

Phase I Environmental Site Assessment

**41-55 Washington Street
Auburn, New York**

CHA Project Number: 23348

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LIST OF ACRONYMS & ABBREVIATIONS

ACM	Asbestos Containing Material
AAI	All Appropriate Inquires
AMSL	Above Mean Sea Level
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFCs	Chlorofluorocarbons
CFR	Code of Federal Regulations
CHA	Clough, Harbour, & Associates LLP
CSO	Combined Sewer Overflow
EC	Engineering Control
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FOIL	Freedom of Information Law
GIS	Geographic Information System
IC	Institutional Control
LBP	Lead-based Paint
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NFRAP	No Further Remedial Action Planned
NLR	No Longer Registered
NPL	National Priority List
NWI	National Wetlands Inventory
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCB	Polychlorinated Biphenyls
PPB	Parts per Billion
PPM	Parts Per Million
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SQG	Small Quantity Generator
SWL	Solid Waste Landfill
TSDF	Treatment, Storage and Disposal Facility
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, associated with the subject Property. CHA has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05. The Phase I ESA report has been prepared by CHA to: provide a general description of the site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the site; and identify the presence or absence of recognized environmental conditions in connection with the site, based upon the results of historical and regulatory records reviews, interviews, and a site reconnaissance.

The Property consists of one tax parcel (TMP# 115.51-1-31) located at 41-55 Washington Street in the City of Auburn, Cayuga County, New York. The Property is approximately 7.50 acres in size. It is divided into three sections. The largest on the north side of the Owasco River, a smaller portion on the south side of the Owasco River and a narrow strip on the eastern side of Washington Street along a previous hydraulic head race (canal). The Property utilizes public utilities including natural gas, electricity, municipal sewer, and public water supply.

The Property does not currently contain any structures except for a small brick utility building associated with the City of Auburn combined sewer overflow system, which is surrounded by a chain link fence. The Owasco River runs through the southern edge of the site and a small portion of the Property is located south of the Owasco River. The main portion of the Property has recently been used to store excess hard fill (soil, brick, concrete, asphalt) from municipal projects.

Review of the Environmental FirstSearch regulatory database report indicated that the Property is identified by the Spills database.

A spill was reported April 18, 1994 related to leaking lines from an underground fuel oil tank at the Dunn and McCarthy site. According to the report, soil between the tank and the Owasco River bank was saturated with petroleum. The Spill report is closed and is listed as meeting cleanup standards. According to the Sanborn Fire Insurance map an oil house was located adjacent to the Owasco River and this is the apparent location of the tank. The past presence of oil storage including a documented release on the Property is considered a REC.

A second spill report exists from a tank overflow on September 28, 1990. The spill report is closed and it is listed as meeting cleanup standards. A note in the database report for the spill file states “No Environmental Problem.” This incident is not expected to pose a significant threat to the environmental integrity of the Property.

Additionally, the City of Auburn high rate combined sewer overflow #7 is listed at 18 Venice Street, but in fact it is present on the Property. It is listed by the UST/AST database because of on-site chemical bulk storage of 575 gallons of 15% sodium hypochlorite (bleach) solution in an aboveground fiberglass coated steel tank. The tank is housed inside a building that is surrounded by a concrete pad. The presence of the CSO facility is not expected to pose a significant threat to the environmental integrity of the Property.

None of the remaining sites within the search radii are expected to pose a significant threat to the environmental integrity of the Property. These sites were not located immediately adjacent to the Property, are located at an extended distance from the Property, or are hydrologically separated from the Property by the Owasco River.

Based upon the review of the street directories, it appears that the site and vicinity have been developed for industrial purposes since at least 1885. Dunn and McCarthy manufactured shoes on a portion of the site from approximately 1895 to 1985.

There was no evidence of active release or contamination sources identified during the site inspection.

Structures previously existing on the Property, which were originally constructed prior to 1980, have been demolished on the site. Asbestos and lead based paint were commonly used within structures of this era therefore the potential exists for materials to be present within any demolition debris which was buried on site. Only concrete and brick debris was observed during the site reconnaissance, however additional materials could be buried on-site or present within the fill present on the Property. No survey or sampling was performed as part of this phase I ESA.

There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered CHA’s ability to evaluate or identify recognized environmental conditions associated with the Property.

CHA has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice

E 1527-05 of the Property identified as 41-55 Washington Street, located in the City of Auburn, Cayuga County, New York. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for:

- Documented storage and releases of petroleum materials on the Property while it was in operation as the Dunn and McCarthy Shoe Manufacturer.
- A long industrial history on the Property.
- The large amount of hard fill material on the Property which was generated by road reconstruction projects within the City. The City of Auburn reports that the material is clean fill, however no analytical documentation to attest to this fact is available.

Given the REC's identified above, CHA recommends subsurface environmental investigations be conducted on the Property to delineate any potential soil or groundwater contamination associated with petroleum, fill or demolition debris. While not considered an REC, CHA also notes the potential for demolition debris containing asbestos and/or lead based paint to be present in the subsurface material on the Property.

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible, recognized environmental conditions associated with the Property as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05. The term *recognized environmental conditions* is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment.

The intent of the ESA program is to generate documentation that identifies potential environmental concerns associated with a property and, if necessary, that will fulfill one of the requirements to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). That is, the practice that constitutes “all appropriate inquiry” into the previous ownership and uses of a property (40 CFR Part 312).

1.2 SCOPE OF SERVICES

The Phase I ESA report has been prepared by CHA in accordance with the scope of services and limitations outlined in our contract with the City of Auburn, dated September 21, 2011. The report was prepared to: provide a general description of the site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the site; and to identify the presence or absence of recognized environmental conditions in connection with the site, based upon the results of historical and regulatory records reviews, interviews, and a site reconnaissance completed relative to the Property.

1.3 USER RELIANCE

This report has been prepared expressly for the use of the City of Auburn. No other parties are entitled to rely upon this report unless our express written consent is first obtained. All conclusions drawn were based on CHA’s review of available historical, regulatory, and site specific information pertaining to the Property. Recommendations were submitted based on CHA's knowledge, experience, and professional judgment concerning Phase I ESAs.

2.0 SITE DESCRIPTION & PHYSICAL SETTING

2.1 LOCATION

The Property consists of one tax parcel (TMP# 115.51-1-31) located at 41-55 Washington Street in the City of Auburn, Cayuga County, New York. The Property is approximately 7.50 acres in size. The Property consists of three (3) separate areas which are separated by branches of the Owasco River. The location of the site is shown on Figure 1.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Property is commercial property located in a mixed residential and light industrial area in the City of Auburn. The Auburn Correctional Facility is located immediately northeast of the Property. Photographic depiction of the Property and the adjacent area are provided in Appendix A. The Property utilizes public utilities including natural gas, electricity, municipal sewer, and public water supply.

2.3 CURRENT USE OF SITE

The main portion of the Property located north of the Owasco River is currently vacant land which has been used to store fill material from City road reconstruction projects. The fill includes soil, concrete, asphalt, stone and wood debris. There are two additional separate portions of the Property, including the island between the two branches of the Owasco River which currently contains remnants of a dam facility, and a portion consisting of a narrow strip on the eastern side of Washington Street along a previous hydraulic head race (canal) along the southern branch of the Owasco River which is currently vacant.

2.4 EXISTING SITE FEATURES

The Property does not currently contain any structures except for a small brick utility building associated with the City of Auburn combined sewer overflow system which is enclosed by a chain link fence.

2.5 CURRENT USES OF ADJACENT PROPERTIES

The Property is located within a mixed use zone of mostly commercial and light industrial use. The land surrounding the Property is generally characterized by the following uses:

North: West Street, residential development, Auburn Correctional Facility (northeast),

South: vacant land, arterial westbound, railroad tracks.

East: Washington Street, Carquest Auto Parts, industrial park

West: CSO #7 building, Venice Street, residential development, Owasco River

3.0 USER PROVIDED INFORMATION

For the purposes of this investigation, the City of Auburn is considered to be the User of this report. CHA was in contact with Ms. Renee Jensen, Community Development Planner with the City of Auburn. Ms. Jensen completed CHA's User environmental questionnaire (Appendix D) and did not indicate any knowledge of environmental issues on the site. Ms. Jensen indicated that the site is a former shoe manufacturer, and that there is approximately 6 feet of clean fill currently stored on the Property. Ms. Jensen also indicated that a fire had previously occurred on the Property.

A title abstract was provided by the User. Title records are summarized in Section 4.4.1.

4.0 RECORDS REVIEW

A review of state, federal, and local database records was performed to identify the occurrence of spills and/or facilities involving solid waste, hazardous waste, and petroleum products on the Property or nearby properties.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Environmental regulatory agency records were searched through the use of State and Federal databases accessed and summarized by Environmental FirstSearch. The following table summarizes the databases searched, the respective search radius for each database, and the number of sites identified in each database within the minimum search distance from the Property.

Table 1: Database Records Researched and Minimum Search Distances

Database Searched	Property Listed	Approximate Minimum Search Distance	Listed Sites Within Search Distance
1. National Priorities List (NPL or Federal Superfund Listing)	No	1.0 mile	0
2. NPL De-Listed Site List	No	0.5 mile	0

Database Searched	Property Listed	Approximate Minimum Search Distance	Listed Sites Within Search Distance
3. Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)	No	0.5 mile	2
4. CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP)	No	0.5 mile	1
5. Resource Conservation and Recovery Act (RCRA) CORRACTS facilities	No	1.0 mile	1
6. RCRA Non-CORRACTS TSD facilities	No	0.5 mile	0
7. RCRA registered small or large quantity generators of hazardous waste (SQ/LQG)	No	0.25 mile	5
8. Federal Brownfield	No	0.5 mi	0
9. Emergency Response Notification System (ERNS)	No	0.12 mile	1
10. Tribal Lands	No	1.0 mile	1
11. State & Tribal CERCLIS Sites	No	1.0 mile	5
12. State Spills Database	YES	0.12 mile	9
13. State & Tribal Solid Waste Facilities	No	0.5 mile	9
14. State & Tribal Leaking Underground Storage Tanks (LUST)	No	0.5 mile	12
15. State & Tribal Registered Storage Tanks (UST/AST)	No	0.25 mile	1
16. State & Tribal IC/EC Sites	No	0.25/0.50 mile	0
17. State & Tribal Voluntary Cleanup Program (VCP)	No	0.5 mile	0
18. State & Tribal Brownfields	No	0.5 mile	1
19. Federal IC/EC Registry	No	0.5 mile	0

Note: The complete information contained in the regulatory database report has been included in Appendix B.

Summary for the Property:

The Property was identified with two (2) listings in the Spills database.

A spill reported April 18, 1994 related to leaking lines from an underground fuel oil tank at the Dunn and McCarthy site. According to the report soil between the tank and the Owasco River bank was saturated. The Spill report is closed and is listed as meeting cleanup standards. According to the Sanborn Fire Insurance map an oil house was located adjacent to the Owasco River and this is the most likely location of the tank. The past presence of oil storage including a documented release on the Property is considered to be an REC.

A second spill report exists from a tank overflow on September 28, 1990. The spill report is closed and it is listed as meeting cleanup standards. A note in the database report for the spill file states “No Environmental Problem.” This incident is not expected to pose a significant threat to the environmental integrity of the Property.

Additionally, the City of Auburn high rate combined sewer overflow (CSO) #7 is listed at 18 Venice Street, but in fact it is present on the Property. It is listed by the UST/AST database because of the on-site chemical bulk storage of 575 gallons of 15% sodium hypochlorite (bleach) solution in an aboveground fiberglass coated steel tank. The tank is housed inside a brick building that is surrounded by a concrete pad and enclosed by a chain link fence. The presence of the CSO facility is not expected to pose a significant threat to the environmental integrity of the Property.

Adjacent Properties & Site Vicinity:

The database report identified several sites within the minimum search distances (displayed in Table 1 above) for several databases.

JLS Precision Manufacturing- 42 Washington Street

There is an ERNS report for JLS Precision Manufacturing, located east across Washington Street. According to the report, JLS was dumping 5 gallon buckets of detergents and other waste products into the water behind the shop on a daily basis. The report was filed in 1999. Given that the materials were discharged directly to the water and subsequently would be flushed downstream, the release is not expected to pose a significant threat to the environmental integrity of the Property.

Auburn Correctional Facility. -135 State Street- adjacent to northeast

The Auburn Correctional Facility has a LUST report filed associated with a July 30, 1996 report of contaminated soil due to a tank or piping failure. The soil was reportedly excavated. At the time the LUST report was filed the release was already considered a historical spill and had happened at a much earlier date. The spill report is closed but listed as not meeting cleanup standards, however this site is expected to be cross gradient to the Property and not expected to pose a significant threat to the environmental integrity of the Property.

Additional Sites in the Vicinity:

None of the remaining sites within the search radii are expected to pose a significant threat to the environmental integrity of the Property. These sites were not located immediately adjacent to the Property, are located at an extended distance from the Property, or are hydrologically separated from the Property by the Owasco River.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.2.1 Local Municipality Records

CHA obtained assessment information for the Property from the Cayuga County tax roll available online.

4.2.2 County Records

A Freedom of Information Law (FOIL) request for any known concerns associated with the Property was submitted to the Cayuga County Department of Health on October 19, 2011. A response was received on February 28, 2012 that indicates no files were found for the Property.

4.2.3 State Records

In addition to the records reviewed in the database report, a written FOIL request to review public records associated with the Property was sent to the New York State Department of Environmental Conservation's (NYSDEC's) Region 7 office in Syracuse, New York on October 19, 2011. CHA requested to review files such as permits, underground storage tank records, records of violation, enforcement actions, etc. associated with the Property. CHA also requested a list of landfills within one-half mile of the Property and any available groundwater quality data in the vicinity of the Property. CHA visited the NYSDEC Region 7 office in Syracuse, NY on December 6, 2011 to review available files. For the 41-55 Washington Street Property, a hazardous waste inspection form from 1987 was available to review. It was determined during the inspection that the site was not a hazardous waste generator. The report stemmed from the use of adhesives and rubber cement during the shoe manufacturing process; however no waste adhesive is produced. There were no other files available pertaining to the Property.

4.3 SITE SETTING

4.3.1 Topographic Mapping

The USGS 7.5 minute topographic map, Auburn Quadrangle, indicates that the elevation of the Property is approximately 640 feet above mean sea level (AMSL) near West Street which generally rises to approximately 660 feet at the southern border of the Property. It is noted that the Owasco River has an elevation of approximately 625 feet in the area, so there are drop offs on the Property

adjacent to the river. The topographic profile of the Property is generally a slight slope to the south, but it is however noted that microscale variations in topography may exist. These conclusions are based upon field observations and the topographic mapping for the area, as provided by the United States Geological Survey (USGS).

4.3.2 Floodplain Mapping

A review of the *Flood Insurance Rate Map* (FIRM) developed for the project vicinity (Community Panel 36011C0312E) by the Federal Emergency Management Agency (FEMA), indicated that portions of the Property are located within the 100 year flood plain.

4.3.3 Site Geology and Hydrology

According to New York State Geological Survey, Finger Lakes Sheet, the surficial geology of the area consists of glacial moraine till. According to data from the same source the majority of the bedrock geology beneath the Property consists of Onondaga limestone. According to the USDA Web Soil Survey, soils beneath the site consist of urban lands.

Regional groundwater flow direction on the Property, inferred from topographic mapping of the area, is generally towards the Owasco River. It is noted that the Property encompasses land on both sides of the Owasco River, so depending on the location on the Property, groundwater flow could change.

4.4 HISTORICAL USE INFORMATION ON THE SITE & SURROUNDING AREA

Historical usage of the Property was evaluated through the review of standard historical references such as aerial photographs, city directories, historic topographic maps, local governmental records, and/or previous environmental investigation reports. Information obtained from the review of such references is summarized in the following subsections.

4.4.1 Recorded Land Title Records

Title records for the Property were provided by the City of Auburn. The title records indicate that the City of Auburn took ownership of the Property in 1995 after the previous owner (Moniticola Associates) defaulted on taxes. This was the only title provided to CHA.

4.4.2 Fire Insurance Maps

Sanborn Fire Insurance maps were provided by Environmental FirstSearch for the years 1972, 1967, 1955, 1949, 1904, 1898, 1892, and 1886. The Sanborn Fire Insurance maps are included as part of Appendix C.

The coverage from 1886 shows that the Property appears to be occupied by a portion of the Barber and Sons woolen mill, the American Wringer Works, and the W.H. Reilly Shoe Factory, which is located on the island between the two branches of the Owasco River. The A.W. Stevens and Son Threshing Machine Works (including a foundry and machine shop area) are present east of the Property across Washington Street. The G.W. Conklin boiler works is present on the north side of the Owasco River, east across Washington Street. The Southern Central Rail yard is present on the south side of the Owasco River, east of the Property.

The coverage from 1892 shows that the Dunn and McCarthy site is present between the two branches of the Owasco River. The Canoga Woolen mill is present north of the Dunn and McCarthy site, and the American Wringer Works is present further north, just south of West Water Street. The A.W. Stevens Threshing Machine works remains present east of the Property. A large engine room and a machine shop are noted on the Dunn and McCarthy site, and a galvanizing area is noted on the Auburn Wringer works site. Materials storage, including lumber and metal is noted adjacent to the Auburn Ringer and Canoga Woolen sites. The G.W. Conklin boiler works is present on the north side of the Owasco River, east across Washington Street. The Southern Central Rail yard is present on the south side of the Owasco River.

The coverage from 1898 shows that Dunn and McCarthy had expanded operations and occupies the former Canoga Woolen site. The American Wringer Works has also expanded and put up an elevated water tower. An oil house is also noted off of the southwest corner of the finishing room. The G.W. Conklin boiler works is present on the north side of the Owasco River, east across Washington Street. The Southern Central Rail yard is present on the south side of the Owasco River, east of the Property.

The coverage from 1904 shows that Dunn and McCarthy facility remains present, however the Empire Manufacturing Co., and the F.A. Benson Paper Box Company have taken over some space within the Dunn and McCarthy site. The Auburn Wringer works has expanded and a lumber yard is shown west of this site. Residential development is shown further north across West Street. A number of tenants are shown on the former A.W. Stevens Threshing Machine site, including the

Auburn Button Works, Enterprise Foundry, Auburn Soap and Chemical, a silk mill, the Auburn Draying Co., Geiser Manufacturing, and Gillette Brothers electroplating. The G.W. Conklin and Southern Central rail yard facilities remain present.

The coverage from 1949 shows that the Dunn & McCarthy Company occupies the Property from the southern bank of the Owasco River, north to West Street. The surrounding area remains relatively unchanged from the 1904 coverage. Tenants of the former Auburn Button Works property have changed to include a wooden heel manufacturer and a cordage manufacturer and the foundry is no longer present. Additionally, the Procino and Rossi macaroni factory is present east of the Property across Washington Street, in the vicinity of the former G.W. Conklin boiler works.

There were no major changes noted on the 1955 coverage compared to the 1949 coverage. The subsequent coverage from 1967 and 1972 also do not show any major changes on the Property or within the vicinity. Tenants located on the former Auburn Button Works/ A.W. Stevens Threshing Works site continue to change, and include various warehouses, a dress factory, Sears and Roebuck, and a sheet metal works. The macaroni factory and the Dunn & McCarthy site remain present with no major changes noted.

The long history of the Property as both the Dunn & McCarthy Shoe Factory, as well as the American Wringer Works, and the long industrial history of the adjacent sites are considered a REC.

4.4.3 Local Street Directories

City directories were reviewed in an attempt to identify past users and owners of the Property. City directories located at the Seymour Library in Auburn, New York were reviewed for the years 1885-2006 in approximately 5 year increments on October 26, 2011.

Table 2. Street Directory Summary

Year	Street No.	Street	Occupant
2006	41-55	Washington Street.	No Listing
2001	41-55	Washington Street.	No Listing
1996	41-55	Washington Street.	No Listing
1990	41	Washington Street.	Vacant
1975-1985	41-55	Washington Street.	Dunn and McCarthy
1965	41	Washington Street.	Dunn and McCarthy, Enna Jettick Shoes Inc, Normal Shoe Co Inc
1960	49-55	Washington Street.	Dunn and McCarthy

Year	Street No.	Street	Occupant
	39, 45	Washington Street.	Lehigh Valley RR
1950-1955	41-55	Washington Street.	Dunn and McCarthy, Enna Jettick Shoes Inc, Normal Shoe Co Inc
1945	41-55	Washington Street.	Dunn and McCarthy, Heel Hugger Shoes
1930-1940	41-55	Washington Street.	Dunn and McCarthy
1924-1925	41-55	Washington Street.	Dunn and McCarthy
1920-1921	41-49	Washington Street.	Dunn and McCarthy
	55	Washington Street.	Vacant
1915	43-45, 49	Washington Street.	Dunn and McCarthy
	51	Washington Street.	Vacant
1905		Washington Street.	No Listing
1900	39-47	Washington Street.	Lehigh Valley RR, NY Central RR
	49-53	Washington Street.	Dunn and McCarthy
	55	Washington Street.	American Wringer Co.
1895	39-45	Washington Street.	Chas Hartshorn
	49-53	Washington Street.	Dunn and McCarthy
	55	Washington Street.	American Wringer Co.
1885-1890	39-55	Washington Street.	J Barber and Sons

Based upon the review of the street directories, it appears that the site and vicinity have been developed for industrial purposes since at least 1885. Dunn and McCarthy Shoe manufactured shoes on at least a portion of the site from approximately 1895 to 1985.

4.4.4 Aerial Photographs

Aerial photographs dated 1938, 1954, 1963, and 1990 were reviewed at the Cayuga County Soil and Water Conservation District and Cayuga County Farm Service Agency on October 31, 2011. In addition to the photographs reviewed at the County offices, 2006, 2003 and 1993 color photos, were downloaded through the New York State Orthos Online application. The 2009 photograph is included as Figure 2. It is noted that the photos reviewed at the Cayuga County agencies were taken from a high altitude and did not show high levels of detail.

The following table summarizes the chronological development of the Property.

Table 3. Aerial Photograph Summary

Year	Observations
1938	The coverage shows that the Property is developed. There are structures adjacent to the Owasco

Year	Observations
	River on both the northern and southern banks. The area south of what is now West Street appears vacant.
1954	No major changes are apparent from the previous aerial photograph.
1963	The area south of West Street appears to be used as a parking lot. There are no other major changes noted.
1990	No major changes are noted on the Property.
1994	The area north of the Owasco River contains fewer structures, and the remainder appears to be used for a parking lot. There do not appear to be any structures located south of the Owasco River.
2003	There are no structures on the Property except for the CSO building in the southwest corner of the Property. Between West Street and the Owasco River, the northern portion appears to be a parking lot and the southern portion a grassy area.
2006	There are no major changes noted on the Property from the 2003 coverage.

The aerial photographs show the Property has been developed since at least 1938. The quality of the older photographs make discerning the exact usage of the site difficult. However, combining information from the Aerial photographs along with the Sanborn Fire Insurance maps (see Section 4.4.3) and the City Directory summary (see section 4.4.5), the aerials support the past presence of manufacturing on the Property.

4.4.5 Previous Environmental Reports

No previous environmental reports were provided to CHA by the User.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY & LIMITING CONDITIONS

The site reconnaissance of the Property was performed on October 27, 2011 by Kathryn Flood an Environmental Scientist employed by CHA. No site contact met with the CHA inspector at the time of the site inspection.

The site was examined, photographs were taken (Appendix A), and neighboring land uses were noted. The inspection of the site was performed on foot, with a vehicular reconnaissance of the area surrounding the Property. There were no limiting conditions encountered at the time of the site inspection other than that some areas were very overgrown with vegetation. The results of the inspection are detailed below.

5.2 GENERAL SITE SETTING

The Property consists of a single parcel of land located at 41-55 Washington Street in the City of Auburn, Cayuga County, New York. It is divided into three sections. The largest on the north side of the Owasco River, a smaller portion on the south side of the Owasco River and a narrow strip on the eastern side of Washington Street along a previous hydraulic head race (canal). The site is currently vacant commercial land except for the fenced CSO structure on the western end of the Property. The Property is generally flat and a large paved area on the northern portion of the Property has been recently used to stockpile hard fill from various municipal projects.

5.3 EXTERIOR & INTERIOR OBSERVATIONS

Aboveground/Underground Storage Tanks (ASTs/USTs):

CHA did not observe any evidence of ASTs or USTs at the time of the site reconnaissance.

Drums/Barrels:

At the time of the site reconnaissance, no drums or barrels were observed on the Property.

Hazardous Substances/Chemicals Storage Facilities and Containers:

CHA did not observe any evidence of hazardous substances or chemical storage at the time of the site reconnaissance. Per the Environmental FirstSearch database report, a storage tank containing a sodium Hypochlorite (bleach) solution is present within the structure.

Visual Evidence of Improper Waste Disposal:

At the time of the site reconnaissance, CHA did not note any evidence of improper waste disposal on the Property, except for small amounts of paper and plastic litter. The site is used by the City of Auburn to store hard fill including asphalt, wood, soil, rock and concrete debris. Additionally, brick and concrete debris was noted adjacent to the Owasco River, as well as on the island area.

Pits, Ponds, Lagoons, or Pools of Liquid:

No unusual pools of liquid or evidence of leachate outbreaks were observed on the Property.

Stained Soil and Surfaces:

No large areas of stained soils or surfaces were observed on the grounds or adjacent to the Property at the time of the site reconnaissance.

Stressed Vegetation:

There was no evidence of stressed vegetation on the Property at the time of the site reconnaissance. All vegetation observed on the Property appeared normal for the time of year at which the site reconnaissance was conducted.

Noxious/Chemical Odors:

No noxious or chemical odors were noted on the Property at the time of the site reconnaissance.

Heating and Cooling Systems:

There are no heating or cooling systems on the Property, except for electric heat which is used within the CSO structure.

Solid Waste Disposal:

No evidence of improper solid waste disposal was observed during the site reconnaissance, except for small amounts of plastic, paper and wood debris which is considered to be innocuous and represent a de minimus condition.

Water Supply/Monitoring Wells:

At the time of the site reconnaissance, CHA did not observe any water supply or monitoring wells on the Property. The Property is served by municipal water and sewer.

Wastewater/Stormwater Discharges:

No current discharges were noted on the Property at the time of the site reconnaissance. It is anticipated that stormwater runoff follows the topographic gradient towards the Owasco River.

On-site Septic Systems:

No on-site septic systems were observed by CHA at the time of the site reconnaissance. The Property and surrounding areas are served by a municipal sewer system.

Air Emissions:

No significant sources of air emissions were observed on the Property at the time of the site reconnaissance.

Evidence of Filling:

The Property is currently used to store hard fill materials including stone, concrete, soil and asphalt. The fill is 4-6 feet thick in many areas. It appears that a former asphalt parking area is present beneath the fill area. Information provided by Mr. Seth Jenson, Junior Engineer with the City of

Auburn, indicates that the material is clean urban fill from road reconstruction projects within the City, however there is no documentation pertaining to laboratory analysis of the fill material. The presence of the fill is not expected to pose a significant threat to the environmental integrity of the Property. Fill generated in an urban area can very often contain low level contamination, most often aromatic hydrocarbons, which are not readily identified by visual or olfactory observation. Given the lack of documentation of the origin, the fill material represents an REC.

Drains/Sumps:

At the time of the site reconnaissance, no drains or sumps were observed on the Property.

6.0 INTERVIEWS

6.1 INTERVIEW WITH PROPERTY OWNER/LANDLORD

As previously indicated, the owner of the Property is the City of Auburn. Information provided by the City is disseminated throughout the report.

6.2 INTERVIEW WITH SITE MANAGER

No site manager was identified as part of this Phase I ESA.

6.3 INTERVIEWS WITH OCCUPANTS/TENANTS

No interviews with tenants of the Property were conducted as part of this investigation.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

CHA's contact with local government officials is summarized in section 4.2 of this report.

6.5 INTERVIEWS WITH OTHERS

No other individuals were made available for interview at the time this Phase I ESA was completed.

7.0 ADDITIONAL SERVICES AND NON-ASTM ISSUES

7.1 SUSPECT ASBESTOS-CONTAINING MATERIALS

Structures previously existing on the Property, which were originally constructed prior to 1980, have been demolished on the site. Asbestos containing materials were commonly used within structures of this era, therefore the potential exists for materials to be present within any demolition debris which was buried on site. It is noted that only concrete and brick debris was noted during the site reconnaissance, however additional materials could be buried on-site or present within the fill present on the Property. No survey or sampling was performed as part of this phase I ESA.

7.2 LEAD-BASED PAINT

Structures previously existing on the Property, which were originally constructed prior to 1980, have been demolished on the site. Lead based paint was commonly used within structures of this era therefore the potential exists for materials to be present within any demolition debris which was buried on site. It is noted that only concrete and brick debris was noted during the site reconnaissance, however additional materials could be buried on-site or present within the fill present on the Property. No survey or sampling was performed as part of this phase I ESA.

7.3 RADON POTENTIAL

To evaluate the potential for the presence of radon gas on the Property, the Environmental FirstSearch Inc. regulatory database search report (Appendix B) was utilized to determine average radon levels for the area of the Property based on zip code. The database indicated that the average regional radon level for the area of the Property is 4.3 picocuries per liter (pCi/l), based on the testing of 512 homes. The radon level database (October 2011) maintained by the New York State Department of Health (NYSDOH) indicates that the average radon level for the City of Auburn is 4.35 pCi/l based on the testing of 596 homes. The federal recommended continuous exposure level for radon is 4.0 pCi/l.

8.0 FINDINGS/OPINIONS & CONCLUSIONS/RECOMMENDATIONS

8.1 FINDINGS/OPINIONS

The Property consists of one tax parcel (TMP# 115.51-1-31) located at 41-55 Washington Street, in the City of Auburn, Cayuga County, New York. The Property is approximately 7.50 acres in size. It is divided into three sections. The largest on the north side of the Owasco River, a smaller portion on the south side of the Owasco River and a narrow strip on the eastern side of Washington Street along a previous hydraulic head race (canal). The Property utilizes public utilities including natural gas, electricity, municipal sewer, and public water supply.

The Property does not currently contain any structures except for a small brick utility building associated with the City of Auburn combined sewer overflow system, which is surrounded by a chain link fence. The Owasco River runs through the southern edge of the site and a small portion of the Property is located south of the Owasco River. The main portion of the Property has recently been used to store excess hard fill (soil, brick, concrete, asphalt) from municipal projects.

Review of the Environmental FirstSearch regulatory database report indicated that the Property is identified by the Spills database.

A spill was reported April 18, 1994 related to leaking lines from an underground fuel oil tank at the Dunn and McCarthy site. According to the report, soil between the tank and the Owasco River bank was saturated with petroleum. The Spill report is closed and is listed as meeting cleanup standards. According to the Sanborn Fire Insurance map an oil house was located adjacent to the Owasco River and this is the apparent location of the tank. The past presence of oil storage including a documented release on the Property is considered a REC.

A second spill report exists from a tank overfill on September 28, 1990. The spill report is closed and it is listed as meeting cleanup standards. A note in the database report for the spill file states “No Environmental Problem.” This incident is not expected to pose a significant threat to the environmental integrity of the Property.

Additionally, the City of Auburn high rate combined sewer overflow #7 is listed at 18 Venice Street, but in fact it is present on the Property. It is listed by the UST/AST database because of on-site chemical bulk storage of 575 gallons of 15% sodium hypochlorite (bleach) solution in an aboveground fiberglass coated steel tank. The tank is housed inside a building that is surrounded by

a concrete pad. The presence of the CSO facility is not expected to pose a significant threat to the environmental integrity of the Property.

None of the remaining sites within the search radii are expected to pose a significant threat to the environmental integrity of the Property. These sites were not located immediately adjacent to the Property, are located at an extended distance from the Property, or are hydrologically separated from the Property by the Owasco River.

Based upon the review of the street directories, it appears that the site and vicinity have been developed for industrial purposes since at least 1885. Dunn and McCarthy manufactured shoes on a portion of the site from approximately 1895 to 1985.

There was no evidence of active release or contamination sources identified during the site inspection.

Structures previously existing on the Property, which were originally constructed prior to 1980, have been demolished on the site. Asbestos and lead based paint were commonly used within structures of this era therefore the potential exists for materials to be present within any demolition debris which was buried on site. Only concrete and brick debris was observed during the site reconnaissance, however additional materials could be buried on-site or present within the fill present on the Property. No survey or sampling was performed as part of this phase I ESA.

There were no limitations or significant data gaps encountered during this investigation that are considered to have hindered CHA's ability to evaluate or identify recognized environmental conditions associated with the Property.

8.2 CONCLUSIONS/RECOMMENDATIONS

CHA has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Property identified as 41-55 Washington Street, located in the City of Auburn, Cayuga County, New York. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for:

- Documented storage and releases of petroleum materials on the Property while it was in operation as the Dunn and McCarthy Shoe Manufacturer.

- A long industrial history on the Property.
- The large amount of hard fill material on the Property which was generated by road reconstruction projects within the City. The City of Auburn reports that the material is clean fill , however no analytical documentation to attest to this fact is available.

Given the REC's identified above, CHA recommends subsurface environmental investigations be conducted on the Property to delineate any potential soil or groundwater contamination associated with petroleum, fill or demolition debris. While not considered an REC, CHA also notes the potential for demolition debris containing asbestos and/or lead based paint to be present in the subsurface material on the Property.

9.0 DEVIATIONS, LIMITATIONS, ASSUMPTIONS & SPECIAL TERMS

CHA has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05. No deviations from the standard have been noted. There were no limiting conditions encountered during this investigation.

This investigation was not intended to represent an exhaustive research of all potential hazards which may exist. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. ASTM Practice 1527-05 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Property, and the practice recognizes reasonable limits of time and cost. The conclusions presented in this report are based on information gathered in accordance with the Scope of Services defined in this report.

This report is not intended to assess the condition of the subsurface environment at the site or purport to be representative of future site conditions or events. All conclusions reflect observable conditions existing at the time of the site reconnaissance. Information provided by the resources referenced in Section 10.0 was utilized in assessing the site. The accuracy of the conclusions drawn from this investigation is, therefore, dependent upon the accuracy of information provided.

This report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based upon the facts currently available within the limits of the existing data, scope of services, budget, and schedule. Furthermore, the information provided in this report is not to be construed as legal advice. This Phase I ESA has been conducted, and related report prepared, for the exclusive use of our Client.

10.0 REFERENCES & RESOURCE SUMMARY

In compiling the report summarizing this investigation, the following persons/agencies were interviewed and/or contacted and resources checked.

- *Environmental FirstSearch Database Report.*
 - Database Search Report, October 4, 2011
 - Sanborn Fire Insurance Maps, October 4, 2011
- *Surficial Geologic Map of New York, Finger Lakes Sheet:* USGS.
- *Geologic Map of New York, Finger Lakes Sheet:* USGS.
- *USGS Topographic Map.* Auburn Quadrangle
- *National Wetlands Inventory:* U.S. Fish and Wildlife Service, Environmental Conservation. NWI Online Mapper application. <http://wetlandsfws.er.usgs.gov/NWI/index.html> Accessed 10/4/11
- *Flood Insurance Rate Map, Community Panel:* Federal Emergency Management Agency, online application. 10/4/11. <http://msc.fema.gov/>
- *USDA Soil Survey of Cayuga County, NY.* <http://websoilsurvey.nrcs.usda.gov/app/> Accessed 10/6/11
- *Cayuga County Radon Levels:* New York State Department of Health, October 2011. <http://www.health.state.ny.us/environmental/radiological/radon/towns.htm> Accessed 10/6/11

11.0 QUALIFICATIONS & ENVIRONMENTAL PROFESSIONAL STATEMENT

This Phase I ESA was performed and reviewed by qualified environmental professionals employed by CHA.

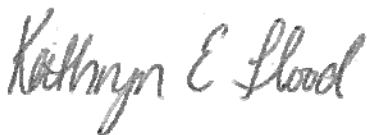
The site reconnaissance, regulatory file reviews, and report writing were performed by Ms. Kathryn Flood. Ms. Flood has over 5 years of professional experience conducting due diligence assessments, subsurface investigations, landfill groundwater monitoring, and project management.

The report was reviewed by Mr. Christopher Mullin, P.E. Mr. Mullin has over 15 years of experience managing environmental, health and safety projects. He has served as an EH&S Manager for industrial facilities and as an Environmental Project Engineer in consulting. In both roles, Mr. Mullin has developed and executed environmental plans and programs ranging from environmental assessments to integrating EH&S programs for joint corporate ventures.

CHA, a full service engineering consulting firm with offices throughout the eastern United States, has the resources and the capabilities to perform Phase I ESAs. CHA declares, that to the best of our professional knowledge and belief, the individuals responsible for the preparation of this report meet the definition of an *Environmental Professional* as defined by 40 CFR Part 312.10 and Appendix X2 of the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

ESA Completed By:



Kathryn E. Flood
Scientist II

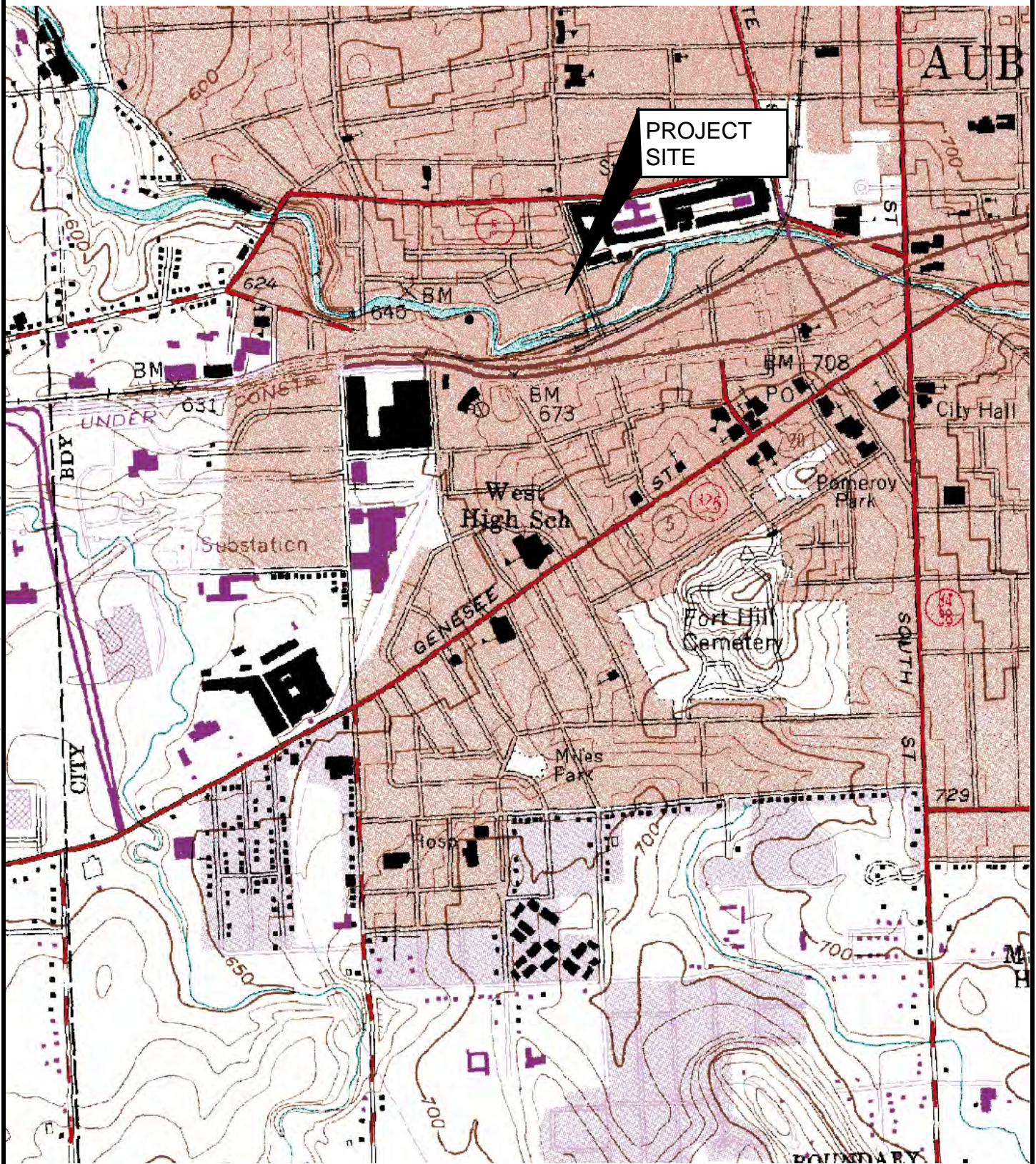
ESA Report Reviewed By:



Christopher K. Mullin, P.E.
Project Engineer VI

FIGURES

I:\23348\Reports\Draft & Templates\41-55 Washington\Figure 1 - Site Location 41-55



SOURCE: USGS QUADRANGLES – Auburn



441 South Salina Street, Syracuse, NY 13202-4712
www.chacompanies.com

Not to Scale

DATE: October 2011

FIGURE 1 SITE LOCATION MAP

41-55 Washington Street
CITY OF AUBURN
COUNTY OF CAYUGA, STATE OF NEW YORK

I:\23348\Reports\Draft & Templates\41-55 Washington\Figure 2 Aerial Washington.doc



SOURCE: NYS Orthos Online



441 South Salina Street, Syracuse, NY 13202-4712
www.chacompanies.com

MAP NOT TO SCALE

DATE: November 2011

FIGURE 2
41-55 Washington Street
CITY OF AUBURN
COUNTY OF CAYUGA, STATE OF NEW YORK

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1. Looking north from Washington St.



Photograph 2. Looking across the Property from Venice St.



Photograph 3. Example pile of debris on the Property.



Photograph 4. Looking west at the CSO building.



Photograph 5. Looking northeast towards Washington St.



Photograph 6. Looking West at the outlet from Washington St.

APPENDIX B

REGULATORY DATABASE REPORT

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

Target Property:

41 WASHINGTON ST

AUBURN NY 13021

Job Number: 22348

PREPARED FOR:

10-04-11



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site: 41 WASHINGTON ST
AUBURN NY 13021

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-26-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-26-11	0.50	0	0	0	1	-	1	2
RCRA COR ACT	Y	07-11-11	1.00	0	0	0	1	0	0	1
RCRA TSD	Y	07-11-11	0.50	0	0	0	1	-	0	1
RCRA GEN	Y	07-11-11	0.25	0	0	3	-	-	2	5
Federal Brownfield	Y	07-05-11	0.50	0	0	0	0	-	0	0
ERNS	Y	07-18-11	0.12	0	1	-	-	-	0	1
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	07-26-11	1.00	0	0	1	0	2	2	5
State Spills 90	Y	05-01-11	0.12	2	1	-	-	-	6	9
State/Tribal SWL	Y	02-01-11	0.50	0	0	0	1	-	8	9
State/Tribal LUST	Y	07-26-11	0.50	0	0	0	4	-	8	12
State/Tribal UST/AST	Y	07-26-11	0.25	0	1	0	-	-	0	1
State/Tribal EC	Y	07-26-11	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	07-26-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-26-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	07-26-11	0.50	0	0	0	1	-	0	1
Federal IC/EC	Y	08-01-11	0.50	0	0	0	0	-	0	0
-TOTALS-				2	3	4	9	2	28	48

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 10-04-11
Requestor Name: KATHRYN FLOOD
Standard: AAI

Search Type: COORD
Job Number: 22348
Filtered Report

Target Site: 41 WASHINGTON ST
AUBURN NY 13021

Demographics

Sites: 48	Non-Geocoded: 28	Population: NA
Radon: OF THE 512 HOMES TESTED, THE AVG. PCI/L LEVEL WAS 4.3		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-76.577681	-76:34:40	Easting:	371259.243
Latitude:	42.932079	42:55:55	Northing:	4754264.892
Elevation:	636		Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	Yes	10-04-11
					Aerial Photographs	No	
					Historical Topos	No	
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	No	

Environmental FirstSearch
Target Site Summary Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

TOTAL: 48

GEOCODED: 20

NON GEOCODED: 28

SELECTED: 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	SPILLS	DUNN AND MCCARTHY 9401441/CLOSED	41 WASHINGTON ST AUBURN NY	0.00 --	0	3
1	SPILLS	DUNN MCCARTHY 9007097/CLOSED	41 WASHINGTON ST AUBURN NY	0.00 --	0	4

Environmental FirstSearch

Sites Summary Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

TOTAL: 48 **GEOCODED:** 20 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	SPILLS	DUNN AND MCCARTHY 9401441/CLOSED	41 WASHINGTON ST AUBURN NY	0.00 --	0	3
1	SPILLS	DUNN MCCARTHY 9007097/CLOSED	41 WASHINGTON ST AUBURN NY	0.00 --	0	4
2	ERNS	JLS PRECISION MACHINING 636711/FIXED FACILITY	42 WASHINGTON OWASCO LAKE S AUBURN NY 13021	0.08 SE	+ 30	5
3	SPILLS	NYNEX/AUBURN 9305206/CLOSED	RT 5 & WASHINGTON ST AUBURN NY	0.09 SE	+ 32	6
4	UST	CITY OF AUBURN HIGH-RATE COMBINED CBS7-000293/ACTIVE	18 VENICE ST AUBURN NY 13021	0.12 NW	- 2	7
5	RCRAGN	MICKEYS COLLISION NYR000136861/SGN	122 CLARK ST AUBURN NY 13021	0.14 SW	+ 31	8
6	RCRAGN	AUBURN TANK & MANUFACTURING CO INC NYD002234342/SGN	25 MCMASTER ST AUBURN NY 13021	0.23 NE	+ 29	9
7	RCRAGN	NYSEG - MCMASTER STREET MGP SITE NYR000131177/VGN	23 MCMASTER ST AUBURN NY 13021	0.24 NE	+ 45	10
7	STATE	NYEG - MCMASTER ST. - AUBURN MGP 706010/	23 MCMASTER ST AUBURN NY 13021	0.24 NE	+ 45	11
8	RCRATSD	AUBURN PLASTICS INC NYD010779569/TSD	24 MCMASTER ST AUBURN NY 13021	0.28 NE	+ 27	12
8	RCRACOR	AUBURN PLASTICS INC NYD010779569/CA	24 MCMASTER ST AUBURN NY 13021	0.28 NE	+ 27	13
9	LUST	ALCO AMMONIA 8901154/CLOSED	100 ORCHARD ST AUBURN NY	0.31 SW	+ 8	15
9	LUST	AUBURN TECHNOLOGY 9412736/CLOSED	100 ORCHARD ST AUBURN NY	0.31 SW	+ 8	16
10	NFRAP	NYSEG AUBURN GAS PLANT SITE NYD980531438/NFRAP-N	GREEN ST & WATER ST AUBURN NY 13021	0.38 NE	+ 29	17
11	LUST	WEST MIDDLE SCHOOL 9508483/CLOSED	217 GENESEE ST AUBURN NY	0.38 SW	+ 43	18
12	LUST	AUBURN CORRECTIONAL FAC. 9605540/CLOSED	135 STATE ST AUBURN NY	0.43 NE	+ 43	20
13	BROWNFIE	AUBURN COMMUNITY HOTEL PROJECT C706017/BCP	72 STATE ST AUBURN NY 13021	0.45 NE	+ 30	21
14	SWL	TIRE TRADERS INTERNATIONAL; INC. NYSW-0611-0039/INACTIVE	12 LAFAYETTE PL AUBURN NY 13021	0.49 SW	N/A	22
15	STATE	SINGER COMPANY 706002/HISTORIC	62 COLUMBUS ST AUBURN NY 13021	0.56 SW	+ 2	23
16	STATE	TAURUS CHEMICAL CORPORATION 706003/HISTORIC	BRADLEY ST & CANOGA ST AUBURN NY 13021	0.88 NW	- 70	24

Environmental FirstSearch

Sites Summary Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

TOTAL: 48 **GEOCODED:** 20 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	NFRAP	NYSEG AUBURN /CLARK ST PLANT NYD980531479/NFRAP-N	CLARK ST AUBURN NY 13021	NON GC	N/A	N/A
	RCRAGN	HOME DEPOT #HD6846 NYR000143438/SGN	1634 CLARK RD AUBURN NY 13021	NON GC	N/A	N/A
	RCRAGN	NYSEG - AUBURN CLARK ST. MGP NYD980531479/SGN	CLARK ST AUBURN NY 13021	NON GC	N/A	N/A
	STATE	NYSEG - AUBURN CLARK ST. MGP 706008/	CLARK STREET RD AUBURN NY 13021	NON GC	N/A	N/A
	STATE	NYSEG - AUBURN GREEN ST. MGP 706009/	GREEN SREET AUBURN NY 13021	NON GC	N/A	N/A
	SPILLS	CLARK ST RD 9307369/CLOSED	CLARK STREET RD AUBURN NY	NON GC	N/A	N/A
	SPILLS	COOPER S WEST TRAILER PK 9213860/CLOSED	COOPER WEST TRAILER PARK AUBURN NY	NON GC	N/A	N/A
	SPILLS	GARREPY TRAILER PARK 9804473/CLOSED	CLARK STREET RD AUBURN NY	NON GC	N/A	N/A
	SPILLS	GARROPYS TRAILER PARK 9412320/CLOSED	CLARK STREET RD AUBURN NY	NON GC	N/A	N/A
	SPILLS	NYSEG/CLARK STREET 9505021/CLOSED	CLARK ST AUBURN NY	NON GC	N/A	N/A
	SPILLS	PETRO PETROLEUM/ EXPRESS MART 0900366/CLOSED	1528 CLARK RD AUBURN NY	NON GC	N/A	N/A
	SWL	AUBURN AUTO RECYCLERS; INC. NYSW-0611-0030/INACTIVE	NORTH R.D. 6; ROAD AUBURN NY 13021	NON GC	N/A	N/A
	SWL	AUBURN METAL PROCESSING NYSW-0611-0031/ACTIVE	6984 NORTH ROAD AUBURN NY 13021	NON GC	N/A	N/A
	SWL	CEMCO NYSW-0611-0033/ACTIVE	130 YORK ST AUBURN NY	NON GC	N/A	N/A
	SWL	JULI TRUCK PARTS; INC. NYSW-0611-0035/INACTIVE	#2 HARTER ROAD AUBURN NY 13021	NON GC	N/A	N/A
	SWL	OWASCO RECYCLING CENTER 7-06R05/ACTIVE	2 BRISTOL AVE AUBURN NY 13021	NON GC	N/A	N/A
	SWL	PATTERSON FARM INC. 7-06Z01/ACTIVE	1131 AURELIUS-SPRINGPORT TO AUBURN NY 13021	NON GC	N/A	N/A
	SWL	PICK N PULL AUTO PARTS LLC NYSW-0611-0037/ACTIVE	6983 NORTH ST AUBURN NY 13021	NON GC	N/A	N/A
	SWL	SKIBOS AUTO PARTS NYSW-0611-0038/ACTIVE	361 STATE ST AUBURN NY 13021	NON GC	N/A	N/A
	LUST	DYE RESIDENT 8810117/CLOSED	ONEIL RD SENNETT NY	NON GC	N/A	N/A

Environmental FirstSearch
Sites Summary Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

TOTAL: 48 **GEOCODED:** 20 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	LUST	KEROSENE 8605609/CLOSED	UNKNOWN AUBURN NY	NON GC	N/A	N/A
	LUST	MOBIL CAR WASH 9009528/CLOSED	GRANT AVE AUBURN NY	NON GC	N/A	N/A
	LUST	RICHARD JORDAN RESIDENCE 8906263/CLOSED	COUNTY HOUSE RD AUBURN NY	NON GC	N/A	N/A
	LUST	RIDDER RESIDENCE 9315237/CLOSED	W LAKE RD AUBURN NY	NON GC	N/A	N/A
	LUST	ROUTE 34B 0002919/CLOSED	RT 34B AUBURN NY	NON GC	N/A	N/A
	LUST	ROWELL RES 9602261/CLOSED	ROCKEFELLER RD AUBURN NY	NON GC	N/A	N/A
	LUST	TOWN OF OWASCO GARAGE 0306714/CLOSED	2 BRISTOLA B OWASCO NY	NON GC	N/A	N/A
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-13021/	UNKNOWN NY 13021	NON GC	N/A	N/A

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

SPILLS

SEARCH ID: 11 **DIST/DIR:** 0.00 -- **ELEVATION:** 636 **MAP ID:** 1

NAME: DUNN AND MCCARTHY ADDRESS: 41 WASHINGTON ST AUBURN NY CAYUGA CONTACT: SOURCE: NYSDEC	REV: 7/26/11 ID1: 9401441 ID2: 288177 STATUS: CLOSED PHONE:
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SITE INFORMATION

SPILL DATE: 4/18/1994
DATE REPORTED: 4/18/1994
CLOSED DATE: 8/14/1995
INSP DATE: 2/21/1995
MATERIAL SPILLED: #2 FUEL OIL AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: LOCAL AGENCY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MENASH
SPILL CONTACT:
TELEPHONE:

SPILLER: MONTLCOLO ASSOCIATES

ADDRESS:
, ZZ
TELEPHONE:

REPORTED BY: LOCAL AGENCY

LAST DEC UPDATE: 7/2/1998
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? YES

CALLER REMARKS: LEAKING LINES TO FUEL TANK. SOIL SATURATED FROM TANK TO BANK OF OSWACO OUTLET.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

SPILLS

SEARCH ID: 12 **DIST/DIR:** 0.00 -- **ELEVATION:** 636 **MAP ID:** 1

NAME: DUNN MCCARTHY ADDRESS: 41 WASHINGTON ST AUBURN NY CAYUGA CONTACT: SOURCE: NYSDEC	REV: 7/26/11 ID1: 9007097 ID2: 308753 STATUS: CLOSED PHONE:
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SITE INFORMATION

SPILL DATE: 9/28/1990
DATE REPORTED: 9/28/1990
CLOSED DATE: 9/28/1990
INSP DATE:
MATERIAL SPILLED: UNKNOWN PETROLEUM AMOUNT SPILLED: 0
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0

RESOURCE AFFECTED
SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: TANK OVERFILL
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MENASH
SPILL CONTACT:
TELEPHONE:

SPILLER: DUNN MCCARTHY COMPANY

ADDRESS: 41 WASHINGTON ST
AUBURN, NY
TELEPHONE:

REPORTED BY: FIRE DEPARTMENT

LAST DEC UPDATE: 3/2/1995
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: DAVID CORCORAN 315-253-5321

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN 09/28/90: NO ENVIRONMENTAL PROBLEM. 09/28/95: This is additional information about material spilled from the translation of the old spill file: TOULENE/MERC.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

SPILLS

SEARCH ID: 11 **DIST/DIR:** 0.00 -- **ELEVATION:** 636 **MAP ID:** 1

NAME: DUNN AND MCCARTHY ADDRESS: 41 WASHINGTON ST AUBURN NY CAYUGA CONTACT: SOURCE: NYSDEC	REV: 7/26/11 ID1: 9401441 ID2: 288177 STATUS: CLOSED PHONE:
---	--

SITE INFORMATION

SPILL DATE: 4/18/1994
DATE REPORTED: 4/18/1994
CLOSED DATE: 8/14/1995
INSP DATE: 2/21/1995
MATERIAL SPILLED: #2 FUEL OIL AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED

SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: EQUIPMENT FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: LOCAL AGENCY
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MENASH
SPILL CONTACT:
TELEPHONE:

SPILLER: MONTLCOLO ASSOCIATES

ADDRESS:
, ZZ
TELEPHONE:

REPORTED BY: LOCAL AGENCY

LAST DEC UPDATE: 7/2/1998
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? YES

CALLER REMARKS: LEAKING LINES TO FUEL TANK. SOIL SATURATED FROM TANK TO BANK OF OSWACO OUTLET.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

SPILLS

SEARCH ID: 12 **DIST/DIR:** 0.00 -- **ELEVATION:** 636 **MAP ID:** 1

NAME: DUNN MCCARTHY ADDRESS: 41 WASHINGTON ST AUBURN NY CAYUGA CONTACT: SOURCE: NYSDEC	REV: 7/26/11 ID1: 9007097 ID2: 308753 STATUS: CLOSED PHONE:
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SITE INFORMATION

SPILL DATE: 9/28/1990
DATE REPORTED: 9/28/1990
CLOSED DATE: 9/28/1990
INSP DATE:
MATERIAL SPILLED: UNKNOWN PETROLEUM AMOUNT SPILLED: 0
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0

RESOURCE AFFECTED
SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: TANK OVERFILL
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: FIRE DEPARTMENT
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MENASH
SPILL CONTACT:
TELEPHONE:

SPILLER: DUNN MCCARTHY COMPANY

ADDRESS: 41 WASHINGTON ST
AUBURN, NY
TELEPHONE:

REPORTED BY: FIRE DEPARTMENT

LAST DEC UPDATE: 3/2/1995
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: DAVID CORCORAN 315-253-5321

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN 09/28/90: NO ENVIRONMENTAL PROBLEM. 09/28/95: This is additional information about material spilled from the translation of the old spill file: TOULENE/MERC.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

ERNS

SEARCH ID: 7 **DIST/DIR:** 0.08 SE **ELEVATION:** 666 **MAP ID:** 2

NAME: JLS PRECISION MACHINING ADDRESS: 42 WASHINGTON OWASCO LAKE ST AUBURN NY 13021 CAYUGA CONTACT: SOURCE: EPA	REV: 7/7/1999 0 ID1: 636711 ID2: STATUS: FIXED FACILITY PHONE:
--	---

SPILL INFORMATION
DATE OF SPILL: 7/7/1999 TIME OF SPILL: 1300

PRODUCT RELEASED (1): UNKNOWN MATERIAL
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED
AIR: NO GROUNDWATER: NO
LAND: NO FIXED FACILITY: NO
WATER: YES OTHER: NO
WATERBODY AFFECTED BY RELEASE: OWASCO LAKE > SENECA RIVER

CAUSE OF RELEASE
DUMPING: YES EQUIPMENT FAILURE: NO
NATURAL PHENOMENON: NO OPERATOR ERROR: NO
OTHER CAUSE: NO TRANSP. ACCIDENT: NO
UNKNOWN: NO

ACTIONS TAKEN: NONE/RP TOSSES SEVERAL BUCKETS OF MATERIAL INTO LAKE AN HOUR FOR SEVERAL HOURS ON A DAILY BASIS
RELEASE DETECTION: WASTE PRODUCTS 5GAL BUCKETS/RP THROWS DETERGENTS AND OTHER WASTE PRODUCTS FROM TUMBLEROUT
BACK WINDOW DIRECTLY INTO OUTLET TO LAKE
MISC. NOTES: CALLER STATED THAT RP HAS BEEN DUMPING MATERIAL FOR MANY YEARS/THE LAKEIS BEHIND RP S SHOP THEREFORE
THE PUBLIC CAN NOT SEE THE ACTIVITY

DISCHARGER INFORMATION
DISCHARGER ID: 636711 DUN & BRADSTREET #:
TYPE OF DISCHARGER: PRIVATE ENTERPRISE
NAME OF DISCHARGER: JLS PRECISION MACHINING
ADDRESS: 42 WASHINGTON STREET
AUBURN NY 13021

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

SPILLS

SEARCH ID: 13 **DIST/DIR:** 0.09 SE **ELEVATION:** 668 **MAP ID:** 3

NAME: NYNEX/AUBURN ADDRESS: RT 5 & WASHINGTON ST AUBURN NY CAYUGA CONTACT: SOURCE: NYSDEC	REV: 7/26/11 ID1: 9305206 ID2: 99708 STATUS: CLOSED PHONE:
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SITE INFORMATION

SPILL DATE: 7/27/1993
DATE REPORTED: 7/27/1993
CLOSED DATE: 9/16/1993
INSP DATE:
MATERIAL SPILLED: UNKNOWN PETROLEUM AMOUNT SPILLED: 0
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0

RESOURCE AFFECTED
SOIL: False AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: True IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: OTHER
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: OTHER
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MENASH
SPILL CONTACT:
TELEPHONE:

SPILLER: UNKNOWN

ADDRESS:
, NY
TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 5/9/1994
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

CALLER REMARKS: TELEPHONE REPAIR CREW UNCOVERED MANHOLE, PASSAGEWAY FILLED WITH ORGANIC SOLVENTS.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

UST

SEARCH ID: 15 **DIST/DIR:** 0.12 NW **ELEVATION:** 634 **MAP ID:** 4

NAME: CITY OF AUBURN HIGH-RATE COMBINED SEWER OVERFLOW ADDRESS: 18 VENICE ST AUBURN NY 13021 CAYUGA CONTACT: SOURCE: NY DEC	REV: 7/26/11 ID1: CBS7-000293 ID2: 341450.00 STATUS: ACTIVE PHONE:
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CHEMICAL BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: UTILITY
TOTAL ACTIVE TANKS ON SITE: 1
TOTAL FACILITY CAPACITY: 575 GALLONS
PBS NUMBER: ICS NUMBER: MOSF NUMBER:
ADDITIONAL ADDRESS INFO: 18 VENICE STREET

TYPE OF OWNER: LOCAL GOVERNMENT
OWNER SUB TYPE:
OWNER ADDRESS: 24 SOUTH STREET, MEMORIAL CITY HALL
AUBURN NY 13021
PHONE: (315) 255-4180

EMERGENCY CONTACT: FRANCIS J. DEORIO
PHONE: (315) 255-4180

MAILING NAME: CITY OF AUBURN
ADDRESS: MEMORIAL CITY HALL
AUBURN NY 13021
ATTENTION: FRANCIS J. DEORIO, DIRECTOR OF
PHONE: (315) 255-4180

CERTIFICATE DATE: 4/18/00 EXP. DATE: 6/4/02
RENEWAL DATE: 3/1/00

TANK INFORMATION

TANK NUMBER: CSO-07-1 STATUS: TEMPORARILY OUT OF SERVICE
INSTALLED: 03/98 CLOSED:
TANK CAPACITY: 575 GALLONS
SUBSTANCE STORED: SODIUM HYPOCHLORITE
SUBSTANCE DESCRIPTION: SINGLE HAZARDOUS SUBSTANCE ON DEC LIST
HAZARDOUS SUBSTANCE %: 15

TANK TYPE: FIBERGLASS COATED STEEL
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: FIBERGLASS LINER (FRP)
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: DIKING

PIPE TYPE: 6
PIPE LOCATION: ABOVEGROUND/UNDERGROUND COMBINATION
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
SECONDARY CONTAINMENT: 14

LEAK DETECTION: INTERSTITIAL LINING
OVERFILL PROTECTION: HIGH LEVEL ALARM

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

RCRAGN

SEARCH ID: 5 **DIST/DIR:** 0.14 SW **ELEVATION:** 667 **MAP ID:** 5

NAME: MICKEYS COLLISION ADDRESS: 122 CLARK ST AUBURN NY 13021 CAYUGA CONTACT: SOURCE: EPA	REV: 7/11/11 ID1: NYR000136861 ID2: STATUS: SGN PHONE:
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SITE INFORMATION

CONTACT INFORMATION: MICKEY GAUTHIER
CLARK ST
AUBURN NY 13021

PHONE: 3152536862

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste
Trichloroethylene
The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b
The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane;
all spent solvent mixtures/blends containing, before use, a to
Tetrachloroethylene
Methyl ethyl ketone
Benzene

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

RCRAGN

SEARCH ID: 4 **DIST/DIR:** 0.23 NE **ELEVATION:** 665 **MAP ID:** 6

NAME: AUBURN TANK & MANUFACTURING CO INC ADDRESS: 25 MCMASTER ST AUBURN NY 13021 CAYUGA CONTACT: CARL L WEBER SOURCE: EPA	REV: 6/6/06 ID1: NYD002234342 ID2: STATUS: SGN PHONE: 3152552788
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SITE INFORMATION

CONTACT INFORMATION: CARL L WEBER
25 MCMASTER ST
AUBURN NY 13021

PHONE: 3152552788

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: -----
CLOSURE WORKLOAD: -----
POST CLOSURE WORKLOAD: -----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: -----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Benzene, dimethyl- (I,T) (OR) Xylene (I)
Benzene, methyl- (OR) Toluene
The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

RCRAGN

SEARCH ID: 6 **DIST/DIR:** 0.24 NE **ELEVATION:** 681 **MAP ID:** 7

NAME: NYSEG - MCMASTER STREET MGP SITE ADDRESS: 23 MCMASTER ST AUBURN NY 13021 CAYUGA CONTACT: SOURCE: EPA	REV: 7/11/11 ID1: NYR000131177 ID2: STATUS: VGN PHONE:
---	---

SITE INFORMATION

CONTACT INFORMATION: DEBORAH DUNLAP
PO BOX 5225 ATTN: DS DUNLAP
BINGHAMTON NY 139025224

PHONE: 6077627747

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: -----
CLOSURE WORKLOAD: -----
POST CLOSURE WORKLOAD: -----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: -----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Benzene
Reactive waste

Environmental FirstSearch

Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

STATE

SEARCH ID: 8 **DIST/DIR:** 0.24 NE **ELEVATION:** 681 **MAP ID:** 7

NAME: NYEG - MCMASTER ST. - AUBURN MGP **REV:** 7/26/11
ADDRESS: 23 MCMASTER ST **ID1:** 706010
AUBURN NY 13021 **ID2:** 56314.00
CAYUGA **STATUS:**
CONTACT: **PHONE:**
SOURCE: NYSDEC

SITE INFORMATION

REGION: 7 SIZE (ACRES):

SITE TYPE:
OPEN DUMP: NO **STRUCTURE:** NO
LAGOON: NO **LANDFILL:** NO
POND: NO

SITE OWNER/OPERATOR INFORMATION:

NAME:
COMPANY: 7-11
ADDRESS:
NY
COUNTRY: UNKNOWN

HAZARDOUS WASTE: QUANTITY:
COAL TAR UNKNOWN

HAZARDOUS WASTE DISPOSAL PERIOD: TO

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

The Auburn McMaster St. former MGP site is located in an urban setting, including commercial properties which are associated with large paved parking lots. These commercial establishments are intermingled with industrial properties and leave very limited opportunities for wildlife resources. The eastern portion of the site is comprised of upland forest, which provides wildlife habitat to songbirds, and small arboreal mammals. The small upland forest and streambank areas serve as a travel corridor for local fauna. The release of NAPL to the subsurface sediments of the Owasco Outlet has created an exposure pathway for fish and wildlife receptors. Surface sediments are impacted by both site-related and upstream sources of contamination. Other sources of contamination include twenty-four outfall pipes that were observed along the Outlet study area, which may have contributed to the elevated tPAH concentrations found in upstream sediments. Subsurface soil contamination has negatively impacted the groundwater resource in the overburden and bedrock units beneath the site. The contaminated soil is an ongoing source of contamination to downgradient off-site groundwater. The following environmental exposure pathways and ecological risks have been identified: Site contamination has adversely impacted the groundwater resource in the overburden and bedrock so as to render the aquifers unusable without treatment. Sediments in the adjacent stream contain levels of PAHs that may affect the viability of benthic organisms.

ASSESSMENT OF HEALTH PROBLEMS:

Contact with contaminated soil by the general public is unlikely because the majority of the site is covered with stone and public access is limited. Groundwater at the site is not used for drinking water purposes since the area is served by public water. Workers who complete ground intrusive activities on-site or off-site could potentially contact coal tar contaminated soil or groundwater. Anyone wading in the portion of the Owasco Outlet adjacent to the site may come into contact with contaminated sediments. No actions are necessary to address potential exposures to site-related contaminants due to soil vapor intrusion.

DESCRIPTION:

The site is located in a predominantly commercial area of the City of Auburn, New York (see Figure 1). The former MGP occupied a 1-acre triangular parcel of land that is presently bounded by the Owasco Outlet to the north, a railroad right-of-way to the east and south, and an asphalt parking lot and the Auburn Tank Manufacturing Company to the west. A 3,000-square foot single-story building currently occupies the site. The closest residence is located approximately 300 feet south of the site. The New York State Auburn Correctional Facility is located across the Outlet to the north. The site is located approximately one-half mile east of the Auburn Clark Street Former MGP Site. The Clark Street Former MGP Site is also adjacent to the Owasco Outlet, downstream of the McMaster Street Site. Site geology is comprised of fill and native soil layers overlying limestone bedrock. The overburden is comprised primarily of historic fill, along with a discontinuous layer of native fine sands, silts and clays that lies on the bedrock surface. The overburden ranges from 2 to 10 feet thick, and where groundwater is present within it, the flow is primarily toward the Owasco Outlet. Below the overburden are the Onondaga Limestone and Manlius Limestone, which comprise the upper 65 to 70 feet of bedrock at the site. Groundwater flow in bedrock occurs primarily through fractures in the rock, and discharges to the Owasco Outlet. The Owasco Outlet streambed in the vicinity of the site contains unsorted sands and gravels with varying amounts of cobbles and boulders underlain by bedrock. Sediment in the outlet near the site is sparse and limited to isolated pockets trapped by physical obstructions in the stream. The large number of stormwater outfalls and the use of dams to manage stream water levels creates a high energy waterway with a transient sediment environment. Apart from a former automotive collision repair shop building, the site surface is sporadically covered with vegetation, gravel and debris. The MGP operated from approximately 1869 to 1904; the plant was demolished prior to 1940. Site Characterization was concluded in 2005. A remedial investigation commenced in 2006. A remedial investigation report was submitted in July 2007. Soil vapor intrusion was evaluated as part of the RI. A final feasibility study was submitted in June 2009. The PRAP was released for public comment on

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

RCRATSD

SEARCH ID: 2 **DIST/DIR:** 0.28 NE **ELEVATION:** 663 **MAP ID:** 8

NAME: AUBURN PLASTICS INC ADDRESS: 24 MCMASTER ST AUBURN NY 13021 CAYUGA CONTACT: DANIEL KELSEY SOURCE: EPA	REV: 6/8/02 ID1: NYD010779569 ID2: STATUS: TSD PHONE: 2152529436
--	---

SITE INFORMATION

CONTACT INFORMATION: DANIEL KELSEY
PLANT ENGINEER
24 MCMASTER ST
AUBURN NY 13021

PHONE: 2152529436

UNIVERSE NAME:

INCINERATOR
ST: STORAGE AND TREATMENT
SUBJECT TO CEI
DF: LAND DISPOSAL FACILITY
TSDS SUBJECT TO CORRECTIVE ACT
SUBJECT TO CORRECTIVE ACTION

SIC INFORMATION:

3079 - DISCONTINUED, CHANGED, OR UNKNOWN

ENFORCEMENT INFORMATION:

AGENCY: S - STATE DATE: 13-JUN-88
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 26-DEC-89
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 15-JAN-89
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 RESPONSIBLE: S - STATE
DETERMINED: 30-MAY-88 DETERMINED BY: S - STATE
CITATION: RESOLVED: 12/26/1989
TYPE: GER - GENERATOR ALL REQUIREMENTS

VIOLATION NUMBER: 0002 RESPONSIBLE: S - STATE
DETERMINED: 20-NOV-89 DETERMINED BY: S - STATE
CITATION: RESOLVED: 12/26/1989
TYPE: GER - GENERATOR ALL REQUIREMENTS

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

RCRACOR

SEARCH ID: 3 **DIST/DIR:** 0.28 NE **ELEVATION:** 663 **MAP ID:** 8

NAME: AUBURN PLASTICS INC ADDRESS: 24 MCMASTER ST AUBURN NY 13021 CAYUGA CONTACT: SOURCE: EPA	REV: 7/11/11 ID1: NYD010779569 ID2: STATUS: CA PHONE:
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SITE INFORMATION

CONTACT INFORMATION: DANIEL KELSEY
24 MCMASTER ST
AUBURN NY 13021

PHONE: 2152529436

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING & ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: Y - SUBJECT TO CORRECTIVE ACTION
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: Y - NON TSDFS WHERE CORRECTIVE ACTION HAS BEEN IMPOSED
SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ---S-
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ---S-
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: N

NAIC INFORMATION

ENFORCEMENT INFORMATION:

AGENCY: S - STATE DATE: 1/15/1989
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 12/26/1989
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 6/13/1988
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 RESPONSIBLE: S - STATE
DETERMINED: 5/30/1988 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 12/26/1989
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

RCRACOR

SEARCH ID: 3	DIST/DIR: 0.28 NE	ELEVATION: 663	MAP ID: 8
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NAME: AUBURN PLASTICS INC ADDRESS: 24 MCMASTER ST AUBURN NY 13021 CAYUGA CONTACT: SOURCE: EPA	REV: 7/11/11 ID1: NYD010779569 ID2: STATUS: CA PHONE:
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VIOLATION NUMBER: 0002 RESPONSIBLE: S - STATE
DETERMINED: 11/20/1989 DETERMINED BY: S - STATE
CITATION:
RESOLVED: 12/26/1989
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

CORRECTIVE ACTION INFORMATION

CA EVENT: 9/8/1993 CA075HI - CA PRIORITIZATION-HIGH CA PRIORITY

CA EVENT: 3/20/1995 CA050 - RFA COMPLETED

CA EVENT: 9/26/1995 CA2100T - REFERRED TO A NON-RCRA AUTHORITY-OTHER

CA EVENT: 3/20/1995 CA070NO - DETERMINATION OF NEED FOR A RFI-RFI IS NOT NECESSARY

CA EVENT: 3/20/1995 CA225NR - STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION

CA EVENT: 1/13/2004 CA075ME - CA PRIORITIZATION-MEDIUM CA PRIORITY

HAZARDOUS WASTE INFORMATION:

2-Propanone (I) (OR) Acetone (I)
Benzene, methyl- (OR) Toluene
Ethane, 1,1,1-trichloro- (OR) Methyl chloroform
The following spent halogenated solvents: Tetrachloroethylene, methylene chloride, trichloroethylene, 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

LUST

SEARCH ID: 16 **DIST/DIR:** 0.31 SW **ELEVATION:** 644 **MAP ID:** 9

NAME: ALCO AMMONIA ADDRESS: 100 ORCHARD ST AUBURN NY CAYUGA CONTACT: SOURCE: NY DEC	REV: 7/26/11 ID1: 8901154 ID2: 118214 STATUS: CLOSED PHONE:
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SITE INFORMATION

SPILL DATE: 4/28/1989 DATE REPORTED: 4/28/1989
CLOSED DATE: 4/28/1989 INSP DATE:

MATERIAL SPILLED: UNKNOWN PETROLEUM AMOUNT SPILLED: 50 L
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 L

MATERIAL SPILLED: AMMONIA AMOUNT SPILLED: 0
MATERIAL CLASS: HAZARDOUS MATERIAL AMOUNT RECOVERED: 0

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
CALLER REMARKS: ABOVE GROUND TANK LEAKING AMMONIA. STOPPED LEAK/TANK PUMPED OUT.

REGION:
UST TRUST? NO

SPILL INVESTIGATOR: VOLLMER
SPILL CONTACT:
TELEPHONE:

SPILLER: ALCO PRODUCTS

ADDRESS: 100 ORCHARD ST
AUBURN, NY

TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 5/15/1989
CLEAN UP MEET STANDARDS? YES
PENALTY RECOMMENDED? NO

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was DV

THERE MAYBE MORE DEC REMARKS AVAILBLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

LUST

SEARCH ID: 18 **DIST/DIR:** 0.31 SW **ELEVATION:** 644 **MAP ID:** 9

NAME: AUBURN TECHNOLOGY	REV: 7/26/11
ADDRESS: 100 ORCHARD ST	ID1: 9412736
AUBURN NY	ID2: 118216
CAYUGA	STATUS: CLOSED
CONTACT:	PHONE:
SOURCE: NY DEC	

SITE INFORMATION

SPILL DATE: 11/7/1994
DATE REPORTED: 12/22/1994
CLOSED DATE: 3/23/1996
INSP DATE: 3/13/1995
MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: 0 L
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 L

RESOURCE AFFECTED
SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: COMMERCIAL/INDUSTRIAL
REPORTED BY: RESPONSIBLE PARTY
REGION:
UST TRUST? YES

SPILL INVESTIGATOR: BFMATTHE
SPILL CONTACT:
TELEPHONE:

SPILLER: AUBURN TECHNOLOGY

ADDRESS: 100 ORCHATD ST
AUBURN, NY
TELEPHONE:

REPORTED BY: RESPONSIBLE PARTY

LAST DEC UPDATE: 3/26/1996
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: DURING TANK REMOVAL CONTAMINATED SOIL REMOVED AND STAGED ON SITE

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was BM 12/22/94: WILL SEND CLOSURE REPORT. 03/13/95: RECEIVED CLOSURE REPORT
2/15/95 SEVERAL PARAMETERS EXCEED GUIDANCE VALUES. SPILL WILL BE LISTED AS INACTIVE BECAUSE PARAMETERS ARE BELOW
HEALTH GUIDANCE VALUES AND LOCATION IS IN AN INDUSTRIAL AREA.

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

***Environmental FirstSearch
Site Detail Report***

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

NFRAP

SEARCH ID: 1	DIST/DIR: 0.38 NE	ELEVATION: 665	MAP ID: 10
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NAME: NYSEG AUBURN GAS PLANT SITE
ADDRESS: GREEN ST & WATER ST
AUBURN NY 13021
CAYUGA

REV: 7/26/11
ID1: NYD980531438
ID2: 0201923
STATUS: NFRAP-N
PHONE:

CONTACT:
SOURCE: EPA

DESCRIPTION:

ACTION/QUALITY AGENCY/RPS START/RAA END
ARCHIVE SITE EPA In-House 12/30/1987

DISCOVERY EPA Fund-Financed 6/1/1981

PRELIMINARY ASSESSMENT EPA Fund-Financed 12/30/1987
NFRAP: NO FURTHER REMEDIAL ACTION PLANNED

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

LUST

SEARCH ID: 19 **DIST/DIR:** 0.38 SW **ELEVATION:** 679 **MAP ID:** 11

NAME: WEST MIDDLE SCHOOL	REV: 7/26/11
ADDRESS: 217 GENESEE ST	ID1: 9508483
AUBURN NY	ID2: 190720
CAYUGA	STATUS: CLOSED
CONTACT:	PHONE:
SOURCE: NY DEC	

SITE INFORMATION

SPILL DATE: 10/11/1995
DATE REPORTED: 10/11/1995
CLOSED DATE: 8/30/1996
INSP DATE:
MATERIAL SPILLED: DIETHYLETHANOLAMINE AMOUNT SPILLED: 0 G
MATERIAL CLASS: OTHER AMOUNT RECOVERED: 0 G

MATERIAL SPILLED: #2 FUEL OIL AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED

SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

RESOURCE AFFECTED

SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: TANK FAILURE

WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: CITIZEN
REGION:
UST TRUST? NO

SPILL INVESTIGATOR: MENASH
SPILL CONTACT:
TELEPHONE:

SPILLER: WEST MIDDLE SCHOOL

ADDRESS: GENESSEE STREET
AUBURN, NY 13021-
TELEPHONE:

REPORTED BY: CITIZEN

LAST DEC UPDATE: 8/30/1996
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: ON GOING PROBLEM FOR PAST 3 YEARS. CALLER HAS NOTICED FUEL OIL SEEPING FROM GROUND AROUND UNDERGROUND STORAGE TANK. ALSO STATES THAT OIL AND ETHANOL MIXTURE HAS LEAKED ONTO BOILER ROOM FLOOR. STREAM RUNS NEARBY.

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

LUST

SEARCH ID: 19	DIST/DIR: 0.38 SW	ELEVATION: 679	MAP ID: 11
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NAME: WEST MIDDLE SCHOOL ADDRESS: 217 GENESEE ST AUBURN NY CAYUGA CONTACT: SOURCE: NY DEC	REV: 7/26/11 ID1: 9508483 ID2: 190720 STATUS: CLOSED PHONE:
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THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

LUST

SEARCH ID: 17 **DIST/DIR:** 0.43 NE **ELEVATION:** 679 **MAP ID:** 12

NAME: AUBURN CORRECTIONAL FAC.
ADDRESS: 135 STATE ST
AUBURN NY
CAYUGA

REV: 7/26/11
ID1: 9605540
ID2: 196205
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: NY DEC

SITE INFORMATION

SPILL DATE: 7/30/1996
DATE REPORTED: 7/30/1996
CLOSED DATE: 9/9/1996
INSP DATE:
MATERIAL SPILLED: GASOLINE AMOUNT SPILLED: 0 G
MATERIAL CLASS: PETROLEUM AMOUNT RECOVERED: 0 G

RESOURCE AFFECTED
SOIL: True AIR: False
INDOOR AIR: False GROUNDWATER: False
SURFACE WATER: False DRINKING WATER: False
SEWER: False IMPERVIOUS SURFACE: False
SUBWAY: False UNDERGROUND UTILITIES: False

CAUSE OF SPILL: TANK FAILURE
WATERBODY AFFECTED:
SOURCE OF SPILL: INSTITUTIONAL, EDUCATIONAL, GOV., OTHER
REPORTED BY: OTHER
REGION:
UST TRUST? YES

SPILL INVESTIGATOR: MENASH
SPILL CONTACT: CALLER
TELEPHONE: (203) 740-8200 224

SPILLER: NYS OGS
PETER SNOW
ADDRESS:
, ZZ -
TELEPHONE:

REPORTED BY: OTHER

LAST DEC UPDATE: 9/30/1996
CLEAN UP MEET STANDARDS? NO
PENALTY RECOMMENDED? NO

CALLER REMARKS: TANK FAILURE OR UNDERGROUND PIPING FAILURE APPEARS TO HAVE CAUSED SPILL; SOIL IS BEING EXCAVATED NOW; HISTORICAL SPILL

DEC REMARKS:
Prior to Sept, 2004 data translation this spill Lead_DEC Field was MN

THERE MAYBE MORE DEC REMARKS AVAILABLE, PLEASE CONTACT THE NY DEC (518) 402-9549 FOR FURTHER INFORMATION

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

BROWNFIELD

SEARCH ID: 20 **DIST/DIR:** 0.45 NE **ELEVATION:** 666 **MAP ID:** 13

NAME: AUBURN COMMUNITY HOTEL PROJECT	REV: 7/26/11
ADDRESS: 72 STATE ST	ID1: C706017
AUBURN NY 13021	ID2: 439476.00
CAYUGA	STATUS: BCP
CONTACT:	PHONE:
SOURCE: NYSDEC	

SITE INFORMATION

BCP = BROWNFIELD CLEANUP PROGRAM
ERP = ENVIRONMENTAL RESTORATION PROGRAM

SITE TYPE:
OPEN DUMP: 0 STRUCTURE: 0
LAGOON: 0 LANDFILL: 0
POND: 0

SIZE (ACRES): 2.650 **REGION:** 7

CLASS CODE:

DESCRIPTION:

This new BCP application pertains to Auburn Community Hotel Project located in Auburn, Cayuga County. The site is approximately 2.65 acres in size. The current and future use of the site is commercial. The known contaminants are petroleum, SVOCs and metals which are impacting the soil. The suspected contaminants are petroleum, chlorinated solvents, other VOCs, SVOCs, metals and pesticides which may be impacting the soil groundwater and soil gas. 11/19/10-the Department signed the Brownfield Cleanup Program Acceptance Letter. An Investigation Work Plan has been submitted in Dec. of 2010.

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

ASSESSMENT OF HEALTH PROBLEMS:

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

SITE OWNER/OPERATOR INFORMATION

NEW SHANGHAI RESTAURANT
JING XI JIANG
72 STATE STREET
AUBURN NY 13021
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

MICHAEL W. KAZANIVSKY

50 PERRINE STREET
AUBURN NY 13021
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

AUBURN COMMUNITY HOTEL, L.P.
MICHAEL J. FALCONE
250 SOUTH CLINTON STREET - SUITE 200
SYRACUSE NY 13202
UNITED STATES OF AMERICA

SITE OWNER/OPERATOR INFORMATION

T&K LUMBER COMPANY

P.O. BOX 1280

Environmental FirstSearch
Site Detail Report

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

SWL

SEARCH ID: 14	DIST/DIR: 0.49 SW	ELEVATION:	MAP ID: 14
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NAME: TIRE TRADERS INTERNATIONAL; INC. ADDRESS: 12 LAFAYETTE PL AUBURN NY 13021 CAYUGA CONTACT: SOURCE: NY DEC	REV: 2/1/11 ID1: NYSW-0611-0039 ID2: STATUS: INACTIVE PHONE:
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SITE INFORMATION

OWNER INFORMATION

NAME:
TYPE:
ADDRESS: ,
EMAIL:
PHONE:

CONTACT INFORMATION

NAME:
ADDRESS:

,
EMAIL:
PHONE:

ACTIVE: NO
ACTIVITY DESC: TIRE DEALERS SELLING WASTE TIRES
REG STATUS: REGISTRATION
WASTE TYPE:
ACTIVITY NUMBER:
AUTH NUMBER: NONE
AUTH ISSUE DATE:
EXPIRATION DATE:
EAST COORDINATE:
NORTH COORDINATE:
ACCURACY:

***Environmental FirstSearch
Site Detail Report***

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

STATE

SEARCH ID: 9 **DIST/DIR:** 0.56 SW **ELEVATION:** 638 **MAP ID:** 15

NAME: SINGER COMPANY
ADDRESS: 62 COLUMBUS ST
AUBURN NY 13021
CAYUGA

REV: 05/20/99
ID1: 706002
ID2: NYD002248904
STATUS: HISTORIC
PHONE:

CONTACT:
SOURCE:

CLASS CODE: D1 REGION: 7 ESTIMATED SIZE: ACRES

SITE TYPE:
OPEN DUMP: X STRUCTURE:
LAGOON: LANDFILL:
POND:

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S) NAME:
CURRENT OWNER(S) ADDRESS:
NY

OPERATOR(S) DURING DISPOSAL:
OPERATOR(S) ADDRESS:
NY

HAZARDOUS WASTE DISPOSAL PERIOD: TO:

SITE DESCRIPTION:
One active dump site for industrial wastes including lube oil and hydraulic oil. Site was sampled in the summer of 1986. Soil analysis did not reveal PCB above detection limits.

CONFIRMED HAZARDOUS WASTE DISPOSAL: QUANTITY:

ANALYTICAL DATA AVAILABLE FOR:
GROUNDWATER: SURFACE WATER:
AIR: SEDIMENT:
SOIL: X

APPLICABLE STANDARDS EXCEEDED FOR:
GROUNDWATER: SURFACE WATER:
AIR: DRINKING WATER:

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER:

LEGAL ACTION:
TYPE:
STATUS:

REMEDATION:
PROPOSED: DESIGN:
ACTIVE: COMPLETE:

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:
No environmental problems were identified.

***Environmental FirstSearch
Site Detail Report***

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

STATE

SEARCH ID: 10 **DIST/DIR:** 0.88 NW **ELEVATION:** 566 **MAP ID:** 16

NAME: TAURUS CHEMICAL CORPORATION
ADDRESS: BRADLEY ST & CANOGA ST
AUBURN NY 13021
CAYUGA

REV: 05/20/99
ID1: 706003
ID2:
STATUS: HISTORIC
PHONE:

CONTACT:
SOURCE:

CLASS CODE: D1 REGION: 7 ESTIMATED SIZE: 1 ACRES

SITE TYPE:
OPEN DUMP: STRUCTURE:
LAGOON: LANDFILL:
POND:

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S) NAME: City of Auburn
CURRENT OWNER(S) ADDRESS: City Hall
Auburn NY 13021

OPERATOR(S) DURING DISPOSAL:
OPERATOR(S) ADDRESS:
NY

HAZARDOUS WASTE DISPOSAL PERIOD: TO:

SITE DESCRIPTION:
This site contained PVC and plastic resins in storage. In 1975 a fire occurred and the entire facility was a total loss. It is suspected without proof that PCDD (polychlorinated dibenzo-p-dioxin) and PCDF (polychlorinated dibenzofuran) were formed during the fire. The site was excavated and sent to an offsite location, possibly the City of Auburn landfill. The site has been vacant for nine years. Sampling would verify if there is a contamination problem; however, the owner of the site will not allow access and there is a lack of evidence to get a search warrant to gain access to the property. Sampling and investigation was done here during the Summer of 1986. Sample Phase I completed June 1985. State Health Department inspection was done at this site on November 17, 1986.

CONFIRMED HAZARDOUS WASTE DISPOSAL: QUANTITY:
Plastics & PVC (polyvinyl chloride) 230,000 lb.
destroyed by fire

ANALYTICAL DATA AVAILABLE FOR:
GROUNDWATER: SURFACE WATER:
AIR: SEDIMENT:
SOIL:

APPLICABLE STANDARDS EXCEEDED FOR:
GROUNDWATER: SURFACE WATER:
AIR: DRINKING WATER:

GEOTECHNICAL INFORMATION:
SOIL/ROCK TYPE:
DEPTH TO GROUNDWATER:

LEGAL ACTION:
TYPE:
STATUS:

REMEDATION:
PROPOSED: DESIGN:
ACTIVE: COMPLETE:

Environmental First Search Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP** – No Further Remedial Action Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. **LGN** - Large Quantity Generators **SGN** - Small Quantity Generators **VGN** - Conditionally Exempt Generator. Included are **RAATS** (RCRA Administrative Action Tracking System) and **CMEL** (Compliance Monitoring & Enforcement List) facilities. **CONNECTICUT HAZARDOUS WASTE MANIFEST** - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. **MASSACHUSETTES HAZARDOUS WASTE GENERATOR** - database of generators that are regulated under the MA DEP. **VQN-MA** = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. **SQLN-MA** = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. **LQG-MA** = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. **CLEANUPS IN MY COMMUNITY** (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. **BUREAU OF INDIAN AFFAIRS CONTACT** - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: NYSDEC ENVIRONMENTAL SITE REMEDIATION DATABASE - database of sites being remediated under a DER remedial program/s (i.e. State Superfund, Brownfield Cleanup, etc.). This database also includes

the Registry of Institutional and Engineering Controls in New York State. REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES – HAZARDOUS SUBSTANCE SITE STUDY - (STATIC) This study was done in 1998 and was prepared by the NY DEC, Hazardous Substances Waste Disposal Task Force In consultation with N.Y. Department of Health

State Spills 90: NYSDEC SPILL INCIDENTS DATABASE - database of chemical and petroleum spill incidents that occurred since 1990.

State/Tribal SWL: NYSDEC ACTIVE FACILITIES REGISTRY - database of solid waste landfill facilities. The data includes location, waste type, owner and permit number.

State/Tribal LUST: NYSDEC SPILL INCIDENTS DATABASE SUBSET - database of chemical and petroleum spill incidents where the cause was a tank test failure or tank failure

State/Tribal UST/AST: NYSDEC DATABASE OF PETROLEUM BULK STORAGE, MAJOR OIL STORAGE (MOSF), AND CHEMICAL BULK STORAGE (CBS) FACILITIES - database of petroleum or chemical storage facilities. The data includes status, tank type, capacity and contents. The data also includes Nassau County Department of Health's PBS Tanks Nassau County Fire Marshall's PBS Tanks Suffolk County Department of Health Services PBS Tanks Cortland County Health Department PBS Tanks Rockland County Department of Health PBS Tanks Westchester County Department of Health PBS Tanks.

State/Tribal EC: NYSDEC REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Engineering Controls.

State/Tribal IC: NYSDEC/NYDOC REGISTRY OF INSTITUTIONAL AND ENGINEERING CONTROLS Subset - database of sites from the Registry that have Institutional Controls.

State/Tribal VCP: NYSDEC VOLUNTARY CLEANUP PROGRAM - static database of voluntary clean up sites. The Brownfield Cleanup program has replaced the Voluntary Cleanup Program.

State/Tribal Brownfields: NYSDEC BROWNFIELD - database of old brownfield programs, brownfield cleanup programs, environmental restoration projects.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site that have institutional controls.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the InteriorBureau of Indian Affairs

Updated annually

State/Tribal Sites: NYSDEC New York Department of Environmental Remediation
New York State Department of Environmental Conservation
New York Department of Health

Updated quarterly

State Spills 90: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal SWL: NYSDEC New York State Department of Environmental Conservation

Updated annually

State/Tribal LUST: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal UST/AST: NYSDEC New York State Department of Environmental Conservation
Nassau County Department of Health
Nassau County Fire Marshal
Cortland County Health Department
Rockland County Department of Health
Westchester County Department of Health

Updated quarterly

State/Tribal EC: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal IC: NYSDEC/NYDOC New York State Department of Environmental Conservation
New York Department of City Planning

Updated quarterly

State/Tribal VCP: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

State/Tribal Brownfields: NYSDEC New York State Department of Environmental Conservation

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 41 WASHINGTON ST
AUBURN NY 13021

JOB: 22348

Street Name	Dist/Dir	Street Name	Dist/Dir
Arterial E	0.08 SE		
Arterial W	0.07 SW		
Barber St	0.12 NW		
Benton St	0.2 SE		
Chestnut Pl	0.23 NW		
Clark St	0.1 SW		
Derby Ave	0.25 NW		
Jefferson St	0.14 SW		
Mcmaster Pl	0.25 SE		
Mcmaster St	0.22 NE		
Mundt Ave	0.12 NW		
Orchard Ave	0.2 SE		
Orchard St	0.19 SW		
Ramp	0.08 SE		
Spring St	0.13 NW		
State Hwy 5	0.07 SW		
Tehan Ave	0.08 NE		
US Hwy 20	0.07 SW		
Venice St	0.05 NW		
Wall St	0.2 NW		
WASHINGTON ST	0.00--		
West St	0.06 NW		



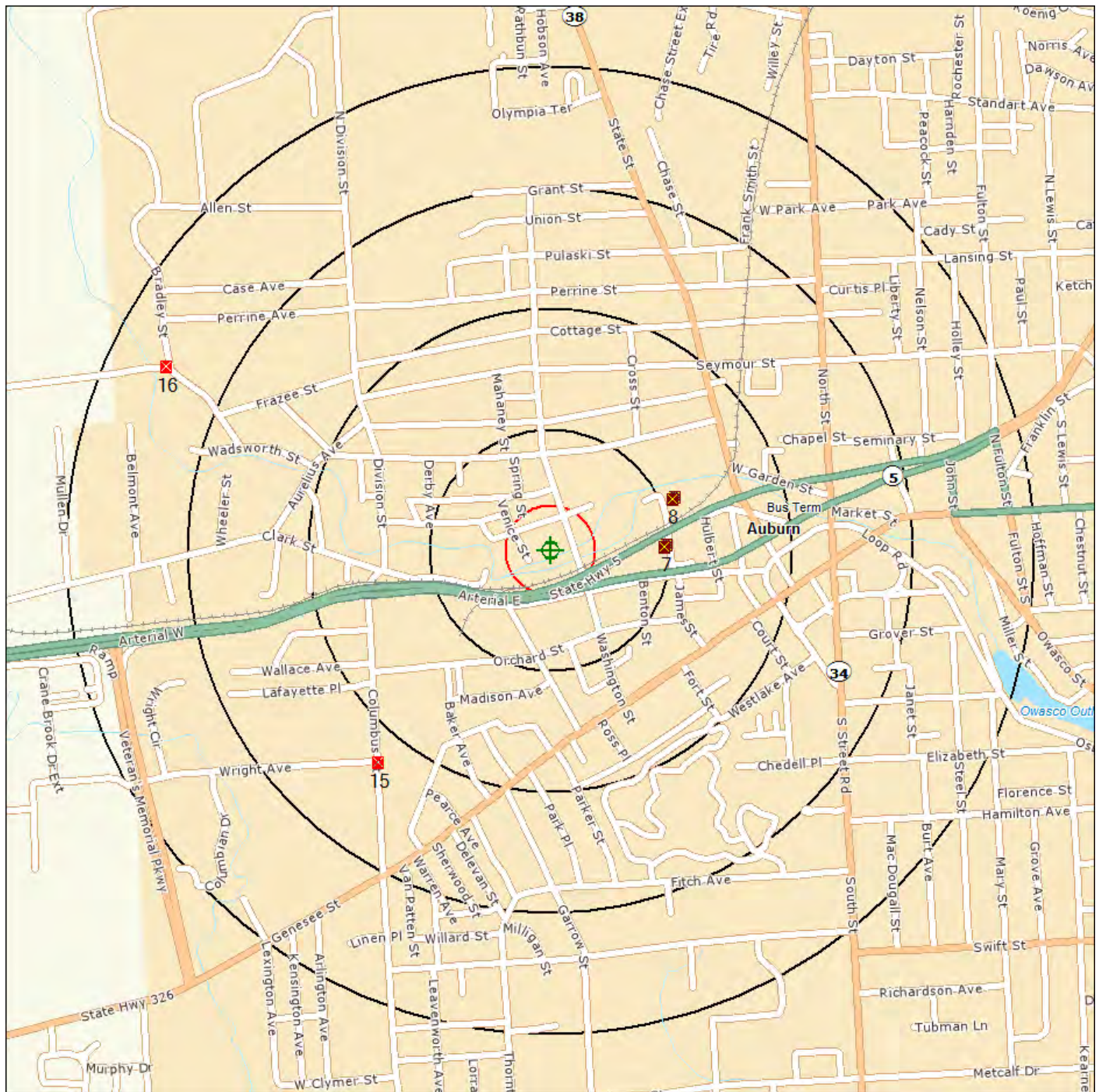
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



41 WASHINGTON ST, AUBURN NY 13021



Source: Tele Atlas

Target Site (Latitude: 42.932079 Longitude: -76.577681)

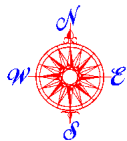
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





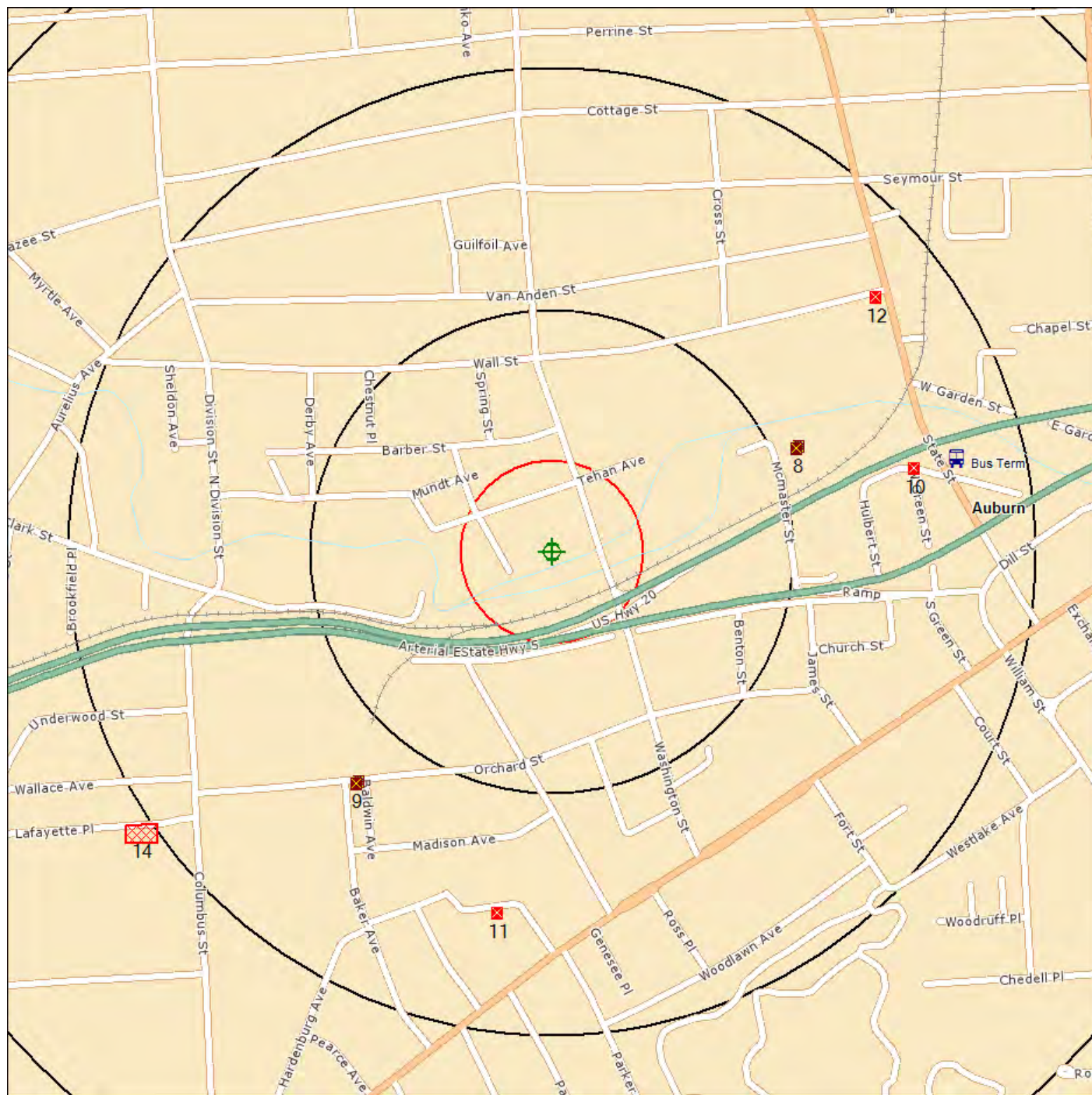
Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



41 WASHINGTON ST, AUBURN NY 13021



Source: Tele Atlas

Target Site (Latitude: 42.932079 Longitude: -76.577681)

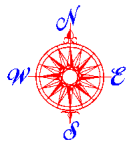
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





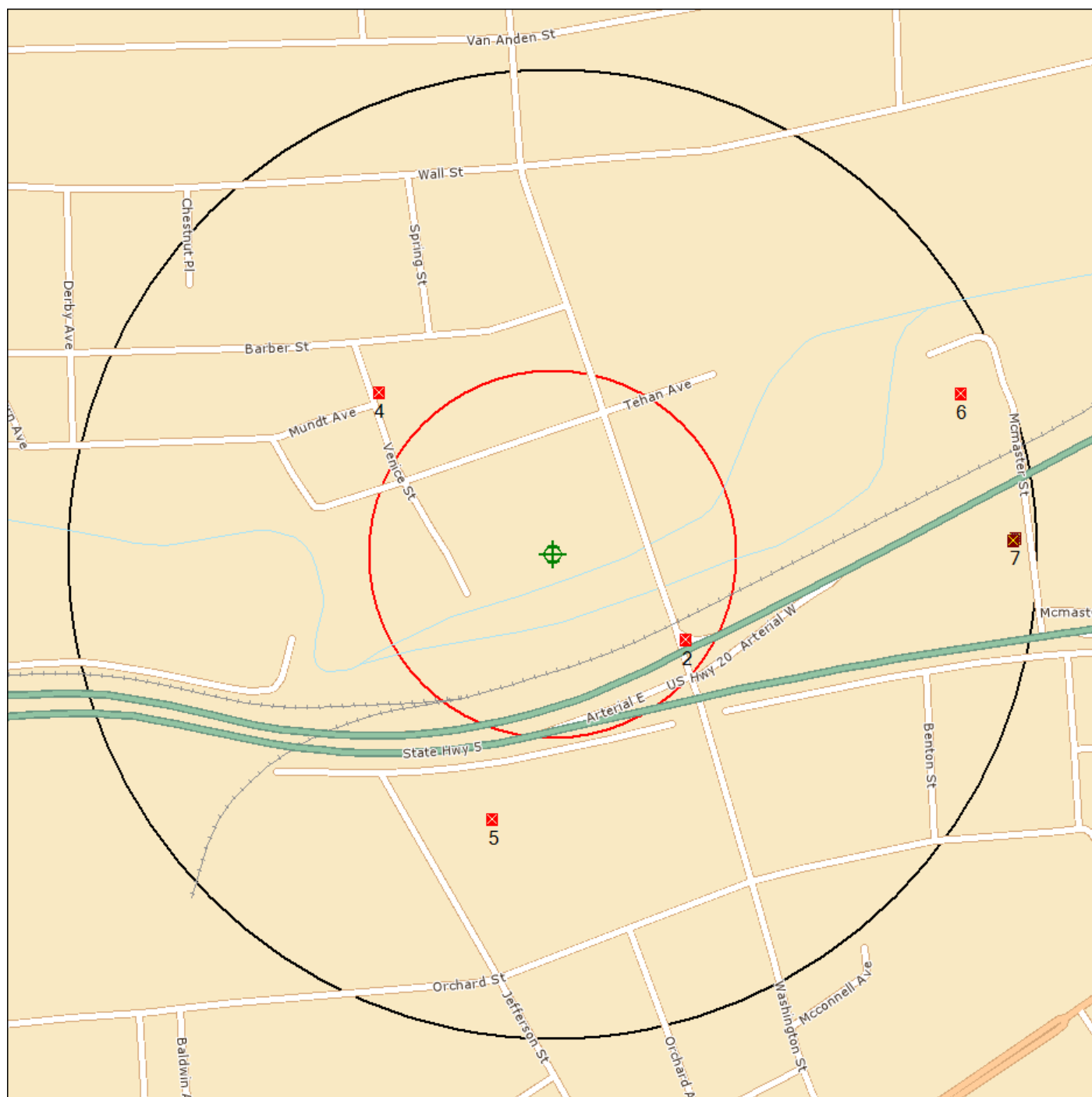
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



41 WASHINGTON ST, AUBURN NY 13021



Source: Tele Atlas

Target Site (Latitude: 42.932079 Longitude: -76.577681)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





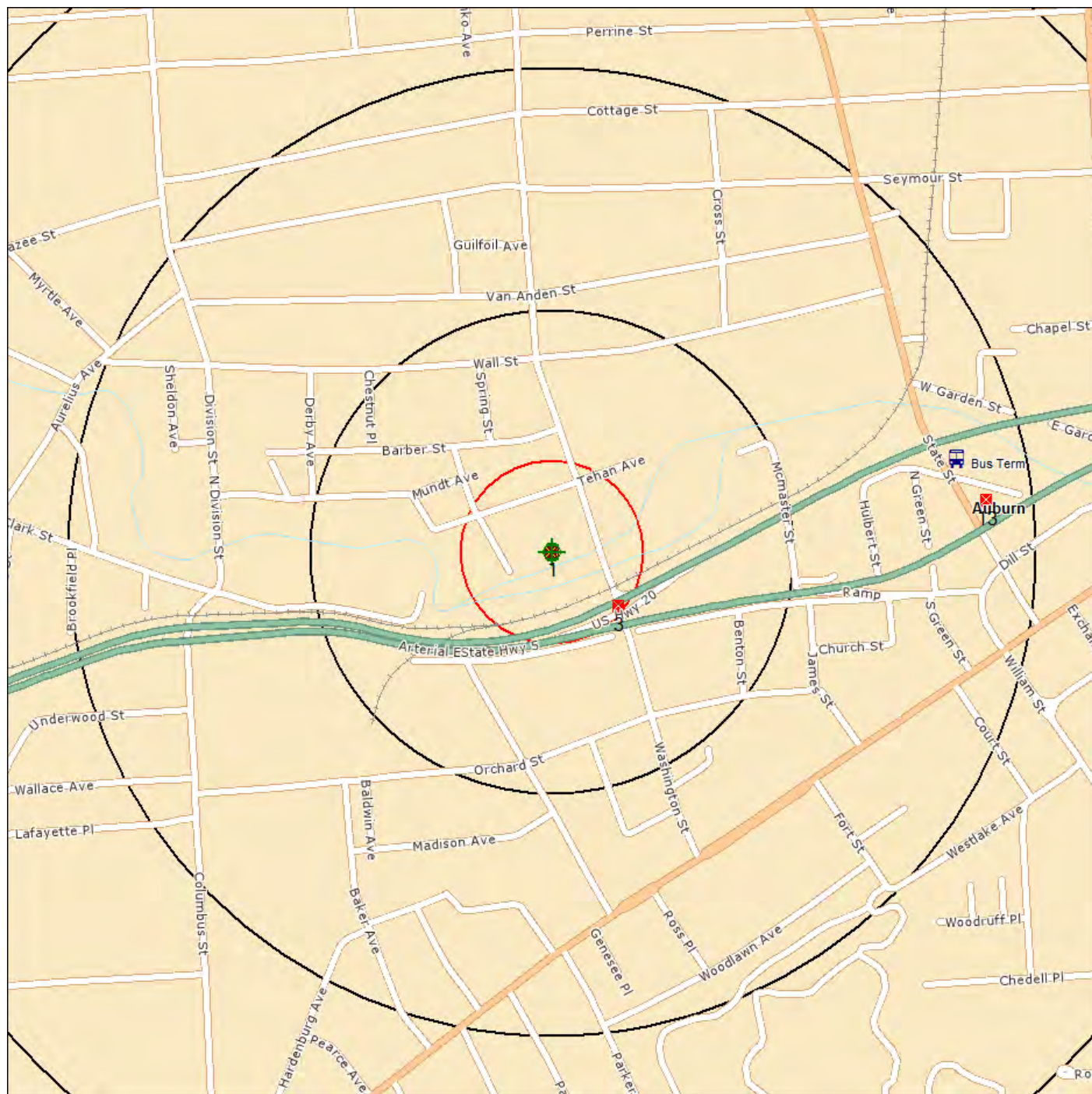
Environmental FirstSearch

.5 Mile Radius

Non-ASTM Map: Spills 90, Brownfield



41 WASHINGTON ST, AUBURN NY 13021



Source: Tele Atlas

Target Site (Latitude: 42.932079 Longitude: -76.577681)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

National Historic Sites and Landmark Sites

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



APPENDIX C

HISTORICAL RESOURCES



FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

Report Date: 10/5/2011

Client Job Number: 22348

FirstSearch Index Number: 280877

Site Address(es): 41 WASHINGTON ST
AUBURN, NY 13021

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

State	City	Date	Volume	Sheet Number(s)
New York	Auburn	1972	none	50, abutter; 51
New York	Auburn	1967	none	50, abutter; 51
New York	Auburn	1955	none	50, abutter; 51
New York	Auburn	1949	none	50, abutter; 51
New York	Auburn	1904	none	50, abutter; 51
New York	Auburn	1898	none	18
New York	Auburn	1892	none	18
New York	Auburn	1886	none	16

This abstract is the result of a visual inspection of various Sanborn® Map collections. Supporting documentation follows in the Appendix. Use of this material is meant for research purposes only.

Copyright Policy Disclaimer

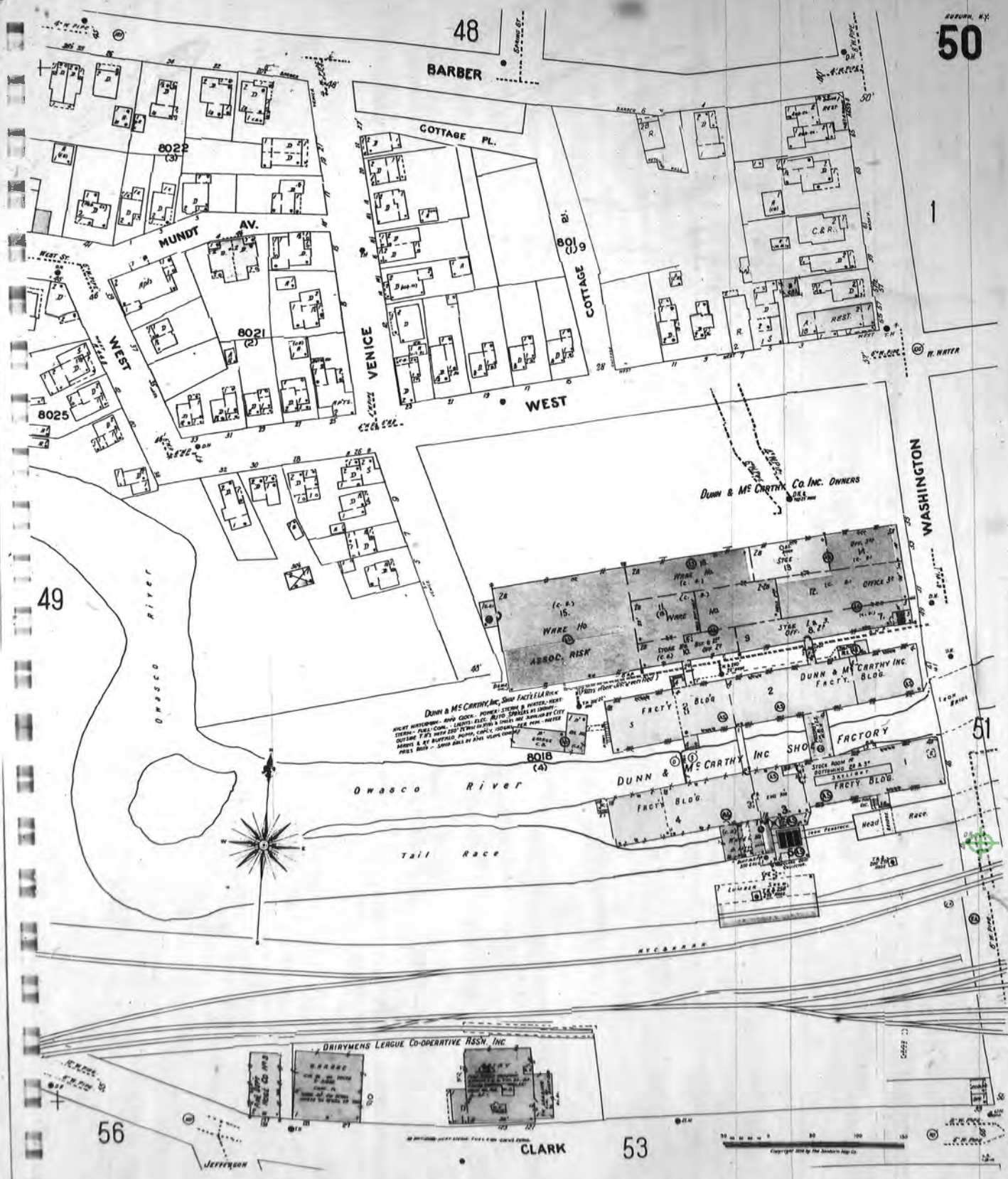
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FirstSearch Technology Corporation

*10 Cottage Street, Norwood, MA 02062
Tel: 781-551-0470 Fax: 781-551-0471*

Appendix

Supporting Documentation



51

5

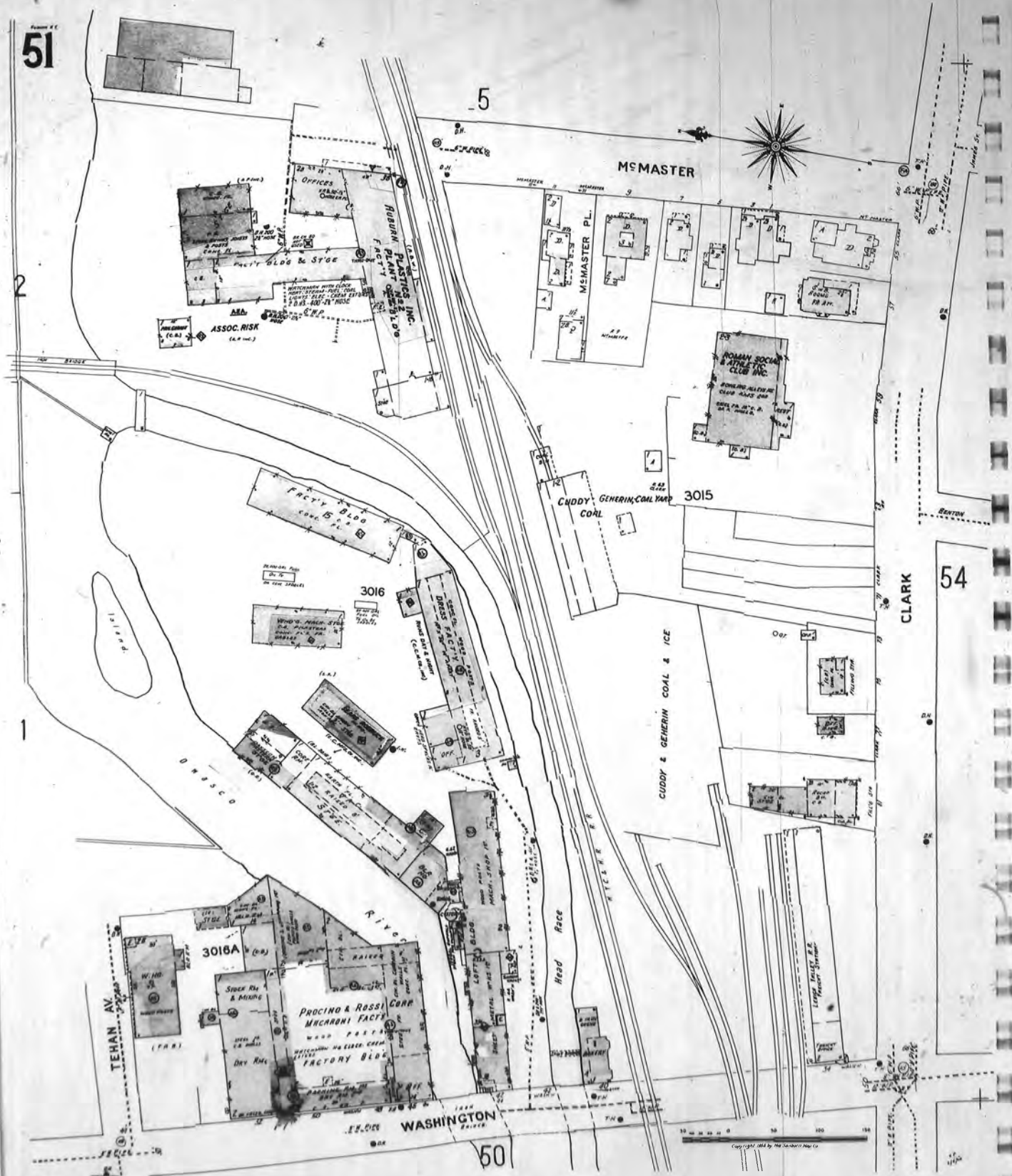
MCMASTER

54

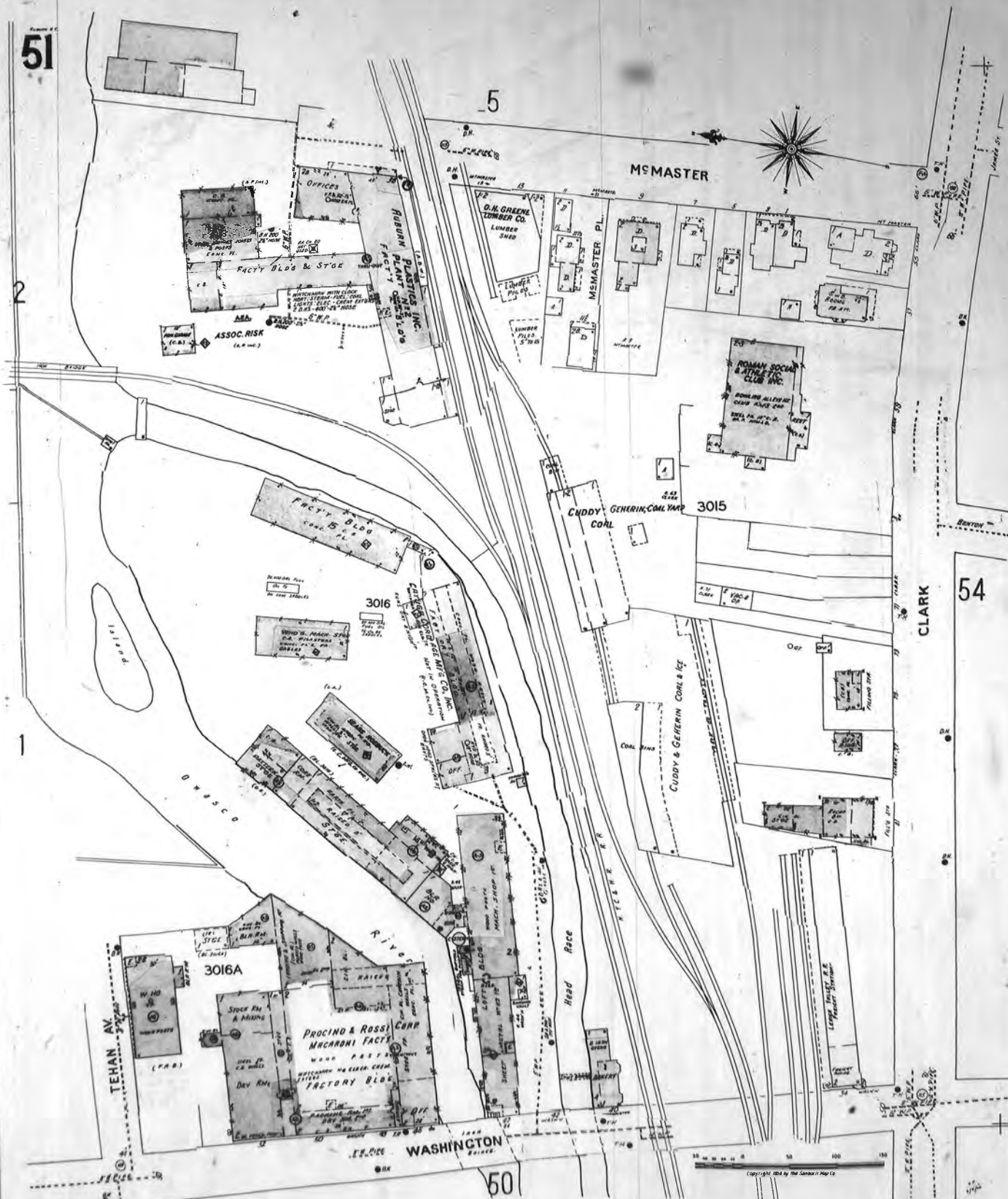
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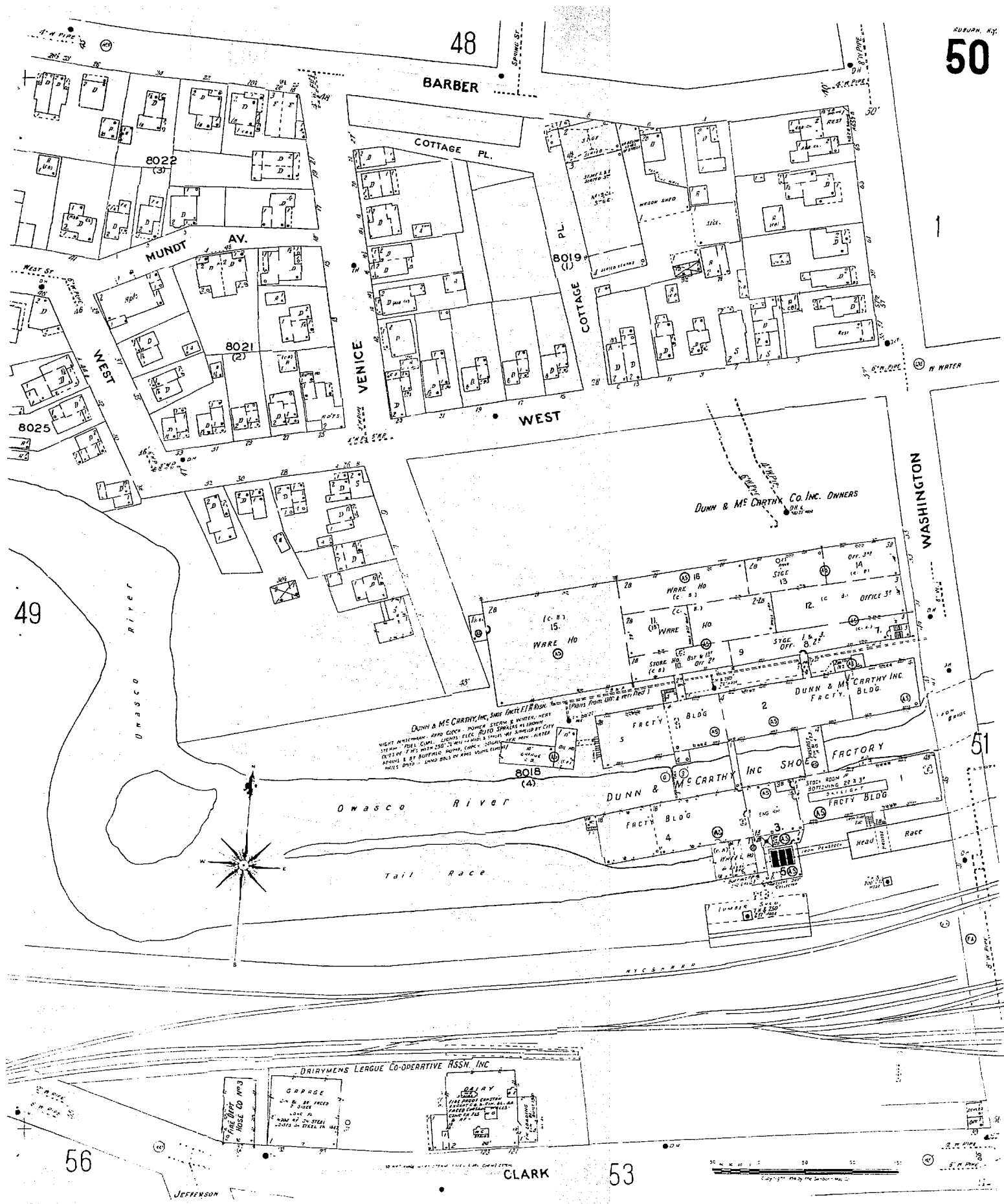
50

1972



50





48

50

BARBER

COTTAGE PL.

MUNDT AV.

VENICE

WEST

WASHINGTON

DUNN & MCCARTHY CO. INC. OWNERS

49

OWASCO RIVER

OWASCO RIVER

Tail Race

DUNN & MCCARTHY INC. SHOE

FACTORY

DAIRYMENS LEAGUE CO-OPERATIVE ASSN. INC.

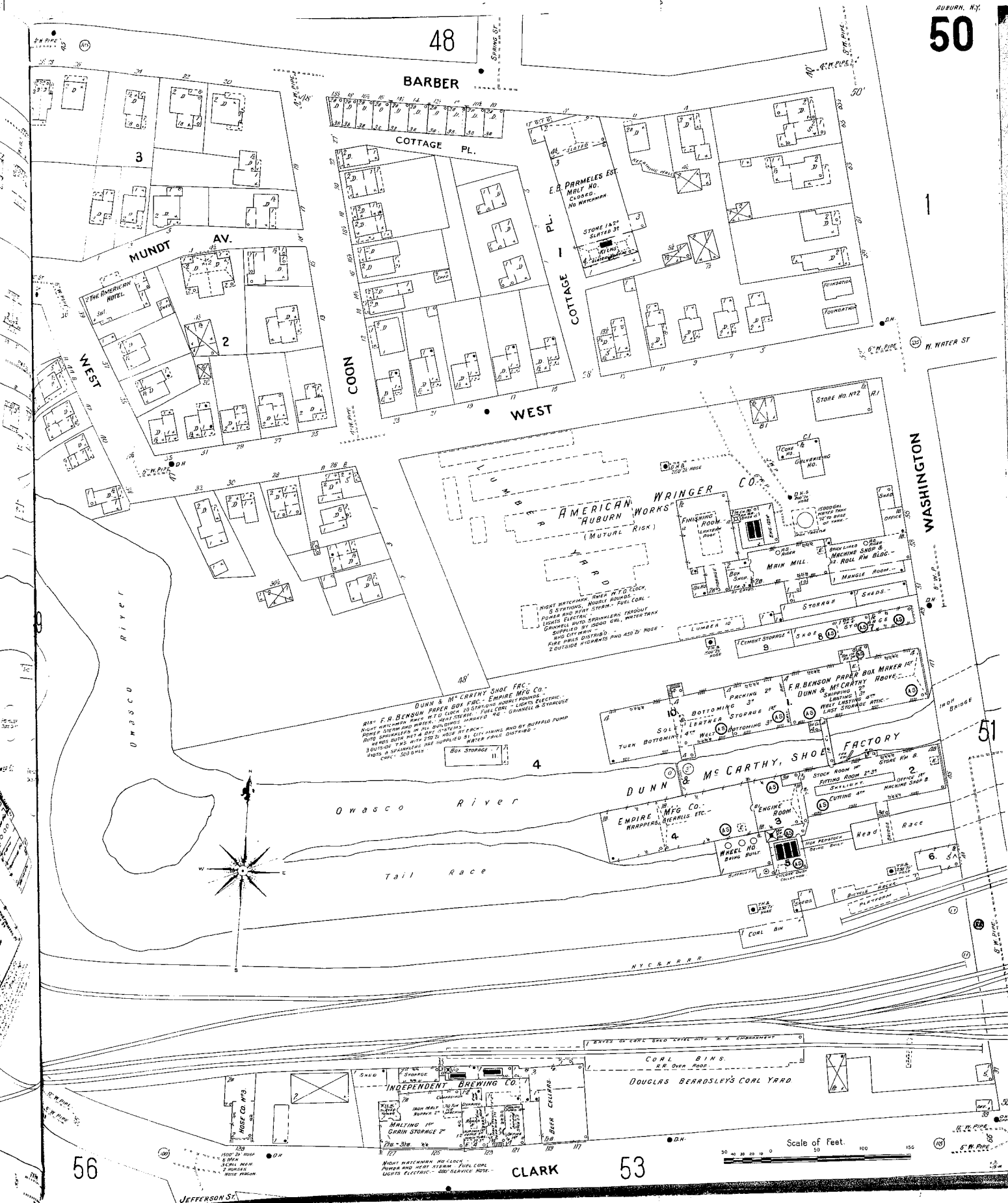
from Plans 6229
Fire Proof Concrete
EXCEPT C. & S. IN BL. OR PRICED
CURTAIN WALLS CONC. FR. 12
& UP

CLARK

53

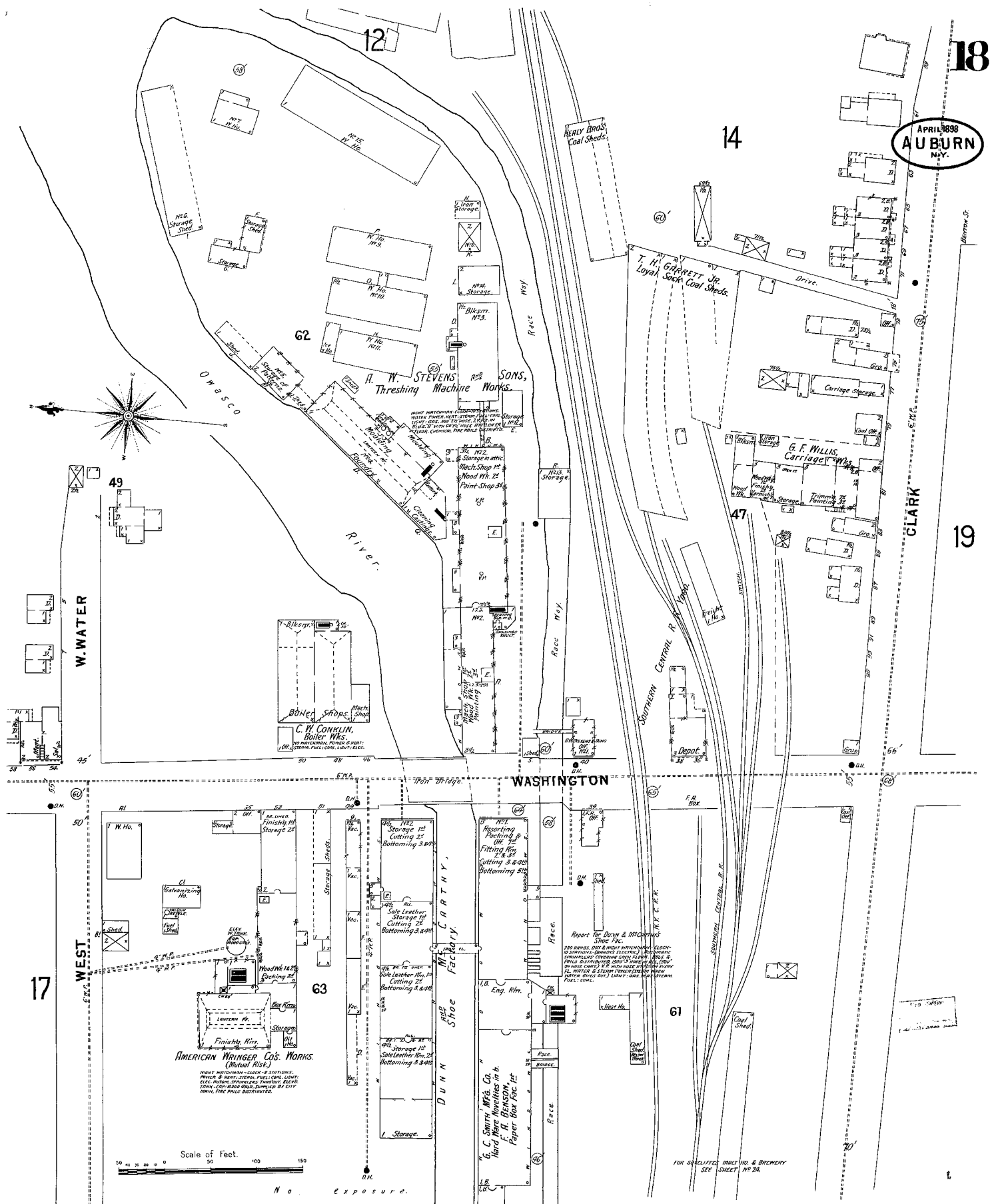
Scale of Feet.



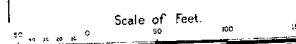


CLARK





FOR SUTCLIFFE'S MALT NO. 8 BREWERY
SEE SHEET NO. 24.



JUNE 1886
AUBURN
N.Y.

16

No. 17

SHEET

SEE

W. WATER

63

SONS

W. KELLY'S
SHOE FKG.

BARBER

W. STEVENS

WASHINGTON

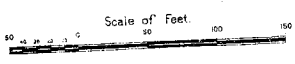
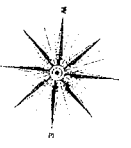
CLARK

47

62

SONS
THRESHING
MACHINE

G. M. CONKLIN
BOILER SHOP



FOR BIRDSELL MFG. CO'S. WKS.
SEE SHEET No. 12.

APPENDIX D

ENVIRONMENTAL QUESTIONNAIRES



Phase I Environmental Site Assessment Questionnaire

Please complete the following site information in Section I and then answer the questions in Section II by placing a "X" or checkmark in the appropriate box. If you answer "Yes" to any of the questions in Section II, please provide an explanation and additional information in Section III Comments/Additional Information provided on the last page of the questionnaire (attach additional sheets if necessary). Also, please indicate if you are aware of any other environmental documentation, information, or reports that have been prepared for the property and are available for CHA's review in Section IV.

I. Site Information (Complete known information in Section I only)

SITE NAME: 41-55 Washington St.; Dunn+McCarthy	
Site Address: 41-55 Washington St.	
Current Operator of Property/Facility: City of Auburn	
Current Use of the Property: (Check all that apply)	Historical Use of the Property: (Check all that apply)
<input checked="" type="checkbox"/> Vacant/Unimproved/Raw Land	<input type="checkbox"/> Vacant/Unimproved/Raw Land
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Agriculture
<input type="checkbox"/> Residential	<input type="checkbox"/> Residential
<input type="checkbox"/> Office	<input type="checkbox"/> Office
<input type="checkbox"/> Other Commercial/Retail	<input type="checkbox"/> Other Commercial/Retail
<input type="checkbox"/> Industrial/Manufacturing	<input checked="" type="checkbox"/> Industrial/Manufacturing
<input type="checkbox"/> Other (please specify):	<input type="checkbox"/> Other (please specify):

II. Questionnaire

No.	Questions	Yes	No	Unknown
1a	Is the property currently used for an industrial use?		X	
1b	Is any adjoining property currently used for an industrial use?		X	
2a	Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	X		
2b	Did you observe evidence or do you have prior knowledge that any adjoining property has been used for an industrial use in the past?		X	
3a	Is the property currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?		X	
3b	Is any adjoining property currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?		X	
4a	Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial painting facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?		X	Shoe making company

Phase I Environmental Site Assessment Questionnaire

No.	Questions	Yes	No	Unknown
4b	Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial painting facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable, identify which)?		X	
5a	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?		X	
5b	Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?			X
6a	Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?		X	
6b	Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?			X
7a	Did you observe evidence or do you have any prior knowledge that fill dirt/soil has been brought onto the property that originated from a contaminated site?		X	
7b	Did you observe evidence or do you have any prior knowledge that fill dirt/soil has been brought onto the property that is of an unknown origin?			Aprox. 6 ft of Clean fill on site
7c	Has there been any mining (e.g. gravel pit) on the property?		X	
8a	Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		X	
8b	Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?		X	
9a	Is there currently any stained soil on the property?		X	
9b	Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?			X
10a	Are there currently any registered or unregistered storage tanks (above or underground) located on the property?		X	
10b	Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?		X	
10c	If 10a or 10 b are answered "Yes", were the tanks installed after 1985?		X	
10d	If 10c is answered "Yes", has leak detection, overfill prevention, and/or cathodic protection equipment been installed with the tank(s)?			
10e	If a tank(s) has been removed from the property, was contamination encountered when the old tank(s) was removed?		X	
10f	If 10e is answered "Yes", was the contamination cleaned up and approved by the regulatory authorities?			
10g	Have any of the tanks ever been tested for leaks?			
11a	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe, protruding from the ground on the property or adjacent to any structure located on the property?		X	
11b	Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe, protruding from the ground on the property or adjacent to any structure located on the property?		X	

Phase I Environmental Site Assessment Questionnaire

No.	Questions	Yes	No	Unknown
12a	Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains (e.g. floor drains and sumps), walls, ceilings or exposed grounds on the property?		X	
12b	Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?			X
13a	Does the property utilize a private well or public water supply? Specify which.			public
13b	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			
13c	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			
14a	Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			X
14b	Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?		X	
14c	Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?		X	
14d	Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?		X	
15	Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of the property, or recommended further assessment of the property?		X	
16	Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?		X	
17a	Does the property utilize private on-site waste water disposal system or a public sanitary and/or storm water system? Specify which.			public
17b	Does the property discharge waste water (not including sanitary waste or stormwater) onto or adjacent to the property and/or into a stormwater system?		X	
17c	Does the property discharge waste water (not including sanitary waste of stormwater) onto or adjacent to the property and/or into a sanitary sewer system?		X	
18a	Are there any septic systems, leach fields, or dry wells on the property?		X	
18b	If 19a is answered "Yes", have hazardous substances or petroleum products ever been discharged to these systems?			
19	Did you observe evidence of or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?			the former shoe factory had a fire
20a	Are there any groundwater monitoring wells on the property?		X	
20b	Has any groundwater testing been performed on the Property?			X
20c	If 21b is answered "Yes", have any contaminants been identified which exceed applicable State or Federal regulations?			

Phase I Environmental Site Assessment Questionnaire

No.	Questions	Yes	No	Unknown
21	Is there a transformer, capacitor, any hydraulic equipment, light ballast for which there are any reports indicating the presence of PCBs?			X
22	Are you aware of any environmental issues on the site such as streams, wetlands or flood plains?	X		owasco River, Flood plain
23	Do you believe asbestos-containing materials may be present in/on any of the on-site structures?		X	
24	Is it possible that lead-based paint has been used on any of the structures?	X		
25	Is there any equipment on the property that contains refrigerants/coolants that contain chlorofluorocarbons (CFCs)?		X	

III. Comments/Additional Information: (Attach additional sheets if necessary).

IV. Available Environmental Documentation/Records

Are any of the following documents available for the property/facility? If so, please provide copies or have files available for review by the Environmental Professional. (Check all that apply).

- ☐ Previous Environmental Assessment Reports
- ☐ Subsurface Investigation/Geotechnical Reports
- ☐ Environmental Monitoring Reports
- ☐ Asbestos-Containing Materials/Lead-Based Paint Surveys
- ☐ Hazardous Materials Screening Surveys
- ☐ Environmental Compliance Audit Reports
- ☐ Tank Registration Certificates/Inspection/Testing Reports
- ☐ Environmental Permits (SPDES Discharge, Air Emissions Discharge Permit, etc.)
- ☐ Material Safety Data Sheets (MSDSs)
- ☐ Waste Manifests/Disposal Records
- ☐ Environmental Liens
- ☐ Other (please specify): _____

Phase I Environmental Site Assessment Questionnaire

V. Contact Information for Preparer of Questionnaire

NAME: <u>Renee Jensen</u>	PREPARER'S RELATIONSHIP TO SITE:	
Title: <u>Community Dev. Planner</u>	<input checked="" type="checkbox"/> OWNER - <u>City of Auburn</u> <input type="checkbox"/> OCCUPANT: _____ <small>NAME OCCUPANT/TENANT</small>	
Company: <u>City of Auburn</u>	<input type="checkbox"/> PURCHASER <input type="checkbox"/> OTHER: _____	
Address: <u>24 South St.</u>		
City: <u>Auburn</u>	State: <u>NY</u>	Zip: <u>13021</u>
Phone Number: <u>315-255-4115</u>	Date Completed: <u>11/15/11</u>	
Signature: <u>Renee Jensen</u>		

