Eldre facility. The former Xerox facility has had releases of significant volumes of various chlorinated solvents. There was also a documented spill at the Sun Oil Station across from the Eldre facility. The possibility that the former Xerox site or other off-Site sources caused or contributed to the presence of chlorinated solvents on the Eldre Site will be investigated, along with the potential for migration of constituents from off-Site sources along the less consolidated material in the sewer bedding or via breaches in the sewer itself.

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6) PREVIOUS PROPERTY OWNERS AND OPERATORS

The complete list of known owners and operators is below:

**1500 Jefferson Road**

| <b>Year</b> | <b>Owners &amp; Operators</b>  | <b>Relationship to Requestors</b> | <b>Contact Information</b>  |
|-------------|--|-----------------------------------|---|
| 1941        | Hofstra Family (Winton Road Farm)  | None                              | Unknown   |
| 1955        | James P. Wilmot  | None                              | Unknown   |
| 1956        | Leonard A. Fannon, et al.  | None                              | Unknown   |
| 1957        | Fannon Metal Industries, Inc.  | None                              | Unknown   |
| 1963        | Fannon Metal Industries, Inc. changed its name to 1500 Jefferson Road Inc.                                   | None                              | Unknown   |
| 1973        | Jack A. Erdle (note, Eldre Corporation began operations that continue to present)                            | Founder of Eldre                  | Harvey Erdle<br>(See Below)   |
| 1974        | Norma Erdle  | Wife of Jack Erdle                | Harvey Erdle<br>(See Below)   |
| 1981        | COMIDA (County of Monroe Industrial Development Agency – 162.08-1-27.21)<br>[leaseback to Eldre Corporation] | Refer to Section III above        | NA  |
| 2001        | COMIDA (162.08-1-27.12 and 27.11)<br>[leaseback to Eldre Corporation]  | Refer to Section III above        | NA  |
| 2011        | Eldre Corporation  | NA                                | Harvey Erdle<br>Eldre Corporation<br>1500 Jefferson Road<br>Henrietta, NY 14623<br>(585) 427-7280 |

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**55 Hofstra Road**

| <b>Year</b> | <b>Owners &amp; Operators</b>  | <b>Relationship to Requestors</b> | <b>Contact Information</b>  |
|-------------|--|-----------------------------------|---|
| 1941        | Hofstra Family (Winton Road Farm)                                      | None                              | Unknown   |
| 1955        | James P. Wilmot  | None                              | Unknown   |
| 1965        | John L. Wilmot et al.  | None                              | Unknown   |
| 1965        | Win-Jeff Development, Inc.   | None                              | Unknown   |
| 1965        | John L. Wilmot et al.  | None                              | Unknown   |
| 1968        | Rochester Carting Company  | None                              | Unknown   |
| 1970        | Rochester Carting Company changed name to Rochester Truck Rental, Inc. | None                              | Unknown   |
| 19__*       | Rochester Truck Rental, Inc. changed name to RTR Transportation Corp.  | None                              | Unknown   |
| 1984        | Robert T. Roth   | None                              | Unknown   |
| 1986        | George D. Sharp  | None                              | Unknown   |
| 1990        | Genesee Ford Truck Sales, Inc.   | None                              | Unknown   |
| 1999        | Eldre Corporation  | NA                                | Harvey Erdle<br>(See Below)   |
| 2000        | COMIDA [leaseback to Eldre Corporation]                                | Refer to Section III above        | NA  |
| 2011        | Eldre Corporation  | NA                                | Harvey Erdle<br>Eldre Corporation<br>1500 Jefferson Road<br>Henrietta, NY 14623<br>(585) 427-7280 |

\* This date could not be determined from the Title documents.



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**SECTION VIII. CONTACT LIST INFORMATION**

1. Local Officials

County Executive:

Maggie Brooks  
Monroe County Executive  
110 County Office Building  
39 W. Main St.  
Rochester, NY 14614  
(585) 753-1000

Town of Henrietta Supervisor:

Michael Yudelson  
Supervisor – Town of Henrietta  
Town Hall  
475 Calkins Road  
Henrietta, New York 14467  
(585) 359-7001

Town of Henrietta Director of Engineering and Planning:

Chris Martin  
Town Hall  
475 Calkins Road  
Henrietta, New York 14467  
(585) 359-7056

2. Residents, owners, and occupants of the site and properties adjacent to the site:

|                    |  |
|--------------------|--|
| Site:              | 1500 Jefferson Road & 55 Hofstra Road, Henrietta, New York 14623 |
| Current Owner:     | Eldre Corporation  |
| Current Operators: | Refer to Section III above and contact information below.        |

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Adjacent Properties<sup>(1)</sup>:

| Address | Street         | Direction  | OWNER                    | OWNER Address          | OWNER City, State Zip   |
|---------|----------------|------------|--------------------------|------------------------|-------------------------|
| 3131    | Winton Road    | North      | 3131 Winton Road         | 1330 Boylston Street   | Chestnut Hill, MA 02467 |
| 1530    | Jefferson Road | East       | 1530 Jefferson Road LLC  | 1500 Jefferson Road    | Henrietta, NY 14623     |
| 1555    | Jefferson Road | South      | 1555 Jefferson Road LLC  | One Washington Street  | Rochester, NY 14614     |
| 1400    | Jefferson Road | West       | Harris Corporation       | 1680 University Ave    | Rochester, NY 14612     |
| 100     | Hofstra Road   | North-West | Harris Corporation       | 1680 University Ave    | Rochester, NY 14612     |
| 1-37    | Hofstra Road   | North-East | The Plaza at Win-Jeff LL | 1111 Lac De Ville Blvd | Rochester, NY 14618     |
| 1560    | Jefferson Road | South-East | Bowl a Roll, Inc.        | -                      | -                       |
| 1477    | Jefferson Road | South-West | Sugar Creek Stores, Inc. | -                      | -                       |
| 1465    | Jefferson Road | South-West | Chapin Pearce            | 1465 Jefferson Road    | Rochester, NY 14623     |

Source – LandMax

3. Local news media from which the community typically obtains information:

The Henrietta Post

Local Office:

1 Grove Street, Suite 101  
Pittsford, New York  
(585)381-3300

General Office:

73 Buffalo Street  
Canandaigua, New York 14424  
1-800-724-2099

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4. The public water supplier that services the area where the site is located:

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

5. Any person who has requested to be placed on the site contact list:

None to date.

6. The administrator of any school or day care facility located on or near the site:

Kango Play Center  
1565 Jefferson Road  
Henrietta, NY 14623  
(585) 235-7529  
Distance ~ 0.1 miles

7. The location of a document repository for the project (e.g., local library):

Henrietta Public Library  
455 Calkins Road  
Henrietta, NY 14623  
(585) 359-7092

A response from the library indicating that it will serve as a document repository can be found as Attachment G.

**SECTION IX. LAND USE FACTORS**

Item 4. Applicable Zoning Laws/Maps

The Town of Henrietta Zoning Map is included as Attachment H.

Item 6. Environmental Justice Concerns

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The area the site is in is identified as having potential Environmental Justice on the NYSDEC Monroe County showing census block groups that qualify as Potential Environmental Justice Areas under NYSDEC criteria located at: [http://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/monroeco.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/monroeco.pdf).

A copy of the mapping can be found as Attachment I. However, pursuant to ECL 27-1415(3)(vii) (“Environmental justice concerns”) includes, for purposes of this program, “...the extent to which the proposed use may reasonably be expected to cause or increase a disproportionate burden on the community in which the site is located, including low-income minority communities, or to result in a disproportionate concentration of commercial or industrial uses in what has historically been a mixed use or residential community.” Since the existing use is continuing and is consistent with surrounding commercial and industrial uses, environmental justice concerns do not appear to be present.

Item 10: Cultural Resources

According to the NY State Historic Preservation Office GIS-Public Access site (<http://www.oprh.state.ny.us/nr/main.asp>), the site is not located within an archeo-sensitive area. In addition, the site is not located within ½ mile of any designated historical sites, as seen in Attachment J.

Item 11: Natural Resources

A Class 2 New York State Regulated wetland is located approximately 0.25 miles east of the Site and a Federal Regulated wetland is located directly north of the site, as seen in Attachment K. The Genesee River is located approximately 3.75 miles to the north-west of the Site. No other natural resources including wildlife refuges or critical habitats of endangered or threatened species are known to exist in the immediate vicinity (<http://ecos.fws.gov/ipac/>). The Erie Canal is located approximately 1 mile to the north of the site. While the Canal is not a natural resource itself it may have a significant influence on surrounding surface and groundwater features.

Item 12. Floodplains

A portion of the Site is located within a 100 year floodplain as seen Attachment L.

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Item 14. Proximally to residential, urban, commercial, industrial, agricultural and recreational areas

The Site is currently zoned for commercial (55 Hofstra Parcel) and industrial uses (1500 Jefferson Parcels) and is located in an urban neighborhood. (see Attachment H). All of the properties immediately adjacent to the Site are industrial and commercial. The closest residential zoned property is approximately 0.3 miles to the east. The nearest agricultural use is approximately 1.25 miles north of the Site.

Item 15: Groundwater Vulnerability

According to regional mapping, the nearest water body is the Erie Canal, which is located approximately 1 mile to the north of the Site. Based on interpretation of the USGS topographic map and the Generalized Groundwater Contour Map of Monroe County, groundwater flow at the Site appears to be to the north-east towards the Erie Canal.

According to the Monroe County Water Authority, drinking water in Monroe County is mainly supplied from Lake Ontario, with contributions from Canadice Lake, and Hemlock Lake. As such, while a low potential exists that contaminated groundwater from the Site could migrate to Lake Ontario via the Erie Canal or Genesee River, due to the large volume of water involved, the potential for such constituents from the site to contribute to detectable levels in drinking water is minute.

Based on other projects Labella has completed in the area, the Town of Henrietta Engineering Department has indicated (in July 2011) there are no wellhead protection or groundwater recharge areas for drinking water use near this Site. The Town of Henrietta indicated (in July 2011) that active municipal water supply wells are not located within a 1-mile radius of the subject property. In addition, The Town of Henrietta indicated (in July 2011) that the nearest residential property that is located outside of a water district is over one (1) mile away from the Site. To the best of our knowledge, there are no private water supply wells within a 1-mile radius of the site. Based on the above, there is little to no potential for groundwater from the site to impact either municipal water supply wells, private wells, or recharge areas.

**BCP APPLICATION SUPPLEMENT**  
**Eldre Corporation**  
**1500 Jefferson Road and 55 Hofstra Road Site**  
**Brownfield Cleanup Program Application**

Item 16: Geography and Geology of the Site

According to the Monroe County Soil Survey (1973), soils at the Site consist mainly of well to moderately drained silt loam of the Cayuga Series (CeB), moderately well drained silt loam of the Hilton Series (H1B) and a poorly drained silt loam of the Niagara Series (Ng). According to the National Atlas website, bedrock at the site consists of Middle Paleozoic (Silurian, Devonian, and Mississippian) sedimentary rocks.

Y:\Eldre Corporation\211670\BCP Application\Final Version to NYSDEC\Final Version to DEC\_BCP\_Application 2012 3  
7.DOC

---

## Figures

Site Location Map & Neighboring Parcel Information



ELDRE CORPORATION  
1500 JEFFERSON ROAD  
AND 55 HOFSTRA RD

Proposed BCP Sites  
and Surrounding Parcels



0 500 Feet  
1 inch = 500 feet

[ 211670 ]

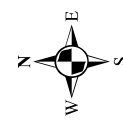
[ FIGURE 1 ]





ELDRÉ CORPORATION  
1500 JEFFERSON ROAD  
AND 55 HOFSTRA RD

Proposed BCP Sites  
and Surrounding Parcels



0 50 100 150 Feet  
1 inch = 150 feet

[ 211670 ]  
[ FIGURE 2 ]



---

# Attachment A

## Entity Information

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through January 26, 2012.

---

Selected Entity Name: ELDRE CORPORATION

Selected Entity Status Information

**Current Entity Name:** ELDRE CORPORATION

**Initial DOS Filing Date:** OCTOBER 13, 1935

**County:** MONROE

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC BUSINESS CORPORATION

**Current Entity Status:** ACTIVE

Selected Entity Address Information

**DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)**

ELDRE CORPORATION

1500 JEFFERSON ROAD

ROCHESTER, NEW YORK, 14623

**Chairman or Chief Executive Officer**

HARVEY ERDLE

220 SANDRINGHAM ROAD

ROCHESTER, NEW YORK, 14610

**Principal Executive Office**

HARVEY ERDLE

220 SANDRINGHAM ROAD

ROCHESTER, NEW YORK, 14610

**Registered Agent**

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not

recorded and only available by [viewing the certificate.](#)

**\*Stock Information**

| # of Shares | Type of Stock | \$ Value per Share |
|-------------|---------------|--------------------|
| 750000      | Par Value     | .1                 |

\*Stock information is applicable to domestic business corporations.

**Name History**

| Filing Date  | Name Type | Entity Name                      |
|--------------|-----------|----------------------------------|
| DEC 09, 1985 | Actual    | ELDRE CORPORATION                |
| OCT 17, 1961 | Actual    | ELDRE COMPONENTS, INC.           |
| OCT 13, 1935 | Actual    | ALLIED SOLDERING & BRAZING CORP. |

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#)

[New Search](#)

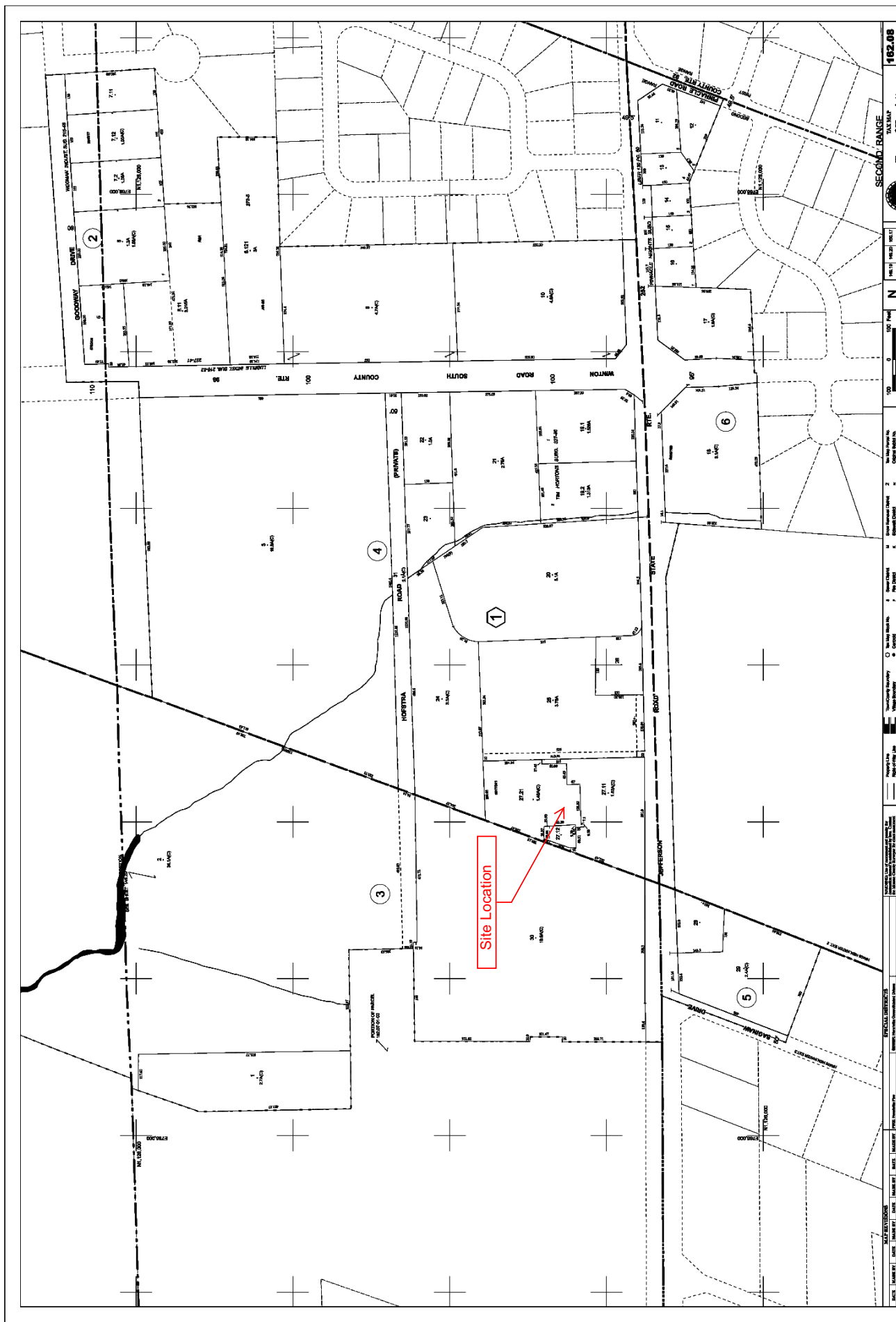
[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)  
[Homepage](#) | [Contact Us](#)

---

# Attachment B

## Tax Map





Site Location

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TAX MAP

THIRD RANGE

0 100 Feet

N

162.11 162.12 162.13 162.14 162.15 162.16 162.17 162.18 162.19 162.20 162.21 162.22 162.23 162.24 162.25 162.26 162.27 162.28 162.29 162.30 162.31 162.32 162.33 162.34 162.35 162.36 162.37 162.38 162.39 162.40 162.41 162.42 162.43 162.44 162.45 162.46 162.47 162.48 162.49 162.50 162.51 162.52 162.53 162.54 162.55 162.56 162.57 162.58 162.59 162.60 162.61 162.62 162.63 162.64 162.65 162.66 162.67 162.68 162.69 162.70 162.71 162.72 162.73 162.74 162.75 162.76 162.77 162.78 162.79 162.80 162.81 162.82 162.83 162.84 162.85 162.86 162.87 162.88 162.89 162.90 162.91 162.92 162.93 162.94 162.95 162.96 162.97 162.98 162.99 163.00

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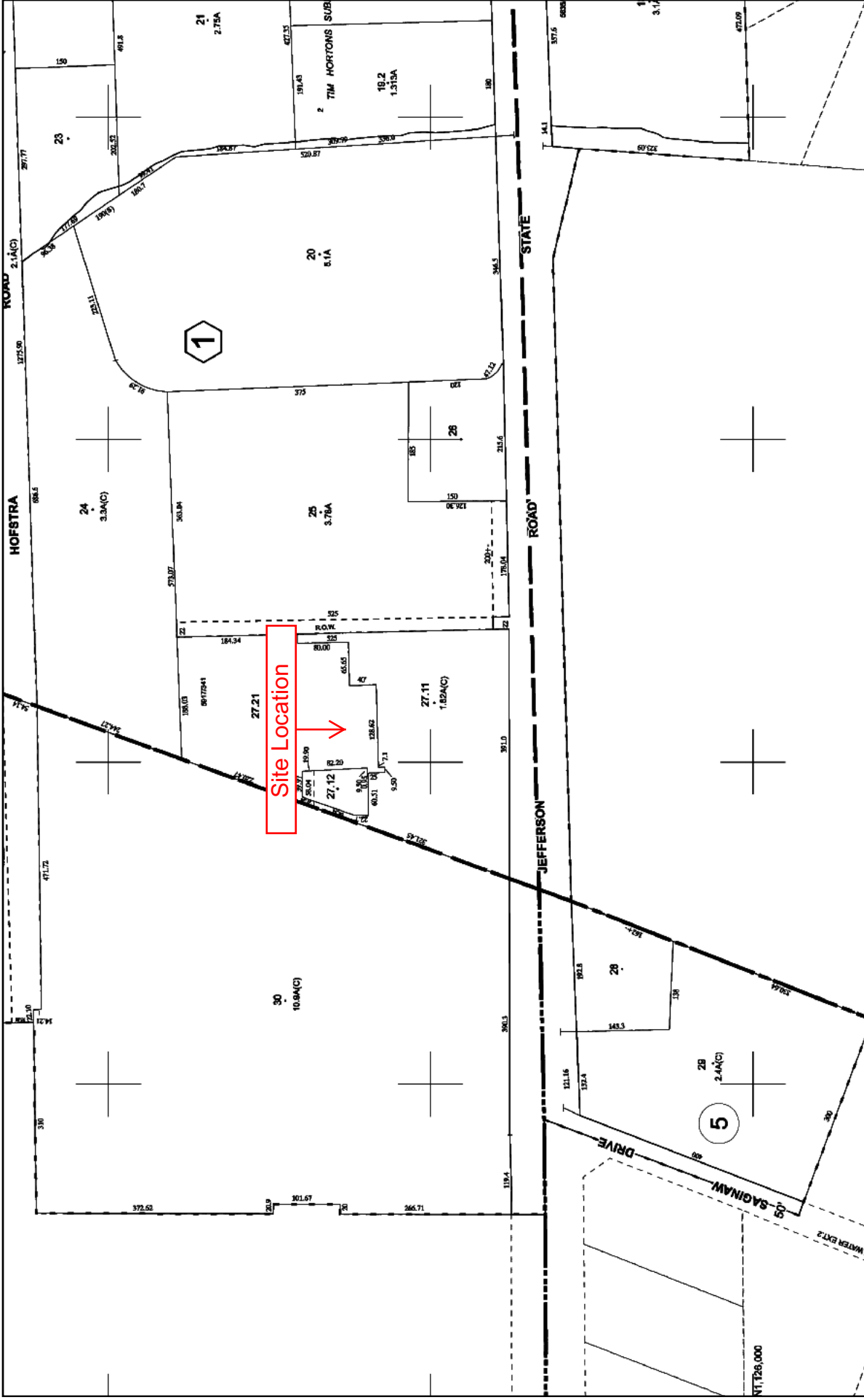
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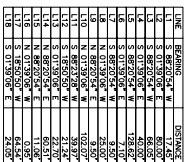
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# Attachment C

Survey Map and Metes and Bounds



HOFSTRA  
(OF WDS)  
(PRIVATE)  
ROAD



| LINE | BEARING           | DISTANCE |
|------|-------------------|----------|
| L1   | S. 88° 70' 54" W  | 17.45    |
| L2   | S. 01° 59' 06" E  | 60.07    |
| L3   | S. 88° 20' 54" W  | 66.05    |
| L4   | S. 01° 59' 06" E  | 40.07    |
| L5   | S. 88° 70' 54" W  | 128.42   |
| L6   | S. 01° 59' 06" E  | 7.02     |
| L7   | S. 01° 59' 06" E  | 28.07    |
| L8   | N. 88° 20' 54" W  | 9.97     |
| L9   | N. 88° 20' 54" W  | 102.07   |
| L10  | N. 01° 59' 06" E  | 39.27    |
| L11  | S. 88° 53' 28" W  | 21.24    |
| L12  | S. 185° 50' 50" W | 22.20    |
| L13  | S. 01° 59' 06" E  | 60.51    |
| L14  | N. 88° 20' 54" W  | 11.06    |
| L15  | N. 88° 20' 54" E  | 0.95     |
| L16  | N. 01° 59' 06" E  | 64.05    |
| L17  | S. 185° 50' 50" W | 24.54    |
| L18  | S. 01° 59' 06" E  | 64.05    |

## LEGEND

- SANITARY MANHOLE
- CATCH BASIN
- TRAFFIC MANHOLE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- ◆ CLEAN OUT
- ◆ MONITOR WELL
- ◆ PIPE FOUND
- ◆ REBAR FOUND
- ◆ PK NAIL FOUND
- ◆ R.R. SPK FOUND
- ◆ UTILITY POLE
- ◆ LIGHT POLE


## FRONTIER ABSTRACT AND RESEARCH SERVICE

NOTES:

FLOOD ZONES SHOWN ARE BY GRAPHIC PLOTTING FROM FEMA FLOOD ZONE NO. 36055C0354G DATED AUGUST 28, 2008.

WE, O'NEILL-RODAR, LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO NIXON PEABODY LLP, ELDOR CORPORATION AND CHICAGO TITLE INSURANCE COMPANY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED DECEMBER 9, 2011.

MICHAEL D. O'NEILL, P.L.S. #04966:


**ONELL RODAK**  
 LAND SURVEYING ASSOCIATES P.C.  
 LAND SURVEYORS - PLANNERS  
 8000 ROUTE 208, SUITE 100  
 ALVAHORN STREET  
 5 SOUTH ZIMMER STREET  
 MAP OF A SHIREY  
 PARCEL SITUATE IN TOWN LOT 4  
 SECOND RANGE OF LOTS, TOWNSHIP 12, RANGE 7  
 TOWN OF HENRIETTA  
 MONROE COUNTY, NEW YORK

PHONE (360) 325-1520 FAX (360) 325-1521  
e-mail [orell@rodax.com](mailto:orell@rodax.com) [orell@rodax.com](mailto:orell@rodax.com)

LOCATION 1500 JEFFERSON ROAD/55 HOFSTRA ROAD  
PREPARED FOR MR. HARVEY ERDLE

## Legal Description of Real Property

### **PARCEL 1A**

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to the point of beginning;

thence (1) continuing north 20°-22'-39" east along said west line a distance of 220.47 feet to a point;

thence (2) north 88°-23'-28" east a distance of 188.03 feet to a point;

thence (3) south 01°-36'-32" east a distance of 184.34 feet to a point;

thence (4) south 88°-20'-54" west a distance of 17.45 feet to a point;

thence (5) south 01°-39'-06" east a distance of 80.00 feet to a point;

thence (6) south 88°-20'-54" west a distance of 66.05 feet to a point;

thence (7) south 01°-39'-06" east a distance of 40.00 feet to a point;

thence (8) south 88°-20'-54" west a distance of 128.62 feet to a point;

thence (9) south 01°-39'-06" east a distance of 7.10 feet to a point;

thence (10) south 88°-20'-54" west a distance of 9.50 feet to a point;

thence (11) north 01°-39'-06" west a distance of 25.00 feet to a point;

thence (12) north 88°-20'-54" east a distance of 9.50 feet to a point;

thence (13) north 01°-39'-06" west a distance of 102.07 feet to a point;

thence (14) south 88°-23'-28" west a distance of 39.97 feet to a point;

thence (15) south 18°-50'-50" west a distance of 21.24 feet to a point;

thence (16) south 88°-20'-54" west a distance of 11.06 feet to the point of beginning.

*Parcel 1A contains 62,718 square feet which equals 1.44 acres.*

**PARCEL 1B**

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (A) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet to a point;

thence (B) north 88°-20'-54" east a distance of 11.06 feet to the point of beginning;

thence (1) north 18°-50'-50" east a distance of 21.24 feet to a point;

thence (2) north 88°-23'-28" east a distance of 39.97 feet to a point;

thence (3) south 01°-39'-06" east a distance of 102.07 feet to a point;

thence (4) south 88°-20'-54" west a distance of 9.50 feet to a point;

thence (5) south 01°-39'-06" east a distance of 0.95 feet to a point;

thence (6) south 88°-20'-54" west a distance of 60.51 feet to a point;

thence (7) north 01°-39'-06" west a distance of 22.70 feet to a point;

thence (8) north 18°-50'-50" east a distance of 64.54 feet to the point of beginning.

*Parcel 1B contains 5,998 square feet which equals 0.138 acres.*

**PARCEL 1C**

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

COMMENCING at a point being the intersection of the northerly highway boundary line of Jefferson Road (variable width) and the west line of premises conveyed to James P. Wilmot (Liber 2989 of Deeds, page 31);

thence (1) north 20°-22'-39" east along said west line of Wilmot a distance of 323.74 feet a point;

thence (2) north  $88^{\circ}-20'-54''$  east a distance of 11.06 feet to a point;  
thence (3) south  $18^{\circ}-50'-50''$  west a distance of 64.54 feet to a point;  
thence (4) south  $01^{\circ}-39'-06''$  east a distance of 22.70 feet to a point;  
thence (5) north  $88^{\circ}-20'-54''$  east a distance of 60.51 feet to a point;  
thence (6) south  $01^{\circ}-39'-06''$  east a distance of 24.05 feet to a point;  
thence (7) north  $88^{\circ}-20'-54''$  east a distance of 9.50 feet to a point;  
thence (8) north  $01^{\circ}-39'-06''$  east a distance of 7.10 feet to a point;  
thence (9) north  $88^{\circ}-20'-54''$  east a distance of 128.62 feet to a point;  
thence (10) north  $01^{\circ}-39'-06''$  west a distance of 40.00 feet to a point;  
thence (11) north  $88^{\circ}-20'-54''$  east a distance of 66.05 feet to a point;  
thence (12) north  $01^{\circ}-39'-06''$  west a distance of 80.00 feet to a point;  
thence (13) north  $88^{\circ}-20'-54''$  east a distance of 17.45 feet to a point;  
thence (14) south  $01^{\circ}-36'-32''$  east a distance of 319.66 feet to the northerly highway boundary line of Jefferson Road;  
thence (15) south  $88^{\circ}-17'-52''$  west along said northerly highway boundary line a distance of 391.78 to the point of beginning.

*Parcel 1C contains 77,456 square feet which equals 1.778 acres.*

*Parcels 1A, 1B and 1C equal a total of 3.356 acres.*

## **PARCEL II**

ALL THAT TRACT OR PARCEL OF LAND, being part of Lot 4, Second Range of Lots, Township 12, Range 7, situate in the Town of Henrietta, County of Monroe and State of New York, more particularly known and described as follows:

BEGINNING at a point in the southerly highway boundary line of Hofstra Road (50 feet wide) located 589.30 west of the westerly highway boundary line of Winton Road South (100 feet wide);

thence (1) westerly along the southerly highway boundary line of Hofstra Road a distance of 686.60 feet to a point;

thence (2) southwesterly forming an interior angle of  $112^{\circ}-33'-42''$  with course (1) a distance of 244.27 feet to a point;

thence (3) easterly forming an interior angle of  $67^{\circ}-40'-25''$  with course (2) a distance of 573.07 feet to a point of curve;

thence (4) northerly along a curve to the right having a radius of 75.00 feet, a delta of  $69^{\circ}-44'-11''$ , a distance of 91.29 feet to a point of tangency;

thence (5) northeasterly on a course bearing of  $N\ 68^{\circ}-07'-41''\ E$  a distance of 223.11 feet to a point;

thence (6) northwesterly forming an interior angle of  $77^{\circ}-36'-47''$  with course (5) a distance of 96.38 feet to the point of beginning.

*Parcel II contains 151,067 square feet which equals 3.468 acres.*

*Parcels IA, IB and IC, and Parcel II contain a combined total of 6.824 acres.*

---

# Attachment D

## Environmental Zones

New York State  
Environmental Zones  
Monroe County  
Eligible Tracts

Only A

Only B

A and B

Not Eligible

Municipal Boundaries

Eligibility Criteria:

A: Poverty Rate of at least 20% and Unemployment Rate of at least 125% of State Average

B: Poverty Rate of at least double the County Poverty Rate. Note: In order to qualify under this category, the site must be the subject of a brownfield site cleanup agreement pursuant to ECL § 27-1409 that was entered into prior to September 1, 2006.

A&B: Meets both of the above Criteria

---

# Attachment G

## Repository Response



## Jaskowiak, Jason

---

**From:** HPL Information Desk <hplinfo@libraryweb.org>  
**Sent:** Friday, January 13, 2012 3:05 PM  
**To:** Jaskowiak, Jason  
**Subject:** RE: Document Repository Request

When you bring them just come to the reference desk.

---

**From:** Jaskowiak, Jason [mailto:JJaskowiak@labellapc.com]  
**Sent:** Wednesday, January 11, 2012 11:23 AM  
**To:** HPL Information Desk  
**Subject:** RE: Document Repository Request

Virginia,

There will be occasional public comment periods and we will send fact sheets for each. The project will last 2-3 years and the documents must be on file for the duration.

Thank you,  
Jason

---

**From:** HPL Information Desk [mailto:hplinfo@libraryweb.org]  
**Sent:** Friday, January 06, 2012 12:46 PM  
**To:** Jaskowiak, Jason  
**Subject:** RE: Document Repository Request

Yes we will do that. Please include, the length of time this must be available to the public and the date of public hearings.

Virginia Cooper  
Adult Services Librarian

---

**From:** Jaskowiak, Jason [mailto:JJaskowiak@labellapc.com]  
**Sent:** Wednesday, January 04, 2012 11:50 AM  
**To:** hplinfo@libraryweb.org  
**Cc:** Noll, Dan  
**Subject:** Document Repository Request

To Whom It May Concern:

LaBella Associates requests permission to utilize the Henrietta Public Library as a document repository for a New York State Department of Environmental Conservation Brownfield Cleanup Project located at 1500 Jefferson Rd, Henrietta, NY. Please respond to this e-mail to confirm this library may be used a public repository.

Thank you,

Jason Jaskowiak  
Environmental Engineer  
LaBella Associates, PC

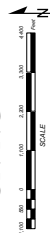
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# Attachment H

## Zoning Map



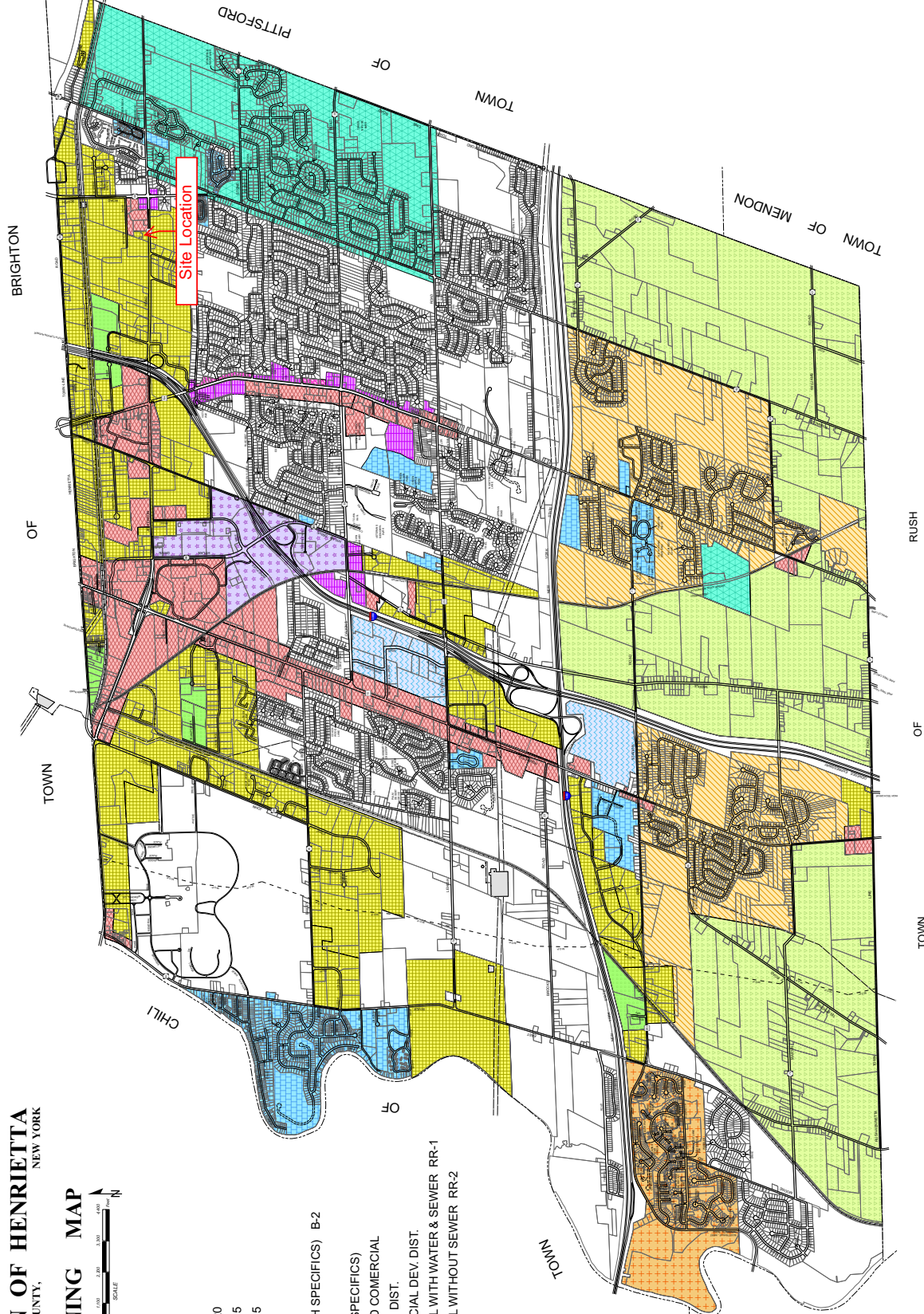
# ZONING MAP



## Legend

### Zoning Districts

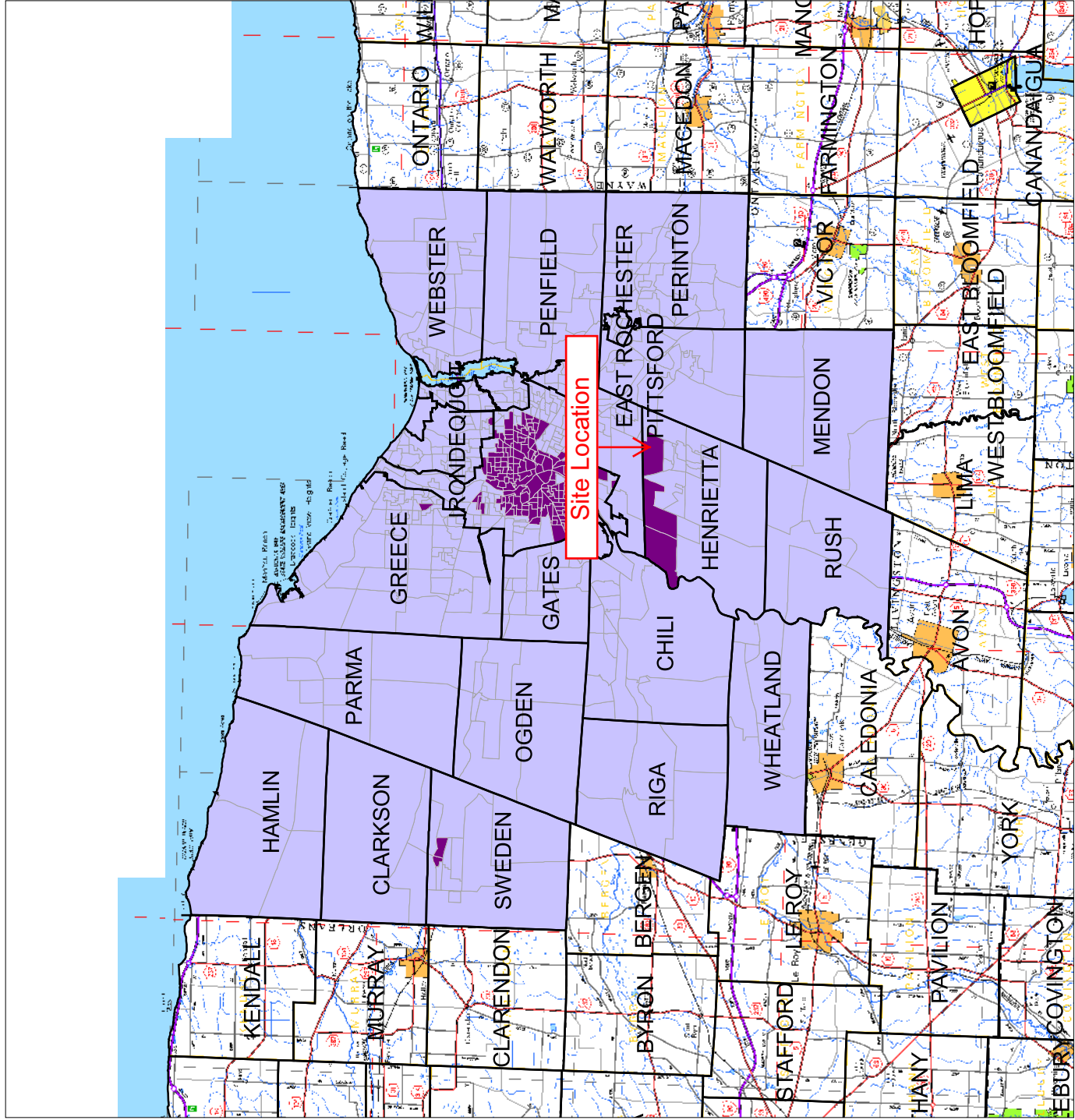
- RESIDENTIAL R-1-20
- RESIDENTIAL R-1-15
- RESIDENTIAL R-2-15
- COMMERCIAL B-1
- COMMERCIAL B-2
- COMMERCIAL (WITH SPECIFICS) B-2
- INDUSTRIAL
- INDUSTRIAL (WITH SPECIFICS)
- INDUSTRIAL/LIMITED COMMERCIAL
- PLANNED UNIT DEV. DIST.
- PLANNED COMMERCIAL DEV. DIST.
- RURAL RESIDENTIAL WITH WATER & SEWER RR-1
- RURAL RESIDENTIAL WITHOUT SEWER RR-2



---

# Attachment I

## Environmental Justice Map



### Legend

Monroe County

Not an EJ area

Potential EJ area

Scale 1:404557

# NYSDEC EJ Preliminary Screen Monroe County

This computer representation has been compiled from supplied data or information that has not been verified by EPA or NYSDEC. The data is offered here as a reference only and should not be used for any commercial purposes without verification by an independent professional qualified to verify such data or information. Neither EPA nor NYSDEC guarantee the accuracy, completeness, or timeliness of the information shown and shall not be liable for any loss or injury resulting from reliance.

---

# Attachment J

## Cultural Areas Map



**Legend**

- Background Maps (Scanned Quads)
- State/National Register
- Federal Eligibility
- National Register Listed
- State Register Listed (only)
- Listing in Progress
- State Parks
- County Boundaries
- Tax Credit Qualifying Tracts

**Site Location**

**Canal Park Lock 32**

**Scale:** 0 to 4848 ft

**North Arrow**

**Parcel Numbers:** 30NR01449, 30NR01458, 30NR01532, 30NR00801, 30NR01041, 30NR00411, 30NR00815, 30NR01811, 30NR03298, 30NR01480, 34NR00780, 34NR00541, 30NR01715, 08NR05838, 33 36, 37, 62, 63, 64, 65, 66, 67, 68, 69, 70, 89, 116, 121, 130, 131.

Disclaimer: This map was prepared by the New York State Parks, Recreation and Historic Preservation National Register Listing Internet Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.

---

# Attachment K

## Wetlands Map



ELDRE CORPORATION  
1500 JEFFERSON ROAD  
AND 55 HOFSTRA RD

### Proposed BCP Sites and Surrounding Parcels



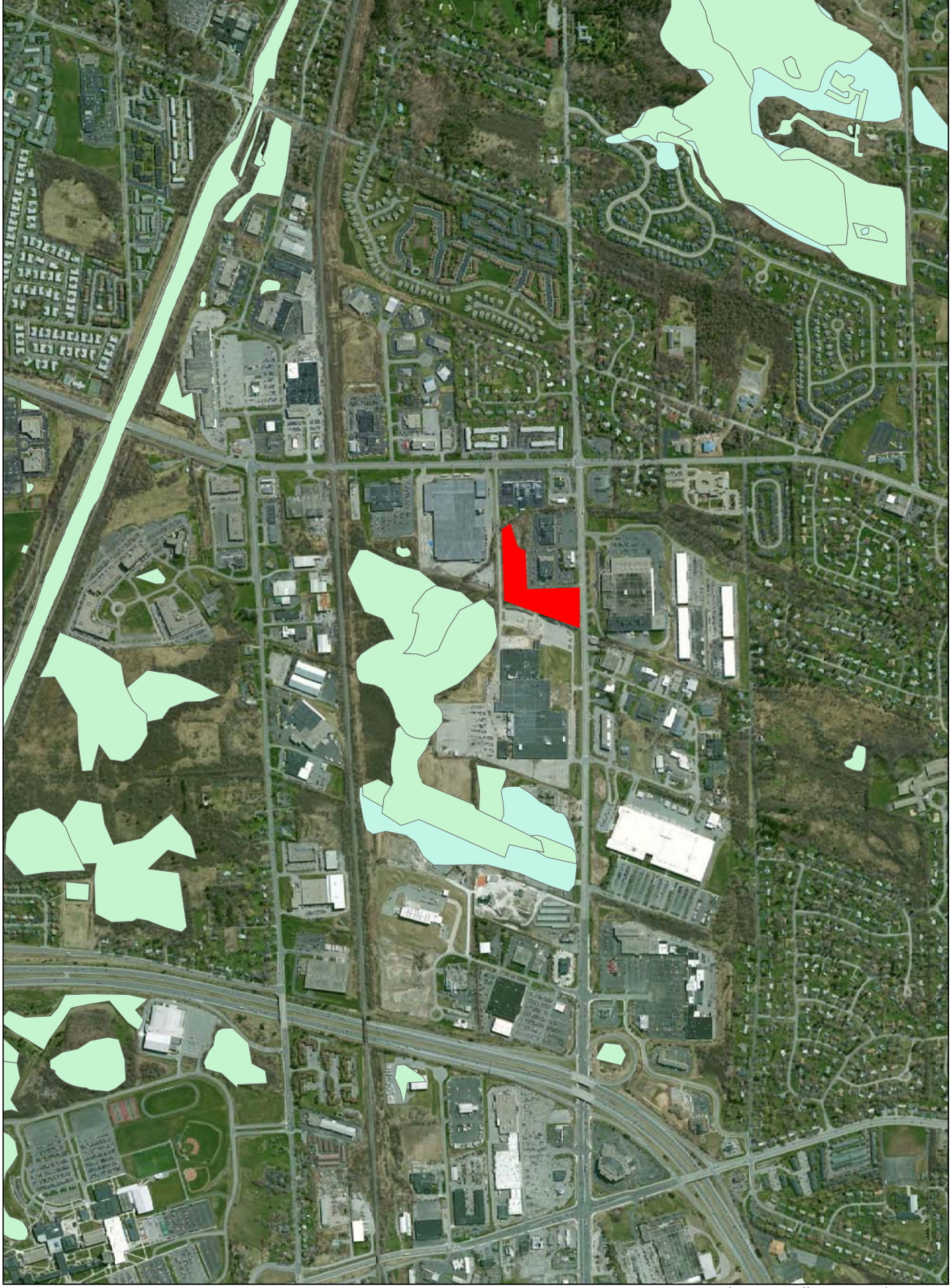
### Legend

- Fed Wetlands  
NYS Wetlands  
Proposed BCP Site

A vertical scale bar labeled "Feet" with markings at 0, 300, 600, and 1,200. The bar is oriented vertically with the scale increasing from bottom to top.

[ 211670 ]

[ NYS Wetlands ]



---

# Attachment L

## Floodplains Map



ELDRE CORPORATION  
1500 JEFFERSON ROAD  
AND 55 HOFSTRA RD

Proposed BCP Sites  
and Surrounding Parcels



**Legend**

- Proposed BCP Site
- 100 Year Floodplain

0 300 600 1,200  
Feet

[ 211670 ]  
[ Floodplain ]

