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Submitted to:

**Cayuga Indian Nation  
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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Vacant Parcel, North Cayuga Street  
Village of Union Springs, 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  
Vacant Parcel, North Cayuga Street,  
Cayuga County Tax Map No.134.17-1-1.51  
Village of Union Springs, New York 13160  
AKRF Project Number 40212

Dear Mr. 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 Cayuga 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 Nation of New York to perform a Phase I Environmental Site Assessment of a vacant parcel located on North Cayuga Street in the Village of Union Springs, Cayuga County, New York. The Property consisted of an undeveloped parcel containing an open field with some wooded areas, two ponds and a right-of way access road leading to a natural gas well. The Property was approximately 108-acres in size, legally defined as Cayuga County Tax Map parcel No.134.17-1-1.51. The Property was located in a predominantly rural area, abutted by undeveloped land and residences to the north, commercial properties including a gaming facility, convenience store and gasoline station with a carwash and New York State Route 90 (a.k.a. Cayuga Street) to the east, wooded land, commercial and residential development to the west and agricultural land and a municipal building and school 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 vacant vegetated lot used for agricultural purposes. Interviews with knowledgeable site personnel indicated that herbicides and pesticides are applied to the portions of the site on an as-needed basis, which may have affected shallow soils and/or surface waters at the site. Historical land use maps, the regulatory database search and previous environmental studies at the Property and adjacent areas indicated that the Property has historically been undeveloped vacant land surrounded by some residences and agricultural or vegetated land.
- A filling station was located east-adjacent to the Property (2552 Route 89). One closed status spill (10 gallons or less in size), which is not likely to affect subsurface conditions on the Property, was reported at this station. The two underground storage tanks used by the filling station were equipped with leak detection systems, and the results of tank and line tightness tests in 2006 did not indicate any leaks.
- Historical land use maps indicated that a railroad was located adjacent to the western portion of the Property since circa 1902. Historically, chemicals such as creosote were applied to railroad ties, which have minor potential to affect conditions at the Property.

According to data compiled in 2008 by the Bureau of Radiation Protection, a division of the New York State Department of Health, Cayuga County has one of the higher average levels of basement radon measurements in New York State at 4.37 picocuries/liter, above the USEPA recommended action level of 4.0 picocuries/liter.

### Recommendations:

- A subsurface (Phase II) investigation is not recommended at this time. However if future on-site development requires subsurface disturbance, soil (and groundwater if dewatering were to be required) would need to be managed in accordance with applicable local, state and federal requirements. If any unforeseen fuel oil tanks or evidence of contaminated soil (stains or odors) are

encountered during site development, these materials (and all other materials requiring off-site disposal) should be disposed of in accordance with applicable federal, state and local regulations.

- Radon levels would need to be tested in accordance with applicable regulations for any future on-site development.

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## 1.0 INTRODUCTION

AKRF, Inc. (AKRF) was retained by The Cayuga Nation of New York to perform a Phase I Environmental Site Assessment of a vacant parcel located on North Cayuga Street in the Village of Union Springs, Cayuga County, New York. The Property consisted of an undeveloped parcel containing an open field with some wooded areas, two ponds and a right-of way access road leading to a natural gas well. The Property was approximately 108-acres in size, legally defined as Cayuga County Tax Map parcel No.134.17-1-1.51. The Property was located in a predominantly rural area, abutted by undeveloped land and residences to the north, commercial properties including a gaming facility, convenience store and gasoline station with a carwash and New York State Route 90 (a.k.a. Cayuga Street) to the east, wooded land, commercial and residential development to the west and agricultural land and a municipal building and school 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 Cayuga 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 consisted of an unfenced, undeveloped vacant parcel approximately 108-acres in size, located in the Village of Union Springs, Cayuga County, New York (legally defined as Cayuga County Tax Map Parcel No.134.17-1-1.51). The Property consisted of an open farmland with some wooded areas on the north, south and western sides of the site. The Property contained two small ponds, one on the northwestern side of the property, and another on the eastern portion. Interviews with knowledgeable site personnel indicated that herbicides and pesticides are applied to portions of the Property on an as-needed basis. An unpaved right-of way vehicular access road was located on the southeastern portion of the site, extending west from the adjacent Lake Side Entertainment gaming facility to an on-site chain-link fence enclosed natural gas well used to supply the Union Springs School District. No solid waste, debris or evidence of illegal dumping activity was noted throughout the property. No evidence of material releases, i.e. stained surfaces, oil sheen, odors or stressed vegetation were noted at the property and no other significant observations were made.

### **2.2 Topography and Hydrogeology**

The surface topography is relatively level. Based on reports compiled by the U.S. Geological Survey Springport, New York Quadrangle, the property lies at an elevation of approximately 425 feet above the National Geodetic Vertical Datum of 1929 (an approximation of mean sea level). Based on the elevation of Cayuga Lake, located approximately 500 feet to the west, groundwater is expected to be approximately 40 feet below grade; soil borings advanced at the east-adjacent filling station during a 2009 Subsurface Investigation indicated that groundwater is located more than 16 feet below grade. Groundwater most likely flows in a westerly direction toward Cayuga Lake. However, actual groundwater flow at the site can be affected by many factors including subsurface openings or obstructions, bedrock geology, and other factors beyond the scope of this study.

### **2.3 Storage Tanks**

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

During the site inspection, no evidence, such as vent pipes, fill caps, or concrete patches, was observed that would indicate past or present underground storage tanks (USTs)

being located at the Property. A review of the State regulatory records did not cite any aboveground storage tanks (USTs) for the subject property. There were no records of USTs identified during a review of local Cayuga County files. 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 identified during a review of local Cayuga County files. 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. No PCB-containing equipment was observed on-site.

## **2.5 Lead-Based Paint**

The use of lead-based paint in commercial structures was severely restricted 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.

The Property comprised vacant land and no painted surfaces were observed on-site.

## **2.6 Utilities**

The Cayuga County Clerk's office reported that the Property is serviced with gas and electric by New York State Electric and Gas Company (NYSEG).

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

No waste generation was observed at the Property.

## **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, Cayuga County has one of the higher average levels of basement radon measurements in New York State at 4.37 picocuries/liter, above 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.

The Property was undeveloped; no suspect ACM was observed on-site.

## 3.0 ADJACENT LAND USE

The Property was located in a predominantly rural area, abutted by undeveloped land and residences to the north, commercial properties including a gaming facility, convenience store and gasoline station with a carwash and New York State Route 90 (a.k.a. Cayuga Street) to the east, wooded land, commercial and residential development to the west and agricultural land and a municipal building and school 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 not available for the Property and surrounding area. Historical U.S. Geological Survey (USGS) Topographic maps covering the Property were viewed online for evidence of prior land usage. Specifically, USGS 7.5 Minute series Topographic maps of the Auburn, NY Quadrangle from the years 1902, 1956, and 1979 were reviewed. Historical maps of the subject Property are included in Appendix B and as Figure 1.

##### 1899

The Property was shown as vacant agricultural land. A small surface water body was depicted in the central portion. The surrounding properties consisted largely of undeveloped land with sparse residences and the Lehigh Valley Railroad was shown proximal to the western side of the site running in a north-south direction.

##### 1956

The Property was shown as vacant agricultural land. An additional surface water body was shown on the northern portion of the site. A wooded area (shaded green) was noted on the southwestern portion of the Property. Route 90 abutted the eastern portion of the Property. The commercial structures (current gasoline station/car wash and convenience

store) were shown adjacent to the northeastern portion of the Property. A school was shown on the southern surrounding property. A pumping station was shown southeast of the property, across Route 90. An unpaved road was shown bordering the southwestern portion of the site extending west from Route 90. Additional residences were shown in the surrounding areas.

To summarize, the Property was undeveloped agricultural land since at least 1899. The surrounding properties were mainly vacant with some residential and commercial development noted.

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

Aerial photographs of the Property and adjacent areas dating to 1938, including photographs included in a previous environmental investigation (discussed further in Section 6.0), were reviewed. Specifically, aerial photographs from 1938, 1954, 1963, 1978, 1988, 1990, 1995, and 2003 were reviewed and are summarized below. Historical aerial photographs of the subject Property are included in Appendix B and as Figure 2.

##### 1938

The Property comprised mainly undeveloped cleared land with sparse trees. A pond was shown on the northwestern portion of the Property. The school on the southern surrounding property was shown to the southeast of the site. The surrounding properties were largely undeveloped agricultural land or wooded areas.

##### 1954

The Property appeared similar to the 1938 aerial photograph. The southwestern portion of the property was wooded with dense tree cover. Cleared land was shown in the area of the current gasoline station northeast-adjacent of the Property. An additional pond was shown on the eastern portion of the Property. The surrounding areas comprised cleared agricultural land, wooded land and sparse dwellings.

##### 1963

The Property appeared similar to the 1954 aerial photograph. A structure was shown northeast-adjacent of the Property. The surrounding areas comprised cleared agricultural land, wooded land and sparse dwellings.

##### 1978

Additional structures on the east-adjacent properties were noted.

##### 1988

No significant changes from the 1978 map were noted.

##### 1990

The Property remained undeveloped as shown in previous aerial photograph years. The current right-of-way access road on the southeastern portion of the property was shown. A structure was shown adjacent to the southeast portion of the Property. Additional residences were noted on the surrounding properties.

##### 1995, 2003, and 2007

No significant changes from the 1990 map were noted.

To summarize, historical aerial photographs indicated that the Property was undeveloped from 1938 onward and may have been used as agricultural land between the years of 1938 and 2007. No evidence of dumping and/or industrial use on-site was apparent in any of the aerial photographs.

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

Electronic information provided by the Cayuga County Tax Assessor's Office identified the Property as Tax Map Parcel No. 134.17-1-1.51. The Property is zoned for residential use by the Town of Union Springs Zoning Department.

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

The property was transferred from David P. Elkowitch, Esq., Referee to B.E.P. Properties, Inc., in October 2004. In April 2003, the property was transferred from B.E.P. Properties, Inc. to Cayuga Nation of New York. Documentation 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 not listed as a potential ERNS site in the regulatory database.

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 ⅛-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 ⅛-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 ⅛-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 ⅛-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.

Seven closed status spills were reported within a ½-mile radius of the Property. The gasoline station east-adjacent to the Property was cited with several spills:

- Express Mart (currently Lakeside Trading) located at 299 Cayuga Street (east adjacent to the Property) was listed with three closed status gasoline spills. The first release, in June 2000, was reported to have been due to a faulty shutoff valve on a fuel line hose on a customer's vehicle. The quantity spilled was listed as 5 gallons. The release was reported to have been cleaned with speedy dry (absorbent) and the case achieved a closed regulatory status in October 2000. The facility was also listed with a closed spill in June 2001. The spill file notes indicated that a faulty fuel tank on a customer's car caused a release of petroleum on black top. The quantity spilled was listed as 10 gallons. The release was reported to have been cleaned with speedy dry and the case achieved a closed regulatory status in April 2002. In November 2001, a spill was reported at the facility related to accidental release of gasoline from a filling nozzle on pavement. The quantity spilled was reported as 8 gallons. Cleanup activities were initiated and the spill was closed on the same date as notification.

The above listed spills are 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.

Several spills were listed for the Union Springs Mobil Service Station in the surrounding area:

- Union Springs Mobil, at the intersection of Route 326 and Route 90, located approximately 460 feet northeast of the Property, was listed with a closed status spill in June of 1989 when heavy gasoline fumes were reported after opening a manhole. The spill was closed on the same day it was reported and no further significant information was given about the incident in the regulatory database. The site was also listed with a closed status spill in March 1991 when approximately 2 gallons of gasoline were released on the surrounding pavement due to an overfilled fuel tank on a customer's car. The release was reported to have caused fumes in the office at the facility. Corrective actions were taken and the spill was closed. A spill was reported in August 1988 in the roadway adjacent to this facility due to a faulty hydraulic hose on a tanker trailer. The quantity released was listed as 30 gallons. Residual soil contamination was noted as a result of the incident that was reported cleaned following the day of the incident, and the spill was closed in June 1989.

The above listed spills involved minor releases and are not anticipated to have affected the Property based on details listed in the database information. Based on this facility's anticipated cross-gradient direction with respect to groundwater flow, undocumented releases from this facility are not likely 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 1/8-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 1/2-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 exceeding 1,100 gallons. Facilities with more than 400,000 gallons appear on the Major Oil Storage Facilities (MOSF) database instead.

One PBS facility, located on the east-adjacent property, was identified within a 1/8-mile radius of the subject site. Details of this facility are tabulated below:

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

Location	Capacity (gallons)	Product Stored	Status	Install Date
<b>Lakeside Trading/Rt. 90 (east-adjacent filling station)</b>	6,000 UST	Gasoline	Closed-Removed	08/1966
	5,000 UST	Gasoline	Closed-Removed	08/1966
	6,000 UST	Diesel	Closed-Removed	08/1966
	6,000 UST	Gasoline	Closed-Removed	08/1966
	550 AST	Kerosene	Closed-Removed	09/1984
	10,000 UST	Gasoline	Unregistered	10/1995
	5,000 UST	Gasoline	Unregistered	10/1995
	5,000 UST	Gasoline	Unregistered	10/1995
	5,000 UST	Diesel	Administratively Closed	10/1995
	3,000 UST	Kerosene	Unregistered	10/1995

**Notes:** AST - aboveground storage tank  
UST - underground storage tank

The Lakeside facility was listed in the NY Spills database. Based on the spill listing details and the results of a 2009 subsurface investigation at this facility (summarized in Section 6.0), the filling station is 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 1/2-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 1/2-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 1/2-mile radius of the Property.

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

Personnel interviewed at the Cayuga County Town Clerk's office did not provide information in addition to recorded documents for the Property (included in Appendix C).

**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, Former Gable Property, Cayuga County Tax Map No. 134.17-1-1.51, Union Springs, NY, Synapse Risk Management, LLC, October 2005*

In October 2005, Synapse Risk Management, LLC (SRM) conducted a Phase I Environmental Site Assessment at the Property. The site was reported to be vacant and consisted of an open field, a fence-enclosed natural gas well, two small ponds, and a dirt road that provided sole access to the site. No Recognized Environmental Conditions were identified by SRM as a result of the assessment and no recommendations for further study were warranted by SRM.

*Phase I Environmental Site Assessment, Express Mart & Car Wash, 299-303 Cayuga Street, Town of Springport, Cayuga County, NY, Environmental Compliance Managing Corporation, March 2003*

In March 2003, Environmental Compliance Managing Corporation (ECMC) conducted a Phase I Environmental Site Assessment of an east-adjacent property occupied by a filling station, a convenience store and a car wash. The Phase I ESA indicated that five underground storage tanks (gasoline, kerosene and diesel) were installed at this site in 1995 and were equipped with leak detection systems. No leaks were identified during tank and line tightness tests conducted in March 2003. ECMC concluded that although there was a potential of subsurface impact from the use of 299-303 Cayuga Street as a filling station, no known contamination was present.

## 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:

- Visibility of portions of the Property was limited during the reconnaissance by dense vegetation and, as such, portions of the site were not able to be inspected for staining, presence of wells or catch basins, or other features.
- 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 Nation of New York to perform a Phase I Environmental Site Assessment of a vacant parcel located on North Cayuga Street in the Village of Union Springs, Cayuga County, New York. The Property consisted of an undeveloped parcel containing an open field with some wooded areas, two ponds and a right-of way access road leading to a natural gas well. The Property was approximately 108-acres in size, legally defined as Cayuga County Tax Map parcel No.134.17-1-1.51. The Property was located in a predominantly rural area, abutted by undeveloped land and residences to the north, commercial properties including a gaming facility, convenience store and gasoline station with a carwash and New York State Route 90 (a.k.a. Cayuga Street) to the east, wooded land, commercial and residential development to the west and agricultural land and a municipal building and school 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 vacant vegetated lot used for agricultural purposes. Interviews with knowledgeable site personnel indicated that herbicides and pesticides are applied to the portions of the site on an as-needed basis, which may have affected shallow soils and/or surface waters at the site. Historical land use maps, the regulatory database search and previous environmental studies at the Property and adjacent areas indicated that the Property has historically been undeveloped vacant land surrounded by some residences and agricultural or vegetated land.
- A filling station was located east-adjacent to the Property (2552 Route 89). One closed status spill (10 gallons or less in size), which is not likely to affect subsurface conditions on the Property, was reported at this station. The two underground storage tanks used by the filling station were equipped with leak detection systems, and the results of tank and line tightness tests in 2006 did not indicate any leaks.
- Historical land use maps indicated that a railroad was located adjacent to the western portion of the Property since circa 1902. Historically, chemicals such as creosote were applied to railroad ties, which have minor potential to affect conditions at the Property.

According to data compiled in 2008 by the Bureau of Radiation Protection, a division of the New York State Department of Health, Cayuga County has one of the higher average levels of basement radon measurements in New York State at 4.37 picocuries/liter, above the USEPA recommended action level of 4.0 picocuries/liter.

### Recommendations:

- A subsurface (Phase II) investigation is not recommended at this time. However if future on-site development requires subsurface disturbance, soil (and groundwater if dewatering were to be required) would need to be managed in accordance with applicable local, state and federal requirements. If any unforeseen fuel oil tanks or evidence of contaminated soil (stains or odors) are encountered during site development, these materials (and all other materials requiring off-site disposal) should be disposed of in accordance with applicable federal, state and local regulations.

- Radon levels would need to be tested in accordance with applicable regulations for any future on-site development.

## **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.

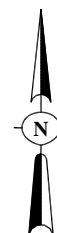
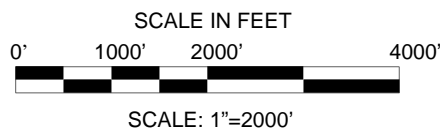
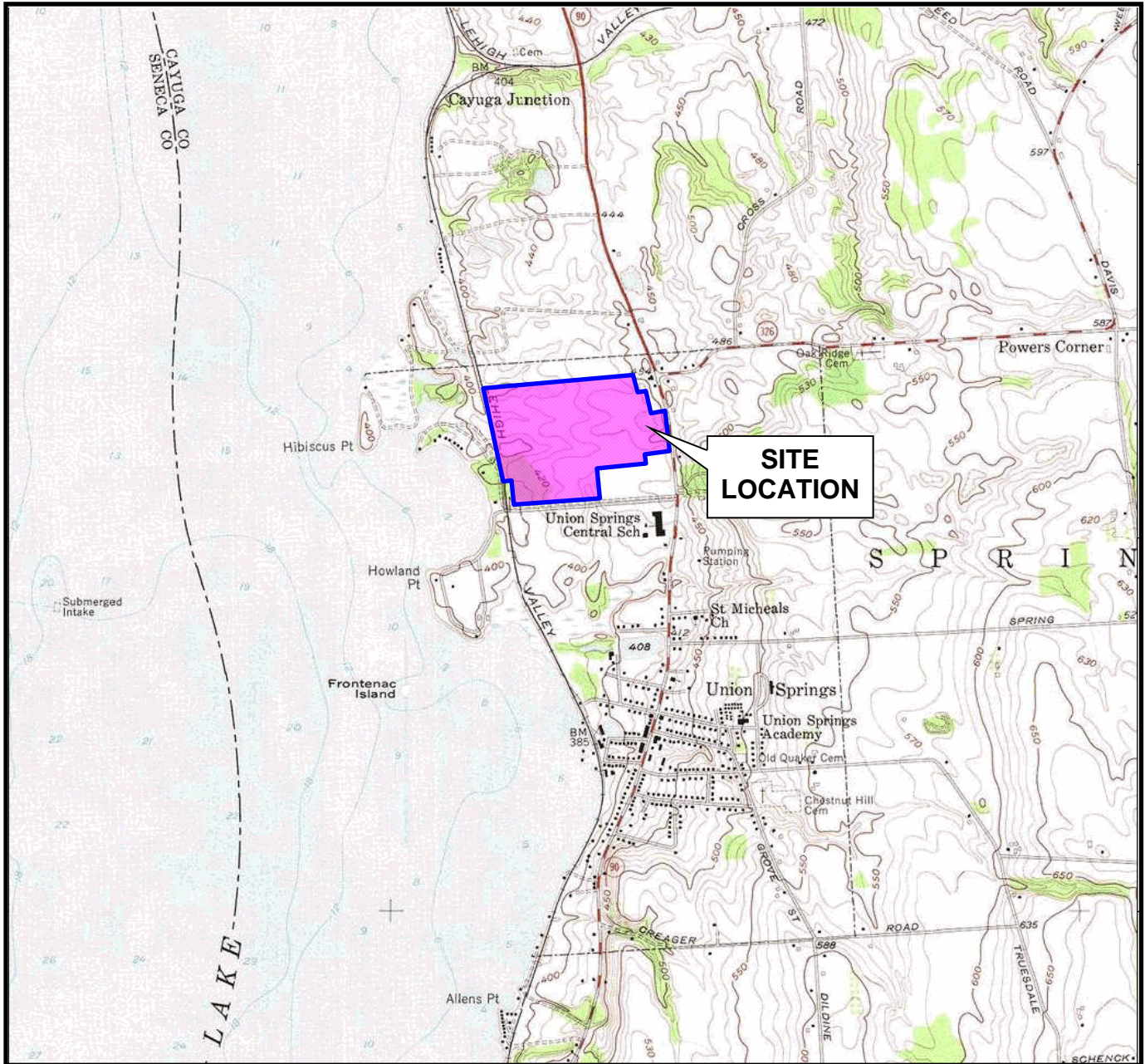
This report is based on services performed by AKRF, Inc. professional staff and observation of the Property and its surroundings. We represent that observations made in this assessment are accurate to the best of our knowledge, and that no findings or observations concerning the potential presence of 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., "Union Springs – Cayuga Street, Union Springs, New York 13160," *Regulatory Radius Search*, February 20, 2009.
3. U.S. Geological Survey; *Union Springs Quadrangle*; 7.5 minute Series (Topographic); Scale 1:24,000; 1955.
4. U.S. Geological Survey; *Auburn Quadrangle*; 15 minute Series (Topographic); Scale 1: 62,500; 1899; via <http://historical.mytopo.com/>
5. U.S. Geological Survey; *Auburn Quadrangle*; 15 minute Series (Topographic); Scale 1: 62,500; 1956; via <http://historical.mytopo.com/>.
6. Synapse Risk Management, LLC, *Phase I Environmental Site Assessment, Former Gable Property, Cayuga County Tax Map No.134.17-17-1.51, Union Springs, NY*, October 2005
7. Environmental Compliance Managing Corporation, *Phase I Environmental Site Assessment, Express Mart & Car Wash, 299-303 Cayuga Street, Town of Springport, Cayuga County, NY*, March 2003.

## FIGURES





**SOURCE:**  
7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP  
QUADRANGLE: AUBURN, NY 1956

**NORTH CAYUGA STREET  
UNION SPRINGS, 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**



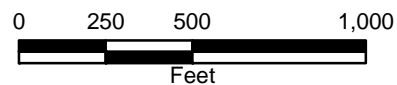
©2009 AKRF, Inc. Environmental Consultants Q:\Westchester Data\Hot Projects\40212\_Cayuga Indian Nation EIS\2009 ESAs\Phase I\2009 Phase I Reports\North Cayuga Street - Union Springs\Figures



### Legend

 North Cayuga Site Location

Source: NYS Clearing House  
Aerial Photo 2007



NORTH CAYUGA STREET UNION SPRINGS, NEW YORK		DATE 04.12.09
		PROJECT No. 40212
SITE PLAN DETAIL	Environmental Consultants 440 Park Avenue South, New York, N.Y. 10016	FIGURE 2

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





Photograph 1: Undeveloped parcel showing adjacent buildings.



Photograph 2: Undeveloped parcel.



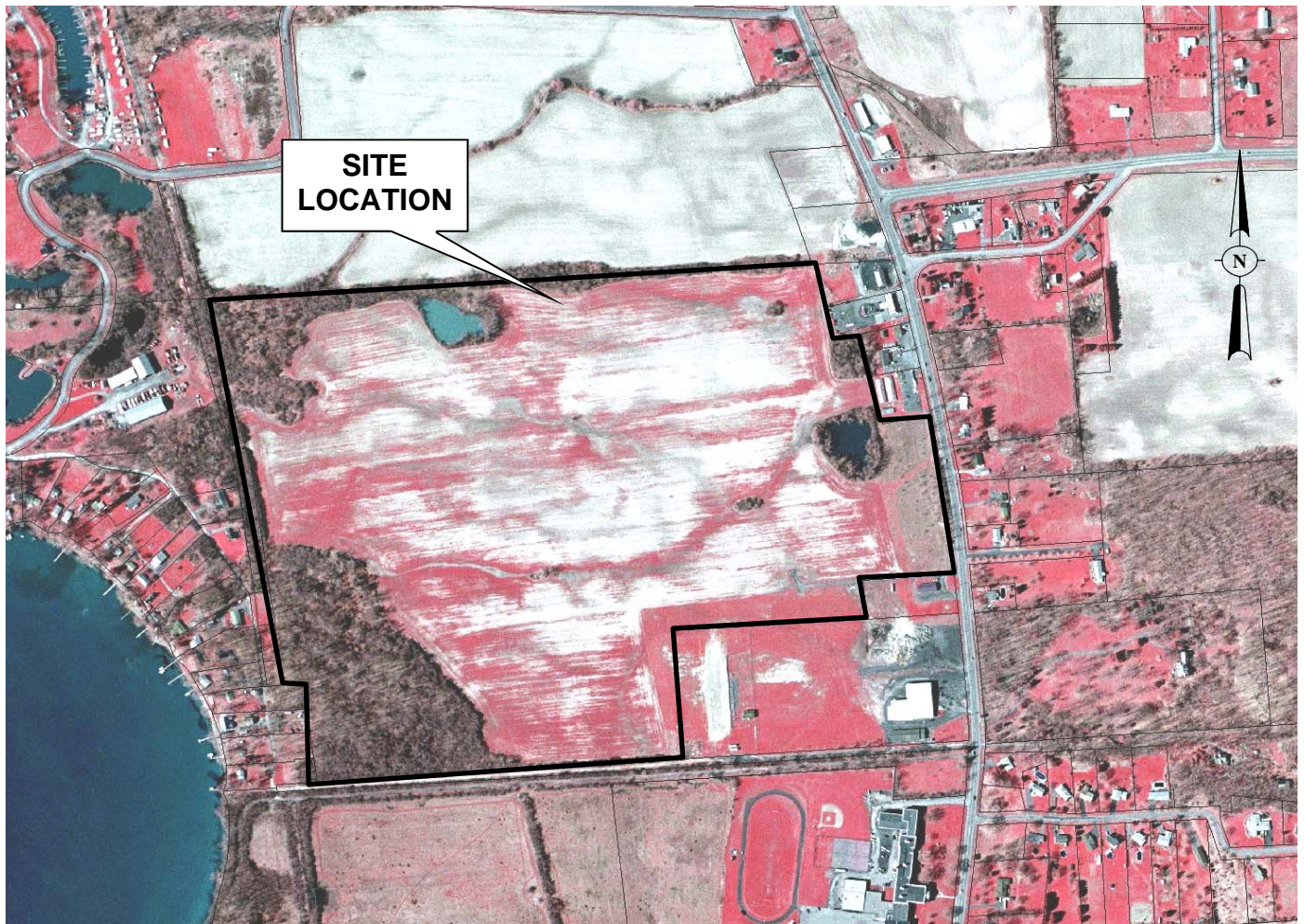
Photograph 3: Undeveloped parcel showing swampy, wooded section.



Photograph 4: Undeveloped parcel looking towards north.

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





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

**LEGEND:**

———— PROJECT SITE BOUNDARY

**NORTH CAYUGA STREET  
UNION SPRINGS, NEW YORK**

**2003 AERIAL PHOTO**



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

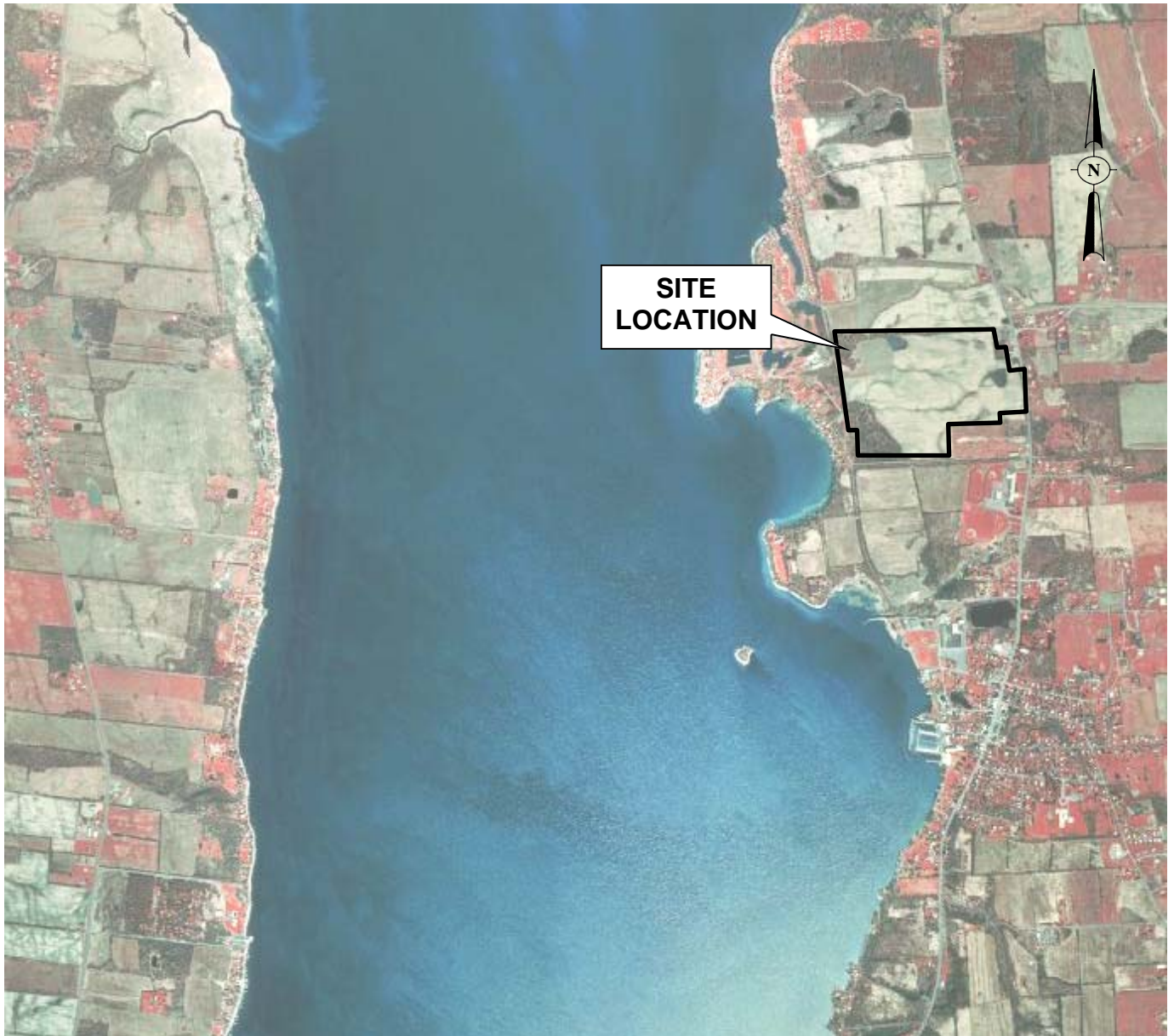
DATE  
**4.12.09**

PROJECT No.  
**40212**

SCALE  
**NTS**

FIGURE  
**-**





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

**LEGEND:**

—— PROJECT SITE BOUNDARY

**NORTH CAYUGA STREET  
UNION SPRINGS, 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:**  
USGS AERIAL PHOTO  
CAYUGA, NY 1988

**LEGEND:**

— PROJECT SITE BOUNDARY

**NORTH CAYUGA STREET  
UNION SPRINGS, NEW YORK**

**1988 AERIAL PHOTO**



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

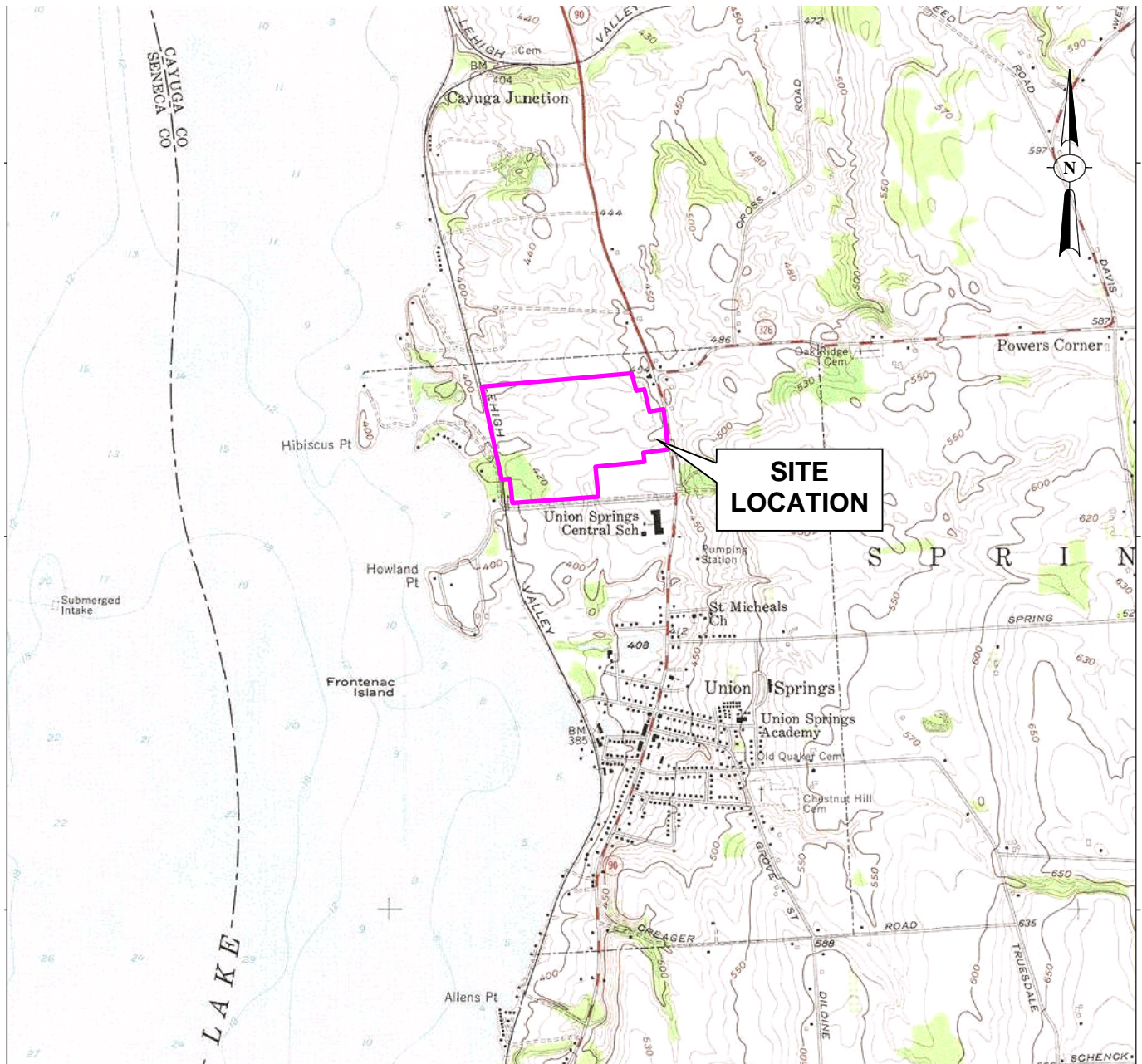
DATE  
**4.12.09**

PROJECT No.  
**40212**

SCALE  
**NTS**

FIGURE  
**-**





**SOURCE:**  
7.5 MINUTE SERIES USGS TOPOGRAPHIC MAP  
QUADRANGLE: AUBURN, NY 1956

**LEGEND:**

 PROJECT SITE BOUNDARY

**NORTH CAYUGA STREET  
UNION SPRINGS, NEW YORK**

**1956 TOPOGRAPHIC MAP**



**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  
US\_Hibiscus, Union Springs, NY 1938

**LEGEND:**

 PROJECT SITE BOUNDARY

**NORTH CAYUGA STREET  
UNION SPRINGS, NEW YORK**

**1938 AERIAL PHOTO**



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

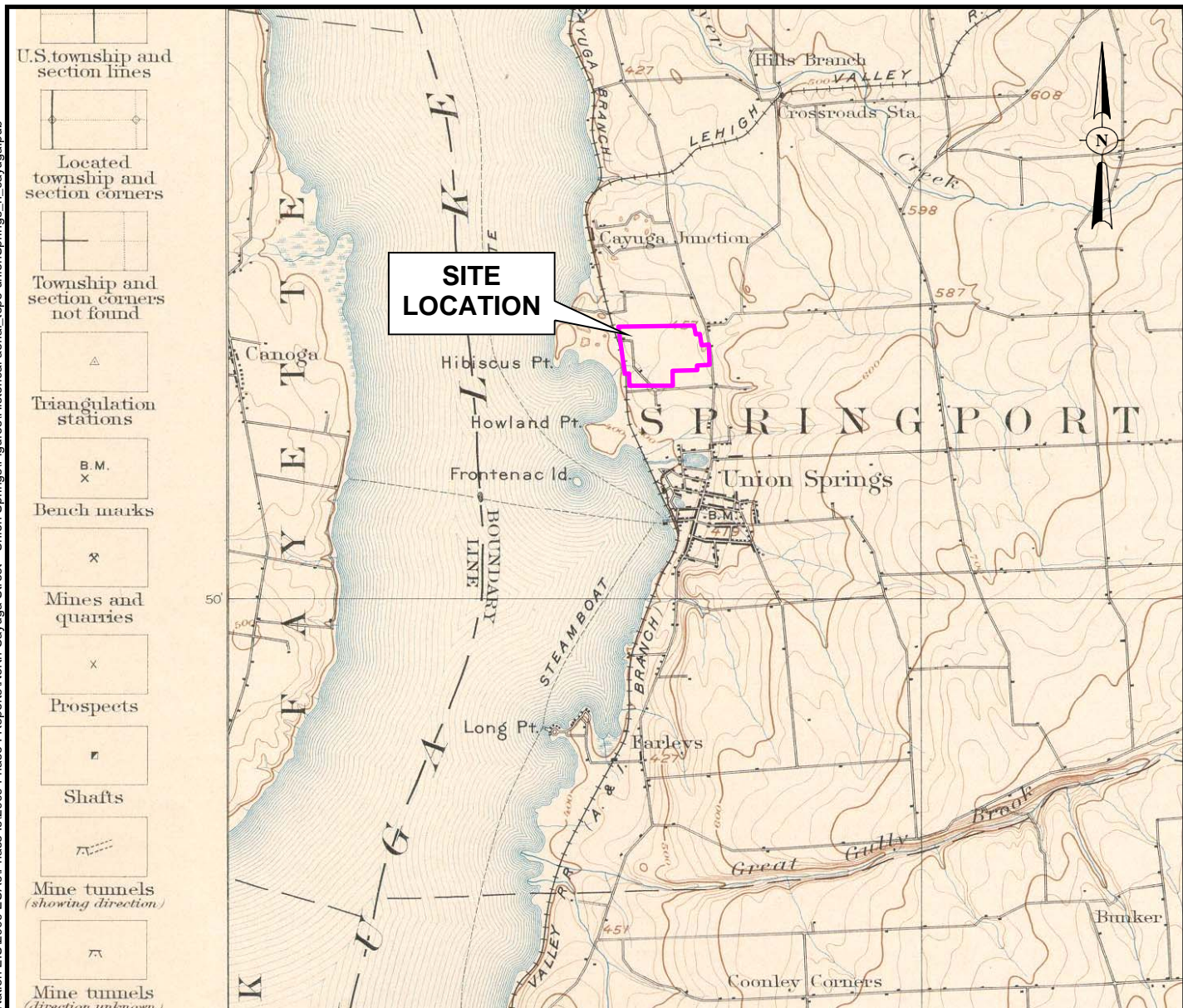
DATE  
**4.12.09**

PROJECT No.  
**40212**

SCALE  
**NTS**

FIGURE  
**-**





**SOURCE:**  
15 MINUTE SERIES USGS TOPOGRAPHIC MAP  
AUBURN, NY. 1899

**LEGEND:**

—— PROJECT SITE BOUNDARY

**NORTH CAYUGA STREET  
UNION SPRINGS, 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**

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

10 / 15 / 04  
Month Day Year

C3. Book

111 91

C4. Page

102

# REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 3/97



## PROPERTY INFORMATION

1. Property Location 1035 Turnpike Road (North Cayuga St.)  
STREET NUMBER STREET NAME

Springport  
CITY OR TOWN

VILLAGE

13021  
ZIP CODE

2. Buyer Name BEP Properties, Inc.  
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY

FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size 108.00 X 28.82 OR 1 ACRES  
FRONT FEET DEPTH ACRES

6. Seller Name David P Elkouich, Esq., Referee  
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY

FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:

Check the boxes below as they apply:

- A ☐ One Family Residential E ☒ Agricultural I ☐ Community Service  
B ☐ 2 or 3 Family Residential F ☐ Commercial J ☐ Industrial  
C ☐ Residential Vacant Land G ☐ Apartment K ☐ Public Service  
D ☐ Non-Residential Vacant Land H ☐ Entertainment / Amusement L ☐ Forest

8. Ownership Type is Condominium ☐

9. New Construction on Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

## SALE INFORMATION

11. Sale Contract Date 10 / 15 / 04  
Month Day Year

12. Date of Sale / Transfer 10 / 15 / 04  
Month Day Year

13. Full Sale Price 3,750,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives  
B ☐ Sale Between Related Companies or Partners in Business  
C ☐ One of the Buyers is also a Seller  
D ☐ Buyer or Seller is Government Agency or Lending Institution  
E ☒ Deed Type not Warranty or Bargain and Sale (Specify Below)  
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
H ☐ Sale of Business is Included in Sale Price  
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
J ☐ None

Referee's Deed in Preclusion

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken 64 17. Total Assessed Value (of all parcels in transfer) 7,750.00

18. Property Class 1.05 19. School District Name Union Springs CSD

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifiers)

134.17 - 1 - 1.51

Cayuga County Office of  
Real Property Services  
160 Genesee St. 5th Floor  
Auburn, NY 13021

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

NEW YORK STATE  
COPY

FOR COUNTY USE ONLY		<b>REAL PROPERTY TRANSFER REPORT</b>  STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES  <div style="font-size: 1.5em; font-weight: bold;">RP - 5217</div> <small>RP-5217 Rev 3/97</small>	
C1. SWIS Code	<div style="border-bottom: 1px solid black; width: 100%;"></div>		
C2. Date Deed Recorded	<div style="display: flex; justify-content: space-between;"> <div>3 / 3 / 05</div> <div>Month Day Year</div> </div>		
C3. Book	1208	C4. Page	236

PROPERTY INFORMATION

1. **Property Location**

STREET NUMBER

State Route 90 North Cayuga St

STREET NAME

Springport

CITY OR TOWN

Union Springs

VILLAGE

ZIP CODE
2. **Buyer Name**

Cayuga Nation of New York

LAST NAME / COMPANY

FIRST NAME

LAST NAME / COMPANY

FIRST NAME
3. **Tax Billing Address**

Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY

FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIP CODE
4. **Indicate the number of Assessment Roll parcels transferred on the deed**

0 0 1

# of Parcels OR

☐

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐
5. **Deed Property Size**

108.00

X

8.82

OR

12

ACRES
6. **Seller Name**

B.E.P. Properties, Inc.

LAST NAME / COMPANY

FIRST NAME

LAST NAME / COMPANY

FIRST NAME
7. **Check the box below which most accurately describes the use of the property at the time of sale:**

A <input type="checkbox"/> One Family Residential	E <input checked="" type="checkbox"/> Agricultural	I <input type="checkbox"/> Community Service
B <input type="checkbox"/> 2 or 3 Family Residential	F <input type="checkbox"/> Commercial	J <input type="checkbox"/> Industrial
C <input type="checkbox"/> Residential Vacant Land	G <input type="checkbox"/> Apartment	K <input type="checkbox"/> Public Service
D <input type="checkbox"/> Non-Residential Vacant Land	H <input type="checkbox"/> Entertainment / Amusement	L <input type="checkbox"/> Forest

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. **Sale Contract Date**

3

/

2

/

05

Month Day Year
12. **Date of Sale / Transfer**

3

/

2

/

05

Month Day Year
13. **Full Sale Price**

37,500.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.
14. **Indicate the value of personal property included in the sale**

0
15. **Check one or more of these conditions as applicable to transfer:**

A <input type="checkbox"/>	Sale Between Relatives or Former Relatives
B <input type="checkbox"/>	Sale Between Related Companies or Partners in Business
C <input type="checkbox"/>	One of the Buyers is also a Seller
D <input type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution
E <input type="checkbox"/>	Deed Type not Warranty or Bargain and Sale (Specify Below)
F <input type="checkbox"/>	Sale of Fractional or Less than Fee Interest (Specify Below)
G <input type="checkbox"/>	Significant Change in Property Between Taxable Status and Sale Dates
H <input type="checkbox"/>	Sale of Business is Included in Sale Price
I <input type="checkbox"/>	Other Unusual Factors Affecting Sale Price (Specify Below)
J <input checked="" type="checkbox"/>	None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. **Year of Assessment Roll from which information taken**

04
17. **Total Assessed Value (of all parcels in transfer)**

375,000
18. **Property Class**

10.51
19. **School District Name**

Union Springs
20. **Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))**

134.17-1-1.51

1

**Cayuga County Office of  
Real Property Services**  
 160 Genesee St. 5th Floor  
 Auburn, NY 13021

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

<div style="text-align: center; font-weight: bold; font-size: 0.8em;">BUYER</div> <div style="margin-top: 20px;">   <small>BUYER SIGNATURE</small> </div> <div style="margin-top: 10px;"> <div style="border-bottom: 1px solid black; width: 100px; text-align: center;">3/2/05</div> <small>DATE</small> </div> <div style="margin-top: 10px;"> <div style="border-bottom: 1px solid black; width: 100%;">102 Falls Street- Suite A</div> <small>STREET NUMBER STREET NAME (AFTER SALE)</small> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 40%;"> <div style="border-bottom: 1px solid black; width: 100%;">Seneca Falls</div> <small>CITY OR TOWN</small> </div> <div style="width: 20%;"> <div style="border-bottom: 1px solid black; width: 100%;">NY</div> <small>STATE</small> </div> <div style="width: 40%;"> <div style="border-bottom: 1px solid black; width: 100%;">13148</div> <small>ZIP CODE</small> </div> </div>	<div style="text-align: center; font-weight: bold; font-size: 0.8em;">BUYER'S ATTORNEY</div> <div style="margin-top: 20px;"> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="border-bottom: 1px solid black; width: 100%;">Mathias</div> <small>LAST NAME</small> </div> <div style="width: 55%;"> <div style="border-bottom: 1px solid black; width: 100%;">Paul W.</div> <small>FIRST NAME</small> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <div style="border-bottom: 1px solid black; width: 100%;">716</div> <small>AREA CODE</small> </div> <div style="width: 55%;"> <div style="border-bottom: 1px solid black; width: 100%;">874-3800</div> <small>TELEPHONE NUMBER</small> </div> </div> </div> <div style="margin-top: 20px; text-align: center;"> <div style="border: 1px solid black; border-radius: 15px; padding: 10px; width: 100px; margin: 0 auto;">             NEW YORK STATE COPY           </div> </div>
---	---

SELLER

SELLER SIGNATURE

3/2/05

DATE



## Property Description Report For: North Cayuga St, Municipality of Union Springs

*No Photo  
Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	055401
		<b>Tax Map ID #:</b>	134.17-1-1.51
		<b>Property Class:</b>	105 - Vac farmland
		<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	105 - Vac farmland
		<b>Zoning Code:</b>	01
		<b>Neighborhood Code:</b>	00003
<b>Land Assessment:</b>	2008 - \$151,200	<b>Total Assessment:</b>	2008 - \$375,000
<b>Total Acreage/Size:</b>	108.00	<b>School District:</b>	Union Springs
<b>Full Market Value:</b>	2008 - \$416,713	<b>Legal Property Desc:</b>	
<b>Deed Book:</b>	1208	<b>Deed Page:</b>	236
<b>Grid East:</b>	789811	<b>Grid North:</b>	1040027

### Area

<b>Living Area:</b>	0 sq. ft.	<b>First Story Area:</b>	0 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	0

### Structure

<b>Building Style:</b>	0	<b>Bathrooms (Full - Half):</b>	0 - 0
<b>Bedrooms:</b>	0	<b>Kitchens:</b>	0
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	0
<b>Porch Type:</b>	0	<b>Porch Area:</b>	0.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	0	<b>Overall Grade:</b>	
<b>Year Built:</b>			

### Owners

Cayuga Nation of New York  
P.O. Box 786  
Seneca Falls NY 13148

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book	Deed Page
3/2/2005	\$375,000	105 - Vac farmland	Land Only	BEP Properties Inc	Yes	Yes	No	1208	236
10/15/2004	\$375,000	105 - Vac farmland	Land Only	Gable, Fredrick&Kenne	Yes	No	No	1191	102

## Utilities

<b>Sewer Type:</b>	None	<b>Water Supply:</b>	None
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	0
<b>Fuel Type:</b>	0	<b>Central Air:</b>	No

## Land Types

Type	Size
Tillable	108.00 acres

## Special Districts for 2008

Description	Units	Percent	Type	Value
East Cayuga Res whol	0	0		0
Springport vill fire	0	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**

**UNION SPRINGS - CAYUGA STREET**

**UNION SPRINGS, NY 13160**

**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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- *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.

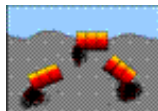
## ***How to Use Your Report***

- 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

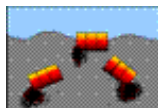
## Search Radius

One-Mile



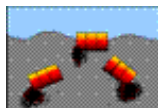
1) ***National Priority List for Federal Superfund Cleanup***: a listing of sites known to pose environmental or health hazards that are being investigated or cleaned up under the Federal Superfund program.

Half-Mile



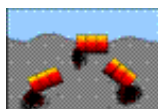
2) ***Delisted National Priority List Sites***: a listing of NPL sites that have been removed from the National Priority List.

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



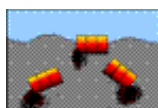
4) ***New York Inactive Hazardous Waste Disposal Site Registry Qualifying***: a state listing of sites that qualify for possible inclusion to the NYDEC Inactive Haz. Waste Disposal Site Registry.

One-Mile



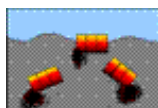
5) ***RCRA Corrective Action Activity (CORRACTS)***: waste facilities with RCRA corrective action activity reported by the USEPA.

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..

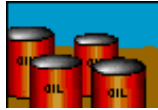
Half-Mile



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



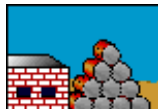
12) ***New York State Major Oil Storage Facilities:*** sites with more than a 400,000-gallon capacity for storing petroleum products.

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:

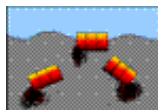
- ***RCRA violations:*** waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.

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	1	0	0	0	Not searched	1
Closed Tank Test Failures	0	0	0	0	Not searched	0
Closed Spills - Unknown / Other Causes	1	3	1	0	Not searched	5
Closed Spills - Miscellaneous Causes	1	0	0	0(1)	Not searched	1(1)
<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	0	Not searched	Not searched	1
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>4</b>	<b>3</b>	<b>1</b>	<b>0(1)</b>	<b>0</b>	<b>8(1)</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>4</i></b>	<b><i>3</i></b>	<b><i>1</i></b>	<b><i>0(1)</i></b>	<b><i>0</i></b>	<b><i>8(1)</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

## Union Springs - Cayuga Street Union Springs, NY 13160

\* 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
1	EXPRESS MART	299 CAYUGA ST	0 feet	Closed Status Tank Failure
2	EXPRESS MART 311	299 CAYUGA STREET	0 feet	Closed Status Spill (Unk/Other Cause)
7	EXPRESS MART	299 CAYUGA ST	0 feet	Closed Status Spill (Misc. Spill Cause)
8	LAKESIDE TRADING	RT. 90	0 feet	Petroleum Bulk Storage Site

### 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
3	UNION SPRINGS MOBIL	RT 326 & RT 90	458 feet to the NE	Closed Status Spill (Unk/Other Cause)
4	UNION SPRINGS FUMES	RTE 326 & RTE 90	458 feet to the NE	Closed Status Spill (Unk/Other Cause)
5	HYDRAULIC OIL	RT 90 & RT 326	458 feet to the NE	Closed Status Spill (Unk/Other 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
6	UNION SPRINGS CENTRAL SCH	239 CAYUGA STREET	1050 feet to the SE	Closed Status Spill (Unk/Other Cause)

# Identified Toxic Sites by Category

## Union Springs - Cayuga Street Union Springs, NY 13160

\* 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	0102901	EXPRESS MART	299 CAYUGA ST	0 feet
Closed Status Spills (Unknown Causes & Other Causes) -- Total Sites - 5			Database searched at 1/2 MILE - ASTM required search distance: 1/2 Mile	
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
2	0060020	EXPRESS MART 311	299 CAYUGA STREET	0 feet
3	9012938	UNION SPRINGS MOBIL	RT 326 & RT 90	458 feet to the NE
4	8902903	UNION SPRINGS FUMES	RTE 326 & RTE 90	458 feet to the NE
5	8804574	HYDRAULIC OIL	RT 90 & RT 326	458 feet to the NE
6	0400475	UNION SPRINGS CENTRAL SCH	239 CAYUGA STREET	1050 feet to the SE
Closed Status Spills (Miscellaneous Spill Causes) -- 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
7	0107937	EXPRESS MART	299 CAYUGA ST	0 feet
Petroleum Bulk Storage Sites -- Total Sites - 1			Database searched at 1/4 MILE - ASTM required search distance: Property & Adjacent	
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
8	7-186503	LAKESIDE TRADING	RT. 90	0 feet

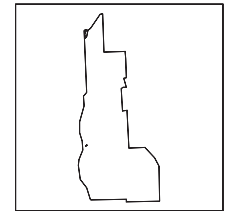
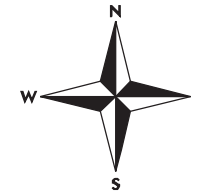
# Identified Toxic Sites by Proximity

## Union Springs - Cayuga Street, Union Springs, NY 13160

\* 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
1	EXPRESS MART	299 CAYUGA ST	0 feet	Closed Status Tank Failure
2	EXPRESS MART 311	299 CAYUGA STREET	0 feet	Closed Status Spill (Unk/Other Cause)
7	EXPRESS MART	299 CAYUGA ST	0 feet	Closed Status Spill (Misc. Spill Cause)
8	LAKESIDE TRADING	RT. 90	0 feet	Petroleum Bulk Storage Site
3	UNION SPRINGS MOBIL	RT 326 & RT 90	458 feet to the NE	Closed Status Spill (Unk/Other Cause)
4	UNION SPRINGS FUMES	RTE 326 & RTE 90	458 feet to the NE	Closed Status Spill (Unk/Other Cause)
5	HYDRAULIC OIL	RT 90 & RT 326	458 feet to the NE	Closed Status Spill (Unk/Other Cause)
6	UNION SPRINGS CENTRAL SCH	239 CAYUGA STREET	1050 feet to the SE	Closed Status Spill (Unk/Other Cause)

# Toxics Targeting 1 Mile Buffer Search Map Union Springs - Cayuga Street Union Springs, NY 13160



Cayuga County



National Priority  
List (NPL)



Inactive Hazardous Waste  
Disposal Registry Site



Inact. Haz Waste Disp.  
Registry Qualifying



RCRA Corrective  
Action Facility



Subject  
Area



Waterbody



County  
Border



Railroad  
Tracks



1 Mile  
Radius



1/2 Mile  
Radius



1/4 Mile  
Radius



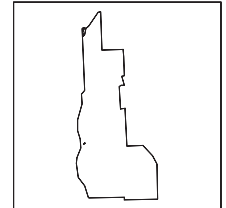
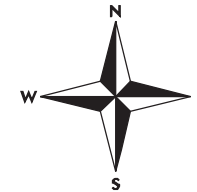
1/8 Mile  
Radius



Scale: 1 inch = 1978 feet



# Toxics Targeting 1/2 Mile Buffer Search Map Union Springs - Cayuga Street Union Springs, NY 13160

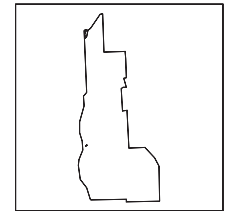
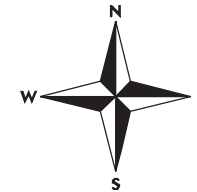


Cayuga County

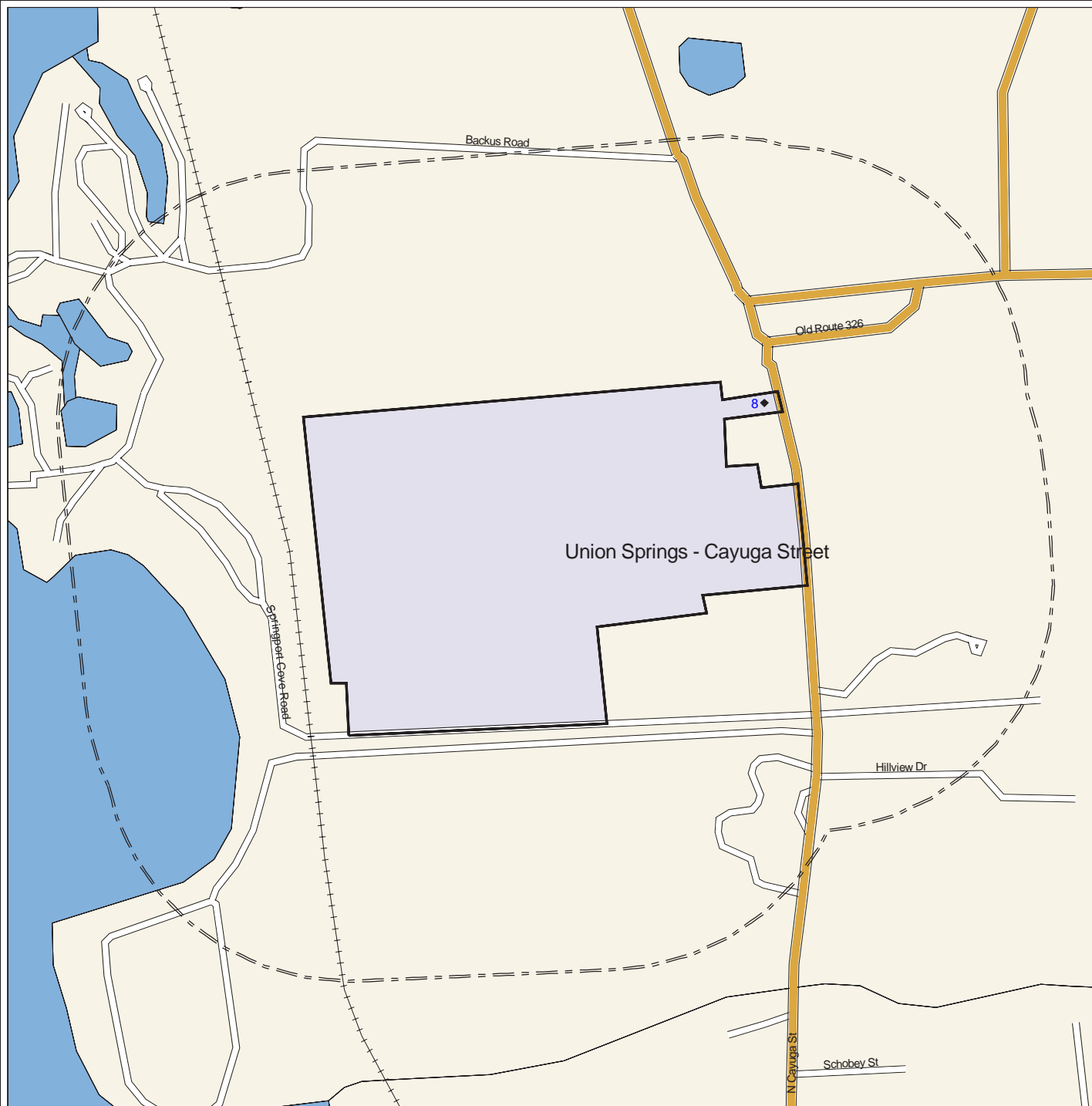
- CERCLIS Superfund Non-NFRAP Site
- Hazardous Material Spill
- Delisted NPL Site
- CERCLIS Superfund NFRAP Site
- Hazardous Waste Treater, Storer, Disposer
- Hazardous Substance Waste Disposal Site
- Solid Waste Facility
- Brownfields Site
- Subject Area
- Waterbody
- County Border
- 1 Mile Radius
- 1/4 Mile Radius
- Railroad Tracks
- 1/2 Mile Radius
- 1/8 Mile Radius

Scale: 1 inch = 1191 feet

# Toxics Targeting 1/4 Mile Buffer Search Map Union Springs - Cayuga Street Union Springs, NY 13160



Cayuga County



- |                            |                                    |
|----------------------------|------------------------------------|
| Major Oil Storage Facility | Enforcement Docket Facility        |
| Chemical Storage Facility  | Air Release                        |
| Toxic Release              | Petroleum Bulk Storage Facility    |
| Wastewater Discharge       | Hazardous Waste Generator, Transp. |
| Subject Area               | Waterbody                          |
| County Border              | Railroad Tracks                    |
| 1/4 Mile Radius            | 1/8 Mile Radius                    |

Scale: 1 inch = 797 feet



## 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.

**Map Identification Number 1**      **EXPRESS MART**  
299 CAYUGA ST

UNION SPRINGS, NY

**Spill Number: 0102901**

**Close Date: 04/17/2002**  
TT-Id: 520A-0225-738

#### 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: 13160

Source of Spill: PASSENGER VEHICLE  
Notifier Type: Affected Persons  
Caller Name: PATRICK HYDE  
DEC Investigator: MENASH

Spiller: UNKNOWN  
Notifier Name: JANE GILMORE  
Caller Agency: EXPRESS MART  
Contact for more spill info: JANE GILMORE

Spiller Phone:  
Notifier Phone: (315) 889-3542  
Caller Phone: (315) 415-9115  
Contact Person Phone: (315) 899-3542

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

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended	
06/15/2001		TANK FAILURE	NO		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	10.00	GALLONS	10.00	GALLONS	SOIL

#### Caller Remarks:

faulty fuel tank on a customers car - fire dept responded & investigating & will forward the responsible parties info to the caller - spill was to black top & cleaned up w/ speedy dry

#### DEC Investigator Remarks:

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



***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.

**Map Identification Number 2**      **EXPRESS MART 311**  
299 CAYUGA STREET

UNION SPRINGS, NY

**Spill Number: 0060020**

**Close Date: 10/24/2000**  
TT-Id: 520A-0225-739

**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: 13160

Source of Spill: GASOLINE STATION  
Notifier Type: Affected Persons  
Caller Name: PAT HYDE  
DEC Investigator: MENASH

Spiller: NY LICENSE PLATE 778-60AS  
Notifier Name: PAT HYDE  
Caller Agency: PETRAL  
Contact for more spill info: JAMES

Spiller Phone:  
Notifier Phone:  
Caller Phone: (315) 446-0125  
Contact Person Phone: (315) 889-3542

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

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended	
06/08/2000		OTHER	NO		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	5.00	GALLONS	5.00	GALLONS	SOIL

**Caller Remarks:**

ATV FILLED HIS GAS TANK AND SHUT OFF VALVE ON HOSE DID NOT WORK. FIRE DEPT CALLED AND SPEEDI DRY APPLIED AND WILL DISPOSE OF.

**DEC Investigator Remarks:**

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

**Map Identification Number 3**      **UNION SPRINGS MOBIL**  
RT 326 & RT 90

UNION SPRINGS, NY

**Spill Number: 9012938****Close Date: 03/20/1991**  
TT-Id: 520A-0225-732

## MAP LOCATION INFORMATION

Site location mapped by: MANUAL MAPPING (3)  
Approximate distance from property: 458 feet to the NE

## ADDRESS CHANGE INFORMATION

Revised street: RT 326 / RT 90  
Revised zip code: 13160

Source of Spill: PASSENGER VEHICLE  
Notifier Type: Responsible Party  
Caller Name: PAT HYDE  
DEC Investigator: ROMOCKI

Spiller: UNK  
Notifier Name:  
Caller Agency: PETRALL  
Contact for more spill info:

Spiller Phone:  
Notifier Phone:  
Caller Phone: (315) 446-0125  
Contact Person Phone:

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended		
03/18/1991	03/20/1991	UNKNOWN	UNKNOWN		NO		
Material Spilled		Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE		PETROLEUM	2.00	GALLONS	0.00	GALLONS	SOIL

## Caller Remarks:

CAR OVERFILLED. PUMP ISLAND SLOPES TOWARDS BLDG. EMPLOYEES NOTICED ODOR IN BLDG. SMALL SHEEN ON PAVEMENT.

## DEC Investigator Remarks:

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

03/20/91: OVERFILL AT PUMP ISLAND LEAD TO FUMES IN THE OFFICE AT FACILITY. FUMES DISAPEARED AFTER SPILL WAS FLUSHED AWAY.

**Map Identification Number 4**      **UNION SPRINGS FUMES**  
RTE 326 & RTE 90

UNION SPRINGS, NY

**Spill Number: 8902903****Close Date: 06/20/1989**  
TT-Id: 520A-0225-733

## MAP LOCATION INFORMATION

Site location mapped by: MANUAL MAPPING (3)  
Approximate distance from property: 458 feet to the NE

## ADDRESS CHANGE INFORMATION

Revised street: RTE 326 / RTE 90  
Revised zip code: 13160

Source of Spill: UNKNOWN  
Notifier Type: Local Agency  
Caller Name: ED TANNER  
DEC Investigator: GREGG

Spiller: UNK  
Notifier Name:  
Caller Agency: VILLAGE UNION SPRINGS  
Contact for more spill info:

Spiller Phone:  
Notifier Phone:  
Caller Phone: (315) 889-5289  
Contact Person Phone:



Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended	
06/20/1989	06/20/1989	UNKNOWN	UNKNOWN		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	0	UNKNOWN	0	UNKNOWN	SEWER

## Caller Remarks:

HEAVY GAS FUMES REPORTED UPON OPENING OF MANHOLE. FIRE DEPT NOTIFIED.

## DEC Investigator Remarks:

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

## Map Identification Number 5

HYDRAULIC OIL  
RT 90 & RT 326

UNION SPRINGS, NY

Spill Number: 8804574

Close Date: 06/22/1989  
TT-Id: 520A-0225-734

## MAP LOCATION INFORMATION

Site location mapped by: MANUAL MAPPING (3)  
Approximate distance from property: 458 feet to the NE

## ADDRESS CHANGE INFORMATION

Revised street: RT 90 / RT 326  
Revised zip code: 13160Source of Spill: UNKNOWN  
Notifier Type: Local Agency  
Caller Name: JIM WILSON  
DEC Investigator: VOLLMERSpiller: UNKNOWN  
Notifier Name:  
Caller Agency: NYSDOT  
Contact for more spill info:Spiller Phone:  
Notifier Phone:  
Caller Phone: (315) 252-6663  
Contact Person Phone:

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended	
08/24/1988	08/25/1988	UNKNOWN	UNKNOWN		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
NON PCB OIL	PETROLEUM	30.00	GALLONS	25.00	GALLONS	SOIL

## Caller Remarks:

SAND HAS BEEN PLACED ON SPILL ON HIGHWAY. SOIL CONTAMINATION STILL PRESENT. TANKER TRAILER PRESENT BUT TRACTOR GONE.

-----  
DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead DEC Field was "DV"

08/24/88: MET ECO KELLOG AT SCENE. APPEARS TO BE BROKEN HYDRAULIC HOSE OF UNKNOWN ORIGIN. HE IS INVESTIGATING SOURCE. HIRED DOMERMUTH TO CLEAN UP ON FOLLOWING DAY. AUTHORIZE 2 MEN WITH W/SHOVELS & DRUMS.

08/25/88: CLEANUP COMPLETE. ECO KELLOGG DID NOT FIND SPILLER.

11/23/88: NEEDS ISR.

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

<b>Map Identification Number 6</b>	<b>UNION SPRINGS CENTRAL SCH</b>		<b>Spill Number: 0400475</b>	<b>Close Date: 04/27/2005</b>
	239 CAYUGA STREET	UNION SPRINGS, NY		TT-Id: 520A-0225-735
<b>MAP LOCATION INFORMATION</b>		<b>ADDRESS CHANGE INFORMATION</b>		
Site location mapped by: MANUAL MAPPING (2)		Revised street: NO CHANGE		
Approximate distance from property: 1050 feet to the SE		Revised zip code: 13160		
Source of Spill:	INSTITUTIONAL, EDUC, GOV, OTHER	Spiller:	JEFF TRAVER - UNION SPRINGS CENTRAL SCH	Spiller Phone: (315) 889-3152
Notifier Type:	Other	Notifier Name:	RORY WOODMANSEE	Notifier Phone: (315) 455-2000
Caller Name:	RORY WOODMANSEE	Caller Agency:	C&S ENGINEERS	Caller Phone: (315) 455-2000
DEC Investigator:	MENASH	Contact for more spill info:	JEFF TRAVER	Contact Person Phone: (315) 889-3152

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		
04/15/2004		OTHER	NO		NO		
Material Spilled		Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN PETROLEUM		PETROLEUM	0	POUNDS	0	POUNDS	GROUNDWATER

-----  
Caller Remarks:

DOING EXCAVATION AND FOUND SHEEN AND ODOR:

DEC Investigator Remarks:

Prior to Sept, 2004 data translation this spill Lead\_DEC Field was "MN"  
15 April 2004-Made site visit. C&S to oversee excavation, staging and, removal of cotaminated soil.



**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 7**

**EXPRESS MART**  
299 CAYUGA ST

UNION SPRINGS, NY

**Spill Number: 0107937**

**Close Date: 11/30/2001**  
TT-Id: 520A-0225-740

## 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: 13160

Source of Spill: GASOLINE STATION  
 Notifier Type: Affected Persons  
 Caller Name: PAT HYDE  
 DEC Investigator: BFMATTHE

Spiller: SAME  
 Notifier Name: EMPLOYEE  
 Caller Agency: EXPRESS MART  
 Contact for more spill info: JASON (EMPLOYEE)

Spiller Phone:  
 Notifier Phone:  
 Caller Phone: (315) 446-0125  
 Contact Person Phone: (315) 899-3542

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	
11/03/2001		HUMAN ERROR	YES		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
GASOLINE	PETROLEUM	8.00	GALLONS	8.00	GALLONS	SOIL

## Caller Remarks:

customer did not get nozzle in to tank. all cleaned up w/speedy dry.

## DEC Investigator Remarks:

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

11/30/01: SPOKE TO JASON, THEY CLEANED UP WITH SPEEDI DRY, NO DRAINS AFFECTED. THEY CAUGHT THE DRIVER AND REPORTED IT TO THE AUTHORITIES.

**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	STREET	CITY
0804805	CORNER SPRING ST	RT 90	UNION SPRINGS



***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 8**

**LAKESIDE TRADING**  
RT. 90

**Facility Id: 7-186503**

**Source: NYS DEC**

UNION SPRINGS, NY 13160

TT-Id: 640A-0081-116

**MAP LOCATION INFORMATION**

Site location mapped by: MANUAL MAPPING (5)

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: Unregistered

Expiration Date of the facility's registration certificate: 06/18/2007

Operator Name: TIMOTHY TWOGUNS

Operator Phone #: (315) 568-6457

Owner Name: TIMOTHY TWOGUNS - ENVIRONMENTAL CONTACT

Owner Company: CAYUGA NATION

Owner Type:

Owner Address: P.O. BOX 786, SENECA FALLS, NY 13148

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
001	Closed - Removed	Gasoline	6000	Underground	08/01/1966	06/01/1992	10/01/1995
002	Closed - Removed	Gasoline	5000	Underground	08/01/1966	06/01/1992	10/01/1995
003	Closed - Removed	Diesel	6000	Underground	08/01/1966	06/01/1992	10/01/1995
004	Closed - Removed	Gasoline	6000	Underground	08/01/1966	06/01/1992	10/01/1995
005	Closed - Removed	Kerosene	550	Aboveground on crib, rack, or cradle	09/01/1984		10/01/1995
006	Unregistered	Gasoline	10000	Underground	10/01/1995	02/20/2006	
007A	Unregistered	Gasoline	5000	Underground	10/01/1995	02/20/2006	
007B	Unregistered	Gasoline	5000	Underground	10/01/1995	02/20/2006	
008A	Administratively Closed	Diesel	5000	Underground	10/01/1995	02/23/2006	
008B	Unregistered	Kerosene	3000	Underground	10/01/1995	02/23/2006	

TANK NUMBER: 001

TANK EXT. PROTECTION: None

PIPING EXT. PROTECTN: None

PIPING TYPE: Galvanized Steel

OVERFILL PROTECTION: None

TANK TYPE: Steel/Carbon Steel/Iron

TANK LEAK DETECTN: None

PIPING LEAK DETECTN:

PIPING LOCATION: Underground/On-ground

SPILL PREVENTION:

TK INT. PROTECTION: None

TK SEC. CONTAINMNT: None

PIPE SEC. CONTAINMNT:

DISPENSER METHOD: Suction

TANK NUMBER: 002

TANK EXT. PROTECTION: None

TANK TYPE: Steel/Carbon Steel/Iron

TANK LEAK DETECTN: None

TK INT. PROTECTION: None

TK SEC. CONTAINMNT: None

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



PIPING EXT. PROTECTN: None  
 PIPING TYPE: Galvanized Steel  
 OVERFILL PROTECTION: None

PIPING LEAK DETECTN:  
 PIPING LOCATION: Underground/On-ground  
 SPILL PREVENTION:

PIPE SEC. CONTAINMNT:  
 DISPENSER METHOD: Suction

TANK NUMBER: 003  
 TANK EXT. PROTECTION: None  
 PIPING EXT. PROTECTN: None  
 PIPING TYPE: Galvanized Steel  
 OVERFILL PROTECTION: None

TANK TYPE: Steel/Carbon Steel/Iron  
 TANK LEAK DETECTN: None  
 PIPING LEAK DETECTN:  
 PIPING LOCATION: Underground/On-ground  
 SPILL PREVENTION:

TK INT. PROTECTION: None  
 TK SEC. CONTAINMNT: None  
 PIPE SEC. CONTAINMNT:  
 DISPENSER METHOD: Suction

TANK NUMBER: 004  
 TANK EXT. PROTECTION: None  
 PIPING EXT. PROTECTN: None  
 PIPING TYPE: Galvanized Steel  
 OVERFILL PROTECTION: None

TANK TYPE: Steel/Carbon Steel/Iron  
 TANK LEAK DETECTN: None  
 PIPING LEAK DETECTN:  
 PIPING LOCATION: Underground/On-ground  
 SPILL PREVENTION:

TK INT. PROTECTION: None  
 TK SEC. CONTAINMNT: None  
 PIPE SEC. CONTAINMNT:  
 DISPENSER METHOD: Suction

TANK NUMBER: 005  
 TANK EXT. PROTECTION: None  
 PIPING EXT. PROTECTN: None  
 PIPING TYPE: Galvanized Steel  
 OVERFILL PROTECTION: None

TANK TYPE: Steel/Carbon Steel/Iron  
 TANK LEAK DETECTN: None  
 PIPING LEAK DETECTN:  
 PIPING LOCATION: Aboveground  
 SPILL PREVENTION:

TK INT. PROTECTION: None  
 TK SEC. CONTAINMNT: None  
 PIPE SEC. CONTAINMNT:  
 DISPENSER METHOD: Suction

TANK NUMBER: 006  
 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  
 In-Tank System (ATG)  
 PIPING LEAK DETECTN: Pressurized Piping Leak Detector  
 Tank Top Sump  
 PIPING LOCATION: Aboveground/Underground Combination  
 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: 007A  
 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  
 In-Tank System (ATG)  
 PIPING LEAK DETECTN: Pressurized Piping Leak Detector  
 Tank Top Sump  
 PIPING LOCATION: Aboveground/Underground Combination  
 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: 007B  
 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  
 In-Tank System (ATG)  
 PIPING LEAK DETECTN: Pressurized Piping Leak Detector  
 Tank Top Sump  
 PIPING LOCATION: Aboveground/Underground Combination  
 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 \*\*\*\*

TANK NUMBER: 008A  
TANK EXT. PROTECTION: Painted/Asphalt Coating  
Original Sacrificial Anode  
PIPING EXT. PROTECTN: None

PIPING TYPE: Flexible Piping  
OVERFILL PROTECTION: Float Vent Valve

TANK NUMBER: 008B  
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  
In-Tank System (ATG)  
PIPING LEAK DETECTN: Pressurized Piping Leak Detector  
Tank Top Sump

PIPING LOCATION: Aboveground/Underground Combination  
SPILL PREVENTION: Catch Basin

TANK TYPE: Steel/Carbon Steel/Iron  
TANK LEAK DETECTN: Interstitial - Electronic Monitoring  
In-Tank System (ATG)  
PIPING LEAK DETECTN: Pressurized Piping Leak Detector  
Tank Top Sump

PIPING LOCATION: Aboveground/Underground Combination  
SPILL PREVENTION: Catch Basin

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

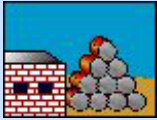
PIPE SEC. CONTAINMNT: Double-Walled (Underground)

DISPENSER METHOD: Submersible

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

PIPE SEC. CONTAINMNT: Double-Walled (Underground)

DISPENSER METHOD: Submersible



***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  
Union Springs - Cayuga Street  
Union Springs, NY 13160

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

POTENTIALLY ONSITE ERNS:

\*\*\*\*\*

Spill Number (ID): 419904

Spill Date: 02/24/1995

Location: RT 90

Spill City: UNION SPRINGS

NY

Material Spilled	Quantity Spilled	Units	Pounds	Quantity Released in Water	Units	Casno
GASOLINE: AUTOMOTIVE (UNLEADED)	0.00	UNK	0.00	0.00	UNK	

Potentially Responsible Party (Discharger): SUNOCO GAS/SUNSHINE FOOD

Discharger Address:

VESTAL

NY

Dun and Bradstreet Number:

Organization Type: PRIVATE ENTERPRISE

Medium(s) Affected:

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

Waterway Affected: UNKNOWN

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: FIXED FACILITY

Action: PLUGGED UP ENTRANCE LINE TO STATION/MAY BE HOLE IN TANK AT STATION

Description: 2" PIPE/LEAK

Miscellaneous: WILL CALL: DEC

\*\*\*\*\*

## Unmappable facilities for 'Cayuga' County

## NPL/CERCLIS/NYSDEC Inactive Haz. Waste or Reg. Qual. Sites

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
706012	CAYUGA COUNTY GROUNDWATER CONTAMINATION	IN THE AREA OF NYS ROUTE 90	UNION SPRINGS	UNKNOWN
NYN000204289	CAYUGA GROUNDWATER CONTAMINATION SITE	STATE ROUTE 326	UNION SPRINGS	UNKNOWN

## Solid Waste Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
06L01	OMNI GROUP FARMS INC.			UNKNOWN
06L20	ADM CORN SWEETNERS			UNKNOWN
06L70	ANHEUSER-BUSCH CO. SITE 1			UNKNOWN

## Hazardous Spills - MISC. SPILL CAUSES - Active

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
0807139	BREAD AND BUTTER STORE	RD#3 STATE STREET		UNKNOWN

## Hazardous Spills - TANK FAILURES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
9310962	BW INN	BW INN		UNKNOWN

## Hazardous Spills - TANK TEST FAILURES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
9011573	CAYUGA CO BULK SERVICE	RT 90	CAYUGA	13034
8703368	SPRINGPORT TOWN GARAGE	ROUTE 326	SPRINGPORT	UNKNOWN
8700579	PETRAL INC. - CAYUGA ST.	CAYUGA STREET	UNION SPRINGS	13160

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

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
9004394	C & C MARINA	C&C MARINA		UNKNOWN
8707180	TALLMADGE TIRE	TALLMADGE TIRE		UNKNOWN
8606915	VOID -DUPLICATE OF 866894			UNKNOWN
9413784	BEACON BAY MARINA	BEACON BAY MARINA	CAYUGA	13034
0312540	THE MARINA CAMPGROUND PRO	483 BACKUS RD	CAYUGA	13034
0105851	CAYUGA LAKE	1831 HONOCO LAKE RD	CAYUGA	13034
9800605	PRIVATE RD	6 LAKESHORE DR	CAYUGA (V)	13034
9406517	CAYUGA LAKE SHEEN	CAYUGA LAKE- HIBISCUS BAY	SPRINGPORT	UNKNOWN
8703162	CAYUGA LAKE	HIBISCUS HARBOR	SPRINGPORT	UNKNOWN
9007584	SLUDGE IN CREEK	YAGER BROOK	UNION SPRINGS	13160
8903478	SPRING PORT COVE	PRINGPORT COVE	UNION SPRINGS	13160
8100540			UNION SPRINGS	13160
0704035	FRONTNAC PARK / CAYUGA L	CAYUGA LAKE	UNION SPRINGS	13160

## Hazardous Spills - MISC. SPILL CAUSES - Closed

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
9614219	CAYUGA LAKE	RT 90 CAYUGA	CAYUGA	13034
9411227	CAYUGA BULK SERVICE	ROUTE 90 BOX 496	CAYUGA	13034
9410705	305 STANTON HILL RD.	305 STANTON HILL RD.	NICHOLAS	UNKNOWN
9105163	PLASTER PT RD	PLASTER POT RD.	SPRINGPORT	UNKNOWN
0505596	ROUTE 326 NYSEG TRANSFORMER	1644 ROUTE 326	SPRINGPORT	13034
9704512	CATCHBASIN	RT 90	UNION SPRINGS	13160
9415451	DAY & NIGHT UNION SPRINGS	DAY & NIGHT SUNSHINE FOOD	UNION SPRINGS	13160
9304611	HIBISCUS HARBOR	HIBISCUS HARBOR ACCESS RD	UNION SPRINGS	13160
9304350	GORDON C PALMER CO	S CAYUGA ST	UNION SPRINGS	13160
9104798	WHEEL HOUSE RESTAURANT	HARBOR DRIVE	UNION SPRINGS	13160
9007856	TRW-UNION SPRINGS	107 SALEM ST	UNION SPRINGS	13160
9003252	PLASTER POINT ROAD	PLASTER POINT	UNION SPRINGS	13160

8808131	WICKES MFG. TCE	SALEM ST. & SPRING ST.	UNION SPRINGS	13160
8801317	WICKS MFG.	107 SALEM ST.	UNION SPRINGS	13160
8709152	PETROL CORP.	PETROL CORP.	UNION SPRINGS	13160
0712188	CAYUGA LAKE	SOUTH OF FIRE LANE 20	UNION SPRINGS	13160
Petroleum Bulk Storage Facilities				
FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
7-103322	TOWN OF SPRINGPORT	RT. 326 BOX 859	CAYUGA	13034
7-186406	UNION SPRINGS CITGO	MAIN ST	UNION SPRINGS	13160
7-437964	STUART JORDAN	RD #1	UNION SPRINGS	13160
7-447501	TRADE-A-YACHT, INC.	HARBOR DR.	UNION SPRINGS	13160
7-600795	BILL GROW'S	117 CAYUGA ST.	UNION SPRINGS	13160
Hazardous Waste Generation or Transport Facilities				
FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
NYD986912723	NYS DOT	ROUTE 90 TO CAYUGA	CAYUGA	13034
NYN700000028	TOWN OF SPRINGPORT	R.D. #1, BOX 814A	CAYUGA	13034
NYP000790048	NYSDEC-SPILLS	789 CAYUGA CREEK	CAYUGA	UNKNOWN
NYD986953909	NYS DOT	GUARD GATE	CAYUGA LAKE	13034
NYD013314133	GORDON C PALMER INC	PO BOX 40 - CAYUGA ST	UNION SPRINGS	13160
NYD982183469	PALMER CHEVROLET	S CAYUGA ST	UNION SPRINGS	13160
NYD986987055	DAY & NIGHT #20	RTE 90 & MAIN ST	UNION SPRINGS	13160
Wastewater Discharges				
FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
NY0025241	CAYUGA (V) WPCF	ROUTE 90	CAYUGA	13034
Air Releases				
FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
3601100002	BEACON MILLING INC	OFFICE	CAYUGA	13034

**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