



SUPPORTING DOCUMENTATION

**ATTACHMENT
BCP APPLICATION SUPPORTING DOCUMENTATION**

**Requestor: Jefferson Wollensack LLC
Property Name: Former Wollensack Optical**

Section I. Requestor Information

Jefferson Wollensack LLC (“the Requestor”) is requesting participation in the Brownfield Cleanup Program (the “BCP”) as a volunteer for the Former Wollensack Optical site. The properties seeking acceptance into the BCP are 872 and 886 Hudson Avenue, City of Rochester, New York (“the Site”). The current owner of the Site is Hollamby Acquisitions LLC. Jefferson Wollensack LLC (Requestor) is planning to purchase both parcels and has been allowed access and approval to seek eligibility in the BCP from the current property owner (refer to Exhibit K). A printout of the entity information from the NYS Department of State’s Corporation & Business Entity Database is included as Exhibit A. Refer to Figure 1 for the proposed BCP Site boundary.

The sole member of Jefferson Wollensack LLC is Jefferson Wollensack MM LLC. The sole member of Jefferson Wollensack MM LLC is the Urban League of Rochester Economic Development Corporation (ULREDC). The board of the Urban League of Rochester Economic Development Corporation consists of Ms. Carolyn Vitale, Mr. William G. Clark, Mr. Brian Roulin and Mr. George Opira. The Jefferson Wollensack LLC, Jefferson Wollensack MM LLC, ULREDC and the ULREDC’s board members do not have any relationship with the current property owner, Hollamby Acquisitions LLC.

Requestor contact information is as follows:

Parcel Address	Requestor	Contact Information
872 & 886 Hudson Avenue	Jefferson Wollensack LLC	Carolyn Vitale Urban League of Rochester Economic Development Corporation 312 State Street Rochester, NY 14608 585-454-5710 cvitale@ulr.org

Please see Exhibit A for entity information.

Section II: Project Description:

4. The Site subject to this BCP application is comprised of two (2) parcels that comprise a total of approximately 0.5-acres. The Site is currently vacant commercial property developed with a 26,000 square foot four (4) story former manufacturing facility (Site Building) with a partial basement in the southeastern corner of the building. The former building at 886 Hudson Ave adjacent to the east of the current Site building was recently demolished by the City of Rochester. The remainder of the Site is grass covered. Tax parcel information is below:

Site Address	SBL	Site Acreage	Features
872 Hudson Ave	091.810-0002-059	±0.16	Vacant Distribution Facility
886 Hudson Ave	091.810-0002-058	±0.33	Vacant Land

The Site is within the 14621 Brownfield Opportunity Area (BOA). The BOA Nomination Study completed by Bergmann Associates in 2017 is included as Exhibit I. The 14621 BOA which comprises 1,276 acres of land includes 99 parcels identified as brownfields, including the two (2) Site parcels. According to the BOA Nomination Study, the 14621 BOA has experienced lower unemployment than the region at almost 25% in 2013. The median household income in the 14621 BOA was \$21,055 in 2013 which was less than the City of Rochester median household income of \$30,457. Development plans for the Site include renovating the existing building for low-income apartments which will benefit the community.

LaBella reviewed a Phase I Environmental Site Assessment (ESA) by Seeler Engineering, P.C. ("Seeler") dated September 13, 2017. This Phase I ESA was reportedly completed in accordance with ASTM E1527-13. The Site was historically utilized for residential purposes and an electric motor shop in at least 1911. The current Site building at 872 Hudson Avenue, formerly operated by Wollensak Optical (AKA Wollensack Optical), was constructed in at least 1950. A building formerly located at 886 Hudson Ave operated by J.S. Graham Co., manufacturers of Photo Mounts was constructed in at least 1950. Various optical companies occupied the Site from 1926 to 2010 including Wollensak Optical, Anson Instrument, Minnesota Mining and Manufacturing, Virginville Lens Company, and Surplus Shed. The building on the 886 Hudson Avenue parcel was recently demolished by the City of Rochester.

NYSDEC Spill #0651965 was opened in 2007 as a result of a flood in the basement of the former building at 886 Hudson Ave formerly located adjacent to the current Site building after a petroleum sheen was noted on the water flowing out from the former building's basement. Seven (7) fuel storage tanks were identified in a vault accessible from the Site Building's basement and appear to be located within the right-of-way beneath Avenue D. Each tank is reportedly 275-gallons in capacity. This vault is accessible via a doorway from the Site building's basement. It is unknown if the tanks are on-Site or off-Site. The building at 886 Hudson Ave adjacent to the current Site building was recently demolished by the City. The NYSDEC Spill listing remains active.

LaBella recently completed a Phase II ESA which identified the presence of chlorinated volatile organic compounds (CVOCs) specifically, tetrachloroethene (PCE) and trichloroethene (TCE) as well as petroleum-related VOCs in soil and groundwater, above applicable NYSDEC standards and guidance values.

Based on the presence of CVOCs and petroleum impacts at the Site, the requestor is seeking entrance into the NYSDEC BCP to investigate and remediate subsurface impacts in order to facilitate redevelopment of the Site building for multi-family residential use. Redevelopment plans include renovating the existing 4-story Site building to include over 20 low-income apartments. The project will include abatement of regulated building materials to facilitate construction activities. A parking lot will be constructed on the 886 Hudson Avenue parcel.

With a team comprised of Urban League of Rochester and Edgemere Development, we believe the redevelopment project could transform the Site from a vacant, underutilized, dilapidated Site into low-income housing that will benefit the local community. This project team successfully completed a very similar project in the BCP in 2015 (Former Michelsen Furniture Co.; C828189).

The project is starting at the investigation stage. The anticipated schedule for the BCP is outlined below:

Task	Dates
Remedial Investigation Activities	November 2018 – January 2019
Remedial Investigation Report	March 2019
Remedial Alternatives Analysis and Remedial Action Work Plan	April-May 2019
Remedial Action(s)	October 2019 – December 2020
Final Site Management Plan and Final Engineering Report	April 2020
Certificate of Completion	May 2020

Construction is planned to begin at the end of 2018 and will continue for approximately 10 months (including interior work which would not require Interim Site Management Plan implementation). An Interim Site Management Plan will be developed for implementation during construction of parking lots or other work (e.g., utility work) that may encounter subsurface impacts.

Section III. Property's Environmental History

2. Sampling Data: A Phase II ESA was recently completed for the Site and is included as Exhibit G. The Phase II ESA was completed in accordance with ASTM E1903-11. A summary of the Phase II ESA is as follows:

Phase II ESA, LaBella, August 2018

LaBella recently conducted a Phase II ESA which consisted of volatile organic compound (VOC) and radiation screening inside the building; advancement of seventeen (17) soil borings; installation of ten (10) temporary groundwater monitoring wells; and, laboratory analysis of soil and groundwater samples. The Phase II ESA identified petroleum-related VOCs and chlorinated VOCs in soil and groundwater.

Concentrations of CVOCs have been detected in soil above Unrestricted Use Soil Cleanup Objectives (SCOs) and in groundwater above NYCRR Part 703 Groundwater Quality Standards. The primary contaminant of concern is trichloroethene (TCE); however, other VOCs including tetrachloroethene (PCE), cis-1,2-dichloroethene, 1,1-dichloroethene, trans-1,2-dichloroethene, vinyl chloride, and chloroform were also detected in groundwater above Groundwater Quality Standards. One (1) or more targeted VOCs were detected above NYCRR Part 703 groundwater standards in all overburden groundwater samples with the exception of the sample from MW-SB-02, located in the northeastern portion of the Site. Compounds identified above groundwater standards were generally limited to chlorinated VOCs, with the exception of several petroleum related VOCs identified slightly above groundwater standards in well MW-SB-04, located to the southeast of the Site building.

The VOC identified at the highest concentrations is TCE. This compound was identified up to 82,900 ug/L in well MW-SB-14, located to the south of the Site building and up to 28,600 ug/L in well MW-SB-07, located to the west of the Site building. The groundwater standard for TCE is 5 ug/L. Well MW-SB-07 was originally sampled in June 2018 and was re-sampled in July 2018 to confirm the initial elevated concentrations of TCE. The concentration of TCE identified in this well in July 2018 was 10,400 ug/L.

Additional chlorinated VOCs including PCE and breakdown products were detected at concentrations above their respective groundwater standards in several wells at the Site, although at concentrations well below the TCE detections.

In addition, Nine (9) soil samples were analyzed for TCL and CP-51 list VOCs. VOCs were detected in eight (8) out of nine (9) soil samples at concentrations above laboratory method

detection limits (MDLs). Detected compounds were below Unrestricted Use and Restricted Residential SCOs with the exception of TCE in sample SB-08 (13-ft bgs) and SB-16 (8-ft bgs). TCE was detected at concentrations of 0.495 mg/kg and 0.605 mg/kg, respectively, in these samples. These concentrations are above the Unrestricted Use SCO of 0.47 mg/kg for TCE but below the Restricted Residential SCO of 21 mg/kg.

Based on the soil and groundwater data, the CVOC source appears to be within the footprint of the Site building, although the precise source has not yet been identified.

The Phase II ESA report is included as Exhibit G. Additional information is included in Section IV. A bedrock groundwater evaluation is currently in progress.

4. Past Land Uses: The following table lists known prior operations at the Site.

Organization(s)	Approx. Date(s) of On-Site Operations
Residential & Electric Motor Shop	1911
Tailor	1935-1940
Various Optical Companies- Optical lens manufacturing and photographic mount manufacturing	1920s-2010
Printing	1975
Vacant	2010-present

*Unknown if manufacturing occurred during these years
Refer to Section VI for further detail

The former 886 Hudson Ave building was recently demolished by the City of Rochester. Refer to Figure 4 for locations of former operations.

Section IV. Property Information

3. En-Zone: The property is entirely within a Type A and B New York State En-Zone as shown in Exhibit D. Refer below for details.

En-Zone Type	A & B
2013 Census Tract FIPS Code	36055007900
County FIPS Code	36055
Census Tract Name	Census Tract 79
County	Monroe County
Unemployment Rate	38.2
125% of the NYS Unemployment Rate	14.4
Poverty Rate	59.7
County Poverty Rate	15
Twice the County Poverty Rate	30

10. Property Description and Environmental Assessment:

Location: The Site is located in an urban area in the City of Rochester bounded by Hudson Avenue to the west with residential properties and a church beyond, Roycroft Drive to the north with residential properties beyond, residential properties to the east, and Avenue D to the south with residential and commercial beyond.

Site Features: The Site is comprised of a total of approximately 0.5-acres of vacant commercial property developed with a 26,000 square foot four (4) story former manufacturing facility with a

partial basement in the southeastern corner of the Site building. The remainder of the Site is grass covered. The Site layout is shown on Figure 1.

Current Zoning and Land Use: The Site is developed with a four-story, currently vacant building with a partial basement. The undeveloped portions of the Site consist of unpaved areas. The Site is currently zoned C-1, Neighborhood Center District. Adjacent properties are also zoned C-1. Adjacent properties to the east are zoned R-1, Low-Density Residential District. Nearby properties are also zoned M-1, Industrial District. Refer to Exhibit E.

Past Uses of the Site: Based on a review of the 2017 Phase I ESA the Site was historically utilized for residential purposes and an electric motor shop in at least 1911. Various optical companies occupied the Site from 1926 to 2010 including Wollensak Optical, Anson Instrument, Minnesota Mining and Manufacturing, Virginville Lens Company, and Surplus Shed. Historical features are outlined on Figure 4.

Site Geology and Hydrogeology: Seventeen (17) soil borings were advanced as part of the Phase II ESA. All borings were advanced to equipment refusal or several feet into the water table. Terminal depths of the borings ranged from approximately 5 to 20-ft bgs. Boring SB-16 was advanced within the building basement and boring SB-17 was advanced on the 1st floor of the building, in the vicinity of the sump. The floor of the basement is approximately 10-ft below the exterior ground surface. All other borings were advanced in exterior locations.

Soils at the Site was generally comprised of tightly packed brown silt, sandy silts and fine to coarse subangular and subrounded gravel. Trace amounts of fill including cinders and ash were observed near the surface of a limited number of borings, particularly on the eastern side of the Site. This urban fill material was encountered to depths of approximately 3-ft bgs. It should be noted that this area is generally in the location of the former building that was recently demolished by the City of Rochester.

A total of ten (10) overburden groundwater monitoring wells were installed as part of the Phase II ESA. Groundwater elevations were calculated from static water level measurements and groundwater flow direction was determined to be from the southeastern corner of the Site building towards the west-northwest. Groundwater flow in the southeastern-most portion of the study area appears to be to the south-southwest. Mile Square Mapping obtained from the City of Rochester which shows sewer locations and invert elevations indicate that groundwater is generally flowing towards these underground sewers, particularly in Hudson Avenue. However, note that at the time of measurement, the water table elevation appears to be deeper than the deepest sewer invert, which could indicate the sewer may not be influencing groundwater flow direction.

Refer to Exhibit F for additional geologic and hydrogeologic information. Refer to Figure 6 for groundwater elevation mapping developed during the Phase II ESA.

Environmental Assessment:

Based on investigations completed to date, contaminants of concern include VOCs (petroleum and chlorinated VOCs).

- *Chlorinated VOCs:* Concentrations of CVOCs have been detected in soil above Unrestricted Use Soil Cleanup Objectives (SCOs) and in groundwater above Groundwater Quality Standards. The primary contaminant of concern is TCE; however, other VOCs including PCE, cis-1,2-dichloroethene, 1,1-dichloroethene, trans-1,2-dichloroethene, and chloroform were also detected in groundwater above Groundwater Quality Standards.
 - *Groundwater:* One (1) or more CVOCs were detected in nine (9) of ten (10) wells above Groundwater Quality Standards. The greatest concentrations of CVOCs were detected in MW-SB-14 (82,900 ppb TCE) installed on the southern property boundary and MW-SB-07 (28,600 ppb TCE) installed on the western property boundary.

- *Soil*: TCE was detected in two (2) soil samples, SB-08 at 13-ft bgs and SB-16 at 8-ft bgs above Unrestricted Use SCOs. SB-13 was advanced to the east of the Site building. SB-16 was advanced within the basement of the Site building. CVOCs in soil do not exceed Restricted Residential Use SCOs but these detections may be indicative of a contaminant source beneath the building.
- *Petroleum VOCs*: Concentrations of petroleum-related VOCs have been detected in soil and in groundwater above Groundwater Quality Standards. It should be noted that fuel storage tanks are present in an underground vault to the south of the Site building which can be accessed from the building's basement.
 - *Groundwater*: Petroleum-related VOCs including xylenes, sec-butylbenzene, p-isopropyltoluene, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene were detected in groundwater in MW-SB-04 installed to the east of the Site building's basement and petroleum storage tank vault above Groundwater Quality Standards. Total VOCs in MW-SB-04 were 145 ppb.
 - Petroleum-related VOCs including ethylbenzene, xylenes, and 1,2,4-trimethylbenzene were detected in soil in SB-11 at 5-ft bgs which was advanced to the north of the Site building. Concentrations of petroleum-related VOCs in soil do not exceed Unrestricted Use SCOs.

It should be noted that soil vapor was not assessed during the previous investigations; however, a preliminary VOC screening was completed using a PID capable of measuring in ppb. Features such as piping, floor and wall cracks, floor drains, sumps, etc., were screened for potential infiltration sources of VOCs. Background VOC levels ranged from 0-30 ppb throughout the basement of the Site building. PID readings in the basement were detected up to 1,848 ppb. On the 1st floor, background levels of VOCs did not exceed 0.0 ppb, with the exception of a sump in which PID readings were up to 4,434 ppb. Water was not observed in this sump during the screening event. Based on the preliminary screening evaluation and presence of petroleum-related VOCs and chlorinated VOCs in soil and groundwater, the potential for soil vapor intrusion issues exists in the Site building.

It should also be noted that urban fill material including ash and cinders was also encountered across the Site. While the material analyzed did not contain SVOCs or metals at elevated concentrations, localized areas of fill material may contain impacts.

The Phase II ESA report is included as Exhibit G. Refer to Figure 5A and Figure 5B for areas of impacts.

Section V. Additional Requestor Information

Refer to attached form.

Section VI. Current Property Owner/Operator Information

The current owner, Hollamby Acquisitions LLC, has granted access to the Site to Jefferson Wollensack LLC (the Requestor), including approval to seek eligibility in the BCP from the current property owner (refer to Exhibit K).

The following table lists known prior owners obtained from street directories obtained during a Phase I ESA and/or Landmax Data Systems.

Address	Owner	APPARENT Relationship to BCP Applicant	APPARENT Date of Ownership	Last Known Address and Phone Number
872 & 886 Hudson Ave	Hollamby Acquisitions LLC	Applicant purchasing property from Hollamby Acquisitions LLC.	2010-current	Hollamby Agency 96 South Main Street, Portville, NY 14770 585-301-8022
872 Hudson Ave	Virginville Lens Corp	None	2010	Unknown
872 Hudson Ave	Surplus Shed (lens-manufacturers)	None	2008	585-266-1860
872 Hudson Ave	Wollensak Optical (optical equipment)	None	2000	585-544-0927
872 Hudson Ave	Anson Instrument Co (optical photographing lenses) Wollensak Optical Inc	None	1992	unknown
872 Hudson Ave	Anson Instrument Co (optical photographing lenses) Wollensak Optical Inc (optical goods)	None	1985	unknown
872 Hudson Ave	Anson Instrument Co (optical & photographing lenses)	None	1982	unknown
872 Hudson Ave	Minnesota Mining & Manufacturing Co (lens division)	None	1965-1970	unknown
872 Hudson Ave	Wollensak Optical Co	None	1926-1950	585-544-0927
886 Hudson Ave	Virginville Lens Corp	None	2007-2010	unknown
886 Hudson Ave	886 Hudson Avenue LLC	None	2004-2007	unknown
886 Hudson Ave	Lesperace, Christopher L	None	2007	unknown
886 Hudson Ave	Ikro Tools	None	1982	unknown
886 Hudson Ave	Migdal Printing Co Inc	None	1975	unknown
886 Hudson Ave	Luscher M A Inc (bowling supplies)	None	1970	unknown
886 Hudson Ave	Dunham & Son Inc Lusher Inc	None	1965	unknown
886 Hudson Ave	Tecnmanski, John (tailor)	None	1935-1940	unknown
886 Hudson Ave	Olek, Lawrence	None	1930	unknown
886 Hudson Ave	Rappenecker, George	None	1926	unknown

The following table lists known prior operations at the Site. This information was obtained through the review of historical Sanborn Fire Insurance Mapping and street directories.

Address	Apparent Operation(s)	Approx. Date(s) of On-Site Operations
886 Hudson Ave	Tailor & Electric Motor	1911
886 Hudson Ave	Printing & Electric Motor	1950
872 & 886 Hudson Ave	Optical Companies (various companies, see above)	1926s-2010
872 & 886 Hudson Ave	Vacant	2010-Current

Section VII. Requestor Eligibility Information

The Requestor’s liability arises solely as a result of involvement with the redevelopment of the Site subsequent to the disposal of hazardous waste substances and contaminants. As such, the Requestor qualifies as a Volunteer as defined in ECL 27-1405(1)(b). The current owner is Hollamby Acquisitions LLC. An access agreement between Hollamby Acquisitions LLC (owner) and Jefferson Wollensack LLC (requestor) dated August 7, 2018 is included as Exhibit K.

The Requestor has exercised appropriate care by implementing the Phase I and II ESA, contacting the NYSDEC, and submitting this BCP application after learning of the results of the subsurface investigation. The applicant will continue to exercise appropriate care by implementing the requirements of the BCP.

Seven (7) unregistered 275-gallon fuel storage tanks were identified in a vault accessible from the Site Building’s basement and appear to be located within the right-of-way beneath Avenue D. This vault is accessible via a doorway from the Site building’s basement. It is unknown if the tanks are on-Site or off-Site. Refer to Section II for additional information regarding these tanks.

Section VIII. Property Eligibility Information

No responses answered in the affirmative.

Section IX. Contact List Information

Chairperson of each county, city, town, and village in which the property is located:

Ms. Cheryl Dinolfo Monroe County Executive 110 County Office Building Rochester, NY 14614 585-753-1600	Mayor Lovely A. Warren City of Rochester 30 Church Street Rochester, New York 14614 585-428-7045
Ms. Jill Wiedrick Senior City Planner City of Rochester 30 Church Street Rochester, NY 14614 585-428-6914	Loretta C. Scott Rochester City Council President 30 Church Street Rochester, NY 14614 585-428-7538

Residents, owners, and occupants of the property and properties adjacent to the property:

ADDRESS	STREET	DIRECTION FROM SITE	OWNER	OWNER ADDRESS	OWNER CITY, STATE, ZIP
872	HUDSON AVE	SITE	HOLLAMBY ACQUISITIONS LLC	96 SOUTH MAIN STREET	PORTVILLE, NY 14770
886	HUDSON AVE	SITE	HOLLAMBY ACQUISITIONS LLC	96 SOUTH MAIN STREET	PORTVILLE, NY 14770
16-18	ROYCROFT DR	NORTH	MASSOOD-UL HASSAN	35 COURTRIGHT LN	ROCHESTER, NY 14624
17	ROYCROFT DR	NORTH/ WEST	BERTRAM C GRAMORY	PO BOX 92431	ROCHESTER, NY 14692
22	ROYCROFT DR	NORTH	NEZU CAPITAL MANAGEMENT LTD	1001 AVE OF THE AMERICAS	NEW YORK, NY 10018
25	ROYCROFT DR	EAST	HENRY JR & TURNER BAKER	104 WOOLACOTT RD	ROCHESTER, NY 14617
26	ROYCROFT DR	NORTH	MARIETTA L YOUMANS	26 ROYCROFT DR	ROCHESTER, NY 14621
858-860	HUDSON AVE	SOUTH	YASMIN S FELIPE	1008 BRITTON RD	ROCHESTER, NY 14616
862-864	HUDSON AVE	SOUTH	ALI MOHAMED NASHER	862 HUDSON AVE	ROCHESTER, NY 14621
865	HUDSON AVE	SOUTHWEST	SALEH K SALEH	865 HUDSON AVE	ROCHESTER, NY 14621
877	HUDSON AVE	WEST	KAYTA KARIUK FUENTES	160 WALKER RD	HILTON, NY 14468
887-889	HUDSON AVE	WEST	887-889 HUDSON AVENUE LLC	33 ARTHUR ST	ROCHESTER, NY 14621
891	HUDSON AVE	WEST	VINH HUNG DANG	793 CURTIS ST	ROCHESTER, NY 14606
892	HUDSON AVE	NORTH/ WEST	CITY OF ROCHESTER	30 CHURCH STREET	ROCHESTER, NY 14614
896-898	HUDSON AVE	NORTH/ WEST	PROPERTY MANAGEMENT CM LLC	167 PARMA CENTER RD	HILTON, NY 14468
899	HUDSON AVE	WEST	MORNING STAR MISSIONARY BAPTIST CHURCH	PO BOX 24294	ROCHESTER, NY 14624
914	AVENUE D	EAST	LUZ AWILDA NUNEZ	914 AVENUE D	ROCHESTER, NY 14621

Source – LandMax Data Systems, Inc. August 2018
Refer to Figure 2 for property locations.

Local news media:

Democrat and Chronicle
55 Exchange Blvd
Rochester, NY 14614
585-232-7100

Public Water Supplier:

Monroe County Water Authority
475 Norris Dr
Rochester, NY 14610
585-442-2000

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

None

The administrator of any school or day care facility located within 1 mile of the Site:

Schools:

Barbara Deane Williams Superintendent Benjamin Franklin High School 950 Norton St Rochester, NY 14621 585-324-3760 0.42 miles	Carol Jones Principal Eugenio Maria De Hostos Charter School 938 Clifford Ave Rochester, NY 14621 585-544-6170 0.54 miles	Jamie Brillante Principal Rochester Prep West Campus Elementary School 85 Saint Jacob St Rochester, NY 14621 585-368-5100 0.39 miles
Barbara Deane Williams RCDS Superintendent School 45 Mary Mcleod Bethune 1445 Clifford Ave Rochester, NY 14621 585-325-6945 0.86 miles	Barbara Deane Williams RCDS Superintendent School 39- Andrew J Townson 145 Midland Ave Rochester, NY 14621 585-467-8816 0.97 miles	Barbara Deane Williams RCDS Superintendent School 50- Helen Barret Montgomery 301 Seneca Ave Rochester, NY 14621 585-266-0331 0.93 miles

Daycare Facilities:

Kittlebergers Day Care 74 Sobieski St Rochester, NY 14621 585-467-0073 0.25 miles	Sharliery's Day Care 95 Le Frois St Rochester, NY 14621 585-339-9599 0.58 miles	Suenos De Angelitos Daycare 1304 Norton St Rochester NY 14621 0.75 miles
Ortiz Daycare 41 Geneva St Rochester, NY 14621 585-342-7523 0.75 miles	Living Water Childcare Center 299 Norton St Rochester, NY 14621 585-338-7979 0.92 miles	Step 1 Family Daycare 163 Nortlane Dr Rochester, NY 14621 0.66 miles
Kreative Kids Zone Child Care Center 1065 N Clinton Ave Rochester, NY 14621 0.74 miles	Pat's Child Care 48 Jacob St Rochester, NY 14621 585-342-2401 0.34 miles	Blue Dolphins Daycare 69 Holbrooke St Rochester, NY 14621 0.50 miles

Daycare Facilities (continued):

Oregon Leopold Day Care 316 Bay St Rochester, NY 14605 585-288-0074 1.00 miles	Generations Child Care 869 N Clinton Ave Rochester, NY 14605 585-613-7550 0.82 miles	
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Document Repository:

Phillis Wheatley Library
c/o Lori Frankunas
33 Dr. Samuel McCree Way
Rochester, NY 14608
585-428-8213

A response from the library indicating that it will serve as a document repository can be found in Exhibit C.

Section X. Land Use Factors

Current Use: The Site is developed with a four-story, currently vacant building with a partial basement. The undeveloped portions of the Site consist of unpaved areas. Former operations included manufacturing, which are likely to have contributed to the impacts identified at the Site. It is unknown when manufacturing operations ceased at the Site; however, last known ownership by an optical company was in 2010. The Site has reportedly been vacant since at least 2010. Refer to Section VI for additional information regarding historical uses of the Site.

Reasonably anticipated use Post Remediation: Redevelopment plans include renovating the existing 4-story Site building to include over 20 low-income apartments. A parking lot will be constructed at 886 Hudson Ave. Site plans are included as Exhibit H.

Applicable Zoning: The Site is currently zoned C-1, Neighborhood Center District. Adjacent properties are also zoned C-1. Adjacent properties to the east are zoned R-1, Low-Density Residential District. Nearby properties are also zoned M-1, Industrial District. Refer to Exhibit E.

Applicable Comprehensive Community Master Plans: The Site is within the 14621 BOA and the Nomination Study is included as Exhibit I. The City recently demolished the building on the Site at 886 Hudson Ave. The redevelopment project has the support of the City of Rochester.