



September 16, 2013

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

RE: Michelle Yost
Schaefer Property 199.12-3-2
42 Old Kaaterskill Avenue,
Palenville, Greene County, New York 12463
KA Project No. 81513.37.02

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, PC.

Darrin Elsom, PE
Principal Engineer

Michael P. Bliss
Senior Environmental Project Manager

TABLE OF CONTENTS

1.0 INTRODUCTION.....	3
2.0 PROJECT SUMMARY.....	5
2.1 Summary of Findings:.....	5
2.2 Recommendations:.....	5
3.0 PROPERTY DESCRIPTION.....	6
3.1 Site Reconnaissance.....	6
3.2 General Site Conditions.....	6
3.3 Site Improvements.....	7
3.3.1 Utilities.....	7
3.4 Tenant Operations.....	7
3.5 Environmental Setting.....	7
3.5.1 Topography.....	7
3.5.2 Surface Water and Wetlands.....	7
3.5.3 Subsurface Geologic Conditions.....	7
3.5.4 Groundwater Flow.....	7
4.0 HISTORICAL RECORDS REVIEW.....	7
4.1 Prior Ownership and Usage.....	7
4.2 Historic Aerial Photographs.....	8
4.3 Sanborn Fire Insurance Maps.....	8
4.4 Previous Environmental Assessments.....	8
5.0 REGULATORY AGENCY RECORDS SEARCH.....	9
5.1 Federal Regulatory Records.....	9
5.2 State Regulatory Records.....	9
5.3 Local Records.....	10
6.0 ON-SITE ENVIRONMENTAL ASSESSMENT.....	11
6.1 Storage Tanks.....	11
6.1.1 Underground Storage Tanks (USTs).....	11
6.1.2 Aboveground Storage Tanks (ASTs).....	11
6.2 Suspect Asbestos-Containing Materials (ACMs).....	11
6.3 Lead Based Paint.....	11
6.4 Hazardous Material Usage.....	11
6.5 Solid Waste Management.....	11
6.6 Hazardous Waste Management.....	11
6.7 Polychlorinated Biphenyls (PCBs) Containing Equipment.....	11
6.8 Water, Wastewater and Stormwater.....	11
6.8.1 Water Supply.....	11
6.8.2 Wastewater.....	11
6.8.3 Storm Water.....	11
6.9 Radon.....	12
6.10 Air Emissions.....	12
6.11 Permits.....	12
6.12 Site Specific Environmental Issues.....	12
7.0 REVIEW OF NEARBY/ADJACENT PROPERTIES.....	12
8.0 QUALIFICATIONS.....	12

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment
Schaefer Property 199.12-3-2
42 Old Kaaterskill Avenue,
Palenville, Greene County, New York 12463
KA Project No. 81513.37.02

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 the Schaefer Property, 42 Old Kaaterskill Avenue, Palenville, Greene County, New York 12463

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, Kaaterskill Associates,(KA) was contracted by Michelle Yost (client) to conduct a Phase I Environmental Site Assessment of property referenced as the Schaefer Property, 42 Old Kaaterskill Avenue, Palenville, Greene County, New York 12463, KA Project No. 81513.37.02. 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 42 Old Kaaterskill Avenue, Palenville, Greene County, New York 12463.** Due to flooding from tropical storm Irene on August 28th 2011, flood waters actually redirected the Kaaterskill Creek closer to the house (see attached photos 18 & 19 dated August 16, 2013) and partially destroyed the cement block unit (CMU) foundation wall, undermined the concrete slab floor and footings below that was adjacent to the Creek (see attached photo 17 dated August 16, 2013) and collapsed the porch (see attached photos 16, 17, 20, 23, 24, 26 & 36 dated August 16, 2013).

The parcel acreage is approximately 2.5 acres. The site is identified as tax map 199.12-3-2 by Palenville, County of Greene, N.Y. Tax Assessors Office. The site is generally wooded with a portion of the Kaaterskill Creek passing through the northern corner running from the west towards the east.

Site utilities included electricity (see attached photos 33 & 125 dated August 16, 2013) but has been turned off. According to the owners niece (Alex Dunn) water was supplied by a private well that was located to the north of the house and was washed away by flood waters. According to Alex there is an onsite septic tank and leach field, its age and type of construction or design is unknown. According to Alex the septic is located to the south of the house and out in the adjoining wooded area.

- **Historical Deed research** of past ownership of the site traced back to 1878 by reviewing Deeds at Greene County Clerk’s office (see attached Appendix E).
- **FIRM Maps** the National flood insurance rate map (FIRM) shows the site in ZONE X (see attached Appendix F FIRM map 361116) which is in the 100 year floodplain.
- **Sanborn Maps** There were no Sanborn Maps 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.

2.2 Recommendations:

- 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 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.

- During the building assessment of the house, the only suspect asbestos containing material observed at the time of the visit was the roofing (see attached photos 32 & 33 dated August 16, 2013). The roofing will need to be surveyed as a suspect asbestos material prior to any demolition. 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 is required prior to commencing demolition of the building.**

3.0 PROPERTY DESCRIPTION

3.1 Site Reconnaissance

KA representative Michael P. Bliss, Senior Environmental Project Manager conducted site visits, on August 16th, 2013 (between 1pm and 3pm) and again on September 5th 2013 (between 8am and 9am) inside the house. The owner's niece Alex Dunn was present during the second visit.

During the first site visit, the weather was sunny with temperatures ranging between 75 and 80 degrees Fahrenheit. The site visit consisted of a walk through the basement (see attached photos 36-49 dated August 16, 2013) and around the perimeter of the site (see attached photos 51-118 dated August 16, 2013). A visual reconnaissance of neighboring properties from "curbside" was also conducted. An interview was conducted with a neighbor who stated they bought the adjacent house (see attached photo 72 & 107 dated August 16, 2013) and property (located up stream to the west), last year and were not around for the flood. All she knew was that they had to refinish the complete inside of their house because of mold. It also appeared by the recent survey flags that at least part of their shed (see attached photo 66 dated August 16, 2013) and a pile of construction debris (see attached photo 71 dated August 16, 2013) was on the Schaffer property. The neighbor mentioned they were going to clean up the construction debris.

During the second site visit, the weather was cloudy with temperatures ranging between 60 and 65 degrees Fahrenheit. The site visit consisted of a walk through the house which was locked during the first visit (see attached photo 50 dated August 16, 2013). No suspect asbestos containing material was observed from within the house. The floors, walls and ceiling were all wood finishes See attached photos 1-9, 12-16 & 19, dated September 5, 2013). The refrigerator still had food in it from 2011 (see attached photos 10 & 11 Dated September 5, 2013) and was moldy and smelled.

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

3.2 General Site Conditions

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

- Site: RES 1
- Property Class: 210 -1 Family Res
- Zoning Code: 07-MR-.5
- Neighborhood Code: 06802

Palenville, Greene County, New York and as Map 199.12-3-2. The area of the site totals approximately 2.5 acres. The immediate surrounding areas were observed during the site assessment.

3.3 Site Improvements

N/A

3.3.1 Utilities

The electric and sewage connection appeared to be still intact but the well was no longer connected to the house.

3.4 Tenant Operations

NA

3.5 Environmental Setting

3.5.1 Topography

The surface elevation of the site is approximately 459 feet above mean sea level. The topography of the site is generally flat, rising generally north to south and with higher elevation to the west and dropping to the east.

3.5.2 Surface Water and Wetlands

According to the EDR report and FEMA map, the site is located in a flood plain.

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 Tunkhannock, cobbly-silt loam. Depth to bedrock is greater than 60". See Appendix A- EDR Geocheck Report Pg. A-4 and A-5

3.5.4 Groundwater Flow

Based on local surface topography, groundwater flow (See EDR page A-4) is assumed to be in a south, south/easterly direction. The depth to groundwater at the site is greater than 6 feet. 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 investigated to identify historical practices or conditions, which may have impacted the subject site. This was accomplished via an ownership records review, a review of the records maintained in the Greene County Clerks Office, the local historian, the local building official and interviews with the owner.

4.1 Prior Ownership and Usage

On August 29th 2013, Mike Bliss of KA researched the past site ownership and usage by reviewing the records maintained in the Greene County Clerks Office and the New York State Department of Environmental Conservation. The past ownership could be traced back to 1878 by reviewing deeds (see attached Appendix E).

- According to Liber 496 page 120, recorded on November 16, 1978, the land that was owned by Jerome Hartman of 125 High Street in the Village of Catskill, Greene County NY was conveyed to Eileen Schaefer of 56 Albemarle Ave. Hempstead, NY being the same premise conveyed to Jerome Hartman by Charles G. Clay, as the executer of the Estate of Paula Poellath, also known as Paula Wohlfarth, by deed dated August 9, 1974 and recorded in the Greene County Clerk's office on August 12, 1974, in Liber 474 of Deeds at page 232.
- According to Liber 474 page 232, being a portion of lands conveyed to Paula Wohlfarth by Palenville Land Development Company by Deed dated April 19, 1938 and recorded in the Greene County Clerk's Office on April 21, 1938 in Liber 277 of Deeds at Page 74.
- According to Liber 277 of Deeds at Page 74 and being the same premises conveyed by Maximo Poellath to Palenville Land Development Company by Deed bearing date February 28th 1913 and recorded in the Greene County Clerk's Office on November 24th, 1913, in book of Deeds 203 at page 378.
- According to book of Deeds 203 at page 378 and being the same premises conveyed by the First National Bank of Saugerties to Maximo poellath, by deed, bearing date January 27th, 1910 and recorded in Greene County Clerk's Office, February 7th, 1910 in Book 189 of Deeds, at page 333.
- According to in Book 189 of Deeds, at page 333 and being the same premises conveyed by William H. Van Orden, Referee in Mortgage Foreclosure, to the party of the first part, by deed bearing date March 12th, 1878 and recorded in the Greene County Clerk's Office, April 10th, 1878, in Book 89 of Deeds, at page 155

4.2 Historic Aerial Photographs

(See attached Appendix C)

4.3 Sanborn Fire Insurance Maps

There were no Sanborn Maps available at the time of this report (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 is 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.

In addition, KA contacted local officials to obtain more information about the site and areas located near the subject site. According to EDR Building Permit Report (see Appendix D) they have no access to any building permits for this City

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 facilities 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, nor were any listed within 0.5 mile of the site.

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, nor were any listed within 0.5 mile of the site.

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. One site was noted within the distance specified. According to a summary provided, a spill was noted on 8/22/2005 due to a tank failure in a private dwelling and corrective action was taken. Between ½ to 1 gallon of fuel oil was spilled on an existing concrete basement floor. No additional reports were filed regarding this incident, and it is considered to be inconsequential.

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.

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

On August 29th, 2013, KA visited the Greene County Clerk's Office to review records of the prior ownership of the site. The review of files at the county offices did not reveal evidence of releases or known contamination on site or at any facilities in the site vicinity that have not been previously discussed. 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 USTs were observed the day of the walk.

6.1.2 Aboveground Storage Tanks (ASTs)

A 275 gallon AST was observed the day of the walk through and is located in the basement. According to Alex, the tank was emptied after the storm. The tank is no longer level and care should be taken with its removal (see attached photo 39, 45 & 46 dated August 16, 2013).

6.2 Suspect Asbestos-Containing Materials (ACMs)

The only suspect asbestos containing materials observed were roofing material (see attached photos 32 & 33 dated August 16, 2013).

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

Water was supplied by a private well that was destroyed by the storm.

6.8.2 Wastewater

Wastewater was disposed of via an onsite sewage disposal system.

6.8.3 Storm Water

Storm water from adjacent buildings to the site doesn't appear to be a problem. Concerns regarding the potential for any major storm water causing any erosion to neighboring properties exists.

6.9 Radon

Radon is not a concern for this assessment (see attached EDR page A-13 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. No other permits for the Site were reviewed at the time of this assessment.

6.12 Site Specific Environmental Issues

The potential for future flooding is very high.

7.0 REVIEW OF NEARBY/ADJACENT PROPERTIES

As previously discussed the orphan summary mentioned the potential for neighboring contaminated properties that could be nearby properties.

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