Kaaterskill Associates

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January 15, 2014

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

RE: LRA **Property 138.00-7-22**
1355 County Route 23B
Town of Catskill, Greene County, New York, 12451
KA Project No. 81513.37.04

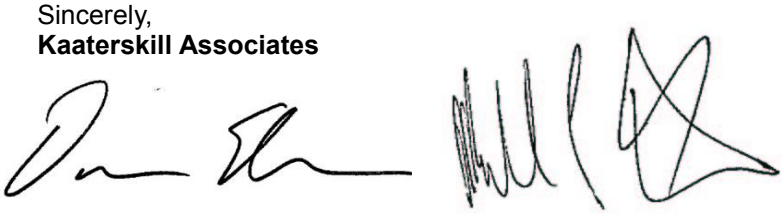
Dear Michelle:

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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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 138.00-7-22, 1355 County Route 23B, Town of Catskill, Greene County, New York, 12451, KA Project No. 81513.37.04

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 138.00-7-22, 1355 County Route 23B, Town of Catskill, Greene County, New York, 12451, KA Project No. 81513.37.04. 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 1355 County Route 23B, Catskill, Greene County, New York, 12451**. Due to flood damage from Tropical Storm Irene on August 28th 2011 at the site, the house was severely damaged by over four feet of water in the house. As a result all of the interior finishes have been removed except for some floor tile and carpeting.

    The property: The parcel acreage is approximately .50 acres. The site is identified as tax map 138.00-7-22 by the Greene County Property Description Report (GCPDR). The property surrounding the house has become overgrown with weeds (see attached photos 3, 4, 5 & 8).

    Site utilities: Available site utilities include electricity (see attached photo 7-10). According to the GCPDR (see attached Appendix E) there was a private water supply, sewer system and the fuel

type was oil. The age, type of construction or design of these utility systems are unknown. No well cap was observed, the septic or leach field could not be located from the limited (above ground observation) and there was no above ground fuel storage tank (AST) observed on the property or in the crawlspace. Along the left side (east) of the house a copper fuel line was observed (see attached photos 9 & 66) which is where it appears that the AST was located. According to the current owner the tank was there but it was stolen. He was not sure when.

The exterior of the house: The exterior of the house consists of asphalt roofing (see attached photos 3, 4, 13 & 14) roofs and painted wood siding (see attached photos 4, 9 & 10) with two painted brick chimneys located on each side of the house (see attached photos 10 & 32). An addition that is located to the right rear of the house has a shed roof. Tree limbs that had fallen from the adjacent tree have damaged the roof. The roof was also deteriorating for an extended period of time (see attached photo 14). To the left (east) rear of the house was also a screened in porch that was also deteriorating for an extended period of time (see attached photo 13). Attached to the porch was a wooden deck that was over grown with weeds (see attached photos 14 & 15).

The interior of the house: The house was not locked and access into the house from a side door was very easy, (see attached photo 34). A high level waterline from the flood was observed from within the house. The measurement that was taken, was 57" above the floor (see attached photo 57). The floors were covered with dried mud and debris (see attached photos 36 -46). In a few areas where the floors could be observed they appeared to be a wood sub floor with 9" x 9" tiles observed at the side door (see attached photo 35) and where it appears the kitchen use to be (see attached photo 52) and carpet in the screened in porch area (see attached photos 42, 45 & 46). Most if not all the gypsum board and or plaster finish on the walls (see attached photos 36-40), and ceiling had been removed (see attached photos 62-65).

The surrounding property: Some building debris from the flood was observed on the property. The debris consisted of a section of asphalt roof and wood framing from another structure leaning up against a wooden shed that is collapsing towards the rear of the property (see attached photo 29). There is another wooden shed located behind this shed that is also collapsing with more building debris around it (see attached photos 22-24). There was an old riding lawn mower (see photo 16), some pieces cement masonry block (cmu), (see attached photos 17 & 18) and household debris observed along the right side of the property along the neighbor's property line. The debris consists of an empty gallon of antifreeze an empty gallon of paint thinner, automobile seat and other miscellaneous house items (see attached photo 33).

- **Historical Deed research**. The client has requested for KA not to provide this research as they are having deed research done by others.

- **FIRM Maps.** The National Flood Insurance Rate Map (360039C-FEMA DFIRM) shows the site in ZONE AE (see attached Appendix I), which is in the 100 year floodplain with base flood elevations determined.

    - **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.

1. **The buildings:** Suspect asbestos containing material was observed outside and inside the house, along with the wooden sheds and debris around the 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 house, sheds and the removal of suspect debris.**

1. **The septic and well:** The septic tank needs to be located, pumped clean and slurry or sand filled, crushed in place 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 1pm and 3 pm. on November 19, 2013.

During the site visit, the weather was sunny with wind, with temperatures ranging between 40 and 45 degrees Fahrenheit. The site visit consisted of a walkthrough of the site and house. A visual reconnaissance of neighboring properties from “curbside” was also conducted.

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.

3.2 General Site Conditions

The GCPDR (see Appendix E) identifies the property as the following:

1. Site: Res 1,
2. Property Class: 210-1 Family Res
3. Zoning Code: 07-MR-.5

4. Neighborhood Code: 06805

Town of Catskill, Greene County, New York, Tax Map 138.00-7-22. The area of the site is approximately 0.50 acres. The immediate surrounding areas were observed during the site assessment.
Due to damage from flooding, the neighboring structure located to the right of the property has been demolished from its site.

3.3 Site Improvements

NA

3.3.3 Utilities

Oil, private water and sewage. Electric service was observed on site from the utility pole (See attached photo 7).

3.4 Tenant Operations

NA

3.5 Environmental Setting

3.5.1 Topography

The surface elevation of the site is approximately 146 feet above mean sea level. According to the EDR Geocheck documents, the site is relatively flat, with a general slope from north to south, and west to east in the area of the site. (See EDR page A-1 & 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 drainage. 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 a generally 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

Past land uses were not investigated to identify historical practices or conditions, which may have impacted the subject site. This could not be accomplished because prior ownership records were not reviewed as per the client's request. The local historian position is vacant, so an interview could not be performed.

The current owner Lars R. Anderson was interviewed. He said when he bought the house and property back in 2009 it was vacant and was not sure how long it had been vacant. He said he and his partners were planning on fixing the house up but never got a chance to finish before Irene hit. As for utilities he did not know where the well, septic or leach field were located but he said there was an oil tank next to the chimney that somebody stole. He never took out any permits to do any work on the house.

The local building official was contacted and in his return call he left a message that there were no permits or violations on file for the house or property and that he really didn't know anything about the house or property.

4.1 Prior Ownership and Usage

Prior ownership was not investigated as per the client, it is being done by others.

As for prior usage the historic aerial photo decade maps only go back to 1952 (See attached Appendix C) and according to GCPDR (See attached Appendix E) the house was built in 1951.

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, but one site was listed within 0.5 mile of the site. The location of the spill was 61 Five Mile Woods Road, Catskill, NY. The spill occurred back on 12/8/2005 and was reported to DEC 12/13/2005. The spill was the result of a vent alarm not working on a private dwelling kerosene 275 gal. Tank that was overfilled. According to Page 8 of the EDR the spill was cleaned up by the responsible party. The spill number/closed date was 0510720 / 9/21/2006.

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 were not investigated as per the client, deeds are being researched by others.

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 ACM was observed on and in the house and other wooden sheds along with construction debris.

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 GCPDR (see Appendix E) water was supplied by a private well.

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6.8.2 Wastewater

According to the GCPDR (see Appendix E) there was a private sewer system.

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 (see Appendix D).

6.12 Site Specific Environmental Issues

None were observed the day of the assessment.

7.0 REVIEW OF NEARBY/ADJACENT PROPERTIES

As previously discussed one private dwelling located within .5 miles was listed with a previous spill. Also the day of the walk around the property a single family residential dwelling unit to the west side of the property and garage had been demolished. Another residential dwelling unit further to the west was also 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.

As requested by the client, KA did not review past ownership of the project site to determine past site usage.