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Submitted to:

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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**2552 Route 89**  
Town of Seneca Falls, New York

Project Number: 40212

April 2009

April 28, 2009

Mr. Clint Halftown  
Cayuga Indian Nation  
P.O. Box 11  
Versailles, NY 14168

Re: Phase I Environmental Site Assessment  
2552 Route 89,  
Seneca County Tax Map No.36-1-49  
Town of Seneca Falls, New York 13148  
AKRF Project Number 40212

Dear Halftown:

AKRF, Inc. is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced site. This report includes the findings of a site inspection, an evaluation of available historical information, the interpretation of selected federal and state environmental databases, and a review of selected Seneca County records. AKRF, Inc. met the requirements of American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-05 unless noted otherwise in Section 7: "Limitations".

We appreciate the opportunity to provide you with our services. If you should have any questions or comments regarding the enclosed report, please do not hesitate to contact us.

Sincerely,  
AKRF, Inc.

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Marc S. Godick, LEP  
Senior Vice President

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Kerry Gallagher  
Environmental Scientist

Enc.

## EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by the Cayuga Indian Nation of New York State to perform a Phase I Environmental Site Assessment of the property located at 2552 Route 89, Town of Seneca Falls, Seneca County, New York. The Property comprised a convenience store, gasoline filling station and an asphalt-paved surface parking lot. The Property was approximately 0.7-acres in size, legally defined as Seneca County Tax Map parcel No. 36-1-49. The Property was located in a predominantly rural area, abutted by a former boat repair shop to the north, New York State Route 89 to the east followed by two commercial properties, a former campground and Cayuga Indian Nation offices to the west, and Garden Street followed by undeveloped land to the south.

The objective of this assessment was to identify any potential environmental concerns associated with the site resulting from past or current site usage or usage of neighboring properties. This Phase I Environmental Site Assessment was performed in accordance with customary principles and practices in the environmental consulting industry, and in conformance with the scope and limitations of ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This assessment revealed the following evidence of recognized environmental conditions in connection with the property:

- The Property comprised a convenience store, gasoline filling station, and an asphalt-paved parking lot. Historical uses of the Property include an auto dealership and gasoline filling station, which was reported as operating sometime between 1960 and 1980, and the previous underground tanks were removed and replaced in 1992. Although county records document the current building as being constructed in 1991, a review of historical photographs and reports indicate that the current structures may have been remodeled in stages from the original development. The past and current use of the Property as a gasoline filling station could potentially have caused a release of petroleum contamination to soil or groundwater. The underground storage tank leak detection system reported in the environmental database for the tanks currently in use at the Property did not indicate any releases of petroleum; however, undocumented spills could have contaminated soil and groundwater beneath the site. Registration for the current USTs was not up to date with NYSDEC. In addition, there was no documentation found for maintenance, leak detection, product inventory records, closure sampling related to the former underground tanks, activities related to the former dealership, or potential structures (dry wells, septic systems) related to the former site building.
- The maintenance and storage areas and the public restrooms contained general cleaning chemicals. No odors or observation of releases were noted during the site inspection. Chemicals should be stored properly, in accordance with manufacturers' specifications and applicable local, state and federal regulations.
- Suspect asbestos-containing materials (ACM) were observed, including fireproofing foam, suspended ceiling tiles, vinyl floor tiles, piping insulation, and window caulking.

### Recommendations:

- A subsurface (Phase II) investigation is recommended for 2552 Route 89 based upon the current use as a gasoline station, and the previous use as a gasoline station and auto dealership. The compliance status of the USTs, including registration with NYSDEC, should be further evaluated and addressed, as warranted. The investigation should include the collection of soil and groundwater samples from areas adjacent to current and/or former underground tanks, dispenser islands, and site structures to determine if a release of petroleum has occurred.

- Prior to any demolition or renovation activities, all universal wastes and chemicals stored on-site should be disposed of in accordance with all applicable regulations.
- Prior to any renovation or demolition, a comprehensive asbestos survey should be conducted. If materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all state and federal requirements by a licensed asbestos abatement contractor.

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## 1.0 INTRODUCTION

AKRF, Inc. (AKRF) was retained by the Cayuga Indian Nation of New York State to perform a Phase I Environmental Site Assessment of the property located at 2552 Route 89, Town of Seneca Falls, Seneca County, New York. The Property comprised convenience store, gasoline filling station and an asphalt-paved surface parking lot. The Property was approximately 0.7-acres in size, legally defined as Seneca County Tax Map parcel No. 36-1-49. The Property was located in a predominantly rural area, abutted by a former boat repair shop to the north, New York State Route 89 to the east, a former campground to the west, and Garden Street followed by undeveloped land to the south.

The scope of services for this assessment included the following:

The scope of services for this assessment was in conformance with ASTM Standard E1527-05 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*), with any exceptions to, or deletions from, this practice described in Section 7.0: "Limitations and Data Gaps." AKRF's scope addressed the ASTM scope by conducting the following:

- Observations of the Property (reconnaissance) were made to identify potential sources or indications of hazardous substances, including: aboveground storage tanks (ASTs); underground storage tanks (USTs); tank vents and fill ports; transformers and other items that could contain polychlorinated biphenyls (PCBs), drums or areas where hazardous materials were used, stored, or disposed; stained surfaces and soils; stressed vegetation, leaks, odors. In addition, where possible, neighboring properties were viewed, but only from public rights-of-way, to identify similar concerns.
- Readily available geological and groundwater (hydrogeological) information were evaluated to assist in determining the potential for contamination migration within, from and onto the Property.
- Historical topographic maps and aerial photographs for the Property and adjacent properties were reviewed to evaluate historic land uses.
- The following federal regulatory databases were reviewed to determine the regulatory status of the Property and properties within the ASTM-specified radii: National Priority List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Emergency Response Notification System (ERNS); Toxic Chemical Release Inventory System (TRIS); the Permit Compliance System of Toxic Wastewater Discharges (WWD); the Air Discharge Facilities Index (ADF) the USEPA Civil Enforcement Docket. The federal listing of facilities which are subject to corrective action under the Resource Conservation and Recovery Act (CORRACTS) is discussed with the State databases of RCRA listings.
- The following state regulatory databases were reviewed to determine the regulatory status of the Property and properties within the ASTM-specified radii, hazardous material spills (SPILLS); Resource Conservation and Recovery Act Notifiers (RCRA); Chemical Bulk Storage (CBS); Solid Waste Facilities (SWF); Petroleum Bulk Storage (PBS); State Inactive Hazardous Waste Disposal Sites (SHWS); Major Oil Storage Facilities (MOSF); Historic Utility Sites; Environmental Restoration Program (ERP); Voluntary Cleanup Program (VCP); and Brownfield Cleanup Program (BCP).
- A review of pertinent local (obtained at the County Clerk's Office of Seneca County, NY) and online records for the Property was conducted.

In addition to the ASTM Scope items, AKRF's scope (unless noted in Section 7.0) included:

- A state database of radon concentrations was used to determine whether indoor radon levels in the area (data are by county) generally comply with United States Environmental Protection Agency (USEPA) guidelines.

## **2.0 PHYSICAL SITE DESCRIPTION**

Visual inspection of the site and adjacent areas was performed on March 20, 2009 by Kerry Gallagher of AKRF. At the time of the inspection, the weather was sunny and approximately 40 °F, the visibility good. The site was inspected for the presence of stained surfaces and soils, stressed vegetation, storage tanks, drums, leaking pipes, transformers, suspect asbestos-containing materials, suspect lead-containing paint, and any other evidence of hazardous material usage and storage on-site. Photographs documenting the site inspection are included in Appendix A.

### **2.1 General Site Conditions**

The Property was operated by Lakeside Trading, an enterprise of the Cayuga Indian Nation of New York. The convenience store building was centrally located on the parcel and was of steel and concrete construction with concrete and gypsum board walls, suspended acoustical ceiling tiles, and floors of resilient floor tiles and concrete. The building was reported to have been built in 1991. The store was used for the selling of a variety of food products, beverages, cigarettes, Lottery tickets and other miscellaneous sundries. One pump island with a metal awning and support beams housing two gasoline dispensers was located south of the convenience store. Man-way covers for the underground storage tanks (USTs) were observed south of the pump island. A small storage shed was noted on the west of the convenience store and was used for the storage of miscellaneous supplies and maintenance tools. An asphalt paved entrance to the gasoline filling queue was located north of the convenience store. No sheens, staining or petroleum odors were noted throughout the Property during the site inspection.

### **2.2 Topography, Geology, and Hydrogeology**

The surface topography is relatively level. Based on reports compiled by the U.S. Geological Survey (Seneca Falls, New York Quadrangle), the property lies at an elevation of approximately 465 feet above the National Geodetic Vertical Datum of 1929 (an approximation of mean sea level). Groundwater likely flows in an easterly direction toward Cayuga Lake, located approximately 900 feet to the east. However, actual groundwater flow at the site can be affected by many factors including subsurface openings or obstructions such as basements, bedrock geology, local pumping of groundwater, and other factors beyond the scope of this study.

### **2.3 Storage Tanks**

#### **2.3.1 Underground Storage Tanks (USTs)**

During the site inspection, manhole covers for two underground storage tanks (USTs) were observed south of the gasoline pumps. The tanks were identified as a 10,000-gallon UST used for regular unleaded gasoline and a 5,000-gallon UST for super unleaded gasoline. A review of the State regulatory records identified one 10,000-gallon and one 5,000-gallon in-service gasoline underground storage tanks. Off-site USTs are discussed in Section 4.2.2.

### **2.3.2 Aboveground Storage Tanks (ASTs)**

No evidence, such as concrete foundations, containment walls, pedestals, or steel support structures, was observed during the site visit to indicate that aboveground storage tanks (ASTs) were located on-site either at the time of the inspection or in the past. A review of the State regulatory records did not cite any aboveground storage tanks (ASTs) for the subject property. There were no records of ASTs available in the Seneca County Clerk's Office. Off-site ASTs are discussed in Section 4.2.2.

### **2.4 Polychlorinated Biphenyls (PCBs)**

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used for their cooling properties in electrical equipment such as transformers, capacitors, switches and voltage regulators. The Seneca County Clerk's Office reports the one-story convenience store building currently on the Property to have been built in 1991, a time when PCB-containing equipment was not likely to be used. No leaks or stains were noted around lighting fixtures and switches, which do not currently pose a threat to human health or the environment.

### **2.5 Lead-Based Paint**

Nationally, the residential use of lead-based paint was banned by the Consumer Products Safety Commission in 1977. The use of lead-based paint in commercial structures was severely restricted by the Consumer Products Safety Commission in 1977. Lead-based paint is potentially hazardous when in a deteriorating condition (i.e. chipped, broken, crumbling, pulverized); lead is potentially harmful to humans, particularly children, if ingested, inhaled or otherwise absorbed.

Based on the building's age, lead-based paint is not likely to be present. Painted surfaces of the on-site structures were in good condition and no peeling or flaking was noted. At the time of the site inspection, the structures did not include a child care center or other facility where the extended presence of young children would be typical.

### **2.6 Utilities**

The Property was provided with natural gas heat by New York State Electric and Gas Company (NYSEG) and serviced by the municipal water and sewer system of the Town of Seneca Falls.

### **2.7 Waste Management and Chemical Handling**

Solid waste was collected in trash receptacles throughout the property and removed weekly by a private hauler. No hazardous waste storage or generation was noted during the site visit.

### **2.8 Radon**

Radon is a colorless, odorless gas produced by the radioactive decay of certain elements. The most common sources of radon are igneous and metamorphic rocks containing uranium (such as pitchblende), granite, shale, or phosphate, as well as soils or sediments derived from these parent materials. Radon may also be found in soils contaminated with certain industrial wastes (such as uranium or phosphate mine tailings) or in earth-derived building products which include industrial wastes that contain phosphate slag. In areas where the potential for radon accumulation is high, special ventilation systems may offset potential health hazards.

According to data compiled in 2008 by the Bureau of Radiation Protection, a division of the New York State Department of Health, Seneca County has lower average levels of basement radon



measurements in New York State at 2.93 picocuries/liter, below the USEPA recommended action level of 4.0 picocuries/liter.

## **2.9 Asbestos-Containing Materials (ACM)**

Asbestos, a known human carcinogen, is a generic name assigned to a group of naturally occurring minerals exhibiting high tensile strength and possessing excellent fire resistance and insulating properties. These minerals include chrysotile, amosite, crocidolite, actinolite, tremolite, and anthophyllite. Asbestos is commonly found as a component of building materials including: thermal system insulation (TSI), pipe insulation, spray-applied fireproofing, spray- or trowel-applied surfacing materials, vinyl asbestos floor tiles and sheeting, plaster, sheetrock/joint compound, ceiling tiles, fire door fill, roofing materials, thermal gaskets, mastics, caulks and a range of other products.

Building materials containing greater than one percent asbestos are considered to be asbestos-containing materials (ACM). ACM are classified as friable or non-friable. Friable ACM are those which can be crumbled, pulverized, or reduced to powder when dry by hand or other mechanical pressure. Friable ACM, such as thermal system insulation and spray-applied fireproofing, are generally associated with a higher risk of releasing asbestos fibers than non-friable ACM, such as vinyl floor tiles and built-up roofing materials.

Although the Seneca County Clerk's Office reports the one-story convenience store building currently on the Property to have been built in 1991, a review of historical photographs and reports indicate that the current structures may have been remodeled in stages from the original building constructed sometime in the 1960s. Suspect asbestos-containing materials (ACM) were observed, including fireproofing foam, suspended ceiling tiles, vinyl floor tiles, piping insulation, and window caulking.

## **3.0 ADJACENT LAND USE**

The Property was located in a predominantly rural area, abutted by a former boat repair shop to the north, New York State Route 89 and commercial properties to the east, a former campground and Lakeside Enterprises offices to the west and the Garden Street Extension followed by undeveloped land to the south.

## **4.0 PROPERTY HISTORY AND RECORDS REVIEW**

### **4.1 Prior Ownership and Usage**

#### **4.1.1 Historical Maps**

Historical Sanborn Insurance map coverage was unavailable for the Property and surrounding area. Historical U.S. Geological Survey Topographic maps covering the Property were viewed for evidence of prior land usage. Specifically, the U.S. Geological Survey Topographic map from the years 1899, 1953, 1978 and 1994 were reviewed online or were provided in a previous environmental investigation (discussed further in Section 6.0) were reviewed. Historical maps are included in Appendix B.

1899

The Property was shown as vacant undeveloped land. The surrounding properties consisted largely of undeveloped land with sparse buildings.

1953

The Property was shown as vacant undeveloped land. Route 89 abutted the eastern portion of the Property. Cayuga Lake State Park was shown to the south across Garden Street. The surrounding area was occupied by vacant land and sparse buildings.

1978

A building was shown on the property. A review of a previous environmental investigation (discussed further in Section 6.0) indicated the building is likely a former car dealership/filling station that was developed in the 1960s and ceased operation in the 1970s. Campgrounds were shown north and southwest of the Property. No further significant changes from the 1953 map were shown.

1994

A building appeared to be shown on the Property, but was partially obscured by a map notation. No significant changes from the 1978 map were shown in the surrounding areas.

To summarize, the Property was undeveloped since at least 1899, and was developed with a commercial building by 1978. The surrounding area was occupied by a state park, campgrounds, and some development.

#### **4.1.2 Historical Aerial Photographs**

Historical aerial photographs were reviewed from the years 1978, 1992, 1995, 2003, and 2007 online or from the previous environmental investigation (discussed further in Section 6.0) and are summarized below. Available historical aerial photographs are included in Appendix B.

1978

The photograph showed the on-site gas station former and the adjacent property containing the boat repair shop and campground. Residential and agricultural use properties were shown in the surrounding area.

1992, 1995, 2003, and 2007

The Property was developed with a building, a smaller structure (possibly a gas pump) and apparent paved and vegetated land. Buildings were shown north of the Property and to the east across Route 89. The surrounding properties to the south and west were largely undeveloped wooded areas.

The historical aerial photographs indicated that the Property was developed sometime prior to 1978, and by 1992 was developed with the current structures. The aerial photographs suggest that the current structures were constructed as additions to existing structures and demolition did not take place throughout development. No evidence of dumping was apparent in the aerial photograph.

#### **4.1.3 Property Tax Files and Zoning Records**

Electronic information provided by the Seneca County Tax Assessor's Office identified the Property as Tax Map Parcel No. 36-1-49. The Property is zoned for commercial use by the Town of Seneca Falls. Documentation is included in Appendix C.

#### **4.1.4 Recorded Land Title Records**

On October 3, 2003, records indicate the Property was transferred from Micro Inc., to B.E.P. Properties, and then to Cayuga Nation of New York, all on the same day. Prior to ownership by Micro, Inc. (November 1994), previous transactions were identified as being non-commercial, single individual ownership. Documentation from the Cayuga County Clerk's office is included in Appendix C.

### **4.2 Regulatory Review**

Toxics Targeting, Inc. of Ithaca, New York, was contracted to obtain information regarding the regulatory status of the property and the surrounding area. This information included records from databases maintained by the USEPA and New York State Department of Environmental Conservation (NYSDEC). AKRF reviewed these records to identify the use, generation, storage, treatment and/or disposal of hazardous material and chemicals, or releases of such materials which may impact the Property. All applicable regulatory databases meet ASTM guidelines requesting utilization of information within 90 days' receipt from the appropriate agency. Copies of the pertinent sections of the Toxics Targeting, Inc. report are included in Appendix D.

#### **4.2.1 Federal Review**

The federal databases searched included the National Priority List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Emergency Response Notification System (ERNS); Toxic Chemical Release Inventory System (TRIS); the Permit Compliance System of Toxic Wastewater Discharges (WWD); the USEPA Civil Enforcement Docket.; and the Air Discharge Facilities (ADF) The federal listing of facilities which are subject to corrective action under the Resource Conservation and Recovery Act (CORRACTS) is discussed with the State databases of RCRA listings.

##### *National Priority List (NPL)*

The NPL is the USEPA's database of some of the most serious uncontrolled or abandoned hazardous waste sites identified for probable remedial action under the Superfund Program. NPL sites can pose a significant risk of stigmatizing surrounding properties and thus impacting property values.

No NPL sites were identified within one-mile of the Property.

##### *Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)*

CERCLIS is a compilation of sites which the USEPA has investigated, or plans to investigate, pursuant to the Superfund Act of 1980 (CERCLA). As such, some of these sites may ultimately present concerns and others may not (but could still pose a perceived threat, thus affecting property values).

No CERCLIS sites were identified within a ½-mile of the Property.

*Emergency Response Notification System (ERNS)*

This federal database, compiled by the Emergency Response Notification System, records and stores information on certain reported releases of petroleum and other potentially hazardous substances.

The Property was listed as a potential ERNS site in the regulatory database for one spill located on Route 89 in Seneca Falls, although it was not mapped on this Toxics Targeting report:

- Route 89 in Seneca Falls was listed with a spill on June 25, 1987. The spill was reported to have been due to a 5-gallon bucket leaking from a freight truck on the highway. The quantity spilled was listed as 5 gallons of corrosive liquid nitrogen. No material was released into surrounding waterways.

The above listed spill is not anticipated to have affected the Property based on details listed in the database information.

*Toxic Chemical Release Inventory System (TRIS)*

The TRIS contains information reported by a variety of industries on their annual estimated releases of certain chemicals. No TRIS sites were identified within 1/8-mile of the Property.

*Permit Compliance System of Toxic Wastewater Discharge (WWD)*

This database includes certain sites which discharge wastewater containing potentially hazardous chemicals.

No WWD facilities were reported within 1/8-mile of the Property.

*United States Environmental Protection Agency Civil Enforcement Docket*

This database tracks civil judiciary cases filed on behalf of the USEPA by the Department of Justice.

No facilities were listed in the USEPA's Civil Enforcement Docket within 1/8-mile of the Property.

*Air Discharge Facilities (ADF) Index*

This federal database includes information on certain air emission sources.

No ADF facilities were identified within a 1/8-mile radius of the Property.

#### **4.2.2 State Review**

The state records reviewed included listings of hazardous material spills; Resource Conservation and Recovery Act (RCRA) Notifiers; Chemical Bulk Storage (CBS); Solid Waste Facilities (SWF); Petroleum Bulk Storage (PBS); State Inactive Hazardous Waste Disposal Sites (SHWS); State Hazardous Substance Waste Disposal Sites (SHSWDS); Major Oil Storage Facilities (MOSF); Brownfield Sites; Historic Utility Sites.; Environmental Restoration Program (ERP) sites; Voluntary Cleanup Program (VCP) sites and Brownfield Cleanup Program (BCP) sites.

New York SPILLS Database

This database includes releases reported to the NYSDEC, including tank test failures (for USTs only) and tank failures.

Six closed status spills were reported within a ½-mile radius of the Property. The gasoline station on the Property was cited with one spill:

- Seneca Falls Quickway #38, located at the Property, was listed with a closed status spill on January 8, 1998. The release was reportedly a surface gasoline release from a customer's vehicle. The quantity spilled was listed as 3 gallons. The release was reported to have been cleaned with speedy dry (absorbent) and the case achieved a closed regulatory status on the same date. This spill is not anticipated to have affected the Property based on details listed in the database information; however, undocumented releases from this facility have the potential to have affected subsurface conditions beneath the Property.

One spill was listed for the Monteverdi (William) Home located at the intersection of Route 89 and Garden Street:

- Monteverdi (William) Home, located approximately 250 feet southeast of the Property, was listed with a closed status spill in July of 1995 when a DEC representative noticed various containers and chemicals were being stored at the property and some spillage of an unspecified material. Based on the limited information available, past site inspection, and the age of the spill, no further action was required. The spill was closed in September of 2006.

Four spills were listed for the Cayuga Lake State Park, located at 2664 Lower Lake Road, approximately 720 feet south-southwest of the Property:

- Cayuga Lake State Park was listed with a closed status tank failure in June of 1998. A 1,000-gallon underground storage tank was noticed to be leaking. The quantity released was not specified. Contaminated soil and three additional 1,000 gallon underground storage tanks were removed, the soil was properly disposed and the UST was replaced by a 500-gallon aboveground storage tank. The spill was closed in February of 1992. A second listing for the same spill, reported in February of 1999, noted that the spill closure report included laboratory results indicating concentrations of petroleum compounds above laboratory detection limits but below NYSDEC STARS petroleum-contaminated soil guidance values in a soil sample. The closure report was reviewed and no further action was deemed necessary. This spill listing was closed in June of 1999.
- A spill was also reported in July of 2003 when a clogged sewer line overflowed from a manhole. Raw sewage was reportedly released. Based on a review of the database, no further action was deemed necessary. The spill was closed in October of 2003.
- Cayuga Lake State Park was also listed with a closed status spill in March of 1996 when 3 gallons of hydraulic oil were released onto the surrounding land and a storm sewer when the hydraulic line on a lumber truck broke. The spill was cleaned up with sawdust and impacted leaves were collected. No sheens were detected on the lake, no further action was deemed necessary, and the spill was closed on the same day.

Based on the anticipated groundwater flow direction, the above listed spills, most of which involved minor releases, are not anticipated to have affected subsurface conditions beneath the Property.

*Resource Conservation and Recovery Act (RCRA) Notifiers Listings*

This database lists sites that have filed notification forms regarding hazardous waste activity, including: treatment, storage and disposal facilities (TSDs); small-quantity generator (SQG) and large-quantity generators (LQG); and transporters regulated under RCRA. The discussion below includes any CORRACTS listings of facilities which are subject to corrective action under RCRA.

No CORRACTS facilities were identified within a one-mile radius of the Property. No RCRA TSD facilities were identified within a ½-mile radius of the Property. No RCRA Generators/Transporters were reported within a ⅛-mile radius of the Property.

*Chemical Bulk Storage (CBS) Database*

The CBS lists facilities that store regulated non-petroleum substances in aboveground tanks with capacities greater than 185 gallons and/or in underground tanks of any size.

No CBS facilities are listed within ⅛-mile of the Property.

*Solid Waste Facilities (SWF)*

This database includes a listing of landfills, incinerators, transfer stations, recycling centers, and other sites which manage solid waste.

No Solid Waste Facilities were identified within a ½-mile radius of the Property.

*Petroleum Bulk Storage (PBS) Database*

This database lists facilities that registered having either aboveground or underground petroleum tanks with total storage less than 400,000 gallons. Facilities with more than 400,000 gallons appear on the Major Oil Storage Facilities (MOSF) database instead.

One PBS facility was listed on the Property. Details of this facility are detailed in the following table:

**Table 1**  
**Area Petroleum Bulk Storage Facility Data**

Location	Capacity (gallons)	Product Stored	Status	Install Date
<b>Seneca Falls Quickway #28 (located on the Property)</b>	10,000 UST	Gasoline	In Service	6/1992
	5,000 UST	Gasoline	In Service	6/1992
	15,000 UST	Unleaded Gasoline	Deleted from Database *	6/1992

**Notes:** AST - aboveground storage tank

UST - underground storage tank

\* - Estimated that this listing was reassigned as two tanks (1-10,000 and 1-5,000 gallon).

One PBS facility, located south-southwest of the Property, was identified within a 1/8-mile radius of the subject site. Details of this facility are detailed in the following table:

**Table 2**  
**Area Petroleum Bulk Storage Facility Data**

Location	Capacity (gallons)	Product Stored	Status	Install Date
<b>NYS Office of Parks, Recreation, and Historic Preservation at Cayuga Lake State Park (810 feet south-southwest of the Property)</b>	1,000 UST	Gasoline	Closed Prior to Micro Conversion, 03/91	12/1960
	1,000 UST	Gasoline	Closed-Removed	12/1980
	1,000 UST	Other	Closed Prior to Micro Conversion, 03/91	N/A
	1,000 UST	Other	Closed Prior to Micro Conversion, 03/91	N/A
	500 AST	Diesel	Closed-Removed	N/A
	1,000 AST	Gasoline	In Service	10/1998
	500 AST	Diesel	In Service	10/1998

**Notes:** AST - aboveground storage tank

UST - underground storage tank

A minor surface spill reported on the Property is not likely to have affected the subsurface. However, undocumented releases from the on-site filling station may have affected the Property. Based on the anticipated groundwater flow direction, the Office of Parks, Recreation and Historic Preservation tanks are not likely to have affected the Property.

#### State Inactive Hazardous Waste Disposal Site (SHWS) Registry

This program (also known as State Superfund) lists information regarding a variety of sites likely requiring cleanup.

No State Inactive Hazardous Waste Disposal Sites were reported within a one-mile radius of the Property.

#### State Hazardous Substance Waste Disposal Site (SHSWDS) Study

This database tracks certain sites that were not listed on SHWS, but may still require investigation and/or cleanup.

No SHSWDS were identified within a one-mile radius of the Property.

#### Major Oil Storage Facilities (MOSF) Database

These facilities have petroleum storage of 400,000 gallons or more.

No Major Oil Storage Facilities were listed within 1/8-mile of the Property.

#### Historic Utility Sites

This is an inventory of selected power generating facilities, manufactured gas plants and storage facilities, utility maintenance yards and other gas and electric utility sites identified in various historical documents, maps and annual reports from 1898 to 1950.

No Historic Utility Sites were listed within 1/8-mile of the Property.

Environmental Restoration Program

These sites (which are generally municipally-owned) are receiving New York State funding for site investigation and/or remediation. Some sites in this program have known contamination, whereas others have not had sufficient investigation to determine whether contamination is present.

No ERP sites were listed within ½-mile of the Property.

Voluntary Cleanup Program

The Voluntary Cleanup Program is a NYSDEC program for investigation and/or remediation of (generally) privately-owned sites. Some sites have known contamination, whereas others have not had sufficient investigation to determine whether contamination is present.

No VCP facilities were listed within ½-mile of the Property.

Brownfield Cleanup Program

This NYSDEC program is the successor to the Voluntary Cleanup Program. Again, some sites have known contamination, whereas others have not had sufficient investigation to determine whether contamination is present.

No BCP sites were listed within ½-mile radius of the Property.

**4.2.3 Local Review**County Clerk's Office

Personnel interviewed at the Seneca County Town Clerk's office indicated that the Property was historically vacant land with no known development.

**4.2.4 Additional Record Sources**

To enhance the search, ASTM requires that additional local records be checked when, in judgment of the environmental professional, such records are: 1) reasonably ascertainable; 2) useful, accurate and complete in light of the objective of the records review; and 3) are obtained in initial ESAs. These records include:

- Local Brownfields Lists
- Local Lists of Landfill/solid waste disposal sites
- Local Lists of Hazardous Waste/Contaminated Sites
- Local Land Records (for activity use limitations)
- Records of emergency release reports
- Records of contaminated public wells

Sources for these records may include:

- Department of Health/Environmental Division
- Building Permit/Inspection Department
- Local/Regional Pollution Control Agency



- Local/Regional Water Quality Agency
- Local Electric Utility (for PCB records)

In AKRF's judgment, no such additional local records (beyond those described in the immediately preceding section) are pertinent for the Property.

## 5.0 USER-PROVIDED INFORMATION

In preparing this Phase I ESA, AKRF requested that the client provide any pertinent information regarding the Property, specifically:

- The reason for performing the Phase I ESA;
- Whether they were aware of any pertinent current or historic activities at or near the Property, including but not limited to: hazardous substances or petroleum, waste management practices, filling or disposal drains, septic/sewer systems, and potable and non-potable wells;
- Owner and occupant information and whether they were aware of any previous Phase I ESAs or other potentially pertinent reports, plans or information;
- Whether any *environmental liens* or *activity and land use limitations* are in place or filed or recorded against the Property or whether there was pending, threatened, ongoing or past violations, litigation or enforcement action relevant to hazardous substances or petroleum products;
- Whether they had any specialized knowledge or experience related to the Property or nearby properties (e.g., specialized knowledge of the chemicals used by this type of business);
- Whether the (anticipated) purchase price reflects that the Property is or could be contaminated; and
- Whether they were aware of commonly known or reasonably ascertainable information about environmental conditions of the Property including current/past uses of the Property and adjacent properties.

Ms. B.J. Radford, Chief Operating Officer for the Cayuga Indian Nation, provided pertinent information related to the site's historical use. According to Ms Radford, this Phase I Environmental Site Assessment was being performed to evaluate the site as part of due diligence related to its proposed fee-to-trust acquisition. Ms. Radford provided previous environmental studies conducted on the Property, discussed further in Section 6.0. Ms. Radford indicated that the Property was historically used for agricultural crops and was unaware of any previous development at the site. Ms. Radford was not aware of any environmental liens or activity use limitations on the Property. To the extent that pertinent additional information was provided, it has been summarized elsewhere in this report.

## 6.0 PREVIOUS STUDIES

The following reports were provided to AKRF for review:

*Phase I Environmental Site Assessment, Quickway Store, 2552 State Route 89, Town of Seneca Falls, Seneca County, New York, Environmental Compliance Management Corporation, September 2003.*

In September 2003, Environmental Compliance Management Corporation (ECMC) conducted a Phase I Environmental Site Assessment at the Property. The site consisted of a two-story commercial building, covered gasoline pumps, asphalt parking lots, and small grass plots buffering the site from adjacent roadways. One underground gasoline storage tank with a leak detection system was reportedly used on the Property. Interviews indicated that the property was developed with an auto dealership, a filling station and an ice cream shop in the 1960s; the filling station reportedly ceased operating in the 1970s and resumed operating in the 1990s. Three underground storage tanks were removed in 1992 during the installation of the new tanks. While the site uses could be associated with petroleum contamination and ECMC observed limited staining on paved parking areas, ECMC found soil contaminant levels detected by soil sampling in 1994 to be within acceptable limits; concentrations of volatile organic compounds (VOCs) were well below NYSDEC Technical and Administrative Guidance Memorandum #4046 (TAGM) guidelines. ECMC noted that there was no record of spills or leaks at the site.

*Phase I Environmental Site Assessment, Former Campground and Boat Repair Shop, Seneca County Tax Map Parcel Nos. 36-1-48.1 & 36-1-48.2, Seneca Falls, New York 13148, Synapse Risk Management, LLC, October 2005.*

In October 2005, Synapse Risk Management, LLC (SRM) conducted a Phase I Environmental Site Assessment at the property north and west adjacent to the subject site. The adjacent properties comprised two parcels (Tax Map Nos. 36-1-48.1 and 36-1-48.2) occupied by a double-wide mobile home, wooden storage building, and vacant open land previously used as a campground. The investigation included an aerial photograph from 1978 that depicted a site building associated with the previous auto dealership and/or gas station. No Recognized Environmental Conditions were identified by SRM for the adjacent property.

## 7.0 LIMITATIONS AND DATA GAPS

This assessment met the requirements of the American Society for Testing and Materials (ASTM) as established by ASTM Standard E1527-05 at the time it was performed, with the following limitations and data gaps:

- Interviews and user provided information were limited to those discussed in Section 5.0. To the extent that interviews were not conducted with the list of interviewees cited in the ASTM Standard (past and present owners, operators, and occupants of the Property and local government officials), AKRF does not believe that this represents a significant data gap likely to result in additional or significantly changed recognized environmental conditions or conclusions.
- The Property area history was not conducted in five-year intervals. However, sufficient information about the history of the site and surrounding area could be obtained from the available historical aerial photographs, local records, and interviews, and this data gap is not likely to alter the conclusions of this report.
- In the judgment of AKRF, none of these limitations or data gaps are likely to have affected the ability to identify Recognized Environmental Conditions (RECs).

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

AKRF, Inc. (AKRF) was retained by the Cayuga Indian Nation of New York State to perform a Phase I Environmental Site Assessment of the property located at 2552 Route 89, Town of Seneca Falls, Seneca County, New York. The Property comprised a convenience store, gasoline filling station and an asphalt-paved surface parking lot. The Property was approximately 0.7-acres in size, legally defined as Seneca County Tax Map parcel No. 36-1-49. The Property was located in a predominantly rural area, abutted by a former boat repair shop to the north, New York State Route 89 to the east followed by two commercial properties, a former campground and Cayuga Indian Nation offices to the west, and Garden Street followed by undeveloped land to the south.

The objective of this assessment was to identify any potential environmental concerns associated with the site resulting from past or current site usage or usage of neighboring properties. This Phase I Environmental Site Assessment was performed in accordance with customary principles and practices in the environmental consulting industry, and in conformance with the scope and limitations of ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This assessment revealed the following evidence of recognized environmental conditions in connection with the property:

- The Property comprised a convenience store, gasoline filling station, and an asphalt-paved parking lot. Historical uses of the Property include an auto dealership and gasoline filling station, which was reported as operating sometime between 1960 and 1980, and the previous underground tanks were removed and replaced in 1992. Although county records document the current building as being constructed in 1991, a review of historical photographs and reports indicate that the current structures may have been remodeled in stages from the original development. The past and current use of the Property as a gasoline filling station could potentially have caused a release of petroleum contamination to soil or groundwater. The underground storage tank leak detection system reported in the environmental database for the tanks currently in use at the Property did not indicate any releases of petroleum; however, undocumented spills could have contaminated soil and groundwater beneath the site. Registration for the current USTs was not up to date with NYSDEC. In addition, there was no documentation found for maintenance, leak detection, product inventory records, closure sampling related to the former underground tanks, activities related to the former dealership, or potential structures (dry wells, septic systems) related to the former site building.
- The maintenance and storage areas and the public restrooms contained general cleaning chemicals. No odors or observation of releases were noted during the site inspection. Chemicals should be stored properly, in accordance with manufacturers' specifications and applicable local, state and federal regulations.
- Suspect asbestos-containing materials (ACM) were observed, including fireproofing foam, suspended ceiling tiles, vinyl floor tiles, piping insulation, and window caulking.

### Recommendations:

- A subsurface (Phase II) investigation is recommended for 2552 Route 89 based upon the current use as a gasoline station, and the previous use as a gasoline station and auto dealership. The compliance status of the USTs, including registration with NYSDEC, should be further evaluated and addressed, as warranted. The investigation should include the collection of soil and groundwater samples from areas adjacent to current and/or former underground tanks, dispenser islands, and site structures to determine if a release of petroleum has occurred.

- Prior to any demolition or renovation activities, all universal wastes and chemicals stored on-site should be disposed of in accordance with all applicable regulations.
- Prior to any renovation or demolition, a comprehensive asbestos survey should be conducted. If materials prove to contain asbestos, they should be properly removed and disposed of in accordance with all state and federal requirements by a licensed asbestos abatement contractor.

## 9.0 SIGNATURE PAGE

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property for which the assessment was performed. I have performed all the appropriate inquiries in conformance with standards and practices set forth in 40 CFR Part 312.

---

Marc S. Godick, LEP  
Senior Vice President

---

Kerry Gallagher  
Environmental Scientist

## 10.0 QUALIFICATIONS

The purpose of this assessment was to convey a professional opinion about the potential presence or absence of contamination, or possible sources of contamination on the Property, and to identify existing and/or potential environmental problems associated with the Property including *Recognized Environmental Conditions* as defined in ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Practice*.

The assessment was performed in accordance with customary principles and practices in the environmental consulting industry, and in accordance with the above-referenced ASTM Standard, except as noted otherwise in Section 7.0. It should only be used as a guide in determining the possible presence or absence of hazardous materials on the Property at the time of the reconnaissance, as it is based upon the review of readily available records relating to both the Property and the surrounding area, as well as a visual reconnaissance of current conditions.

This Phase I Assessment is not, and should not be construed as, a guarantee, warranty, or certification of the presence or absence of hazardous substances, which can be made only with testing, and contains no formal plans or recommendations to rectify or remediate the presence of any hazardous substances which may be subject to regulatory approval. This report is not a regulatory compliance audit.

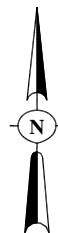
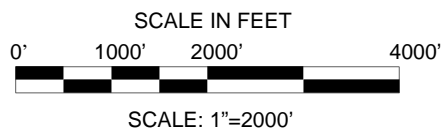
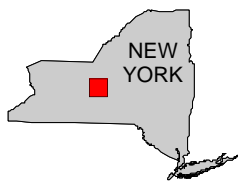
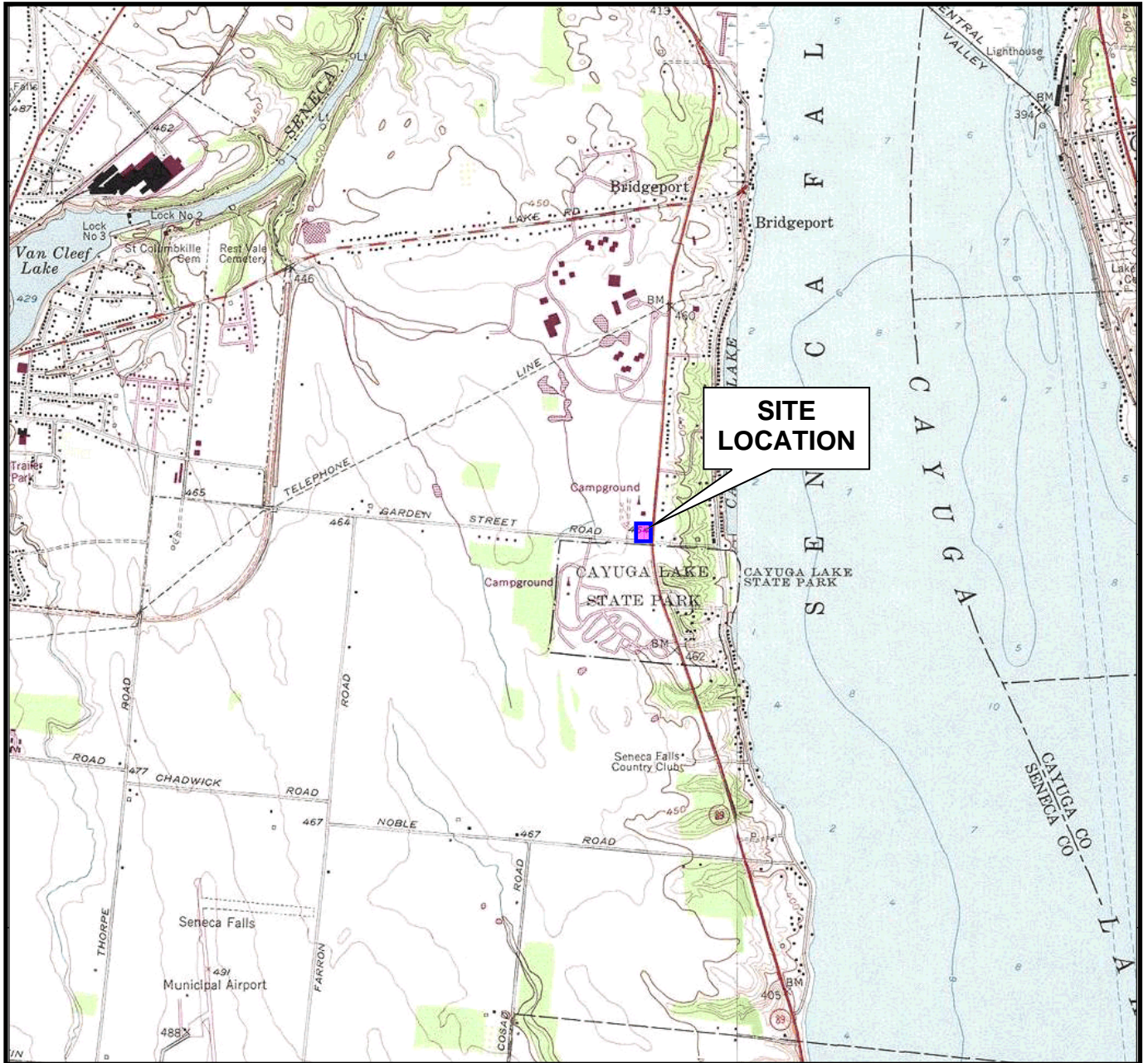
This report is based on services performed by AKRF, Inc. professional staff and observation of the Property and its surroundings. We represent that observations made in this assessment are accurate to the best of our knowledge, and that no findings or observations concerning the potential presence of hazardous substances have been withheld or amended. The research and reconnaissance have been carried to a level that meets accepted industry and professional standards. Nevertheless, AKRF and the undersigned shall have no liability or obligation to any party other than the Cayuga Indian Nation of New York State and AKRF's obligations and liabilities to the above, is limited to fraudulent statements made, or grossly negligent or willful acts or omissions.

## 11.0 REFERENCES

1. New York State Department of Health, Office of Public Health, "Environmental Radiation," *Short Term Basement Radon Measurements by County* October 2008.
2. Toxics Targeting, Inc., "Seneca Falls – State Route 89, Seneca Falls, NY 13148," *Regulatory Radius Search*, February 20, 2009.
3. U.S. Geological Survey; *Seneca Falls Quadrangle*; 7.5 minute Series (Topographic); Scale 1:24,000; 1953; Photorevised 1978.
4. U.S. Geological Survey; *Geneva Quadrangle*; 15 minute Series (Topographic); Scale 1: 62,500; 1902; via <http://historical.mytopo.com/>
5. Environmental Compliance Management Corporation, *Phase I Environmental Site Assessment, Quickway Store, 2552 State Route 89, Town of Seneca Falls, Seneca County, New York*, September 2003.
6. Synapse Risk Management, LLC, *Phase I Environmental Site Assessment, Former Campground and Boat Repair Shop, Seneca County Tax Map Parcel Nos. 36-1-48.1 & 36-1-48.2, Seneca Falls, New York*, October 2005.



## FIGURES



**SOURCE:**  
7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP  
QUADRANGLE: SENECA FALLS, NY 1978

**2552 ROUTE 89**  
**SENECA FALLS, NEW YORK**

**PROJECT SITE LOCATION**



**Environmental Consultants**  
440 Park Avenue South, New York, N.Y. 10016

DATE  
**4.12.09**

PROJECT No.  
**40212**

SCALE  
**as shown**

FIGURE  
**1**



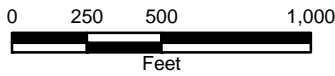
©2009 AKRF, Inc. Environmental Consultants Q:\Westchester Data\Hot Projects\40212\_Cayuga Indian Nation EIS\2009 ESAs\Phase I\2009 Phase I Reports\3149 Garden Street - Seneca Falls\Figures\



Source: NYS Clearing House  
Aerial Photo 2007

**Legend**

 Project Site Boundary



<p>2552 ROUTE 89 SENECA FALLS, NEW YORK</p>		<p>DATE 4.22.09</p>
<p><b>SITE PLAN DETAIL</b></p>	<p>Environmental Consultants 440 Park Avenue South, New York, N.Y. 10016</p>	<p>PROJECT No. 40212</p> <p>FIGURE 2</p>

**APPENDIX A**  
**PHOTOGRAPHIC DOCUMENTATION**





Photograph 1: Gas station exterior showing pump islands.



Photograph 2: Gas station exterior showing undeveloped portion.



Photograph 3: Gas station convenience store interior.



Photograph 4: Storage area with tank gauge.





Photograph 5: Storage area showing fireproofing foam.

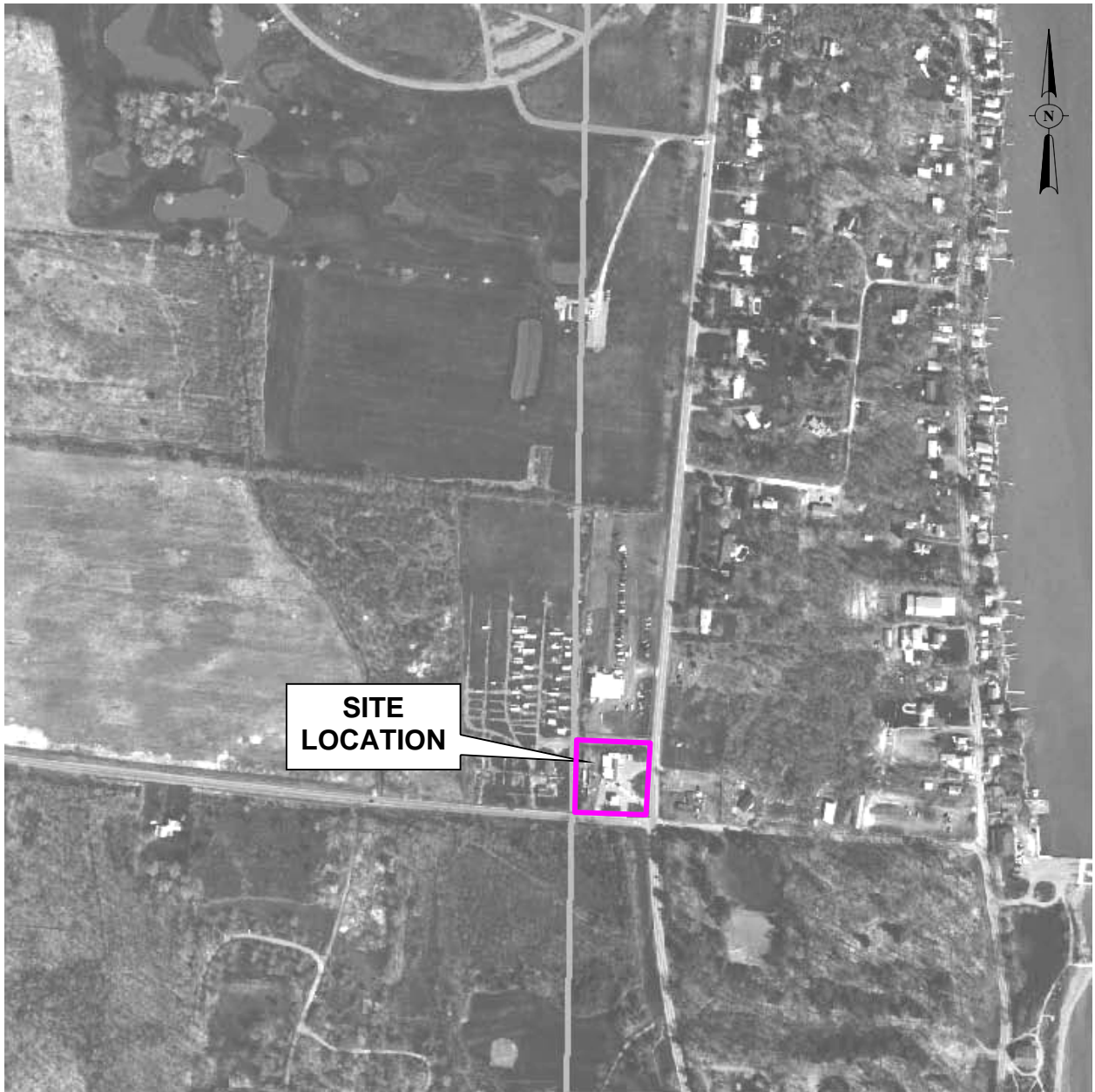


Photograph 6: Cleaning chemical storage area.



Photograph 7: Fiberglass insulation in convenience store attic.

**APPENDIX B**  
**HISTORICAL MAPS / AERIAL PHOTOGRAPHS**



**SOURCE:**  
AERIAL PHOTO from NYS  
GIS Clearinghouse 2003

**LEGEND:**

— PROJECT SITE BOUNDARY

**2552 ROUTE 89  
SENECA FALLS, NEW YORK**

**2003 AERIAL PHOTO**



**Environmental Consultants**  
440 Park Avenue South, New York, N.Y. 10016

DATE  
**4.12.09**

PROJECT No.  
**40212**

SCALE  
**NTS**

FIGURE  
**-**





**SOURCE:**  
USGS AERIAL PHOTO  
Union Springs, NY 1995

**LEGEND:**

—— PROJECT SITE BOUNDARY

**2552 ROUTE 89  
SENECA FALLS, NEW YORK**

**1995 AERIAL PHOTO**



**Environmental Consultants**  
440 Park Avenue South, New York, N.Y. 10016

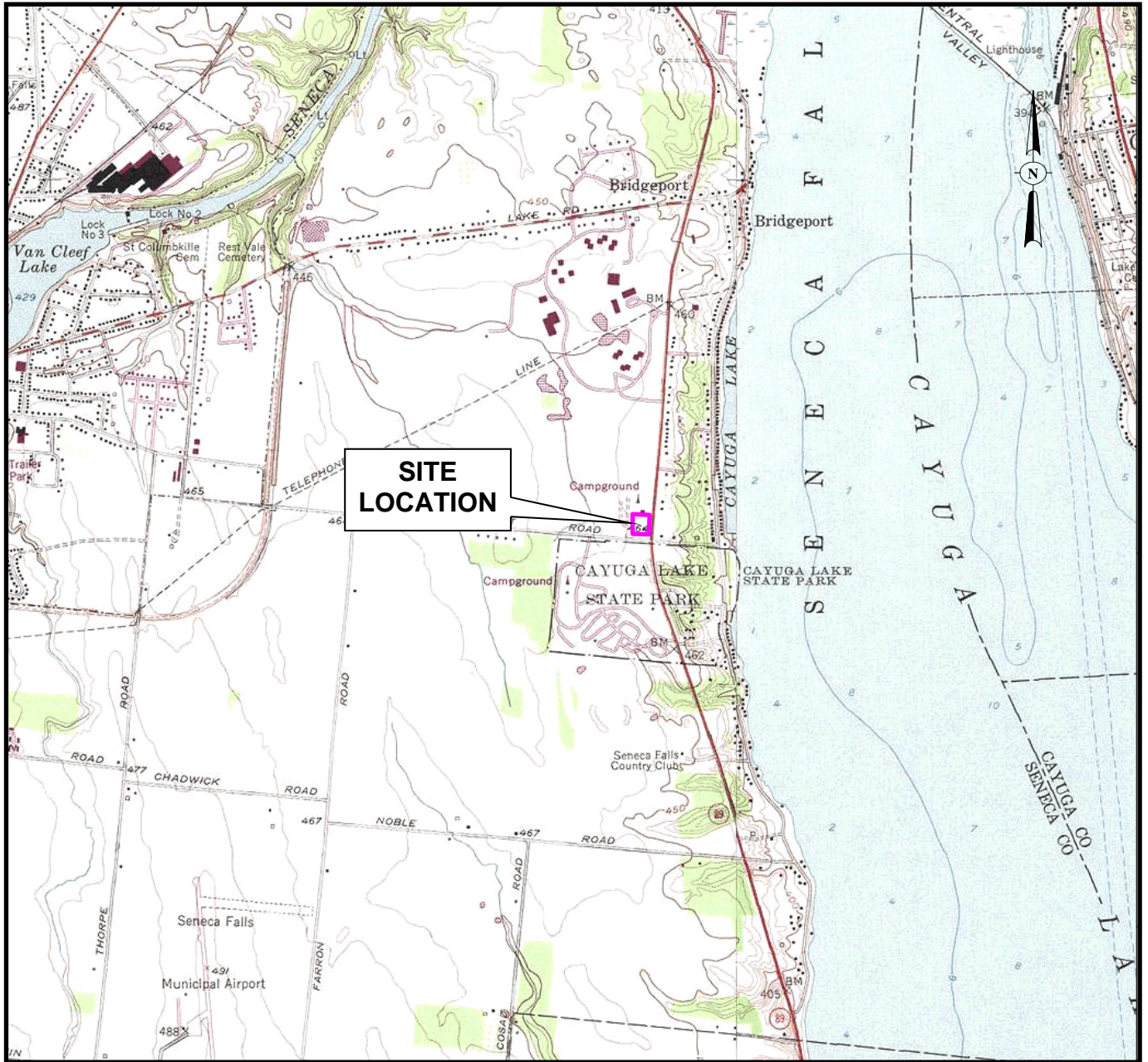
DATE  
**4.12.09**

PROJECT No.  
**40212**

SCALE  
**NTS**

FIGURE  
**-**





**SOURCE:**  
7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP  
QUADRANGLE: SENECA FALLS, NY 1978

**LEGEND:**

— PROJECT SITE BOUNDARY

**2552 ROUTE 89  
SENECA FALLS, NEW YORK**

**1978 TOPOGRAPHIC MAP**



**Environmental Consultants**  
440 Park Avenue South, New York, N.Y. 10016

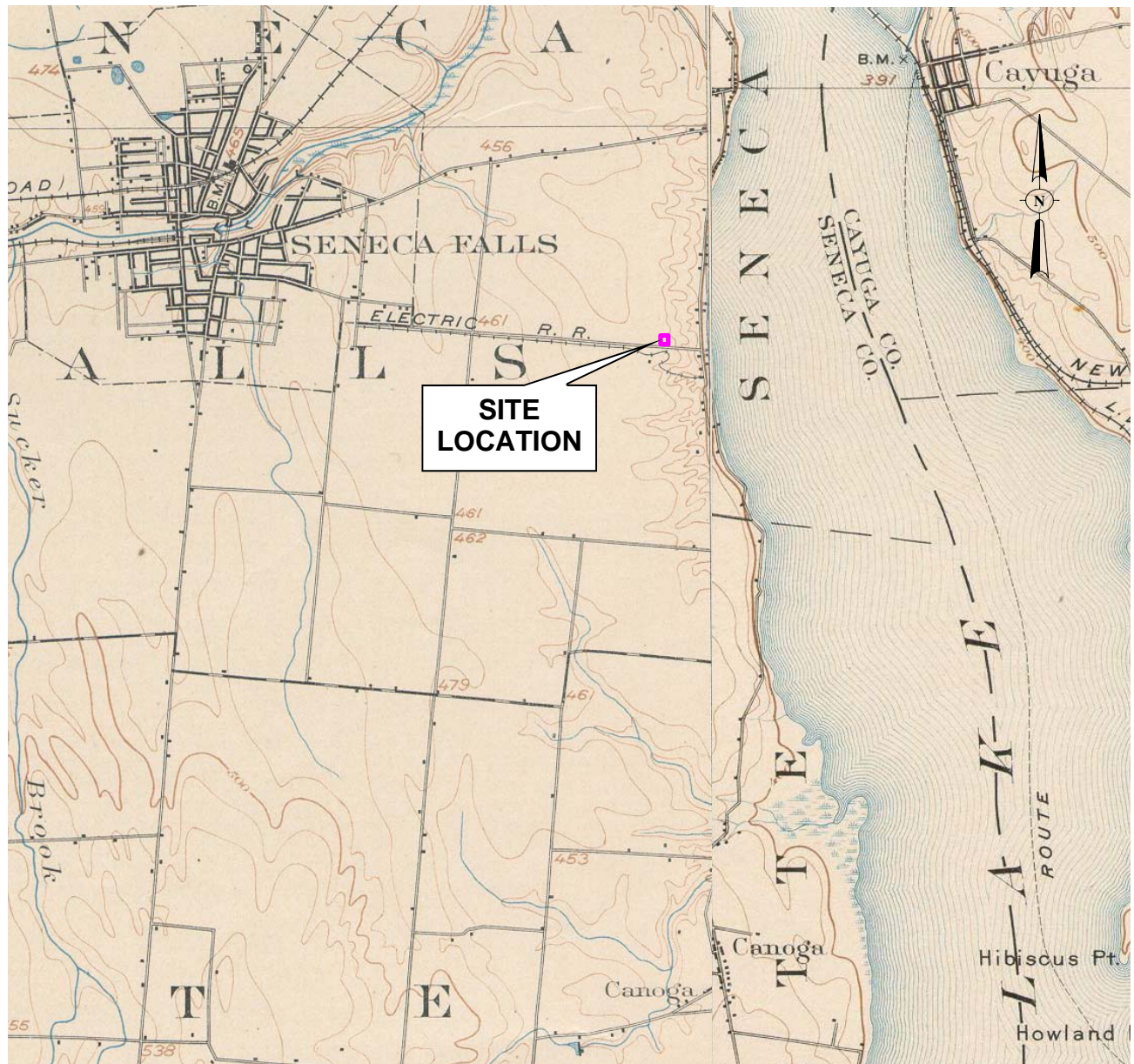
DATE  
**4.12.09**

PROJECT No.  
**40212**

SCALE  
**NTS**

FIGURE  
**-**





**SOURCE:**  
15 MINUTE SERIES USGS  
QUADRANGLES: GENEVA, AUBURN, NY. 1902, 1899

**LEGEND:**

 PROJECT SITE BOUNDARY

**2552 ROUTE 89**  
**SENECA FALLS, NEW YORK**

**1899 TOPOGRAPHIC MAP**



**Environmental Consultants**  
440 Park Avenue South, New York, N.Y. 10016

DATE  
**4.12.09**

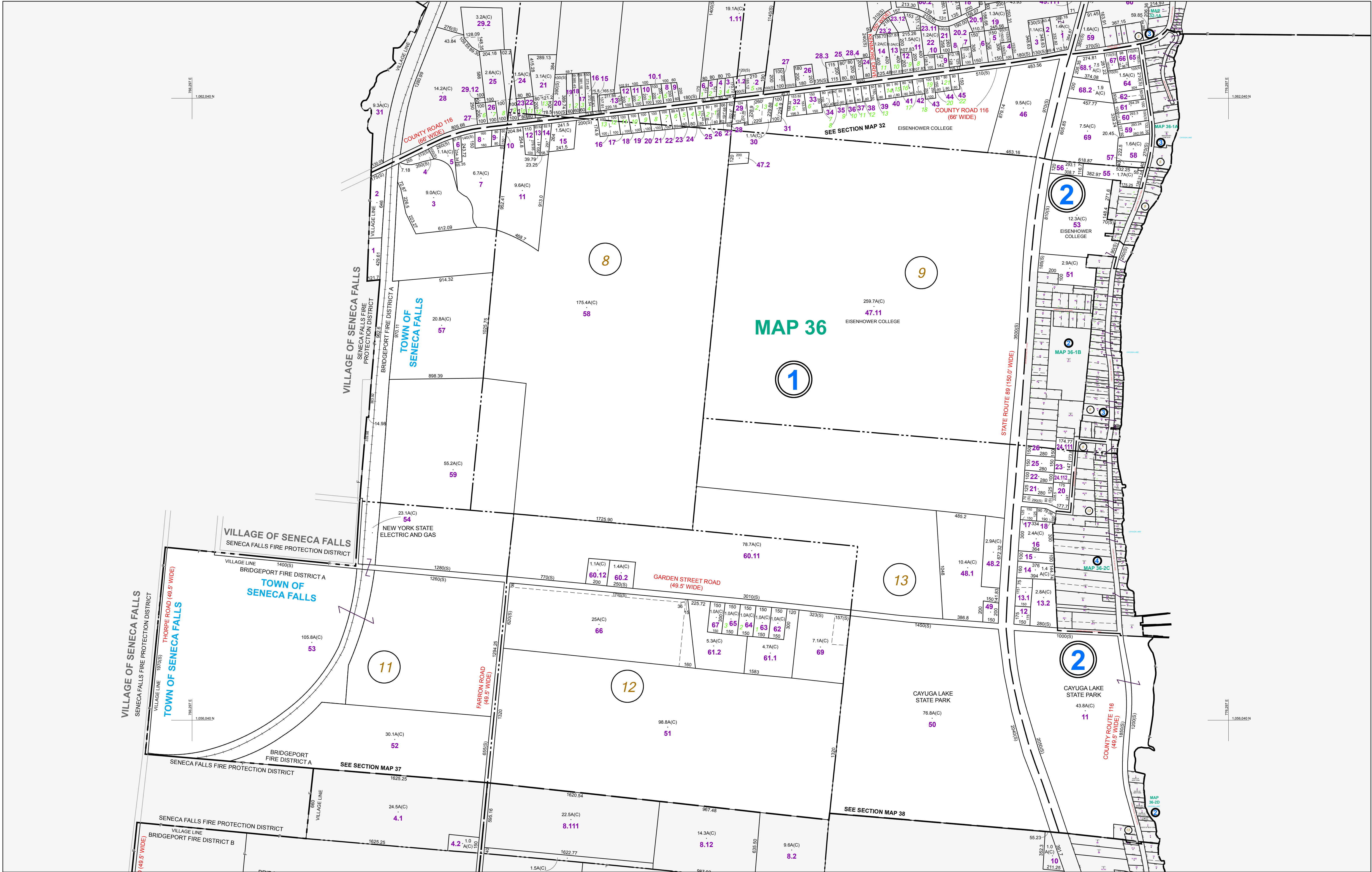
PROJECT No.  
**40212**

SCALE  
**NTS**

FIGURE  
**-**

**APPENDIX C**  
**LOCAL RECORDS**





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150 North Main Street, Suite 400, Elmira, NY 14901  
TEL: 807-737-1968  
FAX: 807-737-3818

REVISION TABLE		
DATE	MADE BY	CHANGES OR ADDITIONS

SPECIAL DISTRICTS	
SCHOOL	SENECA FALLS CENTRAL SCHOOL
FIRE	SENECA FALLS FIRE PROTECTION BRIDGE PORT FIRE DISTRICT A
WATER	

LEGEND	
PROPERTY LINE	---
ORIGINAL LOT LINE	---
RAILROAD	---
STREAM OR DITCH	---
ROAD OR RAILROAD BNDY.	---
COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---
BLOCK LIMIT	---
GREAT LOT LINE	---
SCHOOL DISTRICT LINE	---
FIRE DISTRICT LINE	---
WATER DISTRICT LINE	---
DENOTE COMMON OWNER	---
RESERVATION BOUNDARY	---

TAX MAP BLOCK No	43-17-11
TAX MAP PARCEL No	14
FILED PLAN LOT No	
GREAT LOT No	
CALCULATED ACREAGE	7.5 A (C)
DEED ACREAGE	17.5 A
SCALED DIMENSION	225 (S)
DEED DIMENSION	173.2

TAX MAP  
**TOWN OF SENECA FALLS**  
SENECA COUNTY, NEW YORK

MAP DATE \_\_\_\_\_

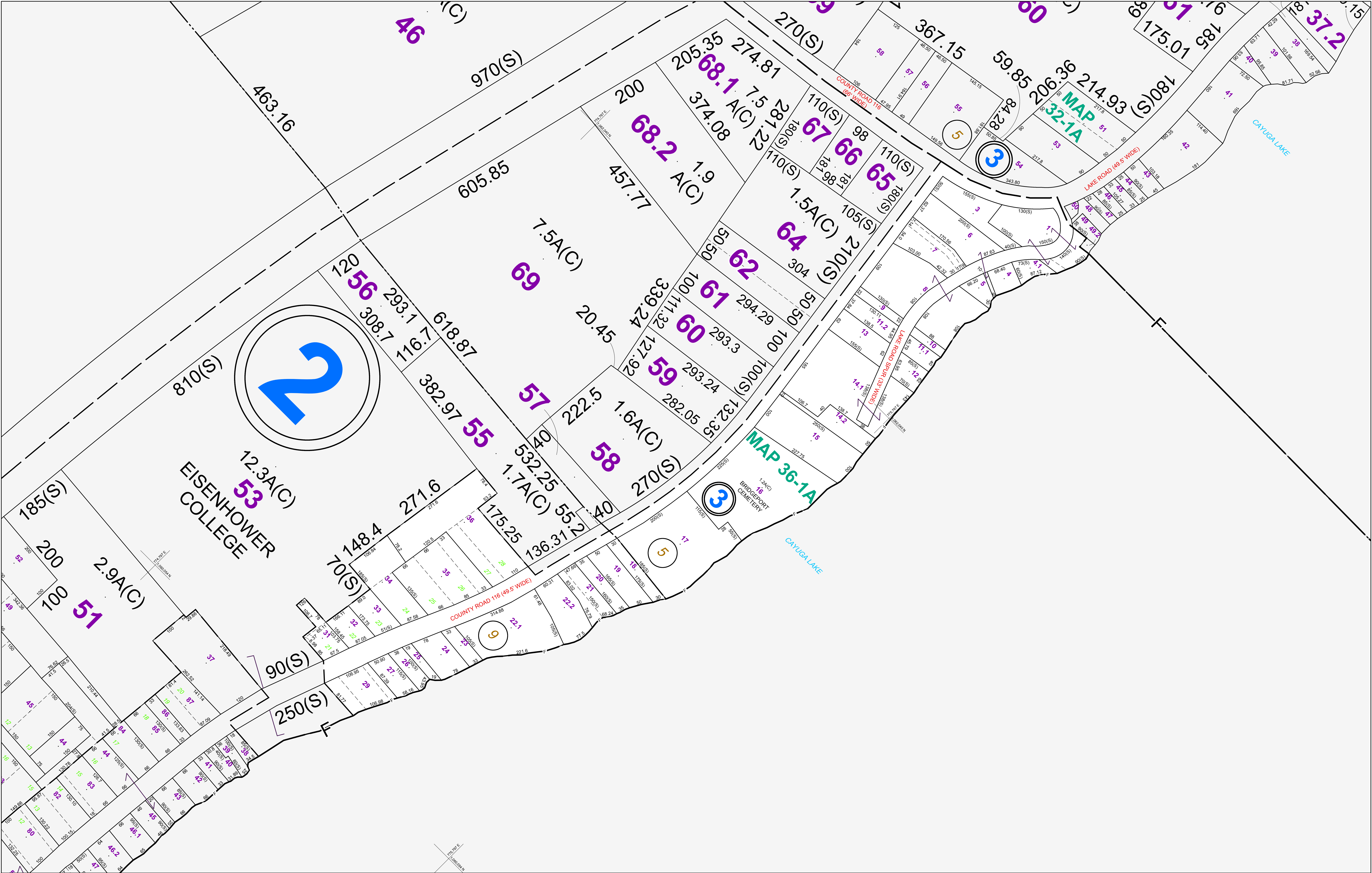
**36**

SECTION MAP

400 0 400

GRAPHIC SCALE  
1" = 400'





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REVISION TABLE		
DATE	MADE BY	CHANGES OR ADDITIONS

SPECIAL DISTRICTS	
SCHOOL	SENECA FALLS CENTRAL SCHOOL
FIRE	BRIDGEPORT FIRE DISTRICT A
WATER	

LEGEND	
PROPERTY LINE	---
ORIGINAL LOT LINE	---
RAILROAD	—+—+—+—
STREAM OR DITCH	~~~~~
ROAD OR RAILROAD BNDY.	---
COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---
BLOCK LIMIT	---
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FIRE DISTRICT LINE	---
WATER DISTRICT LINE	---
DENOTE COMMON OWNER	---
RESERVATION BOUNDARY	---

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GREAT LOT No	
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DEED ACREAGE	17.5 A
SCALED DIMENSION	225 (S)
DEED DIMENSION	173.2

TOWN OF SENECA FALLS  
SENECA COUNTY, NEW YORK

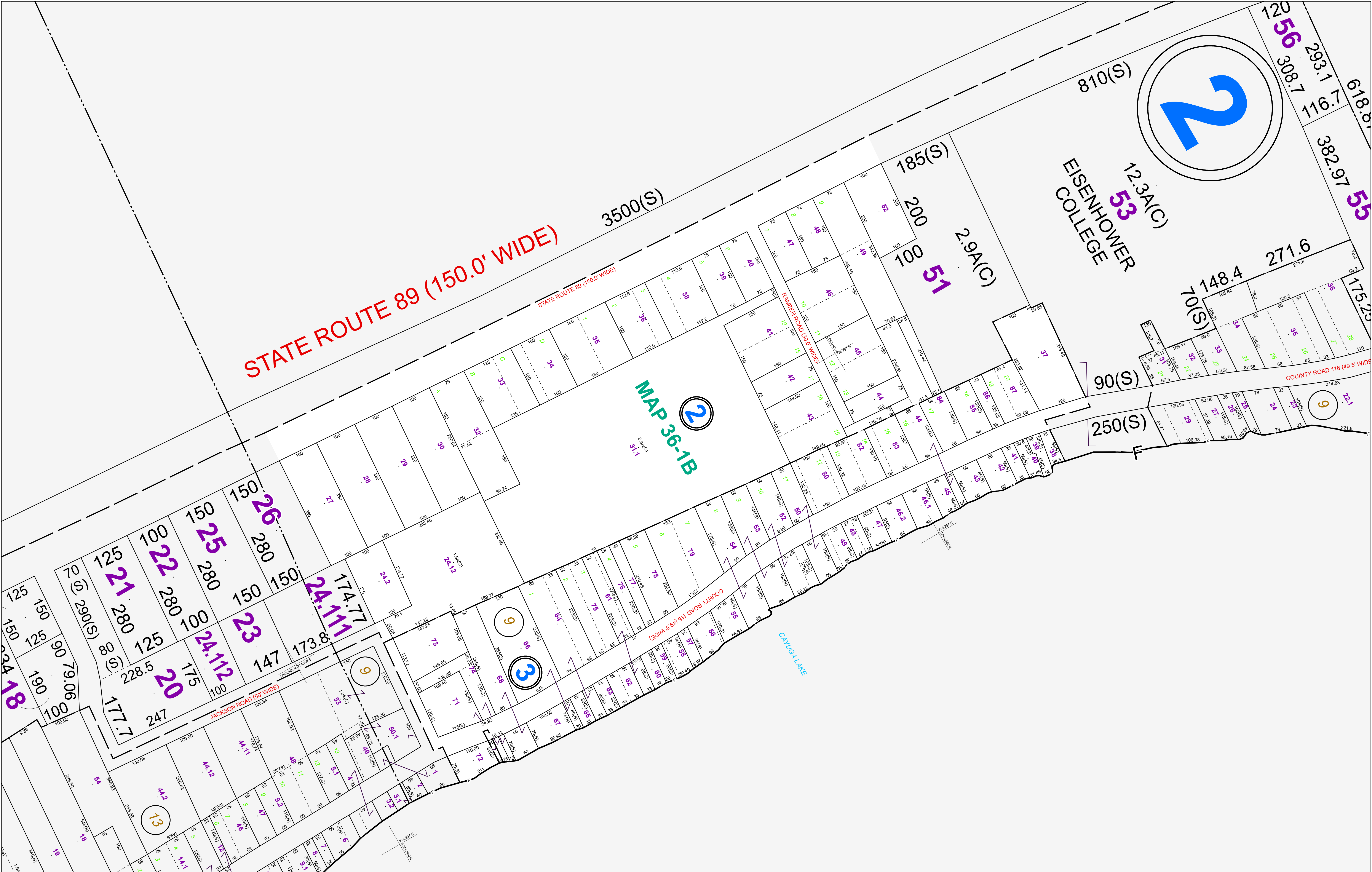
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1" = 100'

MAP DATE \_\_\_\_\_

36-1A

SECTION MAP  
INSERT





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FAX: 807-737-3818

REVISION TABLE		
DATE	MADE BY	CHANGES OR ADDITIONS

SPECIAL DISTRICTS	
SCHOOL	SENECA FALLS CENTRAL SCHOOL
FIRE	BRIDGE PORT FIRE DISTRICT A
WATER	

LEGEND	
PROPERTY LINE	---
ORIGINAL LOT LINE	---
RAILROAD	---
STREAM OR DITCH	---
ROAD OR RAILROAD BNDY.	---
COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---
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DENOTE COMMON OWNER	---
RESERVATION BOUNDARY	---

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DEED DIMENSION	173.2

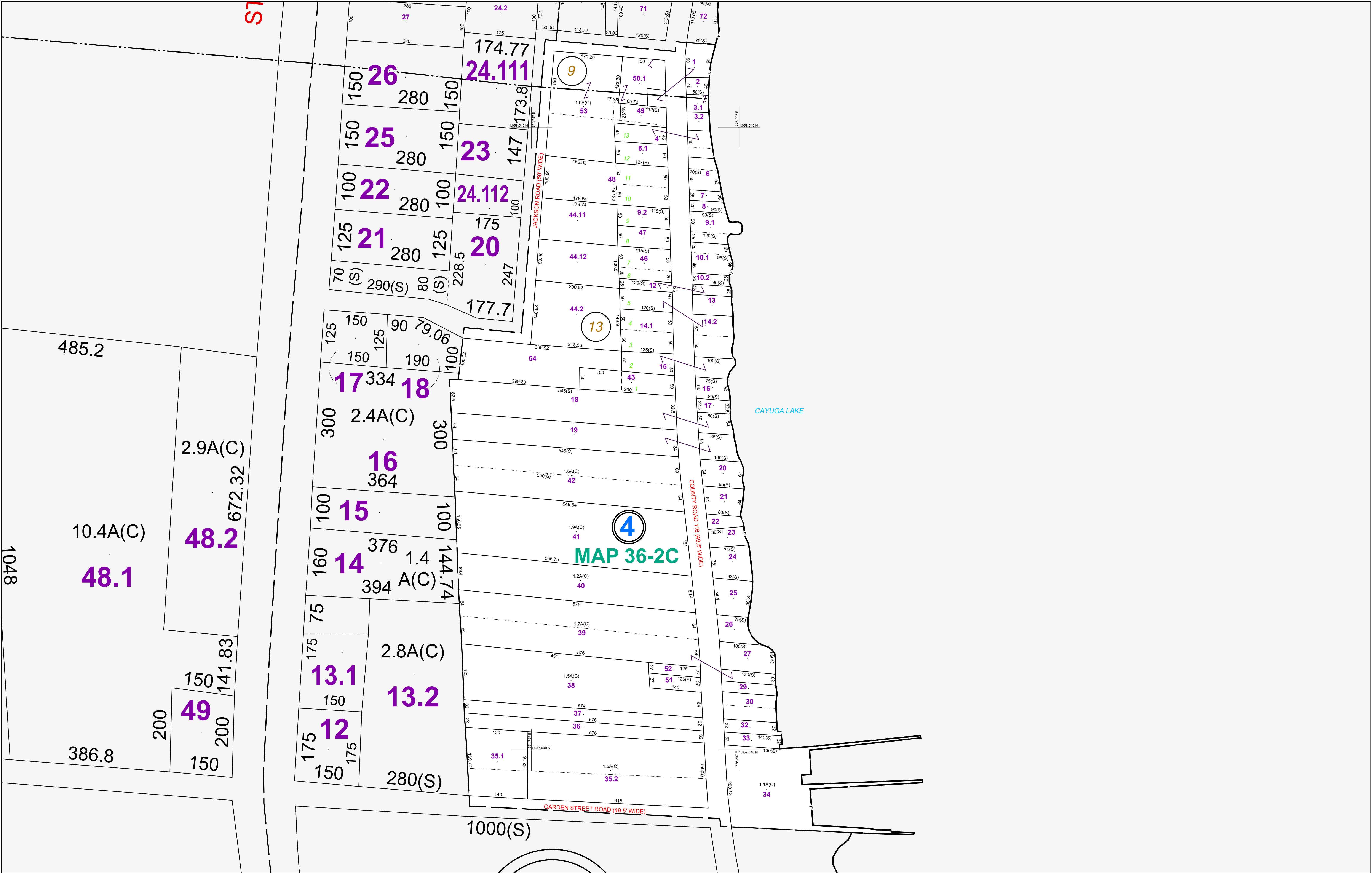
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**TOWN OF SENECA FALLS**  
SENECA COUNTY, NEW YORK

MAP DATE \_\_\_\_\_

**36-1B**

SECTION MAP INSERT





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REVISION TABLE		
DATE	MADE BY	CHANGES OR ADDITIONS

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FIRE	BRIDGE PORT FIRE DISTRICT A

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COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---
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FIRE DISTRICT LINE	---
WATER DISTRICT LINE	---
DENOTE COMMON OWNER	---
RESERVATION BOUNDARY	---

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TAX MAP  
**TOWN OF SENECA FALLS**  
SENECA COUNTY, NEW YORK

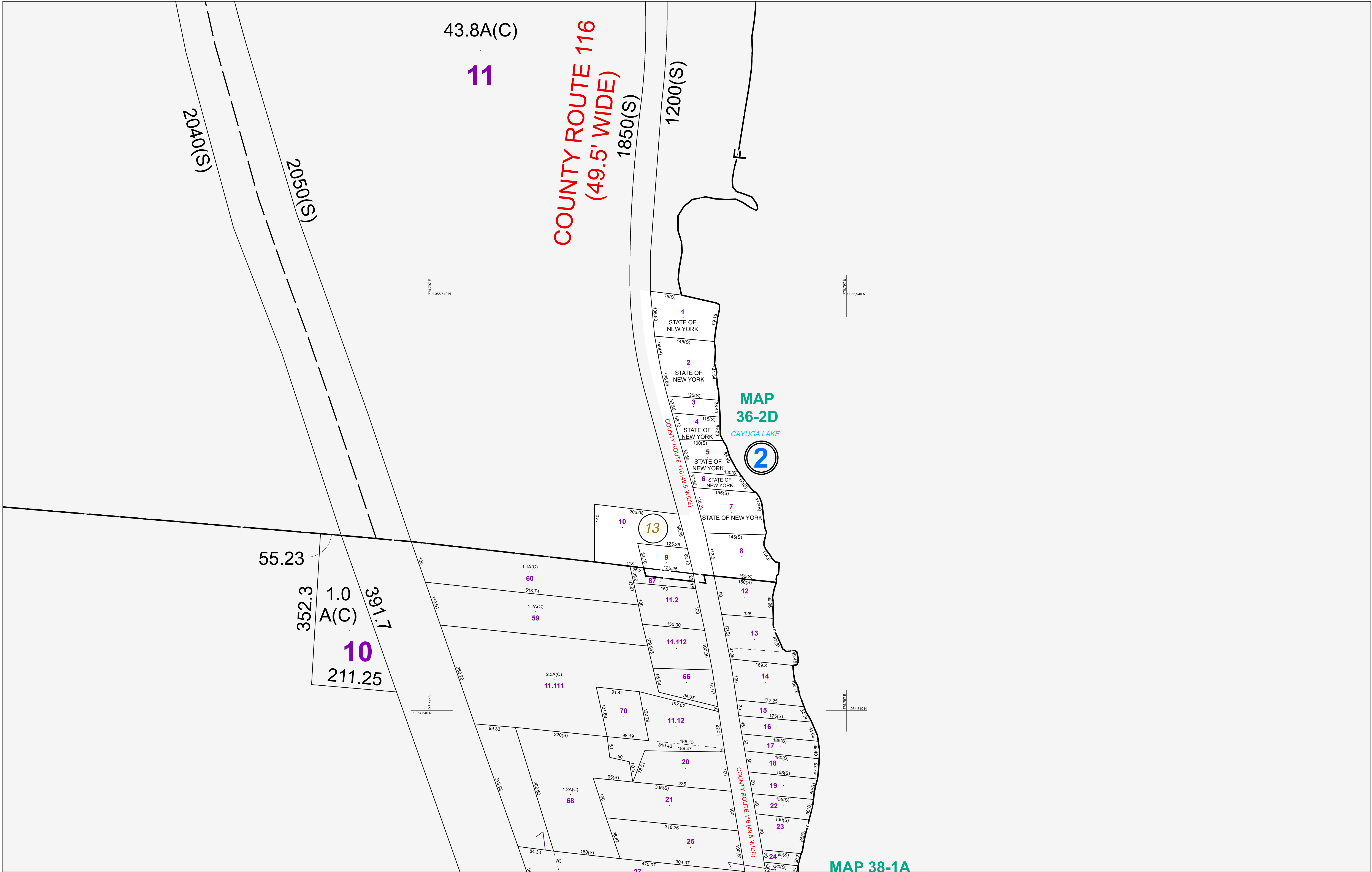
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MAP DATE \_\_\_\_\_

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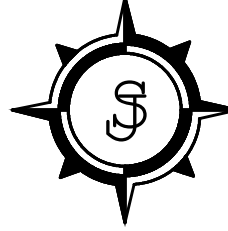




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REVISION TABLE		
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SPECIAL DISTRICTS	
SCHOOL	SENECA FALLS CENTRAL SCHOOL
FIRE	BRIDGE PORT FIRE DISTRICT A
WATER	


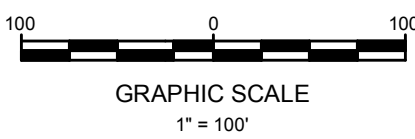
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ROAD OR RAILROAD BNDY.	---
COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---

BLOCK LIMIT	---
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SCHOOL DISTRICT LINE	---
FIRE DISTRICT LINE	---
WATER DISTRICT LINE	---
DENOTE COMMON OWNER	---
RESERVATION BOUNDARY	---

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TAX MAP PARCEL No	14
FILED PLAN LOT No	
GREAT LOT No	
CALCULATED ACREAGE	7.5 A (C)
DEED ACREAGE	17.5 A
SCALED DIMENSION	225 (S)
DEED DIMENSION	173.2

TAX MAP  
**TOWN OF SENECA FALLS**  
SENECA COUNTY, NEW YORK

MAP DATE \_\_\_\_\_

  1" = 100'

**36-2D**  
SECTION MAP  
INSERT



## Property Description Report For: 2552 Rte 89, Municipality of Seneca Falls

*No Photo  
Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	453289
		<b>Tax Map ID #:</b>	36-1-49
		<b>Property Class:</b>	426 - Fast food
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	426 - Fast food
		<b>Zoning Code:</b>	-
		<b>Neighborhood Code:</b>	32400
<b>Land Assessment:</b>	2008 - \$47,500	<b>Total Assessment:</b>	2008 - \$300,000
<b>Total Acreage/Size:</b>	0.69	<b>School District:</b>	Seneca Falls
<b>Full Market Value:</b>	2008 - \$312,500	<b>Legal Property Desc:</b>	94-421 asphalt paving
<b>Deed Book:</b>	674	<b>Deed Page:</b>	63
<b>Grid East:</b>	774002	<b>Grid North:</b>	1057084

### Owners

Cayuga Nation of New York  
P.O. Box 786  
Union Springs NY 13034

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book	Deed Page
10/3/2003	\$210,000	426 - Fast food	Land & Building	BEP Properties, Inc	No	No	No	674	63
10/3/2003	\$210,000	426 - Fast food	Land & Building	Mirco Inc	No	No	No	674	60
11/4/1994	\$365,000	426 - Fast food	Land & Building	Sessler Robert L	Yes	Yes	No	522	232

### Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec		

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Economy	<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	0	1991	Normal	Economy	2922	1.00

## Site Uses

Use	Rentable Area (sqft)	Total Units
Sm food mkt	2,922	0

## Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	1600 × 4	Economy	Poor	1970
Cold stor rm	232 × 1	Average	Normal	1992
Tank-undrgrn	15,000 sq ft	Average	Normal	1992
Misc. imprv.	4 × 16	Average	Normal	1992

## Land Types

Type	Size
Primary	0.69 acres

## Special Districts for 2008

Description	Units	Percent	Type	Value
Bridgeport fire	0	0		0
Bridgeport refuse	0	0		0
Bridgeport sewer	3	0		0
Recycling fee	1	0		0

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

**APPENDIX D**  
**REGULATORY RECORDS REVIEW**

# **T**OXICS TARGETING

## **PHASE I**

### **ENVIRONMENTAL DATABASE REPORT**

**SENECA FALLS - STATE ROUTE 89**

**SENECA FALLS, NY 13148**

**FEBRUARY 20, 2009**

## **LIMITED WARRANTY AND DISCLAIMER OF LIABILITY**

### **Who is Covered**

This limited warranty is extended by Toxics Targeting, Inc. only to the original purchaser of the accompanying Environmental Report ("Report"). It may not be assigned to any other person.

### **What is Warranted**

Toxics Targeting, Inc. warrants that it uses reasonable care to accurately transcribe the information contained in this Report from the sources from which it is obtained. This limited warranty is in lieu of all other express warranties which might otherwise arise with respect to the Report. No one is authorized to change or add to this limited warranty.

### **What We Will Do**

If during the warranty period there is shown to be a material error in the transcription of the information contained in this Report from the sources from which it was obtained, Toxics Targeting, Inc. shall refund to the original purchaser the full purchase price paid for the Report. The remedy stated above is the exclusive remedy extended to the Purchaser by Toxics Targeting, Inc. for any failure of the Report to conform with this Warranty, or otherwise for breach of this Warranty or any other warranty, whether expressed or implied.

### **What We Won't Cover**

Toxics Targeting, Inc. has not and can not verify the accuracy, correctness or completion of the information contained in this Report. Information is obtained from government agencies, site owners, and other sources, and errors are common in such information. Because Toxics Targeting, Inc. can not control the accuracy of the information contained in this Report, or the uses which may be made of the information, TOXICS TARGETING, INC. DISCLAIMS LIABILITY TO ANYONE FOR ANY EVENTS ARISING OUT OF THE USE OF THE INFORMATION. TOXICS TARGETING, INC. SHALL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY THIS REPORT, WHETHER DIRECT OR INDIRECT, AND WHETHER OR NOT TOXICS TARGETING, INC. HAS BEEN ADVISED OF OR HAS KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES. TOXICS TARGETING, INC. EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above exclusion or limitation may not apply to you.

### **Period of Warranty**

The period of warranty coverage is ninety days from the date of purchase of this Report. There shall be no warranty after the period of coverage. ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR USE SHALL HAVE NO GREATER DURATION THAN THE PERIOD OF WARRANTY STATED HERE, AND SHALL TERMINATE AUTOMATICALLY UPON THE EXPIRATION OF SUCH PERIOD. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above exclusion or limitation may not apply to you.

**PLEASE REFER TO PAGES ONE AND FOUR FOR A DESCRIPTION OF SOME OF THE LIMITATIONS OF THIS ENVIRONMENTAL REPORT.**

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## **Section Three: Appendices**

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- *Unmappable Sites*
- *Hazardous Waste Codes*
- *How Toxic Sites Are Mapped*
- *Information Source Guide*

## ***Introduction***

*Toxics Targeting* has combined environmental database searches, extensive regulatory analysis and sophisticated mapping techniques to produce your *Environmental Report*. It checks for the presence of 21 categories of government-reported toxic sites and provides detailed, up-to-date information on each identified site. The findings of your report are presented in an easy-to-understand format that:

1. ***Maps*** the approximate locations of selected government-reported toxic sites identified on or near a specified target address.
2. ***Estimates*** the distance and direction between the target address and each identified toxic site.
3. ***Reports*** air and water permit non-compliance and other regulatory violations.
4. ***Profiles*** some aspects of the usage, manufacture, storage, handling, transport or disposal of toxic chemicals at individual sites.
5. ***Summarizes*** some potential health effect information and drinking water standards for selected chemicals reported at individual sites.

## ***The Three Sections Of Your Report***

The first section highlights your report's findings by summarizing identified sites according to: **a)** distance intervals, **b)** direction, **c)** proximity to the target address and **d)** individual site categories. In addition, the locations of all identified toxic sites are illustrated on individual maps for each radius search distance used in your report. A close-up map illustrates the locations of all identified toxic sites, at the shortest radius search distance used in your report. Finally, a map of tax parcels and a table of selected information about those parcels are included.

The second section of your report contains *Toxic Site Profiles* that provide detailed information on each identified toxic site. The information in each *Toxic Site Profile* varies according to its source. Some toxic site categories have extensive information, some have limited information. All the information is updated on a regular basis.

The third section of the report contains appendices that identify: **1)** on-site spills reported to the national Emergency Response Notification System (ERNS), **2)** various toxic sites that cannot be mapped due to incomplete or erroneous addresses or other mapping problems, **3)** codes that characterize hazardous wastes reported at various facilities, **4)** methods used to map toxic sites identified in your report and **5)** information sources used in your report.

## ***How to Use Your Report***

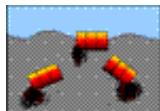
- Check Table One to see the number of identified sites by distance intervals.
- Check Table Two to see identified sites sorted by direction.
- Check Table Three to see identified sites sorted by site categories.
- Check Table Four to see identified sites ranked by proximity to the target address.
- Use Table Five to get info for the subject parcel and every parcel found on the Tax Parcel Map
- Refer to the various maps to see the locations of identified toxic sites. Refer to the *Toxic Site Profile* and *Appendix* sections for additional information.



# *Toxic Site Databases Analyzed In Your Report*

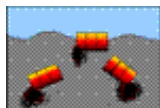
## Search Radius

One-Mile



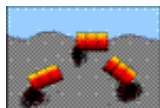
1) ***National Priority List for Federal Superfund Cleanup***: a listing of sites known to pose environmental or health hazards that are being investigated or cleaned up under the Federal Superfund program.

Half-Mile



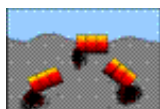
2) ***Delisted National Priority List Sites***: a listing of NPL sites that have been removed from the National Priority List.

One-Mile



3) ***New York Inactive Hazardous Waste Disposal Site Registry***: a state listing of sites that can pose environmental or public health hazards requiring investigation or clean up.

One-Mile



4) ***New York Inactive Hazardous Waste Disposal Site Registry Qualifying***: a state listing of sites that qualify for possible inclusion to the NYDEC Inactive Haz. Waste Disposal Site Registry.

One-Mile



5) ***RCRA Corrective Action Activity (CORRACTS)***: waste facilities with RCRA corrective action activity reported by the USEPA.

Half-Mile



6) ***CERCLIS*** (Comprehensive Environmental Response, Compensation and Liability Information System): a federal listing of Non-NFRAP sites that can pose environmental or public health hazards requiring investigation or clean up.

Half-Mile



7) ***CERCLIS NFRAP***: a federal listing of CERCLIS sites that have no further remedial action planned.

Half-Mile



8) ***New York State Brownfield Cleanup Sites***: a listing of sites that are abandoned, idled or under-used industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

Half-Mile



9) ***New York Solid Waste Facilities Registry***: active and inactive landfills, incinerators, transfer stations or other solid waste management facilities.

Half-Mile



10) ***New York and Federal Hazardous Waste Treatment, Storage or Disposal Facilities***: sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRIS). Also includes the following database:

- ***RCRA violations***: waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act..

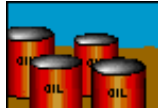
Half-Mile



11) ***Toxic Spills: active and inactive or closed*** spills reported to state environmental authorities, including *remediated* and *unremediated* leaking underground storage tanks. This database includes the following categories:

- Tank Failures
- Tank Test Failures
- Unknown Spill Cause or Other Spill Causes
- Miscellaneous Spill Causes

Quarter-Mile



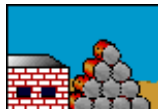
12) ***New York State Major Oil Storage Facilities:*** sites with more than a 400,000-gallon capacity for storing petroleum products.

Quarter-Mile



13) ***New York and Local Petroleum Bulk Storage Facilities:*** sites with more than a 1,100-gallon capacity for storing petroleum products.

Quarter-Mile



14) ***New York and Federal Hazardous Waste Generators and Transporters:*** sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRA). Also includes the following database:

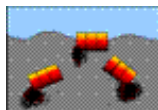
- ***RCRA violations:*** waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.

Quarter-Mile



15) ***New York Chemical Bulk Storage Facilities:*** sites storing hazardous substances listed in 6 NYCRR Part 597 in aboveground tanks with capacities of 185 gallons or more and/or underground tanks of any size

Half-Mile



16) ***New York Hazardous Substance Disposal Site Draft Study:*** a state listing of sites contaminated with toxic substances that can pose environmental or public health hazards. These sites are not eligible for state clean up funding programs.

Quarter-Mile



17) ***Federal Toxic Release Inventory Facilities:*** discharges of selected toxic chemicals to air, land, water or treatment facilities.

Quarter-Mile



18) ***Federal Air Discharges:*** Air pollution point sources monitored by U.S. EPA and/or state and local air regulatory agencies.

Quarter-Mile



19) ***Federal Permit Compliance System Toxic Wastewater Discharges:*** permitted toxic wastewater discharges.

Quarter-Mile



20) ***Federal Civil and Administrative Enforcement Docket:*** judiciary cases filed on behalf of the U. S. Environmental Protection Agency by the Department of Justice.

Property only



21) ***ERNS: Federal Emergency Response Notification System Spills:*** a listing of federally reported spills.

## *Limitations Of The Information In Your Report*

The information presented in your *Environmental Report* has been obtained from various local, state and federal government agencies. Please be aware that: **1)** additional information on individual sites may be available, **2)** newly discovered sites are continually reported and **3)** all map locations are approximate. As a result, this report is intended to be the **FIRST STEP** in the process of identifying and evaluating possible environmental threats to specific properties and can only serve as a guide for conducting on-site visits or additional, more detailed toxic hazard research.

*Toxics Targeting* tries to ensure that the information in your report is presented accurately and with minimal alteration. The only systematic changes that are made correct obvious address errors in order to allow sites to be mapped. Any address changes that are made are noted in the map information section at the top of each corresponding *Toxic Site Profile*. Since the information presented in your report is not edited, please be aware that it can contain reporting errors or typographical mistakes made by the site owners/operators or government agencies that produced the information. Please be aware of some other limitations of the information in your report:

- The map used by *Toxics Targeting* is the same one used by the U. S. Census. While the map is generally accurate, no map is perfect. In addition, *Toxics Targeting's* mapping methods estimate where toxic site addresses are located if the address is not specifically designated on the Census map. **FOR THESE REASONS, ALL MAP LOCATIONS OF ADDRESSES AND REPORTED TOXIC SITES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY ON-SITE VISITS;**
- **UNDISCOVERED, UNREPORTED OR UNMAPPABLE TOXIC SITES MIGHT NOT BE IDENTIFIED BY THIS REPORT'S CHECK OF 21 TOXIC SITE CATEGORIES. TOXIC SITES REPORTED IN OTHER GOVERNMENT DATABASES MIGHT ALSO EXIST. FOR THESE REASONS, YOUR REPORT MIGHT NOT IDENTIFY ALL THE TOXIC SITES THAT EXIST IN THE AREA IT SEARCHES;**
- The appendix of your report contains a listing of sites that could not be mapped due to incomplete or erroneous address information or other mapping problems. This listing includes unmappable toxic sites in zip code areas within one mile of the target address as well as toxic sites without zip codes reported in the same county. **IF YOU WOULD LIKE INFORMATION ON ANY OF THE LISTED SITES, PLEASE CONTACT TOXICS TARGETING AND REFER TO THE SITE ID NUMBER.**
- Some toxic sites identified in your report may be classified as **known hazards**. Most of the toxic sites identified in your report involve **potential hazards** related to the on-site use, manufacture, handling, storage, transport or disposal of toxic chemicals. Some of the toxic sites identified in your report may be the addresses of parties responsible for toxic sites located elsewhere. **YOU SHOULD ONLY CONCLUDE THAT TOXIC HAZARDS ACTUALLY EXIST AT A SPECIFIC SITE WHEN GOVERNMENT AUTHORITIES MAKE THAT DETERMINATION OR WHEN THAT CONCLUSION IS FULLY DOCUMENTED BY THE FINDINGS OF AN APPROPRIATE SITE INVESTIGATION UNDERTAKEN BY LICENSED PROFESSIONALS;**
- Compass directions and distances are approximate. Compass directions are calculated from the subject property address to the mapped location of each identified toxic site. The compass direction does not necessarily refer to the closest property boundary of an identified toxic site. The compass direction also can vary substantially for toxic sites that are located very close to the subject property address.
- The information presented in your report is a summary of the information that *Toxics Targeting* obtains from government agencies on reported toxic sites. **YOU MAY BE ABLE TO OBTAIN ADDITIONAL INFORMATION ABOUT REPORTED SITES WITH THE FREEDOM OF INFORMATION REQUEST FORM LETTERS THAT ARE PROVIDED ON THE INSIDE OF THE BACK COVER.**

# Section One:

## Report Summary

- *Table One: Number of Identified Toxic Sites By Distance Interval*
- *Table Two: Identified Toxic Sites By Direction*
- *Table Three: Identified Toxic Sites By Category*
- *Table Four: Identified Toxic Sites By Proximity*
- *Map One: One-Mile Radius Map*
- *Map Two: Half-Mile Radius Map*
- *Map Three: Quarter-Mile Radius Map*
- *Map Four: Quarter-Mile Radius Close up Map*

## NUMBER OF IDENTIFIED SITES BY DISTANCE INTERVAL

Database Searched	0 - 100 ft	100 ft - 1/8 mi	1/8 mi - 1/4 mi	1/4 mi - 1/2 mi	1/2 mi - 1 mi	Site Category Totals
<b>ASTM-Required 1 Mile Search</b>						
National Priority List (NPL) Sites	0	0	0	0	0	0
NYS Inactive Hazardous Waste Disposal Site Registry	0	0	0	0	0	0
NYS Inactive Haz Waste Disposal Site Registry Qualifying	0	0	0	0	0	0
RCRA Corrective Action (CORRACTS) Sites	0	0	0	0	0	0
<b>ASTM-Required 1/2 Mile Search</b>						
Delisted National Priority List (NPL) Sites	0	0	0	0	Not searched	0
CERCLIS Superfund Non-NFRAP Sites	0	0	0	0	Not searched	0
CERCLIS Superfund NFRAP Sites	0	0	0	0	Not searched	0
Brownfields Sites						
Voluntary Cleanup Program	0	0	0	0	Not searched	0
Environmental Restoration Program	0	0	0	0	Not searched	0
Brownfield Cleanup Program	0	0	0	0	Not searched	0
NYSDEC Solid Waste Facilities / Landfills	0	0	0	0	Not searched	0
RCRA Hazardous Waste Treatment, Storage, Disposal Sites	0	0	0	0	Not searched	0
NYS Toxic Spills						
Active Tank Failures	0	0	0	0	Not searched	0
Active Tank Test Failures	0	0	0	0	Not searched	0
Active Spills - Unknown / Other Causes	0	0	0	0	Not searched	0
Active Spills - Miscellaneous Causes	0	0	0	0	Not searched	0
Closed Tank Failures	0	0	1	0	Not searched	1
Closed Tank Test Failures	0	0	0	0	Not searched	0
Closed Spills - Unknown / Other Causes	1	0	2	0	Not searched	3
Closed Spills - Miscellaneous Causes	0	1	1	0	Not searched	2
<b>ASTM-Required Property &amp; Adjacent Property (1/4 Mile Search)</b>						
NYS Major Oil Storage Facilities	0	0	0	Not searched	Not searched	0
Local & State Petroleum Bulk Storage Sites	1	0	1	Not searched	Not searched	2
RCRA Hazardous Waste Generators & Transporters	0	0	0	Not searched	Not searched	0
NYS Chemical Bulk Storage Sites	0	0	0	Not searched	Not searched	0
Emergency Response Notification System (ERNS)	0	Not searched	Not searched	Not searched	Not searched	0
Institutional Controls / Engineering Controls (IC/EC)	See databases for NPL, CERCLIS, Inactive Hazardous Waste Disposal Site Registry and Brownfield Sites.					
<b>ASTM-Required Databases Distance Interval Totals</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>8(0)</b>

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

NOTE: Table continues on next page.

**Non-ASTM Databases 1/2 Mile Search**

Hazardous Substance Waste Disposal Sites	0	0	0	0	Not searched	0
------------------------------------------	---	---	---	---	--------------	---

**Non-ASTM Databases 1/4 Mile Search**

Toxic Release Inventory Sites (TRI)	0	0	0	Not searched	Not searched	0
Permit Compliance System (PCS) Toxic Wastewater Discharges	0	0	0	Not searched	Not searched	0
Air Discharges	0	0	0	Not searched	Not searched	0
Civil & Administrative Enforcement Docket Facilities	0	0	0	Not searched	Not searched	0

<b>Non-ASTM Databases Distance Interval Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Not Searched</b>	<b>0</b>
----------------------------------------------------	----------	----------	----------	----------	---------------------	----------

<b><i>Distance Interval Totals</i></b>	<b><i>2</i></b>	<b><i>1</i></b>	<b><i>5</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>8(0)</i></b>
----------------------------------------	-----------------	-----------------	-----------------	-----------------	-----------------	--------------------

Numbers in ( ) indicate spills not mapped and profiled in this report, and are listed at the end of the active and closed spills sections. See these lists for a description of the parameters involved with identifying these spills.

# Identified Toxic Sites by Direction

## Seneca Falls - State Route 89 Seneca Falls, NY 13148

\* Compass directions can vary substantially for sites located very close to the subject property address.

### Sites less than 100 feet from subject property sorted by distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
7	SENECA FALLS QUICKWAY #38	2552 NYS ROUTE #89	0 feet	Petroleum Bulk Storage Site
2	SENECA FALLS QUICK WAY	ROUTE 89	0 feet	Closed Status Spill (Unk/Other Cause)

### Sites between 100 ft and 660 ft from the subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
5	MONTEVERDI (WILLIAM) HOME	ROUTE 89 & GARDEN STREET	254 feet to the SE	Closed Status Spill (Misc. Spill Cause)

### Sites equal to or greater than 660 ft from subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
1	CAYUGA LAKE STATE PARK	2664 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Tank Failure
3	CAYUGA LAKE STATE PARK	2664 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Spill (Unk/Other Cause)
4	CAYUGA LAKE STATE PARK	2678 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Spill (Unk/Other Cause)
6	CAYUGA LAKE STATE PARK	2678 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Spill (Misc. Spill Cause)
8	NYS OFFICE OF PARKS, REC & HIST PRES	CAYUGA LAKE STATE PARK	809 feet to the SSW	Petroleum Bulk Storage Site



# Identified Toxic Sites by Category

## Seneca Falls - State Route 89 Seneca Falls, NY 13148

\* Compass directions can vary substantially for sites located very close to the subject property address.

Closed Status Tank Failures -- Total Sites - 1			Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile	
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
1	8807701	CAYUGA LAKE STATE PARK	2664 LOWER LAKE ROAD	717 feet to the SSW
Closed Status Spills (Unknown Causes & Other Causes) -- Total Sites - 3			Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile	
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
2	9711314	SENECA FALLS QUICK WAY	ROUTE 89	0 feet
3	9970134	CAYUGA LAKE STATE PARK	2664 LOWER LAKE ROAD	717 feet to the SSW
4	0303563	CAYUGA LAKE STATE PARK	2678 LOWER LAKE ROAD	717 feet to the SSW
Closed Status Spills (Miscellaneous Spill Causes) -- Total Sites - 2			Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile	
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
5	9505642	MONTEVERDI (WILLIAM) HOME	ROUTE 89 & GARDEN STREET	254 feet to the SE
6	9516496	CAYUGA LAKE STATE PARK	2678 LOWER LAKE ROAD	717 feet to the SSW
Petroleum Bulk Storage Sites -- Total Sites - 2			Database searched at 1/4 MILE - ASTM required search distance: Property & Adjacent	
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
7	8-600100	SENECA FALLS QUICKWAY #38	2552 NYS ROUTE #89	0 feet
8	8-264458	NYS OFFICE OF PARKS, REC & HIST PRES	CAYUGA LAKE STATE PARK	809 feet to the SSW

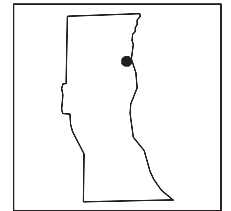
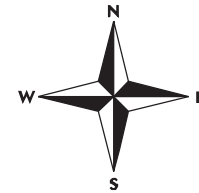
# Identified Toxic Sites by Proximity

## Seneca Falls - State Route 89, Seneca Falls, NY 13148

\* Compass directions can vary substantially for sites located very close to the subject property address.

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
7	SENECA FALLS QUICKWAY #38	2552 NYS ROUTE #89	0 feet	Petroleum Bulk Storage Site
2	SENECA FALLS QUICK WAY	ROUTE 89	0 feet	Closed Status Spill (Unk/Other Cause)
5	MONTEVERDI (WILLIAM) HOME	ROUTE 89 & GARDEN STREET	254 feet to the SE	Closed Status Spill (Misc. Spill Cause)
1	CAYUGA LAKE STATE PARK	2664 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Tank Failure
3	CAYUGA LAKE STATE PARK	2664 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Spill (Unk/Other Cause)
4	CAYUGA LAKE STATE PARK	2678 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Spill (Unk/Other Cause)
6	CAYUGA LAKE STATE PARK	2678 LOWER LAKE ROAD	717 feet to the SSW	Closed Status Spill (Misc. Spill Cause)
8	NYS OFFICE OF PARKS, REC & HIST PRES	CAYUGA LAKE STATE PARK	809 feet to the SSW	Petroleum Bulk Storage Site

# Toxics Targeting 1 Mile Radius Map Seneca Falls - State Route 89 Seneca Falls, NY 13148



Seneca County



National Priority  
List (NPL)



Inactive Hazardous Waste  
Disposal Registry Site



Inact. Haz Waste Disp.  
Registry Qualifying



RCRA Corrective  
Action Facility



Site  
Location



Waterbody



County  
Border



Railroad  
Tracks



1 Mile  
Radius



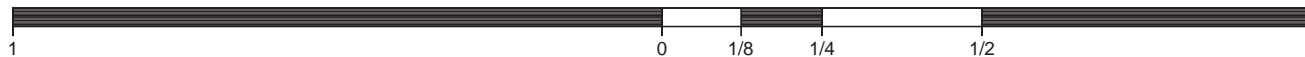
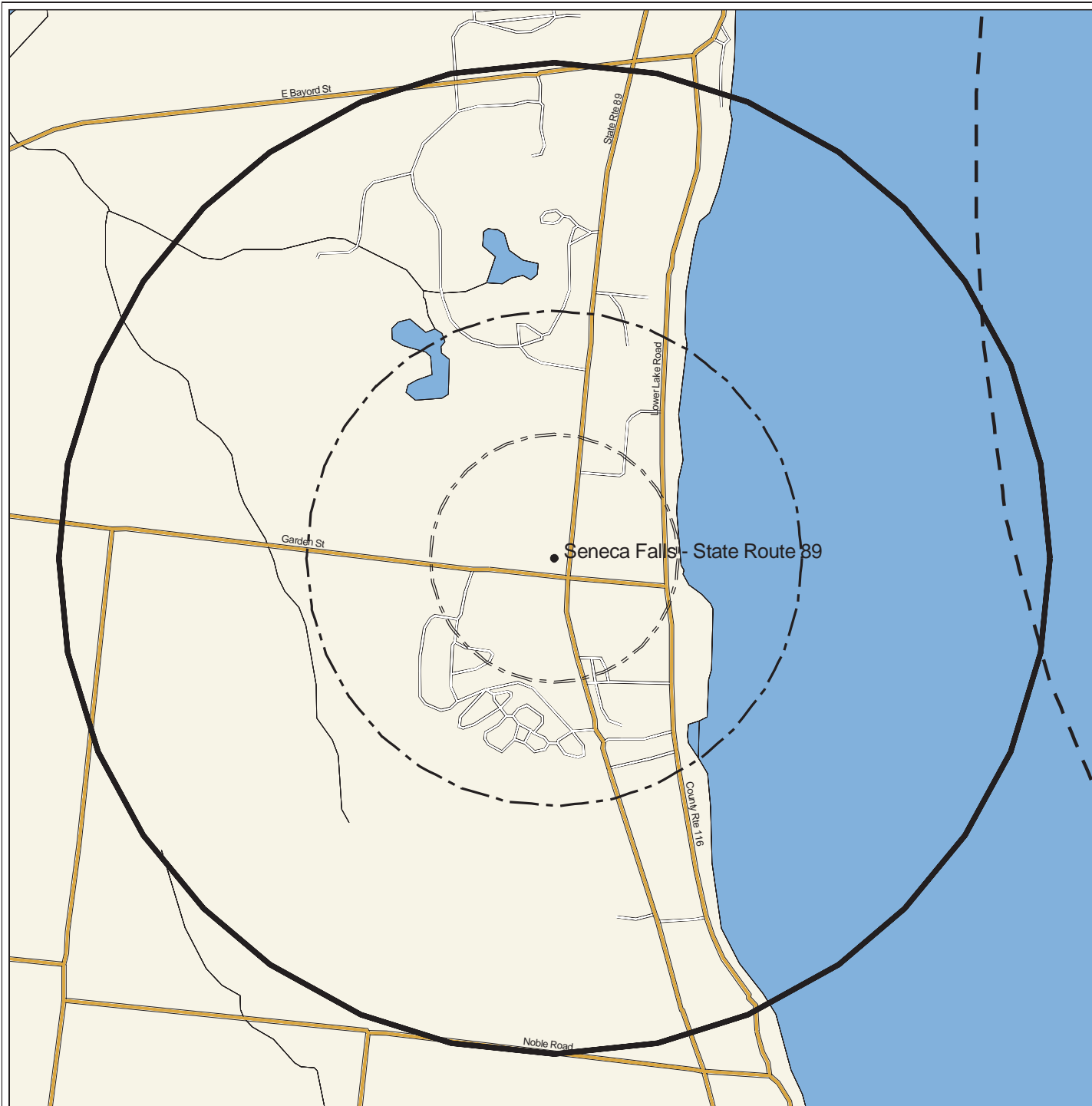
1/2 Mile  
Radius



1/4 Mile  
Radius

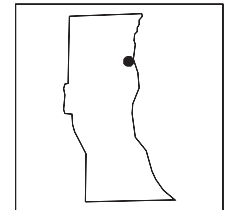
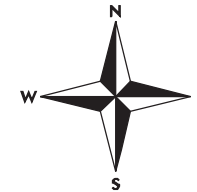


1/8 Mile  
Radius

















Distance in Miles

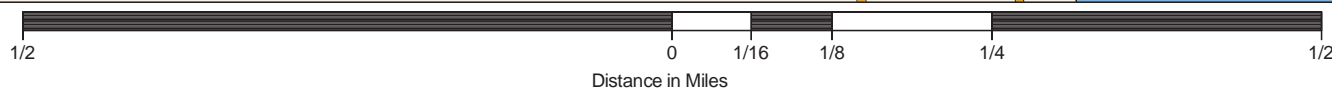
# Toxics Targeting 1/2 Mile Radius Map Seneca Falls - State Route 89 Seneca Falls, NY 13148



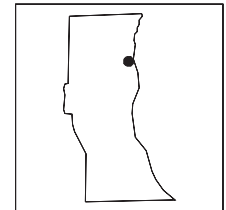
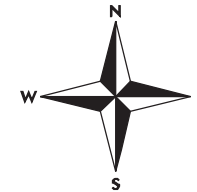
Seneca County

-  CERCLIS Superfund Non-NFRAP Site
-  Delisted NPL Site
-  Hazardous Waste Treater, Storer, Disposer
-  Hazardous Substance Waste Disposal Site
-  Solid Waste Facility
-  Brownfields Site
-  Hazardous Material Spill

-  Site Location
-  Waterbody
-  County Border
-  Railroad Tracks
-  1 Mile Radius
-  1/2 Mile Radius
-  1/4 Mile Radius
-  1/8 Mile Radius



Toxics Targeting  
1/4 Mile Radius Map  
Seneca Falls - State Route 89  
Seneca Falls, NY 13148

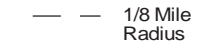
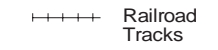
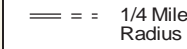


Seneca County

Seneca Falls - State Route 89

7

8



1/4

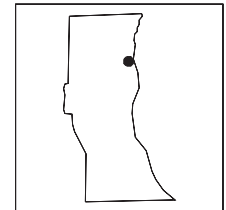
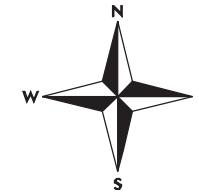
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1/8

1/4

Distance in Miles

# Toxics Targeting 1/4 Mile Closeup Map Seneca Falls - State Route 89 Seneca Falls, NY 13148



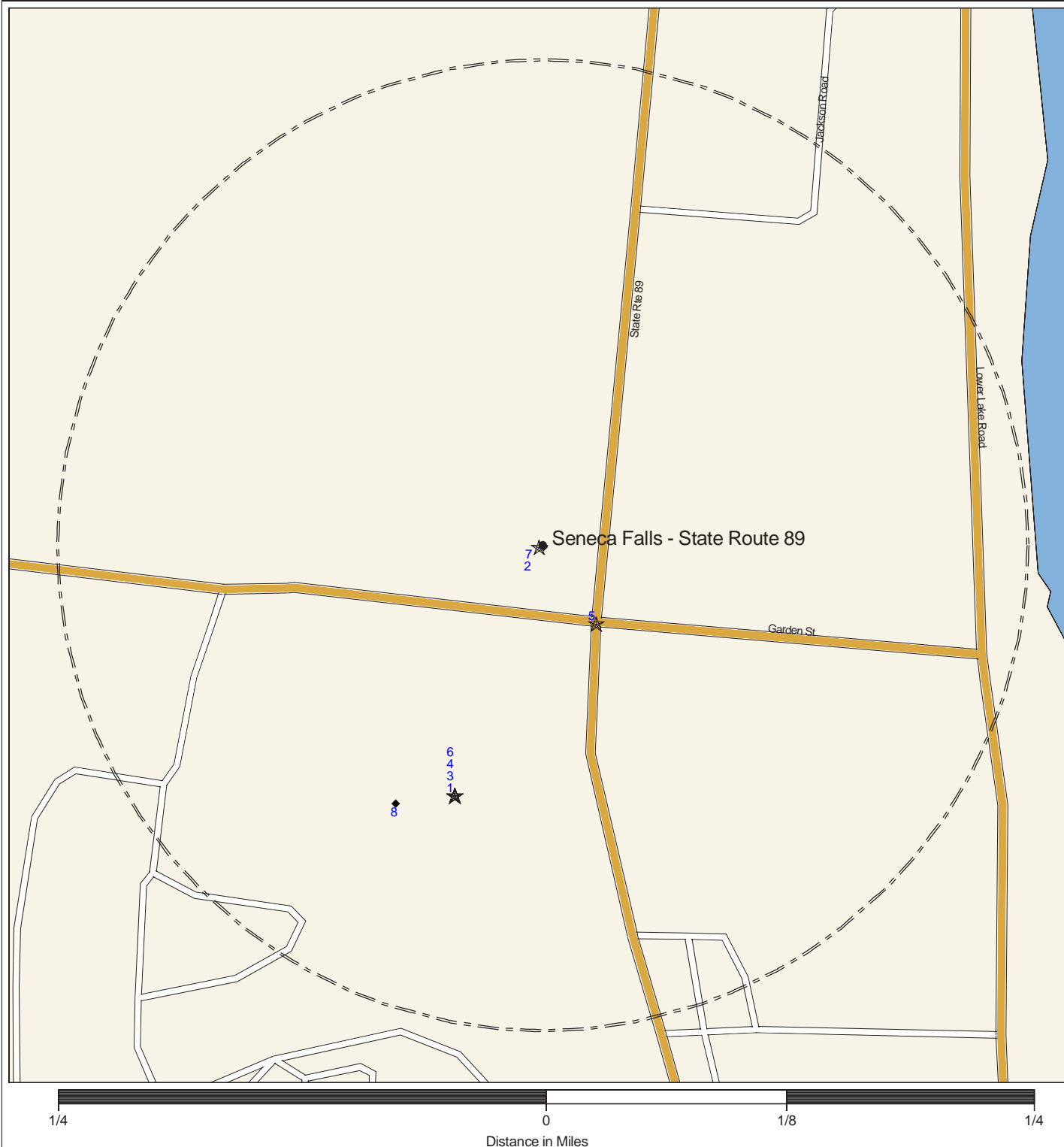
Seneca County

- |                                                   |                                              |
|---------------------------------------------------|----------------------------------------------|
| National Priority List (NPL) *                    | Delisted NPL Site **                         |
| CERCLIS Superfund Non-NFRAP Site **               | CERCLIS Superfund NFRAP Site **              |
| Inactive Hazardous Waste Disposal Registry Site * | Inact. Haz Waste Disp. Registry Qualifying * |
| Hazardous Waste Treater, Storer, Disposer **      | RCRA Corrective Action Facility *            |
| Hazardous Substance Waste Disposal Site **        | Solid Waste Facility **                      |
| Major Oil Storage Facility ***                    | Brownfields Site **                          |
| Chemical Storage Facility ***                     | Hazardous Material Spill **                  |
| Toxic Release ***                                 | Petroleum Bulk Storage Facility ***          |
| Wastewater Discharge ***                          | Hazardous Waste Generator, Transp. ***       |
| Enforcement Docket Facility ***                   | Air Release ***                              |

- |                 |                 |
|-----------------|-----------------|
| Site Location   | Waterbody       |
| County Border   | Railroad Tracks |
| 1/4 Mile Radius | 1/8 Mile Radius |

\* 1 Mile Search Radius  
\*\*\* 1/4 Mile Search Radius

\*\* 1/2 Mile Search Radius



## Section Two: Toxic Site Profiles

The heading of each *Toxic Site Profile* refers to the site's map location and details:

- The facility name, address, city, state, and zip code (This information does not appear in the headings for Inactive Hazardous Waste Disposal Sites).
- Any changes that were made to a site's address in order to map its location.
- The site mapping method that was used (see ***How Sites are Located***, at the end of this section for more information).

*Toxic Site Profiles* summarize information provided by site owners or operators and government agencies regarding various toxic chemical activities reported at each site, such as:

- Whether chemicals were stored, produced, transported, discharged or disposed of.
- The name of chemicals and their Chemical Abstract Series (CAS) numbers;
- The amount of chemicals and the units (gallons/pounds) the chemical was measured in.
- Whether the site or storage tanks at the site are currently active or inactive.
- Special codes used by government agencies to regulate hazardous waste activities at some sites  
(A complete description of the codes follows the profiles section).

For selected individual chemicals reported at various toxic sites, some potential health effect summary information appears below the site profile. Each potential health effect summary identifies chemicals by name and by Chemical Abstract Series (CAS) Number. An "x" under each potential health effect heading indicates positive toxicity testing results reported by the National Institute of Occupational Safety and Health's Registry of Toxic Effects of Chemical Substances (RTECS). Some chemicals (mostly appearing in profiles of Hazardous Waste facilities), are reported as mixtures, and RTECS health effect information is only available for individual chemicals. In addition, RTECS only provides information on approximately 100,000 common chemicals. Consequently, the absence of potential health effect summary information for a particular chemical identified in a Toxic Site Profile does not necessarily mean that the chemical does not pose potential health effects.

The Maximum Contaminant Level (MCL) in drinking water allowed for selected chemicals is also noted. In most cases, the only applicable MCL has been set by the New York State Department of Health (NYSDOH). Where NYSDOH has not set an MCL, the federal standard, if one exists, is listed and is marked by an asterisk.

Presented below are column headings that describe the health effect definitions used in RTECS and applicable New York State and federal drinking water standards. Reference sources for information presented in this section are also provided.

ACUTE TOX: **Acute Toxicity:** Short-term exposure to this chemical can cause lethal and non-lethal toxicity effects not included in the following four categories.

TUMOR TOX: **Tumorigenic Toxicity:** The chemical can cause an increase in the incidence of tumors.

MUTAG TOX: **Mutagenic Toxicity:** The chemical can cause genetic alterations that are passed from one generation to the next.

REPRO TOX: **Reproductive toxicity:** May signify one of the following effects: maternal effects, paternal effects, effects on fertility, effects on the embryo or fetus, specific developmental abnormalities, tumorigenic effects, or effects on the newborn (only positive reproductive effects data for mammalian species are referenced)

IRRIT TOX: **Primary Irritant:** The chemical can cause eye or skin irritation

MCL: **Drinking Water Standard - Maximum Contaminant Level** (MCL) listed under Drinking Water Supplies, 10 NYCRR Part 5, Subparts 1.51(f),(g), and (h) for NYDOH MCL's and under the Safe Drinking Water Act, 40 CFR 141, Subparts B and G, (\* indicates value for total trihalomethanes) for federal MCL's.

Reference Source for Toxicity Information: Registry of Toxic Effects of Chemical Substances (RTECS), NIOSH (on-line database); For further information, contact: NIOSH, 4676 Columbia Parkway, Cincinnati, OH, 45226, 800/35-NIOSH.

Reference Source for Drinking Water Standards: New York State Department of Health, Bureau of Toxic Substances Assessment, 2 University Place, Room 240, Albany, NY 12203, 518/458-6373.

U.S. Environmental Protection Agency, Office of Drinking Water, 401 M St SW, Mailstop WH-556, Washington, DC, 20460, 202/260-5700.

Inactive Hazardous Waste Disposal Site Classifications: 1 -- Causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or the environment -- immediate action required;

2 -- Significant threat to the public health or environment -- action required;

3 -- Does not Present a significant threat to the environment or public health -- action may be deferred;

4 -- Site properly closed --requires continued management;

5 -- Site properly closed, no evidence of present or potential adverse impact -- no further action required;

2a -- This temporary classification has been assigned to sites where there is inadequate data to assign them to the five classifications specified by law.

D1, 2, 3 -- Delisted Site (1: hazardous waste not found; 2: remediated; 3: consolidated site or site incorrectly listed)

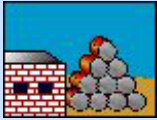




***NO NATIONAL PRIORITIES LIST (NPL) SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS***



***NO INACTIVE HAZ WASTE DISPOSAL REGISTRY OR REGISTRY-QUALIFYING SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS***



***NO RCRA CORRECTIVE ACTION SITES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS***



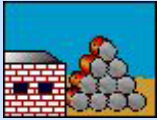
***NO CERCLIS SUPERFUND SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***



***NO BROWNFIELDS SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***



***NO SOLID WASTE FACILITIES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***



***NO HAZARDOUS WASTE TREATMENT/STORAGE/DISPOSERS IDENTIFIED WITHIN THE 1/2 MILE SEARCH RADIUS***



## ***HAZARDOUS MATERIAL SPILLS INTRODUCTION***

The Hazardous Material Spills in this section are divided into eight spill cause groupings. These include:

Active Spills Section: Spills with incomplete paperwork that may or may not be cleaned up (See Date Cleanup Ceased)

- 1) Tank Failures
- 2) Tank Test Failures
- 3) Unknown Spill Cause or Other Spill Cause Hazardous Spills
- 4) Miscellaneous Spill Causes: Equipment Failure, Human Error, Tank Overfill, Deliberate Spill, Traffic Accidents, Housekeeping, Abandoned Drum, and Vandalism.

Closed Status Spills Section: Spills with completed paperwork that may or may not be cleaned up (See Date Cleanup Ceased)

- 5) Tank Failures
- 6) Tank Test Failures
- 7) Unknown Spill Cause or Other Spill Cause Hazardous Spills
- 8) Miscellaneous Spill Causes: Equipment Failure, Human Error, Tank Overfill, Deliberate Spill, Traffic Accidents, Housekeeping, Abandoned Drum, and Vandalism.

All spills within each spill cause category are presented in order of proximity to the subject site address.

**Please note that spills reported within 0.25 mile (or one-eighth mile in New York City) are mapped and profiled.**

**Between 0.25 mile (or one-eighth mile in New York City) and 0.5 mile, only the following spills are mapped and profiled:**

- \* Tank Failures;
- \* Tank Test Failures;
- \* Unknown Spill Cause or Other Spill Cause;
- \* Spills greater than 100 units of quantity; and
- \* Spills reported in the NYSDEC Fall 1998 MTBE Survey.

A table at the end of each section presents a listing of reported Miscellaneous Spills with less than 100 units located between 0.25 mile (or one-eighth mile in Manhattan) and 0.5 mile. These spills are neither mapped nor profiled.





***NO ACTIVE TANK FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***



***NO ACTIVE TANK TEST FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***



***NO ACTIVE UNKNOWN CAUSE SPILLS AND OTHER CAUSE SPILLS IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***



***NO ACTIVE HAZARDOUS SPILLS - MISC. SPILL CAUSES - EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, AND VANDALISM - IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS.***

All spills mapped and profiled within 1/4 mile. Between 1/4 mile and 1/2 mile search radius, spills reported to be greater than 100 units and spills reported in the NYSDEC Fall 1998 MTBE Survey are mapped and profiled. Spills reported to be less than 100 units are listed in a table at the end of this section.

**THE FOLLOWING ACTIVE SPILLS FOR THIS CATEGORY WERE REPORTED BETWEEN 1/4 MILE AND 1/2 MILE SEARCH RADIUS FROM THE SUBJECT ADDRESS. THESE SPILLS WERE REPORTED TO BE LESS THAN 100 UNITS IN QUANTITY AND CAUSED BY: EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, OR VANDALISM. THESE SPILLS ARE NEITHER MAPPED NOR PROFILED IN THIS REPORT.**

FACILITY ID      FACILITY NAME  
No dropped spills found for this category

STREET

CITY



### **CLOSED STATUS TANK FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS**

Please Note: \* - Compass directions can vary substantially for sites located very close to the subject property address.

<b>Map Identification Number 1</b>	<b>CAYUGA LAKE STATE PARK</b> 2664 LOWER LAKE ROAD	SENECA FALLS, NY	<b>Spill Number: 8807701</b>	<b>Close Date: 02/12/1992</b> TT-Id: 520A-0154-504
<b>MAP LOCATION INFORMATION</b> Site location mapped by: MANUAL MAPPING - LARGE SITE Approximate distance from property: 717 feet to the SSW		<b>ADDRESS CHANGE INFORMATION</b> Revised street: NO CHANGE Revised zip code: 13148		
Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER	Spiller: CAYUGA LAKE STATE PARK	Spiller Phone: (607) 387-7041		
Notifier Type: Responsible Party	Notifier Name:	Notifier Phone:		
Caller Name: PETER SNOW	Caller Agency: CAYUGA LAKE STATE PARK	Caller Phone: (315) 253-8401		
DEC Investigator: VOLLMER	Contact for more spill info:	Contact Person Phone:		

Spill Class: KNOWN RELEASE WITH MINIMAL POTENTIAL FOR FIRE OR HAZARD;DEC RESPONSE;WILLING RP;CORRECTIVE ACTION TAKEN

Spill Date	Date Cleanup Ceased	Cause of Spill	PBS # Involved	Meets Cleanup Standards	Penalty Recommended
06/30/1988	08/13/1991	TANK FAILURE	8-264458	UNKNOWN	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	GROUNDWATER

#### **TANK TEST INFORMATION**

Tank Number	Tank Size	Tank Test Method	Leak Rate	Gross Leak or Failure
		Unknown	0.00	UNKNOWN

#### **Caller Remarks:**

28 YEAR OLD 1,000 GALLON UNDERGROUND GASOLINE TANK NOTICED TO BE LEAKING. WILL BE REMOVED AND REPLACED BY ABOVEGROUND 500 GALLON DOUBLE WALLED TANK. JESSE MILLER OR PETE SNOW, CONTACT.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "BS"

12/19/88: 12/19/88 SPOKE WITH JIM SCRIPA, 518-474-0331. OK GIVEN FOR J&K PLUMBING CONTRACTOR TO BEGIN WORK ON REPLACEMENT, 607-772-1666. WORK SHOULD BEGIN SOON. WILL GIVE NOTICE PRIOR TO REMOVAL.

04/07/89: 04-07-89--1000 GAL TANK WAS REMOVED FROM GROUND. TO BE REPLACED WITH 500 GAL ABOVE GROUND TANK. 2 OTHER GAS TANKS NEED TO BE REMOVED. REFERRED TO J GAVIN TO FOLLOWUP ON CONTAM. SOIL CLEANUP -15CUYDS.

04/01/91: DON FRASER OF OGS TELCON TO INFORM US THAT TANK REMOVAL SCHEDULED FOR TWO 1000 GAL UNDERGRND TANKS ON 04-03. WOULD LIKE SOMEONE FROM OUR OFFICE ON SITE. BS TO FOLLOW-UP.

04/03/91: BS & MZ MET ON SITE W/FRASER, MORT & LUDINSKY WHO WERE IN PROCESS OF REMOVING TWO 1000 GAL UNDERGRND TANKS. BS INSPECTED CONTAMINATED SOIL ENCOUNTERED & APPEARED TO BE A 7" THICK BAND ALONG...

04/03/91: ... EDGE OF EXCAVATION WALL. MATERIAL VERY SATURATED & BS REQUESTED THIS BE SET ASIDE AND PLACED ON PLASTIC FOR DISPOSAL. BE TOLD FRASER THAT ANY OTHER THAT WAS SIMILAR SHOULD ALSO BE REMOVED.

04/03/91: 2 TANKS STILL IN GROUND BUT TOP & 3 SIDE WERE UNCOVERED. GROUNDWATER IN HOLE APPEARED CLEAN & GAVE OKAY TO BACKFILL IF GROUNDWATER REMAINED CLEAN.

04/03/91: A 3RD TANK WAS DISCOVERED DURING EXCAVATION & OGS TO REMOVE THIS AS WELL. FRASER TO TELCON W/RESULTS OF REMOVAL & PREPARE CONTAMINATED SOIL FOR SAMPLING & DISPOSAL.

04/19/91: BS TELCON W/DON FRASER OF OGS WHO SAID ALL 3 TANKS WERE REMOVED BY NEXT DAY (04-04-91). CONTAMINATED SOIL STOCKPILED ON PLASTIC ON SITE NEXT TO BLDG AWAITING SAMPLE RESULTS FOR DISPOSAL.

02/12/92: BS RECEIVED DISPOSAL RECEIPTS FROM DON FRASER OF O.G.S. REGARDING CONTAMINATED SOIL. LAST OF SOIL DISPOSED OF @ C.I.D. IN CHAFFEE ON 08-13-91. NO FURTHER ACTION NEEDED BY SPILLS.



***NO CLOSED STATUS TANK TEST FAILURES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***


**CLOSED STATUS UNKNOWN CAUSE SPILLS AND OTHER CAUSE SPILLS IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS**

Please Note: \* - Compass directions can vary substantially for sites located very close to the subject property address.

<b>Map Identification Number 2</b>	<b>SENECA FALLS QUICK WAY</b>		<b>Spill Number: 9711314</b>	<b>Close Date: 01/08/1998</b>
	ROUTE 89	SENECA FALLS, NY		TT-Id: 520A-0225-727
<b>MAP LOCATION INFORMATION</b>		<b>ADDRESS CHANGE INFORMATION</b>		
Site location mapped by: MANUAL MAPPING (5)		Revised street: NO CHANGE		
Approximate distance from property: 0 feet		Revised zip code: 13148		
Source of Spill: GASOLINE STATION	Spiller: UNKNOWN	Spiller Phone:		
Notifier Type: Affected Persons	Notifier Name: ART WEED	Notifier Phone: (607) 561-2720		
Caller Name: ART WEED	Caller Agency: JAMES MIRABITO & SONS	Caller Phone: (607) 561-2720		
DEC Investigator: CAHETTEN	Contact for more spill info:	Contact Person Phone: (315) 568-6047		

Spill Class: KNOWN RELEASE WITH MINIMAL POTENTIAL FOR FIRE OR HAZARD;NO DEC RESPONSE;WILLING RP;CORRECTIVE ACTION TAKEN

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended	
01/08/1998	01/08/1998	UNKNOWN	NO		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	3.00	GALLONS	3.00	GALLONS	SOIL

Caller Remarks:

Caller is owner of the store. A customer at the store told the clerk that fuel had been spilled. It is unknown what caused spill. The Fire Department and Police Department are on the scene. CH telecon with the station manager states that the spill originated near the pump island and went down the driveway. The manager applied kitty litter. The Fire Department responded and applied Speedi-dry. Estimated 2-3 gallons. Cleanup complete. No further action. Closed 01/08/98.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "CH"



**Map Identification Number 3**      **CAYUGA LAKE STATE PARK**  
2664 LOWER LAKE ROAD

SENECA FALLS, NY

**Spill Number: 9970134****Close Date: 06/09/1999**

TT-Id: 520A-0154-505

## MAP LOCATION INFORMATION

Site location mapped by: MANUAL MAPPING - LARGE SITE  
Approximate distance from property: 717 feet to the SSW

## ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE  
Revised zip code: 13148

Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER  
Notifier Type: Local Agency  
Caller Name: SARAH HOJNACKI  
DEC Investigator: JRMARCHI

Spiller: NYS FINGER LAKES PARK  
Notifier Name:  
Caller Agency: IT CORPORATION  
Contact for more spill info:

Spiller Phone:  
Notifier Phone:  
Caller Phone: (518) 783-1996  
Contact Person Phone:

Spill Class: KNOWN RELEASE WITH MINIMAL POTENTIAL FOR FIRE OR HAZARD;DEC RESPONSE;WILLING RP;CORRECTIVE ACTION TAKEN

Spill Date	Date Cleanup Ceased	Cause of Spill	PBS # Involved	Meets Cleanup Standards	Penalty Recommended
02/22/1999	06/09/1999	OTHER	8-264458	NO	NO

Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	GALLONS	0	GALLONS	SOIL

## Caller Remarks:

CLOSURE REPORT FOR THE REMOVAL OF A 1000 GALLON UNDERGROUND GASOLINE STORAGE TANK INCLUDED LABORATORY RESULTS OF SOIL SAMPLES TAKEN FROM THE EXCAVATION. LEVEL OF PETROLEUM COMPOUNDS PRESENT IS ABOVE LAB DETECTION LIMITS.

## DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "JM"

JM WAS ON SITE IN AUGUST 1998 DURING TANK REMOVAL. NO CONTAMINATION WAS DETECTED BY CONTRACTOR AT THIS TIME. CLOSURE REPORT RECEIVED IN FEBRUARY 1999 INDICATED THAT PETROLEUM COMPOUNDS WERE DETECTED IN CONFIRMATORY SOIL SAMPLES TAKEN FROM THE TANK EXCAVATION. LEVELS WERE ABOVE LABORATORY DETECTION LIMITS BUT BELOW STARS GUIDANCE VALUES.

TANK CLOSURE REPORT FROM OGS REVIEWED. CLOSURE LETTER SENT 06/09/99. NO FURTHER ACTION NEEDED AT THIS TIME.

**Map Identification Number 4**      **CAYUGA LAKE STATE PARK**  
2678 LOWER LAKE ROAD

SENECA FALLS, NY

**Spill Number: 0303563****Close Date: 10/20/2003**  
TT-Id: 520A-0154-507

## MAP LOCATION INFORMATION

Site location mapped by: MANUAL MAPPING - LARGE SITE  
Approximate distance from property: 717 feet to the SSW

## ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE  
Revised zip code: 13148

Source of Spill: INSTITUTIONAL, EDUC, GOV, OTHER  
Notifier Type: Other  
Caller Name: SARA RYAN  
DEC Investigator: JRMARCHI

Spiller: UNKNOWN  
Notifier Name: CAYUGA LAKE STATE PARK  
Caller Agency: SENECA COUNTY HEALTH DEPT  
Contact for more spill info: JOHN SCHAFFER

Spiller Phone:  
Notifier Phone: (315) 568-5163  
Caller Phone: (315) 246-5514  
Contact Person Phone: (315) 568-5163

Spill Class: KNOWN RELEASE WITH MINIMAL POTENTIAL FOR FIRE OR HAZARD;DEC RESPONSE;WILLING RP;CORRECTIVE ACTION TAKEN

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended		
07/05/2003		OTHER	NO		NO		
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected	
RAW SEWAGE	OTHER	0	GALLONS	0	GALLONS	SOIL	

## Caller Remarks:

AN UNKNOWN PERSON HAS PUT WASHED CLOTHES IN A SEWER LINE, CAUSING IT TO PLUG UP AND OVERFLOW FROM A MANHOLE. REQUIRES A CALL BACK FROM DEC REPRESENTATIVE.

## DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "JM"  
10/20/2003 BASED ON REVIEW OF DATABASE, NO FURTHER ACTION IS NEEDED BY SPILLS.



**CLOSED STATUS HAZARDOUS SPILLS - MISC. SPILL CAUSES - EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, AND VANDALISM - IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS.**  
 All spills mapped and profiled within 1/4 mile. Between 1/4 mile and 1/2 mile search radius, spills reported to be greater than 100 units and spills reported in the NYSDEC Fall 1998 MTBE Survey are mapped and profiled. Spills reported to be less than 100 units are listed in a table at the end of this section.

Please Note: \* - Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 5**

**MONTEVERDI (WILLIAM) HOME**  
 ROUTE 89 & GARDEN STREET

SENECA FALLS, NY

**Spill Number: 9505642**

**Close Date: 09/20/2006**  
 TT-Id: 520A-0154-574

## MAP LOCATION INFORMATION

Site location mapped by: MANUAL MAPPING (3)  
 Approximate distance from property: 254 feet to the SE

## ADDRESS CHANGE INFORMATION

Revised street: ROUTE 89 / GARDEN STREET  
 Revised zip code: 13148

Source of Spill: PRIVATE DWELLING  
 Notifier Type: DEC  
 Caller Name: DON SNELL  
 DEC Investigator: JRMARCHI

Spiller: WILLIAM MONTEVERDI  
 Notifier Name:  
 Caller Agency: NYSDEC BECI  
 Contact for more spill info:

Spiller Phone: (315) 568-6097  
 Notifier Phone:  
 Caller Phone: (716) 226-2466  
 Contact Person Phone:

Spill Class: KNOWN RELEASE THAT CREATES POTENTIAL FOR FIRE OR HAZARD;DEC RESPONSE;WILLING RP;CORRECTIVE ACTION TAKEN

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards	Penalty Recommended
07/18/1995	09/20/2006	HOUSEKEEPING	NO	NO

NO MATERIAL INFORMATION GIVEN FOR THIS SPILL

Caller Remarks:

CALLER INDICATES THAT VARIOUS CONTAINERS AND CHEMICALS BEING STORED ON PROPERTY. SOME SPILLAGE HAS OCCURRED.

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "JM"

07/18/95: JM SPOKE TO MONTEVERDI; TO ARRANGE TO CONDUCT SITE INSPECTION.

08/04/95: JM ON SITE WITH THE MONTEVERDIS; MUCH DEBRIS, DRUM, CONTAINERS, WOODEN BOXES THROUGHTOUT BACK PORTION OF PROPERTY. PICTURES TAKEN.

09/28/95: This is additional information about material spilled from the translation of the old spill file: VARIOUS CHEMICALS.

9/19/06: DD/MZ/JM FILE REVIEW - BASED ON LIMITED INFORMATION AVAILABLE, PAST JM SITE INSPECTION, AND AGE OF SPILL, NO FURTHER ACTIONS REQUIRED BY SPILLS UNIT AT THIS TIME - SPILL FILE CLOSED.

07/15/08 PAPER FILE REMOVED PER FILE RETENTION POLICY.

**Map Identification Number 6**      **CAYUGA LAKE STATE PARK**  
2678 LOWER LAKE ROAD

SENECA FALLS, NY

**Spill Number: 9516496**

**Close Date: 03/22/1996**

TT-Id: 520A-0154-508

**MAP LOCATION INFORMATION**

Site location mapped by: MANUAL MAPPING - LARGE SITE  
Approximate distance from property: 717 feet to the SSW

**ADDRESS CHANGE INFORMATION**

Revised street: NO CHANGE  
Revised zip code: 13148

Source of Spill: COMMERCIAL VEHICLE  
Notifier Type: Local Agency  
Caller Name: DISPATCHER SCHLEE  
DEC Investigator: JRMARCHI

Spiller: COASTAL LUMBER COMPANY  
Notifier Name: OFFICER FISCHER  
Caller Agency: NYS PARK POLICE  
Contact for more spill info:

Spiller Phone:  
Notifier Phone: (607) 387-7041  
Caller Phone: (607) 387-7041  
Contact Person Phone:

Spill Class: KNOWN RELEASE WITH MINIMAL POTENTIAL FOR FIRE OR HAZARD;NO DEC RESPONSE;WILLING RP;CORRECTIVE ACTION TAKEN

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended	
03/22/1996	03/22/1996	EQUIPMENT FAILURE	NO		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
HYDRAULIC OIL	OTHER	3.00	GALLONS	0.00	GALLONS	SOIL

**Caller Remarks:**

hydraulic line on truck broke - spill on land and also some went  
into a drain - drain is some type of sewer -

\*\*\*\*\* req call back to assist in clean up \*\*\*\*\*

**DEC Investigator Remarks:**

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "JM"

03/22/96 JM SPOKE WITH SGT SMITH, PARK POLICE; OIL CAME FROM LUMBER TRUCK. CLEANUP OF OIL COMPLETED USING SAWDUST. IMPACTED LEAVES COLLECTED. SOME DID GET INTO STORM SEEWER LEADING TO LAKE. SHEEN EVIDENT. NOTHING ON LAKE YET. CLEANUP COMPLETE. NO FURTHER ACTION NECESSARY.

**THE FOLLOWING CLOSED SPILLS FOR THIS CATEGORY WERE REPORTED BETWEEN 1/4 MILE AND 1/2 MILE FROM THE SUBJECT ADDRESS. THESE SPILLS WERE REPORTED TO BE LESS THAN 100 UNITS IN QUANTITY AND CAUSED BY: EQUIPMENT FAILURE, HUMAN ERROR, TANK OVERFILL, DELIBERATE SPILL, TRAFFIC ACCIDENT, HOUSEKEEPING, ABANDONED DRUM, OR VANDALISM. THESE SPILLS ARE NEITHER MAPPED NOR PROFILED IN THIS REPORT.**

FACILITY ID      FACILITY NAME  
No dropped spills found for this category

STREET

CITY



***NO OIL STORAGE FACILITIES LARGER THAN 400,000 GALLONS IDENTIFIED WITHIN 1/4 MILE SEARCH RADIUS***


**PETROLEUM BULK STORAGE FACILITIES LESS THAN 400,000 GALLONS IDENTIFIED WITHIN THE 1/4 MILE SEARCH RADIUS**

PLEASE NOTE: \* Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 7**

**SENECA FALLS QUICKWAY #38**  
2552 NYS ROUTE #89

**Facility Id: 8-600100**

**Source: NYS DEC**

SENECA FALLS, NY 13148

TT-Id: 640A-0053-961

**MAP LOCATION INFORMATION**

Site location mapped by: MANUAL MAPPING (3)

Approximate distance from property: 0 feet

**ADDRESS CHANGE INFORMATION**

Revised street: NO CHANGE

Revised zip code: NO CHANGE

Facility Type: Retail Gasoline Sales

Site Status: Active

Expiration Date of the facility's registration certificate: 02/09/2005

Operator Name: ANN ECKERT

Owner Name:

Owner Company: GRANITE CAPITAL HOLDINGS INC

Owner Address: 44 GRAND STREET, SIDNEY, NY 13838

Operator Phone #: (315) 568-6047

Owner Type: Corporate or Commercial

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001A	In Service	Gasoline	10000	Underground	06/01/1992	04/03/2006	
001B	In Service	Gasoline	5000	Underground	06/01/1992	04/03/2006	
The following tank(s) were either deleted from the reported data or the number was re-assigned.							
001	IN SERVICE	UNLEADED GASOLINE	15000	UNDERGROUND	06/01/1992		

TANK NUMBER: 001A  
TANK EXT. PROTECTION: Painted/Asphalt Coating  
Original Sacrificial Anode

PIPING EXT. PROTECTN: None  
PIPING TYPE: Flexible Piping  
OVERFILL PROTECTION: Float Vent Valve

TANK TYPE: Steel/Carbon Steel/Iron  
TANK LEAK DETECTN: Interstitial - Electronic Monitoring  
PIPING LEAK DETECTN: Pressurized Piping Leak Detector  
PIPING LOCATION: Underground/On-ground  
SPILL PREVENTION: Catch Basin

TK INT. PROTECTION: None  
TK SEC. CONTAINMNT: Double-Walled (Underground)

PIPE SEC. CONTAINMNT: Double-Walled (Underground)

DISPENSER METHOD: Submersible

TANK NUMBER: 001B  
TANK EXT. PROTECTION: Painted/Asphalt Coating  
Original Sacrificial Anode

PIPING EXT. PROTECTN: None  
PIPING TYPE: Flexible Piping  
OVERFILL PROTECTION: Float Vent Valve

TANK TYPE: Steel/Carbon Steel/Iron  
TANK LEAK DETECTN: Interstitial - Electronic Monitoring  
PIPING LEAK DETECTN: Pressurized Piping Leak Detector  
PIPING LOCATION: Underground/On-ground  
SPILL PREVENTION: Catch Basin

TK INT. PROTECTION: None  
TK SEC. CONTAINMNT: Double-Walled (Underground)

PIPE SEC. CONTAINMNT: Double-Walled (Underground)

DISPENSER METHOD: Submersible

\*\*\*\* TANK INFO FOR THIS SITE CONTINUES ON NEXT PAGE \*\*\*\*

The following tank data pertains to a tank or tanks that were either deleted from the reported data or the tank number was re-assigned.

TANK NUMBER:	001	TANK TYPE:		TK INT. PROTECTION:	None
TANK EXT. PROTECTION:	Painted/Asphalt Coating	TANK LEAK DETECTN:	Interstitial Monitoring	TK SEC. CONTAINMNT:	Double-Walled Tank
	Sacrificial Anode				
PIPING EXT. PROTECTN:	Fiberglass	PIPING LEAK DETECTN:		PIPE SEC. CONTAINMNT:	
PIPING TYPE:	Fiberglass (FRP)	PIPING LOCATION:	Underground		
OVERFILL PROTECTION:		SPILL PREVENTION:		DISPENSER METHOD:	Submersible

**Map Identification Number 8**      **NYS OFFICE OF PARKS, REC & HIST PRES**  
CAYUGA LAKE STATE PARK

**Facility Id: 8-264458**  
SENECA FALLS, NY 13148

**Source: NYS DEC**  
TT-Id: 640A-0053-959

#### MAP LOCATION INFORMATION

Site location mapped by: MANUAL MAPPING - LARGE SITE  
Approximate distance from property: 809 feet to the SSW

#### ADDRESS CHANGE INFORMATION

Revised street: NO CHANGE  
Revised zip code: NO CHANGE

Facility Type: Other  
Site Status: Active  
Expiration Date of the facility's registration certificate: 06/30/2007  
Operator Name: JOHN SHAFFER  
Owner Name:  
Owner Company: NYS FINGER LAKES STATE PARK REGION  
Owner Address: 2221 TAUGHANNOCK PARK ROAD, TRUMANSBURG, NY 14886

Operator Phone #: (315) 568-5163

Owner Type: NYS OFFICE PARKS REC HIST PRES (State Gov)

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
CL1	Closed Prior to Micro Conversion, 03/91	Gasoline	1000	Underground	12/01/1960		
CL2	Closed - Removed	Gasoline	1000	Underground	12/01/1980	01/01/1997	09/01/1998
CL3	Closed Prior to Micro Conversion, 03/91	Other	1000	Underground			
CL4	Closed Prior to Micro Conversion, 03/91	Other	1000	Underground			
CL6	Closed - Removed	Diesel	500	Aboveground on crib, rack, or cradle			09/01/1998
CL7	In Service	Gasoline	1000	Aboveground on crib, rack, or cradle	10/01/1998		
CL8	In Service	Diesel	500	Aboveground on crib, rack, or cradle	10/01/1998		





***NO HAZARDOUS WASTE GENERATORS/TRANSPORTERS IDENTIFIED WITHIN THE 1/4 MILE SEARCH RADIUS***



***NO CHEMICAL STORAGE FACILITIES IDENTIFIED WITHIN 1/4 MILE SEARCH RADIUS***



***NO HAZARDOUS SUBSTANCE WASTE DISPOSAL SITES IDENTIFIED WITHIN 1/2 MILE SEARCH RADIUS***



***NO TOXIC AIR, LAND AND WATER RELEASES IDENTIFIED WITHIN 1/4 MILE SEARCH RADIUS***



***NO WASTEWATER DISCHARGES IDENTIFIED WITHIN 1/4 MILE SEARCH RADIUS***



***NO AIR DISCHARGE FACILITIES IDENTIFIED WITHIN 1/4 MILE SEARCH RADIUS***



***NO CIVIL & ADMINISTRATIVE ENFORCEMENT DOCKET FACILITIES IDENTIFIED WITHIN THE 1/4 MILE SEARCH RADIUS***

U.S. EPA EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)  
AT THE LOCATION OR POTENTIALLY AT THE LOCATION OF  
Seneca Falls - State Route 89  
Seneca Falls, NY 13148

\* Any ERNS Spills listed below are NOT mapped in this report \*

POTENTIALLY ONSITE ERNS:

\*\*\*\*\*

Spill Number (ID): 7126

Spill Date: 06/25/1987

Location: RT 89

Spill City: SENCA FALLS

NY

Material Spilled	Quantity Spilled	Units	Pounds	Quantity Released in Water	Units	Casno
CORRSOIVE LIQUID NOS	5.00	GAL	41.65	0.00		

Potentially Responsible Party (Discharger):

Discharger Address:

Dun and Bradstreet Number:

Organization Type:

Medium(s) Affected:

Air: F Land: T Water: F Groundwater: F Contained within Fixed Facility: F Other: F

Waterway Affected: STREET

Damages Incurred: F Estimated Cost of Property Damage: \$0.00

Cause(s):

Transportation Accident: F Equipment Failure: F

Operator Error: F Natural Phenomenon: F

Dumping: F Other Cause: F

Unknown: F

Cause of the incident:

Source of Release:

Type of Transportation Involved: HIGHWAY RELATED

Action: ISOLATED AREA WILL CL FIRE DEPT FOR ASSISTANCE

Description: FREIGHT TRUCK/5 GAL BUCKET LEAKING

Miscellaneous:

\*\*\*\*\*



## Unmappable facilities for 'Seneca' County

## Solid Waste Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
50R03	SUPERIOR DISP. T.S.			UNKNOWN
50T01	SUPERIOR DISP. T.S.			UNKNOWN

## Hazardous Spills - UNKNOWN CAUSE OR OTHER CAUSES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
9908788	NORTH END OF CAYUGA LAKE	ROUTE 89	SENECA FALLS	13148
8620687	SENECA TOWN HIGHWAY DEPT.	SENECA HIGHWAY DEPT GARAG	SENECA	UNKNOWN
9607801	TALL OAK SUBDIVION	TALL OAK DRIVE	SENECA FALLS	13148
9300820	PIRATES COVE RESTAURANT	LOWER LAKE ROAD	SENECA FALLS	13148
8905947	CAYUGA LAKE	LOWER LAKE ROAD	SENECA FALLS	13148
8502957	GOULDS PUMPS	GOULDS PUMPS	SENECA FALLS	13148
8403181	CROP DUSTER CRASH	SENECA FALLS AIRPORT	SENECA FALLS	13148
8080520	GOULDS PUMPS	GOULDS PUMPS	SENECA FALLS	13148
0750527	WAYNE RESIDENCE	2153 STATE ROUTE 89	SENECA FALLS	13148
0170010	ROMANO RESIDENCE FISHKILL	2992 THROPE ROAD	SENECA FALLS	13148
0009918	JIMMERS GARAGE	1 WALNUT HILL	SENECA FALLS	13148

## Hazardous Spills - MISC. SPILL CAUSES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
0207819	DARROW FARM	GATES ROAD	SENECA	UNKNOWN
9202869	SENECA FALLS COUNTRY CLUB	2800 ROUTE 89	SENECA FALLS	13148
9113235	CAPALDI RESIDENCE	47 HAAK STREET	SENECA FALLS	13148
9107653	AMREX CHEMICAL	ROUTE 89	SENECA FALLS	13148
9107652	CAYUGA STREET PARK	STATE ROUTE 89	SENECA FALLS	13148
8908164	NY CHIROPRACTIC COLLEGE	ROUTE 89	SENECA FALLS	13148
8080629	GTE SYLVANIA	GTE SYLVANIA	SENECA FALLS	13148
8080618	GTE SYLVANIA	GTE SYLVANIA	SENECA FALLS	13148
7680816	SYLVANIA ELECTRIC	SYLVANIA ELECTRIC	SENECA FALLS	13148
7680801	TANTALO LANDFILL	TANTALO LANDFILL	SENECA FALLS	UNKNOWN
0890566	RISING (BRETT) RESIDENCE	1121 WHISKEY ROAD	SENECA FALLS	13148
0707868	RED JACKET FIRE HOUSE	LOWER LAKE RD	SENECA FALLS	13148
0607330	PETERSON FARMS	#9 ROAD	SENECA FALLS	13148
0270231	SENECA FALLS HIGH SCHOOL	105 WINDER STREET	SENECA FALLS	13148

## Petroleum Bulk Storage Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
8-008524	VILLAGE OF SENECA FALLS	DEPARTMENT OF PUBLIC WORKS GARAGE	SENECA FALLS	13148-1307
8-013617	TOWN OF SENECA FALLS	HIGHWAY DEPARTMENT	SENECA FALLS	13148
8-071714	SENECA FALLS CENTRAL SCHOOL	CADY STANTON SCHOOL	SENECA FALLS	13148
8-071722	SENECA FALLS CENTRAL SCHOOL	TRANSPORTATION DEPARTMENT	SENECA FALLS	13148
8-486353	SPRINGBROOK GRAIN COMPANY INC	PO BOX 230	SENECA FALLS	13148
8-495549	NEW YORK CHIROPRACTIC COLLEGE	2360 ROUTE #89 & EAST BAYARD	SENECA FALLS	13148
8-600231	AGWAY ENERGY PRODUCTS	D/B/A CRAM CHEVY/OLDS	SENECA FALLS	13148

## Hazardous Waste Generation or Transport Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
NYD038369864	NEW YORK CHIROPRACTIC COLLEGE	ROUTE 89	SENECA FALLS	13148
NYN800000042	TOWN OF SENECA FALLS	TOWN ROADS	SENECA FALLS	13148

## Chemical Bulk Storage Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
8-000260	NEW YORK CHIROPRACTIC COLLEGE	2360 STATE ROUTE 89	SENECA FALLS	13148

Hazardous Substance Waste Sites

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
NY0288	NYSEG, SENECA FALLS	U	SENECA FALLS	13148

Wastewater Discharges

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
NY0229229	MOHAWK DAM AT MAY'S POINT			UNKNOWN

**Hazardous waste codes presented in individual Toxic Information Profiles are defined below.**

Source: U. S. Environmental Protection Agency

# How Toxic Site Locations Are Mapped

*Toxics Targeting* maps toxic site locations on a computerized version of the U. S. Census map using addresses and map coordinates provided by site owners/operators or government agencies. In order to allow site locations to be verified independently, the information used to map each site is presented in the first section of each *Toxic Site Profile*, along with a description of the mapping technique used and any address corrections that were made in order to locate toxic sites with incomplete or inadequate site location information. The mapping process is explained below.

Map Identification Number: 12

Site Name: Acme World Manufacturing, Inc.

Site Address: 55 Main Street

Anytown, NY 11797

## MAP LOCATION INFORMATION

Site location mapped by:

Address Matching

1) Most toxic sites are mapped by matching addresses provided by site owners/operators or government agencies with locations on a computerized version of the U. S. Census map. These site locations are identified "address-matched."

*Note: Some sites have an address match location and a map coordinate location. Both locations are mapped because they can be equally correct.*

or Map Coordinate

2) Some toxic sites are located using map coordinates provided by site owners/operators or government agencies. These site locations are identified "map coordinate." Map coordinates for Toxics Wastewater Discharges, Toxic Release Inventory sites and Major Oil Storage Facilities should be considered suspect.

or Manual Mapping

or Site Visit

3) Incomplete addresses or map coordinates require some site locations to be determined by commercial street maps (manual mapping), site visits, map coordinates from other databases and address location services. Application of any of these methods is identified accordingly.

## ADDRESS CHANGE INFORMATION

Revised Street: NO CHANGE

Revised zip code: NO CHANGE

4) Site addresses are sometimes corrected to eliminate obvious errors that prevent sites from being mapped. All address corrections are noted here.

# Information Source Guide

*Toxics Targeting's Environmental Reports* contain government and other information compiled on 18 categories of reported known or potential toxic sites. Each toxic site database is described below with information detailing a) the source of the information, b) the date when each database is covered to and c) when *Toxics Targeting* obtained the information..

1) **National Priority List for Federal Superfund Cleanup:** Toxic sites nominated for cleanup under the Federal Superfund program. Annual compilation of special two-page detailed profiles of NPL sites. Also includes delisted NPL sites.

ASTM required.\* Fannie Mae required.\*\*

Source: U. S. Environmental Protection Agency.<sup>1</sup>

Data attributes updated from: 2/3/2009.

Data obtained by Toxics Targeting: 2/3/2009.

New Facilities updated through: 2/3/2009.

Data obtained by Toxics Targeting: 2/3/2009.

2) **Inactive Hazardous Waste Disposal Site Registry:** New York State database that maintains information and aids decision making regarding the investigation and cleanup of toxic sites. The Registry's data includes two-page profiles noting site name, ID number, description, classification, cleanup status, types of cleanup, owner information, types and quantities of contaminants, and assessment of health and environmental problems. Also included are sites that qualify for possible inclusion on the Registry. These Registry Qualifying sites may or may not be on the Site Registry.

ASTM required.\* Fannie Mae required.\*\*

Source: New York State Department of Environmental Conservation.<sup>2</sup>

Data attributes updated through: 9/02/2008.

Data obtained by Toxics Targeting: 9/02/2008.

New Facilities updated to: 9/02/2008.

Data obtained by Toxics Targeting: 9/02/2008.

3) **Corrective Action Activity (CORRACTS):** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).

ASTM required.\* Fannie Mae required.\*\*

Source: U. S. Environmental Protection Agency<sup>1</sup>

Data attributes updated through: 6/25/2008.

Data obtained by Toxics Targeting: 6/27/2008.

New facilities updated through: 6/25/2008.

Data obtained by Toxics Targeting: 6/27/2008.

4) **CERCLIS:** Toxic sites listed in the Federal Comprehensive Environmental Response, Compensation and Liability Information System. No Further Remedial Action Planned (NFRAP) sites are also included.

ASTM required.\* Fannie Mae required.\*\*

Source: U. S. Environmental Protection Agency.<sup>1</sup>

Data attributes updated through: 1/09/2008.

Data obtained by Toxics Targeting: 3/12/2008.

New Facilities updated through: 1/09/2008.

Data obtained by Toxics Targeting: 3/12/2008.

5) **Brownfield Programs:** NYS programs for sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.

ASTM required.\*

Source: New York State Department of Environmental Conservation.<sup>2</sup>

Data attributes updated through: 9/02/2008.

Data obtained by Toxics Targeting: 9/02/2008.

New Facilities updated to: 9/02/2008.

Data obtained by Toxics Targeting: 9/02/2008.

- (a) Brownfield Cleanup Program (BCP)
- (b) Voluntary Cleanup Program (VCP)
- (c) Environmental Restoration Program (ERP)

6) **Solid Waste Facilities:** NYS database of solid waste facilities, including, but not limited to, landfills, incinerators, transfer stations, recycling centers.

ASTM required.\* Fannie Mae required.\*\*

Source: New York State Department of Environmental Conservation.<sup>2</sup>

Data updated to: 12/31/2001.

Data obtained by Toxics Targeting: 3/16/2002.

7) **RCRA Hazardous Waste Treatment, Storage or Disposal Facility Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the DEC's Bureau of Hazardous Waste Facility Compliance pursuant to NYS Law and the Resource Conservation and Recovery Act (RCRA).

ASTM required.\* Fannie Mae required.\*\*

Source: New York State Department of Environmental Conservation.<sup>2</sup>

New facilities updated through: 6/25/2008.

New facilities obtained by Toxics Targeting: 6/27/2008.

Manifest transactions data updated to: 6/25/2008.

Manifest transactions data obtained by Toxics Targeting: 6/27/2008.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).

ASTM required.\* Fannie Mae required.\*\*

Source: U. S. Environmental Protection Agency<sup>1</sup>

New facilities updated through: 6/25/2008.

Data obtained by Toxics Targeting: 6/27/2008.

Data attributes updated through: 6/25/2008.

Data obtained by Toxics Targeting: 6/27/2008.

8) **Spills Information Database:** Spills reported to the DEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from Petroleum Bulk Storage Regulations) or 6 NYCRR Section 595.2 (from Chemical Bulk Storage Regulations). The database includes *active* and *closed* spills reported on or before 1/21/2009. ASTM required.\* Fannie Mae.\*\* Source: NYS Department of Environmental Conservation.<sup>2</sup>

Spill attribute data through: 1/21/2009  
New spills through: 1/21/2009

Spill attribute data obtained by Toxics Targeting: 1/21/2009  
New spills data obtained by Toxics Targeting: 1/21/2009

Active spills: paperwork not completed.

Closed spills: paperwork completed.

Both active and closed spills may or may not have been cleaned up (see Date Cleanup Ceased in spill profiles).

9) **Major Oil Storage Facilities:** NYS database of facilities licensed pursuant to Article 12 of the Navigation Law, 6 NYCRR Parts 610 and 17 NYCRR Part 30, such as onshore facilities or vessels, with petroleum storage capacities equal to or greater than four hundred thousand gallons. **Tank and other data withheld by NYSDEC as of 4/1/2002.** ASTM required.\* Fannie Mae required.\*\* Source: New York State Department of Environmental Conservation.<sup>2</sup>

Data updated through: 11/21/2008.

Data obtained by Toxics Targeting: 11/21/2008.

10) **Petroleum Bulk Storage Facilities:** Local and State databases of aboveground and underground petroleum storage facilities with a combined storage capacity over 1,100 gallons.

ASTM required.\* Fannie Mae required.\*\*

Source: NYS Department of Environmental Conservation.<sup>2</sup>

All New York Counties except Cortland, Nassau, Rockland, Suffolk, and Westchester:

New facilities updated through: 4/2/2007.

Data obtained: 4/5/2007.

Individual tank data updated through: 4/2/2007.

Data obtained by Toxics Targeting: 4/5/2007.

Cortland County:

Source: Cortland County Health Department<sup>7</sup>

Data updated through: 7/15/2004

Data obtained by Toxics Targeting: 7/23/2004

Nassau County:

Heat producing products and other products with less than 1,000 gallons storage capacity:

Source: Nassau County Department of Health.<sup>3</sup>

Data updated through: 4/1/2001.

Data obtained by Toxics Targeting: 1/2/2002.

Generally non-heat producing products with more than 1,000 gallons storage capacity:

Source: Nassau County Fire Marshal.<sup>4</sup>

Data updated through: 9/27/1996 for mapped sites; 03/21/2000 for on-site checks.

Rockland County:

Source: Rockland County Department of Health.<sup>5</sup>

Data updated through: 4/13/2004.

Data obtained by Toxics Targeting: 4/16/2004.

Suffolk County:

Source: Suffolk County Department of Health Services.<sup>6</sup>

Data updated through: 6/21/2005.

Data obtained by Toxics Targeting: 7/12/2006.

Westchester County:

Source: NYS Department of Environmental Conservation.<sup>2</sup>

Data updated through: 10/1/1998

#### 11) **RCRA Hazardous Waste Generators and/or Transporters Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the NYS Department of Environmental Conservation's Bureau of Hazardous Waste Facility Compliance pursuant to New York State Law. ASTM required.\* Fannie Mae required.\*\* Source: New York State Department of Environmental Conservation.<sup>2</sup>

New facilities updated through: 6/25/2008.

New facilities obtained by Toxics Targeting: 6/27/2008.

Manifest transactions data updated to: 6/25/2008.

Manifest transactions data obtained by Toxics Targeting: 6/27/2008.

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).

ASTM required.\* Fannie Mae required.\*\*

Source: U. S. Environmental Protection Agency<sup>1</sup>

New facilities updated through: 6/25/2008.

Data obtained by Toxics Targeting: 6/27/2008.

Data attributes updated through: 6/25/2008.

Data obtained by Toxics Targeting: 6/27/2008.

12) **Chemical Bulk Storage Facilities**: New York State database of facilities compiled pursuant to 6NYCRR Part 596 that store regulated substances listed in 6NYCRR Part 597 in aboveground tanks with capacities greater than 185 gallons and /or in underground tanks of any size. **Tank and other data withheld by NYSDEC as of 4/1/2002.**

ASTM required.\* Fannie Mae required.\*\*

Source: New York State Department of Environmental Conservation.<sup>2</sup>

Data updated through: 11/21/2008.

Data obtained by Toxics Targeting: 11/21/2008.

13) **Hazardous Substance Waste Disposal Site Study**: NYS database of waste disposal sites that may pose threats to public health or the environment, but could not be remediated using monies from the Hazardous Waste Remedial Fund.

Source: New York State Department of Environmental Conservation.<sup>2</sup>

Data updated to: 5/16/2000.

Data obtained by Toxics Targeting: 5/16/2000.

14) **Toxic Release Inventory (TRI)**: Federal database of manufacturing facilities required under Section 313 of the Federal Emergency Planning and Community Right-to-Know Act to report releases to the air, water and land of any specifically listed toxic chemical. See Fannie Mae requirement\*\* below.

Source: U. S. Environmental Protection Agency.<sup>1</sup> / NYS Department of Environmental Conservation<sup>2</sup>

Data updated through: 3/8/2004.

Data obtained by Toxics Targeting: 3/25/2004

15) **Toxic Wastewater Discharges (Permit Compliance System)**: Federal database of discharges of wastewater to surface waters and groundwaters. See Fannie Mae requirement\*\* below. Source: U. S. Environmental Protection Agency.<sup>1</sup>

Data updated through: 6/17/2004.

Data obtained by Toxics Targeting: 7/19/2004.

16) **Air Discharge Facilities**: EPA AIRS database containing address information on each air emission facility and the type of air pollutant emission it is. Compliance information is also provided on each pollutant as well as the facility itself.

See Fannie Mae requirement\*\* below.

Source: U. S. Environmental Protection Agency<sup>1</sup>

Data updated through: 11/24/1999.

Data obtained by Toxics Targeting: 1/6/2000

17) **Civil Enforcement & Administrative Docket**: This database is the U. S. EPA's system for tracking administrative and civil judiciary cases filed on behalf of the agency by the Department of Justice. Fannie Mae required.\*\*

Source: U. S. Environmental Protection Agency.<sup>1</sup>

New Sites through: 10/14/1999.

Data updated through: 10/14/1999.

Data obtained by Toxics Targeting: 11/18/1999.

18) **Emergency Response Notification System (ERNS)**: Federal database of spills compiled by the Emergency Response Notification System. On-site searches only.

ASTM required.\* See Fannie Mae requirement\*\* below.

Source: U. S. Environmental Protection Agency.<sup>1</sup>

Data updated through: 1/31/2000.

Data obtained by Toxics Targeting: 2/15/2000

\* American Society of Testing Materials: Standard Practice on Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-05).

\*\* Fannie Mae's Part X Environmental Hazards Management Procedures specify 1.0 mile searches for "any state or Federal list of hazardous waste sites (e.g. CERCLIS, HWDMS etc.)." Searches for the property and adjacent properties are specified for "chemical manufacturing plants," "obvious high risk neighbors engaging in storing or transporting hazardous waste, chemicals or substances" and "...any documented or visible evidence of dangerous waste handling... (e.g. stressed vegetation, stained soil, open or leaking containers, foul fumes or smells, oily ponds, etc)." Searches for property and adjacent properties can include sites up to a quarter mile away (W. Hayward, Director, Multi-Family Business Planning and Control, Fannie Mae, personal communication, 5/94).

<sup>1</sup>U. S. Environmental Protection Agency, 290 Broadway, NY, NY 10007-1866.

<sup>2</sup>NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233.

<sup>3</sup>Nassau County Department of Health, Bureau of Land Resources Management, 240 Old Country Road, Mineola, NY 11501.

<sup>4</sup>Nassau County Fire Commission, Office of the Fire Marshal, 899 Jerusalem Avenue, P. O. Box 128, Uniondale, NY 11553.

<sup>5</sup>Rockland County Department of Health, The Dr. Robert Yeager Health Center, Building D, Sanitorium Road, Pomona, NY 10970.

<sup>6</sup>Suffolk County Department of Health, Hazardous Materials Management, 15 Horseblock Place, Farmingville, NY 11738-1220.

<sup>7</sup>Cortland County Department of Health, 60 Central Avenue, Cortland, NY 13045-2746