

**Centerville-Peck Property
Pulaski, New York**

**Phase I
Environmental Site Assessment/
EPA All-Appropriate Inquiry**

September 2011

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Pulaski, New York

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EPA All-Appropriate Inquiry

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Prepared For:

Operation Oswego County, Inc.
44 West Bridge Street
Oswego, New York 13126

Prepared By:

Barton & Loguidice, P.C.
Engineers • Environmental Scientists • Planners • Landscape Architects
290 Elwood Davis Road
Box 3107
Syracuse, New York 13220

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Executive Summary

Barton & Loguidice, Inc. (B&L) was retained by Operation Oswego County, Inc. to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the undeveloped land located at the northeastern corner of the intersection of Centerville and Peck Roads in the Town of Richland, New York. The properties are located in a rural area with mixed residential and commercial development. The purpose of this assessment is to assess environmental due diligence for a pending real estate transaction.

B&L's investigation of this property was conducted using a two-part process; an environmental records review and a site visit. This investigation was conducted in general accordance with the American Society for Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Designation E 1527-05). As stated in EPA's 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries", which came into effect November 1, 2006, the ASTM E1527-05 standard is consistent and compliant with the statutory criteria for all appropriate inquiries, and constitutes one of the requirements necessary for CERCLA liability protection.

On August 11, 2011, representatives of B&L conducted a site reconnaissance of the target property. The site consists of undeveloped land.

This Phase I ESA has identified the following findings:

- The site has been used for agricultural purposes since prior to 1960, based on historic aerial photographs.
- The site contains a manhole and electric pole reportedly related to a former well house north of the intersection of Centerville and Peck Roads.

- A parking area is located north of the manhole, constructed by the Oswego County DPW from asphalt millings.
- A barn was located near the intersection of Centerville and Peck Roads. This barn was reported demolished by the Oswego County DPW sometime around 2000.
- A structure appears to have been located near the current parking area, based on aerial photographs. No signs of a structure were observed during site reconnaissance.
- A rock wall is located along the northern property boundary, and a low path or drainage parallels this boundary.
- A pond and a small shelter are located in a clearing northeast of the site.
- A residence and pasture adjoin the site to the east.
- Fulton Thermal adjoins the site to the west; according to aerial photographs, it was formerly used for residential and agricultural purposes prior to redevelopment between 1994 and 2006.
- The Oswego County Highway Department Pulaski Garage is located south of the site and was developed between 1986 and 1994.
- Registered tanks and a closed spill were identified at the Oswego County Highway Department Pulaski Garage by the EDR report.
- B&L has additional knowledge of an open NYSDEC spill at the garage (02-60072) that does not appear in the EDR report. This spill file was opened in 2003 and has been the subject of an on-going remedial investigation that involves a petroleum plume that has migrated off-site towards the target property. Three piezometers are located in the southwest corner of the site and are currently being monitored as part of the on-going spill investigation.

B&L identified evidence of one recognized environmental condition (REC) at the Centerville-Peck site, related to the ongoing remediation of NYSDEC Spill #02-60072 at the Oswego County Highway Department Pulaski Garage. Three groundwater monitoring piezometers located in the southwestern corner of the site are still being actively monitored as part of the NYSDEC spill remediation program. No remedial activities are proposed for the site beyond the continued groundwater monitoring that is being conducted by the Oswego County Highway Department.

I. Introduction

A. Purpose

Operation Oswego County, Inc. retained Barton & Loguidice, P.C. (B&L), to conduct a Phase I Environmental Site Assessment (Phase I ESA) of undeveloped land north of Centerville Road and east of Peck Road in the Town of Richland, New York (see Figure 1 - Site Location Map). This Environmental Site Assessment Report was prepared for the exclusive use of Operation Oswego County, Inc.

B. Detailed Scope of Services

The Environmental Site Assessment was conducted in general accordance with the American Society for Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Designation: E 1527-05). This practice outlines the accepted methodology for conducting Phase I Environmental Site Assessments that makes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" (ASTM E 1527-05).

The objective of the Phase I Environmental Site Assessment is to identify the presence or likely presence of materials or substances on the property or other conditions that would indicate that a release of hazardous substances or petroleum products has occurred or has the potential to occur, associated with the soil, groundwater, or surface water on the subject property. This objective was met by:

- Conducting a review of standard environmental data sources;

- Conducting a site visit; and
- Conducting interviews with various people familiar with the site.

C. Limitations of Environmental Assessment

The information, environmental conditions, and conclusions presented in this report as a result of the Phase I Environmental Site Assessment are based on an analysis of available public records, field observations, and information obtained as a result of correspondence and interviews with the current property owners and tenants. No intrusive testing or investigative work was conducted as part of the Phase I Environmental Site Assessment.

No environmental site assessment can completely eliminate the uncertainty regarding the potential occurrence of a past release or potential future release of hazardous substances or petroleum on a particular property. The Phase I Environmental Site Assessment is intended to reduce this uncertainty by making appropriate and reasonable inquiry into the past and present uses of the property.

D. User Reliance

B&L hereby authorizes Operation Oswego County, Inc., their successors, and assigns to rely on this Phase I ESA report dated September 2011. Furthermore, B&L warrants that the Phase I ESA report, to the best of our knowledge, is believed to be true, accurate, and complete in all material respects.

E. Deviations from ASTM Scope

There were no significant deviations from the ASTM scope during the performance of this Phase I ESA.

F. Data Gaps

B&L did not encounter significant data gaps as defined by the EPA AAI regulation during the completion of this Phase I ESA.

II. Site Description

A. Location

The site, currently owned by Oswego County IDA, consists of a 14.25-acre parcel located on the northern side of Centerville Road, east of Peck Road. The parcel has no physical address but is identified by Tax Map ID 071.00-02-28.01. The site is located in the Town of Richland, Oswego County, New York. Figure 2 provides a generalized site plan of the subject site and surrounding properties.

B. Site and Vicinity General Characteristics

The parcel is irregular in shape and is currently undeveloped. A large concrete manhole is located along Peck Road near the intersection with Centerville Road; this feature appears to be related to local water and sewer service.

The northern property boundary adjoins a wooded area. Pastures and a residence adjoin the site to the east. Centerville Road bounds the site to the south, and Peck Road bounds the site to the west. The property is situated in a rural area.

C. Current Uses of the Property

The site is currently undeveloped.

D. Description of Structures, Roads, Other Improvements on the Site

A large concrete manhole is located near the southwestern corner of the site next to a utility pole. Several culverts are located along Centerville Road that route site drainage to the south. The remainder of the site is undeveloped.

E. Current Uses of Adjoining Properties

Fulton Thermal Corporation is located west of the site across Peck Road. Residential property with fenced pasture adjoins the site to the east. The Oswego County Highway Department Pulaski Garage is located south of the site across Centerville Road. Woods adjoin the site to the north, with a small clearing containing a shelter and pond to the northeast. It is important to note that detailed research into the past and present ownership of the adjacent properties and the history of their operations was not an objective of this Environmental Site Assessment.

III. User Provided Information

A. Title Records

B&L did not complete a detailed review of title records with the Oswego County Clerk, and Operation Oswego County has reportedly not conducted a chain of title for the historic agricultural owners of the site. However, as the aerial photographs and interview with Mr. Wheelock of Operation Oswego County indicate, the property has been historically used for agricultural purposes dating back to at least 1960. The current owner, Oswego County IDA, acquired the property in June 2006; the property was previously owned by Oswego County.

B. Environmental Liens

The representatives from Operation Oswego County have not conveyed any knowledge of environmental liens against the property to the environmental professionals who conducted this Phase I Environmental Site Assessment.

C. Specialized Knowledge

B&L has specialized knowledge related to an ongoing remediation project at the Oswego County Highway Department Pulaski Garage, which adjoins the site to the south across Centerville Road. As discussed in more detail below, in Section IV, there is an open NYSDEC Spill (#02-60072) at the highway garage related to a 2003 release from an underground storage tank that has since been retrofitted and repaired. B&L was retained by the County to conduct the remedial investigation and remedial work at the highway garage has included excavation of impacted soils as well as bioremediation of the impacted soils via a series of injection points in an effort to further reduce the residual contaminant concentrations.

As part of the highway garage spill investigation, a series of groundwater monitoring piezometers were installed both on the highway garage property and in the southwest corner of the site. Various residual petroleum compounds have been detected in the groundwater on the highway garage property while MTBE in particular was detected in the groundwater at one of the piezometers on the site at concentrations above the regulatory standards. As a result, the spill file has remained open and the NYSDEC has required on-going monitoring of these groundwater piezometers. Residual contaminant concentrations have been on a decreasing trend but monitoring is expected to continue into 2012 before a spill closure request is submitted to the NYSDEC.

This open spill file on adjoining property constitutes a recognized environmental condition in regards to the site. A localized area of impacted groundwater in the southwest corner of the site was identified as part of the off-site spill investigation and there is an on-going NYSDEC approved remedial action plan in effect at the adjoining highway garage property.

D. Owner and Occupant Information

The current owner of the site is Oswego County IDA. The site is currently unoccupied.

E. Reason for Performing Phase I

Operation Oswego County is performing due diligence at the site to identify issues of environmental concern before selling the property for development.

IV. Records Review

A. Standard State and Federal Environmental Record Sources

In accordance with ASTM Standard E 1527-05, the following standard environmental record sources (federal and state) were reviewed for the site and the surrounding area for the minimum search distances listed:

Federal Sources	Search Distance (in Miles)
Federal National Priorities List (NPL) <i>(Date of government version: March 31, 2011)</i>	1.0
Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List <i>(Date of government version: February 25, 2011)</i>	0.5
Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal Facilities Database <i>(Date of government version: June 15, 2011)</i>	0.5
Federal Resource Conservation and Recovery Information System (RCRIS) Large and Small Quantity Generators Database <i>(Date of government version: June 15, 2011)</i>	Property and Adjoining Properties
Federal List of Institutional Controls / Engineering Controls <i>(Date of government version: March 16, 2011)</i>	Property Only
Federal Emergency Response Notification System (ERNS) Database <i>(Date of government version: April 5, 2011)</i>	Property Only
State Sources	Search Distance (in Miles)
State List of Hazardous Waste Disposal Sites <i>(Date of government version: July 12, 2011)</i>	1.0
State List of Solid Waste Disposal Sites <i>(Date of government version: July 11, 2011)</i>	0.5
State List of Leaking Storage Tanks <i>(Date of government version: July 5, 2011)</i>	0.5
State List of Registered Underground Storage Tanks <i>(Date of government version: July 5, 2011)</i>	Property and Adjoining Properties
State List of Institutional Controls / Engineering Controls <i>(Date of government version: July 12, 2011)</i>	Property Only
State List of Brownfield Sites <i>(Date of government version: July 12, 2011)</i>	0.5

The resources listed above were reviewed through the use of Environmental Data Resources (EDR) hazardous site database. EDR uses a computerized system to extract public record information from Federal and State environmental agencies. A customized records search is conducted for the subject property and the area within the appropriate minimum search distances. 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.

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 minimum ASTM search distance from the Site.

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. No CERCLIS listings were identified within the minimum ASTM search distance from the Site.

CERCLIS “No Further Remedial Action Planned” (NFRAP) listings were also searched. No CERCLIS NFRAP listings were identified within the minimum ASTM search distance from the Site.

3. *Federal RCRA Treatment, Storage, and Disposal Facilities Database*

The RCRA Treatment, Storage, and Disposal (TSDF) Facilities database contains information pertaining to facilities that treat, store, or dispose of hazardous waste. No RCRA-TSDF listings were identified within a one-half mile radius of the Site.

4. *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 (1) RCRA generator, Fulton Thermal (EDR Map ID 2) was identified within the minimum ASTM search distance from the site. Fulton Thermal, a SQG, did not have any formal violations listed. A CESQG, the Oswego County DPW located to the south of the site, across Centerville Road, was identified in the orphan listings; no violations were found. As such, these facilities do not represent recognized environmental conditions in regard to the target site.

The EDR report did not identify any facilities in the CORRACTS database within the minimum ASTM search distance from the site. The CORRACTS database lists handlers with RCRA Corrective Action Activity.

5. *Federal Engineering/Institutional Controls Database*

The Federal list of engineering controls and institutional controls is managed by the EPA. This database is used to store information on engineering and/or institutional controls required at a facility as a result of a federally regulated action. The site is not listed in this Federal database.

6. *Federal ERNS Database*

The Emergency Response Notification System is managed by the EPA. This database is used to store information on the sudden and/or accidental release of hazardous substances (including petroleum) into the environment. The site is not listed in this database.

7. *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). No SHWS listings were identified within the minimum ASTM search distance from the site.

8. *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 in the EDR report within the minimum ASTM search distance from the site, corresponding to the Pulaski SLF (EDR Map ID 3). The Pulaski SLF, located on County Route 2, is an inactive landfill located

approximately a half-mile from the site. There are no listed violations associated with the landfill. As such, the landfill does not represent a recognized environmental condition in regard to the target site.

9. *Leaking Storage Tanks*

The NY Leaking Underground Storage Tank (LTANKS) report is a comprehensive listing of all leaking storage tanks reported to the NYSDEC. The EDR report did not identify any LTANKs within the minimum ASTM search distance from the site.

10. *Registered Underground 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). No AST or UST listings were identified within the minimum ASTM search distance from the site. Two tank listings for the Oswego County DPW were identified in the orphan listings, corresponding to two active 275-gallon ASTs, active 4,000-gallon gasoline and 10,000-gallon diesel fuel USTs, a 500-gallon used oil UST closed in 1998, and a 5,000-gallon UST closed in 1992.

11. *NYS Spills*

The NYS Spills database contains records of chemical and petroleum spill incidents reported to NYSDEC. No NYS Spills were identified in the EDR report within the minimum ASTM search radius. An orphan listing corresponding to the Oswego County DPW was identified (referred to as "Tank 02" in EDR orphan listings). The spill was opened in

December 2010 after a leak was identified at the 4,000-gallon gasoline UST. A small leak had spilled into the interstitial space of the tank's secondary containment. The tank was cleaned and tightness tested, and the spill was closed in December 2010 meeting standards. As such, this spill does not represent a recognized environmental condition in regard to the target site.

The current open spill at the Oswego County Highway Garage (#02-60072) is not included in the EDR report as it appears that spill location was entered into the NYSDEC database with an incorrect zip code that placed it beyond even the Orphan Record search. Information regarding this open spill file was provided in Section III and as discussed, this open Spill represents a recognized environmental condition in regards to the site.

12. State Engineering/Institutional Controls Database

The State list of engineering controls and institutional controls is managed by the NYSDEC. This database is used to store information on engineering and/or institutional controls required at a facility as a result of a state regulated action. The site is not listed in this State database.

13. State Brownfield Sites Database

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).

The National list of Brownfield projects is managed by the Environmental Protection Agency. This database is used to store information on properties addressed by Cooperative Agreement Recipients and Targeted Brownfield Assessments. No brownfield listings were identified within the minimum ASTM search radius from the site.

14. EDR Orphan Summary

The EDR report provides a listing of unmappable or “orphan” sites that are not depicted on the EDR maps due to incomplete address information (EDR report, page ES 7). The orphan listings for the Oswego County DPW were discussed above in the applicable sections, and all of the remaining orphan listings appear to be located beyond the minimum ASTM search distance from the site and do not represent recognized environmental conditions in regards to the target property.

15. Review of Agency Files

Requests for review of NYSDEC and NYS Department of Health files under the Freedom of Information Law (FOIL) were made in September 2011. Responses from NYSDEC and NYS Department of Health have not yet been received.

The correspondence regarding the FOIL record reviews are included in this report as Attachment 2.

B. Physical Setting Sources

The following physical setting sources were reviewed:

- Current USGS Topographic Quadrangle Maps
 - Pulaski quadrangle dated 1992

The USGS topographic map is the only physical setting source that is required to be reviewed by ASTM Standard E 1527-05.

1. *USGS Topographic Map*

The 1992 USGS 30-minute Pulaski quadrangle depicts the site located in a rural area. The site appears to be undeveloped; no structures are shown on the site.

The site topography appears to be mainly level with gradual slope towards the Salmon River south of Centerville Road. The site elevation, as depicted on the 1992 USGS 30-minute Pulaski quadrangle map, is approximately 160 feet.

The 1982 Richland 7.5-minute quadrangle and 1954 Wellsburg 7.5-minute quadrangle depicts a structure on the site near the intersection of Centerville and Peck Roads, likely corresponding to the former barn. A larger structure is shown on the 1958 Richland 7.5-minute quadrangle, which appears to correspond to a similar structure shown on the 1960 aerial photograph discussed below. No structures are shown on the 1949 Richland 7.5-minute quadrangle, and a structure located close to the intersection of Centerville and Peck Roads is shown on the 1907 Pulaski

15-minute quadrangle. Copies of the USGS quadrangle maps reviewed are included as Attachment 3.

C. Historical Use Information on the Property

The historical use of the site was identified through a review of aerial photographs. City Directory search results and Sanborn Fire Insurance Maps were not available for the site.

1. *Aerial Photographs*

Historical aerial photographs of the Site from 1939, 1944, 1948, 1968, 1985, 1987, 1994, 1999, 2005, 2006, and 2008 were obtained from EDR, Inc. They are included in Attachment 4 of this report.

Year	Description
1960	The site is developed as a farm. A structure is visible along Peck Road, north of the intersection with Centerville Road. Drainages appear to run southerly and southwesterly through the center of the site. Agricultural land is visible to the west, north, and east of the site. The current location of the Oswego County DPW Pulaski Garage is improved with a road. A structure is located to the west of the site across Peck Road where Fulton Thermal is currently located.
1970	Conditions appear similar to the 1960 photograph. The site and adjoining properties appear to be used for agricultural purposes. A structure is located along Peck Road, and a drainage is located south of that structure running southeasterly. An additional structure may be located near the intersection of Centerville and Peck Roads but that portion of the photograph is partially obscured.
1981	The quality of this photograph is somewhat poor. Site and adjoining property conditions appear similar to previous photographs. Two structures appear to be located along Peck Road; the southernmost structure reportedly is a barn.
1986	The resolution of this photograph is blurry and partly obscures the site. The structure north of the intersection of Centerville and Peck Roads is discernable; other conditions appear similar to previous photographs.

Year	Description
1994	The site appears to be used for agricultural purposes and the drainages are well defined. The drainage initially visible in the 1970 photograph is discernable as well as an additional drainage to the south, and the reported barn is located between those drainages. No other structures are apparent on the site. A structure is located across Peck Road from the site. The existing Oswego County DPW Pulaski Garage is visible south of the site.
2006	The site appears to no longer be used for agricultural purposes and appears to be mowed. A very small structure is now visible on the site near the southeasterly-running drainages; this structure is reportedly a well house. An area of the site along Peck Road appears to be graded and unvegetated. Fulton Thermal is now present west of the site along Peck Road. The DPW is visible south of the site.
2008	The site conditions appear similar to present day. The site appears to be grassy, and no structures are visible. The unvegetated area appears to be a parking area connected to a trail system, reportedly used for snowmobiles. This trail runs along the northern property boundary. Adjoining properties appear similar to present day; however, Fulton Thermal appears to have undergone a recent expansion not shown in the 2006 photograph.

2. City Directory

City Directory coverage was not available for the site. The statement of no coverage from EDR, Inc. is included as Attachment 5 to this report.

3. Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps coverage was not available in the vicinity of the site. The statement of no coverage from EDR, Inc. is included as Attachment 6 of this report.

D. Historical Use Information on Adjoining Properties

Agricultural development along Centerville Road appears to have taken place prior to 1960, based on aerial photographs. The Oswego County DPW development to the south of the site began prior to 1994, and Fulton Thermal was developed between 1994 and 2006. Limited residential development in the

vicinity of the site appears to have taken place prior to 1960 and slowly expanded north and east of the site on former agricultural and wooded lands until present day.

V. Site Reconnaissance

A. Methodology and Limiting Conditions

Site reconnaissance of the property was conducted on August 11, 2011. A Phase I Environmental Site Assessment Field Checklist was completed during the site walkover. This checklist is found in Attachment 7.

B&L conducted a telephone interview with Mr. Austin Wheelock, employee of Operation Oswego County, on August 18, 2011. B&L completed an ASTM Environmental Transaction Screen questionnaire based on conversations with Mr. Wheelock, and the questionnaire is included in its entirety in Attachment 8 of this report to provide additional information about the site.

The site reconnaissance included observation of the site and surrounding areas. Site photographs are included as Attachment 9 of this report.

B. Site Observations

The subject property consists of an undeveloped agricultural property located north of Centerville Road and east of Peck Road. The property is accessible via a small parking area on Peck Road (Photograph 1). No structures are currently present at the site, with the exception of a concrete manhole described in Part C below. The remainder of the site is meadow historically used for agricultural purposes (Photograph 2).

A stone wall runs through a wooded area at the north of the site and forms the northern property boundary (Photograph 3). A low area is located just south of the stone wall and appears to be either a historic drainage or remnants of a snowmobile trail present at the site in recent years (Photograph 4).

Two drainage pathways were observed along the trail at the northern end of the site. These drainages run southerly towards Centerville Road (Photograph 5). Culverts were observed in each of these drainages and appear to drain the wooded area north of the site (Photograph 6). No water was flowing from these drainage structures, although ponded water was observed near one of the culverts (Photograph 7). Two additional drainage structures were observed running southwesterly through the site (Photographs 8 and 9). These drainages are vegetated and did not appear to be wet.

A roadside drainage ditch runs along the southern property boundary parallel to Centerville Road (Photograph 10). Culverts were observed in the ditch, directing water from the ditch beneath Centerville Road to off-site catch basins on the Oswego County Highway Department property south of the site (Photograph 11). These catch basins discharge to a wet area where cattails were observed (Photograph 12).

Piezometers were observed near the southwestern corner of the site, related to groundwater monitoring related to a spill at the Oswego County Highway Department property (Photograph 13). A drainage was observed in the southwestern corner of the site, curving from Peck Road towards Centerville Road. A wet area with cattails was observed in this area (Photograph 14).

C. Site Structure

A concrete manhole was observed north of the intersection of Centerville and Peck Roads (Photograph 15). A utility pole that does not appear to be in use was located adjacent to this manhole (Photograph 16). According to interviews, this manhole is likely associated with a former well house.

D. Adjoining Property Observations

Adjoining properties were visually examined from public access right-of-ways to make a cursory assessment of the current land use and potential for recognized environmental conditions that may impact the site.

The adjoining properties are residential to the east with pasture to the northeast (Photograph 17), woods and a clearing with a small pond and shelter to the north (Photographs 18 and 19), Fulton Thermal to the west across Peck Road (Photograph 20), and the Oswego County Highway Department Pulaski Garage to the south across Centerville Road (Photograph 21). A fueling area is visible along the western boundary of the DPW garage that corresponds with the storage tank registries discussed in Section IV.

E. Interviews and Questions

1. *Environmental Site Assessment Transaction Screen Questionnaire Responses of Concern*

B&L completed the ASTM Environmental Site Assessment Transaction Screen Questionnaire with Mr. Austin Wheelock, based on his responses, in order to provide the Owner/Occupant information. Mr. Wheelock indicated that, to the best of his knowledge, there were no pending, threatened, or past litigation, administrative proceedings, or governmental violation notices relevant to hazardous substances or petroleum products in, on, or from the site.

2. *Interview*

B&L interviewed Mr. Wheelock via telephone on August 18, 2011. Mr. Wheelock stated that the site and the other properties in the surrounding area were historically used for agricultural and residential purposes. He noted that the property was purchased by Oswego County IDA from Oswego County in 2006. Mr. Wheelock was unaware of any potential environmental concerns related to the site.

B&L interviewed Mr. Kurt Ospelt, Superintendent of the Oswego County Highway Department, via telephone on August 31, 2011. Mr. Ospelt is familiar with the site and the surrounding area. He noted that a small structure associated with the existing manhole and visible on the 1994 aerial photograph was a well house, and that a barn had been located on the property near the corner of Centerville and Peck Roads. The County removed the barn sometime around 2000, corresponding with its absence on aerial photographs in 2006 and 2008. Mr. Ospelt was not familiar with the structure north of the barn. He noted that the County put in a parking area using asphalt millings near the approximate location of the former northern structure; he does not remember encountering any signs of a former structure in that location. Mr. Ospelt was unaware of any potential environmental concerns related to the site.

VI. Findings

The following findings were made as a result of the site reconnaissance and review of available information:

- The site has been used for agricultural purposes since prior to 1960, based on historic aerial photographs.
- The site contains a manhole and electric pole reportedly related to a former well house north of the intersection of Centerville and Peck Roads.
- A parking area is located north of the manhole, constructed by the Oswego County DPW from asphalt millings.
- A barn was located near the intersection of Centerville and Peck Roads. This barn was reported demolished by the Oswego County DPW sometime around 2000.
- A structure appears to have been located near the current parking area, based on aerial photographs. No signs of a structure were observed during site reconnaissance.
- A rock wall is located along the northern property boundary, and a low path or drainage parallels this boundary.
- A pond and a small shelter are located in a clearing northeast of the site.
- A residence and pasture adjoin the site to the east.
- Fulton Thermal adjoins the site to the west; according to aerial photographs, it was formerly used for residential and agricultural purposes prior to redevelopment between 1994 and 2006.
- The Oswego County Highway Department Pulaski Garage is located south of the site and was developed between 1986 and 1994.

- Registered tanks and a closed spill were identified at the Oswego County Highway Department Pulaski Garage by the EDR report.
- B&L has additional knowledge of an open NYSDEC spill at the garage (02-60072) that does not appear in the EDR report. This spill file was opened in 2003 and has been the subject of an on-going remedial investigation that involves a petroleum plume that has migrated off-site towards the target property. Three piezometers are located in the southwest corner of the site and are currently being monitored as part of the on-going spill investigation.

VII. Opinions

There is one issue of environmental concern related to the findings in Section VI, which is the ongoing remediation of a petroleum spill at the Oswego County Highway Department Pulaski Garage.

VIII. Recognized Environmental Conditions (REC)

ASTM RECs

B&L has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-05, of the Centerville-Peck property, located in the Town of Richland, New York. Any exceptions to, or deletions from, this practice are described in Section I.(E) of this report.

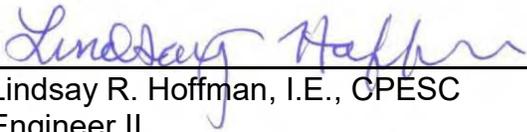
This assessment has revealed evidence of one recognized environmental conditions in connection with the property, related to the open NYSDEC spill file for a petroleum release at the Oswego County Highway Department Pulaski Garage.

IX. Additional Investigation

The southwestern corner of the site is still part of an active remedial investigation associated with an open NYSDEC spill file on the adjoining Oswego County Highway Garage. Groundwater monitoring piezometers have already been installed on the site to delineate and monitor the residual groundwater impacts and no further investigation is being proposed by the NYSDEC at this time either on the adjoining property or the site beyond continued groundwater quality monitoring.

X. Signatures of Environmental Professionals

The Phase I Environmental Site Assessment of the Centerville-Peck property, located in the Town of Richland, New York, was conducted by the undersigned of Barton & Loguidice, P.C.



Lindsay R. Hoffman, I.E., CPESC
Engineer II



Robin L. VerSchneider
Project Hydrogeologist

XI. Qualifications of Environmental Professionals Participating in the Phase I Environmental Site Assessment

Lindsay Hoffman's, I.E., CPESC, primary responsibilities are in the field of environmental compliance and engineering design including: petroleum systems, remedial systems, environmental restoration, and stormwater. Lindsay has contributed to more than 3 dozen Phase I ESA reports and is also involved in writing Spill Prevention Control and Countermeasure Plans for compliance with the Environmental Protection Agency's Oil Pollution Prevention and Response regulations and Spill Prevention Reports for compliance with the New York State Department of Environmental Conservation's Chemical Bulk Storage regulations.

Education: B.S. Environmental Engineering, 2007
Clarkson University

Robin L. VerSchneider has provided consulting services in the fields of remedial investigation, environmental compliance, and hydrogeologic assessments for over 16 years. Ms. VerSchneider serves as the Project Coordinator for B&L's Phase I ESA project work and has contributed to over 225 Phase I ESA reports during her career.

Education: B.A. Geology/Environmental Studies, 1994
Yale University

I, Robin L. VerSchneider, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Figure 1
Site Location Map

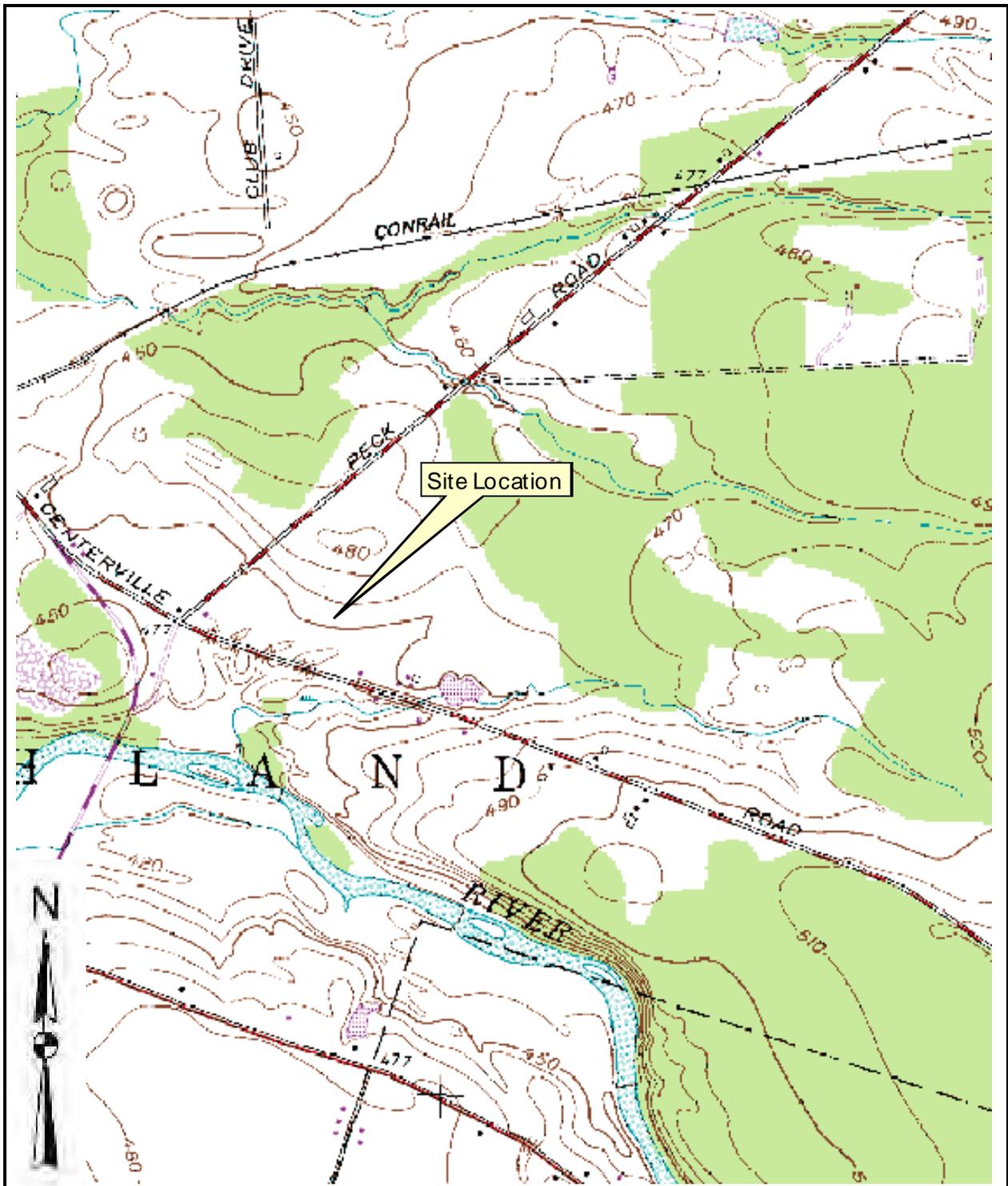


Figure 1 - Site Location

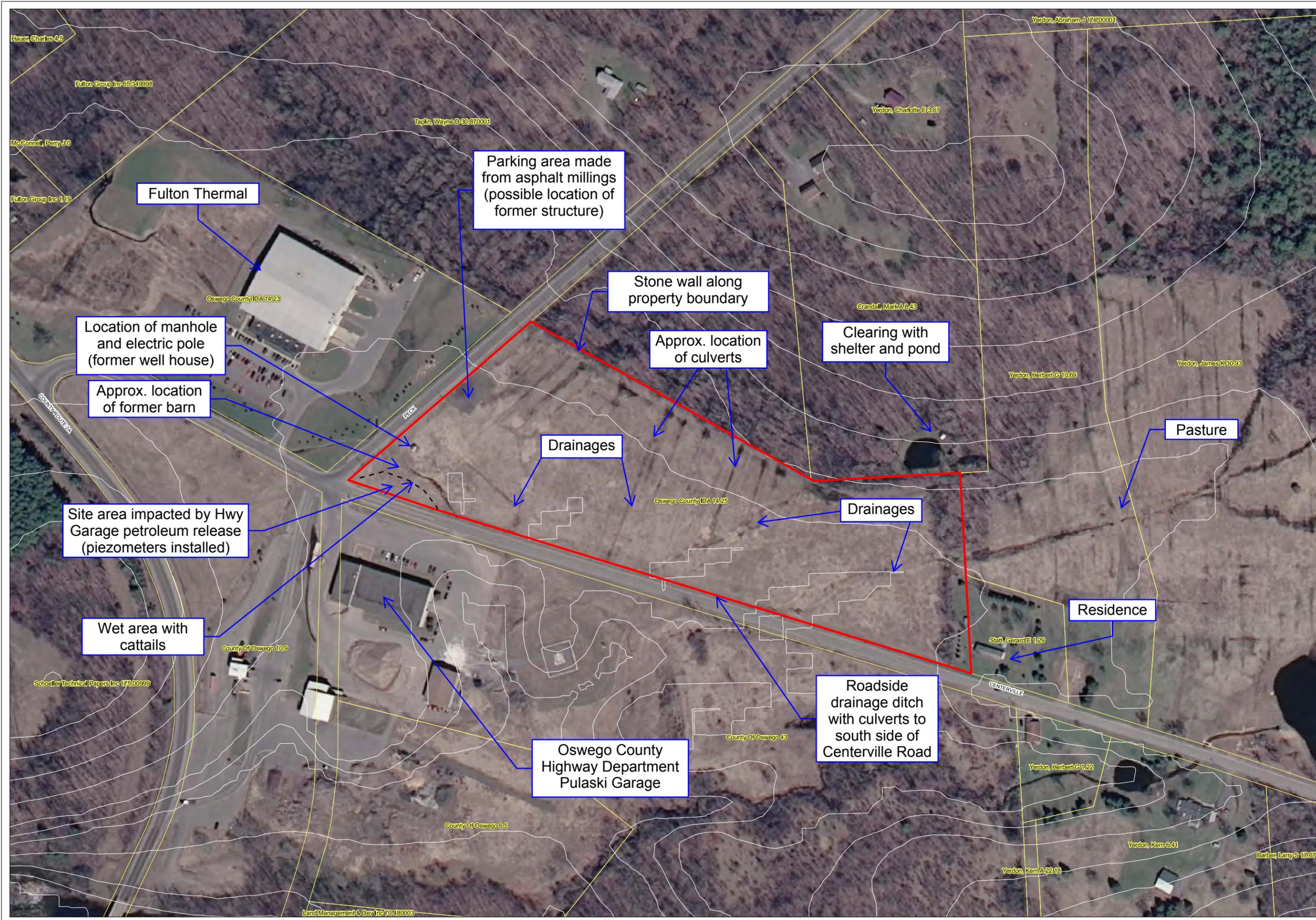
Centerville-Peck Phase I

Town of Richland, New York

Barton
& **L**oguidice, P.C.

Engineers • Environmental Scientists • Planners • Landscape Designers

Figure 2
Site Plan





Barton & Loguidice, P.C.
 Engineers • Environmental Scientists • Planners • Landscape Architects

Operation Oswego County, Inc.
 Centerville - Peck Industrial Site Profile

Phase I Site Plan

New York

Oswego County

Date		August 2011
Scale		1 inch = 100 feet
Figure Number		2
File Number		556.006
Drawn By	Checked By	
LRH	RLV	

This map is to be used for reference purposes only. Barton and Loguidice P.C. is not responsible or liable for any inaccuracies herein contained.