600 Ridge Road

Past, Present, & Future

Welcome!

- Tonight's Presentation marks the 1st of a series of meetings on the future of 600 Ridge Rd.
- Question & Answer session between Town Board and presenters.
- Reports, documents, and tonight's presentation to be added to the Town's website.
- Residents encouraged to submit comments and questions online.

Tonight's Agenda

600 Ridge Road: Property History

Presented by Josh Artuso, Director of Community Development

- Overview
- Ownership & Tax History

Phase II Environmental & Structural Reports

Presented by Mary Herington P.E., Town Engineer

- Property History
- Process to complete study
- Field work completed
- Results
- Conclusions
- Next Steps

Hamlet Revitalization Update

Presented by Matt Chatfield, Executive Director of WEDA

- 600 Ridge Road
- Property Rehabilitation Efforts
- Hamlet Master Plan

Property History – 600 Ridge Road

Property Overview

- ~0.19-acre parcel
- Located at the NW Corner of Ridge and Gravel Roads
- Existing Structures:
  - 3,092 SF 2-story wood frame bldg.
  - 704 SF 1-story detached garage
- Zoned LC-1

  Low-Intensity Neighborhood Commercial District

Property Tax & Ownership History (2006-Present)

2006

Webster Furniture Strippers business closes; property abandoned by owner.

circa 2009

Monroe County Initiates Tax Foreclosure Process due to several years of unpaid taxes; no bidders at auction; MC opts not to take title to property due to unknown environmental concerns; property remains in former owner's name.

2012

County sells several years of tax liens to 3rd party (Tower Capital)

2012-2020

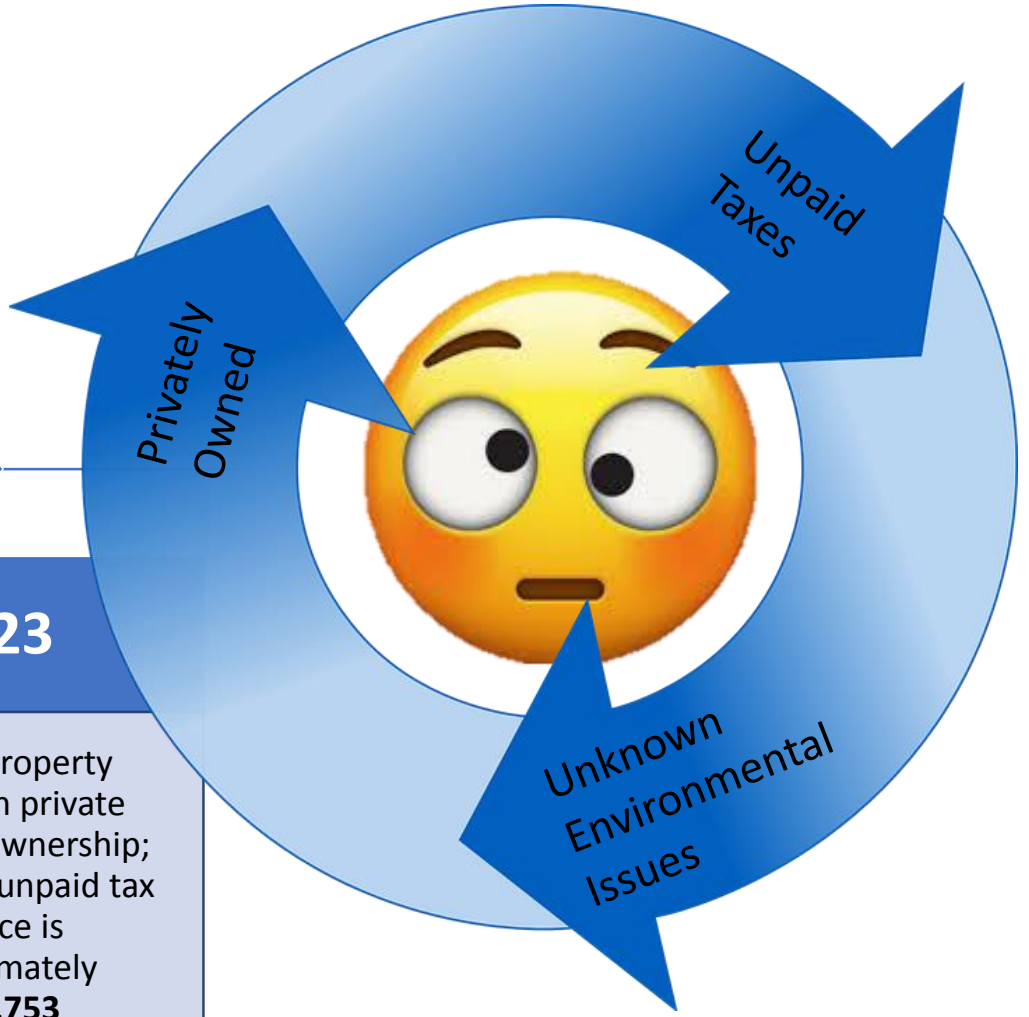
Foreclosure Auction Cycle repeats; unpaid tax balance accumulates

2021

Tower Capital sells their tax liens at auction for $50,000; deed transfers to an unknown, out of town investor

2023

Title to property remains in private investor's ownership; delinquent unpaid tax balance is approximately **$134,753**



Phase II Environmental Site Assessment & Structural Report

Furniture Strippers – Environmental Concerns

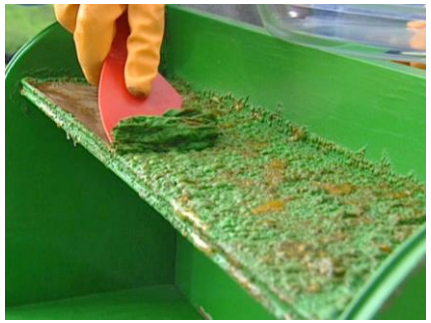
1991-1993

- Neighboring property alerted NYS Dept of Environmental Conservation (NYSDEC) of perceived operational violations
- NYSDEC, Monroe County Dept of Health, US Environmental Protection Agency (EPA) performed site visits and documented findings, including violations.
- Air emission permit was required of the facility and not on record with NYSDEC. One test indicated methylene chloride emissions 9x permissible limit

2000-2003

- Business still noncompliant with air emission permitting from NYSDEC
- NYSDEC starts legal case against business.
- Town Supervisor, Cathryn Thomas, wrote letter to NYSDEC compelling them to proceed with legal action to force business into compliance.
- No action taken by owner, business continued to operate without permits or proper air control regulations.

2006 – Business abruptly closed; property abandoned.



Coordinated Effort to Complete the Phase II Environmental Report

Apr. 2020

Town approached County on a joint effort to strategize how 600 Ridge Rd could achieve redevelopment.

Aug. 2020

Town FOIL's DEC for environmental records re: 600 Ridge Rd *(records summarized on previous slide)*

Jan. 2021

Town officials meet with Lozier Environmental Consulting Group to discuss process to complete Ph. 1 & 2 environmental testing.

Feb. 2021

Town Building Inspector & Code Enforcement gain access and review structural safety of building. Building deemed safe to enter.

Mar. 2021

Town Board Workshop. Lozier presents proposal to complete Ph. 1 & 2 testing. Discussion by Board determined that it was not prudent to place the Town in a position of liability should environmental testing results manifest in expensive and immediate remediation on a **private property**.

Coordinated Effort to Complete the Phase II Environmental Report

May 2021

Real estate tax liens sold to new private owner out-of-area.

June 2021

Town attempts to contact new owner. No response.

Nov. 2021 – May 2022

Town and County legal counsels discuss how to file a motion for "temporary control" through Supreme Court

Oct. 2022

Judge grants temporary control to County. Phase II ESA contract executed with County's consultant, Day Engineering, paid for by the Town.

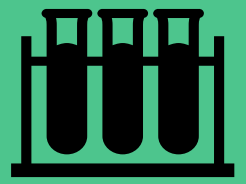
Nov. 2022 – Mar. 2023

Day Engineering performed Phase 2 and prepared report. Town and County review. Report submitted to Judge, ending County's access to property.

Today

Environmental Site Assessment (ESA)
WHAT IS IT?

Phase 1 - Is a non-intrusive, comprehensive examination to identify Recognized Environmental Conditions (REC's). It does not confirm the presence or absence of contamination; rather, **it assesses the potential for contamination.**



Phase 2 - Is conducted after a Phase 1 has identified REC's. The purpose is to **determine if there is actual contamination present, but it does not quantify the extent of contamination.** Typically includes soil vapor testing, drilling or excavating to collect samples of soil and groundwater, as well as testing for hazardous materials.

Phase 3 - More comprehensive than Phase 2 ESAs and typically involves more sampling, analysis, and reporting. The goal of a Phase 3 ESA is to **determine the nature and extent of contamination at a property to develop a remediation plan** to clean up the contaminated soils or groundwater.

Field work completed

- Surface Soil Evaluation
- Subsurface Soil Evaluation
- Monitoring Well Sampling → Day Engineering
- Sub-Slab Vapor Screening
- Drain Evaluation
- Building Materials Survey → Watts A & E
- Structural Assessment → Jayce Grefrath Engineering

Clarifications

New York State Department of Environmental Conservation has determined what level of contamination is allowable based on the property use.

“Unrestricted Use” – land may be used and developed without imposed restrictions such as environmental easements, deed restrictions, or other land use controls. For example, agricultural use.

“Residential Use” – land use category which allows a site to be used for any other use other than raising livestock and producing animal products for human consumption. For example, single family housing.

“Commercial Use” – land use may only be for the purpose of buying, selling, or trading of merchandise or services. Limited redevelopment without remediation. For example, retail store or service provider.

Soil Cleanup Objective (SCO) – The level of contamination allowable based on the proposed use of the land per 6 NYCRR Part 375.

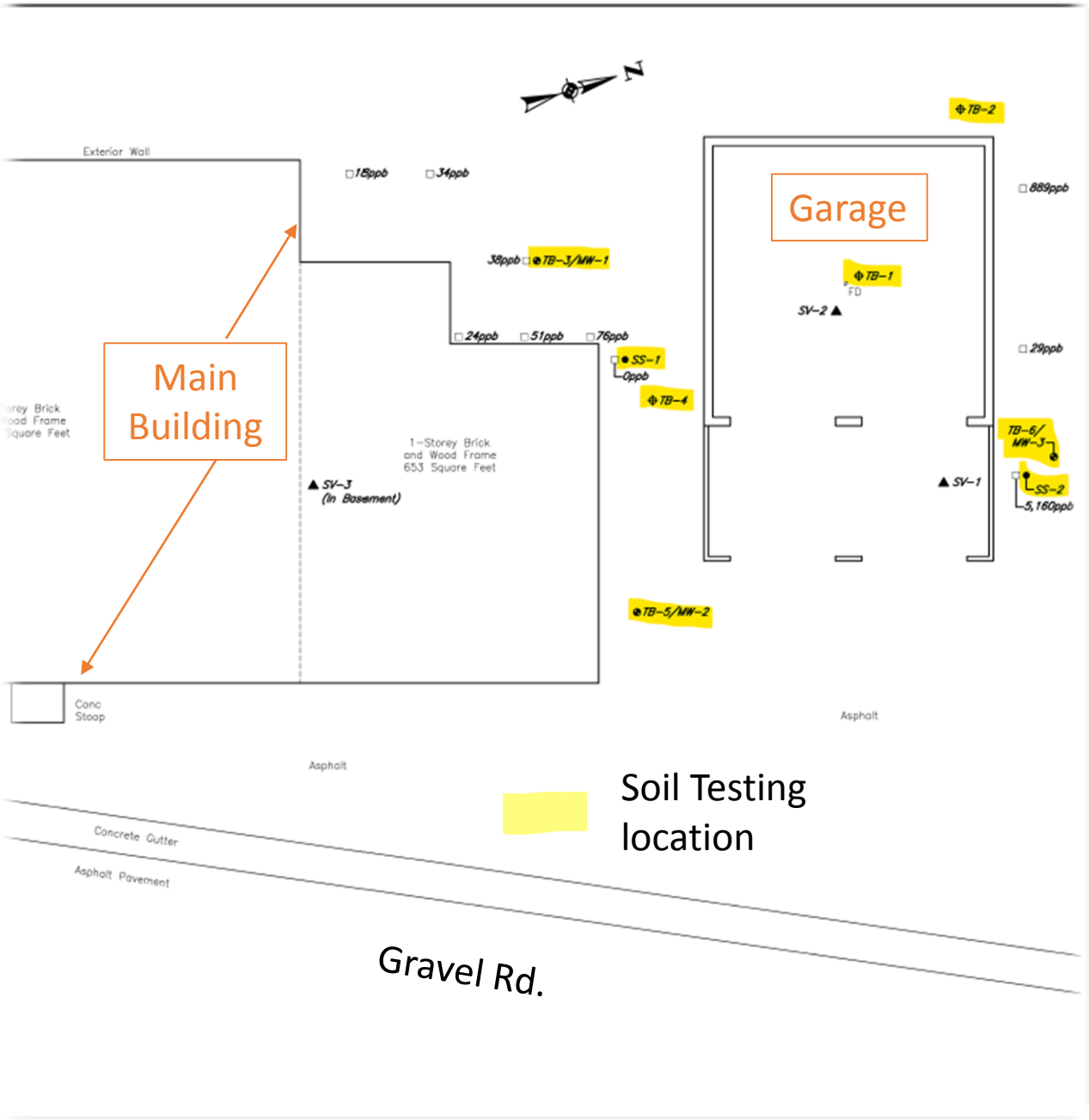
Soil Evaluations

A. Real-Time VOC monitoring

B. Laboratory Analytical
   1. VOC's
   2. SVOC's
   3. Metals
   4. PCB's

The map to the right has testing locations noted. These labels are referenced in the subsequent slides to indicate where a contaminant was found on the site, per the map. For example,

SS-1	Surface Soil Sample 1
TB-1	Test Boring 1
MW-1	Monitoring Well 1
SV-1	Sub-slab Vapor Sample 1

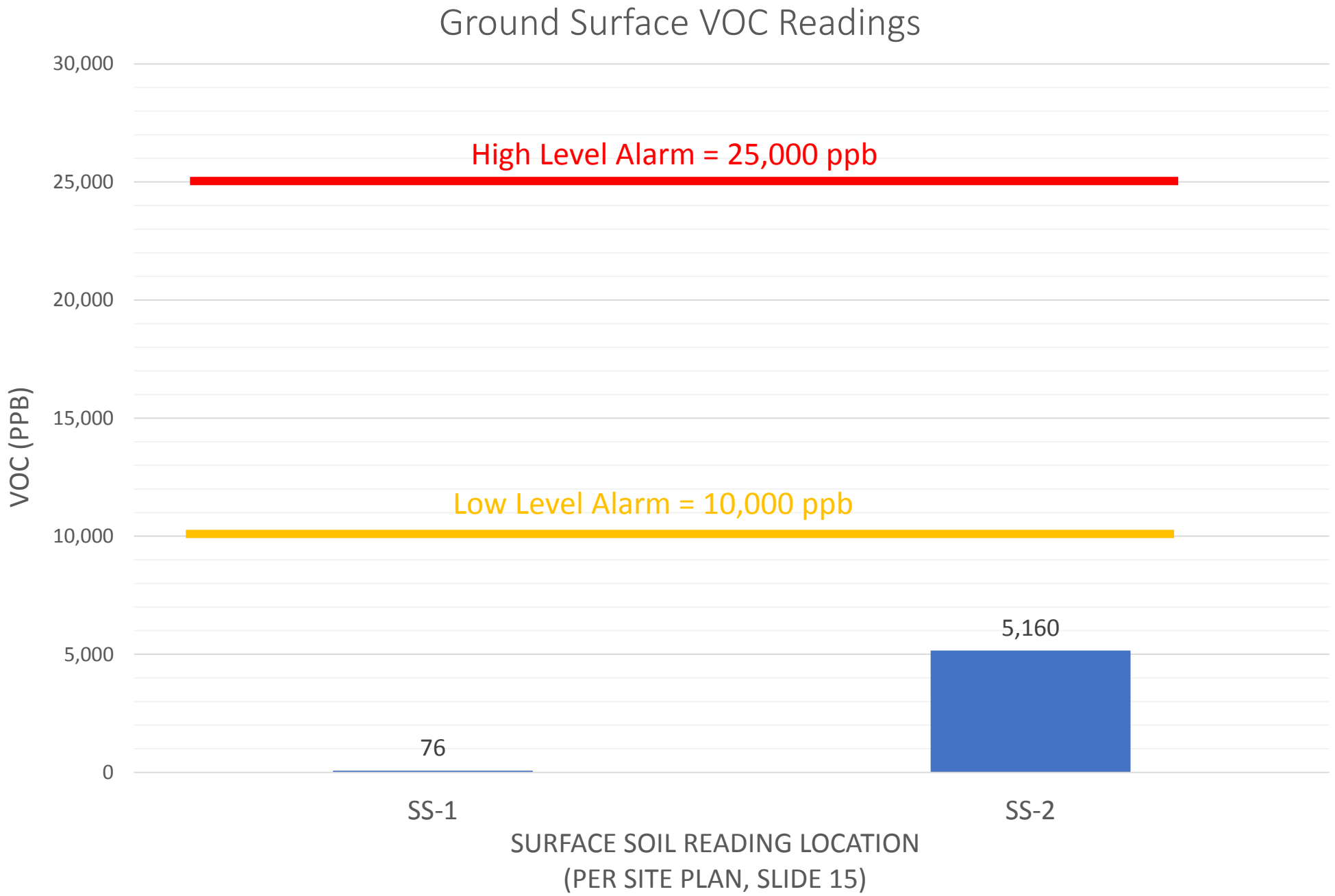


Helpful Definitions:
ppb – Parts per billion
ppm – Parts per million
(concentration measurement)

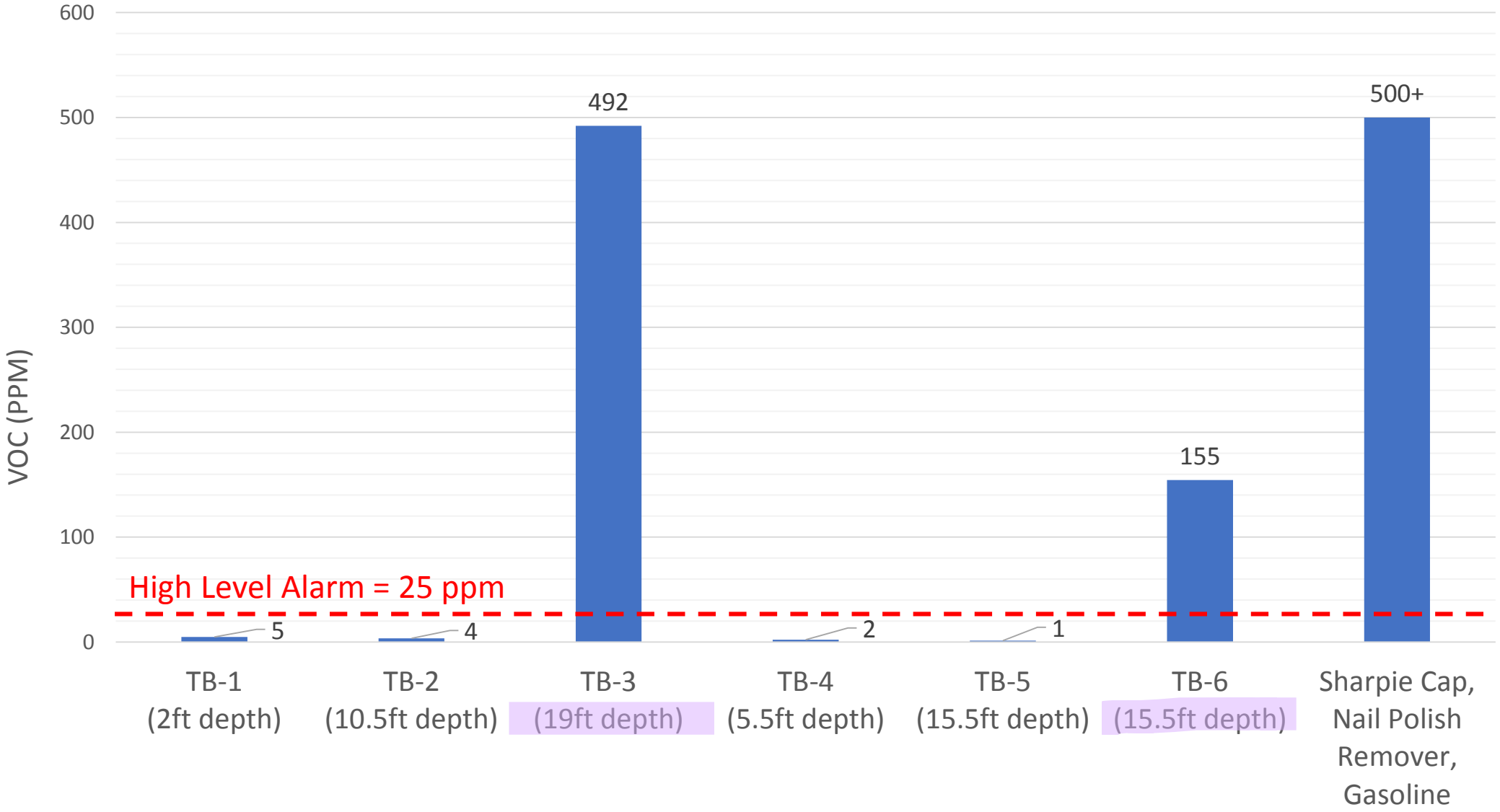
Field Work Results – **Surface Soil** Evaluation

A. Equipment Used: ppbRae PID
   - Portable, real-time readings of VOC's
   - Standard Alarm Calibrations:
     Low Alarm = 10,000 ppb
     High Alarm = 25,000 ppb

B. Results
   - Main Building Basement – No evidence of contaminants
   - Exterior:
     a. SS-1 *(between Main Building and Garage)*: VOC's ranged from 0 – 76 ppb
     b. SS-2 *(north of Garage)*: VOC's ranged from 29 - 5,160 ppb

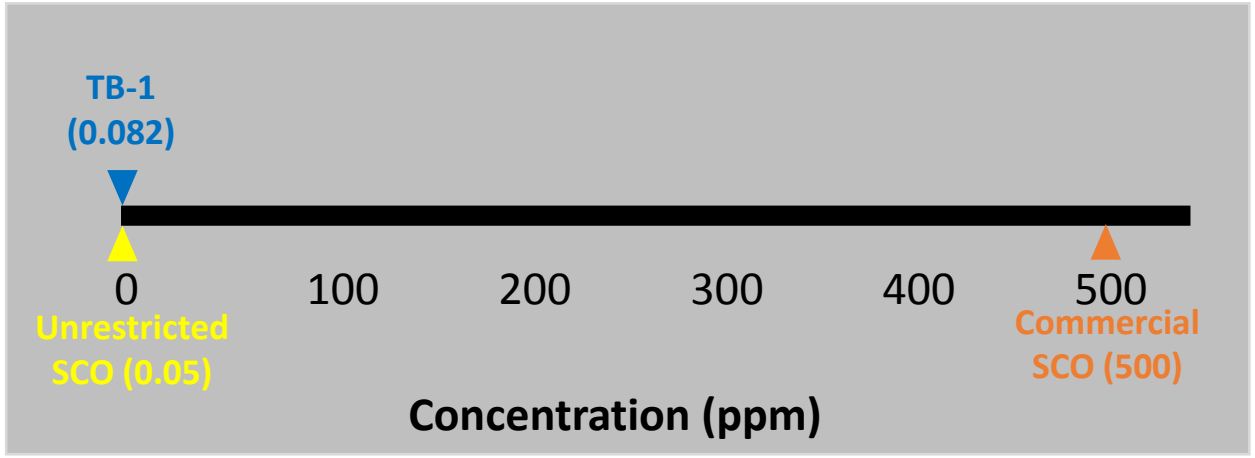

Ground Surface VOC Readings
30,000
25,000
20,000
15,000
10,000
5,000
0
VOC (PPB)
High Level Alarm = 25,000 ppb
Low Level Alarm = 10,000 ppb
76
5,160
SS-1
SS-2
SURFACE SOIL READING LOCATION
(PER SITE PLAN, SLIDE 15)

Subsurface VOC Readings



Field Work Results – Soil Lab Evaluations

1. <u>Testing for VOC's:</u>
   - VOC – Volatile Organic Compounds *organic chemical compounds which can evaporate under normal indoor atmospheric temperature and pressure ex: vapors from gasoline, paints, glues*
   - One Sample, from inside garage, detected methylene chloride at a depth of 3-4ft exceeding the Unrestricted SCO.



2. <u>Testing for SVOC's:</u>
   - SVOC – Semivolatile Organic Compounds *(Type of VOC. Ex: formaldehyde, acetone, ether, or DDT)*

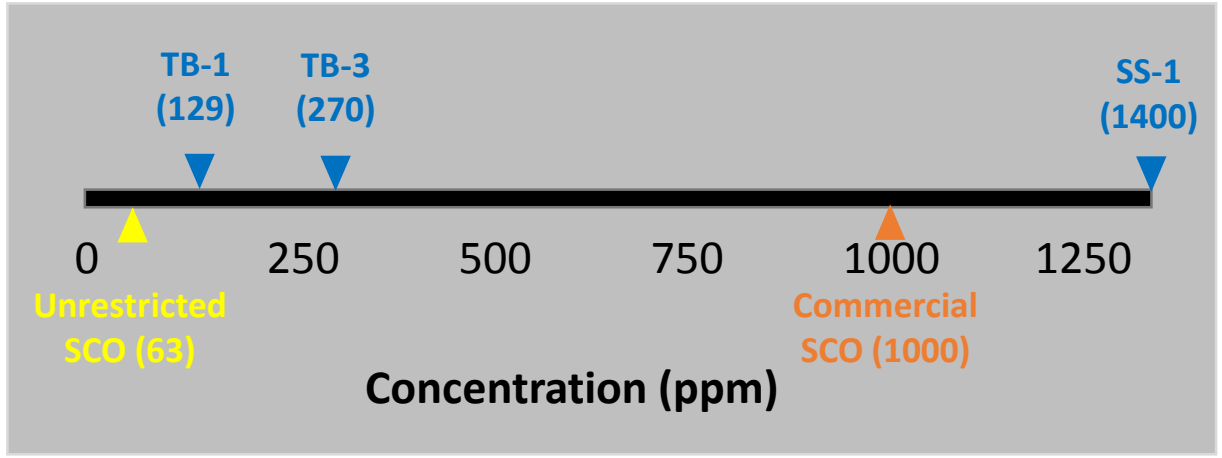
No samples detected concentrations greater than Unrestricted SCO.

Field Work Results – Soil Lab Evaluations

3. <u>Testing for Metals:</u>

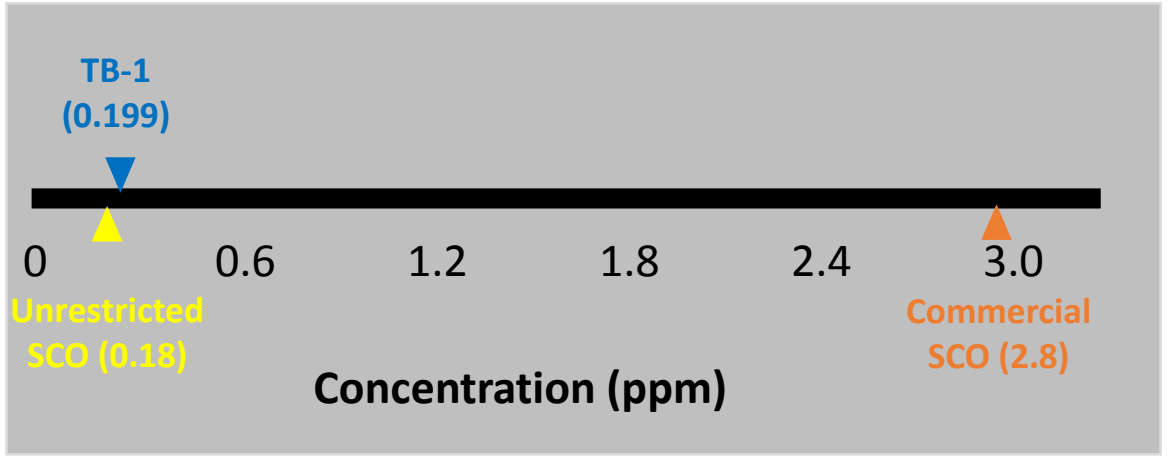
Lead – Three samples detected elevated levels.

- Two exceeded "Unrestricted SCO" (63ppm) – *(TB-1 at 4-6ft depth // TB-4 at 2-4ft depth)*
- One exceeded "Commercial SCO" (1000ppm) – *SS-1 at 0-6in depth*



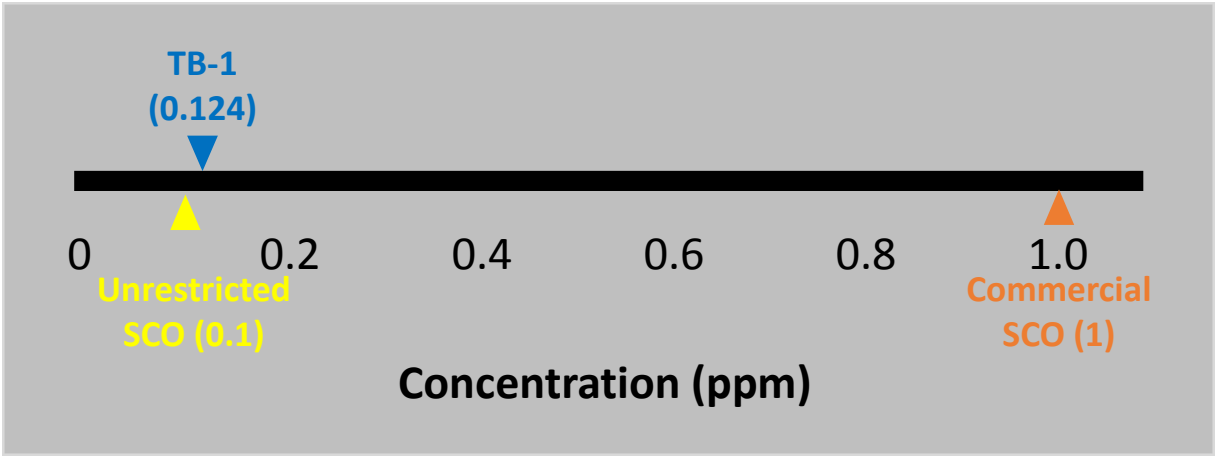
Mercury – One sample detected elevated level.

- Depth of 6ft or less
- Exceeded only "Unrestricted SCO" concentration



Field Work Results – Soil Lab Evaluations

4. <u>Testing for PCB's:</u>
   - PCB – Polychlorinated Biphenyls *(man made organic chemicals banned in 1979 such as Teflon)*
   - One Sample, from inside garage, tested positive for PCB's at a depth of 4-6ft.



Summary: Soil testing identified contaminants to a depth of 6-ft. All were below the "Commercial SCO" concentration, apart from lead, in a surface sample point 0-6 inches (SS-1).

Monitoring Well Sampling

"Monitoring wells" (MW) were installed in three of the "test bores" with the intention of collecting water samples from three locations to both:

1) Test for contaminants
2) Triangulate groundwater flow patterns to determine what may be entering or leaving the site.

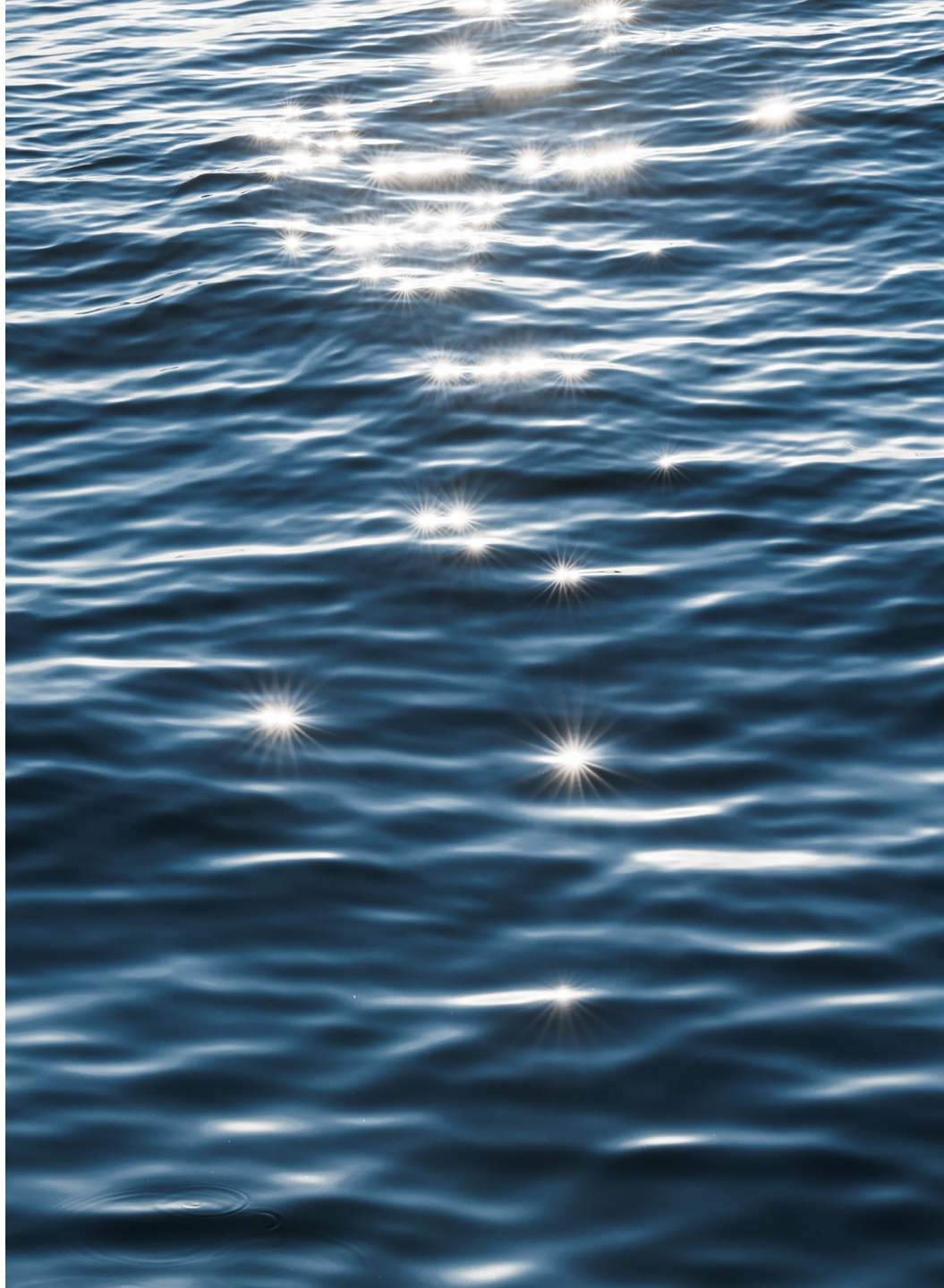
November 2022

- ☑ **MW-1** (17.3ft deep) encountered groundwater: petroleum-based VOC compounds and lead detected, exceeding NYSDEC concentration guidance
- ☒ **MW-2** (16.3ft deep) and **MW-3** (16-ft deep) did not encounter water*

January 2023

- ☑ **MW-1** encountered groundwater: petroleum-based VOC compounds detected, exceeding NYSDEC concentration guidance
- ☑ **MW-2** encountered groundwater: no contaminants detected
- ☒ **MW-3** did not encounter water*

**Depth of wells limited due to encountering bedrock.*



Sub-Slab Vapor Screening

Three sub-slab soil vapor samples were taken:

A. One sample taken under building basement slab – **No constituents detected** at concentrations greater than Air Guidance and/or 90th percentile of NYS Department Of Health Guidance (NYSDOH)

B. Two samples taken under garage floor:
   - Six constituents detected at concentrations greater than Air Guidance and/or 90th percentile of NYSDOH:
     - Methylene Chloride *(paint stripper)*
     - Acetone *(paint remover)*
     - Carbon Disulfide *(softens paints and varnishes)*
     - Chloroform *(solvent for lacquers, polish, & resin)*
     - Hexane *(solvent & cleaning agent)*
     - Toluene *(manufacturing of paints & lacquers)*

Drain Evaluation

A drain in the garage and building were attempted to be traced.

- ✓The garage drain was clogged and could not be traced.
- ✓The basement drain was successfully traced to a sanitary manhole nearby.

Materials Survey

- Materials in the building were tested for:
  - ✓ **Asbestos** – Much of the pipe insulation, flooring, mastics, glazings, and caulks were found to contain asbestos.
  - ✓ **Lead-based Paint** – Many painted items tested positive
  - ✓ **PCB's** – No items detected levels exceeding 50ppm, and therefore would not require special handling and disposal.

Structural Assessment

A. Main Building

Structurally sound. Requires repair and replacement of components but can be salvaged.

B. Garage

Recommended for demolition

Next Steps

Day Engineering's recommendations:

- Installation of vapor mitigation systems (similar to a household radon systems)
- Installation of additional monitoring wells to triangulate groundwater movement.
- Characterization of fill samples
- Additional Materials Testing for asbestos and lead paint
- Developing a remediation and/or Site Mitigation Plan (SMP)

Challenges to Complete in April 2023:

PRIVATE ownership and County's temporary Court ordered control has expired.

Next Steps

Complete a Phase 1 ESA

- This would review the neighboring properties and any potential local impacts to 600 Ridge Road
    - ➢ It is believed that a gas station, dispensing **petroleum** products and **leaded** gasoline may have existed on the property to the west, perhaps explaining some of the results of the testing.

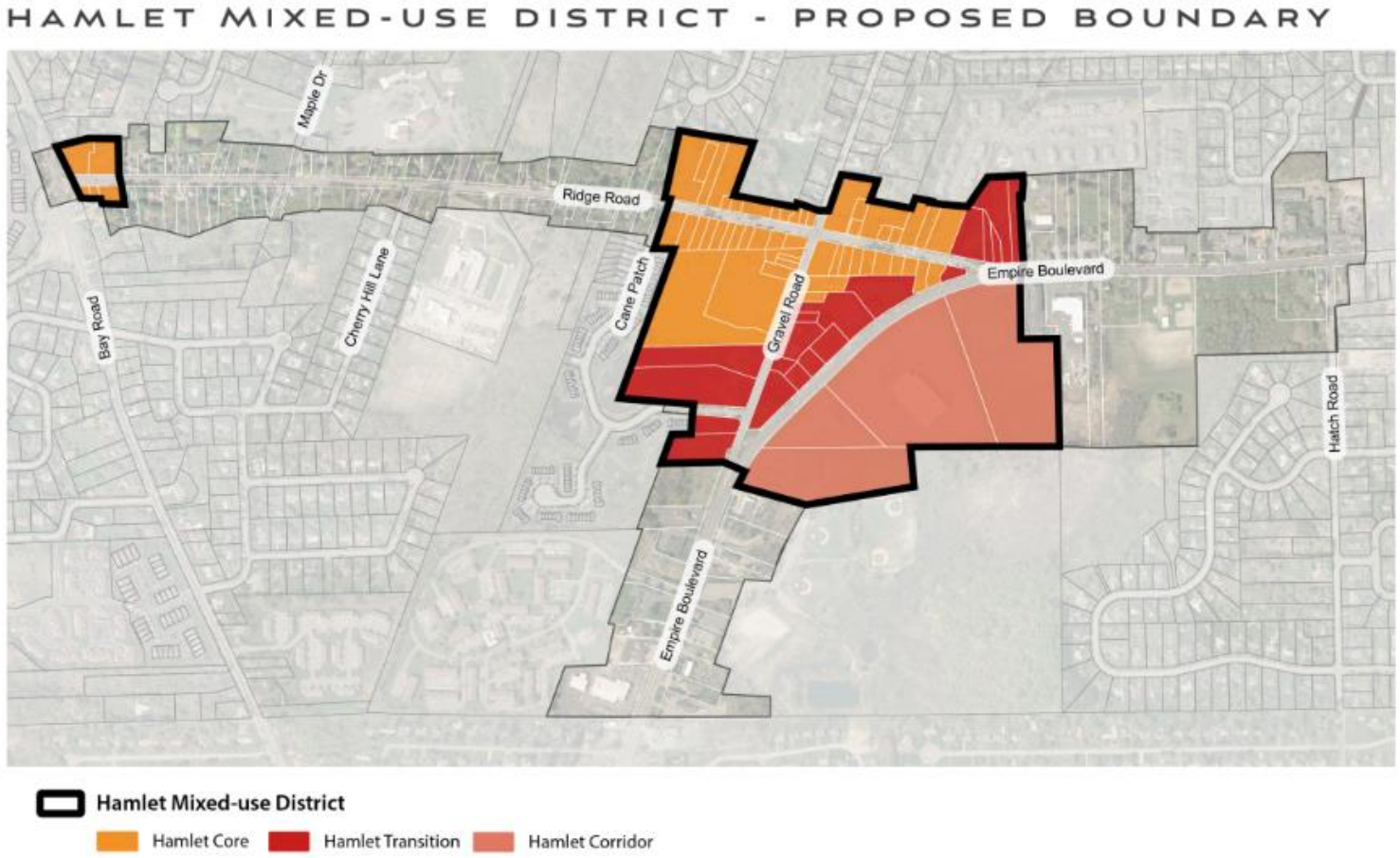
Complete a Phase 3 ESA

- This would quantify the extent of impact to the site and develop a plan for remediation, incorporating Day Engineering's recommendations.

Challenges to Complete in April 2023:

PRIVATE ownership and County's temporary Court ordered control has expired.

Hamlet Revitalization Update



West Webster Hamlet Revitalization Update

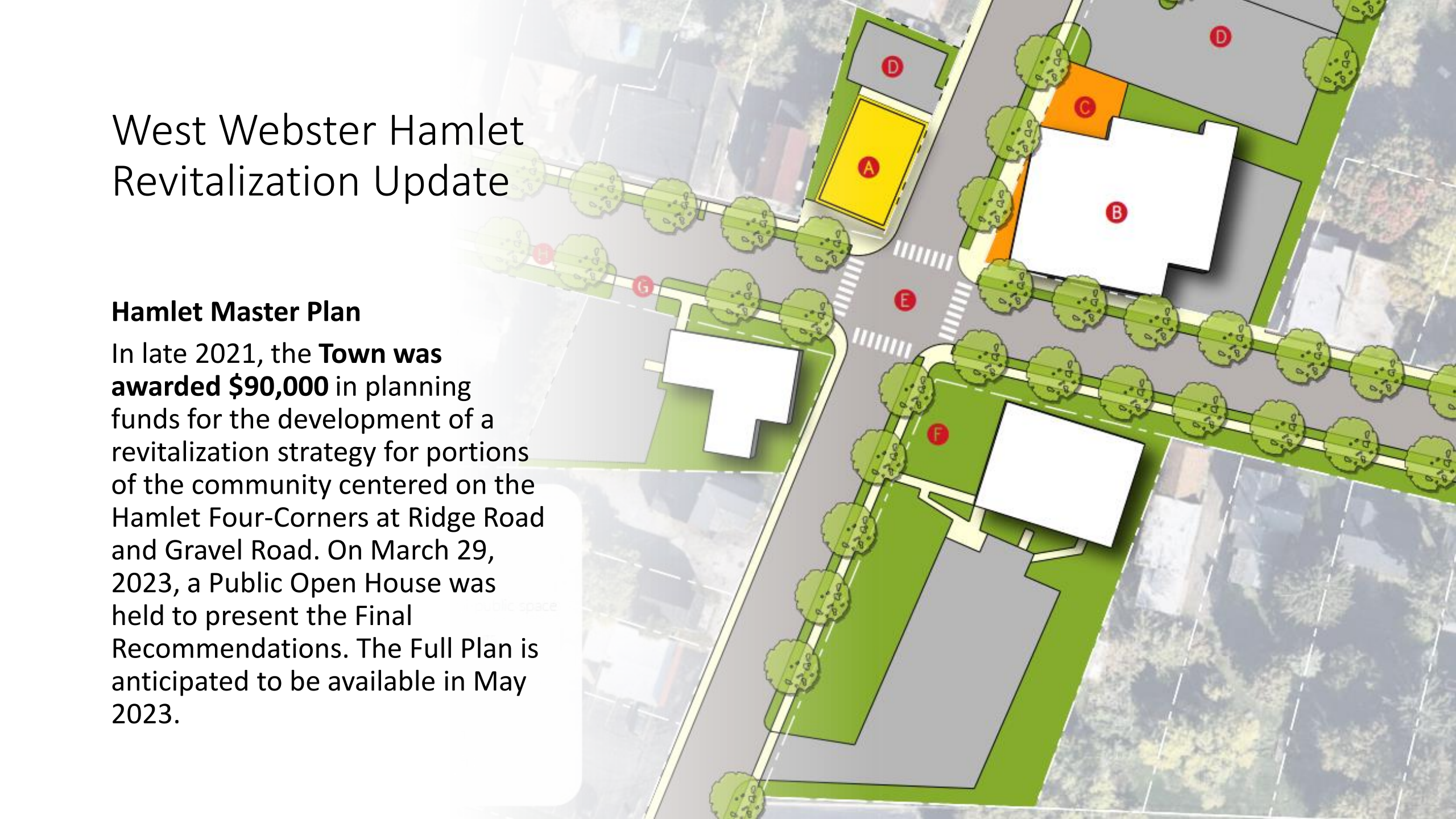
The Town of Webster is undertaking a sustained and multi-pronged effort to strengthen the West Webster Hamlet as a neighborhood center, with three simultaneous initiatives currently underway at varying scales.

- **Hamlet Master Plan**
- **Property Rehabilitation Efforts**
- **600 Ridge Road**

West Webster Hamlet Revitalization Update

Hamlet Master Plan

In late 2021, the **Town was awarded $90,000** in planning funds for the development of a revitalization strategy for portions of the community centered on the Hamlet Four-Corners at Ridge Road and Gravel Road. On March 29, 2023, a Public Open House was held to present the Final Recommendations. The Full Plan is anticipated to be available in May 2023.



West Webster Hamlet Revitalization Update

Property Revitalization Efforts

In January 2023, the Town of Webster and the Webster Economic Development Alliance applied for $1.825m in New York State funding assistance through the **Restore NY Communities Program** to assist in the rehabilitation of several vacant and/or abandoned properties within the Hamlet. The State will announce grant recipients in Spring 2023.

Why Rehabilitate vs Demolish?

- 80% of the building is structurally sound.
- The presence of a structure at all 4 Corners of the Hamlet is critical to retaining historic neighborhood character and a pedestrian-scale of development.
- The size of the lot precludes construction of a new building that is financially viable.

West Webster Hamlet Revitalization Project

Site 1: Owner – Ridgepointe Drive 1 Corp
600 Ridge Road
SBL – 78.20-1-11

Status: Abandoned, Contaminated
Proposed Action: Rehabilitation

Anticipated Cost: $847,500

- $395,000 – Building Rehabilitation
- $225,000 – Demo, Site, Utilities, Abatement
- $127,500 – Soft Costs, Investigations
- $100,000 – Contingencies

Anticipated Restore NY Request: $522,000

NEW YORK STATE | Restore New York

Hamlet Revitalization Next Steps

- Identify what additional environmental information is required to establish a remedial plan for 600 Ridge Road.
- Identify path forward to transferring control of 600 Ridge to a willing and able party.
- Assemble funding sources for 600 Ridge rehab/remediation.
- Initial implementation of Hamlet Master Plan – Old Ridge Road/Gravel Intersection improvements.
- Continued encouragement and support of local property owners to reinvest in their buildings.