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November 22, 2013

**VIA HAND DELIVERY**

Department of Neighborhood & Business Development  
City of Rochester  
City Hall, 30 Church Street, Room 125B  
Rochester, New York 14614  
Attn: Ms. Marcia Barry

**RE: Application for a demolition permit from the Commissioner of  
Neighborhood & Business Development by Rochester Gas and  
Electric Corporation to abate and demolish the decommissioned  
Beebee Station Main Plant generating facility located at 256 Mill  
Street/100 Platt/100 Falls Street in the City of Rochester, New York.**

Dear Marcia:

On behalf of Rochester Gas & Electric Corporation ("RG&E"), we submit this application (see Exhibit A) for a Demolition Permit to allow RG&E to abate hazardous material and demolish the Beebee Station Main Plant (as defined below) and associated buildings and structures (collectively, the "Main Plant Demolition and Remediation (or D&R) Project," or the "Project") as more fully described in this application. The Main Plant D&R Project is located at 256 Mill/100 Platt Street/100 Falls Street (the "Main Plant" or the "Site") in the City of Rochester (the "City"), on part of the larger Beebee Station site. The Site is located northeast of the current city center on the western bank of the Genesee River, just downstream of the High Falls of the Genesee River.

The Site is located in the City's Center City District. In accordance with the requirements of the City of Rochester Zoning Ordinance (the "Code"), the Project requires a demolition permit from the City Commissioner of Neighborhood and Business Development. CODE §§ 47A-6(A), 47A-7(A). Thus, please accept this letter and its exhibits and enclosures as RG&E's application for a demolition permit.

The larger Beebee site consists of approximately 18.3 acres located primarily within the River gorge. It is bounded on the east by the Genesee River, on the north by

Falls Street, on the west by Mill Street and Brown's Race, and on the south by the foot of the River gorge. Exhibit B contains a series of Site Plans showing the location of the Main Plant D&R Project on the Beebee Station site and the structures to be demolished and those that will remain.

The Main Plant portions of the larger Beebee Station site were shut down between 1984 and 1999, and the Project Site generally has been non-operational since that time, although RG&E still maintains a sub-station and other operations on the larger site. Given that RG&E has no further use for this portion of the larger Beebee Station site for purposes of generating electricity, RG&E intends to remove and dispose of the Main Plant hazardous material and to demolish the remaining Main Plant buildings and structures in compliance with applicable laws. Exhibit C contains photographs of the buildings and structures to be abated and demolished.

As more fully detailed in the Hazardous Materials Abatement and Disposal specifications attached as Exhibit D,<sup>1</sup> the Asbestos Survey attached as Exhibit E, and the Hazardous Materials Surveys and Inventory attached as Exhibit F, potentially hazardous materials are present within the Main Plant and/or incorporated into the structural components of the Main Plant structures, roofs, and associated outbuildings, and will be remediated as part of the demolition process. Further, because of the passage of time, some portions of the roof and other structural components throughout the Main Plant are in poor to very poor condition.

The D&R Project will be performed completely within the parcel boundaries of the Site, and will typically occur between the hours of 7:00 A.M. and 6:00 P.M., Mondays through Fridays. With the exception of transporting Project-related materials to and from the Site, Project work is not expected to encroach into any public right of way. Exhibit G contains the transportation-related Project specifications, and includes figures suggesting RG&E's proposed temporary traffic pattern changes in the vicinity of the Site.

Once abatement and demolition is completed, the Main Plant portion of the Site will become open space, and be re-vegetated and graded to promote infiltration and natural stormwater drainage through designated existing channels and pipes. The shale rock cliff will be stabilized as needed and left in a natural-looking state. Exhibit H contains a summary description of the anticipated End State at the Project Site.

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<sup>1</sup> Because RG&E has not yet hired a D&R Contractor, it does not yet have a listing of the licensed and permitted waste disposal sites that the Contractor will use during this Project. Once a Contractor is engaged, a listing of the disposal facilities which are proposed for the Project will be submitted to RG&E as a Project deliverable along with documentation evidencing that any identified waste transport or disposal entities have the capacity to accept the forecasted waste types and quantities. These will be provided to the City when available.

It is possible that part of the Main Plant rear wall will be utilized as a retaining wall for the shale cliff behind the Main Plant. Exhibit I contains a description of this. RG&E is in the process of engaging a Demolition and Remediation Contractor ("Contractor"), and more detailed information, as requested by City Code § 47A-17(B) (14), will be submitted once the Contractor is engaged.

Exhibit J contains the currently anticipated D&R Project schedule. Exhibit K includes a completed Part 1 of the new Full Environmental Assessment Form ("FEAF").

### Exhibits

- Exhibit A: Completed City Building Permit Application Form;
- Exhibit B: Site Plan (Full-size hard copies provided with the original application and 11 x 17 for the other hard copies; the compact disk ("CD") includes a complete set of drawings);
- Exhibit C: Photographs of the Main Plant structures;
- Exhibit D: Hazardous Substance Abatement and Disposal-related Project Specifications prepared by LiRo Group;
- Exhibit E: Asbestos Survey prepared by Paradigm Environmental Services, Inc. (on CD only);
- Exhibit F: Hazardous Material Surveys and Inventory (on CD only);
- Exhibit G: Traffic and Transportation Specifications;
- Exhibit H: Summary of Anticipated End State including photo-simulation of the Site following the demolition;
- Exhibit I: Building/Gorge Wall Evaluation, Temporary Shoring, and Retaining Wall to Remain;
- Exhibit J: Anticipated Demolition & Remediation Project Schedule; and
- Exhibit K: Completed Full EAF Form, Part 1, with Appendices.

Once a Contractor is engaged, it will provide the following to the City in support of this application:

- A Performance Bond or Letter of Credit equal to 100% of the contract price or 100% of the gross D&R Project cost.

- An insurance certificate demonstrating that the Contractor has both liability and Workers' Compensation insurance in place, with appropriate endorsements for additional insured.
- Electric, Plumbing, Right of Way,<sup>2</sup> and/or any other permit applications that are identified as being required.

In addition, before abatement and demolition can actually begin, a Rodent Control Certificate will be provided.

Please confirm the applicable application fees, and we will promptly remit payment.

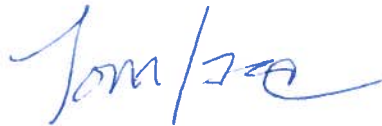
Based upon the foregoing, we respectfully request that the City grant the requested demolition permit for the Project once the Contractor is selected and the additional materials referenced herein are submitted to and reviewed by the City. In the meantime, please initiate the SEQRA process as soon as possible.

Six (6) complete copies of this application package are being submitted herewith. In addition, the CD included in each application package contains a complete, bookmarked set of the documents in this application package. Please distribute these materials as appropriate.

Further, please let me know if you have any questions or need any additional information.

Thank you.

Very truly yours,



Thomas C. Greiner Jr.

Enclosures

cc : James W. Rettberg  
Gary Ganoung

<sup>2</sup>

It is not anticipated that any demolition activities will encroach into the public right-of-way. If it is subsequently determined that limited encroachment into the public right-of-way would facilitate the Project, the Contractor will apply for a permit to work in the right-of-way and will submit a proposed plan to be approved by the City Engineer for maintaining and protecting pedestrian and vehicular traffic, specifying the location of equipment and the schedule of activities.