



September 30, 2013

Michelle Yost
GCSW Watershed Assistance Program
PO Box 996
Tannersville, NY 12485

RE: **Bella Property 84.00-3-5**
597 Warren Stein Road
Cairo, Greene County, New York, 12413
KA Project No. 81513.37.05

Dear Michelle:

Kaaterskill Associates (KA) is pleased to submit this Phase I Environmental Site Assessment report for the above referenced property (the site). The primary purpose of this assessment was to identify *recognized environmental conditions* in connection with the subject property. Recognized environmental conditions are defined as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

In conducting this assessment, KA followed the E1527-00 American Society for Testing and Materials (ASTM) document entitled "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process" for real estate.

We appreciate the opportunity to provide you with these services. Please do not hesitate to contact us at your convenience, should you have any questions or comments regarding this report or our recommendations. It has been a pleasure working with you on this project.

Sincerely,
Kaaterskill Associates

Darrin Elsom, PE
Principal Engineer

Michael P. Bliss
Senior Environmental Project Manager

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment
Bella Property 84.00-3-5
597 Warren Stein Road
Cairo, Greene County, New York, 12413
KA Project No. 81513.37.05

1.0 INTRODUCTION

On August 5, 2013, Kaaterskill Associates,(KA) was contracted by Michelle Yost (client) to conduct a Phase I Environmental Site Assessment of property referenced as tax parcel 84.00-3-5, 597 Warren Stein Road, Cairo, Greene County, New York, 12413, KA Project No. 81513.37.05

This assessment conforms substantially to the scope and limitations set forth in the E1527-00 American Society for Testing and Materials (ASTM) document entitled "Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process." The primary purpose of this assessment was to identify *recognized environmental conditions* in connection with the subject property. ASTM defines recognized environmental conditions as the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

In accordance with the above-referenced agreement, Mike Bliss of KA performed a visual reconnaissance of the site, noted use of adjacent properties, and conducted historical and regulatory record research. The following provides a more detailed description of the scope of services:

- Visual assessment of the site buildings and grounds to identify potential for on-site oil or hazardous material release(s) and issues of non-compliance.
- Visual assessment of the site to assess the presence or absence of possible sources of Polychlorinated Biphenyl's (PCBs), i.e. transformers.
- Visual assessment and categorization of the use of abutting and adjacent properties as potential off-site sources of chemical contamination.
- Review of local records related to historical ownership, usage and site development.
- Review of published federal regulatory records related to on-site activities and to potential off-site sources of oil or hazardous material contamination. Federal records reviewed include, but are not limited to, the following:
 - National Priorities List (NPL)
 - Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
 - Resource Conservation and Recovery Act (RCRA)
 - Emergency Response Notification System (ERNS)

- Review of readily available state regulatory records and publications for environmental activities related to the site and potential off-site sources of oil or hazardous material contamination. State records reviewed include, but are not limited to, the following:
 - New York List of Leaking UST Cases
 - New York CERCLIS Sites
 - New York Underground Storage Tank Database List
- Review readily available historic site documents to assess for potential on-site sources of oil or hazardous material contamination.
- Review readily available plans and documents relative to construction materials utilized at the site and any historical renovation activities.
- Determination and review of any current permits associated with the site.
- Determination for the likelihood of elevated Radon levels.
- Preparation of a Phase I Environmental Site Assessment Report.

2.0 PROJECT SUMMARY

On August 5, 2013, KA was contracted by the client to conduct a Phase I Environmental Site Assessment of property referenced as tax parcel 84.00-3-5, 597 Warren Stein Road, Cairo, Greene County, New York, 12413, KA Project No. 81513.37.05. The scope of this assessment included a visual reconnaissance of the site, buildings and visual assessment of the surrounding properties from "curbside", review of historical ownership and use, review of regulatory listings, and interviews. The following provides a summary of KA's findings, conclusions, and recommendations.

2.1 Summary of Findings:

The subject site is located at 597 Warren Stein Road, Cairo, Greene County, New York, 12413. The parcel acreage is approximately 1.4 acres. The site is identified as tax map 84.00-3-5 by the Greene County, N.Y. Property Description Report (GCNYPDR).

Due to flooding from Tropical Storm Irene on August 28th 2011 at the site, the mobile home was severely damaged and dislodged from the entrance deck (see attached photos 19 & 22), its piers and cement block unit (CMU) foundation (see attached photos 17, 18 & 22) and ended up wedged between clusters of trees on the property further downstream (see attached photos 24, 27, 29, 37 & 40).

The exterior of the home was missing substantial amounts of its metal siding and fiberglass insulation from within the wall cavity (see attached photos 38, 39 & 51) The attached screen porch located to the creek side of the home was ripped apart with the wall that was located on the south east side of the porch torn off (see attached photos 33 & 35). The remains of the wall were observed laying on the downstream side of the property (see attached photo 32).

The interior of the home: The home was not locked and access into it was very easy. This has resulted in it being vandalized (see attached photos 60, 70, 72 & 80). A high level waterline from the flood was observed from within the home. Two measurements were taken, the first measured 22" above the floor (44" above grade) at the door by the bathroom (see attached photos 62 & 63). The second measured 28" above the floor by the door into the living room (see attached photo 76). The floors were covered with mud and debris (see attached photos 55-57, 71, 73 & 79). In a few areas where the floors could be observed they appeared to be vinyl 12" x 12" tiles. Wall to wall carpeting was observed in the living room and carpeting possibly exists in other rooms. Under the carpet in the living room two layers of tile was observed (see attached photos 88-91). The walls were mostly wood paneling and wall paper (see attached photos 66 & 70), and the ceiling was acoustic or suspended (see attached photos 58 & 66).

Other buildings on the site consisted of a smaller metal trailer (see attached photos 42 & 46) that was locked and could not be observed from within except through a broken window. From the broken window a lot of debris was observed within (see attached photos 47-50). Black roof cement was observed on the metal roof. There are also two other wooden sheds with asphalt roofs located up by the road that have been slightly moved from their original location and wedged up against trees again downstream (see attached photos 108-116). Both sheds were locked and could not be observed from within (see attached photos 117 & 118).

The driveway consisted of asphalt and gravel further into the site (see attached photo 14).

Available site utilities include electricity (see attached photos 6 & 7). According to the GCNYPDR the water supply and septic both were from a private source that could not be determined the day of the assessment.

- **Historical Deed research.** As requested by the client past ownership was researched back only as far as the EDR report provided which was 1999 (see attached Appendix E). The client has

requested not to provide this research as they are having deed research done by others.

- **FIRM Maps.** The National flood insurance rate map (36039C0261F-FEMA DFIRM) shows the site in ZONE AE, which is in the 100 year floodplain and in or on the edge of the floodway (see attached Appendix I) with base flood elevations determined to be between 228' and 229' above sea level.
- **Sanborn Maps.** There were no Sanborn Maps available for this property (see attached Appendix B).
- **Environmental Data Resources, Inc.** Records indicate no leaking USTs on site or removal of any from the site (see attached Appendix A).

2.2 Recommendations:

- 1 **The Property:** According to ASTM Standard practice for Environmental Site Assessments: Phase I Environmental Site Assessment process and within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 1.1.1 (see attached Appendix G) ASTM Designation: E 1527-00, 1.1.1 page 161), **No Recognized Environmental Conditions were observed.** The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.
- 2 **The buildings:** Suspect asbestos containing material was observed in the mobile home, the mobile trailer and wooden sheds. According to New York State Industrial Code Rule (CR56) Section 56-5.1 *Asbestos Survey Requirements for Building/Structure Demolition, Renovation, Remodeling and Repair*, (see attached Appendix H), an owner or his/her agents (except the owner of one and two family dwellings, who contracts for, but does not direct or control the work), shall have a survey conducted by a certified NYS asbestos inspector to determine whether or not the building or portion thereof to be demolished, renovated, remodeled, or have repair work contains asbestos or asbestos material. An asbestos survey needs to be performed prior to demolishing the mobile home and mobile trailer. It was mentioned that the sheds will be transported off the site without disturbing any building material.
- 3 **The septic and well:** The septic tank needs to be located, pumped clean and slurry or sand filled or removed from the site. The well also needs to be properly decommissioned as per DOH Appendix 5B

3.0 PROPERTY DESCRIPTION

3.1 Site Reconnaissance

KA representative Michael P. Bliss, Senior Environmental Project Manager conducted a site visit between 2pm and 3:30 pm. on September 17, 2013.

During the site visit, the weather was sunny with temperatures ranging between 60 and 65 °F. The site visit consisted of a walkthrough of the site. A visual reconnaissance of neighboring properties from “curbside” was also conducted.

The immediate surrounding areas were observed during the site assessment.

In addition to the walk-through, readily available resources such as geologic maps, USGS topographic maps, FEMA FIRM maps, aerial photographs, regulatory records were reviewed.

Due to damage from flooding, the mobile home was severely damaged.

3.2 General Site Conditions

The Greene County Property Description report (see Appendix J) identifies the property as the following:

597 Warren Stein Rd, Municipality of Cairo, Greene County, New York, Tax Map 84.00-3-5. The area of the site is approximately 1.4 acres.

- 1 Site: Res 1,
- 2 Property Class: 312-Vac w/improv
- 3 Zoning Code: 01
- 4 Neighborhood Code: 04002

3.3 Site Improvements

NA

3.3.3 Utilities

Electric, private water and sewage. No electric service was observed on site beyond the utility pole (See attached photo 6); it was probably disconnected from the house after the storm.

3.4 Tenant Operations

NA

3.5 Environmental Setting

3.5.1 Topography

The surface elevation of the site is sloped towards the creek. According to the EDR GeoCheck documents, page A-1 the elevation is 226 feet above mean sea level, with a general slope from north to south, and east to west in the area of the site. (See EDR page A-2)

3.5.2 Surface Water and Wetlands

According to the EDR report and FEMA map, the site is located in a flood plain, and contains wetland areas. (See EDR page A-3)

3.5.3 Subsurface Geologic Conditions

According to information obtained from the environmental database report from Environmental Data Resource, Inc. (EDR), the surficial geology at the subject site consists of Chenango soils. This soil is a gravelly loam classified as soils type A. It has a high infiltration rate and the soils are deep and well drained. Depth to bedrock is generally greater than 60". See Appendix A- EDR GeoCheck Report Pg. A-4 and A-5

3.5.4 Groundwater Flow –

Surface topography may be indicative of the direction of surficial groundwater flow. Based on local surface topography, groundwater flow (See EDR page A-2) is assumed to be in an south/east direction. The depth to groundwater at the site is unknown. Actual local groundwater flow direction can be influenced by factors such as local surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, and production wells.

4.0 HISTORICAL RECORDS REVIEW

As per the client, past land uses were not investigated to identify historical practices or conditions, which may have impacted the subject site.

4.1 Prior Ownership and Usage

The owners of the property were not available to interview at the time of this assessment. Again as per the client's request, the past ownership was only traced back to 1999 by reviewing deeds provided by the EDR (see attached Appendix E).

- According to Liber 929 page 67, recorded on June 17th, 1999, between the County of Greene, a municipal corporation and political subdivision of the State of New York with offices at 288-292 Main Street, Catskill, New York 12414 party of the first and Vincent Bella residing at 4 Hunter Avenue, Miller Place, New York 11764.

4.2 Historic Aerial Photographs

(See attached Appendix C)

4.3 Sanborn Fire Insurance Maps

There were no Sanborn Maps referencing this property (See attached Appendix B).

4.4 Previous Environmental Assessments

KA has not received or reviewed any previous environmental assessment reports at the time of this assessment.

5.0 REGULATORY AGENCY RECORDS SEARCH

KA procured and reviewed a database report from Environmental Data Resource, Inc. (EDR). The EDR report may be referenced in Appendix A. A review of databases and files from federal, state, and local environmental regulatory agencies was conducted to identify use, generation, storage, treatment or disposal of hazardous materials and chemicals, or release incidents of such materials which may impact the site. The databases discussed in the following sections address ASTM requirements. Additional federal and state databases were reviewed. Please refer to the EDR report for a detailed listing.

The federal records reviewed include Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), National Priorities List (NPL), Resource Conservation Recovery Information System (RCRIS), and Emergency Response Notification System (ERNS).

New York State records reviewed include Leaking Underground Storage Tank (LUST) Cases, Underground Storage Tank (UST) Database List, Chemical Bulk Storage (CBS) database List, Major Oil Storage Facilities (MOSF) database List, State Hazardous Waste Disposal Site (SHWS) database List, Landfills (LF) database List and New York CERCLIS sites.

According to EDR Building Permit Report (see Appendix D) they have no access to any building permits for this City. As a result, KA contacted local building officials to obtain more information about the demolition of the building which took place in February of 2012 and any other permits they had on file.

5.1 Federal Regulatory Records

The United States Environmental Protection Agency (USEPA) May 10, 1999 National Priorities List (NPL) records were reviewed to identify facilities within 1.0 miles of the site which the USEPA has determined to represent a possible threat to public health or the environment. The subject site was not listed, nor was any facility listed within 1.0 mile of the site.

The USEPA 05/02/2011 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list of known, alleged, or potentially hazardous waste sites were reviewed to identify facilities within .5 miles of the site. The subject site was not listed, nor was any facilities listed within .5 mile of the site. A site's presence on the CERCLIS list does not necessarily imply federal activity at that site, nor does it indicate that hazardous conditions necessarily exist at the location.

The 08/08/2011 Resource Conservation and Recovery Information System (RCRIS) List of hazardous waste generators was reviewed. The RCRIS list identifies large quantity generators (LQG) and small quantity generators (SQG), which are facilities that generate, treat, transport, store, and dispose of hazardous waste. A facility's inclusion on this list does not necessarily indicate that hazardous conditions exist at that location. The subject site was not listed, nor was any facilities listed within 0.25 mile of the site.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous material. The database contains information from spill reports made to Federal authorities including the EPA, the US Coast Guard, The National Response Center and the Department of Transportation. According to the EDR report, the site is not referenced on the ERNS List dated 11/11/2011.

5.2 State Regulatory Records

The New York Department of Environmental Conservation (NYSDEC) underground storage tank (UST) database list was reviewed for facilities within a 0.25-mile radius of the site. The subject site was not listed.

The list of Leaking Underground Storage Tank (LUST) Cases were reviewed for facilities within a 0.5-mile radius of the site. The subject site was not listed.

Review of the Spills database dated 01/25/2012 was reviewed for facilities within .5-mile of radius of the site. The subject site was not listed.

Review of the Major Oil Storage Facilities Underground Storage Tank Database (MOSF UST) and the Major Oil Storage Facilities Aboveground Storage Tank Database (MOSF AST) dated 03/2/2012 did not list the site or any other facilities within .5 mile.

Review of the State Hazardous Waste Disposal Site database (SHWS) dated 11/30/2006 was reviewed for facilities within 1.0-mile of radius of the site. The subject site was not listed, nor was any facilities listed within 1.0 mile of the site.

Review of the Facility Register (LF) Database for landfill facilities within 0.5-mile of radius of the site. The subject site was not listed, nor was any facilities listed within 1.0 mile of the site.

Review of the Chemical Bulk Storage (CBS UST) Database dated 03/22/2002 was reviewed for facilities within 0.25-mile of radius of the site. The subject site was not listed, nor was any facilities listed within 0.25 mile of the site.

Review of the State and Tribal Leaking Storage Tank Lists (LTANKS) Database dated 05/21/2013 was reviewed for facilities within 0.5-mile of radius of the site. The subject site was not listed. One site was noted within the distance specified. According to a summary provided, one gallon of kerosene spilled during a fill of the storage tanks. No additional reports were filed regarding this incident, and it is considered to be inconsequential.

Included in the EDR database report is an orphan summary. This summary identifies facilities that are contained on one of the above referenced databases or lists, but that did not contain complete or accurate geographic data. Consequently, EDR was unable to map the facilities in relation to the site. The Orphan Summary (see EDR page 8) listed a few potentially contaminated sites near the target property; these sites do not appear to be a threat to the target property in the future.

5.3 Local Records

Local records to review records of the prior ownership of the site were not reviewed at the Greene County Clerk's Office as per the client's request. Deeds were being researched by others. Other information obtained at the local agencies is included in other sections of this report.

6.0 ON-SITE ENVIRONMENTAL ASSESSMENT

6.1 Storage Tanks

6.1.1 Underground Storage Tanks (USTs)

No evidence of filler pipes for UST's was observed the day of the walk through.

6.1.2 Aboveground Storage Tanks (ASTs)

No evidence of ASTs was observed the day of the walk through.

6.2 Suspect Asbestos-Containing Materials (ACMs)

On the day of the site visit as mentioned earlier suspect asbestos containing material (ACM) such as floor tile, mastics, possibly wall board behind the wall paper, acoustic-suspended ceiling, roofing, roof cements and window glazing were observed.

6.2 Lead Based Paint

Suspect lead based paint containing material was not observed on-site at the time of the assessment; but this does not rule out the possibility of its existence.

6.4 Hazardous Material Usage

No hazardous material usage was observed on-site at the time of the assessment.

6.5 Solid Waste Management

KA did not observe evidence of improper solid waste disposal during this assessment.

6.6 Hazardous Waste Management

Please refer to Section 6.4 - Hazardous Material Usage.

6.7 Polychlorinated Biphenyls (PCBs) Containing Equipment

Any potentially PCB-containing equipment was not observed on site.

6.8 Water, Wastewater and Stormwater

6.8.1 Water Supply

According to the GCNYPDR, water was supplied by a private well which could not be located the day of the assessment.

6.8.2 Wastewater

According to the GCNYPDR, wastewater was handled by a private sewage system which could not be located the day of the assessment.

6.8.3 Storm Water

Storm water from adjacent buildings on to the site doesn't appear to be a problem. Concerns regarding any major discharge of storm water causing any erosion to neighboring property were not observed during this assessment.

6.9 Radon

Radon is not a concern for this assessment (see attached EDR page A-9 for local test results).

6.10 Air Emissions

There were no observed emissions from operations on site that required permitting, emission controls, or abatement activities. No additional controls were identified as being required during this assessment.

6.11 Permits

Research through EDR found no building permits on file. The only permits on file with the Town of Catskill Building department were for the demolition of all of the buildings on the site (see Appendix D).

6.12 Site Specific Environmental Issues

None were observed the day of the assessment.

7.0 REVIEW OF NEARBY/ADJACENT PROPERTIES

Another residential dwelling unit to the north and across Warren Stein Road was observed. This building was located on higher topography and appeared to be still habitable.

8.0 QUALIFICATIONS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. KA is not responsible for the independent conclusions, opinions or recommendations made by others based on the records review, site assessment, and field exploration data presented in this report.

It should be noted that all surficial environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Subsurface conditions were not field investigated as part of this study and may differ from the conditions implied by the surficial observations. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated. This report is not a regulatory compliance audit.

This study is not intended to assess if any soil contamination, waste emplacement, or groundwater contamination exists by subsurface sampling through the completion of soil borings and the installation of monitoring wells. The scope of work, determined by KA and the client, did not include these activities.

KA reviewed past ownership of the project site in an attempt to determine past site usage. KA is not a professional title insurance firm and makes no guarantee, explicit or implied, that the listing which was reviewed represented a comprehensive delineation of past site ownership or tenancy for legal purposes.