

NYSDEC BCP APPLICATION

REVISION 17

GLENWOOD VILLAGE

530-550 & 600 GLENWOOD AVENUE, 19, 21, 22 & 30 KESTREL STREET,
160 MERLIN STREET, 55 PLOVER STREET, 98, 104, & 138 ROBIN STREET &
294 & 295 SANTEE STREET
ROCHESTER, MONROE COUNTY, NEW YORK



Prepared for:

Edgemere Development INC.,
277 Alexander Street
Rochester, NY 14607

Prepared by:



960 Busti Ave Suite B-150
Buffalo, New York, 14213

February 2026

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2021 Geotechnical Evaluation by Foundation Desing, P.C.

2022 Phase I ESA by BE3

2022 Phase II Boring Location Map by BE3



SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
2. OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site ame".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission.
Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: Glenwood Gardens, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME Glenwood Gardens						
ADDRESS/LOCATION 600 Glenwood Avenue						
CITY/TOWN Rochester				ZIP CODE 14611		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Rochester						
COUNTY Monroe				SITE SIZE (ACRES) 9.75		
LATITUDE			LONGITUDE			
43	°	10	′	33.0	″	
77	°	38	′	39.3	″	
Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column. ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS. See Figures 1 and 2						
Parcel Address		Section	Block	Lot	Acreage	
See Figure 1						
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description. See Figures 3 and 4					Y	N
					<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map) See Figures 5 and 6					<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) See Figure 7 If yes, identify census tract: _____ Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%					<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See Figure 8 See application instructions for additional information.					<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. See Figure 9					<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____					<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)	Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: <u>C828229</u>	<input checked="" type="radio"/>	<input type="radio"/>						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 50%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>						
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? <i>See Appendix A</i>	<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City. N/A								
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	Y	N						
	<input type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	<input type="radio"/>	<input type="radio"/>						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.								
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.								
Initials of each Requestor: _____								

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?
 Yes No N/A

3. Have any draft work plans been submitted with the application (select all that apply)?
 RIWP RAWP IRM No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? [See Appendix B](#) Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts. [See Appendix B](#)
 Is this information attached? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?
 N/A

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>Low Density Residential (R-1)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? <i>See Figure 10</i> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application? <i>See Appendix C</i>	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? <i>See Appendix C</i>	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use? <i>See Appendix C</i>	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? <i>See Appendix C</i> Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? <i>See Appendix C</i> Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information *See Appendix D*

CURRENT OWNER		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OWNERSHIP START DATE		
CURRENT OPERATOR		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

See Appendix E

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit information requested in this section in electronic format ONLY**):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

- For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? See Figure 11

YES

NO

- Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Silver reclamation

SECTION VII: Requestor Information				
NAME Rochester Housing Authority				
ADDRESS 675 West Main Street				
CITY/TOWN Rochester		STATE NY	ZIP CODE 14611	
PHONE (585) 697-6184	EMAIL sburr@rochesterHousing.org			
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<input type="radio"/>	<input checked="" type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A			<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <i>See Appendix F</i> Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Shawn Burr			
ADDRESS 675 W Main Street			
CITY Rochester		STATE NY	ZIP CODE 14611
PHONE (585) 325-1450	EMAIL sburr@rochesterhousing.org		
REQUESTOR'S CONSULTANT (CONTACT NAME) Jason Brydges			
COMPANY BE3			
ADDRESS 960 Busti Avenue, Suite B-150			
CITY Buffalo		STATE NY	ZIP CODE 14213
PHONE (716) 249-6880	EMAIL jbrydges@be3corp.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	N
1. Is the requestor applying for a fee waiver?	<input checked="" type="radio"/>	<input type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. See Appendix G		
Is the appropriate documentation included with this application? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.



NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? [See Appendix H](#)

- Yes No N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

- Previous Owner Current Owner Potential/Future Purchaser Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

- Is this proof attached? Yes No N/A
[See Appendix H](#)

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input type="radio"/></div>	<input type="radio"/>	<input checked="" type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following: See Appendix I</p> <ul style="list-style-type: none"> • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

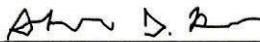
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Executive Director (title) of Rochester Housing Authority (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 12/23/25 Signature: 

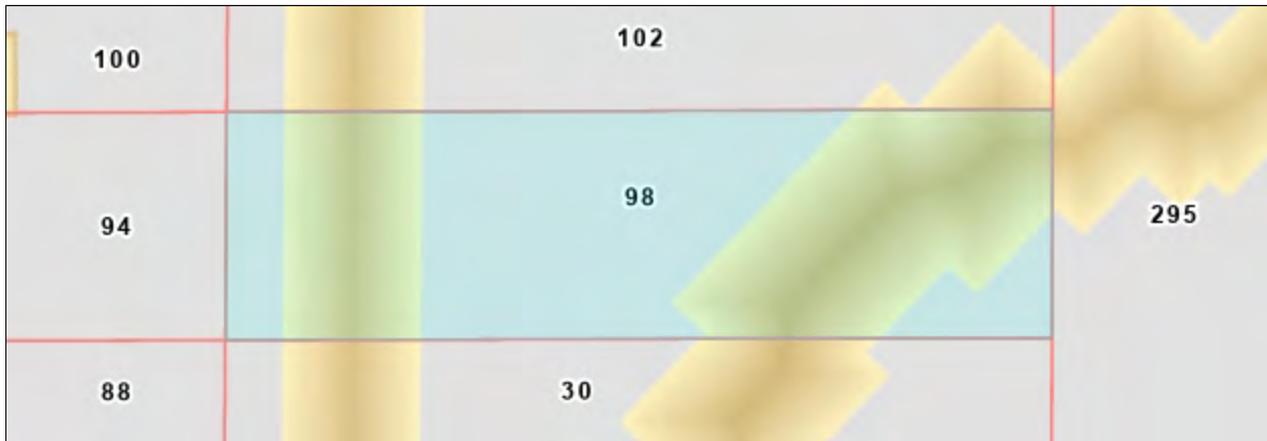
Print Name: Shawn Burr

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

Figures

Figure 1
Tax Maps

PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	98 Robin St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-44
PROPERTY CLASS	330
PROPERTY DESCRIPTION	Vacant comm
FRONT	41
DEPTH	144
ACRES	0.13
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	10000
LAND ASSESSED VALUE	10000
NEIGH_CD	6
SCHOOL DISTRICT	Rochester
ROLLSECT	Wholly Exmpt
DESCRIPTION 1	0024.00 502 10 00490
DESCRIPTION 2	113
DESCRIPTION 3	Kondolf & Brayer Sub
HISTORICAL BOOK	00000
HISTORICAL PAGE	00000



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	19 Kestrel St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-29
PROPERTY CLASS	311
PROPERTY DESCRIPTION	Res vac land
FRONT	41
DEPTH	143
ACRES	0.13
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	4200
LAND ASSESSED VALUE	4200
NEIGH_CD	81100
SCHOOL DISTRICT	Rochester
ROLLSECT	Wholly Exmpt
DESCRIPTION 1	0024.00 501 10 00129
DESCRIPTION 2	61
DESCRIPTION 3	Kondolf & Brayer Sub
HISTORICAL BOOK	09070
HISTORICAL PAGE	00173



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	21 Kestrel St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-28
PROPERTY CLASS	311
PROPERTY DESCRIPTION	Res vac land
FRONT	41
DEPTH	143
ACRES	0.13
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	4200
LAND ASSESSED VALUE	4200
NEIGH_CD	81100
SCHOOL DISTRICT	Rochester
ROLLSECT	Wholly Exmpt
DESCRIPTION 1	0024.00 501 10 00129
DESCRIPTION 2	63
DESCRIPTION 3	Kondolf & Brayer Sub
HISTORICAL BOOK	09070
HISTORICAL PAGE	00173



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	22 Kestrel St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-42
PROPERTY CLASS	311
PROPERTY DESCRIPTION	Res vac land
FRONT	41
DEPTH	144
ACRES	0.21
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

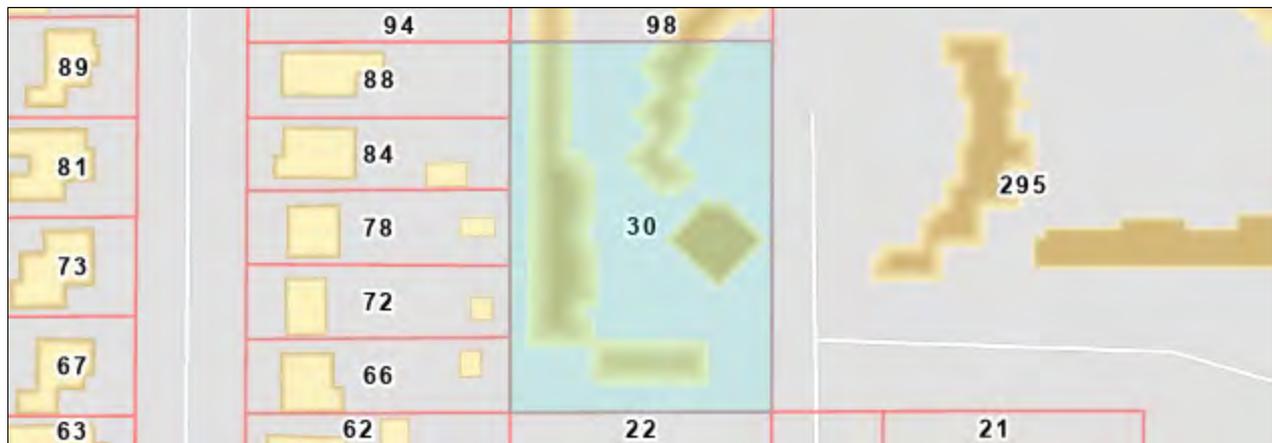
NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	4200
LAND ASSESSED VALUE	4200
NEIGH_CD	81100
SCHOOL DISTRICT	Rochester
ROLLSECT	Wholly Exmpt
DESCRIPTION 1	0024.00 502 10 00129
DESCRIPTION 2	101
DESCRIPTION 3	Kondolf & Brayer Sub
HISTORICAL BOOK	8410
HISTORICAL PAGE	602



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	30 Kestrel St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-43
PROPERTY CLASS	330
PROPERTY DESCRIPTION	Vacant comm
FRONT	205
DEPTH	144
ACRES	0.68
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS

NUMBER OF KITCHENS

NUMBER OF BATHS

NUMBER OF HALF BATHS

TOTAL ASSESSED VALUE 30000

LAND ASSESSED VALUE 30000

NEIGH_CD 6

SCHOOL DISTRICT Rochester

ROLLSECT Wholly Exmpt

DESCRIPTION 1 0024.00 501 10 00490

DESCRIPTION 2

DESCRIPTION 3

HISTORICAL BOOK

HISTORICAL PAGE



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	55 Plover St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-6
PROPERTY CLASS	311
PROPERTY DESCRIPTION	Res vac land
FRONT	118
DEPTH	174
ACRES	0.56
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

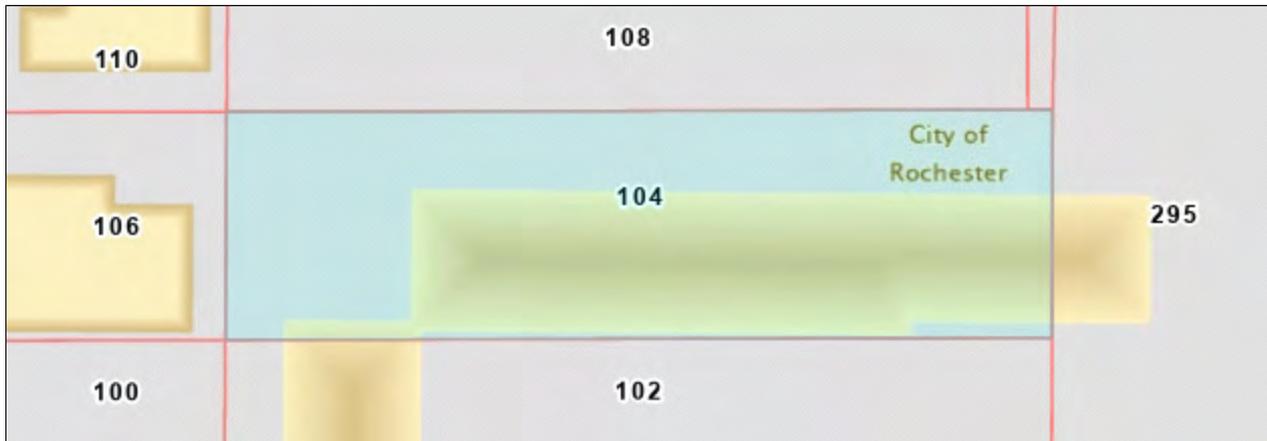
NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	2000
LAND ASSESSED VALUE	2000
NEIGH_CD	81100
SCHOOL DISTRICT	Rochester
ROLLSECT	Taxable
DESCRIPTION 1	0024.00 406 10 00000
DESCRIPTION 2	32,34,36 & Pt 39,40
DESCRIPTION 3	Kondolf & Brayer Sub
HISTORICAL BOOK	11364
HISTORICAL PAGE	00570



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	104 Robin St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-46
PROPERTY CLASS	330
PROPERTY DESCRIPTION	Vacant comm
FRONT	41
DEPTH	144
ACRES	0.13
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

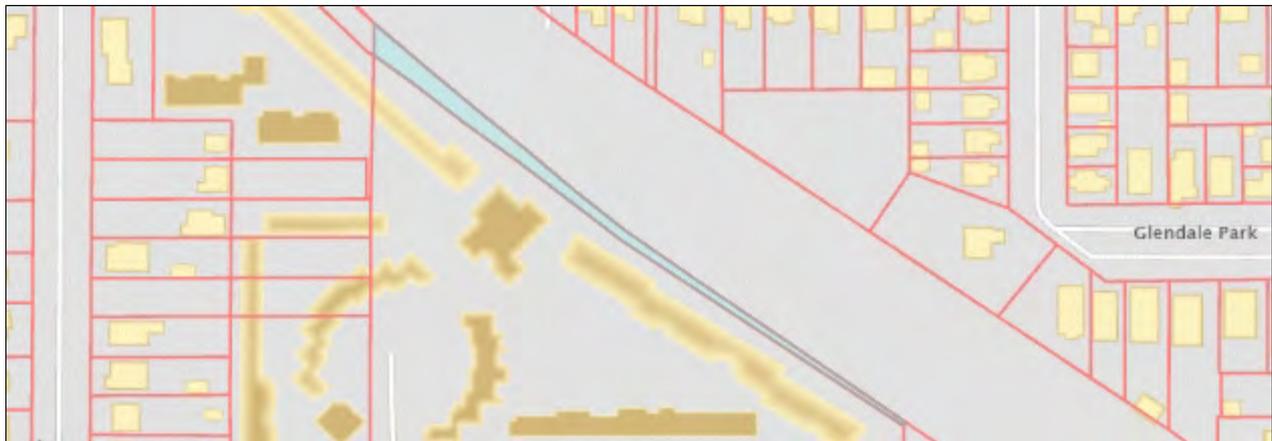
NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	10000
LAND ASSESSED VALUE	10000
NEIGH_CD	6
SCHOOL DISTRICT	Rochester
ROLLSECT	Wholly Exmpt
DESCRIPTION 1	0024.00 502 10 00490
DESCRIPTION 2	117
DESCRIPTION 3	Kondolf & Brayer Sub
HISTORICAL BOOK	00000
HISTORICAL PAGE	00000



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	138 Robin St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-4
PROPERTY CLASS	330
PROPERTY DESCRIPTION	Vacant comm
FRONT	0
DEPTH	0
ACRES	0.18
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS

NUMBER OF KITCHENS

NUMBER OF BATHS

NUMBER OF HALF BATHS

TOTAL ASSESSED VALUE 500

LAND ASSESSED VALUE 500

NEIGH_CD 6

SCHOOL DISTRICT Rochester

ROLLSECT Wholly Exmpt

DESCRIPTION 1 0024.00 503 10 00129

DESCRIPTION 2

DESCRIPTION 3

HISTORICAL BOOK

HISTORICAL PAGE



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	160 Merlin St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.24-2-22
PROPERTY CLASS	311
PROPERTY DESCRIPTION	Res vac land
FRONT	40
DEPTH	701
ACRES	0.37
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

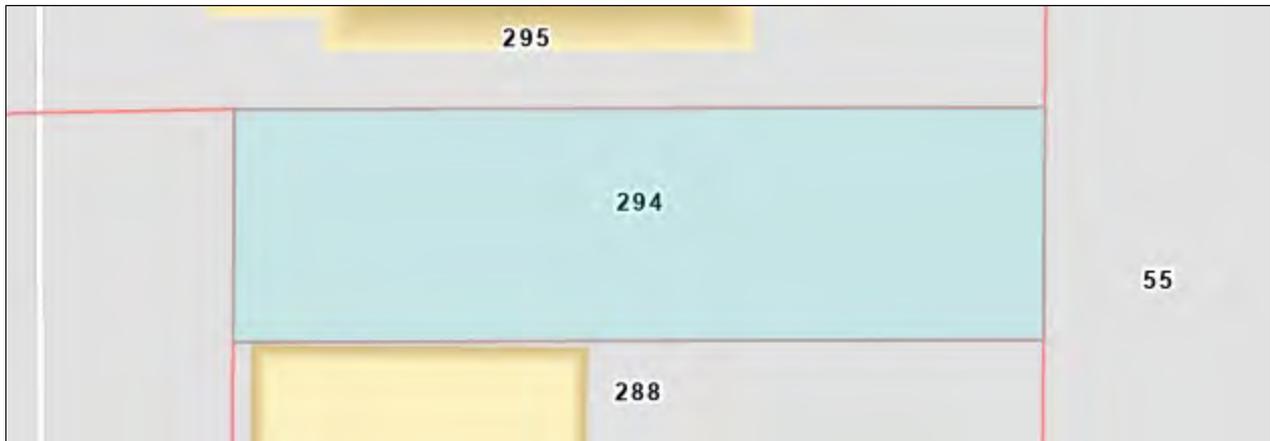
NUMBER OF BEDS
NUMBER OF KITCHENS
NUMBER OF BATHS
NUMBER OF HALF BATHS
TOTAL ASSESSED VALUE 3000
LAND ASSESSED VALUE 3000
NEIGH_CD 81100
SCHOOL DISTRICT Rochester
ROLLSECT Wholly Exmpt
DESCRIPTION 1 0024.00 503 10 00129
DESCRIPTION 2
DESCRIPTION 3
HISTORICAL BOOK
HISTORICAL PAGE



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	294 Santee St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-16
PROPERTY CLASS	311
PROPERTY DESCRIPTION	Res vac land
FRONT	41
DEPTH	144
ACRES	0.14
YEAR BUILT	
STORIES	
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	4300
LAND ASSESSED VALUE	4300
NEIGH_CD	81100
SCHOOL DISTRICT	Rochester
ROLLSECT	Wholly Exmpt
DESCRIPTION 1	0024.00 406 10 00490
DESCRIPTION 2	35
DESCRIPTION 3	Kondolf & Brayer Subn
HISTORICAL BOOK	09694
HISTORICAL PAGE	00214



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	295 Santee St
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-5
PROPERTY CLASS	411
PROPERTY DESCRIPTION	Apartment
FRONT	0
DEPTH	0
ACRES	4.1
YEAR BUILT	1971
STORIES	1
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS	
NUMBER OF KITCHENS	
NUMBER OF BATHS	
NUMBER OF HALF BATHS	
TOTAL ASSESSED VALUE	1625000
LAND ASSESSED VALUE	181800
NEIGH_CD	6
SCHOOL DISTRICT	Rochester
ROLLSECT	Wholly Exmpt
DESCRIPTION 1	0024.00 501 10 00490
DESCRIPTION 2	See Map
DESCRIPTION 3	Kondolf & Brayer
HISTORICAL BOOK	00000
HISTORICAL PAGE	00000



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	530-550 Glenwood Ave
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.33-1-2
PROPERTY CLASS	411
PROPERTY DESCRIPTION	Apartment
FRONT	60
DEPTH	288
ACRES	1.11
YEAR BUILT	1971
STORIES	1
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS

NUMBER OF KITCHENS

NUMBER OF BATHS

NUMBER OF HALF BATHS

TOTAL ASSESSED VALUE 575000

LAND ASSESSED VALUE 50000

NEIGH_CD 6

SCHOOL DISTRICT Rochester

ROLLSECT Wholly Exmpt

DESCRIPTION 1 0024.00 502 10 00490

DESCRIPTION 2

DESCRIPTION 3

HISTORICAL BOOK

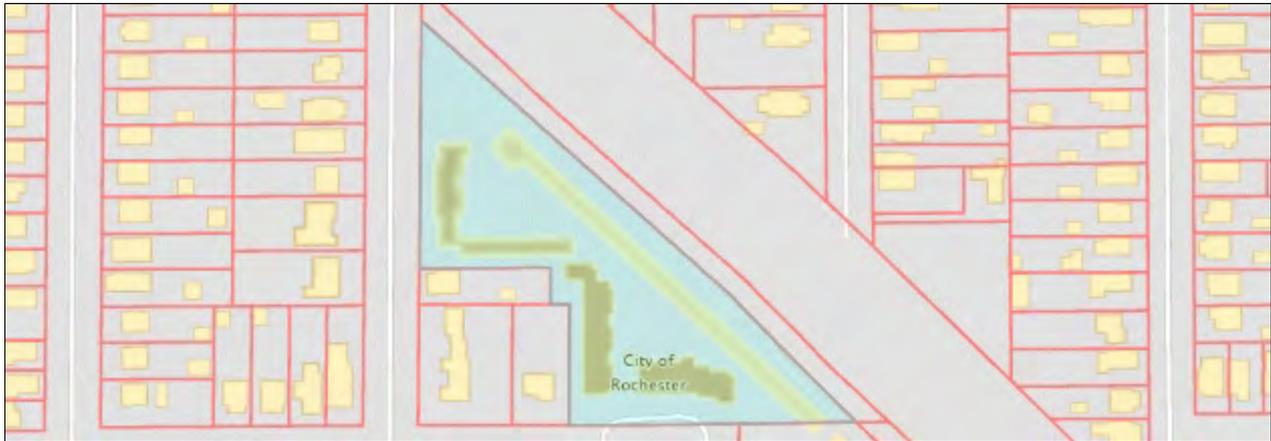
HISTORICAL PAGE



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PROPERTY ASSESSMENT REPORT



PROPERTY ADDRESS	600 Glenwood Ave
MUNICIPALITY	Rochester
ZIP CODE	14613
PRINT KEY	105.24-2-18
PROPERTY CLASS	411
PROPERTY DESCRIPTION	Apartment
FRONT	313
DEPTH	446
ACRES	1.88
YEAR BUILT	1971
STORIES	1
BASEMENT	
SEWER TYPE	Comm/public
WATER SUPPLY	Comm/public
BUILDING STYLE	
EXTERIOR WALL	
HEAT TYPE	
AIR CONDITIONING	
NUMBER OF FIREPLACES	



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PROPERTY ASSESSMENT REPORT

NUMBER OF BEDS

NUMBER OF KITCHENS

NUMBER OF BATHS

NUMBER OF HALF BATHS

TOTAL ASSESSED VALUE 900000

LAND ASSESSED VALUE 82400

NEIGH_CD 6

SCHOOL DISTRICT Rochester

ROLLSECT Wholly Exmpt

DESCRIPTION 1 0024.00 501 10 00490

DESCRIPTION 2

DESCRIPTION 3 172-198 Merlin St

HISTORICAL BOOK

HISTORICAL PAGE



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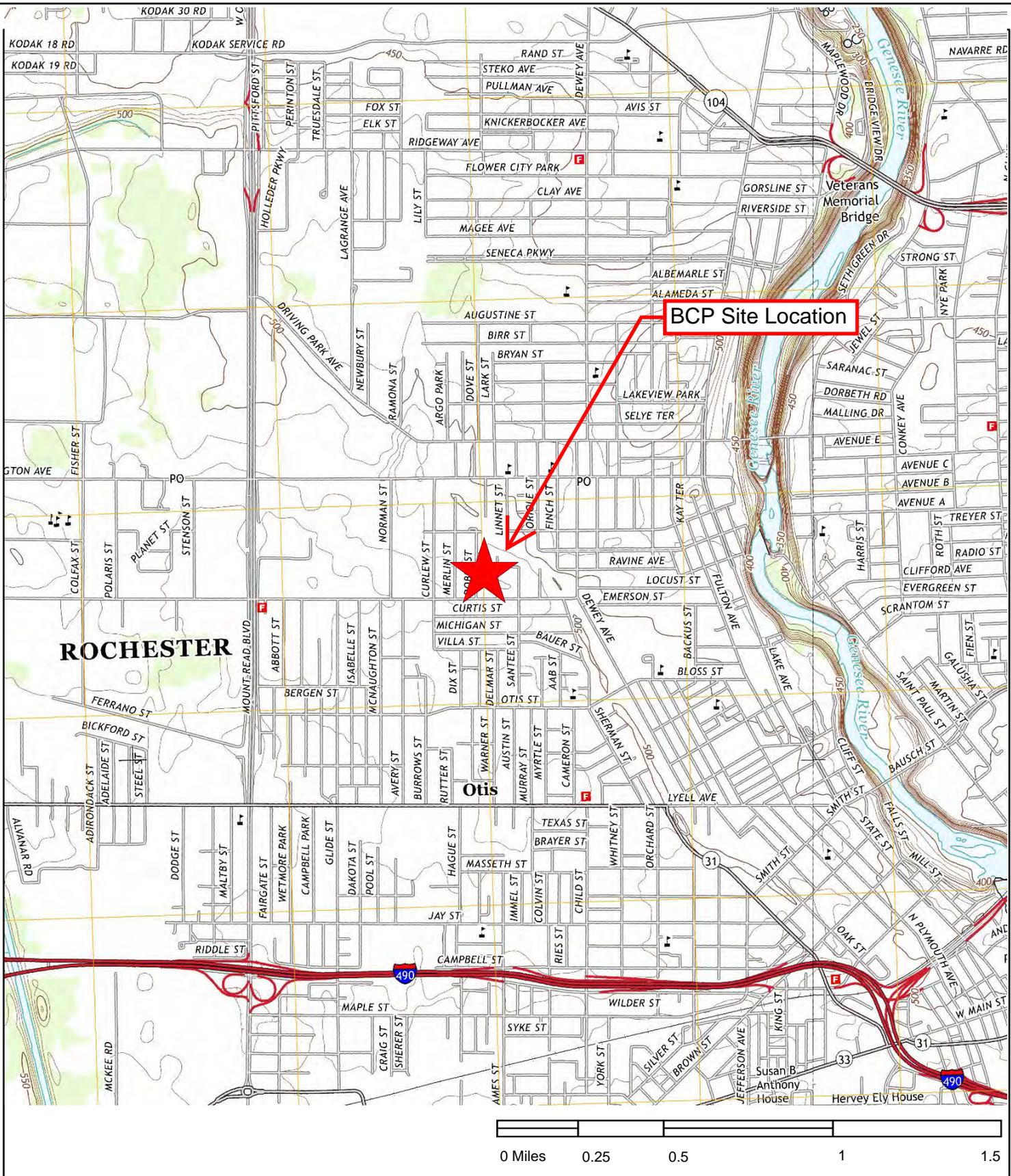


Figure 2
USGS 7.5-minute Quad Map

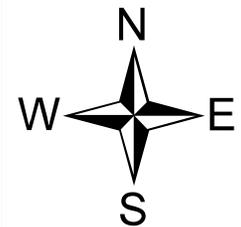
Glenwood Gardens
 Rochester, New York

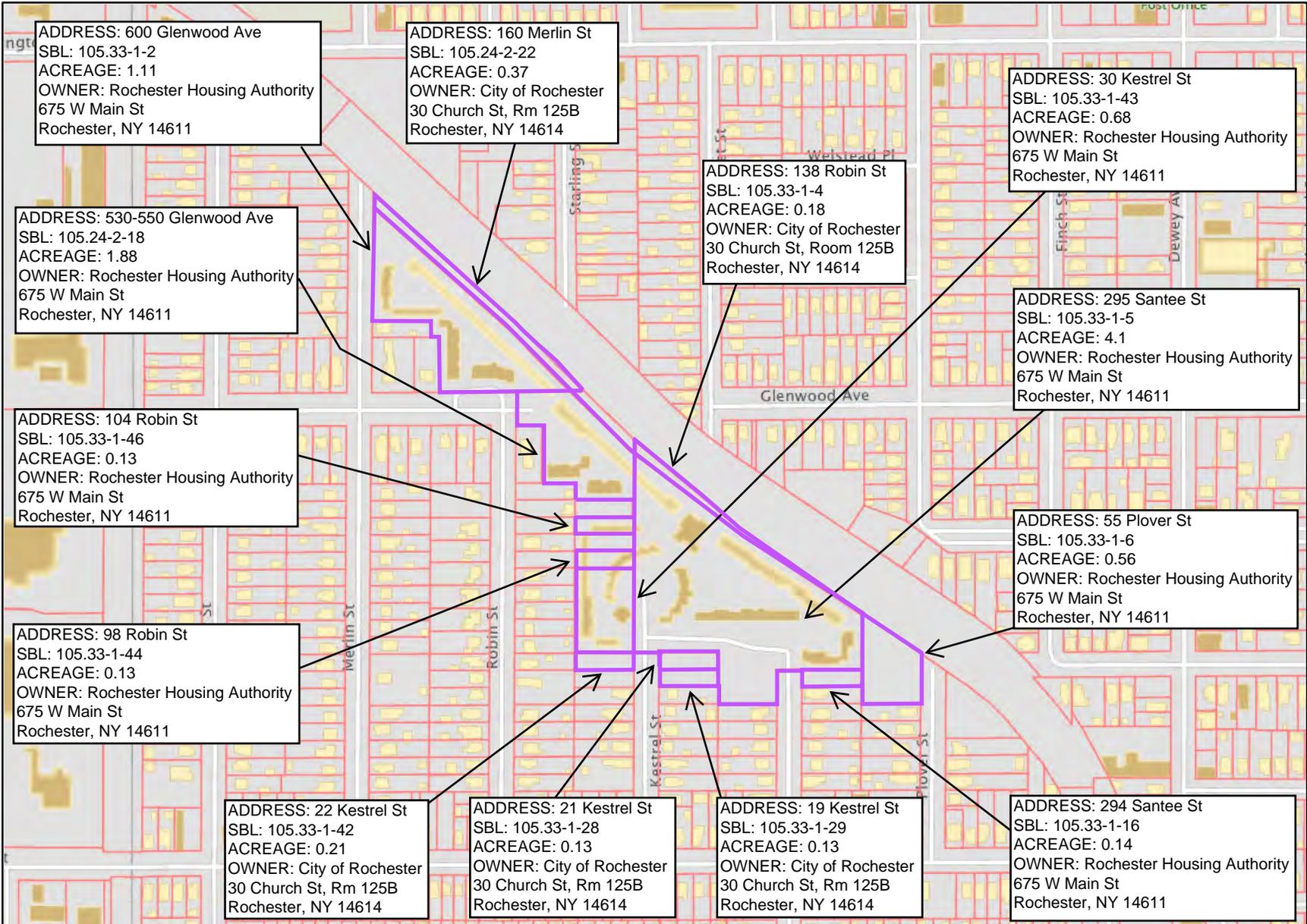
Scale provided on figure



CLIENT: Edgemere Development, Inc.

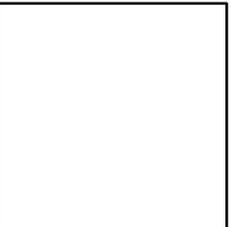
DATE: February 5, 2026





LEGEND

— BCP Parcel Boundaries



960 Busti Avenue
 Buffalo, NY 14213
 716.249.6880
 jbrydges@be3corp.com

CLIENT: Edgemere Development, Inc.

FIGURE 3: BCP Parcel Boundaries Map

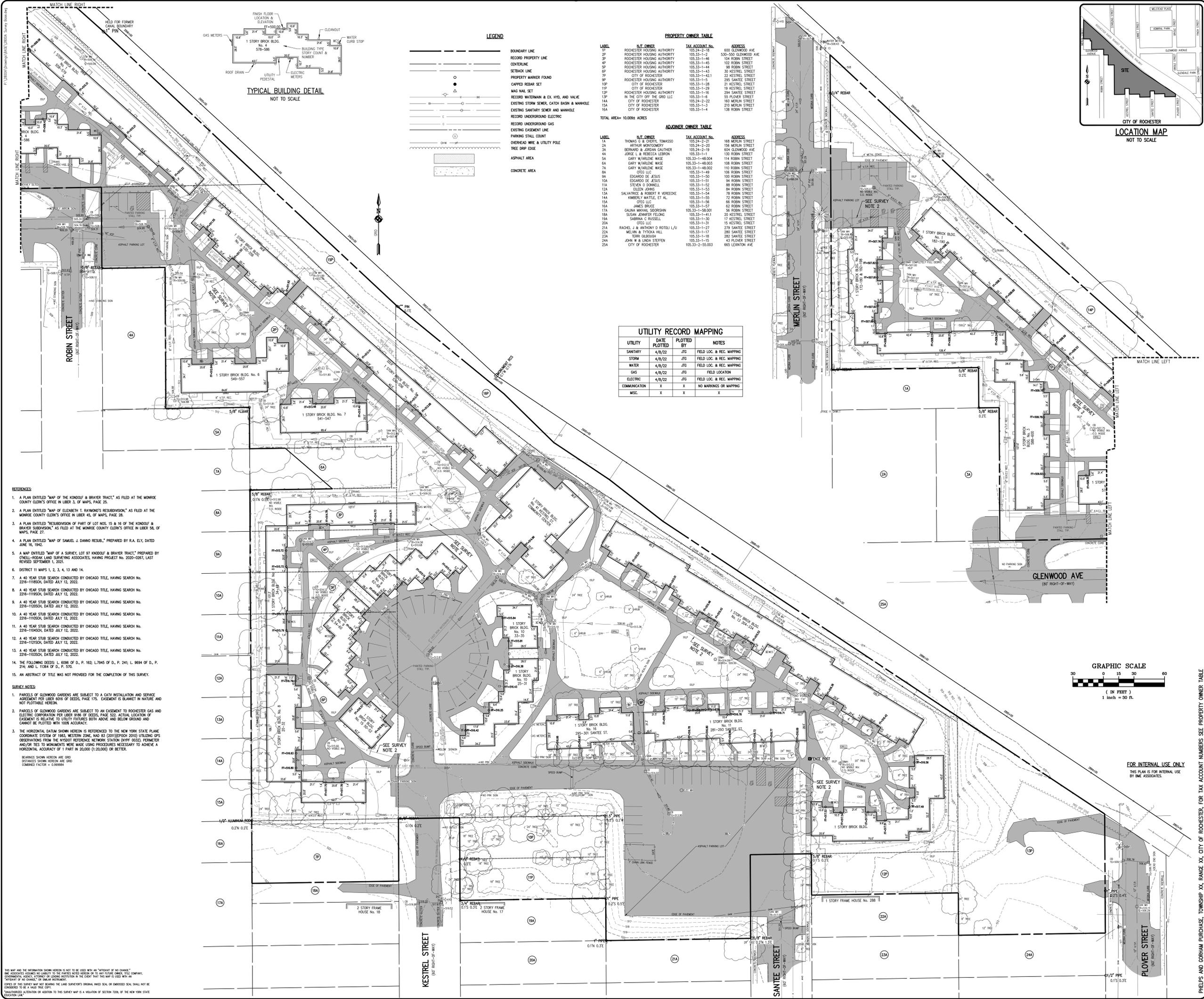
Glenwood Gardens
 Rochester, New York

DATE ISSUED:
 February 5, 2026

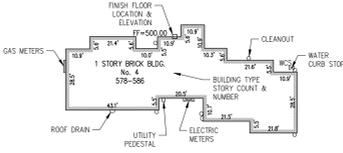


Scale: 1:4,514

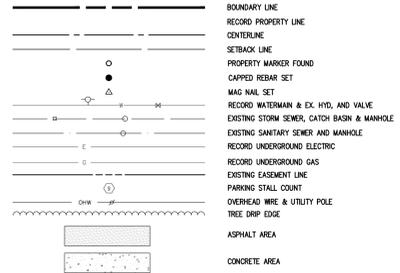
Figure 4: Site Survey



TYPICAL BUILDING DETAIL
NOT TO SCALE



LEGEND



PROPERTY OWNER TABLE

LABEL	N/E OWNER	TAX ACCOUNT No.	ADDRESS
1P	ROCHESTER HOUSING AUTHORITY	105.33-1-18	600 GLENWOOD AVE
2P	ROCHESTER HOUSING AUTHORITY	105.33-1-2	535-550 GLENWOOD AVE
3P	ROCHESTER HOUSING AUTHORITY	105.33-1-46	104 ROBIN STREET
4P	ROCHESTER HOUSING AUTHORITY	105.33-1-45	102 ROBIN STREET
5P	ROCHESTER HOUSING AUTHORITY	105.33-1-44	98 ROBIN STREET
6P	ROCHESTER HOUSING AUTHORITY	105.33-1-43	30 KESTREL STREET
7P	CITY OF ROCHESTER	105.33-1-42.1	23 KESTREL STREET
8P	ROCHESTER HOUSING AUTHORITY	105.33-1-5	295 SANTEE STREET
9P	CITY OF ROCHESTER	105.33-1-28	17 KESTREL STREET
10P	CITY OF ROCHESTER	105.33-1-29	19 KESTREL STREET
12P	ROCHESTER HOUSING AUTHORITY	105.33-1-28	17 KESTREL STREET
13P	IN THE CITY OFF THE GRID LLC	105.33-1-6	55 PLOVER STREET
14A	CITY OF ROCHESTER	105.33-1-22	180 MERLIN STREET
15A	CITY OF ROCHESTER	105.33-1-3	210 MERLIN STREET
16A	CITY OF ROCHESTER	105.33-1-4	138 ROBIN STREET

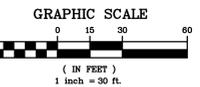
TOTAL AREA= 10,009.8 ACRES

ADJOINER OWNER TABLE

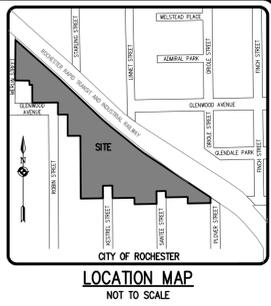
LABEL	N/E OWNER	TAX ACCOUNT No.	ADDRESS
1A	THOMAS G & CHERYL TOMASSO	105.24-2-21	188 MERLIN STREET
2A	ARTHUR MONTOMERY	105.24-2-20	156 MERLIN STREET
3A	BERNARD & JORDAN GAUTHER	105.24-2-19	604 GLENWOOD AVE
4A	JORGE L & REBECCA LEGRON	105.33-1-1	130 ROBIN STREET
5A	DARY W/ARLENE WASE	105.33-1-48.004	114 ROBIN STREET
6A	DARY W/ARLENE WASE	105.33-1-48.003	108 ROBIN STREET
7A	DARY W/ARLENE WASE	105.33-1-48.002	110 ROBIN STREET
8A	CFEO LLC	105.33-1-49	106 ROBIN STREET
9A	EDUARDO DE JESUS	105.33-1-50	100 ROBIN STREET
10A	EDUARDO DE JESUS	105.33-1-51	94 ROBIN STREET
11A	STEVEN O DONNELL	105.33-1-52	88 ROBIN STREET
12A	EILEEN JOHNS	105.33-1-53	84 ROBIN STREET
13A	SALVATRICE & ROBERT R VEREOKO	105.33-1-54	78 ROBIN STREET
14A	AMORYL MATTEL ET AL	105.33-1-55	72 ROBIN STREET
15A	CFEO LLC	105.33-1-56	66 ROBIN STREET
16A	JAMES BRICE	105.33-1-57	56 ROBIN STREET
17A	GALINA MIKHAIL SIDORSHIN	105.33-1-58.001	50 ROBIN STREET
18A	SUSAN JENNIFER FELING	105.33-1-61.1	20 KESTREL STREET
19A	SABRINA C RUSSELL	105.33-1-60	17 KESTREL STREET
20A	CFEO LLC	105.33-1-31	15 KESTREL STREET
21A	RACHEL L & ANTHONY D ROTOLI L/U	105.33-1-27	270 SANTEE STREET
22A	MELVIN & TYRONA HILL	105.33-1-17	280 SANTEE STREET
23A	TERI BLOOMBERG	105.33-1-18	282 SANTEE STREET
24A	JOHN W & LINDA STEFFEN	105.33-1-15	43 PLOVER STREET
25A	CITY OF ROCHESTER	105.33-2-55.003	665 LEXINGTON AVE

UTILITY RECORD MAPPING

UTILITY	DATE PLOTTED	PLOTTED BY	NOTES
SANITARY	4/8/22	JTG	FIELD LOC. & REC. MAPPING
STORM	4/8/22	JTG	FIELD LOC. & REC. MAPPING
WATER	4/8/22	JTG	FIELD LOC. & REC. MAPPING
GAS	4/8/22	JTG	FIELD LOCATION
ELECTRIC	4/8/22	JTG	FIELD LOC. & REC. MAPPING
COMMUNICATION	X	X	NO MARKINGS OR MAPPING
MISC.	X	X	X



FOR INTERNAL USE ONLY
THIS PLAN IS FOR INTERNAL USE
BY BME ASSOCIATES.



- REFERENCES
1. A PLAN ENTITLED "MAP OF THE KONDOLF & BRAYER TRACT," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 3, OF MAPS, PAGE 25.
 2. A PLAN ENTITLED "MAP OF ELIZABETH T. RAYMOND'S RESUBDIVISION," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 45, OF MAPS, PAGE 28.
 3. A PLAN ENTITLED "RESUBDIVISION OF PART OF LOT NOS. 15 & 16 OF THE KONDOLF & BRAYER SUBDIVISION," AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 58, OF MAPS, PAGE 27.
 4. A PLAN ENTITLED "MAP OF SAMUEL J. DANNO RESUB.," PREPARED BY R.A. ELY, DATED JUNE 16, 1942.
 5. A MAP ENTITLED "MAP OF A SURVEY, LOT BY KONDOLF & BRAYER TRACT," PREPARED BY O'NEILL-RODAM LAND SURVEYING ASSOCIATES, HAVING PROJECT NO. 2020-0287, LAST REVISED SEPTEMBER 1, 2021.
 6. DISTRICT 11 MAPS 1, 2, 3, 4, 13 AND 14.
 7. A 40 YEAR STUB SEARCH CONDUCTED BY CHICAGO TITLE, HAVING SEARCH No. 2216-11950A, DATED JULY 12, 2022.
 8. A 40 YEAR STUB SEARCH CONDUCTED BY CHICAGO TITLE, HAVING SEARCH No. 2216-11950B, DATED JULY 12, 2022.
 9. A 40 YEAR STUB SEARCH CONDUCTED BY CHICAGO TITLE, HAVING SEARCH No. 2216-11050A, DATED JULY 12, 2022.
 10. A 40 YEAR STUB SEARCH CONDUCTED BY CHICAGO TITLE, HAVING SEARCH No. 2216-11050B, DATED JULY 12, 2022.
 11. A 40 YEAR STUB SEARCH CONDUCTED BY CHICAGO TITLE, HAVING SEARCH No. 2216-11045A, DATED JULY 12, 2022.
 12. A 40 YEAR STUB SEARCH CONDUCTED BY CHICAGO TITLE, HAVING SEARCH No. 2216-11050A, DATED JULY 12, 2022.
 13. A 40 YEAR STUB SEARCH CONDUCTED BY CHICAGO TITLE, HAVING SEARCH No. 2216-11050B, DATED JULY 12, 2022.
 14. THE FOLLOWING DEEDS: L. 6066 OF D. P. 162; L.7945 OF D. P. 241; L. 9694 OF D. P. 214; AND L. 11384 OF D. P. 570.
 15. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

- SURVEY NOTES
1. PARCELS OF GLENWOOD GARDENS ARE SUBJECT TO A CATV INSTALLATION AND SERVICE AGREEMENT PER LIBER 8016 OF DEEDS, PAGE 175. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE HEREON.
 2. PARCELS OF GLENWOOD GARDENS ARE SUBJECT TO AN EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION PER LIBER 9186 OF DEEDS, PAGE 522. ACTUAL LOCATION OF EASEMENT IS RELATIVE TO UTILITY FUTURES BOTH ABOVE AND BELOW GROUND AND CANNOT BE PLOTTED WITH 100% ACCURACY.
 3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF THE WESTERN ZONE, NAD 83 (DOT/EPSON 2010) UTILIZING GPS OBSERVATIONS FROM THE NYSOTI REFERENCE NETWORK STATION (NYR 0020). PERIMETERS AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER.
- BEARINGS SHOWN HEREON ARE GRID DISTANCES SHOWN HEREON ARE GRID COMBED FACTOR = 0.999954

THIS MAP AND THE INFORMATION SHOWN THEREON IS NOT TO BE USED AS A SUBSTITUTE FOR AN ENGINEER'S DESIGN. BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOR TO ANY PARTY OTHER THAN THE COMPANY, FOR NEGLIGENCE, ACTS OF OMISSION, OR OTHER REASON IN THE EVENT THAT THIS MAP IS USED WITHOUT "WITHOUT OF NO CHANGE" OR SIMILAR INSTRUMENT. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. DIMENSIONED ALTERNATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 1506, OF THE NEW YORK STATE REGULATION 154.

Drawing Information
This drawing is not a contract. It is a statement of the design and shall be used only in conjunction with the contract documents. The contractor shall be responsible for the accuracy of the information shown on this drawing. The engineer shall not be responsible for the accuracy of the information shown on this drawing. The engineer shall not be responsible for the accuracy of the information shown on this drawing.

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

NO.	DATE	BY	REVISIONS
1	6/29/22	JTG	1
2	6/29/22	JTG	2
3	6/29/22	JTG	3
4	6/29/22	JTG	4
5	6/29/22	JTG	5
6	6/29/22	JTG	6
7	6/29/22	JTG	7
8	6/29/22	JTG	8
9	6/29/22	JTG	9
10	6/29/22	JTG	10
11	6/29/22	JTG	11
12	6/29/22	JTG	12
13	6/29/22	JTG	13
14	6/29/22	JTG	14

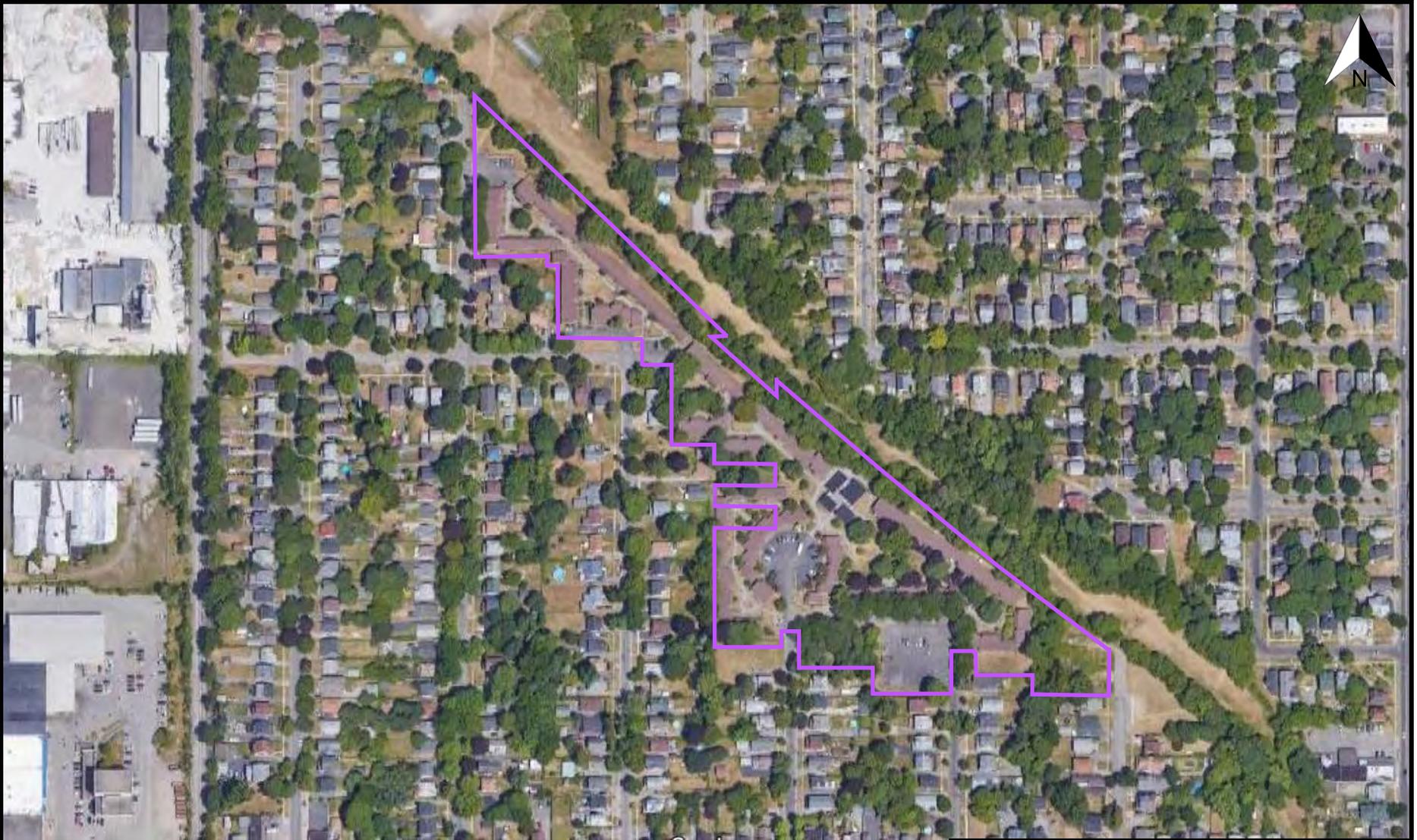
BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
1141 BURGESS AVENUE
ROCHESTER, NY 14610
PHONE: 585-373-7300
FAX: 585-373-7309
WWW.BME-ASSOCIATES.COM

GLENWOOD GARDENS
CITY OF ROCHESTER MONROE COUNTY NEW YORK
ROCHESTER HOUSING AUTHORITY
215 W MAIN STREET
ROCHESTER, NY 14611

SURVEY BASE MAP
PROJECT: GLENWOOD GARDENS
LOCATION: 215 W MAIN STREET
CLIENT: ROCHESTER HOUSING AUTHORITY
DRAWING TITLE: SURVEY BASE MAP

2800A
BM GLENWOOD
PROJECT NO. 2800A
DATE ISSUED: APRIL 2022
SCALE: 1" = 30'
DRAWING NO. 2800A
PROJECT NO. 2800A

PHEDS AND GORHAM PURCHASE, TOWNSHIP XX, RANGE XX, CITY OF ROCHESTER, FOR TAX ACCOUNT NUMBERS SEE PROPERTY OWNER TABLE.



LEGEND

— Approximate Site Boundary



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in Environment
and Energy

Figure 5 - Site
Location Map

Glenwood Properties
Rochester, New York

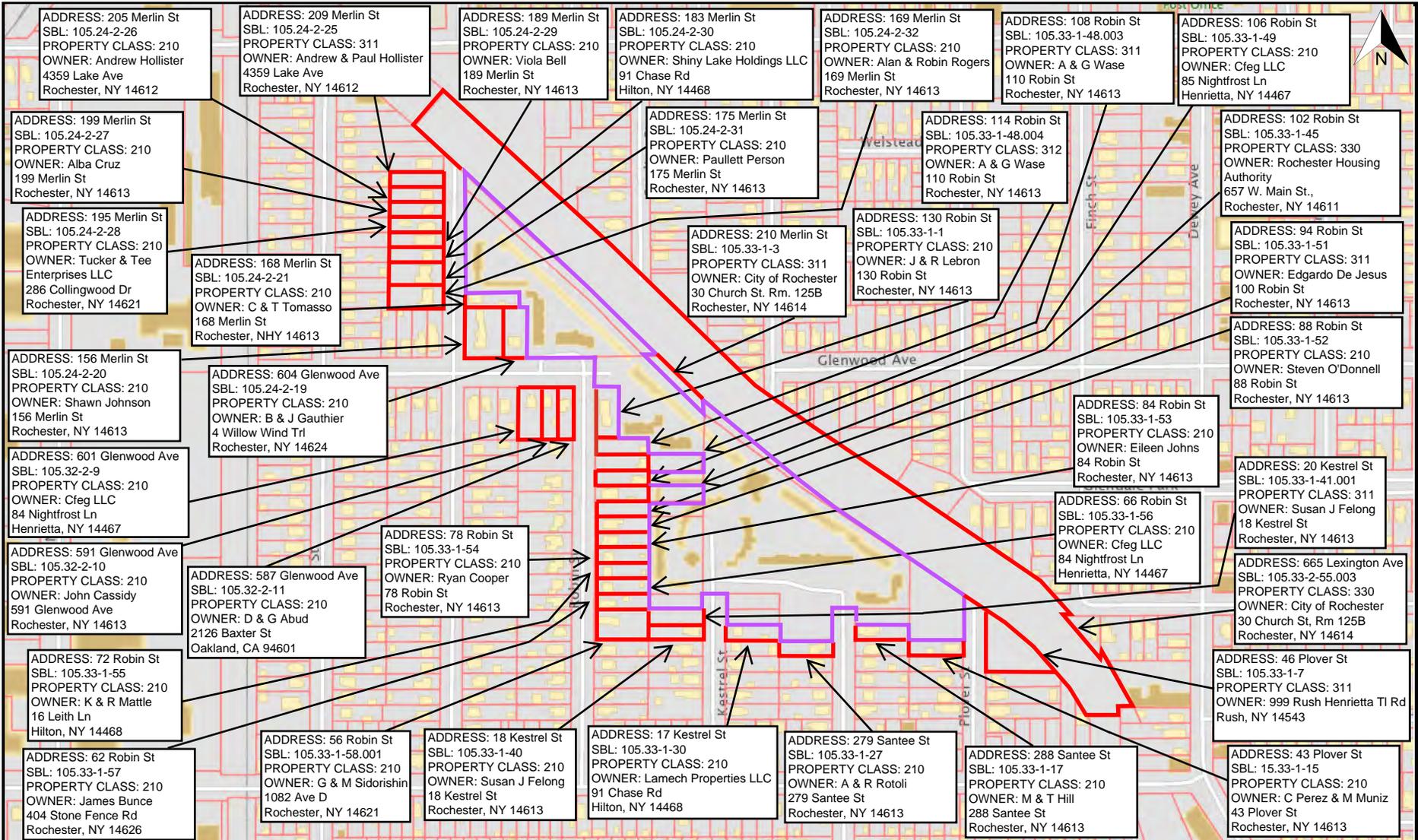
Revisions

1

2-5-2026

SCALE: 1:4,514

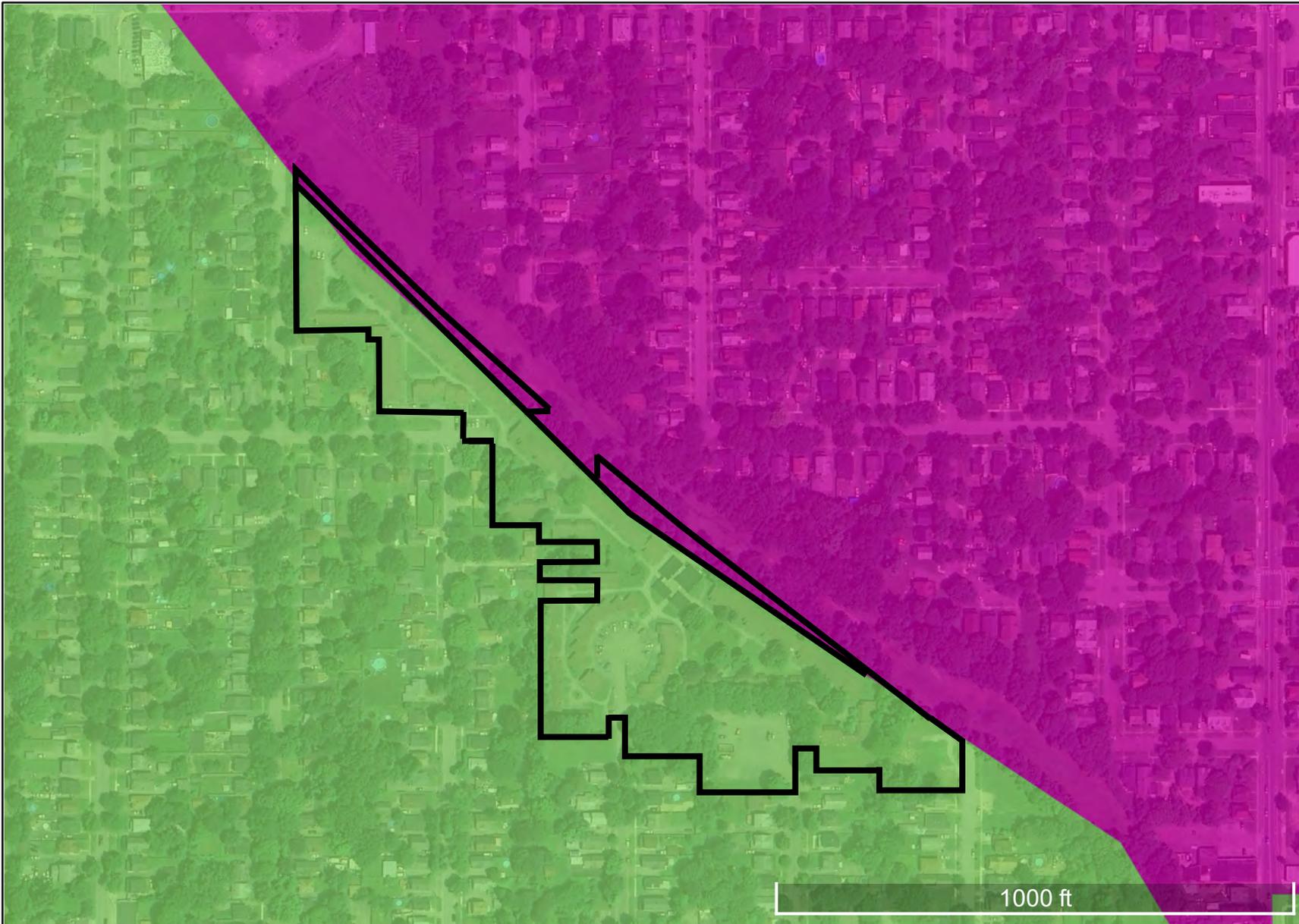
SHEET 1 of 1



LEGEND

- BCP Site Boundary
- Adjacent Parcel Boundaries

	Figure 6 - Adjacent Property Owners		Revisions
	Glenwood Properties Rochester, New York		1
2-5-2026	SCALE: 1:4,514	SHEET 1 of 1	

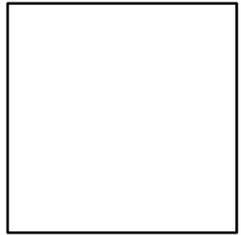


LEGEND

- En-Zone Type AB
- En-Zone Type A
- Approximate Site Boundary

NOTES

1. This basement was adapted from the NYSDEC En-Zone Boundary Files in Google Earth



960 Busti Avenue
 Buffalo, NY 14213
 716.249.6880
 jbrydges@be3corp.com

CLIENT: Edgemere Development, Inc.

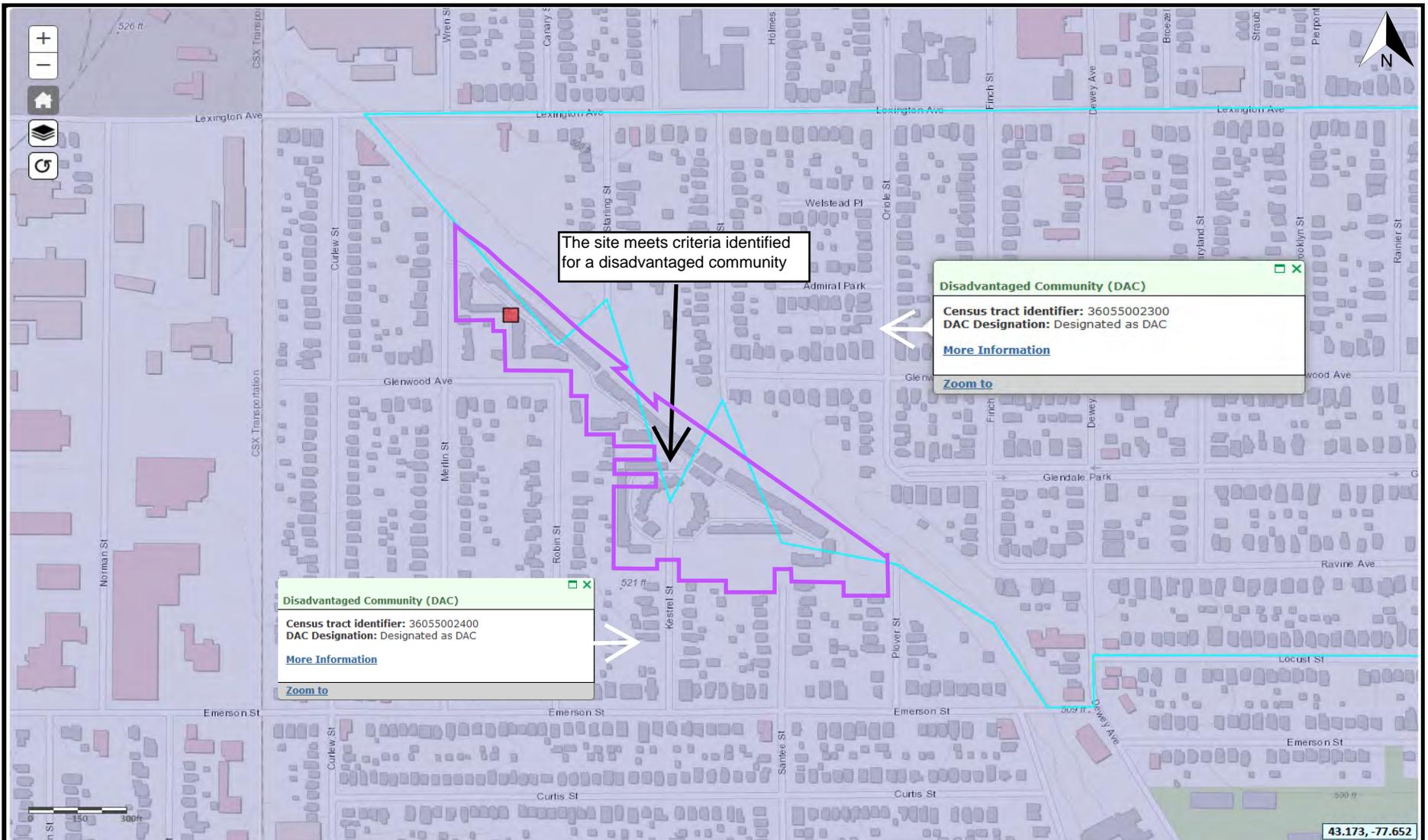
FIGURE 7: En-Zone Map

Glenwood Gardens
 Rochester, New York

DATE ISSUED:
 February 5, 2026



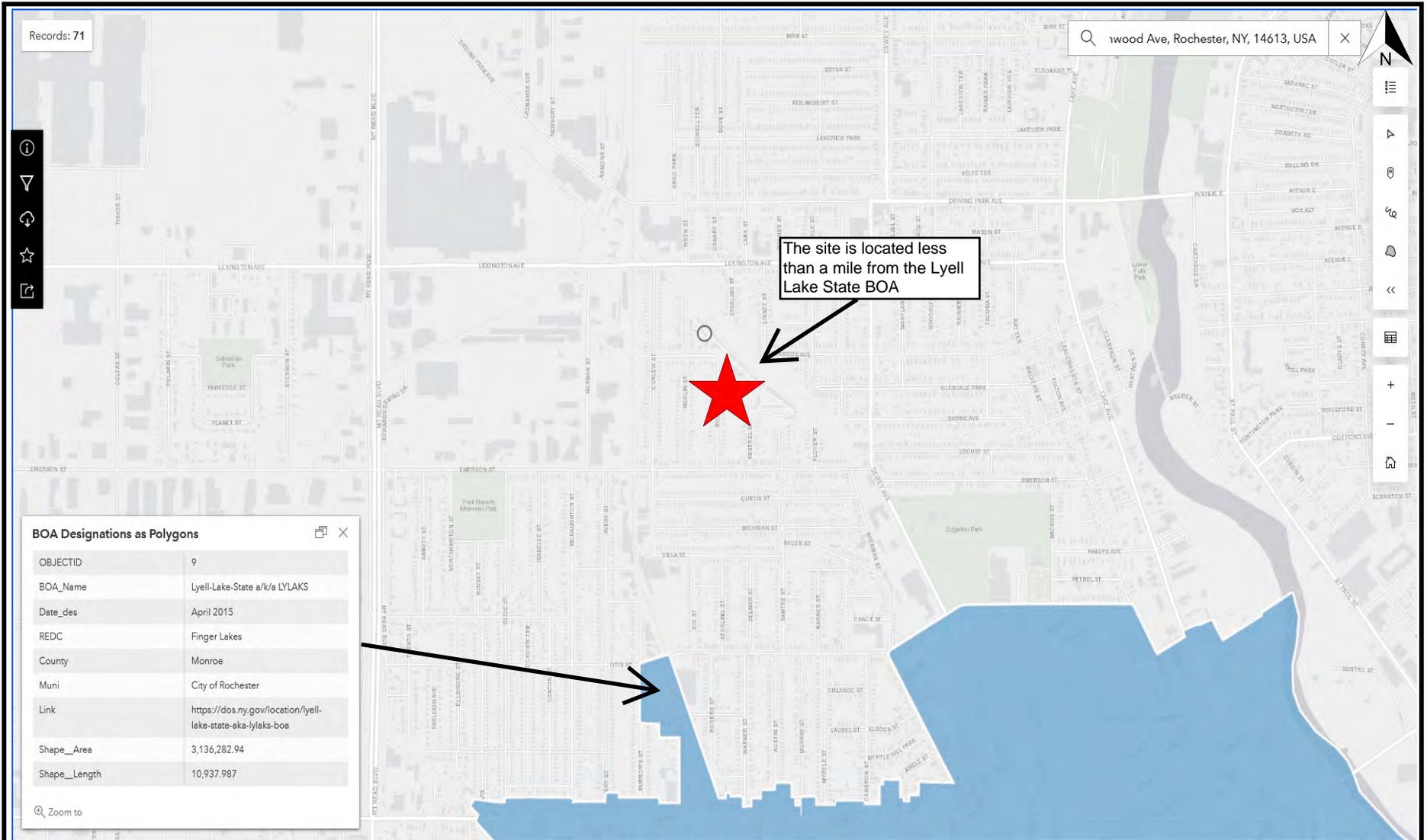
Scale provided on figure



LEGEND

— Approximate Site Boundary

 Brydges Engineering in Environment and Energy	Figure 8 - Disadvantaged Communities Map	Revisions
	Glenwood Properties Rochester, New York	1
2-5-2026	Scale provided on figure	SHEET 1 of 1



LEGEND

— Approximate Site Boundary



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Engineering
in Environment
and Energy

Figure 9 - Brownfield
Opportunity Area (BOA) Map

Glenwood Properties
Rochester, New York

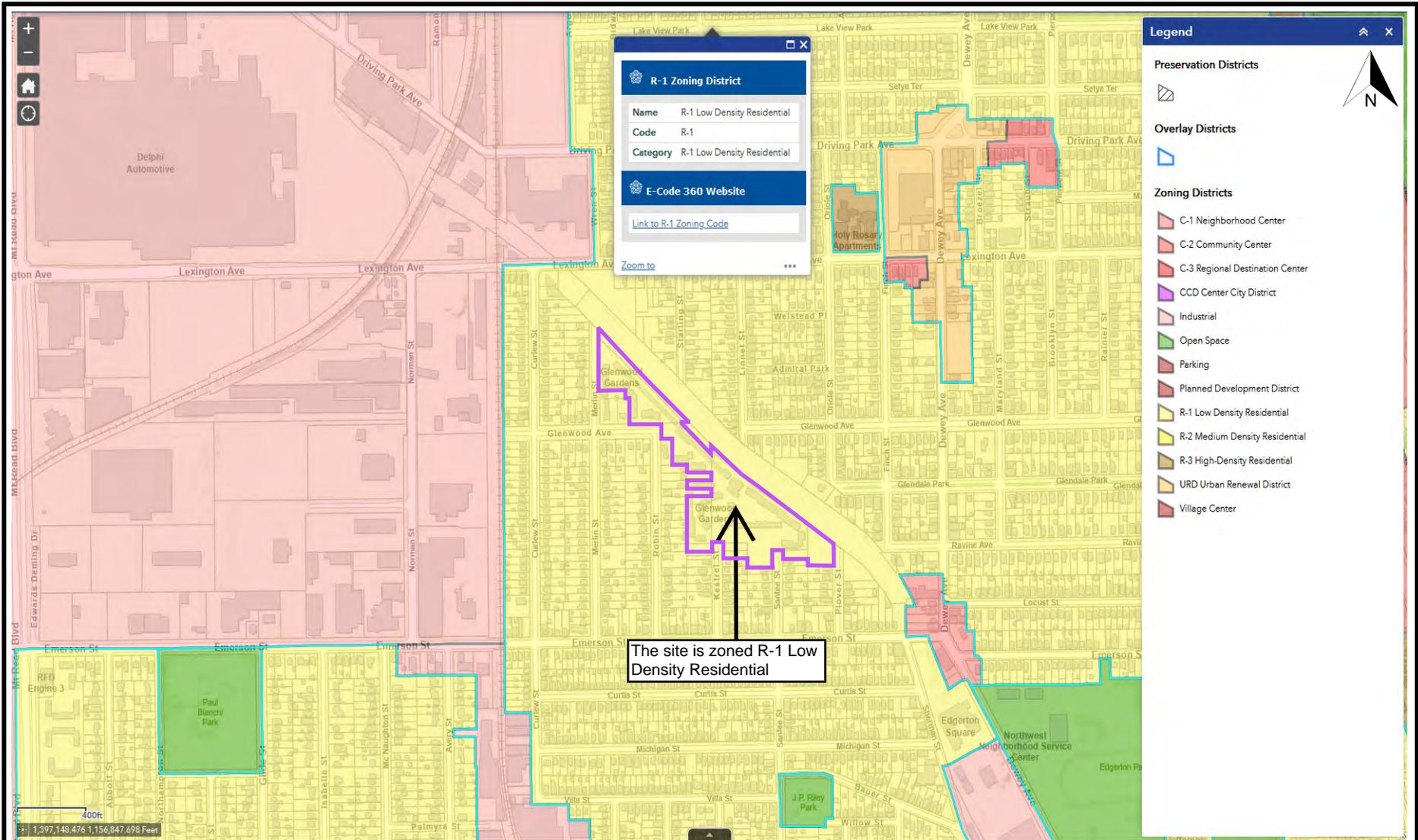
Revisions

1

2-5-2026

SCALE: 1:18,056

SHEET 1 of 1



LEGEND

— Approximate Site Boundary

Legend

Preservation Districts

Overlay Districts

Zoning Districts

- C-1 Neighborhood Center
- C-2 Community Center
- C-3 Regional Destination Center
- CCD Center City District
- Industrial
- Open Space
- Parking
- Planned Development District
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High-Density Residential
- URD Urban Renewal District
- Village Center

Figure 10 - Zoning Map

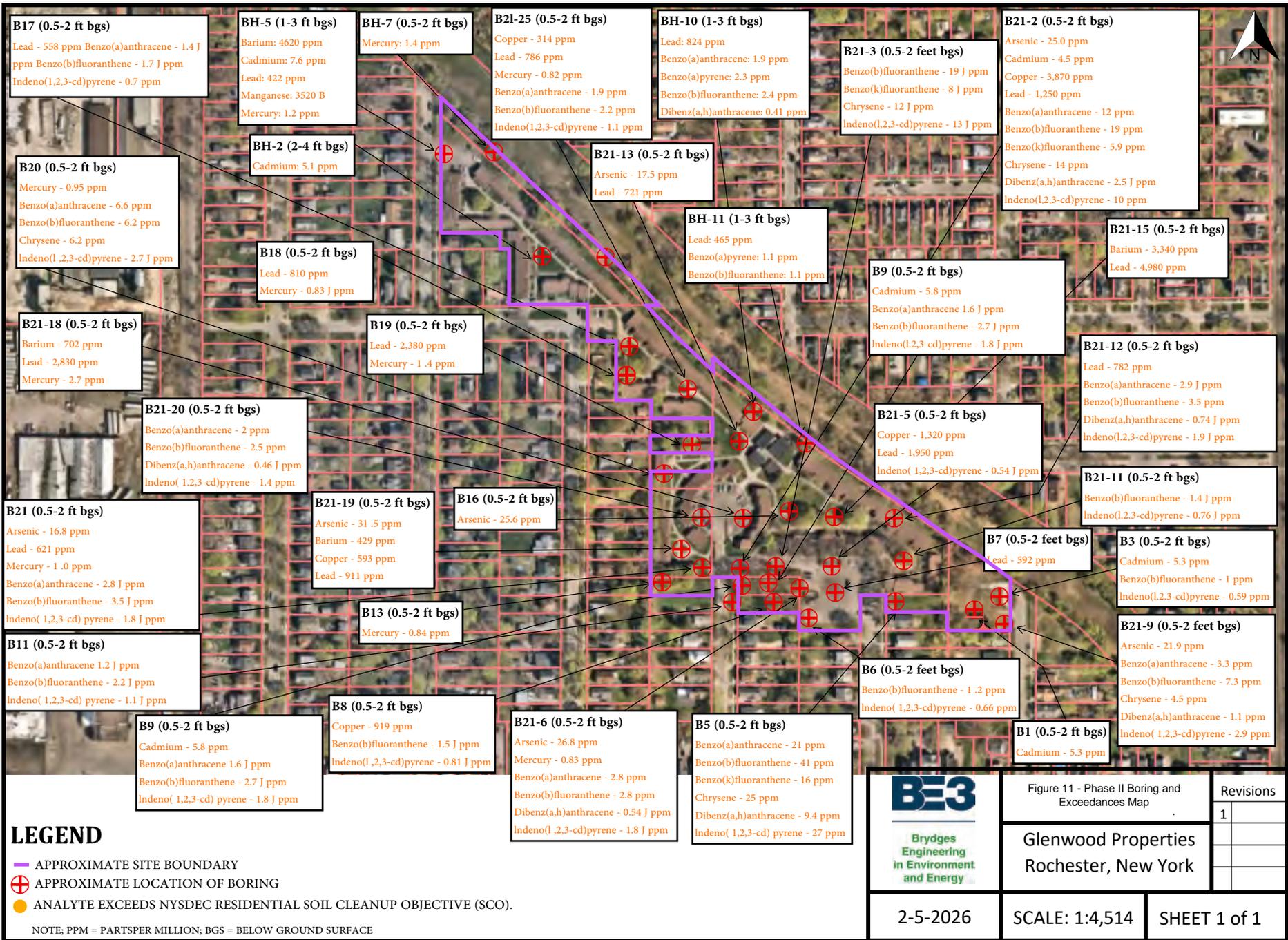
Glenwood Properties
 Rochester, New York

Revisions
1

2-3-2026

Scale provided on figure

SHEET 1 of 1



B17 (0.5-2 ft bgs)
 Lead - 558 ppm Benzo(a)anthracene - 1.4 J ppm Benzo(b)fluoranthene - 1.7 J ppm Indeno(1,2,3-cd)pyrene - 0.7 ppm

BH-5 (1-3 ft bgs)
 Barium: 4620 ppm
 Cadmium: 7.6 ppm
 Lead: 422 ppm
 Manganese: 3520 B
 Mercury: 1.2 ppm

BH-7 (0.5-2 ft bgs)
 Mercury: 1.4 ppm

B21-25 (0.5-2 ft bgs)
 Copper - 314 ppm
 Lead - 786 ppm
 Mercury - 0.82 ppm
 Benzo(a)anthracene - 1.9 ppm
 Benzo(b)fluoranthene - 2.2 ppm
 Indeno(1,2,3-cd)pyrene - 1.1 ppm

BH-10 (1-3 ft bgs)
 Lead: 824 ppm
 Benzo(a)anthracene: 1.9 ppm
 Benzo(a)pyrene: 2.3 ppm
 Benzo(b)fluoranthene: 2.4 ppm
 Dibenz(a,h)anthracene: 0.41 ppm

B21-3 (0.5-2 feet bgs)
 Benzo(b)fluoranthene - 19 J ppm
 Benzo(k)fluoranthene - 8 J ppm
 Chrysene - 12 J ppm
 Indeno(1,2,3-cd)pyrene - 13 J ppm

B21-2 (0.5-2 ft bgs)
 Arsenic - 25.0 ppm
 Cadmium - 4.5 ppm
 Copper - 3,870 ppm
 Lead - 1,250 ppm
 Benzo(a)anthracene - 12 ppm
 Benzo(b)fluoranthene - 19 ppm
 Benzo(k)fluoranthene - 5.9 ppm
 Chrysene - 14 ppm
 Dibenz(a,h)anthracene - 2.5 J ppm
 Indeno(1,2,3-cd)pyrene - 10 ppm

B20 (0.5-2 ft bgs)
 Mercury - 0.95 ppm
 Benzo(a)anthracene - 6.6 ppm
 Benzo(b)fluoranthene - 6.2 ppm
 Chrysene - 6.2 ppm
 Indeno(1,2,3-cd)pyrene - 2.7 J ppm

BH-2 (2-4 ft bgs)
 Cadmium: 5.1 ppm

B21-13 (0.5-2 ft bgs)
 Arsenic - 17.5 ppm
 Lead - 721 ppm

BH-11 (1-3 ft bgs)
 Lead: 465 ppm
 Benzo(a)pyrene: 1.1 ppm
 Benzo(b)fluoranthene: 1.1 ppm

B21-15 (0.5-2 ft bgs)
 Barium - 3,340 ppm
 Lead - 4,980 ppm

B18 (0.5-2 ft bgs)
 Lead - 810 ppm
 Mercury - 0.83 J ppm

B9 (0.5-2 ft bgs)
 Cadmium - 5.8 ppm
 Benzo(a)anthracene 1.6 J ppm
 Benzo(b)fluoranthene - 2.7 J ppm
 Indeno(1,2,3-cd)pyrene - 1.8 J ppm

B21-12 (0.5-2 ft bgs)
 Lead - 782 ppm
 Benzo(a)anthracene - 2.9 J ppm
 Benzo(b)fluoranthene - 3.5 ppm
 Dibenz(a,h)anthracene - 0.74 J ppm
 Indeno(1,2,3-cd)pyrene - 1.9 J ppm

B21-18 (0.5-2 ft bgs)
 Barium - 702 ppm
 Lead - 2,830 ppm
 Mercury - 2.7 ppm

B19 (0.5-2 ft bgs)
 Lead - 2,380 ppm
 Mercury - 1.4 ppm

B21-20 (0.5-2 ft bgs)
 Benzo(a)anthracene - 2 ppm
 Benzo(b)fluoranthene - 2.5 ppm
 Dibenz(a,h)anthracene - 0.46 J ppm
 Indeno(1,2,3-cd)pyrene - 1.4 ppm

B21-5 (0.5-2 ft bgs)
 Copper - 1,320 ppm
 Lead - 1,950 ppm
 Indeno(1,2,3-cd)pyrene - 0.54 J ppm

B21-11 (0.5-2 ft bgs)
 Benzo(b)fluoranthene - 1.4 J ppm
 Indeno(1,2,3-cd)pyrene - 0.76 J ppm

B21 (0.5-2 ft bgs)
 Arsenic - 16.8 ppm
 Lead - 621 ppm
 Mercury - 1.0 ppm
 Benzo(a)anthracene - 2.8 J ppm
 Benzo(b)fluoranthene - 3.5 J ppm
 Indeno(1,2,3-cd) pyrene - 1.8 J ppm

B21-19 (0.5-2 ft bgs)
 Arsenic - 31.5 ppm
 Barium - 429 ppm
 Copper - 593 ppm
 Lead - 911 ppm

B16 (0.5-2 ft bgs)
 Arsenic - 25.6 ppm

B7 (0.5-2 feet bgs)
 Lead - 592 ppm

B3 (0.5-2 ft bgs)
 Cadmium - 5.3 ppm
 Benzo(b)fluoranthene - 1 ppm
 Indeno(1,2,3-cd)pyrene - 0.59 ppm

B13 (0.5-2 ft bgs)
 Mercury - 0.84 ppm

B11 (0.5-2 ft bgs)
 Benzo(a)anthracene 1.2 J ppm
 Benzo(b)fluoranthene - 2.2 J ppm
 Indeno(1,2,3-cd) pyrene - 1.1 J ppm

B8 (0.5-2 ft bgs)
 Copper - 919 ppm
 Benzo(b)fluoranthene - 1.5 J ppm
 Indeno(1,2,3-cd)pyrene - 0.81 J ppm

B21-6 (0.5-2 ft bgs)
 Arsenic - 26.8 ppm
 Mercury - 0.83 ppm
 Benzo(a)anthracene - 2.8 ppm
 Benzo(b)fluoranthene - 2.8 ppm
 Dibenz(a,h)anthracene - 0.54 J ppm
 Indeno(1,2,3-cd)pyrene - 1.8 J ppm

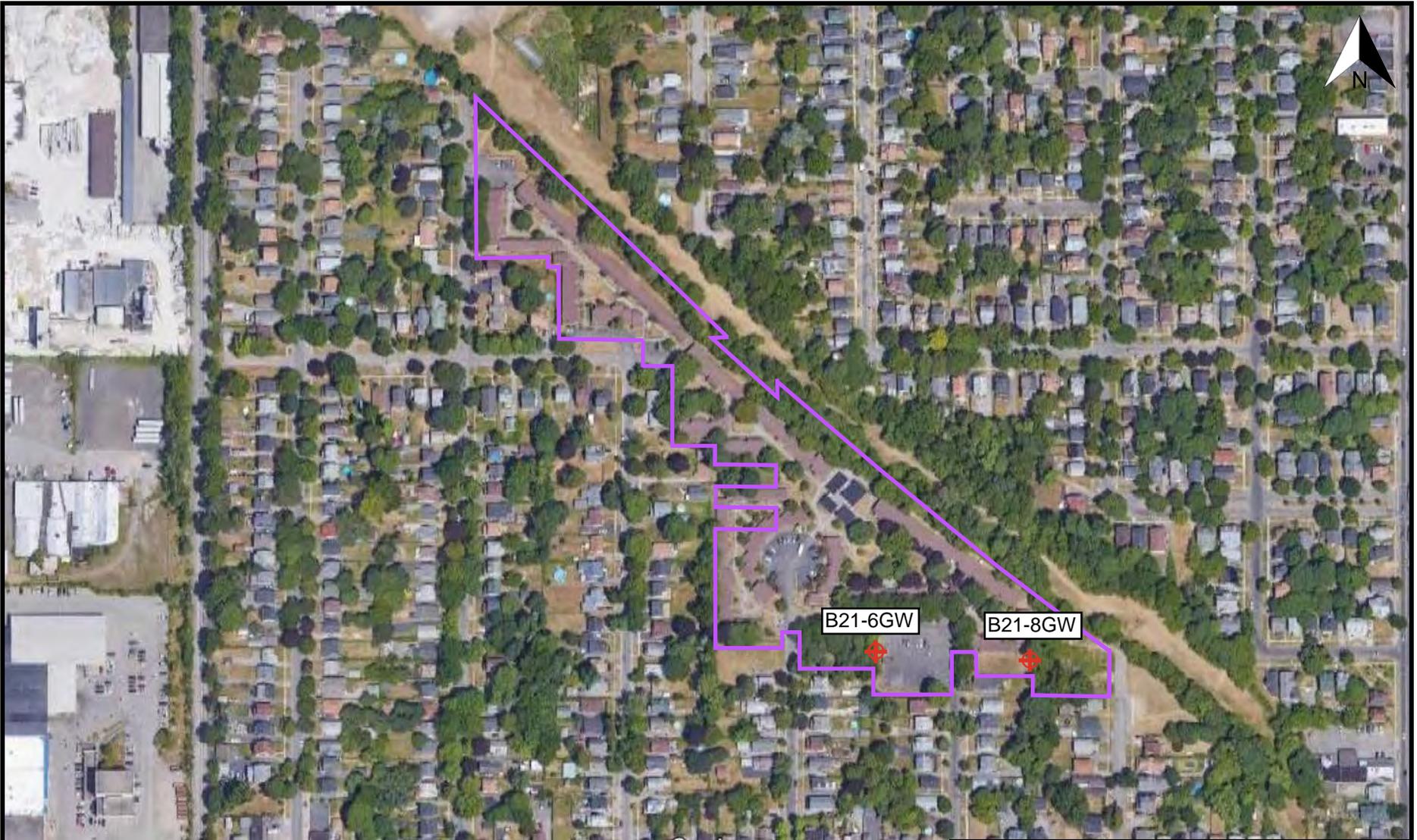
B6 (0.5-2 feet bgs)
 Benzo(b)fluoranthene - 1.2 ppm
 Indeno(1,2,3-cd)pyrene - 0.66 ppm

B21-9 (0.5-2 feet bgs)
 Arsenic - 21.9 ppm
 Benzo(a)anthracene - 3.3 ppm
 Benzo(b)fluoranthene - 7.3 ppm
 Chrysene - 4.5 ppm
 Dibenz(a,h)anthracene - 1.1 ppm
 Indeno(1,2,3-cd)pyrene - 2.9 ppm

B9 (0.5-2 ft bgs)
 Cadmium - 5.8 ppm
 Benzo(a)anthracene 1.6 J ppm
 Benzo(b)fluoranthene - 2.7 J ppm
 Indeno(1,2,3-cd) pyrene - 1.8 J ppm

B5 (0.5-2 ft bgs)
 Benzo(a)anthracene - 21 ppm
 Benzo(b)fluoranthene - 41 ppm
 Benzo(k)fluoranthene - 16 ppm
 Chrysene - 25 ppm
 Dibenz(a,h)anthracene - 9.4 ppm
 Indeno(1,2,3-cd) pyrene - 27 ppm

B1 (0.5-2 ft bgs)
 Cadmium - 5.3 ppm



LEGEND

-  Approximate Site Boundary
-  Approximate Location of Groundwater Monitoring Well



Brydges
Engineering
in Environment
and Energy

2-5-2026

Figure 12
Glenwood Well Locations

Glenwood Properties
Rochester, New York

SCALE: 1:4,514

Revisions

1

SHEET 1 of 1

Tables

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	Sample Address and Identification, Approximate Sample Depth in Feet Below Ground Surface, and Sample Date								NYSDEC Soil Cleanup Objectives (SCOs)
	55 Plover St	55 Plover St	294 Santee St	295 Santee St	295 Santee St	19 Kestrel St	21 Kestrel St	21 Kestrel St	Residential
	B1	B3	B5	B6	B7	B8	B9	B10	
	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	
8/17/2021									
METALS/INORGANICS									
Arsenic	9.6	10.7	7.1	8.9	8.5	15.6	9.7	9.0	16
Barium	128	102	56.4	99.3	135	168	66.5	143	410
Beryllium	0.56	0.52	0.47	0.54	0.48	0.93	0.48	0.72	8.8
Cadmium	5.3	10.1	0.68	0.19 J	1.1	0.91	5.8	4.3	2.5
Copper	39.6	46.8	25.5	40.7	131	919	73.7	90.8	280
Lead	186	252	62.7	65.4	592	288	227	459	400
Manganese	125	124	222	154	261	497	387	437	2000
Mercury	0.16	0.14	0.11	0.025 J	0.35	0.16	0.19	0.40	0.3
Nickel	17.7	11.3	12.8	18.3	14.8	28.4	15.3	16.7	87
Selenium	2.7 J	1.2 J	ND	ND	ND	ND	ND	ND	22
Silver	100	25.5	1.5	0.27 J	0.95	1.1	1.2	0.97	22
Zinc	128	153	128	107	287	330	1,400	1,320	1300
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)									
Acenaphthylene	ND	0.089 J	15	ND	ND	0.53 J	ND	ND	100
Anthracene	ND	ND	8.6	ND	ND	ND	ND	ND	100
Benzo(a)anthracene	ND	0.65	21	0.92	ND	0.94 J	1.6 J	3.5 J	1
Benzo(b)fluoranthene	ND	1	41	1.2	ND	1.5 J	2.7 J	6.1	1
Benzo(g,h,i)perylene	ND	0.67	29	0.68	0.36 J	0.82 J	2.3 J	5 J	1.2
Benzo(k)fluoranthene	ND	0.33 J	16	0.38 J	ND	0.34 J	ND	1.8 J	1.2
Chrysene	ND	0.75	25	0.86	ND	1 J	1.4 J	3.4 J	1.2
Dibenz(a,h)anthracene	ND	0.15 J	9.4	0.15 J	ND	ND	ND	ND	0.33
Fluoranthene	ND	0.95	24	1.6	0.62 J	1.5 J	3 J	6.2	100
Fluorene	ND	ND	1.2 J	ND	ND	ND	ND	ND	100
Indeno(1,2,3-cd)pyrene	ND	0.59	27	0.66	ND	0.81 J	1.8 J	4.2 J	0.5
Phenanthrene	ND	0.45 J	5.1 J	0.46 J	ND	ND	1.2 J	2.8 J	1.2
Pyrene	ND	0.79	30	1.4	0.41 J	1.2 J	2 J	4.6 J	100
Other SVOCs	ND	ND	ND	ND	ND	ND	ND	ND	Various

Notes: All units in parts per million (ppm)

ND Analyte not detected

Analyte detected

Reported concentration greater than or equal to the NYSDEC Residential SCO

J Estimated concentration

B Analyte was found in the method blank

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	Sample Address and Identification, Approximate Sample Depth in Feet Below Ground Surface, and Sample Date								NYSDEC Soil Cleanup Objectives (SCOs)
	19 Kestrel St	22 Kestrel St	295 Santee St	530-550 Glenwood Ave	530-550 Glenwood Ave	104 Robin St	98 Robin St	30 Kestrel St	Residential
	B11	B13	B16	B17	B18	B19	B20	B21	
	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	
8/17/2021	8/19/2021		8/20/2021						
METALS/INORGANICS									
Arsenic	12.5	12.0	25.6	10.6	10.1	10.4	14.7	16.8	16
Barium	77.4	73.1	150	195	238	237	127	114	410
Beryllium	0.55	0.86	0.39	0.61	0.53	0.50	0.74	0.37	8.8
Cadmium	0.83	0.63	0.55	1.0	1.0	1.4	2.1	2.5	2.5
Copper	123	19.8	131	50.4	73.3	60.0	96.2	177	280
Lead	155	161	231	558	810	2380	252	621	400
Manganese	588	579	107	507	316	249	247	321	2000
Mercury	0.13	0.84	0.78	0.27	0.83	1.4	0.95	1.0	0.3
Nickel	16.6	17.4	13.5	15.3	15.9	16.9	30.1	18.5	87
Selenium	0.47 J	ND	ND	1.2 J	0.87 J	ND	ND	ND	22
Silver	1.7	0.50 J	0.67 J	0.53 J	0.86	0.42 J	0.35 J	4.1	22
Zinc	164	158	219	417	401	558	662	644	1300
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)									
Acenaphthene	ND	ND	ND	ND	ND	ND	1.4 J	ND	100
Acenaphthylene	ND	ND	ND	ND	0.11 J	ND	ND	ND	100
Anthracene	ND	ND	ND	ND	0.27 J	ND	3.4 J	ND	100
Benzo(a)anthracene	1.2 J	ND	ND	1.4 J	0.91	ND	6.6	2.8 J	1
Benzo(b)fluoranthene	2.2 J	ND	0.44 J	1.7 J	0.98	ND	6.2	3.5 J	1
Benzo(g,h,i)perylene	1.2 J	ND	0.31 J	0.64 J	0.44 J	ND	3.5 J	2 J	1.2
Benzo(k)fluoranthene	0.45 J	ND	0.16 J	ND	0.36 J	ND	2 J	1.3 J	1.2
Chrysene	1.4 J	ND	0.47 J	1.4 J	0.88	ND	6.2	2.7 J	1.2
Dibenz(a,h)anthracene	ND	ND	ND	ND	0.11 J	ND	ND	ND	0.33
Dibenzofuran	ND	ND	ND	ND	ND	ND	0.63 J	ND	4.2
Fluoranthene	2.9 J	ND	0.71	1.9 J	1.7	0.1 J	11	5.3 J	100
Fluorene	ND	ND	ND	ND	0.099 J	ND	1.6 J	ND	100
Indeno(1,2,3-cd)pyrene	1.1 J	ND	0.25 J	0.7 J	0.42 J	ND	2.7 J	1.8 J	0.5
Naphthalene	ND	ND	ND	ND	ND	ND	3.1 J	ND	84
Phenanthrene	0.87 J	ND	0.4 J	ND	1.1	ND	14	1.3 J	1.2
Pyrene	2.2 J	ND	0.62	1.3 J	1.3	ND	10	3.7 J	100
Other SVOCs	ND	ND	ND	ND	ND	ND	ND	ND	Various

Notes: All units in parts per million (ppm)

ND Analyte not detected

Analyte detected

Reported concentration greater than or equal to the NYSDEC Restricted Residential SCO

J Estimated concentration

B Analyte was found in the method blank

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	Sample Address and Identification, Approximate Sample Depth in Feet Below Ground Surface, and Sample Date									NYSDEC Soil Cleanup Objectives (SCOs)
	295 Santee St	295 Santee St	295 Santee St	295 Santee St	55 Plover St	295 Santee St	295 Santee St	295 Santee St	295 Santee St	Residential
	B21-2	B21-3	B21-5	B21-6	B21-9	B21-11	B21-12	B21-15	B21-18	
	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	0.5-2	
8/19/2021	8/18/21	8/17/2021			8/18/2021	8/19/2021				
METALS/INORGANICS										
Arsenic	25.0	3.7	11.8	26.8	21.9	9.1	11.5	13.4	10.2	16
Barium	198	15.1	142	218	77.6	138	252	3,340	702	410
Beryllium	1.0	0.19 J	0.43	0.72	0.78	0.80	1.1	0.74	0.88	8.8
Cadmium	4.5	0.35	0.56	0.84	0.80	0.81	1.7	0.47	2.8	2.5
Copper	3,870	10.6	1,320	216	35.9	86.1	84.9	79.3	114	280
Lead	1,250	56.7	1,950	397	94.3	319	782	4,980	2,830	400
Manganese	613 B	293 B	222 B	200 B	567 B	260 B	699 B	152 B	252 B	2000
Mercury	0.41	0.032	0.16	0.83	0.17	0.24	0.48	0.33	2.7	0.3
Nickel	54.0	12.0	22.3	25.6	16.2	25.5	12.8	19.2	25.7	87
Selenium	ND	ND	ND	5.7	0.82 J	ND	0.87 J	1.4 J	1.4 J	22
Silver	0.92 J	ND	0.83	5.0	5.2	2.1	2.1	0.69	1.5	22
Zinc	2,400	74.9	285	761	70.2	274	426	527	924	1300
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)										
Acenaphthene	0.93 J	ND	ND	ND	ND	ND	ND	ND	0.1 J	100
Acenaphthylene	ND	ND	ND	0.25 J	ND	ND	ND	ND	0.056 J	100
Anthracene	3.1	ND	ND	0.69 J	0.18 J	ND	0.78 J	ND	0.27	100
Benzo(a)anthracene	12	ND	0.59 J	2.8	3.3	0.87 J	2.9 J	ND	0.41	1
Benzo(b)fluoranthene	19	19 J	0.8 J	2.8	7.3	1.4 J	3.5	ND	0.43	1
Benzo(g,h,i)perylene	12	16 J	0.59 J	1.7	3.2	1.1 J	2.3 J	ND	0.29	1.2
Benzo(k)fluoranthene	5.9	8 J	0.34 J	1.4	2.3	0.56 J	1 J	ND	0.21 J	1.2
Chrysene	14	12 J	0.65 J	2.5	4.5	1.1 J	2.8 J	ND	0.41	1.2
Dibenz(a,h)anthracene	2.5 J	ND	0.16 J	0.54 J	1.1	ND	0.74 J	ND	0.081 J	0.33
Dibenzofuran	0.48 J	ND	ND	ND	ND	ND	ND	ND	0.11 J	4.2
Fluoranthene	33	19 J	0.99	5.8	4.1	1.7 J	5.1	ND	1.1	100
Fluorene	1.1 J	ND	ND	0.13 J	ND	ND	ND	ND	0.13 J	100
Indeno(1,2,3-cd)pyrene	10	13 J	0.54 J	1.6	2.9	0.76 J	1.9 J	ND	0.27	0.5
Naphthalene	ND	ND	ND	ND	ND	ND	ND	ND	0.11 J	84
Phenanthrene	17	ND	0.22 J	2.4	1.2	0.74 J	3.4	ND	1.2	1.2
Pyrene	26	19 J	0.87 J	4.6	3.5	1.4 J	4.7	ND	1	100
Other SVOCs	ND	ND	ND	ND	ND	ND	ND	ND	ND	Various

Notes: All units in parts per million (ppm)

ND Analyte not detected

Analyte detected

Reported concentration greater than or equal to the NYSDEC Restricted Residential SCO

J Estimated concentration

B Analyte was found in the method blank

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	Sample Address and Identification, Approximate Sample Depth in Feet Below Ground Surface, and Sample Date				NYSDEC Soil Cleanup Objectives (SCOs)
	30 Kestrel St	30 Kestrel St	295 Santee St	530-550 Glenwood Ave	Residential
	B21-19	B21-20	B21-23	B21-25	
	0.5-2	0.5-2	0.5-2	0.5-2	
	8/20/2021	8/19/2021	8/19/2021	8/19/2021	
METALS/INORGANICS					
Arsenic	31.5	3.8	17.5	14.4	16
Barium	429	50.4	179	204	410
Beryllium	0.56	0.34	0.92	0.83	8.8
Cadmium	2.8	0.21 J	1.5	2.9	2.5
Copper	593	20.9	203	314	280
Lead	911	64.7	721	786	400
Manganese	761 B	447 B	313 B	302 B	2000
Mercury	0.52	0.049	0.37	0.82	0.3
Nickel	53.8	13.9	15.3	24.3	87
Selenium	1.2 J	ND	0.54 J	ND	22
Silver	2.0	0.38 J	1.1	1.8	22
Zinc	1,100	56.1	357	1,210	1300
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)					
Acenaphthene	ND	ND	ND	ND	100
Acenaphthylene	ND	0.33 J	ND	0.29 J	100
Anthracene	ND	0.41 J	ND	0.53 J	100
Benzo(a)anthracene	ND	2	0.22 J	1.9	1
Benzo(b)fluoranthene	ND	2.5	0.24 J	2.2	1
Benzo(g,h,i)perylene	ND	1.6	0.18 J	1.2	1.2
Benzo(k)fluoranthene	ND	0.96 J	0.14 J	0.94 J	1.2
Chrysene	ND	2.2	0.24 J	1.8	1.2
Dibenz(a,h)anthracene	ND	0.46 J	ND	0.32 J	0.33
Dibenzofuran	ND	ND	ND	ND	4.2
Fluoranthene	0.18 J	4.3	0.4 J	3.60	100
Fluorene	ND	ND	ND	0.2 J	100
Indeno(1,2,3-cd)pyrene	ND	1.4	0.14 J	1.1	0.5
Naphthalene	ND	ND	ND	ND	84
Phenanthrene	ND	2.4	0.23 J	2.1	1.2
Pyrene	0.16 J	3.7	0.3 J	3	100
Other SVOCs	ND	ND	ND	ND	Various

Notes: All units in parts per million (ppm)

ND Analyte not detected

Analyte detected

Reported concentration greater than or equal to the NYSDEC Restricted Residential SCO

J Estimated concentration

B Analyte was found in the method blank

**TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	Sample Address and Identification, Approximate Sample Depth in Feet Below Ground Surface, and Sample Date					NYSDEC Soil Cleanup Objectives (SCOs)
	601 Glenwood Ave	604 Glenwood Ave	160 Merlin St	138 Robin St	600 Glenwood Ave	Residential
	BH-2	BH-5	BH-7	BH-10	BH-11	
	2-4	1-3	0.5-2	1-3	0.5-4	
7/21/2023						
METALS/INORGANICS						
Arsenic	6.9	9.9	5.8	15.2	12.5	16
Barium	56.3	4620.0	80.5	135	134	410
Beryllium	0.65	0.61	0.52	0.56	0.6	8.8
Cadmium	5.10	7.60	0.60	1.4	1.0	2.5
Copper	25.0	46.7	69.6	125	92.4	280
Lead	66	422.0	294.0	824	465	400
Manganese	371 B	3520 B	436 B	364 B	276 B	2000
Mercury	0.14	1.2	1.4	0.58	0.48	0.3
Nickel	12.4 B	30.9 B	12.4 B	26.3	15.1	87
Selenium	ND	2.2 J	ND	0.58 J	ND	22
Silver	ND	0.32 J	ND	0.8	0.64 J	22
Zinc	1100	4720.0	265.0	348	257	1300
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)						
Acenaphthene	ND	ND	ND	ND	0.16 J	100
Acenaphthylene	ND	ND	ND	ND	0.16 J	100
Anthracene	ND	ND	ND	ND	0.24 J	100
Benzo(a)anthracene	0.030 J	0.14 J	0.33 J	1.9 J	0.91 J	1
Benzo(a)pyrene	0.040 J	0.16 J	0.40 J	2.3	1.1	1
Benzo(b)fluoranthene	0.045 J	0.21 J	0.40 J	2.4	1.1	1
Benzo(g,h,i)perylene	0.036 J	0.14 J	0.30 J	1.5 J	0.58 J	1.2
Benzo(k)fluoranthene	0.025 J	ND	0.24 J	1.4 J	0.66 J	1.2
Chrysene	ND	ND	0.38 J	2.1	1	1.2
Dibenz(a,h)anthracene	ND	ND	ND	0.41 J	0.18 J	0.33
Dibenzofuran	ND	ND	ND	ND	ND	4.2
Fluoranthene	0.048 J	0.28 J	0.83 J	4.10	2.1	100
Fluorene	ND	ND	ND	ND	ND	100
Indeno(1,2,3-cd)pyrene	0.031 J	ND	0.25 J	1.4 J	0.55 J	0.5
Naphthalene	ND	ND	ND	ND	ND	84
Phenanthrene	ND	0.16 J	0.49 J	2.1	1.1	1.2
Pyrene	0.041 J	0.25 J	0.61 J	3.1	1.6	100
VOLATILE ORGANIC COMPOUNDS (VOCs)						
2-Butanone (MEK)	ND	0.07	ND	ND	ND	100
Acetone	ND	0.35	ND	ND	ND	100

Notes: All units in parts per million (ppm)

ND Analyte not detected

Analyte detected

Reported concentration greater than or equal to the NYSDEC Restricted Residential SCO

J Estimated concentration

B Analyte was found in the method blank

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS

Parameter Tested	Sample Identification, Approximate Groundwater Depth in Feet Below Top of Casing, and Sample Date		NYSDEC TOGS 1.1.1 GA
	B21-6GW	B21-8GW	
	6.3	7.3	
	8/20/21		
VOLATILE ORGANIC COMPOUNDS (VOCs)			
Acetone	ND	25	50
Chloroform	ND	2.3	7
Methyl tert-butyl ether	ND	0.93 J	-
Other VOCs	ND	ND	Various
SEMIVOLATILE ORGANIC COMPOUNDS (SVOCs)			
Fluoranthene	2.4 J	0.90 J	50
Phenanthrene	ND	0.93 J B	50
Pyrene	1.8 J	0.60 J	50
Other SVOCs	ND	ND	Various

Notes: All units in micrograms per liter (µg/L)

NYSDEC New York State Department of Environmental Conservation

TOGS Technical and Operational Guidance Series

ND Analyte not detected

	Analyte detected
	Reported concentration is greater than or equal to the NYSDEC TOGS value

J Estimated concentration

B Analyte was found in the method blank

TABLE 3: SUMMARY OF SOIL ANALYTICAL RESULTS RESIDENTIAL EXCEEDANCES ONLY				
Analyte > SCOs	Detections > SCOs	Max. Detection (ppm)	R SCO (ppm)	Depth (ft bgs)
METALS/INORGANICS				
Arsenic	7	31.5	16	0.5-4
Barium	4	4620	410	0.5-4
Cadmium	11	10.1	2.5	0.5-4
Copper	5	3870	280	0.5-4
Lead	17	4980	400	0.5-4
Manganese	1	3520	2,000	0.5-4
Mercury	20	2.7	0.30	0.5-4
Selenium	1	5.7	22	0.5-4
Silver	6	100	22	0.5-4
Zinc	4	4720	1,300	0.5-4
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)				
Benzo(a)anthracene	14	21	1	0.5-4
Benzo(a)pyrene	2	2.3	1	0.5-4
Benzo(b)fluoranthene	19	41	1	0.5-4
Benzo(g,h,i)perylene	14	29	1.2	0.5-4
Benzo(k)fluoranthene	9	16	1.2	0.5-4
Chrysene	15	25	1.2	0.5-4
Dibenz(a,h)anthracene	7	9.4	0.33	0.5-4
Indeno(1,2,3-cd)pyrene	21	27	0.5	0.5-4
Phenanthrene	13	17	1.2	0.5-4

NOTES:

- bgs below ground surface
- ppm parts per million
- R Residential
- SCO Soil Cleanup Objective

Appendix A

Section I: Property Information

Appendix A. Section I: Property Information

Location

Glenwood Gardens (i.e., the Site) is approximately 9.75 acres and is composed of the following thirteen properties:

Address	Tax ID (SBL)	Acreage
530-550 Glenwood Avenue	105.33-1-2	1.11
600 Glenwood Avenue	105.24-2-18	1.88
294 Santee Street	105.33-1-16	0.14
295 Santee Street	105.33-1-5	4.1
98 Robin Street	105.33-1-44	0.13
104 Robin Street	105.33-1-46	0.13
138 Robin Street	105.33-1-4	0.18
30 Kestrel Street	105.33-1-43	0.68
19 Kestrel Street	105.33-1-29	0.13
21 Kestrel Street	105.33-1-28	0.13
22 Kestrel Street	105.33-1-42	0.21
55 Plover Street	105.33-1-6	0.56
160 Merlin Street	105.24-2-22	0.37

Property information was obtained from The City of Rochester's Property Information Application at: <https://maps.cityofrochester.gov/propinfo/>.

The properties are located about one mile west of the Genesee River. The elevation ranges from 540 to 520 feet above sea level sloping southeast. The general middle of the parcels is located at latitude 43° 10' 35.79" N; Longitude 77° 38' 42.15" W. The immediate area around the thirteen properties is mainly residential.

The entire site spans two blocks and is further bounded by Hickory Street to the west-southwest, Broadway to the north-northwest, Castor Alley to the east-northeast and William Street to the south. Many historical and current manufacturing and industrial operations are within close proximity to the site. The greater surrounding area is predominantly residential with scattered commercial facilities and retail stores concentrated along Broadway and William Street.

It is important to note that all properties are anticipated to be combined. On March 26, 2024, the City of Rochester issued a letter verifying that all properties will be combined and included in the High-Density Residential Zoning District (HDR) provided they all have common ownership (see attached).

Address	North	East	South	West
530-550 Glenwood Avenue	600 Glenwood Avenue (residential) 210 Merlin Street (vacant)	295 Santee Street (residential) 138 Merlin Street (vacant)	114 Robin Street (residential)	130 Robin Street (residential)
600 Glenwood Avenue	160 Merlin Street (vacant)	160 Merlin Street (vacant)	Glenwood Avenue 530-550 Glenwood Avenue (residential)	168 Merlin Street (residential) 604 Glenwood Avenue (residential) Glenwood Avenue
294 Santee Street	295 Santee Street (residential)	55 Plover Street (vacant)	43 Plover Street (vacant)	282 Santee Street (residential)
295 Santee Street	138 Merlin Street (vacant)	138 Merlin Street (vacant) 55 Plover Street (vacant)	21 Kestrel Street (vacant) 279 Santee Street (residential) 294 Santee Street (vacant)	530-550 Glenwood Avenue (residential) 104 Robin Street (residential) 102 Robin Street (residential) 98 Robin Street (residential) 30 Kestrel Street (residential)
98 Robin Street	102 Robin Street (residential)	295 Santee Street (residential)	30 Kestrel Street (residential)	94 Robin Street (vacant)
104 Robin Street	530-550 Glenwood Avenue (residential)	295 Santee Street (residential)	104 Robin Street (residential)	106 Robin Street (residential)
		295 Santee Street (residential)	104 Robin Street (residential)	110 Robin Street (residential)
Address	North	East	South	West

138 Robin Street	665 Lexington Avenue (vacant)	665 Lexington Avenue (vacant)	295 Santee Street (residential)	295 Santee Street (residential)
30 Kestrel Street	98 Robin Street (residential)	295 Santee Street (residential)	22 Kestrel Street (vacant)	88 Robin Street (residential) 84 Robin Street (residential) 78 Robin Street (residential) 72 Robin Street (residential) 66 Robin Street (residential)
19 Kestrel Street	21 Kestrel Street (residential)	295 Santee Street (residential)	17 Kestrel Street (residential)	Kestrel Street
21 Kestrel Street	295 Santee Street (residential)	295 Santee Street (residential)	19 Kestrel Street (vacant)	Kestrel Street
22 Kestrel Street	30 Kestrel Street (residential)	Kestrel Street	20 Kestrel Street (vacant)	62 Robin Street (residential)
55 Plover Street	665 Lexington Avenue (vacant)	Plover Street	43 Plover Street (residential)	295 Santee Street (residential) 294 Santee Street (vacant) 288 Santee Street (residential)
160 Merlin Street	665 Lexington Avenue (vacant)	665 Lexington Avenue (vacant)	600 Glenwood Avenue (residential)	600 Glenwood Avenue (residential)

Current Site Features

600 Glenwood Avenue – The 600 Glenwood Avenue Property is approximately 1.88 acres and is located Northwest of the intersection of Glenwood Avenue and Robin Street. The property consists of five residential apartment buildings.

530-550 Glenwood Avenue – The 530-550 Glenwood Avenue property is approximately 1.11-acres and is located at the southwest end of the 600 Glenwood properties. The property abuts Robin Street and is currently occupied by three residential single story apartment buildings.

98 Robin Street – The 98 Robin Street property is approximately 0.13-acres. The property is currently occupied by sections of two different apartment buildings separated by a grass area in the middle.

104 Robin Street – The 104 Robin Street property is approximately 0.13-acres. The property is currently occupied by apartment building eight (units 20-48).

138 Robin Street – The 138 Robin Street property is approximately 0.18-acres. The property is currently a vacant grass covered lot running along the northwest border of 295 Santee Street.

19 Kestrel Street – The 19 Kestrel Street property is approximately 0.13-acres. The property is currently a vacant grass covered lot.

21 Kestrel Street – The 21 Kestrel Street property is approximately 0.13-acres. The property is currently a vacant grass covered lot.

22 Kestrel Street – The 22 Kestrel Street property is approximately 0.21-acres. The property is currently a vacant grass covered lot.

30 Kestrel Street – The 30 Kestrel Street property is approximately 0.68-acres. The property is currently occupied by four different residential apartment buildings.

294 Santee Street – The 294 Santee Street property is approximately 0.14-acres. The property is currently a vacant grass covered lot.

295 Santee Street – The 295 Santee Street property is approximately 4.1-acres. The property is currently occupied by four apartment buildings, sections of two other apartment buildings, and a community center known as Glenwood Gardens.

55 Plover Street – The 55 Plover Street property is approximately 0.56-acres. The property is currently a vacant grass covered lot with a shed that was inaccessible on the northern side of property.

160 Merlin Street – The 160 Merlin Street property is approximately 0.37-acres. The property is currently a grass covered vacant lot.

Current Zoning and Land Use

The following table provides zoning and property class codes and descriptions.

Address	Zoning	Description	Property Class	Description
530-550 Glenwood Avenue	R-1	Low Density Residential	411	Apartment

600 Glenwood Avenue	R-1	Low Density Residential	411	Apartment
294 Santee Street	R-1	Low Density Residential	330	Commercial vacant land
295 Santee Street	R-1	Low Density Residential	411	Apartment
98 Robin Street	R-1	Low Density Residential	330	Commercial vacant land
104 Robin Street	R-1	Low Density Residential	330	Commercial vacant land
138 Robin Street	R-1	Low Density Residential	330	Commercial vacant land
30 Kestrel Street	R-1	Low Density Residential	330	Commercial vacant land
19 Kestrel Street	R-1	Low Density Residential	311	Residential vacant land
21 Kestrel Street	R-1	Low Density Residential	311	Residential vacant land
22 Kestrel Street	R-1	Low Density Residential	311	Residential vacant land
55 Plover Street	R-1	Low Density Residential	311	Residential vacant land
160 Merlin Street	R-1	Low Density Residential	311	Residential vacant land

Past Use of the Site

530-550 Glenwood Avenue – The 530-550 Glenwood Avenue property appeared to be vacant land before being developed for residential use in the 1970's.

600 Glenwood Avenue – The 600 Glenwood Avenue property appeared to be vacant land before being developed for residential use in the 1970's.

294 Santee Street – The property formerly contained a tool house around 1950 which was linked to the silver reclaiming and chemical packaging facility located at 55 Plover Street. Possible sources of contamination may include chemicals due to the silver reclamation process. Though the exact chemicals used are unknown, this still poses a potential hazard.

295 Santee Street – The property appeared to be vacant land before being developed for residential use in the 1970's.

98 Robin Street – The property appeared to be vacant land before being developed for residential use in the 1970's.

104 Robin Street – The property appeared to be vacant land before being developed for residential use in the 1970's.

138 Robin Street – The property is currently vacant and has always been a vacant grass covered lot. It has historically bordered the Erie Canal around 1911 and Rochester's abandoned underground railroad starting in 1927. Possible sources of contamination may include petroleum and/or heavy metals due to the site's past usage.

19 Kestrel Street – The property was historically and is currently a vacant grass covered lot.

21 Kestrel Street – The property was historically and is currently a vacant grass covered lot.

22 Kestrel Street – The property was historically and is currently a vacant grass covered lot.

30 Kestrel Street – The property appeared to be vacant land before being developed for residential use in the 1970's.

55 Plover Street – Sanborn maps and street directories from 1950 indicate there was a silver reclaiming and chemical packaging facility known as the Howard & Bowen Company located on the property. Possible sources of contamination may include chemicals due to the silver reclamation process. Though the exact chemicals used are unknown, this still poses a potential hazard. Additionally, a nearby property located at 56 Plover Street, formerly known as Genie Manufacturing, used chemicals such as 1,1,1-Trichloroethane, Carbon Tetrachloride, and Chlorinated Fluorocarbons as a degreasing agent. These chemicals pose a risk of possible contamination.

160 Merlin Street – The property is currently vacant and has always been a vacant grass covered lot. It has historically bordered the Erie Canal around 1911 and Rochester's abandoned underground railroad starting in 1927. Possible sources of contamination may include petroleum and/or heavy metals due to the site's past usage.

Site Geology and Hydrogeology

Surface topography may be indicative of the direction of the surficial groundwater flow. The target parcel sits about 1 mile west of the Genesee River, and 6 miles south of Lake Ontario. The topography of the sites is mostly flat, in which the elevation of the site does not fluctuate more than 20 feet. During a geotechnical evaluation in 2021 by Foundation Design, P.C., bedrock was encountered between 6.8 and 19.0 feet below grade. Ground water was also encountered 6.2 to 9.0 feet below grade and is expected to fluctuate with seasonal changes. Geologic mapping shows the majority of the bedrock as the DeCew Dolostone and Rochester Shale, part of the Clinton Group. This formation consists of black shales.

The soils map of the City of Rochester identifies this area as Urban Land (Ud). The term urban soil refers to soils in areas of high population density in the largely built environment. These soils can be significantly changed by human-transported materials, human-altered materials, or minimally altered or intact “native” soils. Soils in urban areas exhibit a wide variety of conditions and properties and may have impervious surfaces, such as buildings and pavement.

Environmental Assessment

A Phase I ESA was completed by BE3 in August 2021 for Edgemere Development Inc. This report included the additional property 20 Kestrel Street and did not include 600 Glenwood Avenue, 138 Robin Street, or 160 Merlin Street. The following recognized environmental conditions (RECs) were identified:

- The 55 Plover Street property formerly known as the Howard & Bowen Company was identified as a silver reclaiming and chemical packaging facility in the 1950 Sanborn Maps. Silver Reclamation is the process by which silver is extracted from waste in order to reuse it since it's a hazardous yet valuable resource. Although it is unknown exactly what chemicals were on site this site still constitutes a REC.
- A nearby adjacent property located at 56 Plover Street was formerly known as Genie Manufacturing. This company used chemicals such as 1,1,1-Trichloroethane, Carbon Tetrachloride, and Chlorinated Fluorocarbons as a degreasing agent. Chronic exposure to these chemicals

A subsequent Phase II was performed by BE3 in October 2021 for Edgemere Development Inc. This Phase II ESA included the additional property 20 Kestrel Street and did not include 600 Glenwood Avenue, 138 Robin Street, or 160 Merlin Street.

The results of the Phase II ESA did indicate that the REC identified at 55 Plover Street is impacting site soil. The results also indicate that there are urban fill conditions in the near-surface soil on all the properties. Metals and/or SVOCs above NYSDEC Unrestricted, Residential, or Restricted Residential SCOs were detected on all 12 properties and in 39 of the 40 samples collected.

A Geotechnical Evaluation was performed in September 2021 by Foundation Design, P.C. This report included the additional property 20 Kestrel Street and did not include 600 Glenwood Avenue, 138 Robin Street, or 160 Merlin Street. The following Conclusions were made:

- We conclude that the existing fill soil is not acceptable for support of new construction. The extent of fill depths reaches five to ten feet below grade in the large majority of

locations. Based on the relatively deep fill depths and our understanding of the associated environmental concerns we believe that removal and replacement will not be a viable option. We recommend that helical piles be used to support the structures as it will alleviate the need to remove and/or handle the material.

An additional Phase I was performed by BE3 in September 2022 for Edgemere Development Inc. This Phase I ESA included the additional property 20 Kestrel Street and did not include 138 Robin Street, or 160 Merlin Street.

This assessment revealed the following RECs and business environmental risks (BERs) in connection with the properties:

- The 55 Plover Street property formerly known as the Howard & Bowen Company was identified as a silver reclaiming and chemical packaging facility in the 1950 Sanborn Maps. Silver Reclamation is the process by which silver is extracted from waste to reuse as a valuable resource. Although it is unknown exactly what chemicals were on site, this still constitutes a REC.
- A nearby adjacent property located at 56 Plover Street was formerly known as Genie Manufacturing. This company used chemicals such as 1,1,1-Trichloroethane, Carbon Tetrachloride, and Chlorinated Fluorocarbons as a degreasing agent. Chronic exposure to these chemicals has been linked to abnormalities in the liver, kidneys, and heart. This constitutes a REC.
- A nearby historic dry cleaner located at 515 Dewey Avenue may have released chemicals to the environment resulting in a plume and possibly vapor intrusion issues. Since there is no history of any reported release or spills from this location, this is identified as a BER.
- Anderson Equipment Company located at 120 Norman Street had a history of LTANK spills due to tank failures containing diesel fuel. However, due to the history of clean-up actions resulting in non-detect levels of contaminants downgradient and the far proximity to the subject properties, this is identified as a BER.
- TNT Red Star Express, who was sold to 3813 Broadway Inc, is located at 75 Norman Street and has a past record of LTANK spills. Past remedial actions removed contamination of benzene, VOCs, and SVOC's to low/non-detect levels in downgradient wells. As a result, this is identified as a BER.

A follow up Phase II ESA was completed in August 2023 by BE3 for Edgemere Development Inc., which covered 600 Glenwood Avenue, 160 Merlin Street, 138 Robin Street, and 20 Kestrel Street.

The results of the Phase II ESA indicate that there are urban fill conditions in the near-surface soil on most of the properties. Metal and/or SVOCs above NYSDEC Residential, Commercial, or Industrial SCOs were detected on 2 of the 4 properties. Potential sources include C & D debris from the former Erie Canal bed adjacent to the subject properties, the silver reclamation facility at 55 Plover Street, and the manufacturing facility located at 56 Plover Street.

Groundwater was measured between approximately 6 and 7 feet bgs in the two temporary wells that were installed during the Phase II ESA. Sampling was performed at these two locations in August 2021. Multiple parameters were detected, however, there were no exceedances above the NYSDEC TOGS 1.1.1 GA. See Figure 12. Soil vapor and indoor air media were not sampled.

These reports establish that contamination of environmental media exists on the site. With the exclusion of the groundwater sampling results, soil samples exceeded applicable Standards, Criteria, and Guidance (SCGs) based on the reasonably anticipated use of the site.



Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

March 26, 2024

Mr. Shawn Burr, Executive Director
Rochester Housing Authority
675 West Main Street
Rochester, NY 14611

RE: Glenwood Gardens Redevelopment

Dear Mr. Burr:

On behalf of the City of Rochester's Division of Zoning, I am pleased to provide a letter regarding the combination of parcels required to facilitate to the Rochester Housing Authority project at Glenwood Gardens.

As part of the Zoning Alignment Project where the City is updating its Zoning Code and Zoning Map, the below parcels will be included in the High Density Residential Zoning District (HDR), where multi-family dwellings are permitted as of right. All of the parcels will be able to be combined by way of the City's Resubdivision process, provided they all have common ownership. Once received, the application process is administrative, and will not require a subdivision plat to be filed with Monroe County.

294 Santee Street	98 Robin Street
295 Santee Street	102 Robin Street
	104 Robin Street
19 Kestrel Street	108 Robin Street
21 Kestrel Street	138 Robin Street
22 Kestrel Street	
30 Kestrel Street	210 Merlin Street
	160 Merlin Street
530-550 Glenwood Avenue	
600 Glenwood Avenue	55 Plover Street

Should you have any questions or need any additional information, please do not hesitate to contact me at 585-428-6914 or Matthew.Simonis@CityofRochester.Gov.

Sincerely,

Matthew Simonis
Manager of Zoning

xc: City of Rochester, Department of Neighborhood and Business Development, Division of Housing



Appendix B

Section II: Project Description

Appendix B. Section II: Project Description

The Rochester Housing Authority (RHA) proposes the redevelopment of Glenwood Gardens. Located in Rochester's Northwest quadrant, Glenwood Gardens is an occupied senior, federally assisted, public housing community spanning 125 apartments in 16 buildings. These structures were built in 1971, and require replacement due to passage of time, environmental conditions, lack of accessibility, and structural degradation. For these reasons, the redevelopment plan is centered around replacing the existing housing with 188 new apartments. The proposed design will create 13 new buildings housing these apartments, on-site service providers, and community spaces. All existing apartments are being converted from public housing to the Section 8 platform through HUD's Rental Assistance Demonstration (RAD)/Section 18 Blend program. All 188 units will be targeted to senior (55+) households earning up to 50% and 60% of Area Median Income. There will be 63 new units created as part of this project. RHA will set aside 35 for seniors that are homeless/at risk of homelessness with services provided by Lifespan of Greater Rochester.

Work scope includes demolition of the 16 existing buildings and new construction of two new multifamily buildings, five pentaplexes, five duplexes, one single-family home and associated parking. The Brownfield Cleanup Program Application will be submitted early February 2026. Pending awards (NYS HFA Funding), the project is prepared to close March 2027 and construction is projected to begin subsequently. The anticipated date of receipt of a COC is December 2027. See Figure 13 for the full project timeline. Construction and remediation are anticipated to be completed within 33 months with initial occupancy, lease up, and permanent conversion taking place 9 months thereafter.

All project parcels are either owned by RHA or committed via city award. More specifically, RHA currently owns and manages the property for these parcels: 600 and 530-550 Glenwood Ave; 98 and 104 Robin St.; 294 and 295 Santee St.; and 30 Kestrel Street. Glenwood Gardens is comprised of the above-mentioned address with the mailing address of 41 Kestrel Street. To expand the project, RHA obtained site control for these city-owned parcels: 19, 21, 22 Kestrel Street; 160 Merlin Street; 138 Robin Street. Another project site includes 55 Plover Street. The former has been purchased by RHA; the latter is under contract. At construction finance closing, all properties will be combined into one parcel and conveyed to the new ownership entity via a long-term ground lease.

Green Remediation

Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts. All work plans and reports submitted for the Brownfield Cleanup Program (BCP) will address Green and Sustainable Remediation (GSR) and New York State Department of Environmental Conservation (NYSDEC) Department of Environmental Remediation (DER)-31.

Applying green and sustainable principles and technologies to each program, consistent with each program's enabling legislation and regulations, will increase the long-term effectiveness, permanence and cost effectiveness of the cleanups and will minimize the overall environmental footprint of remediation. It is anticipated that, at a minimum, the following techniques will be used at the site:

- During Remedial Investigation:

- Consider impacts of climate change in the remedy selection process.
- Design a comprehensive sampling plan with appropriate scope and equipment to ensure the collection of all necessary data to avoid the need to remobilize.
- During Remedial Design/Remedial Action:
 - Design cover systems, to the extent possible, to be usable for alternate uses such as habitat or passive recreation, require minimal maintenance (e.g. less mowing), allow for infiltration of storm water and/or be integrated with the next use of the site.
 - Reduce vehicle idling. All vehicles, both on and off road (including construction equipment) will be shut off when not in use for more than 5 minutes, consistent with 6 New York Codes, Rules and Regulations (NYCRR) Part 217 Motor Vehicle Emissions, Subpart 217-3 Idling Prohibition for Heavy Duty Vehicles.
 - Minimize hardscape cover systems as much as practical to reduce the carbon footprint and replace with natural vegetated green space.
 - Beneficially recycle/reuse materials that would otherwise be considered a waste. This may include as examples recycled crushed clean concrete as base or fill, scrape metal to metal recycler or recycling of used petroleum products.
- During Construction:
 - Minimize volumes going to hazardous waste landfills.
 - Minimize land disturbances to extent possible.
- During Site Management and reporting efforts:
 - Complete the Remedial Site Optimization Process, potentially combined with a footprint analysis, to identify opportunities to reduce energy and waste with existing systems or other remedial technologies that may be implemented.
- Reduce vehicle idling. All vehicles, both on and off road (including construction equipment) will be shut off when not in use for more than 5 minutes, consistent with 6 New York Codes, Rules and Regulations (NYCRR) Part 217 Motor Vehicle Emissions, Subpart 217-3 Idling Prohibition for Heavy Duty Vehicles.
- Design cover systems, to the extent possible, to be usable for alternate uses such as habitat or passive recreation, require minimal maintenance (e.g. less mowing), allow for infiltration of storm water and/or be integrated with the next use of the site.
- Minimize hardscape cover systems as much as practical to reduce the carbon footprint and replace with natural vegetated green space.
- Beneficially recycle/reuse materials that would otherwise be considered a waste. This may include as examples recycled crushed clean concrete as base or fill, scrape metal to metal recycler or recycling of used petroleum products.

Daily reports prepared by an environmental professional during remedial oversight will document all green remediation performed and will be summarized in the Final Engineering Report (FER).

Appendix C

Section IV: Land Use Factors

Appendix C. Section IV: Land Use Factors

Current Zoning

The properties composing the site are zoned R-1 (Low Density Residential). This zoning district is intended to maintain residential areas at relatively low densities. The district requirements are intended to preserve and promote neighborhoods.

Current Use

600 Glenwood Avenue – The 600 Glenwood Avenue Property is approximately 1.88 acres and is located Northwest of the intersection of Glenwood Avenue and Robin Street. The property consists of five residential apartment buildings.

530-550 Glenwood Avenue – The 530-550 Glenwood Avenue property is approximately 1.11-acres and is located at the southwest end of the 600 Glenwood properties. The property abuts Robin Street and is currently occupied by three residential single story apartment buildings.

98 Robin Street – The 98 Robin Street property is approximately 0.13-acres. The property is currently occupied by sections of two different apartment buildings separated by a grass area in the middle.

104 Robin Street – The 104 Robin Street property is approximately 0.13-acres. The property is currently occupied by apartment building eight (units 20-48).

138 Robin Street – The 138 Robin Street property is approximately 0.18-acres. The property is currently a vacant grass covered lot and has always been vacant, running along the northwest border of 295 Santee Street.

19 Kestrel Street – The 19 Kestrel Street property is approximately 0.13-acres. The property is currently a vacant grass covered lot. Historically, this property has always been vacant.

21 Kestrel Street – The 21 Kestrel Street property is approximately 0.13-acres. The property is currently a vacant grass covered lot. Historically, this property has always been vacant.

22 Kestrel Street – The 22 Kestrel Street property is approximately 0.21-acres. The property is currently a vacant grass covered lot. Historically, this property has always been vacant.

30 Kestrel Street – The 30 Kestrel Street property is approximately 0.68-acres. The property is currently occupied by four different residential apartment buildings.

294 Santee Street – The 294 Santee Street property is approximately 0.14-acres. The property is currently a vacant grass covered lot and became vacant around 1911.

295 Santee Street – The 295 Santee Street property is approximately 4.1-acres. The property is currently occupied by four apartment buildings, sections of two other apartment buildings, and a community center known as Glenwood Gardens.

55 Plover Street – The 55 Plover Street property is approximately 0.56-acres. The property is currently a vacant grass covered lot with a shed that was inaccessible on the northern side of property. Sanborn maps and street directories from 1950 indicate there was a silver reclaiming and chemical packaging facility known as the Howard & Bowen Company located on the property. This property became vacant between the years 1994 and 2002. A small storage shed was

erected between March 2020 and June 2021, then was demolished between October 2021 and July 2023 and remains vacant to this day.

160 Merlin Street – The 160 Merlin Street property is approximately 0.37-acres. The property is currently a grass covered vacant lot and has always been vacant.

Proposed Post-Remediation Use

The proposed design will create 13 new buildings housing these apartments, on-site service providers, and community spaces. All existing apartments are being converted from public housing to the Section 8 platform through HUD's Rental Assistance Demonstration (RAD)/Section 18 Blend program. All 188 units will be targeted to senior (55+) households earning up to 50% and 60% of Area Median Income. Work scope includes demolition of the existing buildings and new construction of two new multifamily buildings, five pentaplexes, five duplexes, one single-family home and associated parking.

Proposed Use & Zoning Consistency

The proposed post-remediation use is consistent with the current zoning (see **Figure 9**).

Proposed Use & City Planning

The site is located in the Lyell-Otis Neighborhood, which is bounded by Lexington Avenue to the north, Lyell Avenue to the south, Dewey Avenue to the East, and the Erie canal to the west. This diverse working-class neighborhood is characterized as urban with most residents renting their homes. The neighborhood has renting rates below the Rochester and New York State average with real estate comprised of apartment complexes, studios, and multiple bedroom homes. The Lyell Otis Community Association (LOCA) was founded in 2021 to fill a gap in community leadership. LOCA members have a focus on revitalizing the neighborhood through community unity and collaboration. LOCA's presence aims to concentrate efforts on initiatives to revamp and revitalize the community. The project meets community objectives of revamping and revitalizing the community by providing affordable housing to a disadvantaged community located within an environmental justice area.

Rochester 2034 is a 15-year comprehensive plan (2019-2034) detailing goals and strategies to improve the City of Rochester. The plan presents a blueprint for growth and development with the following main themes carried throughout: positioning Rochester for growth, connecting land-use and transportation, placemaking, and social and economic equity. This project exemplars the main themes of the Cities' comprehensive plan as it intends to revitalize the neighborhood and provide access to economic opportunities and public transportation to low-income communities.

Appendix D

Section V: Current Property Owner and Operator Information

Appendix D. Section V: Current Property Owner and Operator Information

Information regarding current ownership was adapted from the City of Rochester Geographic Information System (GIS) and limited past ownership was provided by LightBox Environmental Data Resources (EDR), which included historic street directories and Sanborn maps. It is important to note that previous owner/operator contact information was not able to be located as most of the properties were historically residential.

Year	Previous Owner/Operator	Contact Information	Property Use	Requestor Relationship
600 Glenwood Avenue				
1975-2017	Glenwood Gardens Apartments	41 Kestrel Street, Rochester, NY 14613	Residential	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Residential	Requestor
530-550 Glenwood Avenue				
1975-2017	Glenwood Gardens Apartments	41 Kestrel Street Rochester, NY 14613	Residential	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Residential	Requestor
294 Santee Street				
2002	Nathaniel Development Corp	1425 Read Boulevard Rochester, NY 14606	Vacant	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Vacant	Requestor
295 Santee Street				
1975-2017	Glenwood Gardens	41 Kestrel Street Rochester, NY 14613	Residential	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Residential	Requestor
98 Robin Street				
1975-2017	Glenwood Gardens	41 Kestrel Street Rochester, NY 14613	Residential	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Residential	Requestor

104 Robin Street				
1975-2017	Glenwood Gardens	41 Kestrel Street Rochester, NY 14613	Residential	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Residential	Requestor
138 Robin Street				
Current	City of Rochester	Linda Hedden 30 Church Street, Room 5-A Rochester, NY 14614 Linda.Hedden@CityofRochester.gov (585) 428-7387	Vacant	None
30 Kestrel Street				
1975	Tuffa Petro	N/A	Residential	None
1982	Tuff Josephine Mrs	N/A	Residential	None
1985	Tuffo Josephine Mrs	N/A	Residential	None
1992	Oyer Pamela m	N/A	Residential	None
1999	Cynthia Thrush	N/A	Residential	None
2000	Thrush Cynthia A	N/A	Residential	None
2008	Allen OD	N/A	Residential	None
2014	Catherine Merriman	N/A	Residential	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Residential	Requestor
19 Kestrel Street				
1998	County of Monroe	39 West Main Street Rochester, NY 14614	Vacant Residential	None
1998-Current	City of Rochester	Linda Hedden 30 Church Street, Room 5-A Rochester, NY 14614 Linda.Hedden@CityofRochester.gov (585) 428-7387	Vacant Residential	None
21 Kestrel Street				
1997	County of Monroe	39 West Main Street Rochester, NY 14614	Vacant Residential	None
1998-Current	City of Rochester	Linda Hedden 30 Church Street, Room 5-A Rochester, NY 14614 Linda.Hedden@CityofRochester.gov (585) 428-7387	Vacant Residential	None
22 Kestrel Street				
1982-1985	Cocken Irene	N/A	Residential	None
1992	Crimm Mattie L	N/A	Residential	None
2008	Jeffrey Webb	100 Dunn Tower Dr, Unit 703, Rochester NY 14606	Residential	None
Current	City of Rochester	Linda Hedden	Vacant	None

		30 Church Street, Room 5-A Rochester, NY 14614 Linda.Hedden@CityofRochester.gov (585) 428-7387		
55 Plover Street				
1950	Howard & Bowen	N/A	Industrial/M anufacturing	None
2014	Tommy Development LLC	2269 Lyell Avenue Rochester, NY 14606	Vacant	None
2014	In The City Off the Grid, LLC.	164 Asbury Street Rochester, NY 14620	Vacant	None
Current	Rochester Housing Authority	Shawn Burr 675 W Main Street Rochester, NY 14611 sburr@RochesterHousing.org (585) 697-6184	Vacant	Requestor
160 Merlin Street				
Current	City of Rochester	Linda Hedden 30 Church Street, Room 5-A Rochester, NY 14614 Linda.Hedden@CityofRochester.gov (585) 428-7387	Vacant	None

Appendix E

Section VI: Property's Environmental History

Appendix E. Section VI: Property's Environmental History

A Phase I ESA was completed by BE3 in August 2021 for Edgemere Development Inc. This report included the additional property 20 Kestrel Street and did not include 600 Glenwood Avenue, 138 Robin Street, or 160 Merlin Street. The following recognized environmental conditions (RECs) were identified:

- The 55 Plover Street property formerly known as the Howard & Bowen Company was identified as a silver reclaiming and chemical packaging facility in the 1950 Sanborn Maps. Silver Reclamation is the process by which silver is extracted from waste in order to reuse it since it's a hazardous yet valuable resource. Although it is unknown exactly what chemicals were on site this site still constitutes a REC.
- A nearby adjacent property located at 56 Plover Street was formerly known as Genie Manufacturing. This company used chemicals such as 1,1,1-Trichloroethane, Carbon Tetrachloride, and Chlorinated Fluorocarbons as a degreasing agent. Chronic exposure to these chemicals

A subsequent Phase II was performed by BE3 in October 2021 for Edgemere Development Inc. This Phase II ESA included the additional property 20 Kestrel Street and did not include 600 Glenwood Avenue, 138 Robin Street, or 160 Merlin Street.

The results of the Phase II ESA did indicate that the REC identified at 55 Plover Street is impacting site soil. The results also indicate that there are urban fill conditions in the near-surface soil on all the properties. Metals and/or SVOCs above NYSDEC Unrestricted, Residential, or Restricted Residential SCOs were detected on all 12 properties and in 39 of the 40 samples collected.

A Geotechnical Evaluation was performed in September 2021 by Foundation Design, P.C. This report included the additional property 20 Kestrel Street and did not include 600 Glenwood Avenue, 138 Robin Street, or 160 Merlin Street. The following Conclusions were made:

- We conclude that the existing fill soil is not acceptable for support of new construction. The extent of fill depths reaches five to ten feet below grade in the large majority of locations. Based on the relatively deep fill depths and our understanding of the associated environmental concerns we believe that removal and replacement will not be a viable option. We recommend that helical piles be used to support the structures as it will alleviate the need to remove and/or handle the material.

An additional Phase I was performed by BE3 in September 2022 for Edgemere Development Inc. This Phase I ESA included the additional property 20 Kestrel Street and did not include 138 Robin Street or 160 Merlin Street.

This assessment revealed the following RECs and business environmental risks (BERs) in connection with the properties:

- The 55 Plover Street property formerly known as the Howard & Bowen Company was identified as a silver reclaiming and chemical packaging facility in the 1950 Sanborn Maps. Silver Reclamation is the process by which silver is extracted from waste to reuse as a valuable resource. Although it is unknown exactly what chemicals were on site, this still constitutes a REC.

- A nearby adjacent property located at 56 Plover Street was formerly known as Genie Manufacturing. This company used chemicals such as 1,1,1-Trichloroethane, Carbon Tetrachloride, and Chlorinated Fluorocarbons as a degreasing agent. Chronic exposure to these chemicals has been linked to abnormalities in the liver, kidneys, and heart. This constitutes a REC.
- A nearby historic dry cleaner located at 515 Dewey Avenue may have released chemicals to the environment resulting in a plume and possibly vapor intrusion issues. Since there is no history of any reported release or spills from this location, this is identified as a BER.
- Anderson Equipment Company located at 120 Norman Street had a history of LTANK spills due to tank failures containing diesel fuel. However, due to the history of clean-up actions resulting in non-detect levels of contaminants downgradient and the far proximity to the subject properties, this is identified as a BER.
- TNT Red Star Express, who was sold to 3813 Broadway Inc, is located at 75 Norman Street and has a past record of LTANK spills. Past remedial actions removed contamination of benzene, VOCs, and SVOC's to low/non-detect levels in downgradient wells. As a result, this is identified as a BER.

A follow up Phase II ESA was completed in August 2023 by BE3 for Edgemere Development Inc., which covered 600 Glenwood Avenue, 160 Merlin Street, 138 Robin Street, and 20 Kestrel Street.

The results of the Phase II ESA indicate that there are urban fill conditions in the near-surface soil on most of the properties. Metal and/or SVOCs above NYSDEC Residential, Commercial, or Industrial SCOs were detected on 2 of the 4 properties. Potential sources include C & D debris from the former Erie Canal bed adjacent to the subject properties, the silver reclamation facility at 55 Plover Street, and the manufacturing facility located at 56 Plover Street.

Groundwater was measured between approximately 6 and 7 feet bgs in the two temporary wells that were installed during the Phase II ESA. Sampling was performed at these two locations in August 2021. Multiple parameters were detected, however, there were no exceedances above the NYSDEC TOGS 1.1.1 GA. See Figure 12. Soil vapor and indoor air media were not sampled. These reports establish that contamination of environmental media exists on the site. With the exclusion of the groundwater sampling results, soil samples exceeded applicable Standards, Criteria, and Guidance (SCGs) based on the reasonably anticipated use of the site. Per ECL 27-1407(1), copies of the referenced investigatory reports are provided individually in Portable Document Format (PDF) in a separate electronic folder.

Appendix F

Section VII: Requestor Information

Appendix F. Section VII: Requestor Information

The Requestor, Rochester Housing Authority, is authorized broadly under the New York Public Housing Law. Specifically, the requestor was created in accordance with New York Public Housing Law Section 30 (refer to the attached Statutory Citation).

Shawn Burr is the Chief Executive Officer.

Investigation, assessment and remedial workplans, reports and other documents will be prepared for the Requestor by Brydges Engineering in Environment & Energy (BE3). BE3 is a New York State Licensed Professional Engineering firm meeting the requirements of Section 7210 of the Education Law to provide professional engineering services in the State of New York (Certification number 0019059) and is authorized to practice engineering in New York State. All documents will be certified by a New York State licensed professional engineer.

Section 463

Rochester Housing Authority
Public Housing (PBG)

SHARE



1. A municipal housing authority to be known as the Rochester Housing Authority, is hereby created and established for the city of Rochester in the county of Monroe for the accomplishment of any or all of the purposes specified in article eighteen of the constitution of the state of New York. It shall constitute a body corporate and politic, be perpetual in duration and consist of five members. It shall have the powers and duties now or hereafter conferred by this chapter upon municipal housing authorities. It shall be organized in the manner prescribed by and subject to the provisions of this chapter, and the authority, its members, officers and employees and its operations and activities shall in all respects be governed by the provisions of this chapter.

2. Notwithstanding any general, special or local law or existing contracts between the city of Rochester and the state of New York, the city of Rochester is hereby authorized and empowered to sell, grant and convey at private sale to the Rochester Housing Authority and such housing authority is hereby authorized to acquire all of the real and personal property, structures, fixtures, facilities and appurtenances of or used in connection with the public housing project in the city of Rochester, known as Hanover Houses and designated as no. NYS-53 together with all other assets, including but not limited to, cash in banks, securities and accounts receivable. Said transfer and conveyance shall be subject to all existing contracts, leases, special agreements, compensation awards and pending tort claims affecting the project.

3. Upon transfer, conveyance and delivery as provided in subdivision two of this title, all the rights, duties, liabilities, and responsibilities of the city of Rochester relative to NYS-53, including the loan and subsidy contract with the state of New York, dated September seventh, nineteen hundred forty-nine, as thereafter amended, and as prescribed by this chapter shall succeed to, be assumed by and shall devolve upon the Rochester Housing Authority, but nothing herein shall be deemed to release the city of Rochester from any existing liability under such loan and subsidy contract.

4. The commissioner of housing, the city of Rochester and the Rochester Housing and Rehabilitation Authority are hereby authorized and empowered to make and execute any and all contracts, deeds, conveyances, transfers, assignments and other instruments and to perform any and all acts necessary or convenient to carry out the purpose of the provisions of this title.

Appendix G

Section IX: Program Fee

Appendix G. Section IX: Program Fee

The requestor is applying for a fee waiver because the payment of the program fee affects the applicant's ability to complete financing for the remediation of the brownfield site and makes the project less economically viable. It is important to note that all parcels included within the proposed BCP Site will be legally combined under one SBL. Redevelopment and remediation of the impacted soil as a result of the former silver reclamation industry historically located on the southeastern portion of the Site will occur concurrently. All units meet the BCP definition of affordable housing under 6 NYCRR 375-3.2, meaning this is a 100% affordable housing project.

Rochester Housing Authority (RHA) is an independent public corporation which facilitates the development of affordable housing on a not-for-profit basis. RHA proposes to demolish and redevelop the existing 1971 Glenwood Gardens senior affordable housing development, which has fallen into disrepair, and is located in Rochester's Northwest quadrant, which is in an Environmental Zone and Disadvantaged Community. Due to passage of time, environmental conditions, lack of accessibility, and structural degradation, the redevelopment plan is centered around replacing the existing housing with 188 new apartments in 13 new buildings.

All 188 units will be targeted to senior (55+) households earning up to 50% and 60% of Area Median Income (AMI). Total square footage is 198,828. The proposed programming and unit mix are summarized as follows:

- Multifamily apartment building #1:
 - 13 1-bedroom (BR) apartments assisted by RAD Project-based vouchers (PBVs).
 - 38 1-BR apartments assisted by Section 18 PBVs.
 - 16 1-BR apartments assisted by the Empire State Supportive Housing Initiative (ESSHI) and the Homeless Housing Assistance and Prevention (HHAP) programs.
 - 8 1-BR apartments.
- Multifamily apartment building #2:
 - 43 1-BR apartments assisted by Section 18 PBVs.
 - 17 1-BR apartments assisted by ESSHI and HHAP.
 - 1- 1-BR apartments.
 - Commercial spaces for two service provider tenants, Lifespan and Jordan Health.
- Five new pentaplex buildings:
 - 5 1-BR apartments assisted by Section 18 PBVs.
 - 19 2-BR apartments assisted by Section 18 PBVs.
 - 1 2-BR apartment affordable assisted by the ESSHI and HHAP.
- Five duplex homes:
 - 7 2-BR apartments assisted by Section 18 PBVs.
 - 1 2-BR apartment assisted by ESSHI and HHAP.
 - 2 2-BR apartments.
- One 2-BR single family home.

RHA (the "Applicant") hereby requests a hardship waiver of the program fee that would be due upon acceptance of its Brownfield Cleanup Program (BCP) application for the BCP Site. As a not-for-profit, RHA does not have access to private equity capital that could pay the \$50,000 fee upfront. A fee waiver is applicable for the following reasons:

- RHA is a not-for-profit and plans to develop the Site for regulated affordable housing.

- Affordable housing projects are very expensive to develop (more than non-affordable housing) and do not generate the return on investment generated by market rate housing projects.
- RHA did not account for the major contamination issues associated with this Site when assembling the project. It secured site control of the Site before it was determined to be a significantly contaminated site. Rather than leave the contamination issues unresolved and exercise its right to end site control, the team decided to move forward with a BCP application and voluntarily pursue a clean-up. However, the \$50,000, if not waived, could prevent this project from moving forward and for the proper remediation to be performed, which would be an injustice to the community.
- This project is the Applicant's commitment to the elderly community at large and to the improvement of the surrounding area.
- RHA is partnering with Edgemere Development Inc., a real estate firm focused on affordable and mixed-income housing development with offices in Rochester and Albany.

RHA and Edgemere Development Inc. are proud to be part of this project in Rochester's Northwest quadrant, however this fee adds a considerable expense to an already expensive endeavor with a tight budget, especially in light of rising construction costs. This fee waiver would be a substantial, measurable saving for this project. Payment of the \$50,000 fee upfront would jeopardize the economic viability of remediation of the Site and the entire project.

Appendix H

Section X: Requestor Eligibility

Appendix H. Section X: Requestor Eligibility

The requestor, Rochester Housing Authority, qualifies as a “Volunteer” in accordance with NY ECL27-1405(1)(b) and 6 NYCRR 375.2(b)(2). The volunteer requestor has no relationship to the current series of owners and operators and has never utilized the premises other than developing re-development concepts for the property.

The requestor became involved with the property after the disposal or discharge of contaminants and has no relationship with the previous owners/operators of the site and is thus entitled to volunteer status.

Attached are letters from the current site owners (i.e., City of Rochester and Rochester Housing Authority) authorizing site access sufficient to complete remediation to the New York State Department of Environmental Conservation (NYSDEC) and the requestor and that the requestor will have access to the properties before signing the Brownfield Cleanup Agreement (BCA) and throughout the Brownfield Cleanup Program (BCP) project, including the ability to place an environmental easement on the properties.

**Executive Offices**

675 West Main Street
Rochester, NY 14611
585-697-3602
Fax 585-697-6191

Rochester Housing Authority
Attn: Housing Management
675 West Main Street
Rochester, New York 14611

**Re: Site Access to Perform Brownfield Cleanup Program Work
530-550 Glenwood Ave, 600 Glenwood Ave, 294 Santee St, 295 Santee St,
98 Robin St, 102 Robin St, 104 Robin St, 108 Robin St, 138 Robin St, 30 Kestrel St,
19 Kestrel St, 21 Kestrel St, 22 Kestrel St, 55 Plover St, 160 Merlin St and
210 Merlin St, Rochester, New York 14613**

To Whom It May Concern:

Rochester Housing Authority is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 530-550 Glenwood Ave (105.33-1-2), 600 Glenwood Ave (105.24-2-18), 294 Santee St (105.33-1-16), 295 Santee St (105.33-1-5), 98 Robin St (105.33-1-44), 102 Robin St (105.33-1-45), 104 Robin St (105.33-1-46), 108 Robin St (105.33-1-48.003), 138 Robin St (105.33-1-4), 30 Kestrel St (105.33-1-43), 19 Kestrel St (105.33-1-29), 21 Kestrel St (105.33-1-28), 22 Kestrel St (105.33-1-42.001), 55 Plover St (105.33-1-6), 160 Merlin St (105.24-2-22) and 210 Merlin St (105.33-1-3), Rochester, New York 14613 (the “BCP Site”). As you know, Rochester Housing Authority owns the following parcels that make up a portion of the BCP Site:

- 530-550 Glenwood Ave (105.33-1-2)
- 600 Glenwood Ave (105.24-2-18)
- 294 Santee St (105.33-1-16)
- 295 Santee St (105.33-1-5)
- 98 Robin St (105.33-1-44)
- 102 Robin St (105.33-1-45)
- 104 Robin St (105.33-1-46)
- 30 Kestrel St (105.33-1-43)
- 55 Plover St (105.33-1-6)

We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a “temporary license” to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about

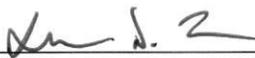
the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work and will give you one week's notice before the work begins.

In addition, in the circumstance that you still own your portion of the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

If you have any questions, please do not hesitate to call Shawn Burr, our Project Manager, at (585) 697-6184. Otherwise, please sign below so that this work can proceed.

Thank you for your cooperation.

Sincerely,



Rochester Housing Authority
Name: Shawn Burr
Title: Executive Director

As a member of the site owner, I am authorized to grant this temporary license and agree to allow Rochester Housing Authority and its agents to enter the property to perform the BCP Investigation and/or remediation work required.



Rochester Housing Authority
Name: Shawn Burr
Title: Executive Director



Executive Offices
675 West Main Street
Rochester, NY 14611
585-697-3602
Fax 585-697-6191

City of Rochester
30 Church Street, Room 125B
Rochester, New York 14614

Re: Site Access to Perform Brownfield Cleanup Program Work
530-550 Glenwood Ave, 600 Glenwood Ave, 294 Santee St, 295 Santee St,
98 Robin St, 102 Robin St, 104 Robin St, 108 Robin St, 138 Robin St, 30 Kestrel St,
19 Kestrel St, 21 Kestrel St, 22 Kestrel St, 55 Plover St, 160 Merlin St and
210 Merlin St, Rochester, New York 14613

To Whom It May Concern:

Rochester Housing Authority is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 530-550 Glenwood Ave (105.33-1-2), 600 Glenwood Ave (105.24-2-18), 294 Santee St (105.33-1-16), 295 Santee St (105.33-1-5), 98 Robin St (105.33-1-44), 102 Robin St (105.33-1-45), 104 Robin St (105.33-1-46), 108 Robin St (105.33-1-48.003), 138 Robin St (105.33-1-4), 30 Kestrel St (105.33-1-43), 19 Kestrel St (105.33-1-29), 21 Kestrel St (105.33-1-28), 22 Kestrel St (105.33-1-42.001), 55 Plover St (105.33-1-6), 160 Merlin St (105.24-2-22) and 210 Merlin St (105.33-1-3), Rochester, New York 14613 (the "BCP Site"). As you know, Rochester Housing Authority owns the following parcels that make up a portion of the BCP Site:

- 138 Robin St (105.33-1-4)
- 19 Kestrel St (105.33-1-29)
- 21 Kestrel St (105.33-1-28)
- 22 Kestrel St (105.33-1-42.001)
- 160 Merlin St (105.24-2-22)
- 210 Merlin St (105.33-1-3)

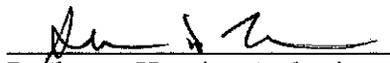
If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work and will give you one week's notice before the work begins.

In addition, in the circumstance that you still own your portion of the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

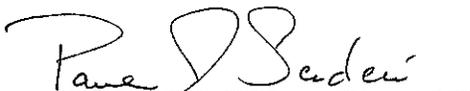
If you have any questions, please do not hesitate to call Shawn Burr, our Project Manager, at (585) 697-6184. Otherwise, please sign below so that this work can proceed.

Thank you for your cooperation.

Sincerely,


Rochester Housing Authority
Name: Shawn Burr
Title: Executive Director

As a member of the site owner, I am authorized to grant this temporary license and agree to allow Rochester Housing Authority and its agents to enter the property to perform the BCP Investigation and/or remediation work required.


City of Rochester
Name: PAUL J. SCUDERI
Title: DIRECTOR OF REAL ESTATE

Appendix I

Section XII: Site Contact List

Appendix I. Section XII: Site Contact List

All of the following contacts and adjacent property owners will receive fact sheets throughout the project duration.

Contact	Address
Monroe County	
Honorable Adam J. Bello Monroe County Executive	110 County Office Building. 39 W. Main St., Rochester, NY 14614
David Grant Clerk Of Legislature	39 W. Main St., Rochester, NY 14614
Sabrina Lamar Monroe County Legislator	39 W. Main St., Rochester, NY 14614
Rochelle Bell Senior Associate Planner	1150 City Place 50 W. Main St., Rochester, NY 14614
Michael J. Garland Environmental Services (DES) Director	50 W. Main St., Rochester, NY 14614
Michael Mandoza Monroe County Health Department Commissioner	111 Westfall Road, Room 952 Rochester, NY 14620
Timothy P. Henry Safety and County Emergency Manager	1190 Scottsville Rd., Suite 200 Rochester, NY 14624
City of Rochester	
Malik D. Evans City of Rochester Mayor	30 Church St., Rochester, NY 14614
Kevin Kelley Manager of City Planning	30 Church St., Rochester NY 14614
Mitch Grubber City of Rochester Councilmember	30 Church St., Rochester, NY 14614
Miguel A. Melendez, JR. City Council President	30 Church St., Rochester, NY 14614
Supplier of Potable Water	
Monroe County Water Authority (MCWA)	475 Norris Dr., Rochester, NY 14614
City of Rochester Water Department	10 Felix St., Rochester, NY 14608
Local News Media	
News 8 WROC	201 Humboldt St., Rochester, NY 14610
13 ABC WHAM Rochester	4225 W. Henrietta Rd., Rochester, NY 14623
New 10 NBC	191 East Avenue, Rochester, NY 14604
Fox Rochester WUHF	4225 W. Henrietta Rd., Rochester, NY 14623
Spectrum News 1 Rochester	71 Mt. Hope Avenue., Rochester, NY 14620
Nearby Schools and Day Cares	
Dr. Louis A. Cerulli School No. 34	530 Lexington Ave., Rochester, NY 14613
Theodore Roosevelt School No. 43	1305 Lyell Ave., Rochester, NY 14606
Garden of Eden Bilingual Daycare	1054 Glide St., Rochester, NY 14606
Rattles, Blocks and Books Childcare	54 Tacoma St., Rochester, NY 14613

Contact	Address
Patricia Uttaro, Library Director Rochester Public Library	115 South Avenue, Rochester, NY 14604

Address	SBL/Tax ID	Owner	Owner Address	Tenant Occupied?	Current Occupant Contact Information
Adjacent Property Owners					
205 Merlin St	105.24-2-26	Andrew Hollister	4395 Lake Ave Rochester, NY 14612	Yes	205 Merlin Street, Rochester, NY 14613
209 Merlin St	105.24-2-25	Andrew and Paul Hollister	4359 Lake Ave Rochester, NY 14612	Yes	209 Merlin Street, Rochester, NY 14613
210 Merlin St.	105.33-1-3	City of Rochester	30 Church St. Rochester, NY 14614	No	
189 Merlin St	105.24-2-29	Viola Bell	189 Merlin St Rochester, NY 14613	No	
183 Merlin St	105.24-2-30	Shiny Lake Holdings LLC	91 Chase Rd Hilton, NY 14468	Yes	183 Merlin Street, Rochester, NY 14613
169 Merlin St	105.-24-2-32	Alan & Robbin Rogers	169 Merlin St Rochester, NY 14613	No	
175 Merlin St	105.24-2-31	Paullett Person	175 Merlin St Rochester, NY 14613	No	
130 Robin St	105.33-1-1	J&R Lebron	130 Robin St Rochester, NY 14613	No	
114 Robin St	105.33-1-48.0004	A&G Wase	110 Robin St Rochester, NY 14613	Yes	114 Robin Street, Rochester, NY 14613
108 Robin St	105.33-1-48.003	A&G Wase	110 Robin St Rochester, NY 14613	No	
106 Robin St	105.33-1-49	Cfeg LLC	85 Nightfrost Ln Henrietta, NY 14467	Yes	106 Robin Street, Rochester, NY 14613

102 Robin St	105.33-1-45	Rochester Housing Authority	675 W. Main St. Rochester, NY 14611	No	
100 Robin St	105.33-1-50	Edgardo De Jesus	100 Robin St Rochester, NY 14613	No	
94 Robin St	105.33-1-51	Edgardo De Jesus	100 Robin St Rochester, NY 14613	Yes	94 Robin Street, Rochester, NY 14613
88 Robin St	105.33-1-52	Steven O'Donelle	88 Robin St Rochester, NY 14613	No	
84 Robin St	105.33-1-53	Eileen Johns	84 Robin St Rochester, NY 14613	No	
66 Robin St	105.33-1-56	Cfeg LLC	84 Nightfrost Ln Henrietta, NY 14467	Yes	66 Robin Street, Rochester, NY 14613
665 Lexington Ave	105.33-1-41.001	City of Rochester	30 Church St, Rm 125B Rochester, NY 14614	Yes	665 Lexington Ave., Rochester, NY
46 Plover St	105.33-1-7	999 Rush Henrietta	TI Rd Rush, NY 14543	Yes	46 Plover Street, Rochester, NY 14613
43 Plover St	105.33-2-55.033	C Perez & M Muniz	43 Plover St Rochester, NY 14613	No	
288 Santee St	105.33-1-17	M&T Hill	288 Santee St Rochester, NY 14613	No	
279 Santee St	105.33-1-27	A&R Rotoli	279 Santee St Rochester, NY 14613	No	

Address	SBL/Tax ID	Owner	Owner Address	Tenant Occupied?	Current Occupant Contact Information
Adjacent Property Owners					
17 Kestrel St	105.33-1-30	Lamech Properties LLC	91 Chase Rd Hilton, NY 14468	Yes	17 Kestrel Street, Rochester, NY 14613

18 Kestrel St	105.33-1-40	Susan Felong J	18 Kestrel St Rochester, NY 14613	No	
56 Robin St	105.33-1-58.001	G&M Sidorishin	1082 Ave D Rochester, NY 14621	Yes	56 Robin Street, Rochester, NY 14613
62 Robin St	105.33-1-57	James Bunce	404 Stone Fence Rd Rochester, NY 14626	Yes	62 Robin Street, Rochester, NY 14613
72 Robin St	105.33-1-55	K&R Mattle	16 Leith Ln Hilton, NY 14468	Yes	72 Robin Street, Rochester, NY 14613
78 Robin St	105.33-1-54	Ryan Cooper	78 Robin St Rochester, NY 14613	No	
587 Glenwood Ave	105.33-2-11	D&G Abud	2126 Baxster St Oakland, CA 94601	Yes	587 Glenwood Ave, Rochester, NY 14613
591 Glenwood Ave	105.32-2-10	John Cassidy	591 Glenwood Ave Rochester, NY 14613	No	
601 Glenwood Ave	105.32-2-9	Cferg LLC	85 Nightfrost Ln Henrietta, NY 14467	Yes	601 Glenwood Ave., Rochester, NY 14613
604 Glenwood Ave	105.24-2-19	B&J Gauthier	4 Willow Wind Trl Rochester, NY 14624	Yes	604 Glenwood Ave., Rochester, NY 14613
156 Merlin St	105.24-2-20	Shawn Johnson	156 Merlin St Rochester, NY 14613	No	
168 Merlin St	105.24-2-21	C&T Tomasso	168 Merlin St Rochester, NY 14613	No	
195 Merlin St	105.24-2-28	Tucker & Tee Enterprise LLC	286 Collingwood Dr Rochester, NY 14621	Yes	195 Merlin Street, Rochester, NY 14613
199 Merlin St	105.24-2-27	Alba Cruz	199 Merlin St Rochester, NY 14613	No	

20 Kestrel St	105.33-1-41.001	Susan Felong	J	18 Kestrel St Rochester, NY 14613	Yes	20 Kestrel Street, Rochester, NY 14613
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Regarding all adjacent properties identified as “tenant occupied,” both the tenant (as “current occupant”) and current owner (as listed in the above Site Contact List) will receive fact sheets throughout the project duration.



December 28, 2023

Patricia Uttaro
Library Director
Rochester Public Library
115 South Avenue
Rochester, New York 14604

Re: Document Repository for Brownfield Cleanup Program (BCP) Glenwood Village, Rochester, New York

Dear Mrs. Uttaro:

BE3 is preparing an application to the New York State Department of Environmental Conservation (NYSDEC) for entry into the NYSDEC BCP for the site noted above.

We are requesting your agreement to have the Rochester Public Library act as a document repository for the above referenced Site. In the future, with your signed agreement below, we would be sending various documents relating to the Site that should be made available for public review upon request.

NYSDEC requires a signed agreement from the document repository to be included in the BCP application. If you are in agreement, please email (pstaub@be3corp.com) to me a copy of this signed letter.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Paul Staub'.

Paul Staub, E.I.T.
Environmental Engineer
BE3 Corp.

A handwritten signature in black ink that reads 'Patricia Uttaro'.

Patricia Uttaro - Library Director
Rochester Public Library