

Central New York Regional Site Profile Database

December 2013

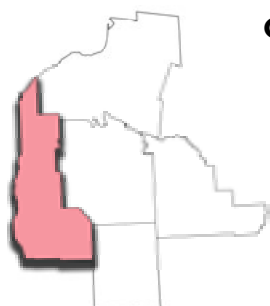


CAYUGA, CORTLAND, MADISON, ONONDAGA & OSWEGO COUNTIES HISTORICAL ENVIRONMENTAL RECORDS REVIEW

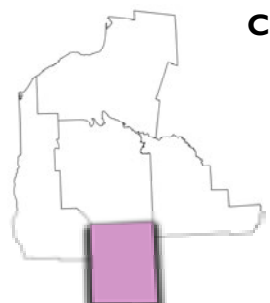
Historical Environmental Records Review

Table of Contents

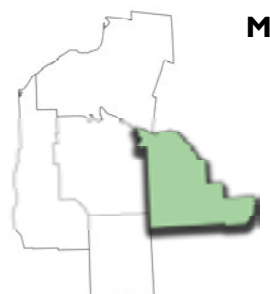
Central New York Region



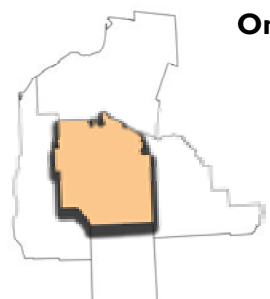
Cayuga County (CA)



Cortland County (CO)



Madison County (MA)



Onondaga County (ON)



Oswego County (OS)

NOTE: No historical records reviews were conducted as part of this project for Sites #5, #22, and #25 due to previously prepared Phase I Environmental Site Assessments .

CA 1: Cayuga County Business Park

CA 2: Weedsport Thruway Exit 40

CO 3: Finger Lakes East Business Park-Development Area

CO 4: Polkville Development Area

MA 5: Harbor Lights Business Park

MA 6: Canastota Business Park

MA 7: Oneida-Curtin Site-Development Area

MA 8: Trush Business Park

MA 9: Hamilton Airpark

MA 10: Madison County ARE Park

ON 11: White Pines Commerce Park

ON 12: Radisson West Entry Road

ON 13: COR Collamer Crossing

ON 14: Hancock Airpark

ON 15: Syracuse Research Park

ON 16: Syracuse Lakefront

ON 17: Widewaters Business Park

ON 18: Morgan Road and Wetzal Road-Development Area

ON 19: Northern Blvd and Island Road-Development Area

OS 20: Airport Industrial Park

OS 21: Independence Industrial Park

OS 22: Lake Ontario Industrial Park

OS 23: Oswego County Industrial Park

OS 24: Riverview Business Park

OS 25: Columbia Mills

**CA-1 Cayuga County Business Park
Route 20 and Half Acre Road**

**Historical Environmental
Records Review**

July 2013

CA-1 Cayuga County Business Park
Route 20 and Half Acre Road

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
126 N. Salina Street, Suite 200
Syracuse, New York 13202

Prepared By:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal NPL List	2
2.2 State Hazardous Waste Disposal Sites	2
2.3 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Cayuga County Business Park in the Town of Aurelius, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped and has been historically used for agriculture.
- A gas station located approximately 500 feet north of the target site has had several minor spills (≤ 5 gallons). The spills all occurred over the asphalt parking lot and were cleaned.
- An area of groundwater contamination (~3,050 acres) including portions of the target site was identified on the National Priorities List (NPL). The groundwater was found to contain high levels of chlorinated VOCs, particularly TCE, resulting from an unknown source.
- Southeast of the target site (0.7 miles), there are historic unlined evaporation ponds that were used by General Electric to evaporate waste industrial solvents. The surrounding groundwater and soil has been found to contain high levels of VOC's.

B&L identified two (2) recognized environmental conditions in regard to the target site. First, the area of groundwater contamination on the NPL is an ongoing issue. The high levels of contamination documented by EPA and the presence of an identified plume impacting the target site indicate a potential risk for groundwater contamination at the target site.

Second, the VOC contamination of groundwater and soil at the upgradient former General Electric property due to the historic industrial solvent evaporation processes poses a potential threat for groundwater contamination.

Given the potential presence of chlorinated VOCs in groundwater and soil vapor at the target site, future development may require a sub-slab vapor suppression system in future structures. There is a new public water system being installed along West Genesee Street, providing public water to the site. A subsurface investigation may be warranted to determine the extent of impacts to the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as CA-1: Cayuga County Business Park, is located southeast of the intersection of Route 20 and Half Acre Road in the Town of Aurelius, Cayuga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Federal NPL List

The National Priorities List (NPL) is a list prepared by the Environmental Protection Agency (EPA) of uncontrolled or abandoned hazardous waste facilities. One (1) NPL listing was identified within the search radius of one mile from the target site. A groundwater contamination plume has been identified on the southeastern portion of the site. The NPL plume covers approximately 3,050 acres and contains chlorinated VOCs and TCE. The source of the contamination is unknown.

2.2 State Hazardous Waste Disposal Sites

The State Hazardous Waste Disposal Site (SHWS) List contains information pertaining to those facilities that are deemed hazardous by the NYS Department of Environmental Conservation (NYSDEC). One (1) listing was identified as a potential risk to the target site within the search radius of one mile from the target site. Approximately 0.7 miles southeast of the target site, General Electric historically utilized unlined evaporation ponds to dispose of waste industrial solvents from 1952 to 1970. This practice has resulted in the contamination of soil and groundwater with VOCs. Remedial systems have been

deployed to alleviate the effects of the contamination, and the remediation process is ongoing. The topography of the area suggests that the contamination may not reach the target site.

2.3 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. One site was identified within the search radius. Express Mart, located 500 feet north of the target site, has seven (7) reported spills; however, each spill was identified as less than 5 gallons. All spills were reportedly contained and remediated. As the spills occurred over the asphalt parking lot and Express Mart is located downgradient from the site, the spills do not appear to pose a risk to the site.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All historical documents are available on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1938, 1959, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1938, 1959, and 1995	The site is undeveloped with residence to the north and south. The land appears to be used for agricultural purposes.
2006	There is an access road entering on the northern end of the property traversing the site to the southern end. Soil disturbance or excavation appears to have occurred at the southern end of the access road.
2008, 2009, and 2011	There is now a large complex south of the property. The disturbed area on the south end of the property is still present. The rest of the target site appears to be used for agriculture.

3.2 Topographic Maps

The 1986 USGS 7.5-minute Auburn quadrangle depicts the site located in an area of limited development west of Auburn. The site appears to be undeveloped. There are no access roads depicted in the 7.5-minute quadrangle.

The site topography appears to have a general slope to the north. The site elevation, as depicted on the 1978 USGS 7.5-minute Auburn quadrangle map, is approximately 650 feet.

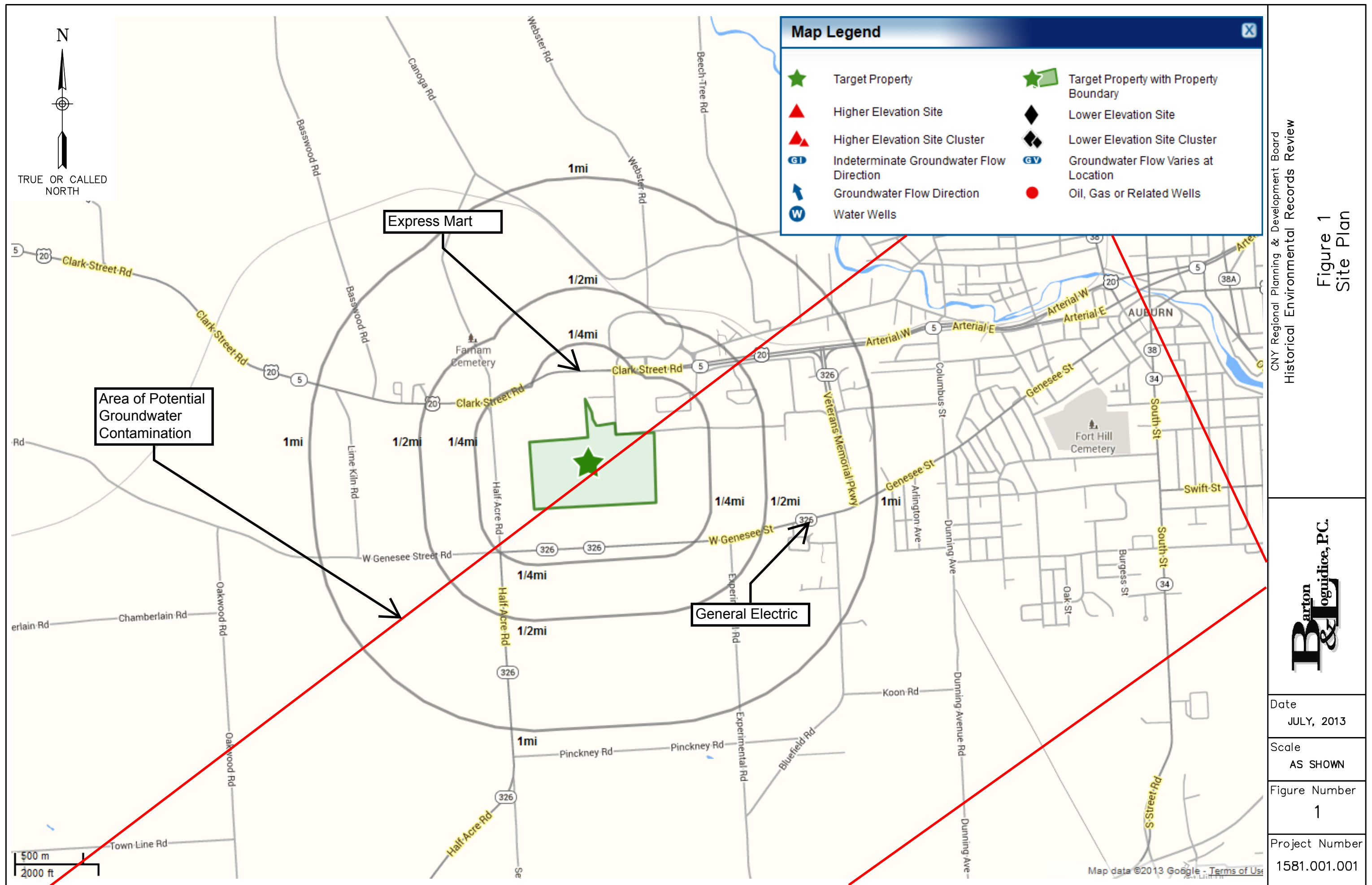
The 1956, 1954, 1943, and 1902 Lyons 7.5-minute quadrangle appears similar to the description above. The topography appears to remain similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L has identified two (2) recognized environmental conditions (RECs) in connection with the property. The 3,050-acre chlorinated VOC and TCE contamination plume identified on the NPL list and including portions of the target site poses a threat for groundwater and soil vapor contamination at the target site. Also, the VOC contamination of the soil and groundwater from the former General Electric site to the southeast may have impacted site groundwater however, there is a new public water system being installed along West Genesee St providing public water to the site. A subsurface investigation may be warranted to determine the extent of impacts to the target site.

Figure 1

Site Plan



**CA-2 Weedsport Thruway Exit 40
Coyle Road**

**Historical Environmental
Records Review**

July 2013

CA-2 Weedsport Thruway Exit 40
Coyle Road

Historical Environmental Records Review

July 2013

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal CERCLIS	2
2.2 Federal RCRA Generators Database	2
2.3 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	5

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Weedsport Thruway Exit 40 Property in the Village of Weedsport, New York. The target site is located in a rural area north of Weedsport, developed primarily with agricultural land and associated residences. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped and has been historically used for agriculture.
- Surrounding gas stations have had numerous spills associated with tank overfills. The spills have all been closed by the DEC but any residual contamination is unknown.
- The Thruway Authority has had several spills associated with daily maintenance work and roadway accidents. There is minimal information for many of the spills.
- South of the site, WR Grace has had an asbestos removal conducted. The cleanup was voluntary and WR Grace is not listed on the NPL.
- An unknown source of groundwater contamination was discovered adjacent to the northwest portion of the site. The contaminated groundwater discovered was remediated but the source remains unknown.

B&L identified two (2) recognized environmental conditions in regard to the target site. The historic spills at the Thruway Authority and surrounding gas stations may have impacted the target site. Given the lack of information for numerous spill listings surrounding the target site, a subsurface investigation may be warranted to determine the full extent of the impacts to the target site. In addition, the groundwater contamination adjacent to the northwest portion of the site is from an unknown source.

Due to the location of the discovery it is possible that the contamination could be affecting the target property, however, public water is available for future development.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as CA-2: Weedsport Thruway Exit 40, is located north and south of exit 40 off of the NYS Thruway in the Village of Weedsport, Cayuga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Federal CERCLIS List

The CERCLIS List is a comprehensive list prepared by the EPA of known or suspected uncontrolled or abandoned hazardous waste facilities. One (1) CERCLIS listing was identified within the search radius of 0.5 miles from the target site. Approximately 0.009 miles south of the target site, WR Grace underwent asbestos abatement. The asbestos was removed from the site and the case was closed. The WR Grace property is not listed on the NPL.

2.2 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. One (1) RCRA LQG was identified adjacent to the target site. The NYS Thruway Authority, which adjoins the central portion of the target site, is a state-run organization with no reported violations.

2.3 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Multiple spills have been reported within the 0.5 mile radius of the target site.

Page Transportation, located southeast and adjacent to the site, had an spill that was reportedly the result of poor housekeeping and was excavated for cleanup. STARS cleanup guidance was met and the spill was closed by NYSDEC.

The NYS Thruway had several spills associated with both vehicle accidents and service work. Multiple spill reports are lacking information regarding the material and quantities spilled. Further investigation would be required to determine the risk to the target site.

Gas stations surrounding the target site have reported spills of up to 80 gallons of fuel. The majority of the spills were caused during deliveries or fueling and do not reflect the failure of storage tanks. All reported spills have been closed by NYSDEC.

An unmappable spill located adjacent to the northwest portion of the site was reported when NYS Thruway employees discovered petroleum contaminated groundwater. The source of the contamination is unknown.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All historical documents are available on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1957, 1985, 1988, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1957	The site is undeveloped and appears to be used for agricultural purposes.
1985	There is a residence located on the southern portion of the property. The remainder of the property appears to be used for agriculture.
1988, 1995, 2006, 2008, 2009, 2011	The property appears similar to the 1985 aerial.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Weedsport quadrangle depicts the site located in an area of limited development north of Weedsport. The site appears to be undeveloped with the exception of a residence on the southern portion of the property. The site is accessible from State Route 34.

The site topography appears to have a general slope to the north. The site elevation, as depicted on the 1978 USGS 7.5-minute Auburn quadrangle map, is approximately 400 feet.

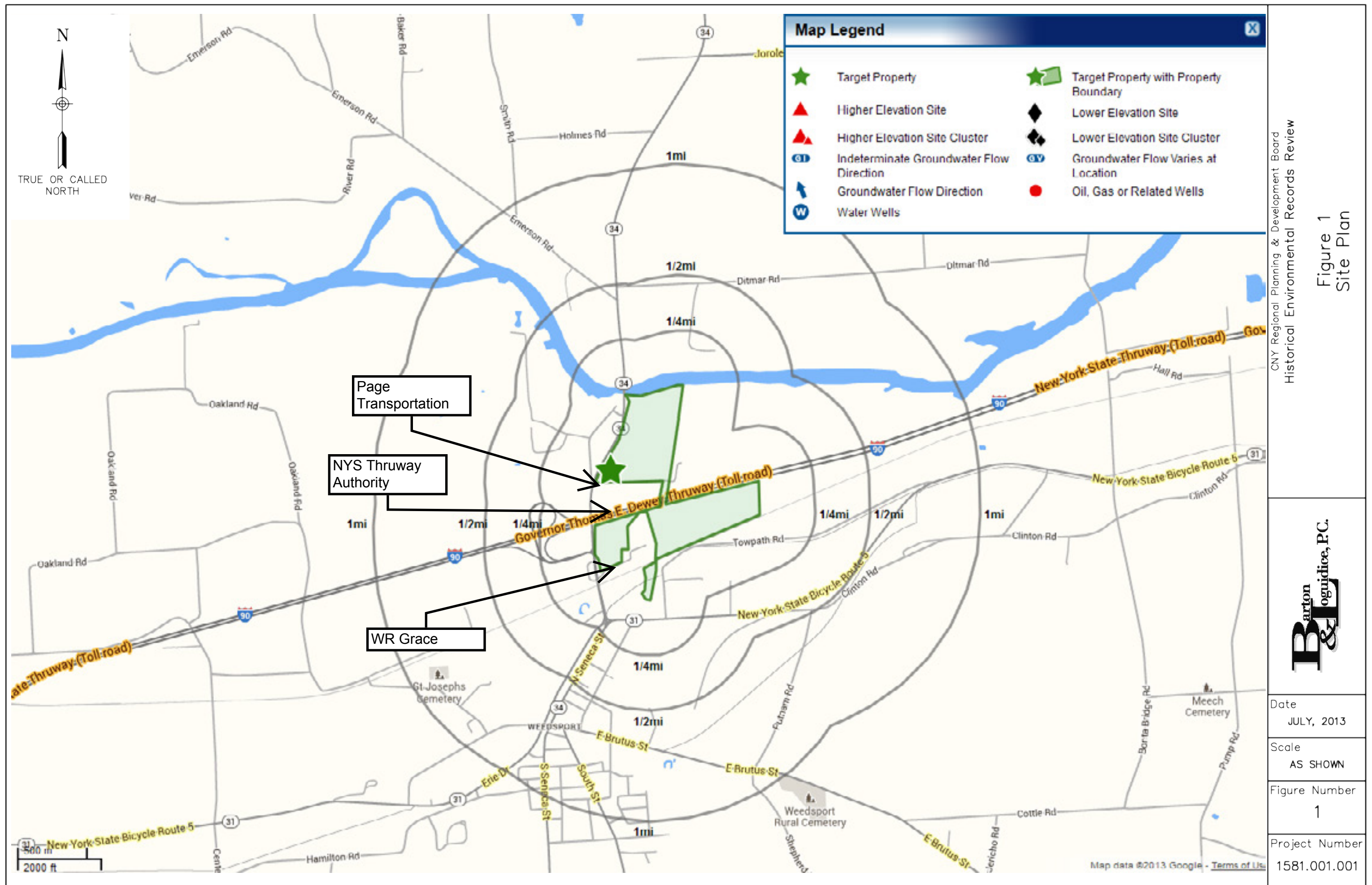
The 1954, 1943, and 1902 Lyons 7.5-minute quadrangle appears similar to the description above. The topography appears to remain similar to current conditions.

4.0 Conclusions

Based on the historical information review, B&L has identified two (2) recognized environmental conditions (RECs) in regard to the target site. The historic spills at the Thruway Authority and surrounding gas stations may have impacted the target site. Given the lack of information for numerous spill listings surrounding the target site, a subsurface investigation may be warranted to determine the full extent of the impacts to the target site. In addition, the groundwater contamination adjacent to the northwest portion of the site is from an unknown source. Due to the location of the discovery it is possible that the contamination could be affecting the target property, however, public water is available for future development.

Figure 1

Site Plan



**CO-3 Finger Lakes East Business Park–
Development Area
Gracie Road**

**Historical Environmental
Records Review**

July 2013

CO-3 Finger Lakes East Business Park–Development Area
Gracie Road

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal RCRA Generators Database	2
2.2 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	5

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Finger Lakes East Business Park—Development Area in the Town of Cortlandville, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped and has historically been used for agriculture.
- Two commercial buildings are located east of the site.
- A spill listing for Contento-Schmidt indicates that 35 gallons of fuel oil was spilled in a basement. The contaminated soils were removed and the spill was closed.
- Monarch Machine Tool Co. discovered what was thought to be kerosene contamination during an excavation at the property. The soil was sampled and found to not be contaminated.

B&L did not identify any recognized environmental conditions in regard to the target site. The spills discovered were remediated as necessary and closed by NYSDEC.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as CO-3: Finger Lake East Business Park—Development Area, is located southwest of the City of Cortland in the Town of Cortlandville, Cortland County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG). Two (2) RCRA SQGs were identified adjacent to the site. Tunison Laboratory has one (1) violation reported that has achieved compliance. A second facility, the Monarch Cortland lab, is downgradient from the site.

2.3 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Several spills were identified within 0.5 miles of the target property. A listing for Contento-Schmidt is the result of a spill caused

by a tank failure. 35 gallons of fuel oil were spilled onto the basement floor. All soils were excavated.

Monarch Machine Tool Co. has had several minor spills on site. All spills were cleaned and closed.

LCS Inc. discovered kerosene contaminated soil during a tank removal. Soil samples were sent out and came back negative.

Given that all spills were closed and that the spills were minor in nature, these spills are not of environmental concern in regard to the target site.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All historical documents can be found on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1969, 1985, 1993, 1995, 2006, 2008, 2009 and 2011 were obtained from EDR, Inc.

Year	Description
1969	The site is undeveloped with farmland and associated residences surrounding the site. The site appears to be used for agricultural purposes.
1985, 1993, 1995	A large commercial building is now located east of the site. The target site remains undeveloped.
2006, 2008, 2009, 2011	A commercial building is located east of the site. The target site remains undeveloped.

3.2 Topographic Maps

The 1986 USGS 7.5-minute Auburn quadrangle depicts the site located in an area of limited development southwest of the City of Cortland. The site appears to be undeveloped.

The site topography appears to have a general slope to the north. The site elevation, as depicted on the 1955 USGS 7.5-minute Cortland quadrangle map, is approximately 1,260 feet.

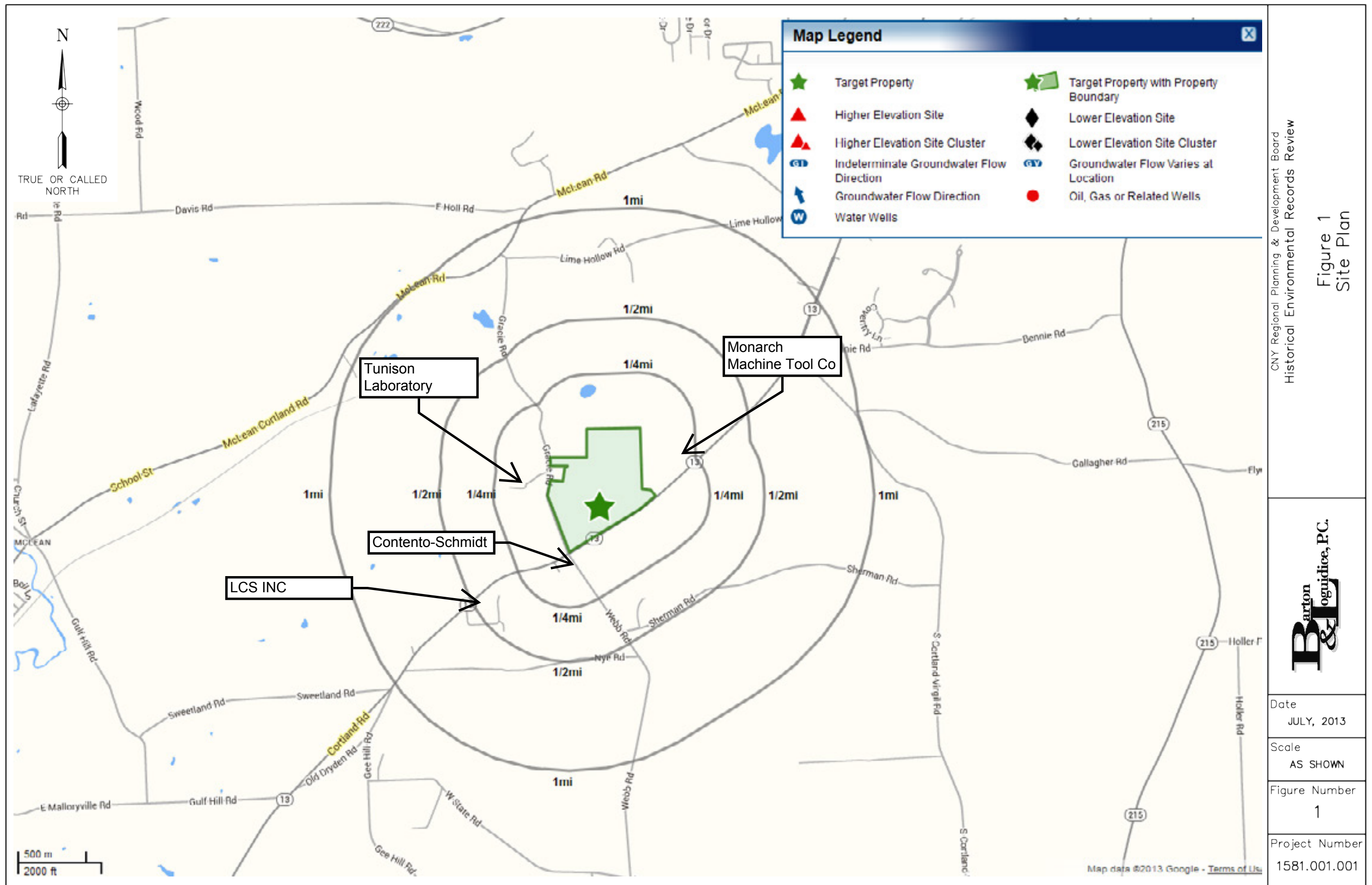
The 1944 and 1903 Cortland 7.5-minute quadrangle appears similar to the description above. The topography appears to remain similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L has identified no recognized environmental conditions (RECs) in connection with the property.

Figure 1

Site Plan



**CO-4 Polkville Development Area
Gracie Road**

**Historical Environmental
Records Review**

July 2013

CO-4 Polkville Development Area
Greenwood Road

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Spills and Leaking Storage Tanks	2
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	5

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Polkville Development Area east of the City of Cortland, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site has several residential buildings and has been historically used for agriculture.
- Agway, located adjacent to the site to the west, has had numerous spills reported, the worst of which was a 50-gallon fuel oil spill. All reported spills have been cleaned and closed with the NYSDEC.
- A truck plaza located about 0.13 miles southwest of the site has had two spills caused by tank overfills. All materials were recovered.
- The Exit 10 Truck Plaza had contamination found during a tank removal. The Plaza has quarterly groundwater monitoring conducted.
- Express Mart had a 10-gallon diesel spill associated with a tank overflow.
- A site identified as “Petroleum Storage Facility” had a 10-gallon spillover occur during a fuel transfer. All material was recovered.
- Public water is available on-site.

B&L identified one (1) recognized environmental conditions in regard to the target site. The contamination reported at the Exit 10 Truck Stop has quarterly groundwater monitoring associated with contamination found during a tank removal. While the spill is

closed, the ongoing investigation suggests that there may be some residual contamination located at the site.

All spills located within the search radius used are located downgradient from the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as CO-4: Polkville Development Area, is located east of the Interstate 81 and east of the City of Cortland, Cortland County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Five (5) sites were identified within 0.5 miles. Agway has had thirteen (13) spills/leaking tanks reported. Most spills were minor and all spills were closed per NYSDEC. A 50-gallon #2 fuel oil spill occurred when pumping fuel into a skid tank. The tank was not plugged. The spill was cleaned to NYSDEC standards. A tank truck overfill occurred spilling a reported 100 gallons of gasoline. Recovery and treatment systems were put into place. All product was not recovered and further testing was being conducted. The spill was closed to NYSDEC standards.

The Pit Stop Auto/Truck Plaza has two (2) spills reported. A 64-gallon kerosene spill occurred during a truck overfill. The spill was contained in secondary containment and was closed by NYSDEC. In the second incident, an unattended pump caused an overfill of a gas tank resulting in 30 gallons of spilled diesel fuel. Cleanup was conducted with all material recovered. The spill was closed to standards.

The Exit 10 Truck Stop also has spills noted at the site; during a gasoline tank removal contamination was found. Contaminated soils were removed and spill was closed meeting standards.

Express Mart had a 10-gallon spill reported from a diesel fuelling overfill. The spill was cleaned using speedy dry, and all material was recovered. The spill was closed by NYSDEC.

A site identified as "Petroleum Storage Facility" at 3817 Route 11 had 10 gallons of #2 fuel oil spilled during a fuel transfer. All material was recovered and the spill was closed.

One (1) orphan site with a reported spill was found within the search radius. A gas station located at 3789 Route 11 had 5 gallons of gasoline spilled on the asphalt. All material was recovered and the spill was closed.

All spill sites are located downgradient from the target property.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All historical documents are available on the provided CD.

3.1 *Aerial Photographs*

Historical aerial photographs of the site from 1936, 1955, 1966, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc. Each photograph depicts the site as mostly undeveloped with a residence centrally located along Route 41. The land appears to be used for agricultural purposes. There appears to be no changes in site buildings or usage since 1936.

3.2 *Topographic Maps*

The 1994 USGS 7.5-minute McGraw quadrangle depicts the site located in an area of limited development east of Cortland. The site appears to have several residential buildings located along Route 41.

The site topography appears to have a general slope to the south. The site elevation, as depicted on the 1978 USGS 7.5-minute Auburn quadrangle map, is approximately 1,200 feet.

The 1986, 1979, 1955, 1944 and 1903 McGraw 7.5-minute quadrangle appears similar to the description above. The topography appears to remain similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L has identified one (1) recognized environmental condition (REC) in connection with the property. The spill at the Exit 10 Truck Stop indicates that contamination was found during a tank removal. Quarterly groundwater monitoring is conducted at the property. This long-term monitoring suggests the potential for residual contamination to remain. The contamination is located downgradient from the target site and there is public water available; however, the results of this groundwater testing should be reviewed to determine the potential impacts to the target site.

Figure 1

Site Plan



**MA-6 Canastota Business park
Dominic Bruno Boulevard**

Historical Environmental Records Review

July 2013

MA-6 Canastota Business Park
Dominic Bruno Boulevard

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Syracuse, New York 13220



Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 State Solid Waste Disposal Sites Listing	2
2.2 Spills and Leaking Storage Tanks	2
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Canastota Business Park in the Village of Canastota, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences bordering Canastota. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped and has been historically used for agriculture.
- There is public water available on-site.
- East of the site, a foamy dairy product discharge was identified flowing in the creek. The source of this spill was unknown.

B&L did not identify any recognized environmental conditions in regard to the target site. The dairy discharge is not identified as a risk to the site because it is located >0.5 miles away and the material does not appear to have been hazardous.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as MA-6: Canastota Business Park, is located south of the NYS Thruway in the Village of Canastota, Madison County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 State Solid Waste Disposal Sites Listing

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. Two (2) listings were identified in the EDR report within the 0.5 mile search distance from the site. Canastota SLF is identified as an inactive municipal solid waste landfill. The landfill is located approximately 0.25 miles northwest of the target site. East Coast Off Road is an inactive vehicle dismantling location located approximately 0.465 miles southwest of the target site. As these facilities are inactive and are not associated with any other environmental records found during the records review, these properties are not of environmental concern in regard to the target site.

2.2 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Four (4) sites were identified within the search radius of 0.5 miles. West Lake Manufacturing reported heavy contamination found in the location of a previous 1000-gallon gasoline underground storage

tank (UST). The contamination was excavated as close to the adjacent building as possible, but the highest levels of contamination appeared to be under the building. West Lake Manufacturing is approximately 2,000 feet and downgradient from the target site, indicating that the contamination is unlikely to impact the target site.

The Municipal Airport has a spill related to airplane fuel discharged into ditch. There was no mention of an actual spill, and the report was closed meeting standards by the NYSDEC.

Kwick Fill Canastota had a reported leaking tank. The spilled contents were removed and contaminated soil removed. The spill occurred downgradient from the target site.

3348 Seneca TPKE had gas contamination found during a site excavation. The soils were tested and met STARS guidance, allowing the spill to be closed by the NYSDEC.

One orphan site that was unable to be mapped was also identified. A foamy, milky discharge was witnessed floating down Canastota Creek. The source of this discharge is unknown. A local dairy plant was asked about the discharge, but no cause was determined. The material is not hazardous and is therefore unlikely to be of environmental concern to the target site.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All historical documents are available on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1941, 1956, 1974, 1985, 1989, 1994, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1941, 1956	The site is undeveloped. The land appears to be used for agricultural purposes.
1974, 1985, 1989, 1994, 2006	The northeast corner of the property has an area of disturbance and appears to be exposed soil. The northern portions of the site are becoming wooded.
2008, 2009, 2011	The disturbed area in the northeast corner now appears to be ponded water.

3.2 Topographic Maps

The 1993 USGS 7.5-minute Canastota quadrangle depicts the site located in an area of limited development west of Auburn. The site appears to be undeveloped. There are multiple access roads off Seneca Turnpike depicted in the 7.5-minute Canastota quadrangle.

The site topography appears to have a general slope to the north. The site elevation, as depicted on the 1993 USGS 7.5-minute Auburn quadrangle map, is approximately 500 feet.

The 1985 Utica, 1957 and 1946 Canastota, and 1902 Chittenango 7.5-minute quadrangle appear similar to the description above. The topography appears to remain similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L has not identified any recognized environmental conditions (RECs) in connection with the property. Although from an unknown source, the dairy discharge noted in the orphans listing is not a hazardous material and is located at a distance from the target site such that the risk to the site would be minimal. All other spills were minor in nature.

Figure 1

Site Plan

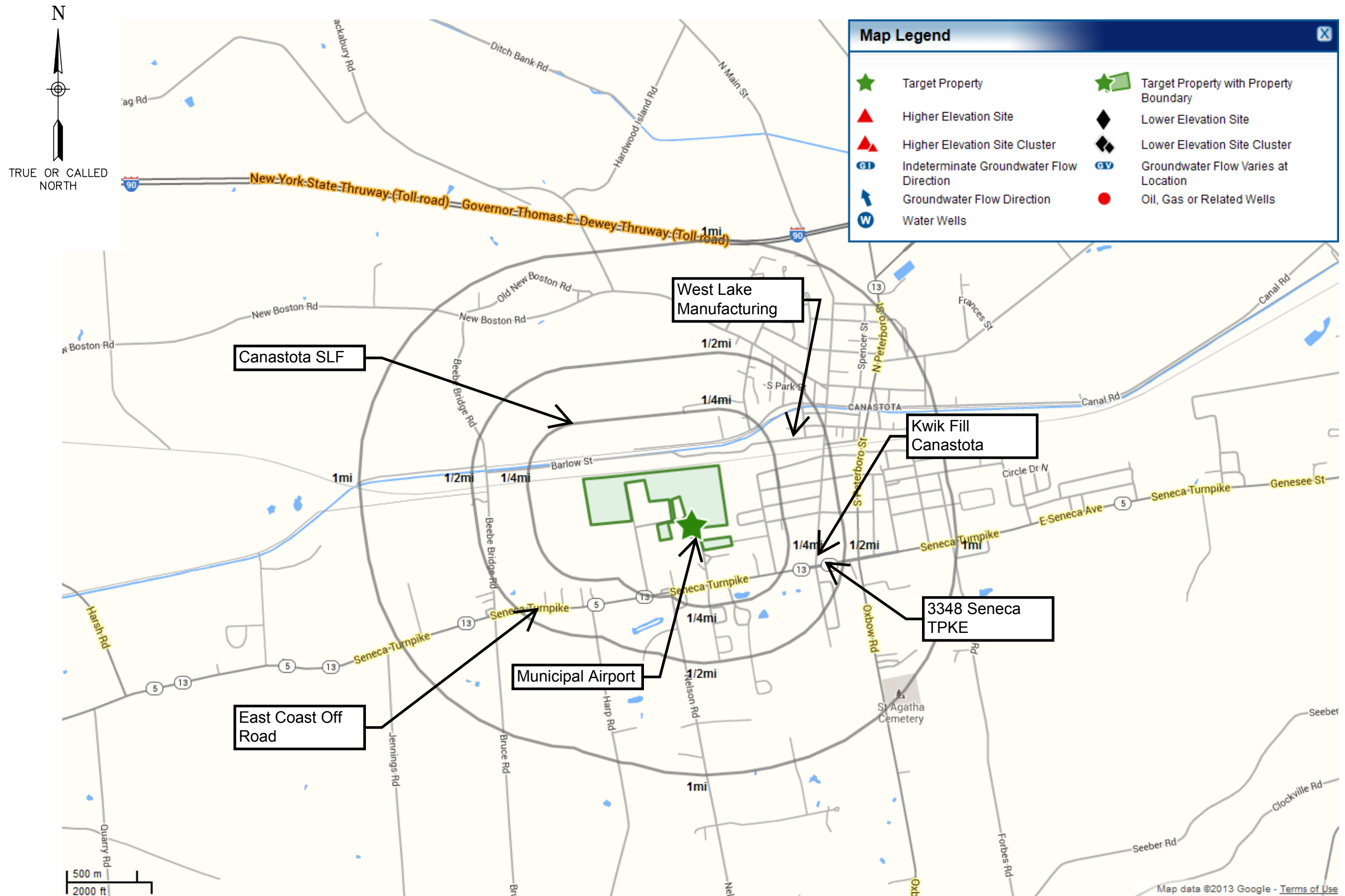


Figure 1
Site Plan

**MA-7 Oneida–Curtin Site–Development Area
West Elm Street & North Court Street**

**Historical Environmental
Records Review**

July 2013

MA-7 Oneida–Curtin Site–Development Area
West Elm Street & North Court Street

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
126 N. Salina Street, Suite 200
Syracuse, New York 13202

Prepared By:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal RCRA Generators Database	2
2.2 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Oneida–Curtin Site–Development Area in the City of Oneida, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped and has been historically used for agriculture.
- Two LTANKS at the Madison County Highway Department and Former NYE Ford property tank failures were closed not meeting NYSDEC standards.
- An area of minor groundwater contamination is located just south of the site at Wampsville Automotive along Genesee Street.

B&L has identified one (1) recognized environmental conditions (RECs) in connection with the property. The Wampsville Automotive property and leaking tanks at the Madison County Highway Department and Former NYE Ford property may have impacted site soils or groundwater. A subsurface investigation may be warranted to determine the extent of impacts to the target site. However, as a public water supply is available at the site, this is not anticipated to affect the drinking water source

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as MA-7: Oneida–Curtin Site–Development Area, is located northeast and southeast of the intersection of West Elm Street & North Court Street in the City of Oneida, Madison County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG). One RCRA-CESG was identified within the search radius of 0.25 miles from the site for which no violations were found.

The EDR report identified one facility in the CORRACTS database, however the site is lower in elevation than the Curtin Property and is on the other side of the Erie Canal. The CORRACTS database lists handlers with RCRA Corrective Action Activity.

2.2 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Five (5) LTANKS sites were located within the search distance of one-half mile. All five LTANKS reports were closed by the NYSDEC; two were tank test failures that were promptly repaired. The other three were tank failures, one of which was lower in elevation and across the Erie Canal from the Curtin Property, and was closed meeting standards. The remaining tank failures at the Madison County Highway Department and Former NYE Ford property were closed not meeting NYSDEC standards, indicating that additional contamination may remain at these properties.

One (1) NY Spills site, Wampsville Automotive, was identified within the search radius of one-eighth of a mile. The spill was closed, with minor groundwater contamination reportedly remaining onsite. Public water supply exists adjacent to the Curtin Property.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which are included on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1941, 1956, 1974, 1989, 1994, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1941, 1956, 1974, 1989	The site is undeveloped with residences to the west as well as along West Elm Street. Both the road to the north and the Erie Canal appear to be present. The land appears to be used for agricultural purposes.
1994	The site is still undeveloped with additional residences and commercial buildings to the west as well as along West Elm Street. The land appears to be used for agricultural purposes.
2006, 2008, 2009, 2011	The site is still undeveloped with additional residences and commercial buildings to the west as well as along West Elm Street. A large commercial building is present to the east. The land appears to be used for agricultural purposes.

3.2 Topographic Maps

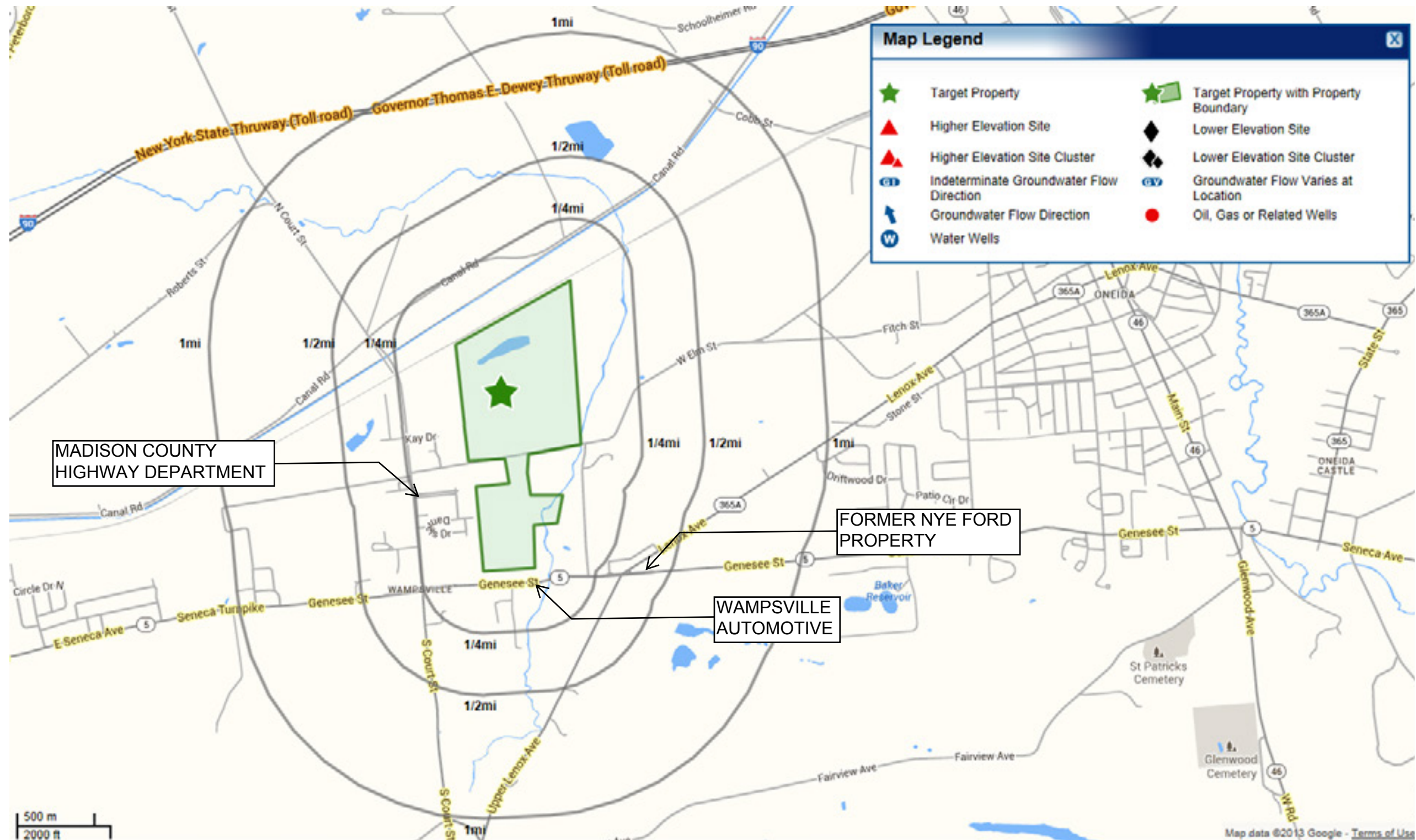
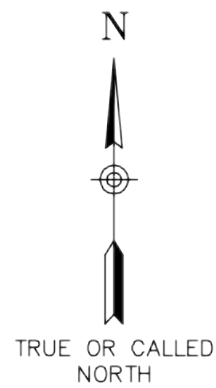
The 1985 Utica 7.5-minute quadrangle, and 1993, 1955, 1947, 1946, and 1902 Oneida 7.5-minute quadrangles depict the site located in an area of very limited development. The site appears to be undeveloped with a general slope to the north. The site elevation, as depicted on the quadrangle maps, is approximately 460 feet on the south end (the portion of the site south of present-day West Elm Street) and 430 feet on the north end (the portion of the site north of present-day West Elm Street). The topography appears similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L has identified one (1) recognized environmental conditions (RECs) in connection with the property. The Wampsville Automotive property and leaking tanks at the Madison County Highway Department and Former NYE Ford property may have impacted site soils or groundwater. A subsurface investigation may be warranted to determine the extent of impacts to the target site. However, as a public water supply is available at the site, this is not anticipated to affect the drinking water source.

Figure 1

Site Plan



**MA-8 Trush Business Park
US State Hwy 20 & John Trush Boulevard**

**Historical Environmental
Records Review**

July 2013

MA-8 Trush Business Park
US State Hwy 20 & John Trush Boulevard

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
126 N. Salina Street, Suite 200
Syracuse, New York 13202

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal RCRA Generators Database	2
2.2 State Hazardous Waste Disposal Sites	2
2.3 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	5

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Trush Business Park in the City of Cazenovia, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences, as well as several adjacent commercial buildings. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped and has been historically used for agriculture.
- Historic spills of TCE and diesel fuel near the site may have impacted site soils or groundwater.

B&L identified one recognized environmental condition in regard to the target site. Because historical spill records indicate the potential presence of nearby contamination, further site investigation may be warranted to determine the extent of soil and groundwater impacts to the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as MA-8: Trush Business Park, is located north of US Highway 20 and John Trush Boulevard in the City of Cazenovia, Madison County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety in Attachment 1. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG).

A RCRA-LQG site identified as Dielectric Laboratories, Inc. is located approximately 470 feet SSE of the site and 55 feet higher in elevation. The facility has received five (5) reported notices of violation related to the site's hazardous waste. The facility is noted as having achieved compliance for all violations, only one of which is accompanied by additional information. This particular notice was related to the definition of solid waste and whether certain items were classified as such. As the facility has achieved compliance with RCRA requirements, it is not of environmental concern in regard to the target site.

2.2 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. One LTANKS site was located within the search distance of one-half mile. The leak was attributed to a broken septic line leading to a septic leachfield. It was reportedly broken for one week prior to repair. The site associated with this leak is the Cazenovia Bus Garage, which is approximately 900 feet south of the site (on the opposite side of Route 20). The LTANKS report was closed not meeting NYSDEC standards.

Four (4) NY Spills sites were identified within the search radius of one-eighth of a mile. All spills were closed meeting NYSDEC standards. Two (2) of the four (4) spill reports were accompanied by information indicating that the spilled material was not recovered. This pertains to 40 pounds of TCE spilled by a delivery truck at Dielectric Laboratories (approximately 450 feet south-southeast) and a traffic accident resulting in the release of 100 gallons of diesel approximately 60 feet south-southeast. Because there is currently no public water supply to the Trush Business Park site, further site investigation may be warranted to determine whether these two spills have impacted groundwater at the site.

An additional unmappable listing corresponding to Cazenovia College/Transportation on Route 20 was identified. The spill, which was related to contaminated soil, was closed by the NYSDEC meeting standards..

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, . Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1959, 1972, 1975, 1982, 1988, 1994, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1959,1972, 1975	The site is undeveloped with Route 20 and very few residences to the south. Portions of the site are used for agricultural purposes while the remainder is wooded.
1982	The site appears the same as in previous aerial photographs, with minor commercial development to the south.
1988, 1994	Similar to the 1982 photograph, with additional commercial development to the south.
2006, 2008, 2009, 2011	Similar to the 1994 photograph, with building additions to the commercial properties to the south, as well as additional parking and roads.

3.2 Topographic Maps

The 1899 and 1943 Cazenovia 7.5-minute quadrangles depict the site located in an area of very limited development. The site appears to be undeveloped with a general slope to the west/northwest. The site elevation, as depicted on the quadrangle maps, is approximately 1660 east end and 1520 feet on the north end, with the northwest corner lower, at elevation 1460. The topography appears similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, further site investigation may be warranted to determine whether nearby spills have contributed to groundwater contamination onsite.

Figure 1

Site Plan

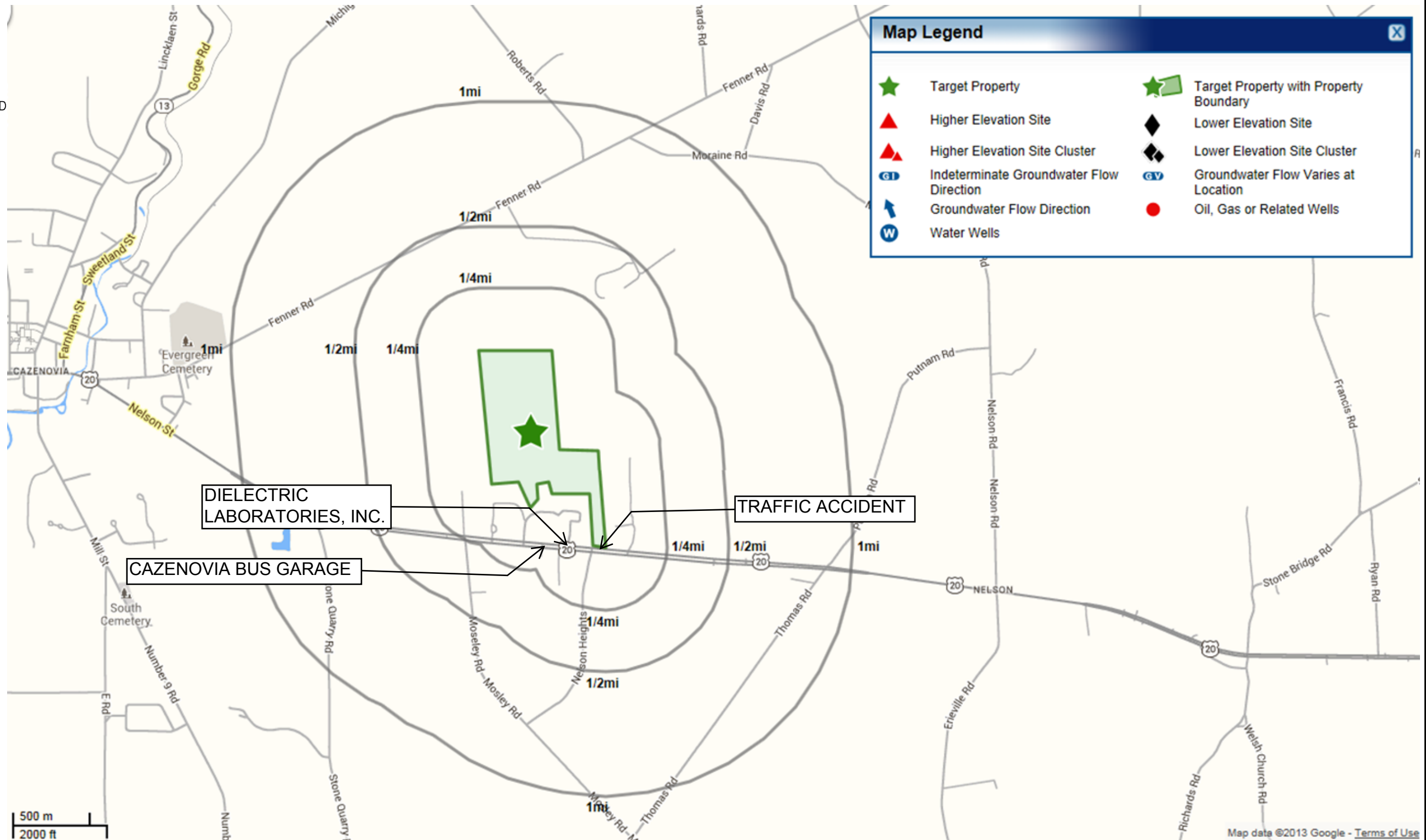
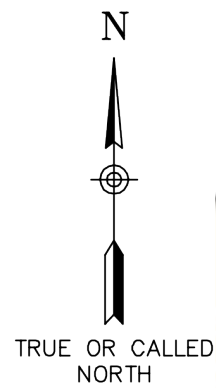


Figure 1
Site Plan



**MA-9 Hamilton Airpark
State Route 28/Airport Road**

Historical Environmental Records Review

July 2013

MA-9 Hamilton Airpark
State Route 28/Airport Road

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal NPL List	2
2.2 Federal CERCLIS List.....	2
2.3 State Solid Waste Disposal Sites Listing	3
2.4 Spills and Leaking Storage Tanks	3
2.5 Registered Storage Tanks	4
3.0 Historical Use Information.....	5
3.1 Aerial Photographs	5
3.2 Topographic Maps	5
4.0 Conclusions	6

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Hamilton Airpark in the Town of Hamilton, New York. The target site is located in a mixed commercial/residential/agricultural land area. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- There is a history of spills and leaking tanks at the site, one of which pertains to a leaking tank report that is closed not meeting standards due to soil contamination above standards.

B&L identified one (1) recognized environmental conditions in regard to the target site, pertaining to the LTANKS listing for “Hamilton Muni Airport” as reference above. A subsurface investigation may be warranted to determine the extent of impacts to site soils and groundwater.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as MA-9: Hamilton Airpark, is located north of US Highway 20 and John Trush Boulevard in the Town of Hamilton, Madison County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was listed as not identified in the EDR report; however there are listings that appear to pertain to the target property. The results of this information search are summarized below.

2.1 Federal NPL List

The National Priorities List (NPL) is a list prepared by the Environmental Protection Agency (EPA) of uncontrolled or abandoned hazardous waste facilities. One Delisted NPL listing was identified within the minimum ASTM search distance from the Site. C&J Disposal Leasing Co. Dump is a Delisted NPL site. While some VOCs, Metals, BTEX, and other contaminant constituents exist onsite, they are indicated as having no migration pathway or having groundwater and surface water pathways.

2.2 Federal CERCLIS List

The CERCLIS List is a comprehensive list prepared by the EPA of known or suspected uncontrolled or abandoned hazardous waste facilities. One (1) CERCLIS listing was identified in the EDR database, and corresponds to the C & J Disposal Leasing Co. Dump site. EPA and NYSDOH sampling of downgradient well-water indicated the absence of volatile organic compounds or priority pollutant metals. In 1991, several remedial actions were performed that include soil and solid waste excavation and disposal, and monitoring was

required as an engineering control. In 1994 the site was delisted from the NPL database for the reasons cited above.

2.3 *State Solid Waste Disposal Sites Listing*

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. One solid waste facility listing was identified within the minimum ASTM search distance from the site, Hamilton SLF (V). It is flagged as inactive, and is listed for handling or having handled municipal solid waste.

2.4 *Spills and Leaking Storage Tanks*

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Seven (7) LTANKS site was located within the search distance of one-half mile. Of the LTANKS listings, many were closed meeting standards or were significantly downgradient of the site. Two LTANK listings result from activities at the airport. Contaminated soil was discovered during a tank removal, and the LTANK file was closed not meeting standards because contaminant levels in soil were above standards. However, a subsurface report showed no petroleum-contaminated groundwater leaving the property. A second LTANKS listing for the airport site, which was closed meeting standards, was due to a tank failure. However, results of analysis indicated that no further action was needed.

Seven (7) NY Spills sites were identified within the search radius of one-eighth of a mile. While all of the spills have been closed, only three were closed meeting NYSDEC standards. One of the spills listed as closed meeting standards took place at the airport and is related to the spilling of jet fuel. The spill was reportedly on pavement and was contained; however, there is no record of the amount of fuel recovered. Three listings that were closed not meeting

standards were related to traffic accidents in close proximity to the site. One listing associated with a traffic accident was closed not meeting standards with no additional information provided. A second traffic accident was closed not meeting standards as 3 gallons of transformer oil were unaccounted for. The third was closed not meeting standards as 9 gallons of fuel oil were not recovered from a spill resulting from an open fuel tank hatch on a truck.

An additional spill was related to several cubic yards of sludge discovered in the bottom of a drywell. Recovery information was not provided; however, this spill appears minor in nature.

2.5 Registered Storage Tanks

The NYS Petroleum Bulk Storage database contains information pertaining to facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons, including aboveground (AST) and underground storage tanks (UST). An unmappable listing indicates active ASTs at the airport. An additional unmappable listing indicates closed USTs at the "Elisha Payne Airport".

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which can be found on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1959, 1982, 1988, 1994, 2006, 2009, 2009 and 2011 were obtained from EDR, Inc.

Year	Description
1959	The site is largely undeveloped, with Eddy Road (limited residential development) and Airport Road present. Very limited residential development nearby.
1982	Photo quality poor.
1988	It appears that the site has undergone development, with what appears to be a rudimentary runway present based on the quality of the aerial photographs. A few buildings have been placed onsite at the northern end of the present-day Wings Way.
1994	Similar to the 1988 photo, with more buildings present and the runway clearly paved.
2006, 2008, 2009, 2011	Similar to the 1994 photo, with more site buildings and associated development. Wings Way is now present.

3.2 Topographic Maps

The 1976 Hamilton 7.5-minute quadrangles depict the site located in an area of very limited development. The site appears to be undeveloped with a general slope to the north as well as to the south, from the center of the site. The site elevation, as depicted on the quadrangle maps, is approximately 1138 at the center. The 1943 Hamilton 7.5-minute and 1902 Morrisville 15-minute quadrangles depict similar conditions to the 1976 quadrangle. The topography appears similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, there is a history of spills and leaking tanks at the site, one of which pertains to a leaking tank report that is closed not meeting standards due to soil contamination above required levels. B&L has identified one (1) recognized environmental condition in regard to the target site, pertaining to the LTANK listing for “Hamilton Muni Airport” as reference above. A subsurface investigation may be warranted to determine the extent of impacts to site soils and groundwater.

Figure 1

Site Plan

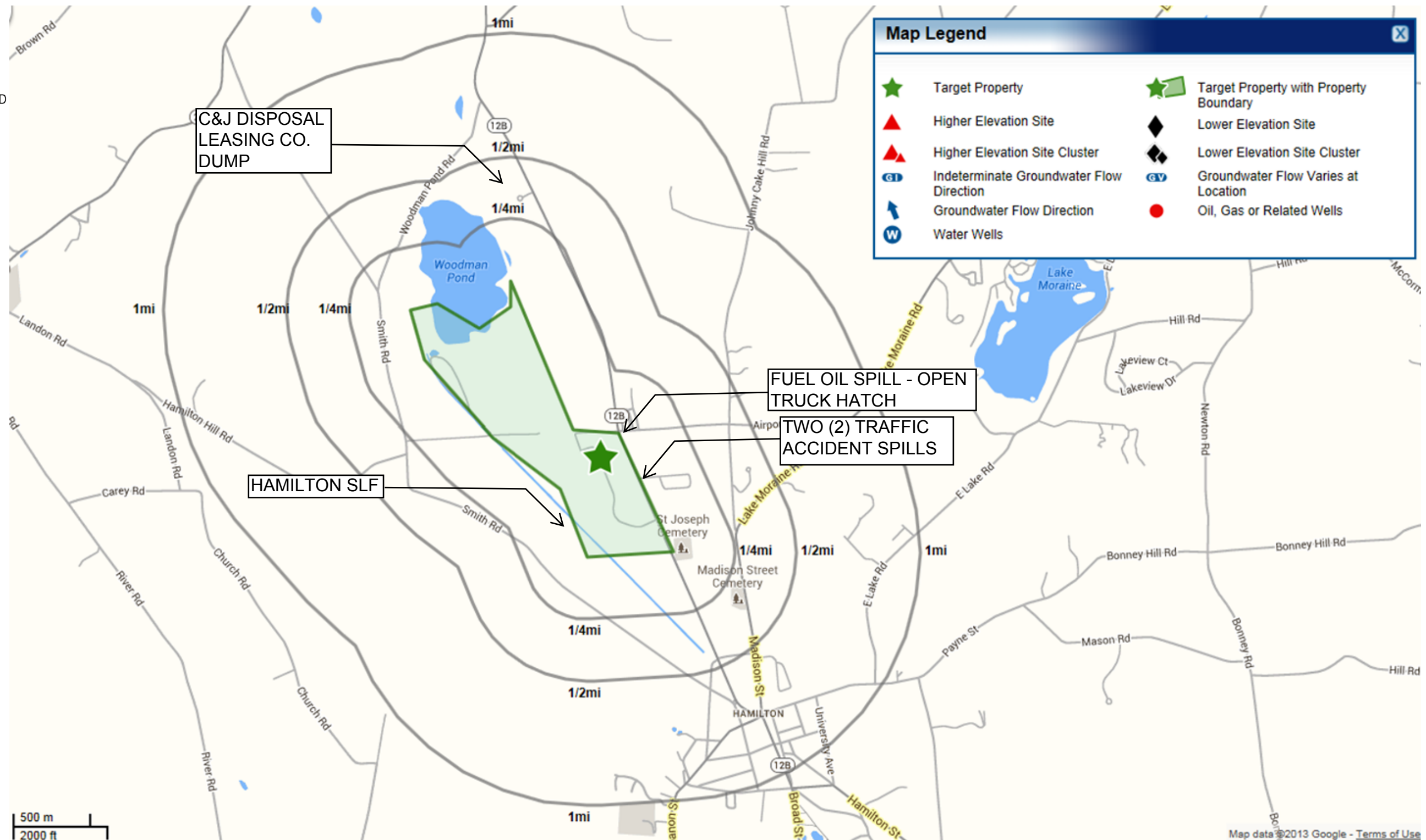
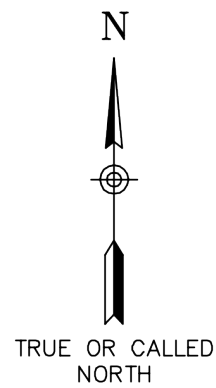


Figure 1
Site Plan



Date
JULY, 2013

Scale
AS SHOWN

Figure Number
1

Project Number
1581.001.001

**MA-10 Madison County ARE Park
Bouyea Road**

**Historical Environmental
Records Review**

July 2013

MA-10 Madison County ARE Park
Buyea Road

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
126 N. Salina Street, Suite 200
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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 State Hazardous Waste Disposal Sites	2
2.2 State Solid Waste Disposal Sites Listings.....	2
2.3 Registered Storage Tanks	3
2.4 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	5
3.1 Aerial Photographs	5
3.2 Topographic Maps	6
4.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Madison County ARE Park in the Village of Canastota, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- There is a history of spills at the Madison County Landfill, which may have impacted site soils or groundwater.

B&L identified one (1) recognized environmental condition in regard to the target site, pertaining to the spills noted above. Because potable water may be not available via public water supply, the database listings associated with the Madison County Landfill may have impacted site soils and groundwater. A subsurface investigation may be warranted to assess the impacts of these spills

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as MA-10: Madison County ARE Park, is located both west and east of Buyea Road south of the intersection with Timmerman Road, in the Village of Canastota, Madison County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety in Attachment 1. The target site was identified in the EDR report, and the results are included below. The results of this information search are summarized below.

2.1 State Hazardous Waste Disposal Sites

The State Hazardous Waste Disposal Site (SHWS) List contains information pertaining to those facilities that are deemed hazardous by the NYS Department of Environmental Conservation (NYSDEC). One SHWS listing, the Madison County Landfill, is located within the target property boundary. The 11-acre sanitary landfill site is listed as property closed, requiring continued management. The landfill began accepting baghouse dust and grinding waste from Upstate Metals in 1989 and stopped in 1990. There is confirmed disposal of toxic lead waste limited to 11 acres of the original 400-acre landfill, but groundwater analysis has shown no significant contamination due to the baghouse dust and grinding waste. Monitoring indicates that contaminated groundwater is not leaving the property, and no site-related contamination was identified in the private wells tested.

2.2 State Solid Waste Disposal Sites Listing

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. One solid waste facility listing (listed three times) was

identified. The Madison County Landfill was identified in three separate SWF/LF database listings. These pertain to the inactive status of the collection of municipal solid waste and collection of construction and demolition debris. Another listing pertains to the active status of the collection of municipal solid waste, construction and demolition debris, foundry sand, petroleum contaminated soil, and sewage treatment plant sludge, as well as actively participating in landfill gas recovery.

2.3 Registered Storage Tanks

The NYS Petroleum Bulk Storage database contains information pertaining to facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons, including aboveground (AST) and underground storage tanks (UST). Two (2) UST listings were identified. One, pertaining to the Madison County Landfill, is listed as having an active UST status but that the tank (diesel) has been closed and removed. The second listing is for the Town of Lincoln Highway Department (depicted as within the target property's boundaries). One #2 Fuel Oil tank is in service, two gasoline tanks were closed and removed.

Three (3) AST listings were identified within the minimum ASTM search distance from the site. The Madison County Landfill is listed as having three diesel tanks in service, two hydraulic oil tanks in service, two lube oil tanks in service, one waste oil/used oil tank closed and removed. Two used oil tanks are still in service, while one tank has been converted to non-regulated use, and three (3) have been closed and removed.

2.4 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Two (2) LTANKS site was located within the

search distance of one-half mile. One site listing is for a private dwelling on Eddy Road, and pertains to a #2 fuel oil leak. The LTANKS listing was closed meeting standards, with a reported spilled quantity of 0 gallons. The second listing is for a private dwelling along Burleson Road, caused by historical overfilling of a #2 fuel oil tank. The quantity of 1 gallon was listed as recovered and the LTANK listing was closed meeting standards.

Four (4) NY Spills sites were identified within the search radius of one-eighth of a mile. All spills were located at the Madison County Landfill. Of the four spills, one was closed meeting NYSDEC standards and appears to have sufficient information to indicate the spill, which has been cleaned, had no environmental or health impacts. Of the remaining spills, two were closed meeting NYSDEC standards but do not provide sufficient information to indicate that they have not caused or contributed to potential environmental impacts. One spill of 200 gallons of hydraulic oil was described as “no apparent contamination”, after several cleanup efforts were coordinated. The listing also stated that some oil may have remained onsite. Another spill was closed meeting standards after an unknown quantity of diesel spilled, but no cleanup was reported. Lastly, another hydraulic oil spill was closed not meeting standards, and no spilled quantity or spill cleanup was listed.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1941, 1959, 1974, 1989, 1994, 2006, 2008, 2009 and 2011 were obtained from EDR, Inc. They are included in Attachment 3 of this report.

Year	Description
1941, 1956, 1974	The site is undeveloped and appears to primarily be agricultural, with limited associated residential properties along present-day Buyea Road.
1989	Many areas of the site appear to have been cleared, with what appears to be agricultural rows very clearly established on the northern and western portions of the site. The portion of the site corresponding to east of Buyea Road includes many of the current-day internal access roads, while the central portion of the site west of Buyea Road appears to have undergone grading and installation of access roads.
1994	Additional access roads and buildings have been added east of Buyea Road, as well as small ponds, with the northern portion of the site appearing similar to the 1989 photo. The central portion, west of Buyea Road, appears to have been developed as a landfill, with associated buildings and access roads.
2006	A large building has been built on the northwestern portion of the site, and the orientation of the landfill cells on the west side of Buyea Road appears to have changed. Soil stockpiles/mining areas appear west side of Buyea Road as well as new twin ponds and a larger associated pond. Additional buildings and access roads have been constructed west of Buyea Road. The small ponds east of Buyea Road appear to be filled in.
2008	The northeast end of the site appears unchanged. Development (clearing or landfill activity) appears to have taken place on the northwest end of the site, some of which is associated with the large building from the 2006 aerial and some of which is associated with the expansion of landfill area west of Buyea Road. Portions of the site east of Buyea Road that were disturbed in the 2006 aerial have been vegetated.
2009, 2011	A large pond has been installed on the northwest portion of the site, behind the building, as well as another pond associated with the center of the site west of Buyea Road. The remainder of the site appears similar to the 2008 aerial photos.

3.2 *Topographic Maps*

The 1902, 1946, 1947, 1955, and 1985 Oneida 7.5-minute quadrangles depict the site located in an area of very limited development. The site appears to be undeveloped with a general slope to the northeast. The southwest site elevation is approximately 1100 and the northeast elevation is approximately 600. The 1993 Oneida 7.5-minute quadrangle depicts the same elevations, but shows portions of the site as developed. The topography appears similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L has identified one (1) recognized environmental condition in regard to the target site, pertaining to the spills at Madison County Landfill. Because potable water may be not available via public water supply, the database listings associated with the Madison County Landfill may have impacted site soils and groundwater. A subsurface investigation may be warranted to assess the impacts of these spills.

Figure 1

Site Plan

**ON-11 White Pines Commerce Park
Route 31/Caughdenoy Road**

Historical Environmental Records Review

July 2013

ON-11 White Pines Commerce Park
Route 31/Caughdenoy Road

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
126 N. Salina Street, Suite 200
Syracuse, New York 13202

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	5

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the White Pines Commerce Park in the Town of Clay, New York. The target site is located in a rural area developed primarily with undeveloped and agricultural land with associated residences. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is partially developed with several residences and has been historically used for agriculture.
- A large substation east of the target property has had numerous spills associated with it. The majority of the spills were minor and occurred on the concrete or stone area surrounding the substation.
- The Buckeye Pipeline had a rupture with an estimated 3,000-gallon leak, which was contained and remediated to NYSDEC standards. The spill occurred downgradient from the target property and poses minimal environmental risk to the target property.
- At Rt 31 and Caughdenoy Rd, which adjoins the site, contaminated soil was found while auguring for a foundation. The extent of contamination is unknown.

B&L has identified one recognized environmental condition in regard to the target site, related to the spill at Route 31 and Caughdenoy Road. As the extent of contamination is unknown, a subsurface investigation may be warranted to determine the condition of site soils and groundwater.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-11: White Pines Commerce Park, is located northeast of the intersection of Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Several sites were identified within the 0.5 mile search radius. National Grid has numerous spills reported at the substation adjacent to the target property. These spills are mostly minor (≤ 5 gallons) with the exception of a 30-gallon spill. All spills occurred on the stoned areas and concrete of the substation. The spills were all remediated and closed with the NYSDEC.

North Town SPS removed a leaking emergency generator tank. Contaminated soils were found and remediated to NYSDEC standards. The leaking tank was closed with the NYSDEC.

The Buckeye Pipeline had a reported rupture spilling up to 3,000-gallons of #2 fuel oil. The local fire department and HAZMAT teams responded to the spill. The spill is located downgradient from the target property and was remediated and closed to NYSDEC standards.

At Rt 31 and Caughdenoy Rd, contaminated soil was found while auguring for a foundation. The soil was stockpiled for testing. No test results are noted. The contamination was mapped adjacent to the target site, upgradient. Further investigation should be conducted to determine the extent of the contamination and its risk to the target property.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All historic documents can be found on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1959, 1966, 1978, 1988, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1959, 1966, 1978	The site is undeveloped except for residences along the west side of the property. The land appears to be used for agricultural purposes.
1988, 1995, 2006, 2008, 2009, 2011	A residence in the southwest corner has been removed, and the associated property now appears to have tree growth. The majority of the property now appears to be covered with tree growth or grass. Possible agricultural use remains towards the center of the property.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Brewerton quadrangle depicts the site located in an area of limited development north of Route 481. The site appears to have three (3) residences located on it. The site is accessible from Caughdenoy Road.

The site topography appears to have a general slope to the north. The site elevation, as depicted on the 1978 USGS 7.5-minute Brewerton quadrangle map, is approximately 400 feet.

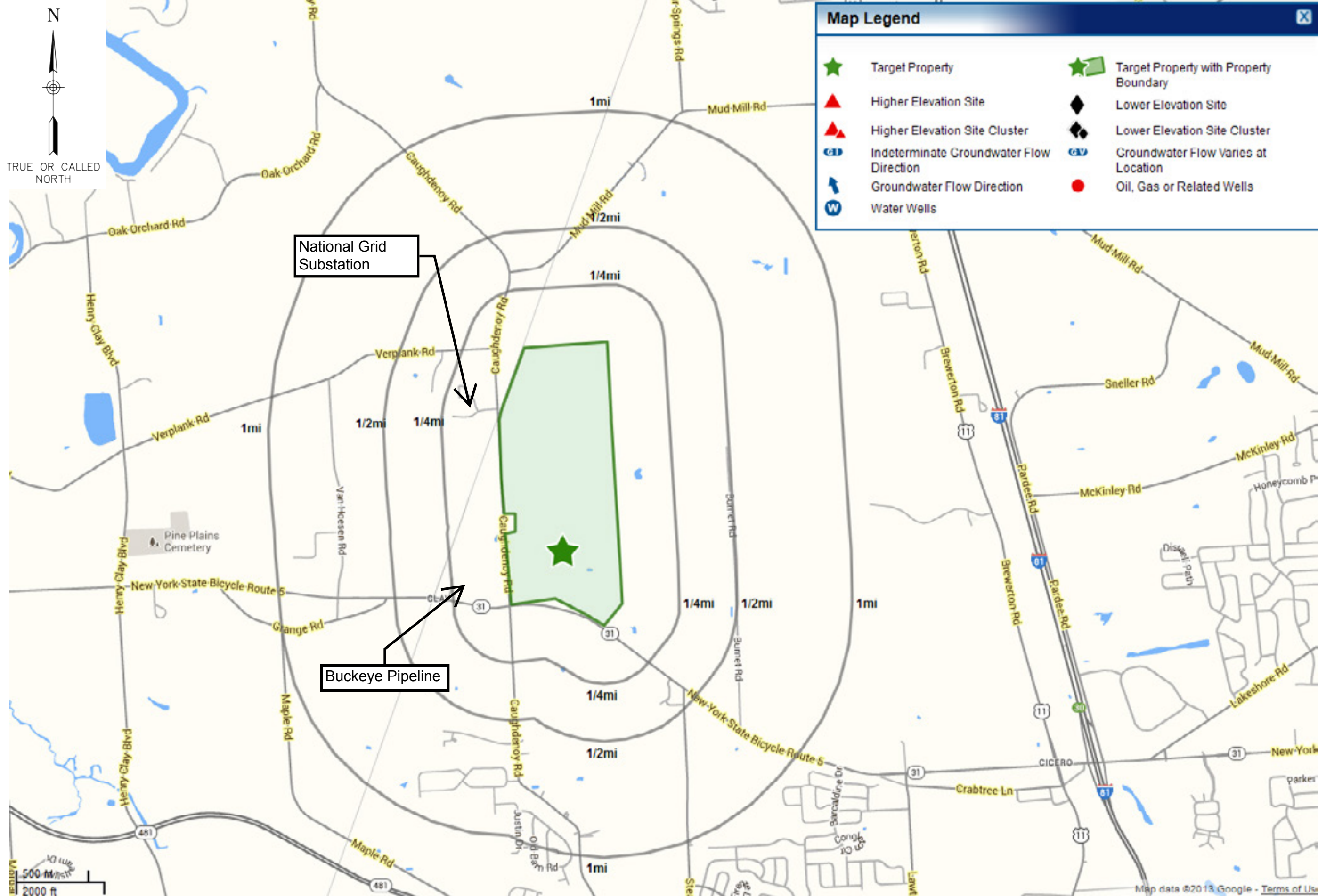
The 1978, 1973, 1957, 1943 Brewerton and 1898 Syracuse 7.5-minute quadrangle appears similar to the description above. The topography appears to remain similar to current conditions.

4.0 Conclusions

B&L has identified one recognized environmental condition in regard to the target site, related to the spill at Route 31 and Caughdenoy Road. As the extent of contamination is unknown, a subsurface investigation may be warranted to determine the condition of site soils and groundwater. The remaining spills were minor in nature or appear to have been remediated and closed by NYSDEC.

Figure 1

Site Plan



**ON-12 Radisson West Entry Road
W. Entry Rd/Loop Rd**

Historical Environmental Records Review

July 2013

ON-12 Radisson West Entry Road
W. Entry Rd/Loop Rd

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal RCRA Generators Database	2
2.2 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Interviews	7
5.0 Conclusions	8

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Radisson West Entry Loop in the Town of Lysander, New York. The target site is located in a rural area developed primarily with residential development and commercial buildings. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is historically undeveloped and wooded.
- Contamination was reported at the Keith Knauerhase property during a Phase II investigation. The contamination is from an unknown source.
- McLane Northeast has multiple spills associated with the facility.

B&L identified one (1) recognized environmental conditions in regard to the target site. The contamination reported at Keith Knauerhase is from an unknown source. Although the spill was closed, the extents of the contamination are not reported. The spill is upgradient from the target property and further information has been requested from the NYSDEC.

The spills that occurred at McLane Northeast were all remediated and closed with the NYSDEC. The facility is also located downgradient from the site posing minimal environmental risk to the target property.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-12: Radisson West Entry Loop, is located off West Entry Road in the Town of Lysander, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG). Several RCRA Generators were identified adjoining the target property and are discussed below.

Pittenger Enterprizes adjoins the target property and is a reported LQG. There are no reported violations at the facility.

Sun Chemical, Lambert Fabricators, and SSAC LLC all adjoin the target property and are reported SQGs. Violations reported are all written informal and listed as general violations.

Specialized Packaging Radisson LLC adjoining the property is a reported LQG. The facility has several violations reported. Two of the violations were formal compliance violations. All violations have met compliance.

2.2 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Six (6) sites were identified within 0.5 miles of the target property.

Belgium Cold Springs Fire Department had contaminated soil discovered during the removal of two USTs. The soils were disposed of at the Rodman Landfill and the spill was closed with the NYSDEC.

McLane Northeast has 12 spills reported. The spills are all located downgradient from the target property and were remediated by spill contractors. All spills have been closed with the NYSDEC

Lambert Material Handling has reported contamination found during a UST removal. The contamination was removed and the spill was closed.

Keith Knauerhase has a reported spill at 8242 Loop Rd. Contamination was found during a Phase II investigation. The source of the contamination is unknown. B&L has contacted the NYSDEC to request additional information about this spill.

Arnold's Transportation has a spill reported of 5 gallons of used oil. The spill was remediated and closed with the NYSDEC.

Niagara Mohawk, located at West Entry Road & 60 Rd, has a reported gasoline spill. The contaminated soil was removed and slightly contaminated

groundwater was treated. Samples were sent to be tested indicating that STARS was met. The spill was located downgradient from the target property and has been closed with the NYSDEC.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All available historical documents reviewed can be found on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1959, 1960, 1978, 1988, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc. They are included in Attachment 4 of this report.

Year	Description
1959, 1960	The site is undeveloped and is mostly wooded with the exception of some grass-covered areas.
1978	There appears to be some development occurring near the site. No discernable buildings yet. The property remains mostly wooded.
1988, 1995, 2006, 2008, 2009, 2011	Commercial buildings are not located adjoining the target property. The property itself remains wooded. Residences can be seen surrounding the target property.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Baldwinsville quadrangle depicts the site located in an area of limited development northeast of Baldwinsville. The site appears to be undeveloped and mostly wooded with some marsh land.

The site topography appears to have a general slope to the north with a steep border to the east. The site elevation, as depicted on the 1978 USGS 7.5-minute Baldwinsville quadrangle map, is approximately 430 feet.

The 1973, 1957, 1948, 1943 and 1900 McGraw 7.5-minute quadrangle appears similar to the description above. The topography appears to remain similar to current conditions.

4.0 Interviews

NYSDEC has been contacted for additional information regarding the historic spill at the Keith Knauerhase property. A response has not yet been received.

5.0 Conclusions

Based on the historical information provided by EDR, B&L has identified one (1) recognized environmental conditions in regard to the target site. The contamination reported at Keith Knauerhase is from an unknown source. Although the spill was closed, the extents of the contamination are not reported. The spill is upgradient from the target property and further information has been requested from the NYSDEC.

The spills that occurred at McLane Northeast were all remediated and closed with the NYSDEC. The facility is also located downgradient from the site posing minimal environmental risk to the target property.

Figure 1

Site Plan

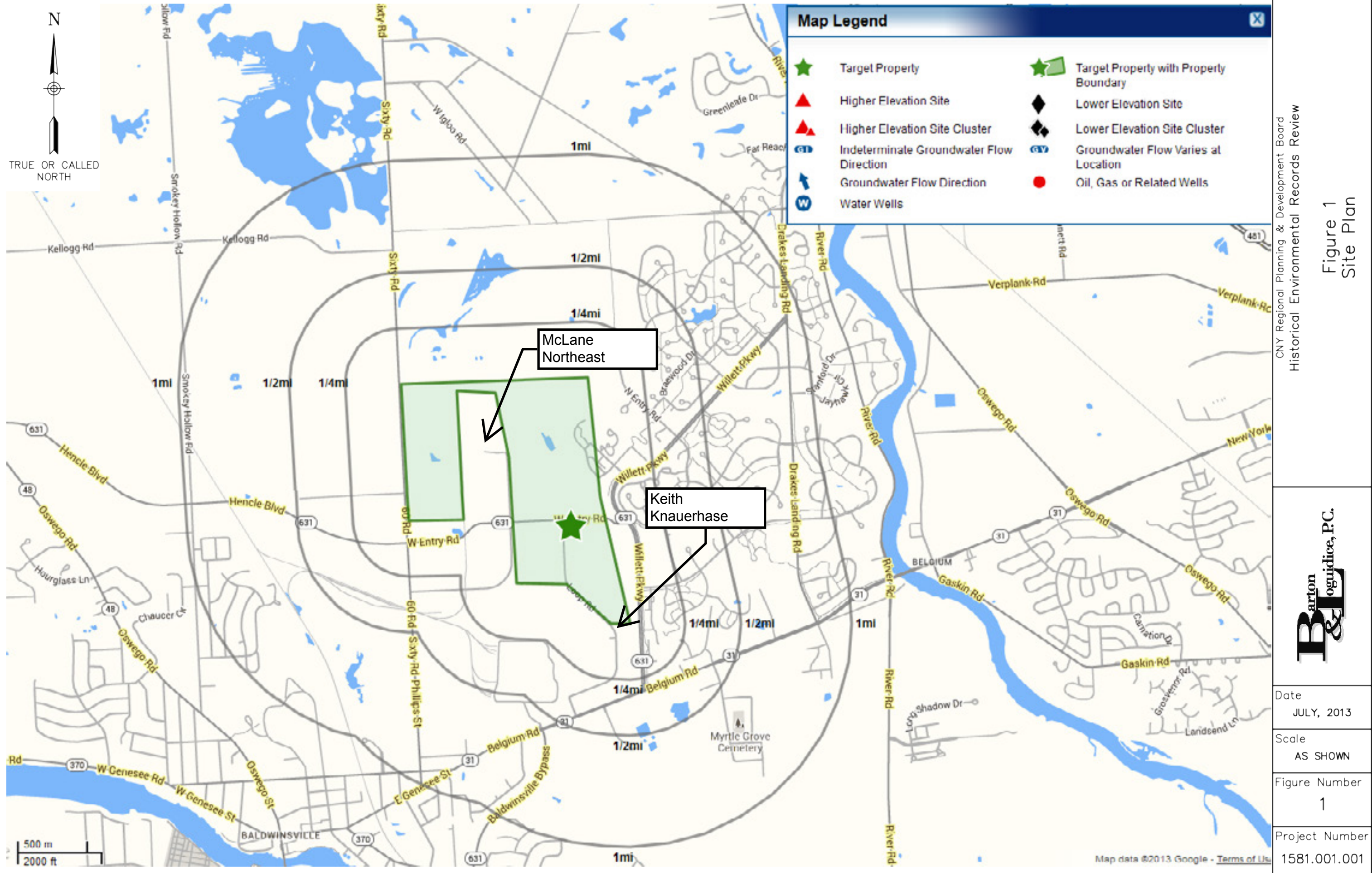


Figure 1
Site Plan



Date	JULY, 2013
Scale	AS SHOWN
Figure Number	1
Project Number	1581.001.001

**ON-13 COR Collamer Crossing
Collamer Road/481**

**Historical Environmental
Records Review**

July 2013

ON-13 COR Collamer Crossing
Collamer Road/481

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 State Solid Waste Disposal Sites Listing	2
2.2 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the COR Collamer Crossing in East Syracuse, New York. The target site is located in a rural area developed primarily with residential development and commercial buildings. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is historically undeveloped and appears to potentially have been used as agricultural land but is currently wooded.
- All spills reported were minor in nature and pose minimal risk to the target property.

B&L did not identify any recognized environmental conditions in regard to the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-13: COR Collamer Crossing, is located off of Route 298 in East Syracuse, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 *State Solid Waste Disposal Sites Listing*

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. One (1) listing was identified in the EDR report within 0.5 miles from the target property.

U-Pull U-Save Auto Parts Inc. is a reported vehicle dismantling facility. The facility is downgradient from the target property at a distance of nearly a half-mile, posing minimal risk to the target property.

2.2 *Spills and Leaking Storage Tanks*

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Two (2) notable sites were identified within 0.5 miles of the target property.

Verizon New York has three reports of contamination on-site. Two instances were scheduled for cleanup and closed with the NYSDEC, while the

third was a tank removal that had no reported contamination. The facility is located downgradient from the target property and therefore does not appear to be of environmental concern.

B.R Johnson, Inc. reported contamination found during a UST removal. The contaminated soil was staged on-site and test results required no further action. The site is located 0.4 miles away from the target property and does not appear to be of environmental concern.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All available historical documents reviewed can be found on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1959, 1966, 1978, 1988, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc. They are included in Attachment 4 of this report.

Year	Description
1959, 1966	The site is undeveloped and is mostly wooded with some areas that appear to be used for agricultural purposes.
1978, 1988, 1995	The site remains undeveloped. Most of the target property is now wooded. The 481 on/off ramp construction can now be seen.
2006, 2008, 2009, 2011	Commercial buildings are now located adjoining the target property. The property itself remains wooded.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Syracuse East quadrangle depicts the site located in an area of moderate development north of the NYS Thruway. The site appears to be undeveloped with a portion of a gravel pit extending into the western portion of the property.

The site topography appears to have a general slope to the east. The site elevation, as depicted on the 1978 USGS 7.5-minute Baldwinsville quadrangle map, is approximately 410 feet.

The 1977, 1957, 1943, 1938 Syracuse East and 1898 Syracuse 7.5-minute quadrangle appears similar to the description above. The gravel pit is not depicted in the 1943 Syracuse East 7.5-minute quadrangle or earlier. The topography appears to remain similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L did not identify any recognized environmental conditions (RECs) in connection with the property.

Figure 1

Site Plan

**ON-14 Hancock Airpark
E. Taft Rd/Northern Boulevard**

Historical Environmental Records Review

July 2013

ON-14 Hancock Airpark
E. Taft Rd/Northern Boulevard

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal NPL List	2
2.2 Spills and Leaking Storage Tanks	3
3.0 Historical Use Information.....	5
3.1 Aerial Photographs	5
3.2 Topographic Maps	5
4.0 Interviews	7
5.0 Conclusions	8

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of Hancock Airpark in the Town of Cicero, New York. The target site is located in a developed area with primarily residential development and commercial buildings. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site appears to have been historically used for agricultural purposes until it was converted to a government-owned property used for military purposes.
- Several spills were reported at the target property, along with completed Phase II investigations that indicate existing contamination.
- Taft Road Painting has reported contamination caused by improper cleaning of a removed UST.
- Marstellers Car Care had reported contamination seeping from the ground.

B&L identified three (3) recognized environmental conditions in regard to the target site. The target property has several spills which occurred on site along with a Phase II investigation which revealed contamination. Taft Road Painting was told to remove a leaking UST from their property and remediate the contamination. Marstellers Car Care reportedly had contamination coming from the ground with no apparent cause. These spills had no reported resolution recorded. B&L has contacted the NYSDEC to determine the extent of the contamination from these spills and the associated risk to the target site. A full Phase I and Phase II investigation appears to be warranted prior to redevelopment of the site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-14: Hancock Airpark, is located off of East Taft Road in the Town of Cicero, Onondaga County, New York. The majority of the site is located on land previously owned by the Department of Defense and used as an air base.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was identified in the EDR report and the results are included below. The results of this information search are summarized below.

2.1 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG).

Environmental Laboratory Services is a CESQG and has several violations reported including two formal violations. All violations have met compliance and been closed.

All other generators had either no violations reported or written informal violations which all met compliance.

2.2 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. There were multiple notable sites which were identified within 0.5 miles of the target property.

The target property has spills reported on site. The majority of the spills were minor in nature and were remediated to NYSDEC standards and closed. A Phase II study was done at the target property, and a spill was reported after finding gasoline contamination. B&L has contacted the NYSDEC requesting further information regarding the spills.

Taft Road Painting reported contamination found after a UST was removed and then left on-site. The facility was instructed to remediate and properly dispose of the tank and contamination. No resolution is noted. The facility is located approximately 0.02 miles north and upgradient of the target property. Marstellers Car Care was reported as an old gas station. Contamination was seen seeping from the ground. The facility is located approximately 0.03 miles north of the target property. B&L has contacted the NYSDEC for further information regarding these spills.

7230 Schuyler Road has reported contamination found during a tank removal. Cleanup was to be conducted by a consultant but no report was submitted. The facility is located approximately 0.34 miles southeast of the target property.

The Sheriff's Office at the corner of Stewart & Thompson has two (2) spills reported. The spills were remediated and closed with the NYSDEC.

The Sunoco Station approximately 0.4 miles west of the target property has three (3) spills and a leaking tank reported. The Syracuse Hancock Airport

has multiple spills and leaks reported. The spills have been remediated and closed by NYSDEC. Based on the distance of the facility from the target site, these spills pose minimal environmental risk to the target property.

All other spills either were minimal in nature or occurred downgradient from the target property and pose a minimal environmental threat to the target property.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All available historical documents reviewed can be found on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1938, 1959, 1966, 1978, 1988, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc. They are included in Attachment 4 of this report.

Year	Description
1938	The site is undeveloped. Residences located along East Taft Rd. The land appears as if it was used for agricultural purposes.
1959	Development of the target property can now be seen. Access roads running through the site have been created and the layout of the military housing can be seen on the east end of the property.
1966, 1978, 1988, 1995	The housing appears to be finished and natural growth has reestablished on the property. The development on the site has continued appearing similar to current conditions.
2006, 2008, 2009, 2011	The access roads on the southern portion of the site appear to be out of use and are becoming overgrown. The housing to the east of the property appears to be unoccupied.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Cicero quadrangle depicts the site located in an area of rural development south of Taft Road. Only the northeastern corner of the property can be seen, and the military housing is depicted.

The site topography appears to have a general slope to the east. The site elevation, as depicted on the 1978 USGS 7.5-minute Syracuse East quadrangle map, is approximately 410 feet.

The 1973, 1957, 1944, 1940 USGS 7.5-minute Cicero appear similar to the 1978 with only the northeast corner of the target property visible. The 1977, and 1957 USGS 7.5-minute Syracuse East show residences located on the property. The 1943 and 1938 USGS 7.5-minute Syracuse East show residences located on and adjacent to the property. The topography of the site appears similar throughout all years.

4.0 Interviews

B&L has contacted NYSDEC to request additional information about the spills having taken place at the target property. A response has not yet been received.

5.0 Conclusions

Based on the historical information provided by EDR, B&L identified three (3) recognized environmental conditions in regard to the target site. The target property has several spills which occurred on site along with a Phase II investigation which revealed contamination. Taft Road Painting was told to remove a leaking UST from their property and remediate the contamination. Marstellers Car Care reportedly had contamination coming from the ground with no apparent cause. These spills had no reported resolution recorded. B&L has contacted the NYSDEC to determine the extent of the contamination from these spills and the associated risk to the target site. A full Phase I and Phase II investigation appears to be warranted prior to redevelopment of the site.

Figure 1

Site Plan

**ON-15 Syracuse Research Park
Skytop Road/Jamesville Avenue**

Historical Environmental Records Review

July 2013

ON-15 Syracuse Research Park
Skytop Road/Jamesville Avenue

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 State Solid Waste Disposal Sites Listing	2
2.2 Spills and Leaking Storage Tanks	2
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	6

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Syracuse Research Park in the Town of Onondaga, New York. The target site is located in a rural area developed primarily with residential and institutional development, particularly Syracuse University. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site was historically undeveloped and wooded.
- Syracuse University has several spills reported at a property adjoining the target property.
- Drumlins Country Club has two (2) reported cases of contamination found.

B&L did not identify any recognized environmental conditions in regard to the target site. The spills reported by Syracuse University were minor in nature or contained within the ice pavilion. The contamination found at Drumlins Country Club was removed and the spills were closed with NYSDEC. The nature of these spills and the remediation causes them to have minimal environmental risk to the target property.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-15: Syracuse Research Park, is located north of State Route 481 in the Town of Onondaga, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 *State Solid Waste Disposal Sites Listing*

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. Two (2) listings were identified in the EDR report within 0.5 miles from the target property.

OCRRA Rock Cut Road Transfer Station is listed multiple times for being a Solid Waste Facility. The facility is listed as a transfer station and a waste combustion facility.

Brighton Ave SLF is listed as an inactive municipal solid waste landfill. The site is located approximately 0.33 miles southwest of the target property and poses minimal environmental threat to the target property.

2.2 *Spills and Leaking Storage Tanks*

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage

tanks reported to the NYSDEC. Two (2) notable sites were identified within 0.5 miles of the target property.

The Syracuse University property adjoining the target property has several reported spills. All spills were either minor in nature or retained within the ice pavilion and have been closed with the NYSDEC, therefore posing minimal environmental risk to the target property.

Drumlins Country Club reported contamination found during the removal of a UST. The spill was closed with the NYSDEC and, based on the distance of the spill to the target property, the spill poses minimal environmental threat to the target property. There was also a leaking tank reported with contamination found during a UST removal. The contamination was remediated and closed to NYSDEC standards.

All other spills either were minimal in nature or occurred downgradient from the target property and pose a minimal environmental threat to the target property.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All available historical documents reviewed can be found on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1959, 1966, 1978, 1988, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc. They are included in Attachment 4 of this report.

Year	Description
1959, 1966	The site is mostly undeveloped and wooded. Structures appear to be located on the west side of the site. There are unpaved access roads throughout the property.
1978, 1988, 1995, 2006, 2008, 2009, 2011	The adjoining properties appear to have been developed. The target property remains mostly undeveloped and wooded. The site appears to have development resembling the current conditions.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Syracuse East quadrangle depicts the site located in an area of moderate development north of Rock Cut Road. The site appears to be undeveloped with adjoining sites having multiple buildings located on them.

The site topography appears to have a general slope to the northeast with a steep incline on the west side of the property. The site elevation, as depicted on the 1978 USGS 7.5-minute Syracuse East quadrangle map, is approximately 700 feet.

The 1977, 1957, 1943, 1938 Syracuse East and 1898 Syracuse 7.5-minute quadrangle appears similar to the description above with the buildings not being depicted from 1943 and earlier. The topography appears to remain similar to current conditions.

4.0 Conclusions

Based on the historical information provided by EDR, B&L did not identify any recognized environmental conditions in regard to the target site. The spills reported by Syracuse University were minor in nature or contained within the ice pavilion. The contamination found at Drumlins Country Club was removed and the spills were closed with NYSDEC. The nature of these spills and the remediation causes them to have minimal environmental risk to the target property.

Figure 1

Site Plan

**ON-16 Syracuse Lakefront
Bear Street/Solar Street**

Historical Environmental Records Review

July 2013

ON-16 Syracuse Lakefront
Bear Street/Solar Street

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal NPL List	2
2.2 Federal CERCLIS List.....	2
2.3 Federal RCRA Generators Database	3
2.4 State Hazardous Waste Disposal Sites	3
2.4 State Solid Waste Disposal Sites Listing	4
2.6 Registered Storage Tanks	5
2.7 Spills and Leaking Storage Tanks	6
2.8 Brownfield Site.....	8
3.0 Historical Use Information.....	10
3.1 Aerial Photographs	10
3.2 Topographic Maps	10
3.3 Sanborn Fire Insurance Maps.....	11
4.0 Conclusions.....	12

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Syracuse Lakefront property in the City of Syracuse, New York. The target site is located in an area that is highly developed, primarily with commercial and industrial uses. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is part of what is known as “Oil City”, and has a history of spills and leaking tanks associated with the many oil companies present onsite beginning in the mid-1900s.

Based on the historical information provided by EDR, the historical usage of the target site is a recognized environmental condition. The historic and continued presence of several oil companies, and the associated spills and leaking tanks, warrant additional investigation into the potential for remaining site contamination.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON 16: Syracuse Lakefront, is located at the intersection of Bear Street and Solar Street, in the City of Syracuse, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. While the target property itself was not identified in the EDR report, several sites were identified within the target property boundaries. The results of this information search are summarized below.

2.1 Federal NPL List

The National Priorities List (NPL) is a list prepared by the Environmental Protection Agency (EPA) of uncontrolled or abandoned hazardous waste facilities. One (1) NPL listing was identified within the minimum search distance from the site, and corresponds to Onondaga Lake. In addition to mercury contamination in the lake, analyses of sediment samples detected barium, cadmium, chromium, cobalt, lead, benzene, chlorobenzene, total xylenes, various polycyclic aromatic hydrocarbons, pesticides, and PCBs. Other contaminants are listed on the final NPL for the site in addition to those listed herein. Historical information indicates that the lake received surface water discharges from various industrial processes and municipal waste water treatment plants.

2.2 Federal CERCLIS List

The CERCLIS List is a comprehensive list prepared by the EPA of known or suspected uncontrolled or abandoned hazardous waste facilities. There were two (2) CERCLIS sites within the search radius of 0.5 miles.

One listing corresponds to Onondaga Lake. This listing includes not only the Lake, but several sub-sites that have contributed contamination to the Lake and its tributaries. The second listing corresponds to Quanta Resources Corporation. Quanta Resources Corp is a 0.75 acre abandoned waste-oil processing facility.

CERCLIS “No Further Remedial Action Planned” (NFRAP) listings were also searched. Two (2) CERCLIS NFRAP listings were identified within the minimum search distance from the site. These correspond to Rotondo Warehouse and Texaco USA, the latter of which is located within the target property boundaries.

2.3 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG).

Of the seven (7) facilities listed, six (6) have the following characteristics: lower in elevation, not adjoining the site, or on the other side of the tributary to Onondaga Lake. Therefore, the only site of interest is a SQG, the JPD Corp Building bordering the northeastern corner of the target property. No violations were found.

2.4 State Hazardous Waste Disposal Sites

The State Hazardous Waste Disposal Site (SHWS) List contains information pertaining to those facilities that are deemed hazardous by the NYS

Department of Environmental Conservation (NYSDEC). Five (5) SHWS listings were identified within the search radius of 1 mile. The first is Quanta Resources, which is listed under the SWHS classification “Significant threat to the public health or environment - action required.” Due to the site’s history, there are several contaminants remaining which include metals, LNAPL, PCBs, VOCs and SVOCs. There is significant BTEX contamination. The site’s classification of “significant threat” is due to the ongoing release of contaminants into groundwater. It should be noted that the area is served by public water. Sampling indicates that soil vapor intrusion is not a concern for offsite buildings.

Another site, Terrell Associates Inc., is listed as “Site is properly closed – required continued management.” Historical releases of chlorinated and non-chlorinated solvents occurred, resulting in surface soil, subsurface soil and groundwater contamination. Contaminated site soils have been removed and placed in a secure treatment cell, the groundwater treatment system is operating as designed, and potential for exposure has been reportedly eliminated.

Three other sites were identified in the SHWS database but are located on the other side of the tributary to Onondaga Lake and are therefore not anticipated to impact the target property.

2.5 State Solid Waste Disposal Sites Listing

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. Seven (7) solid waste facility listings were identified within the minimum search distance from the site. Of these, four (4) are located on the other side of the tributary to Onondaga Lake, and are therefore not anticipated to impact the target property. All three sites, ABC Used Auto Parts, PBS Towing, and Hiawatha used Cares Inc. & Auto Parts, are active facilities that participate in vehicle dismantling. No other information was provided, and the sites are not associated with other listings.

2.6 Registered Storage Tanks

The NYS Petroleum Bulk Storage database contains information pertaining to facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons, including aboveground (AST) and underground storage tanks (UST). Major oil storage facilities (MOSF), which are facilities may be onshore facilities or vessels with petroleum storage capacities of 400,000 gallons or greater, are also listed. Additionally, chemical bulk storage facilities (CBS), which are facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size, are also listed. Of the tank listings located within the search radius (target property and adjoining properties), the following were listings of potential interest:

- MOSF UST: Mobile Oil Corporation is located on the target property. This site is associated with SPILLS, which may be related to the presence of tanks.
- MOSF UST: Coastal Oil New York is located on the target property. This site is associated with SPILLS and LTANKS, which may be related to the presence of tanks.
- NY CBS AST: Mobil Oil Syracuse Terminal is located on the target property and is associated with SPILLS and LTANKS, which may be related to the presence of chemical bulk storage tanks.
- NY CBS AST: Coastal Oil New York is located on the target property and is associated with SPILLS, which may be related to the presence of chemical bulk storage tanks.
- NY CBS AST: CITGO Petroleum Corporation is located on the target property and is associated with another listing at the same address (un-

named listing) in the SPILLS database, which may be related to the presence of chemical bulk storage tanks.

- NY CBS AST: Syracuse Terminal is located on the target property and is associated with another listing at the same address (Sun Refining) in the SPILLS and LTANKS databases, which may be related to the presence of chemical bulk storage tanks.
- NY MOSF AST: Mobil Oil Syracuse Terminal is located on the target property and is associated with SPILLS and LTANKS, which may be related to the presence of chemical bulk storage tanks.
- NY MOSF AST: Coastal Oil New York is located on the target property and is associated with SPILLS, which may be related to the presence of chemical bulk storage tanks.
- NY MOSF AST: CITGO Petroleum Corporation is located on the target property and is associated with another listing at the same address (unnamed listing) in the SPILLS database, which may be related to the presence of chemical bulk storage tanks.
- NY MOSF AST: Syracuse Terminal is located on the target property and is associated with another listing at the same address (Sun Refining) in the SPILLS and LTANKS databases, which may be related to the presence of chemical bulk storage tanks.

2.7 *Spills and Leaking Storage Tanks*

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Sixty-three (63) LTANKS listings were identified within the search distance of one-half mile. Many of the spills identified occurred

in an area known as Oil City, which is partially within the target property boundaries. Oil City was an 800-acre area of the city occupied by more than 75 major oil storage tanks. As part of the construction of Carousel Mall in 1990, the oil storage tanks were removed and converted to parking lots and vacant land. Many of the leaking tanks identified along the project corridor occurred in an area known as Oil City. Many of these leaking tanks associated with the former terminals at Oil City appear to be minor in nature; however, others, such those at the Canada Shotmeyer and Mobil Oil Terminals, and companies such as J & S Leasing, among others, are associated with tank test failures and other subsurface impacts.

Another LTANK listing, not clearly associated with Oil City, is one identified at Car Exchange. Waste oil and coolant were dumped into sewer grates inside the building, and the floor, presumably contaminated, was washed down and drained to the sewer grates as well. The file was closed not meeting NYSDEC standards.

Other LTANK listings not associated with Oil City were identified at Sam's and Rocco Auto, Autoland, and Park Street, which were associated with the discovery of contaminated soil and were closed not meeting NYSEC standards.

Additionally, an LTANK listing at the NIMO Complex warrants mention, as it is associated with oil leaking into the building's basement walls. Borings revealed an underground tank and the spi8ll was closed not meeting NYSDEC standards.

A notable LTANK listing is associated with Bodows Recycling. This listing is associated with numerous 275-gallon kerosene tanks strewn outside of the building and leaking severely. The file was closed not meeting NYSDEC standards.

Sixty-five (65) NY Spills sites were identified within the search radius of one-eighth of a mile. Many of the spills identified occurred in an area known as Oil City. Many of the spills associated with the former terminals at Oil City appear to be minor in nature; however, others, such as the spills at the Mobil Terminal, Sunoco, Alaskan Terminal, Mobil/Coastal, Coastal Oil Terminal, and CITGO are associated with subsurface contamination. A spill at the Sun-Atlantic terminal, identified by soil boring log results, is also of potential concern.

A notable spill, not clearly associated with Oil City, is one located at Lodi Street/Bear Street. Geoprobes were being completed for a potential buyer when contaminated soil was found along the boundary of the two adjacent businesses. The spill file was closed not meeting NYSDEC standards.

Due to the frequency of spills and leaking tanks occurring within the project limits, it is likely that petroleum-contaminated soils will be encountered within the target property boundaries.

2.8 *Brownfield Sites*

The State list of Brownfield Sites is managed by the NYSDEC. The list contains information on properties that are or have been involved in the New York State Voluntary Cleanup Program (VCP), Brownfield Cleanup Program (BCP), or Environmental Restoration Program (ERP).

There are two (2) VCP sites identified within the minimum search radius of ½ miles, however one is lower in elevation and the other is on the opposite side of the tributary to Onondaga Lake.

There are four (4) NY BROWNFIELD listings. Three (3) are associated with the Oil City Carousal Center and the fourth is at a lower elevation and located immediately adjacent to the tributary to Onondaga Lake. The three related to Oil City pertain to petroleum contamination of groundwater and soil. 10

acres associated with 306 Hiawatha Boulevard have been remediated. Remedial efforts are documented for the other two (3) sites, yet it is unclear whether they are complete.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs, topographic maps, and Sanborn Fire Insurance Maps , which are included on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1938, 1959, 1966, 1979, 1988, 1995, 2006, 2008, 2009 and 2011 were obtained from EDR, Inc. They are included in Attachment 3 of this report.

Year	Description
1938	Minimal coverage available. Tanks appear along the northern and western property boundaries.
1959	Coverage of the entire site is available, and tanks appear present on nearly every parcel of the site. Roads appear throughout the site.
1966, 1978, 1988	Very similar to the 1959 photo, with the exception of additional tanks added to a parcel along the northeastern boundary.
1995	Several tanks along the northeastern/eastern boundary of the target property have been removed.
2006	Only a few tanks appear to remain onsite.
2008, 2009, 2011	The northern and easternmost parcels are now parking lots. No tanks appear present.

3.2 Topographic Maps

The 1902, 1946, 1947, 1955, and 1985 Syracuse West 7.5-minute quadrangles were reviewed. The 1898 quadrangle depicts the target property as “Salt Sheds”, and the property appears undeveloped and relatively flat approximately elevation 390. The Barge Canal terminal is now present in the 1939 and 1947 quadrangles, and the site is at the same elevation. It is no longer labeled as Salt Sheds. The 1958 quadrangle depicts several site tanks and buildings. The 1973 and 1978 quadrangles depict the target property with more tanks than in the 1958 quadrangle, and approximately at elevation 390.

3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps from 1892, 1911, 1950, 1953, 1965, 1968, 1971 and 1990 were obtained from EDR, Inc.

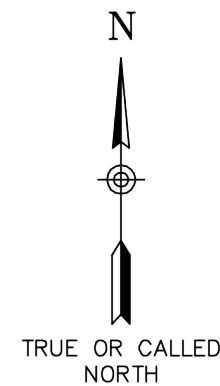
Year	Description
1892	Available Sanborn mapping is limited to the northern corner of the property, which is labeled as the "Salina Salt District". Solar salt vaults and adjacent sliding roofs were located on the northern corner of the property. Just southeast of those vaults were dwelling units. Just northwest of the property is the Eureka Chemical Company, where hypochloric acid, chloride of lime, and sulphuric soda were stored in several chambers. The target property was bordered on the northeast by the Oswego Canal. Northeast of the property (north of North Clinton Street, which was present in 1882) is labeled as the "Salt Springs Coarse Salt Co." This business included solar salt decks (partially located within the target property), dry kilns, and what appears to be a horizontal boiler. On the north side of the canal is the Star Mill of New York Salt Company, where coal piles, coal bins, boilers, and what appears to be a gas tank, are located.
1911	Available Sanborn mapping is again limited to the northern corner of the property. The site appears similar to 1892 conditions, with the "Solar Springs Solar Coarse Salt Co." still located on the northern and eastern end of the property. Bear Street is now present on the north end of the site, as is Clinton Court. What was the Eureka Chemical Company is now the General Chemical Company, and it appears that the acid chamber have been expanded. Just northeast of the target property is the "Syracuse Wall Plaster Company". This includes a sand shed, and a cement making building. Also northeast of the target property is "The Piquet Box & Lumber Co." This building appears to include a boiler and lumber storage. Also located northeast is a canning factory, the "Jamesville Reservoir Ice Company" Coal & Wood Yard (includes a coal shed, wood shed, ice house, a stone cutting building, and a stone yard), "The Geo. Zett Brewing Co. Stable", and a wood planing company.
1950	Sanborn maps are available for the entire target property. The target property now primarily consists of oil companies, and several associated tanks (gasoline, kerosene, fuel oil, lubricating oil, etc). Several gasoline, kerosene, and fuel oil tanks are located to the west, and the Atlantic Refining Co. is located to the northwest, and is accompanied by several gasoline, fuel oil, and kerosene tanks. Across N. Clinton, among other commercial and manufacturing buildings, is a Printing and Bookbinding company. Southeast of the target property is the "Easy Washing Machine" facility. Southeast of the site, along Solar Street, are docks, slips, and piers.
1953	The target property appears very similar to 1950 conditions, with adjacent uses also similar.
1965	The target property and adjacent properties appear minimally changed since the 1953 mapping. Propane fill stations are now present onsite, as well as additional tanks (oil, etc). What was a broadcasting company, across North Clinton Street, is now used for computer services and the bookbinding/printing company is now microfilm service.
1968	Similar to 1965 mapping.
1971	Similar to 1968 mapping.
1990	"Tide Water Associated Oil Company", which once occupied the easternmost parcel of the target site, is no longer present. All associated tanks, etc. have been removed. Adjacent uses appear similar to 1971 mapping.

4.0 Conclusions

Based on the historical information provided by EDR, the historical usage of the target site is a recognized environmental condition. The historic and continued presence of several oil companies, and the associated spills and leaking tanks, warrant additional investigation into the potential for remaining site contamination.

Figure 1

Site Plan



NOTES:

1. ALL LISTINGS INCLUDED IN THE REPORT, ASIDE FROM THOSE GENERALLY REFERRED TO AS "OIL CITY", ARE LOCATED WITHIN THE TARGET PROPERTY BOUNDARIES UNLESS SHOWN OTHERWISE ON THIS SITE PLAN. LISTINGS GENERALLY REFERRED TO AS "OIL CITY" MAY INCLUDE SITES WITHIN THE TARGET PROPERTY BOUNDARIES.

**ON-17 Widewaters Business Park
Kirkville Road**

**Historical Environmental
Records Review**

July 2013

ON-17 Widewaters Business Park
Kirkville Road

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Spills and Leaking Storage Tanks	2
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions	5

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Widewaters Business Park property in the Town of Dewitt, New York. The target site is located in a rural area developed primarily with agricultural land and associated residences. To the west is mainly commercial development. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- There are two spills associated with traffic accidents at the target property, which list the spilled material as “not recovered”. Both spills were closed not meeting NYSDEC standards.
- A nearby release of 800 gallons of petroleum occurred at the nearby and upgradient Kwik Fill. This file was closed not meeting NYSDEC standards.

B&L has identified two recognized environmental conditions related to spills occurring at the intersection adjoining the target property and Kwik Fill, due to the proximity of spills listed as closed not meeting standards. A Phase I and Phase II subsurface investigation should be conducted prior to development.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-17: Widewaters Business Park, is located at southeast of the intersection of Kirkville Road and Route 481, in the Town of Dewitt, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was identified in the EDR report in the NY SPILLS database. The results of this information search are summarized below.

2.1 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Six (6) LTANKS listings (5 of which were unique sites) were identified within the search distance of one-half mile.

One LTANK listing, Kwik Fill A066, is associated with the discharge of 800 gallons of gasoline from a leaking underground line. A recovery well was installed, as well as an air stripper. 5 monitoring wells are described as clean and the recovery system has been shut down. The spill was closed not meeting NYSDEC standards.

Another site, the Bishop Grimes School, was found to have approximately 15 cubic yards of contaminated soil which was discovered during a tank removal. The spill was closed not meeting NYSDEC standards, with no additional information provided.

The remaining spills were either downgradient or minor in nature and closed meeting NYSDEC standards.

Three (3) NY Spills sites were identified within the search radius of one-eighth of a mile, and are not associated with the target property. Two spills were associated with traffic accidents, and were closed meeting NYSDEC standards. One spill was closed meeting NYSDEC standards with minimal information provided.

Two (2) spills were identified in association with the target property. One spill was the result of a traffic accident causing the vehicle to leak 10 gallons of hydraulic oil. The spill report states that it took place at the intersection of Kirkville Rod and Route 481 Southbound, and was closed not meeting NYSDEC standards. Another accident took place at the same location, resulting in the spilling of 200 gallons of petroleum. This spill was also closed not meeting NYSDEC standards. Both spills listings indicate that the spilled material was not recovered.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which are included on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1959, 1966, 1978, 1988, 1995, 2006, 2008, 2009 and 2011 were obtained from EDR, Inc. They are included in Attachment 3 of this report.

Year	Description
1959,1966	The target property is undeveloped, and Route 481 does not yet exist. Kirkville Road is present. Surrounding areas are rural and agricultural with very little development.
1978	Route 481 is present, and the northwest corner of the target property appears cleared. A stream meandering south of the site is visible.
1988	Similar to the 1978 aerial, yet the cleared area appears to have grown in.
1995	Similar to the 1988 photo, yet an apparent paved access road system is present on the target property.
2006, 2008, 2009	Similar to the 1995 aerial, but the access road system appears to be much narrower and the asphalt appears to have been removed.
2011	Similar to the 2009 aerial, with some cleared areas on the southern end of the target property.

3.2 Topographic Maps

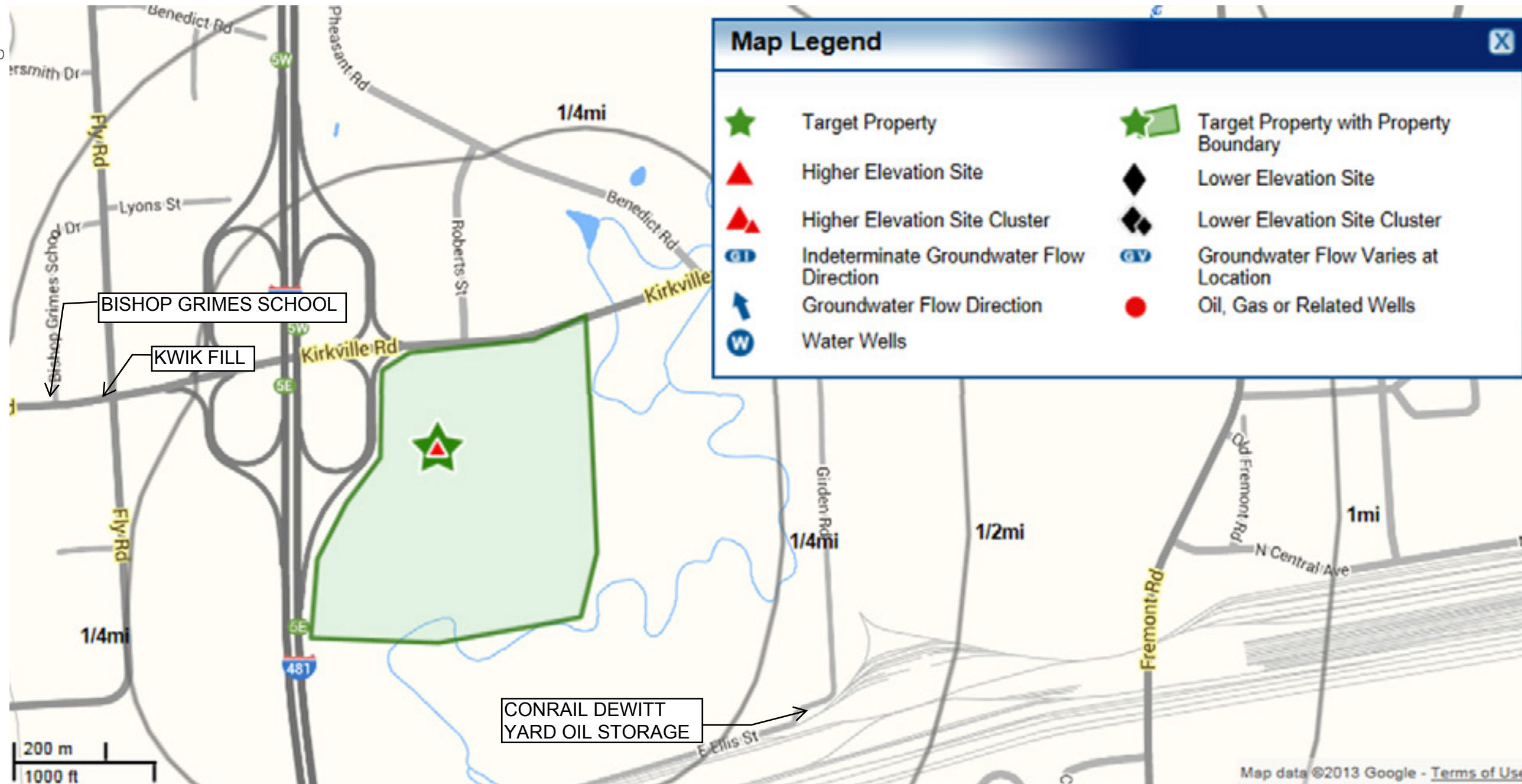
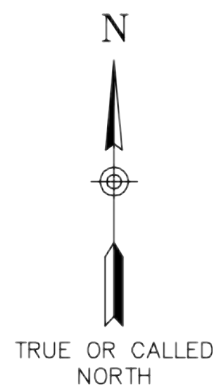
The 1898 Syracuse 15-minute quadrangle, 1938, 1943, 1957, 1977, and 1978 Syracuse East 7.5-minute quadrangles were reviewed. All quadrangles depict the site between elevations 410 and 420 feet and relatively flat, sloping slightly to the south toward Butternut Creek. Marshy areas are identified south of the site on the 1938 and all later quadrangles. Present-day Route 481 is visible on the 1977 and all later quadrangles.

4.0 Conclusions

Based on the historical information provided by EDR, B&L has identified two recognized environmental conditions related to spills occurring at the intersection adjoining the target property and Kwik Fill, due to the proximity of spills listed as closed not meeting standards. A Phase I and Phase II subsurface investigation should be conducted prior to development.

Figure 1

Site Plan



**ON-18 Morgan Road and Wetzel Road–
Development Area
Morgan Rd/Wetzel Road**

Historical Environmental Records Review

July 2013

ON-18 Morgan Road and Wetzel Road–Development Area
Morgan Rd/Wetzel Road

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Spills and Leaking Storage Tanks	2
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Interviews	6
5.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the Morgan Road and Wetzel Road–Development Area property, located in the Town of Clay, New York. The target site is located in a rural area developed primarily with residential development and commercial buildings. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site was historically undeveloped and wooded.
- The target site was developed commercially sometime after 1943.
- Barrett Paving Materials Inc has several reported spills, including contamination that was scheduled for cleanup. Results of testing were not noted.
- Local gas stations and businesses have had multiple reported spills that appear to have been minor in nature.

B&L identified one (1) recognized environmental conditions in regard to the target site. Barrett Paving Materials had testing done after contamination was removed. B&L contacted NYSDEC to determine if the contamination has been properly remediated. A subsurface investigation may be warranted to determine the extent of soil and groundwater impacts at the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-18: Morgan Road and Wetzel Road–Development Area, is located south of State Route 481 in the Town Clay, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target property was not identified in the EDR report. The results of this information search are summarized below.

2.1 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the NYSDEC. Five (5) notable sites were identified within 0.5 miles of the target property.

Barrett Paving Materials Inc., which adjoins the target site, has had multiple spills reported. A UST was removed by a previous owner but contamination was left behind and a contractor was hired to remove the remaining contamination. Sampling results were not reported to NYSDEC. The spill has been closed but contact has been made with the NYSDEC to determine if the contamination has been properly remediated.

Cargill has a reported release of 35 gallons of hydraulic oil. The spill was discovered to be from a railroad car and was spilled onto the concrete. Optech was hired to clean-up the car and the spill. The spill was closed with the NYSDEC and it is reported that all material was recovered.

Hiram's Tire and Service had four (4) spills reported. The spills have been remediated and closed with the NYSDEC. As this facility is located more than 600 feet from the target property, the spills pose minimal environmental risk to the target property.

Sunoco #0363-9051 reported contamination found during the removal of three USTs. Free product was found in the excavation, and additional sampling was required. The spill was closed with the NYSDEC but no resolution was noted. The facility is located approximately 0.25 miles away from the target property and therefore poses minimal environmental risk to the target property.

Lipe Rollway reportedly remediated quench oil found at the location. The facility is located approximately 0.4 miles from the target property and appears to pose a minimal environmental risk to the target property.

All other spills either were minimal in nature or occurred downgradient from the target property and pose a minimal environmental threat to the target property.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps. Sanborn Fire Insurance Maps coverage was not available for the site. All available historical documents reviewed can be found on the provided CD.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1956, 1959, 1966, 1978, 1988, 1994, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc. They are included in Attachment 4 of this report.

Year	Description
1956, 1959, 1966	The site is undeveloped with residential properties adjoining the target property to the west. There is a commercial building adjoining the property to the north. The land appears to be mostly grass-covered with some wooded areas. Some parcels appear to be used for agricultural purposes.
1978, 1988, 1995, 2006, 2008, 2009	There appears to be some commercial development occurring on the land adjoining the target property to the south. The majority of the target property now appears wooded. Residential development can now be seen adjacent to the target property to the west.
2011	The commercial property adjoining the target property to the north now appears to extend east towards the target property. A wooded area is now cleared, although no buildings are depicted.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Brewerton quadrangle depicts the site located in an area of moderate development south of State Route 481. The site appears to be undeveloped with adjoining sites having residences and two large commercial buildings.

The site topography appears to have a general slope to the north. The site elevation, as depicted on the 1978 USGS 7.5-minute Brewerton quadrangle map, is approximately 420 feet.

The 1973, 1957, 1943 Brewerton and 1898 Syracuse 7.5-minute quadrangle appears similar to the description above with the commercial buildings not being depicted from 1943 and earlier. The topography appears to remain similar to current conditions.

4.0 Interviews

B&L has contacted NYSDEC for more information regarding the spill at Barrett Paving. A response has not yet been received.

5.0 Conclusions

Based on the historical information provided by EDR, B&L identified one (1) recognized environmental conditions in regard to the target site. Barrett Paving Materials had testing done after contamination was removed. B&L contacted NYSDEC to determine if the contamination has been properly remediated. A subsurface investigation may be warranted to determine the extent of soil and groundwater impacts at the target site. The remaining spills discussed were either minor in nature, not in the direct vicinity of the target property, or have been remediated and closed by the NYSDEC, causing them to have minimal environmental risk to the target property.

Figure 1

Site Plan

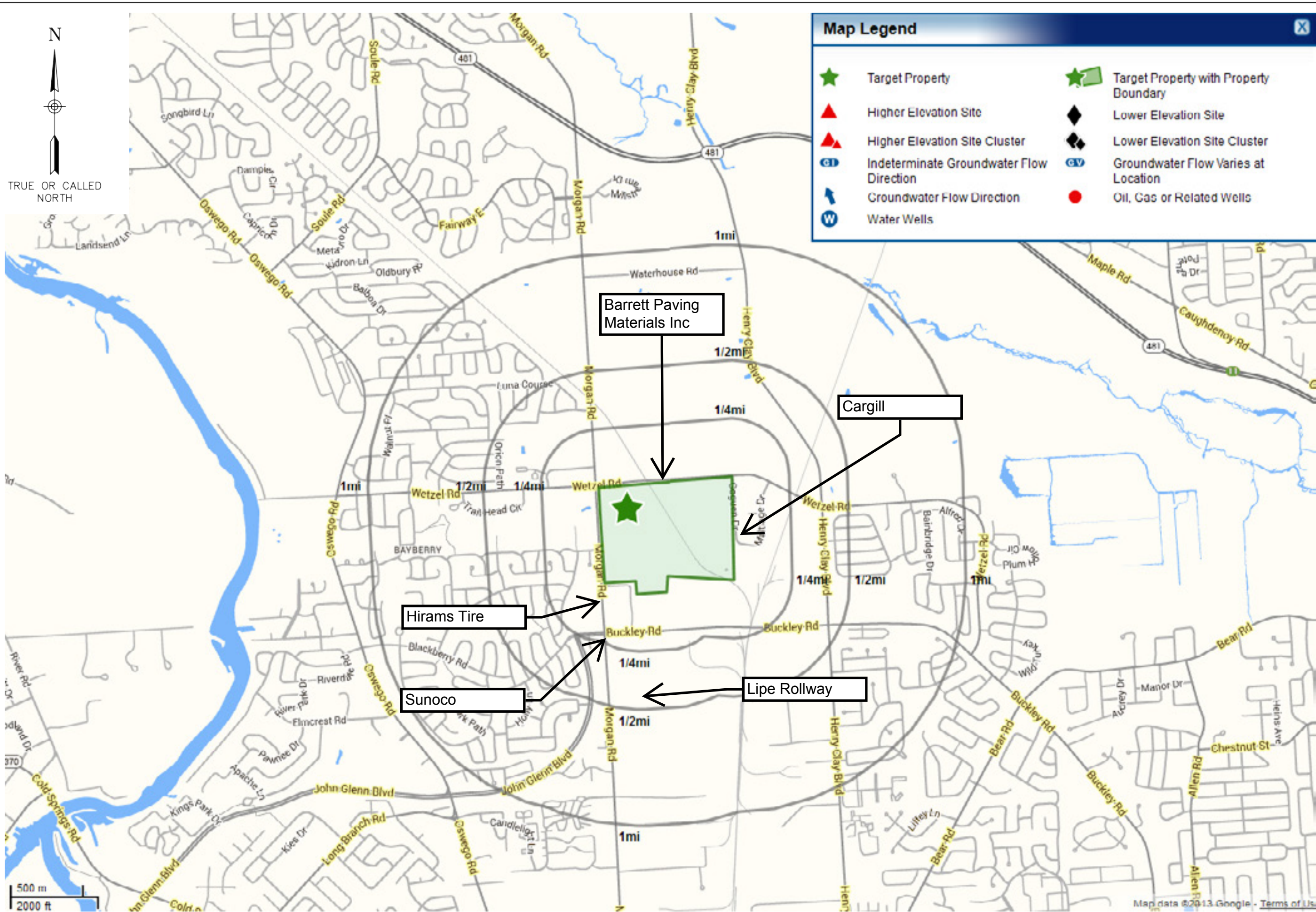


Figure 1
Site Plan

**ON-19 Northern Boulevard and Island Road–
Development Area**

**Historical Environmental
Records Review**

July 2013

ON-19 Northern Boulevard and Island Road–Development Area

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Spills and Leaking Storage Tanks	2
2.2 State Solid Waste Disposal Sites Listing	3
2.3 Registered Storage Tanks	3
3.0 Historical Use Information.....	5
3.1 Aerial Photographs	5
3.2 Topographic Maps	5
4.0 Interviews	7
5.0 Conclusions	8

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the potential development site on the southeastern side of the intersection of the Northern Boulevard and Island Road–Development Area in the Town of Cicero, New York. The target site is located in a rural area with agricultural land and residential development. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped and has been historically used for agriculture.
- The George Mageean property, which adjoins the target site to the west across Northern Boulevard, has a history of poor housekeeping and improper petroleum storage, as identified by NYSDEC.

B&L identified one recognized environmental condition in regard to the target site, related to the historic spills and lack of proper housekeeping at the George Mageean property. A subsurface investigation may be warranted to determine the extent of impacts to the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as ON-19: Northern Boulevard and Island Road–Development Area, is located southeast of the intersection of these roads in the Town of Cicero, Onondaga County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target site was not identified in the EDR report. The results of this information search are summarized below.

2.1 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the New York State Department of Environmental Conservation (NYSDEC). Four spills were identified within the search radius. Three of these spills were reported at George Mageean's Used Cars, located at 7858 Northern Boulevard and adjoining the target site to the west across Northern Boulevard. The first spill was reported in July 1988 and was related to improper storage of waste oil. NYSDEC noted that the environmental impact of the spill was minimal and closed the file in August 1988, reportedly meeting standards.

The second spill at the George Mageean property was reported in March 2007 as a result of vehicles leaking fluids in the lot. NYSDEC conducted a site visit and observed numerous violations, including housekeeping issues and spills of petroleum and antifreeze, unregistered storage tanks, floor drains in the repair shop discharging directly outdoors, and piles of used tires. NYSDEC collected several soil samples, but the results were not recorded in the spill record. The spill was closed by the Department in January 2009 not meeting standards.

The third spill at the George Mageean property was reported in September 2012. This spill appears to have been reported directly by NYSDEC during a Petroleum Bulk Storage (PBS) inspection of the facility. NYSDEC reportedly observed 30-40 leaking drums and other housekeeping issues. A Consent Order was issued to the facility to address these spills, and the file was closed in May 2013 not meeting standards.

The fourth spill was reported at 6364 Island Road, which is a construction company adjoining the target site to the east, in May 2008. NYSDEC was notified that someone was reportedly dumping materials including drums and paint cans on the property and burning them. The fire department and NYSDEC did not observe evidence of any spills, and the Department closed the file meeting standards, stating that no spill occurred and no cleanup was required. As a result, this spill does not appear to pose a risk to the site.

2.2 State Solid Waste Disposal Sites Listing

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. Two solid waste facility listings were identified in the EDR report within a half-mile radius from the site. One listing is for the George Mageean property, which is listed as an active vehicle dismantling facility.

The second listing is for Palmer Resource Recovery, located south of the target site at 7560 Eastman Road, for an inactive C&D processing facility.

2.3 Registered Storage Tanks

The NYS Petroleum Bulk Storage database contains information pertaining to facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons, including aboveground (AST) and

underground storage tanks (UST). The George Mageean property, which adjoins the site to the west, has a 275-gallon used oil AST installed in April 2006.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which can be found on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1959, 1966, 1978, 1988, 1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1959	The site is located at the intersection of Island Road and Totman Road. Northern Boulevard has not yet been constructed. The site is primarily used for agricultural purposes. Several residences are located along Island Road near the northern end of the site. Additional residences are located along Totman Road. Adjoining properties are agricultural, residential, or wooded. The George Mageean auto sales and service shop appears to be present adjoining the site to the west across Island Road.
1966, 1978, and 1988	Northern Boulevard has since been constructed, forming the southwestern and western property boundaries. Property use continues to be agricultural.
1995	The site continues to be used for agricultural purposes. Additional residential development is present along Island Road. The construction company adjoining the site to the east is now present.
2006	The intersection of Northern Boulevard and Island Road has been modified, moving a portion of the road eastward. Use of the target site and adjoining properties appears similar to previous photographs, with additional commercial and residential development to the north and west.
2008, 2009, and 2011	The target site and adjoining properties appear similar to the present day. The majority of the site appears to be fallow agricultural fields, with portions that are actively farmed and others that are wooded. Several residential properties still adjoin the target site to the north and west.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Cicero quadrangle depicts the site located in a rural area in the Town of Cicero. The site appears to be undeveloped, with no structures or roads depicted on the 7.5-minute quadrangle. The map shows

intermittent streams crossing the site from the north and west, flowing southeasterly towards Cicero Swamp.

The site topography appears to have a general slope to the southeast. The site elevation, as depicted on the 1978 USGS 7.5-minute Cicero quadrangle map, is approximately 405 feet.

The 1973, 1957, 1944, and 1940 Cicero 7.5-minute quadrangles and the 1898 Syracuse 15-minute quadrangle appears similar to the description above. The topography appears to remain similar to current conditions.

4.0 Interviews

NYSDEC has been contacted for additional information regarding the historic spills at the George Mageean property that adjoins the target site to the west across Northern Boulevard. A response has not yet been received.

5.0 Conclusions

Based on the historical information provided by EDR, B&L has identified one recognized environmental conditions (RECs) in connection with the target site. The spills and history of poor housekeeping at the adjacent George Mageean property pose a threat for subsurface contamination at the target site. A subsurface investigation may be warranted to determine the extent of impacts to the target site.

Figure 1

Site Plan

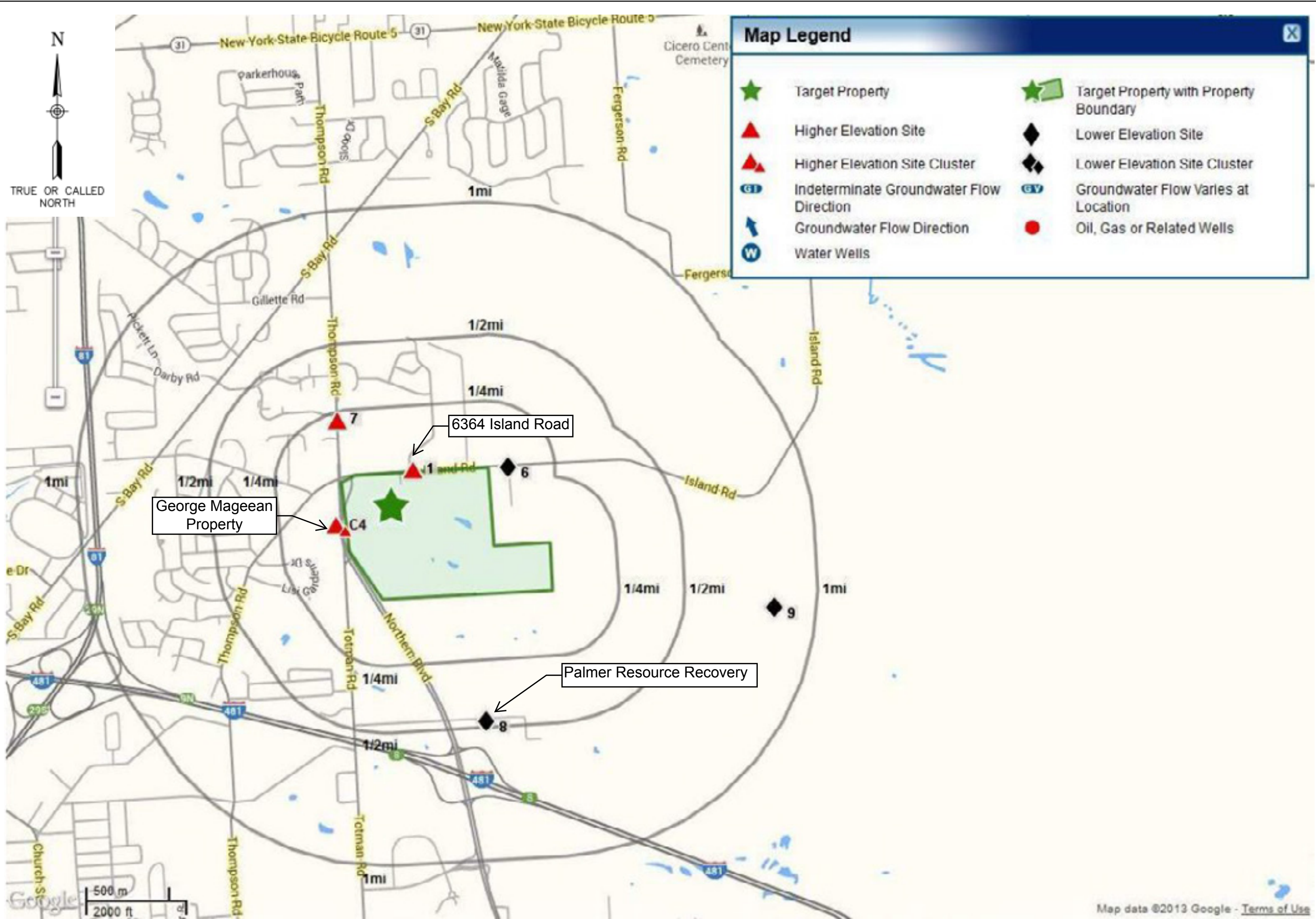


Figure 1
Site Plan

**OS-20 Airport Industrial Park
Howard Road and County Route 176**

**Historical Environmental
Records Review**

July 2013

OS-20 Airport Industrial Park
Howard Road and County Route 176

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal NPL List	2
2.2 Spills and Leaking Storage Tanks	3
2.3 State Hazardous Waste Disposal Sites	4
2.4 Registered Storage Tanks	4
3.0 Historical Use Information.....	5
3.1 Aerial Photographs	5
3.2 Topographic Maps	5
4.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the potential development site on the north side of Howard Road and east of County Route 176 in the Town of Volney, New York. The target site is located in a rural area with residential and commercial development. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped, and portions have been historically used for agriculture.
- The Volney Municipal Landfill, a NPL site, is located approximately 1,000 feet east of the target site. The landfill has been remediated and is undergoing long-term monitoring. Institutional and engineering controls are in place.
- Several spills have taken place at the Oswego County Airport and at other nearby properties. These spills were generally minor in nature and were remediated. NYSDEC has closed all of the spills.

B&L has not identified any recognized environmental conditions in regard to the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as OS-20: Airport Industrial Park, is located north of Howard Road and east of County Route 176 in the Town of Volney, Oswego County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target site was not identified in the EDR report. The results of this information search are summarized below.

2.1 Federal NPL List

The National Priorities List (NPL) is a list prepared by the Environmental Protection Agency (EPA) of uncontrolled or abandoned hazardous waste facilities. One (1) NPL listing was identified within the search radius of one mile from the target site, for the Volney Municipal Landfill, which is located approximately 1,000 feet east of the target site. The 55-acre unlined landfill was active from 1969 until 1983; most of the waste disposed of in the landfill was residential, commercial, institutional, and light industrial wastes. NYSDEC allowed the disposal of approximately 8,000 discarded drums containing known and limited chemical residues; however, it was later determined that 50 to 200 of these drums contained liquid waste of unknown volume and composition. Groundwater standards were contravened in monitoring wells near the site. Contaminants of concern include volatile organic compounds (VOCs), metals, and polychlorinated biphenyls (PCBs).

In 1979, NYSDEC entered into a consent order with Oswego County. As part of the consent order, the landfill was capped with liner and soil, the side slopes were capped with compacted soil, and gas and leachate collection

systems were installed. Work was completed in 1985. Leachate is disposed of off-site, and groundwater monitoring is regularly conducted.

The site was added to the NPL in 1984. The NYSDEC record of decision and EPA pre-design study ultimately called for additional groundwater sampling, capping of the side slopes with an impermeable membrane, treatment of the collected leachate off-site, and long-term monitoring. Construction and the supplemental investigations were completed in 2001, and the site is undergoing long-term monitoring. Federal institutional and engineering controls are also in place at the site for the groundwater monitoring and leachate collection system.

2.2 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the New York State Department of Environmental Conservation (NYSDEC). Six spills were identified within the search radius. Four of these spills were reported at the Crew Facility, located at 99 Howard Road, approximately 500 feet southeast of the target site. Three of these spills were minor in nature resulting from spills of small quantities of oil and were closed by the Department with no corrective action required.

The fourth spill at the Crew Facility was reported in December 2011. This spill appears to have been the result of a leaking underground storage tank (UST). The spill was cleaned up by contractors, and the file was closed in February 2012 meeting standards.

The fifth spill was reported at the Oswego County Airport on Whittaker Road, which adjoins the target site to the south across Howard Road. In November 1987, a jet fuel UST was incorrectly reported as failing a tank test. The UST was retested and determined not to be leaking, and as such, the spill was reported as closed meeting standards.

An additional spill listed as an orphan, or an unmappable site, occurred at a residence along Howard Road; while the exact address is unknown, it appears to have been located within the search radius. A private plane crashed shortly after takeoff from the Oswego County Airport in April 2007. Several gallons of fuel were spilled in the crash, and sorbent materials were used to clean up the spill. NYSDEC closed the spill in May 2008, stating that no further cleanup is required, though cleanup standards were not met.

2.3 State Hazardous Waste Disposal Sites

The State Hazardous Waste Disposal Site (SHWS) List contains information pertaining to those facilities that are deemed hazardous by the NYS Department of Environmental Conservation (NYSDEC). One (1) listing was identified as a potential risk to the target site within the search radius of one mile from the target site. The former Fulton City Dump adjoins the Oswego County Airport nearly a mile south of the target site. The swamp was filled with residential and industrial wastes. NYSDEC determined that the most likely threat to public and environmental health is through direct contact with contaminated soils, and as the former dump is located within the fenced boundaries of the Oswego County Airport, the site is not considered a significant threat to public health or the environment.

2.4 Registered Storage Tanks

The NYS Petroleum Bulk Storage database contains information pertaining to facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons, including aboveground (AST) and underground storage tanks (UST). There is a historic listing for the Volney Service Center, which appears to adjoin the site to the southeast. The property had several USTs containing gasoline, diesel fuel, and waste oil, as well as a diesel AST, and is now listed as unregulated.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which can be found on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1970, 1972, 1994, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1970 and 1972	The site is located at the intersection of Howard Road and County Route 176. The site is primarily wooded, with agricultural fields on the southern portion of the site. Several residences adjoin the site to the west and south. The Volney Municipal Landfill is visible to the east and the Oswego County Airport is located south of the site across Howard Road.
1994	The site is wooded, with larger portions of land that appears to have been cleared for agricultural purposes and is now fallow. Additional commercial development is present across Howard Road to the south.
2006	The site is more wooded than the previous photograph. Adjoining properties appear similar to previous photographs, with a water tower adjoining the site to the south along Howard Road.
2008, 2009, and 2011	The target site and adjoining properties appear similar to the present day.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Fulton quadrangle depicts the site located in a rural area in the Town of Volney. The site appears to be undeveloped, with no structures or roads depicted on the 7.5-minute quadrangle. The map shows a stream crossing the southwestern corner of the site and wetlands on the western side, ultimately discharging to the Oswego River. Residential properties adjoin the site to the west and south. The Oswego County Airport adjoins the target site to the south across Howard Road.

The site topography appears to have a general slope to the southwest. The site elevation, as depicted on the 1978 USGS 7.5-minute Fulton quadrangle map, is approximately 450 feet.

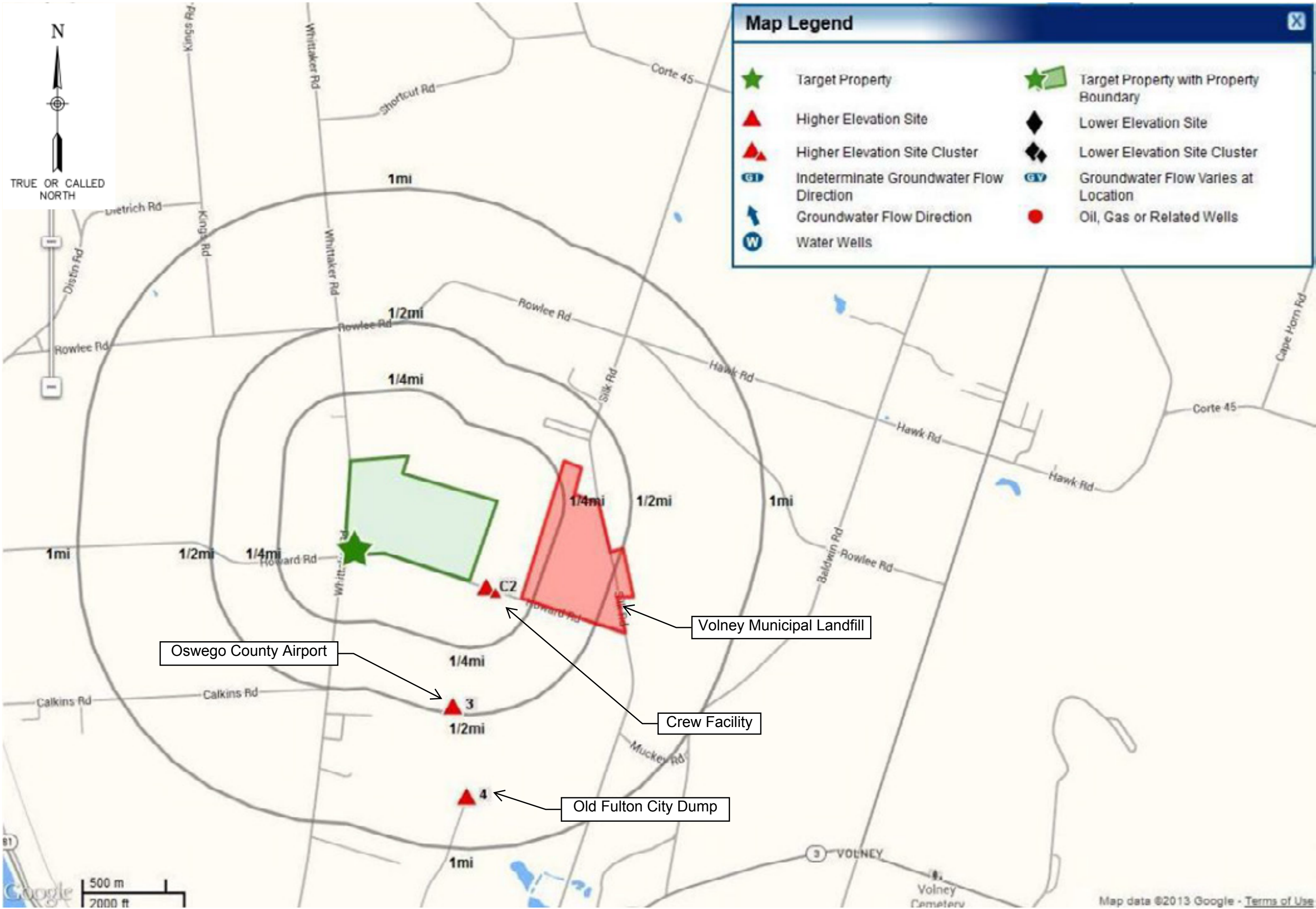
The 1956, 1955, and 1943 Fulton 7.5-minute quadrangles and the 1900 Fulton and Oswego Special 15-minute quadrangles appear similar to the description above. The topography appears to remain similar to current conditions.

4.0 Conclusions

B&L has not identified any recognized environmental conditions (RECs) in connection with the target site.

Figure 1

Site Plan



**OS-21 Independence Industrial Park
County Route 1A and Rikers Beach Road**

**Historical Environmental
Records Review**

July 2013

OS-21 Independence Industrial Park
County Route 1A and Rikers Beach Road

Historical Environmental Records Review

July 2013

Prepared For:

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Spills and Leaking Storage Tanks	2
2.2 State Hazardous Waste Disposal Sites	4
2.3 Registered Storage Tanks	4
3.0 Historical Use Information.....	5
3.1 Aerial Photographs	5
3.2 Topographic Maps	5
4.0 Conclusions	7

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the potential development site on the west side of County Route 1A to the north and south of Rikers Beach Road in the Town of Scriba, New York. The target site is located in a rural area with residential and commercial development. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped, and portions have been historically used for agriculture.
- Twelve spills were reported at Independence Station, which adjoins the site to the southwest. However, the spills were all minor in nature.
- Ten spills were reported at Novelis, which is located 500 feet southwest of the target site. This facility is downgradient of the target site.
- A spill was reported in June 2011 at Chase Enterprise at 389 County Route 1A. The company was reportedly dumping waste oil directly on the ground. No known remediation took place. This facility is downgradient of the target site.

B&L has not identified any recognized environmental conditions in regard to the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as OS-21: Independence Industrial Park, is located on the west side of County Route 1A to the north and south of Rikers Beach Road in the Town of Scriba, Oswego County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target site was not identified in the EDR report. The results of this information search are summarized below.

2.1 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the New York State Department of Environmental Conservation (NYSDEC). Twelve spills were identified at Independence Station, located at 76 Independence Way, which adjoins the target site to the southwest. These spills were all minor in nature and were unlikely to have caused an environmental impact following cleanup of the spills.

Ten spills and leaking tanks were reported at Novelis, located at 448 County Route 1A, located approximately 500 feet southwest of the target site. Nine of these spills were minor in nature. The tenth spill, reported in January 1998, was reportedly the result of human error. A water line was left on and caused an oil storage tank to overflow. The spill was closed not meeting standards in April 1998. As the facility is downgradient from the target site, these spills do not appear to be of environmental concern in regard to the target site.

A spill was reported in August 2005 at 402 County Route 1A, located approximately 500 feet south of the target site. A leaking transformer caused a

gallon of non-PCB transformer oil to be spilled onto the grass below the pole. A contractor remediated the spill, and NYSDEC closed the spill meeting standards in September 2005.

A spill was reported in June 2011 at Chase Enterprise at 389 County Route 1A, located approximately 500 feet south of the target site. The caller reported that the company was dumping waste oil directly on the ground. The NYSDEC file indicates that the case was referred to law enforcement and the spill was closed not meeting standards in October 2011. As the facility is downgradient from the target site, this spill does not appear to be of environmental concern in regard to the target site.

2.2 State Hazardous Waste Disposal Sites

The State Hazardous Waste Disposal Site (SHWS) List contains information pertaining to those facilities that are deemed hazardous by the NYS Department of Environmental Conservation (NYSDEC). One listing was identified as a potential risk to the target site within the search radius of one mile from the target site. The Alcan Plate and Sheet Company is located approximately 0.75 miles southwest of the target site. The facility is an active aluminum fabricating plant. Polychlorinated biphenyls (PCBs) have been detected throughout the site, and sampling has indicated impacts to sediments, soil, fish, and other biota. The NYSDEC file indicates that the site is a significant threat to public health or the environment and that remediation is required. As the property is downgradient from the target site, the site is not considered to be of concern in regard to the target site.

2.3 Registered Storage Tanks

The NYS Petroleum Bulk Storage (PBS) database contains information pertaining to facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons, including aboveground (AST) and

underground storage tanks (UST). There is a historic PBS registration and an active CBS registration for Independence Station, which adjoins the site to the southwest. The current PBS registration information is withheld as the facility is considered “critical infrastructure”; however, the property historically had several ASTs containing gasoline and fuel oil. The facility also stores sulfuric acid, sodium bisulfate, and sodium hydroxide in ASTs.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which can be found on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1960, 1970, 1972, 1994/1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1960	The site is located along County Route 1A. The site is primarily wooded, with agricultural fields on the southeastern portion of the site. A railroad right-of-way is present south of the site.
1970 and 1972	The site appears to be used for agricultural purposes, and portions remain wooded. Rikers Beach Road is visible, and some development appears to adjoin the site along this road. Novelis is now visible to the southwest.
1994/1995	Commercial and residential development has increased on properties adjoining the site along Rikers Beach Road. Independence Station, which is a cogeneration plant, and other commercial structures are now present within the industrial park. Independence Station appears to have several storage tanks outdoors.
2006	The site and adjoining properties appear similar to the 1994/1995 photographs. Soil disturbance and roads are present south of Independence Station. Independence Station appears to have removed much of the materials previously stored in its paved lot.
2008, 2009, and 2011	The target site and adjoining properties appear similar to the present day. The previously disturbed area appears to be a wetland with brush and trees.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Oswego East and 1982 West of Texas quadrangles depict the site located in a rural area in the Town of Scriba. The site appears to be undeveloped, with no structures or roads depicted on the 7.5-minute quadrangles. Rikers Beach Road is visible on the map. Residential properties adjoin the site along Banjos Lane and to the north.

The site topography appears to have a general slope to the northwest to Lake Ontario. The site elevation, as depicted on the 1978 USGS 7.5-minute Oswego East quadrangle map, ranges from approximately 270 to 300 feet.

The 1956 Fulton and the 1955 and 1943 Oswego East 7.5-minute quadrangles and the 1900 Fulton and Oswego Special 15-minute quadrangles appear similar to the description above. The topography remains similar to current conditions.

4.0 Conclusions

B&L has not identified any recognized environmental conditions (RECs) in connection with the target site.

Figure 1

Site Plan

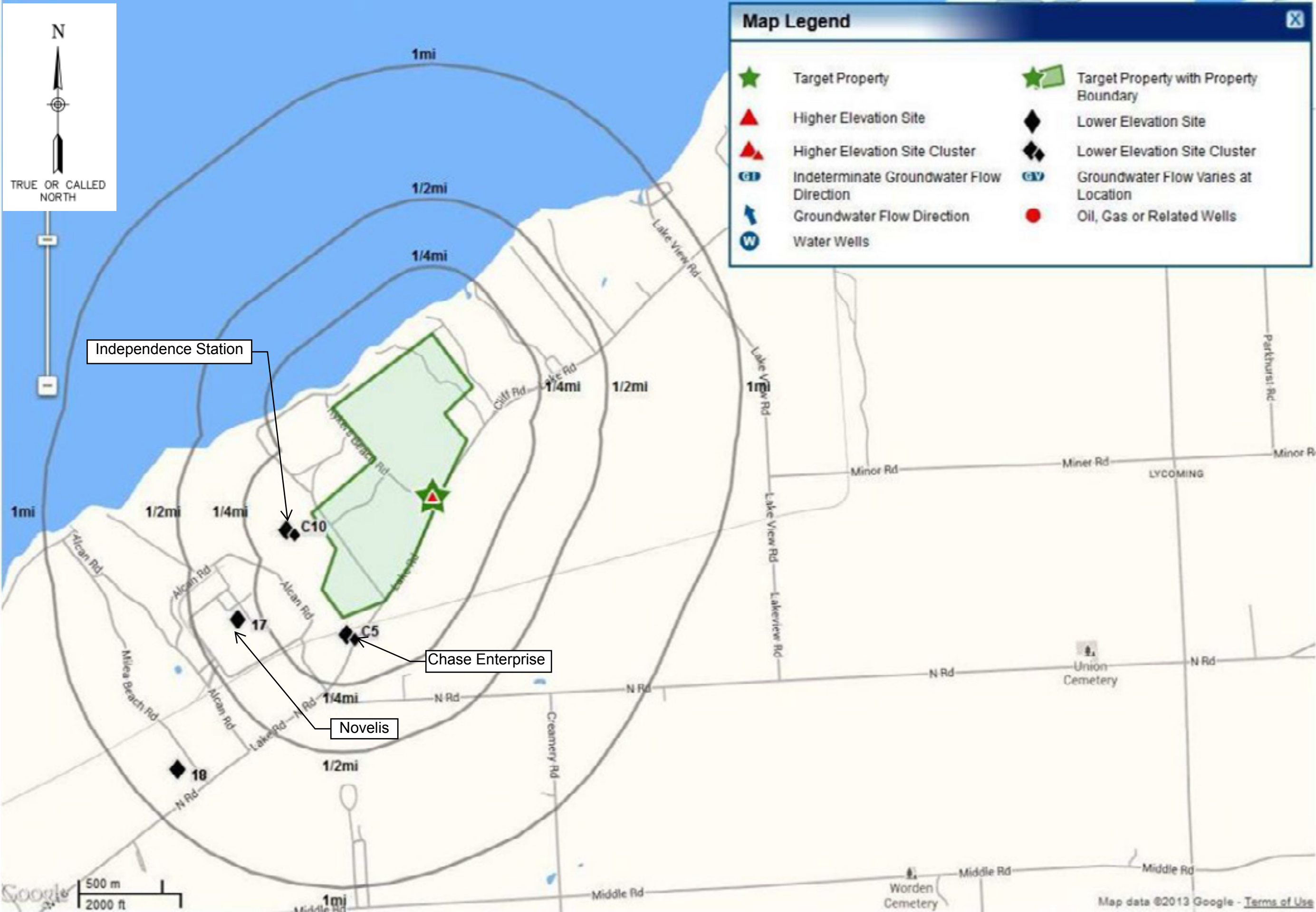


Figure 1
Site Plan

**OS-23 Oswego County Industrial Park
481 and State Route 264**

**Historical Environmental
Records Review**

July 2013

OS-23 Oswego County Industrial Park
481 and State Route 264

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
126 N. Salina Street, Suite 200
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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Spills and Leaking Storage Tanks	2
2.2 Federal RCRA Generators Database	3
3.0 Historical Use Information.....	4
3.1 Aerial Photographs	4
3.2 Topographic Maps	4
4.0 Conclusions.....	6

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the potential development site on the west side of State Route 264 and south of State Route 481 in the Town of Schroepfel, New York. The target site is located in a rural area with commercial and industrial development within the adjoining Oswego County Industrial Park; residential, institutional, and agricultural properties adjoining the site. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is undeveloped, and portions have been historically used for agriculture.
- Two spills were reported at Oneida Molded Plastics Corporation, which adjoins the site to the northeast. However, the spills were minor in nature.
- Five spills were reported at Peddlars truck stop, which is located 1,000 feet north of the target site. An additional six spills were also reported at the Fastrac gasoline station at the same location. All of the spills were minor in nature and were related to customers overfilling fuel tanks. These facilities are downgradient of the target site.
- Oneida Molded Plastics Corporation, Southern Graphic Systems, Inc., and Swenton Tool and Die Company, Inc. are manufacturing facilities located within the Oswego County Industrial Park with a history of hazardous waste generation. However, none of these facilities has had significant violations.

B&L has not identified any recognized environmental conditions in regard to the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as OS-23: Oswego County Industrial Park, is located on the west side of State Route 264 to the south of State Route 481 in the Town of Schroepfel, Oswego County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target site was not identified in the EDR report. The results of this information search are summarized below.

2.1 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the New York State Department of Environmental Conservation (NYSDEC).

Two spills were reported at Oneida Molded Plastic Corporation; the address of the facility is 1 Jason Road, which appears to be the road within the Oswego County Industrial Park, indicating that the facility adjoins the target site. In November 1991, a machine failed and leaked approximately 250 gallons of hydraulic fluid, some of which reached the storm drain. The spill was remediated by a contractor and the storm drain was closed with concrete. The spill was closed meeting standards in November 1991. A second spill was reported for similar reasons in March 1997. NYSDEC investigated and determined that the report was false, as there was no evidence of floor drains, spills, or dumping of waste oils. The file was closed meeting standards in March 1997. Due to the minor nature of these spills, these listings are not of environmental concern in regard to the target site.

Five spills were reported at the Peddlars truck stop located north of the site across State Route 481 along State Route 264, approximately 1,000 feet from the target site. An additional six spills were reported at the Fastrac gasoline station at the same address. All of these spills appear to be related to customers overfilling vehicle tanks. As the spills were minor in nature and were closed by the Department, these spills are not of environmental concern in regard to the target site.

2.2 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act. Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG). Three RCRA generators were identified on adjoining properties within the Oswego County Industrial Park: Southern Graphic Systems, Inc. at 67 County Route 59, Swenton Tool and Die Company, Inc. at 12 Jason Road, and Oneida Molded Plastic Corporation at 1 Jason Road. None of these facilities has a history of significant violations, and as such, these facilities are not of environmental concern in regard to the target site.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which can be found on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the site from 1956, 1960, 1988, 1994/1995, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1956 and 1960	The site is composed of agricultural fields. A railroad right-of-way is present southwest of the site. State Route 264 is also present; State Route 481 has not yet been constructed. Adjoining properties are agricultural.
1988	The Oswego County Industrial Park has now been constructed. County Route 59/Jason Road is now visible at the site. Some industrial development is present on the eastern side of the industrial park. State Route 481 forms the northern boundary of the site.
1994/1995	Additional development has taken place at the northern end of the industrial park. Residential development adjoins the site to the southeast. Wooded and agricultural lands continue to adjoin the site to the northwest, west, and south.
2006	A new facility is located at the northern end of the industrial park. Portions of the park remain undeveloped and appear to be used for agriculture. Adjoining properties appear similar to previous photographs.
2008, 2009, and 2011	The target site and adjoining properties appear similar to the present day.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Pennellville and Baldwinsville quadrangles depict the site located in a rural area in the Town of Schroepfel. The site appears to be undeveloped, with no structures or roads depicted on the 7.5-minute quadrangles. The railroad line and State Routes 264 and 481 are visible on the map. Residential properties adjoin the site along State Route 264 to the southeast.

The site topography appears to have a general slope to the west towards the Oswego River. The site elevation, as depicted on the 1978 USGS 7.5-minute Baldwinsville quadrangle map, ranges from approximately 390 to 400 feet.

The 1973, 1957, 1948, and 1943 Baldwinsville, the 1956 and 1943 Pennellville, and 1956 Fulton 7.5-minute quadrangles, as well as the 1900 Fulton and Baldwinsville 15-minute quadrangles, appear similar to the description above. The topography remains similar to current conditions.

4.0 Conclusions

B&L has not identified any recognized environmental conditions (RECs) in connection with the target site.

Figure 1

Site Plan

**OS-24 Riverview Business Park
County Route 57 and Owens Road**

**Historical Environmental
Records Review**

July 2013

OS-24 Riverview Business Park
County Route 57 and Owens Road

Historical Environmental Records Review

July 2013

Prepared For:

CNY Regional Planning & Development Board
126 N. Salina Street, Suite 200
Syracuse, New York 13202

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Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	E-1
1.0 Introduction.....	1
2.0 Radius Report.....	2
2.1 Federal NPL List	2
2.2 Federal RCRA Generators Database	2
2.3 State Solid Waste Disposal Sites Listing	3
2.4 Spills and Leaking Storage Tanks	3
2.5 Registered Storage Tanks	5
3.0 Historical Use Information.....	6
3.1 Aerial Photographs	6
3.2 Topographic Maps	6
4.0 Conclusions	8

Figures

Figure 1 – Site Plan

Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by the Central New York Regional Planning and Development Board to conduct a historical environmental records review of the potential development site on the eastern side of County Route 57 and south of State Route 481 in the Town of Volney, New York. The target site is located in an industrial area east of the Oswego River. The purpose of this assessment is to assess the condition of the site for future real estate development.

This environmental records review has identified the following findings:

- The site is developed with several industrial structures. It was historically used for agriculture.
- Fourteen spills were reported at the Miller Brewing Company, located in the central portion of the target site. Thirteen of these spills were minor in nature. The remaining spill was reported in September 1986 when petroleum contamination was observed during installation of a monitoring well. NYSDEC closed the spill in August 1987 meeting cleanup standards; no information about possible causes of the spill or remediation was included in the listing.
- A spill at Northeast Biofuels was reported when significant contaminated soil was discovered while excavating for a foundation. The contaminated soils were removed and residual contamination was found to be below standards.
- A spill identified at the Taylor Farm on Route 57 (target site). Soil and groundwater sampling results indicated some petroleum contamination as well as volatile organic compound (VOC) contamination, including BTEX, trichloroethene, and 1,2-dichloroethane.
- Many additional spills took place on the target site that were determined to be minor in nature.

B&L has identified a recognized environmental condition in regard to the target site, related to the historic spills at the target property, including Miller Brewing, Northeast Biofuels, and the Taylor Farm. Additional investigation appears warranted to determine the extent of contamination at the target site.

1.0 Introduction

Barton & Loguidice, P.C. (B&L) is preparing comprehensive site profiles for target sites identified by the Central New York Regional Planning and Development Board (CNYRPDB) for future development. The target site, identified by the CNYRPDB as OS-24: Riverview Business Park, is located east of County Route 57, south of State Route 481, and on both the north and south sides of Owens Road in the Town of Volney, Oswego County, New York.

2.0 Radius Report

B&L's investigation of this property was conducted through an environmental records review. The package of records was provided by Environmental Data Resources (EDR). EDR uses a computerized system to extract public record information from state and federal environmental agencies. A customized records search is conducted for the subject property and surrounding area. The report prepared by EDR, which presents the results of the environmental record sources reviewed for the site, can be found in its entirety on the provided CD. The target site was identified in the EDR report for two addresses; the intersection of County Route 57 and Owens Road, and the Miller Brewing Company on County Route 57. The results of this information search are summarized below.

2.1 Federal NPL List

The National Priorities List (NPL) is a list prepared by the Environmental Protection Agency (EPA) of uncontrolled or abandoned hazardous waste facilities. No NPL listings were identified within the search radius of one mile from the target site. Two CERCLIS "No Further Remedial Action Planned" (NFRAP) listings were identified during the search. One, Reynolds Metals, is associated with the Miller Brewing Company facility on the target site. The second, Mirabito, is located on South 1st Street approximately 600 feet northwest of the target site. Both of these sites were proposed for the NPL and were determined not to qualify.

2.2 Federal RCRA Generators Database

The RCRA Generators Database contains information pertaining to facilities that either generate between 100 Kg and 1,000 Kg of hazardous waste per month (small quantity generators or SQG), greater than 1,000 Kg of hazardous waste per month (large quantity generators or LQG), or meet other applicable requirements of the Resource Conservation and Recovery Act.

Facilities that generate less than 100 Kg of hazardous waste per month are considered conditionally exempt SQG (CESQG). Several listings were found for facilities formerly located at the target site. Crysteel Manufacturing, Sunoco Fulton Ethanol Plant, Miller Brewing Company, Reynolds Metals, Grunau Company, and De Santis Enterprise are all current or historic RCRA generators. There has been no significant enforcement action taken against these facilities; as such, they are of environment concern in regard to the target site.

2.3 State Solid Waste Disposal Sites Listing

The NYS Solid Waste Facility Register is a comprehensive listing of all permitted solid waste landfills and processing facilities currently operating in the State of New York. An inactive vehicle dismantling facility identified as ABAR, located at 278 Owens Road, adjoins the target site to the east. As no spills or other evidence of contamination is known for this site, it is not of environment concern in regard to the target site.

2.4 Spills and Leaking Storage Tanks

The NY Leaking Underground Storage Tank (LTANKS) and NY Spills reports are a comprehensive listing of all reported spills and leaking storage tanks reported to the New York State Department of Environmental Conservation (NYSDEC).

Fourteen spills were reported at the Miller Brewing Company, located in the central portion of the target site. Thirteen of these spills were minor in nature resulting from spills of small quantities of oil and were closed by the Department following cleanup of the spilled material. The remaining spill was reported in September 1986 when petroleum contamination was observed during installation of a monitoring well. NYSDEC closed the spill in August 1987 meeting cleanup standards; no information about possible causes of the spill or remediation was included in the listing.

A spill identified on the target site at Seal Rite was reported after a transformer containing 80 gallons of PCB dielectric oil was knocked over in July 1998. The spill was cleaned up using absorbents and soil and gravel were removed. The spill was closed meeting standards in June 1999.

10 spills took place at Northeast Biofuels, located at 376 Owens Road (also known as the Sunoco plant) within the target site. Six spills of petroleum products were minor in nature and took place over impervious surfaces. An additional four spills of various ethanol production fluids were reported; these spills appear to be minor in nature due to the materials involved and are unlikely to have impacted site soils or groundwater.

An additional spill at Northeast Biofuels was reported in February 2008 when significant contaminated soil was discovered while excavating for a foundation. The contaminated soils were removed and residual contamination was found to be below standards. The spill was closed meeting standards in March 2008.

A spill identified as part of the target property was reported in May 1989 at the Taylor Farm on Route 57. Contamination was discovered during removal of gasoline and diesel USTs. Soil and groundwater sampling results indicated some petroleum contamination as well as volatile organic compound (VOC) contamination not associated with petroleum and unlikely to be from the farm; these compounds include BTEX, trichloroethene, and 1,2-dichloroethane. The Health Department was involved due to the proximity of drinking water wells, and Miller Brewing Company was reportedly conducting an investigation.

A vehicular accident was reported at the intersection of Route 57 and Owens Road adjoining the target property in August 1997. No information about the quantity or materials spilled was provided; the vehicles involved in the accident were reportedly tractor trailers. The spill was closed by NYSDEC in August 1997 with no noted cleanup or remediation.

Several additional spills took place on the target property at the Reynolds, Fulton Waterworks, Safety Kleen, and Linde facilities. These spills were all minor in nature.

A spill was reported in September 1991 related to Harris Pontiac on Route 57. A monitoring well in the Fulton municipal well field indicated BTEX contamination from a UST. An extensive investigation and remedial activity were conducted from 1991 until 2001. Cleanup ceased and the spill was closed in November 2005. As this spill was downgradient, it is not likely to have impacted groundwater at the target site.

2.5 Registered Storage Tanks

The NYS Petroleum Bulk Storage database contains information pertaining to facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons, including aboveground (AST) and underground storage tanks (UST). The Miller Brewing Company (target site) has listings for USTs and chemical bulk storage (CBS) ASTs. The two USTs contained fuel oil and were installed in May 1976 and was closed prior to March 1991. The CBS ASTs contain sodium hydroxide, phosphoric acid, and ferrous chloride, hydrochloric acid.

Riverview Business Park at 1850 County Route 57 (target site) reportedly maintains gasoline and diesel ASTs. Reynolds Plant (target site) is an inactive CBS facility that historically stored 1-butanol, sulfuric acid, and hydrogen fluoride.

Northeast Biofuels (target site) is an active major oil storage facility (MOSF) and CBS facility. Information about the tanks is not available, likely due to critical infrastructure concerns.

3.0 Historical Use Information

The historical use of the site was identified through a review of aerial photographs and topographic maps, which can be found on the provided CD. Sanborn Fire Insurance Maps coverage was not available for the site.

3.1 Aerial Photographs

Historical aerial photographs of the Site from 1960, 1972, 1994, 2006, 2008, 2009, and 2011 were obtained from EDR, Inc.

Year	Description
1960 and 1972	The site is located at the intersection of County Route 57 and Owens Road. The portion of the site north of Owens Road is agricultural fields, while the portion to the south is wooded. Residential properties appear to be located along County Route 57 and Owens Road. Railroad tracks adjoin the site to the east.
1994	The brewery is now present in the central portion of the site, along with several parking lots and access roads. Additional commercial development is present to the north. A wastewater treatment plant is now located on the south side of Owens Road. Adjoining properties are primarily agricultural or wooded.
2006	The site appears similarly developed as the 1994 photograph. Portions of the site appear to have additional forest. The railroad spurs on the eastern side of the site appear to have been removed.
2008, 2009, and 2011	The target site and adjoining properties appear similar to the present day.

3.2 Topographic Maps

The 1978 USGS 7.5-minute Fulton quadrangle depicts the site located in a developed area in the Town of Volney. The site appears to be developed with the brewery and several other commercial structures to both the north and south of Carrier Road (now Owens Road). The site topography appears to have a general slope to the west towards the Oswego River. The site elevation, as depicted on the 1978 USGS 7.5-minute Fulton quadrangle map, ranges from approximately 420 feet to 365 feet.

The previous topographic maps indicate development of the site occurred after 1955; prior to that time it appears undeveloped. The topography appears to remain similar to current conditions.

4.0 Conclusions

B&L has identified a recognized environmental condition in regard to the target site, related to the historic spills at the target property, including Miller Brewing, Northeast Biofuels, and the Taylor Farm. Additional investigation appears warranted to determine the extent of contamination at the target site.

Figure 1

Site Plan

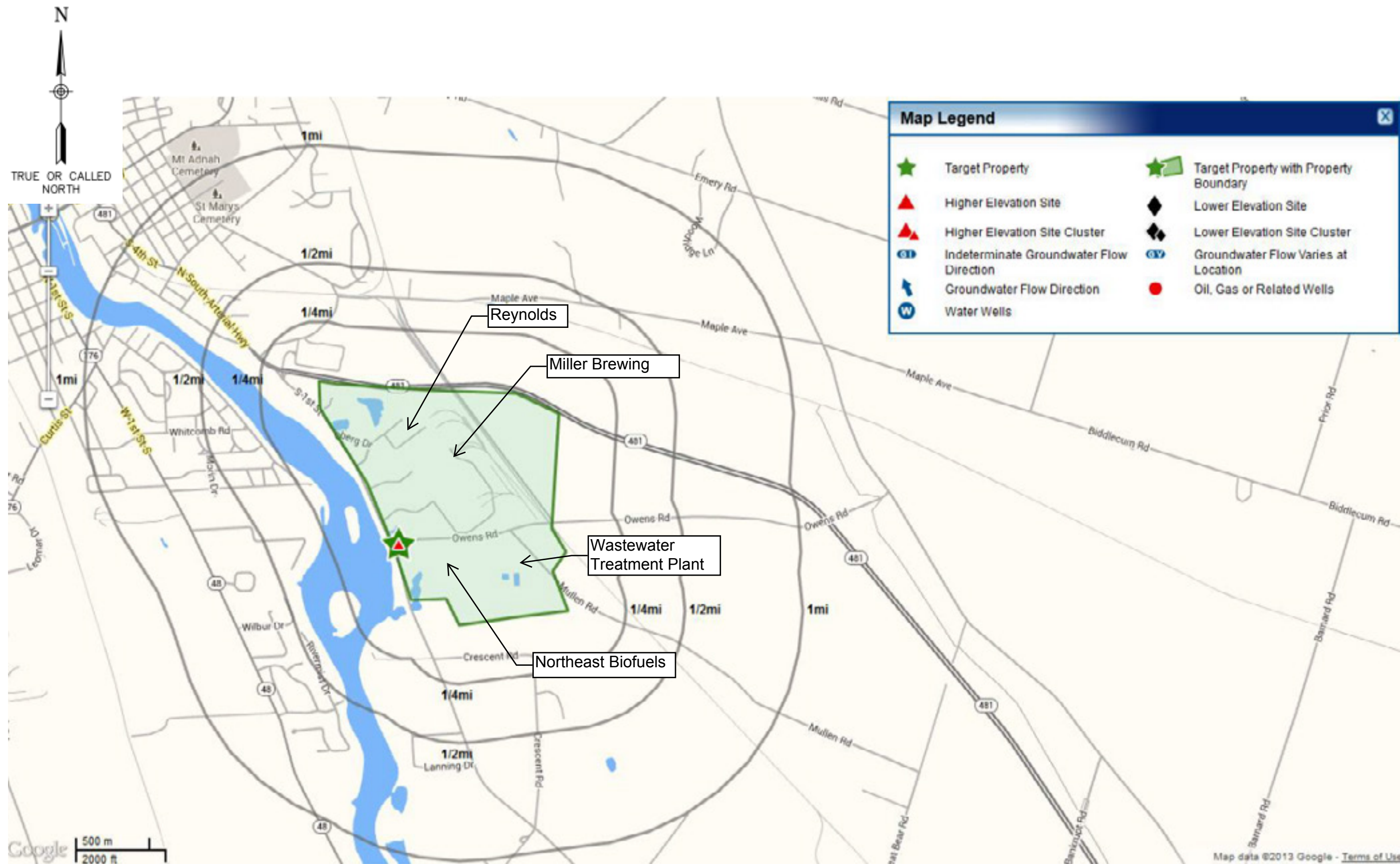


Figure 1
Site Plan