

Phase I Environmental Site Assessment Report
for the
County of Tompkins, NYS DOT Maintenance Facility
Relocation and Redevelopment (PLAN -2014-13-8027)

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County of Tompkins, NYS DOT

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FIGURES

(Following Text)

Figure 1 Project Location Map

APPENDICES

(Following Figures)

Appendix A Photographic Log
Appendix B Historical Research
Appendix C Environmental Database Report
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EXECUTIVE SUMMARY

Fisher Associates, P.E., L.S., L.A., D.P.C. (“Fisher Associates”) prepared this Phase I Environmental Site Assessment (ESA) for one (1) parcel of land (“subject property”) located within the New York State Department of Transportation (NYS DOT) maintenance facility in the City of Ithaca, Tompkins County, New York (Figure 1) at the request of the Tompkins County Planning Department. The purpose of the ESA is to evaluate whether current or historical activities on or near the subject property may have resulted in significant impacts by hazardous substances or petroleum products, known as recognized environmental conditions (“RECs”). This assessment has revealed potential evidence of recognized environmental conditions in connection with the subject property.

This Phase I ESA was accomplished by, and limited to, a reconnaissance of the subject property, a drive-by survey of the site vicinity, and a review of agency databases and other reasonably ascertainable records regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the site.

According to the Tompkins County Mapping Service, the subject property is within a 7.66 acre parcel owned by New York State Department of Transportation (NYS DOT) (Parcel number of 500700-37-1-1). By review of aerial photographs, the historical use of the subject property was primarily unused land as recent as 1958 when the NYS DOT maintenance facility was constructed. Discussions with the site contact, Mr. Stanley J. Birchenough along with Bill Sheffield, identified that the historical use of the subject property was vacant land prior to construction of the NYS DOT maintenance facility.

It is reported in the Toxics Targeting, Inc. of Ithaca, New York (Toxics Targeting) database report that NYS DOT maintenance facility property has previously had a total of six (6) underground petroleum bulk storage tanks (UST’s) located on the property over its history. According to records obtained from Toxics Targeting, six (6) of the UST tanks are removed from service and include two (2) diesel tanks, one (1) gasoline tank, two (2) kerosene tanks, and three (3) other unknown UST’s. The New York State Department of Environmental Conservation (“NYSDEC”) Region 7 Petroleum Bulk Storage (PBS) indicate that there are nine (9) Aboveground Storage Tanks (AST) tanks reported

to be in service and include two (2) biodiesel tanks, one (1) gasoline/ethanol tank, one (2) waste oil tanks, and four (4) lube oil, hydraulic oil and mineral spirits tanks. At the time of the site reconnaissance, these tanks appeared to be in good condition and no leaks or stained soil associated with them were apparent. The tanks are discussed in Section 5.5.

Fisher Associates has performed a Phase I Environmental Site Assessment of the property described above in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.4, Limiting Conditions. This assessment has revealed evidence of recognized environmental conditions in connection with the property.

There has been a known petroleum or hazardous materials release due to a tank test failure which potentially caused minimal potential impact. This opened New York State Department of Environmental Conservation (NYSDEC) spill number 92-12528. These UST's were removed for the property and a letter from the NYSDEC dated August 5, 2004 identified the department has determined that the location of the cleanup has completed the necessary cleanup and removal actions, and no further remedial activities are necessary. There were four monitoring wells surrounding the former UST location which have been abandoned in place. Fisher Associates identified the following other environmental concerns associated with the NYS DOT maintenance facility located within the property and which surrounds the subject property:

- The Toxics Targeting database indicated that six (6) existing or former bulk petroleum storage tanks were located on the NYS DOT maintenance facility. Field observations and discussions with NYS DOT staff verified that there are nine (9) active petroleum tanks currently on the NYS DOT maintenance facility. In addition there are three tanks that support salt brine tanks, and one magnesium chloride 30% and have on hand 2500 -3000 gallons for road deicing activities.
- The former easterly Old Cayuga Inlet that runs along 3rd Street Extension. This former Old Cayuga inlet was filled in with unknown debris and is suspect due to environmental and structural concerns.

- The NYS DOT maintenance facility had a septic system that was located north from the existing building with leach line located in the northeastern most vegetative area. The former septic system was utilized up into a few years ago, was filled with sand and left in place. The NYS DOT facility is now connected to the municipal wastewater collection through the City of Ithaca municipal sanitary sewer system. This septic system and leach lines could be potential areas of environmental concern.
- The onsite reconnaissance exhibited potential concerns leading to the existing floor drains that approximately two years ago, were connected to the new oil water separator which discharges to the existing sanitary sewer system. These existing floor drains had an undisclosed discharge point prior to the connection to the new system.
- At the time of the site reconnaissance, all tanks appeared to be in good condition and no leaks or stained soil associated with them were apparent. The storage area at the used oil drum area exhibited noticeable staining on the asphalt surface. During the site reconnaissance, the site representative indicated that the tanks were registered with the Town of Ithaca Fire Department. Requests for tank information from the Fire Department were made but at the time of this report no information had been received. According to the site contact the tanks are also registered with the NYSDEC.
- The formerly known Andree Petroleum facility has several AST tanks with secondary containment systems. It is presently known as Mirabito Energy. The AST farm has several 15,000 gallon AST tanks with known spills and releases. This is directly hydraulically upgradient which could potentially impact the NYS DOT maintenance facility.

1.0 INTRODUCTION

Fisher Associates, P.E., L.S., L.A., D.P.C. (“Fisher Associates”) prepared this Phase I Environmental Site Assessment (ESA) for one (1) parcel of land (“subject property”) located within the New York State Department of Transportation (NYS DOT) maintenance facility in the City of Ithaca, Tompkins County, New York (Figure 1) at the request of the Tompkins County Planning Department. The subject property is an approximately 7.66 acre property. A site location map for the subject property is presented in Figure 1.

1.1 Purpose

The purpose of this ESA is to provide a professional opinion on the potential current presence of recognized environmental conditions (“RECs”) at the subject property, including potential environmental impacts from surrounding properties in accordance with ASTM E 1527-13 “Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process” and the United States Environmental Protection Agency’s (USEPA) standards set forth in Title 40 Code of Federal Regulations (CFR) Part 312 for “All Appropriate Inquiries” (“AAI”).

By definition under ASTM E 1527-13, the term “recognized environmental condition” is defined as “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, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” (ASTM, 2013)

1.2 Scope of Services

The scope of services for this Phase I ESA that was authorized included the following tasks:

- Review of environmental studies/data readily available for the subject property;
- Site reconnaissance, which included a field walkover of the site (photographs are provided in Appendix A), interview with site contacts, and review of completed AAI questionnaires;
- Research subject property history by (a) reviewing aerial photographs covering the subject property and adjoining property; (b) reviewing topographic maps; and (c) researching the availability of city directories of the subject property and vicinity. It should be noted that historical Fire Insurance Maps were available for the subject property. The historical documentation is provided in Appendix B;
- Review of local, state, and federal databases provided by Toxics Targeting, Inc. (“Toxics Targeting”), of Ithaca, New York, of known or potential hazardous waste sites or landfills, and sites currently under investigation for environmental violations. The lists and search radii results are provided in Appendix C;
- Tax records review through the Tomkins County website and other sources (Appendix D);
- Contact pertinent local regulatory agencies for information about the subject property usage and history. The Freedom of Information Act (FOIA) correspondence is provided in Appendix E; and,
- Evaluation of the potential environmental impact of adjacent properties on the subject property.

The Phase I ESA will remain valid for 180 days; however, an update can be performed within one year of the date of the issued report. If an environmental inquiry is more than one year old from the date of the final report, all components must be redone; an update will not be valid.

1.3 User Reliance

This report has been prepared for use solely by Tompkins County and shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of Fisher Associates.

1.4 Limiting Conditions

Discussions of data gaps, if any, including sources reviewed, the significance of each data gap, and an opinion if the data gap inhibits the environmental professional's ability to reach an opinion about contamination at the property are incorporated into the appropriate sections of this report.

Opinions and recommendations presented herein apply to the site conditions existing at the time of our investigation, and cannot necessarily apply to site changes of which Fisher Associates is not aware and has not had the opportunity to evaluate. Changes in the conditions of this property may occur with time due to natural processes or the works of man on the subject site or adjacent properties. Changes in applicable standards may also occur as a result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control. Opinions and judgments expressed herein are based on Fisher Associates' understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Fisher Associates' ability to complete the ESA's Scope of Services was limited to the degree of accuracy of information provided by the Toxics Targeting database report, readily available historical information, the site contacts, and information obtained from local/state agencies.

2.0 SITE DESCRIPTION

2.1 Location and Description of Property

The approximately 7.66-acre subject property is located at 3rd Street in the City of Ithaca, Tompkins County, New York. According to the Tompkins County Mapping Service (Tompkins County, 2015), the maintenance facility property has been owned by Tompkins County as parcel number of 500700-37-1-1. The subject property is comprised of two (2) main buildings on the property which is surrounded by the Cayuga Inlet to the west, 3rd Street Extension to the east, the Farmers market to the North, and the Cayuga Inlet/Barge Canal Terminal to the south.

2.2 Site and Vicinity General Characteristics

The site and vicinity is characterized by commercial use along 3rd Street, 3rd Street Extension, and Carpenter Circle. The former Old Cayuga Inlet is located between the property's east fence line and 3rd Street Extension. Along 3rd Street the existing waste water treatment plant and farmers market are to the North with structural building. Paved parking areas are located along the periphery of the maintenance facility with some gravel areas that stage construction materials and used asphalt cuttings near the buildings. A covered salt building along with the brine and magnesium chloride tanks is present.

2.3 Topography

The subject property is located in the City of Ithaca, Tompkins County, New York. Topographic map coverage is provided by the U. S. Geological Survey (USGS), 7.5 minute "Ithaca West" quadrangle map (USGS, 1969). The subject property lies at an approximate elevation of 387 feet above mean sea level (amsl). The surface topography is downgradient to the north and northwest.

According to the FEMA Flood Map Service Center (FEMA, 2014) Panel 360850-001 B, the subject property is located in Zone C and determined to be outside the 100-year and 500-year floodplains and only the portion of the property that is remotely adjacent to the nearest floodplain to

the southeast is shown. No U.S. Fish and Wildlife Service (“USFWS”) National Wetland Inventory (NWI) or New York State Department of Environmental Conservation (“NYSDEC”) wetlands are mapped within 0.25 miles of the subject property (USFWS, 2014; NYSDEC, 2014).

2.4 Regional Geology/Hydrogeology

The study area is situated in the Genesee Group, Upper Devonian of New York State (City of Ithaca). Tompkins County was buried by glacial ice during the Wisconsin glaciation, which ended approximately 13,000 years ago. During the glaciation and subsequent retreats, glacial ice eroded soil material and bedrock material, which were ultimately redeposited as a mixture of unconsolidated sediments.

Genesee Formation extended from southwestern NY and western PA into eastern OH and northern WV (de Witt and others, 1993). Beneath the overburden deposits, the bedrock consists of the gray shale sequence above the Genesee Shale Member of the Genesee Formation comprises the Penn Yan Shale Member, the Genundewa Limestone Member, and the West River Shale Member. The Penn Yan, at the base of the sequence, contains the Middle and Upper Devonian boundary. Based on the surface topography, groundwater flow is likely to the northwest of the subject property towards Cayuga Inlet and Cayuga Lake.

2.5 Adjoining Properties

The subject property is located in a mixed suburban residential/commercial area in the City of Ithaca. Land use immediately adjoining the subject property includes the following:

- North – farmers market and wastewater treatment plant;
- East – Mirabito Energy and the former Old Cayuga Inlet;
- South – Cornell University and Ithaca College Boat House;
- West – Cayuga Inlet and the newly installed waterfront trail extension.

3.0 USER PROVIDED INFORMATION AND INTERVIEWS

As part of AAI, additional inquiries are required to be conducted by the purchaser/owner of the subject property. These inquiries include:

- Identification of environmental liens against the subject property;
- Specialized knowledge or experience regarding the subject property;
- Relationship of the project cost to the remediation cost if the subject property was not contaminated;
- Commonly known or reasonably ascertainable information regarding the subject property; and,
- Degree of obviousness of the presence or likely presence of contamination at the subject property.

The user is responsible for obtaining information to address the items listed above to meet AAI requirements. At the time of this report, Mr. Stanley J. Birchenough completed the questionnaire to the extent practicable given his knowledge of the property and its history. A copy of the questionnaire is included in Appendix D.

3.1 Title Records

Title abstract for the subject property was not reviewed; however, the records available through the City of Ithaca were reviewed and indicated:

- property was originally owned by NYS DOT since 1958

3.2 Environmental Liens or Activity and Use Limitations

According to Fisher Associates' research, the subject property is not the subject of environmental liens.

4.0 SITE HISTORY

The history of land use on or near the subject property was obtained primarily from historical aerial photos, historical topographic maps, city directory search, information obtained from the Tompkins County Internet Mapping website, Historic Sanborn Fire Insurance Maps and the interview with site representative, Mr. Stanley J. Birchenough.

4.1 Tax and Property Information

Fisher Associates obtained tax and property information from the Tompkins County Mapping website (Tompkins County, 2015). The approximately 7.66-acre NYS DOT maintenance facility, which includes the subject property, has been owned by NYS DOT maintenance facility since 1958 and has a parcel number of 500700-37-1-1. A copy of the property information from the Tompkins County Internet Mapping website and a tax map of the subject property and surrounding area are provided in Appendix D.

4.2 Historical Aerial Photographs

As part of this ESA, Fisher Associates' performed a review of historical aerial photos of the subject property, provided by Google Earth (1995, 2006, 2007, 2008, 2009, 2011, and 2013). Copies of the Google Earth aerial photos are provided in Appendix B. Observations from these photos are summarized in the following table.

Historic Aerial Photography Observations	
Date	Description
1866	Subject property: all acreage appears to be agricultural land with a boat launch in the northwest portion of the parcel. Surrounding Properties: all acreage appears to be open land with railroad tracks development east.
1866-2	Subject property: all acreage appears to be agricultural land with a boat launch in the northwest portion of the parcel. Surrounding Properties: all acreage appears to be open land with railroad tracks development east.
1895	Subject property: all acreage appears to be commercial land with a boat launch in the northwest portion of the parcel. Surrounding Properties: all acreage appears to be open land with railroad tracks development east.
1995	Subject property: commercial buildings NYS DOT on property with to Salt structures Surrounding Properties: increased farm market, wastewater treatment facility present to the north with commercial/professional development to the south and east.
2006	Subject property: no changes observed from 1995 aerial except for south most Salt structure was removed. Surrounding Properties: no changes observed commercial development from 1995
2007	Subject property: no changes from the 2006 aerial. Surrounding Properties: no changes observed since 2006 aerial photograph
2008	Subject property: no changes from the 2007 aerial. Surrounding Properties: no changes observed since the 2007 aerial photograph.
2009	Subject property: no changes observed from 2008 aerial. Surrounding Properties: no changes observed since the 2008 aerial photograph.
2011	Subject property: addition of small storage areas observed... Surrounding Properties: no changes observed since the 2009 aerial photograph
2013	Subject property: no changes observed from 2011 aerial. Surrounding Properties: no changes observed since the 2011 aerial photograph

4.3 Historical Maps

Historical maps for 1866 and 1895 were available for this Phase I ESA. These maps show minimal activity with the existing parcel except for the railroad tracks.

4.4 Sanborn® Maps

Sanborn® Map Observations	
Date	Description
1904	Sanborn map shows the land as natural and untouched
1910	Sanborn maps shows the land as natural and untouched
1929	Sanborn maps shows the land as natural and untouched
1961	The historic map shows the parcel has the two existing buildings for the New York State Department of Public Work along with the former salt building to the south. During this period the Old Cayuga Inlet has been filled in.
1971	The historic map shows the parcel has the two existing buildings for the New York State Department of Public Work along with the former salt building to the south.

4.5 City Directory Abstracts

City directory abstracts were not available for review for this Phase I ESA.

5.0 SITE RECONNAISSANCE

This section will describe the site reconnaissance methodology, limiting conditions, and environmental conditions associated with the site.

5.1 Methodology and Limiting Conditions

Mr. James A. Moore of Fisher Associates conducted the site reconnaissance on April 8, 2015, to identify potential RECs associated with the subject property and interview Mr. Stanley J. Birchenough, the site representative. Photographs taken during the site reconnaissance are provided in Appendix A.

5.2 Wetlands

As discussed previously, there are no NWI or NYSDEC wetlands mapped within the subject property.

5.3 Hazardous Materials

Hazardous materials that were readily observed during the site reconnaissance were new oils and used waste oil in the outside storage area and some pesticide weed killer at the building site. Therefore, the only place for the use or storage of these materials is within the existing buildings. Fisher Associates discussed the use and storage of those materials with Mr. Stanley J. Birchenough during the site reconnaissance and learned that hazardous materials, if any, are contained within the existing buildings.

5.4 Hazardous Wastes

No hazardous wastes were observed to be present at the subject property at the time of the site reconnaissance.

5.5 Underground/Aboveground Storage Tanks

No evidence of underground storage tanks (UST) was observed to be present at the subject property at the time of the site reconnaissance. However, there are six (6) ASTs located on the NYS DOT maintenance facility grounds. At the time of the site reconnaissance, these tanks appeared to be in good condition and no leaks or stained soil associated with them were apparent. Additionally one portable skid AST tanks was observed on the property, outside. During the site visit, the site representative indicated that the tanks were registered with the NYS DOT. Requests for tank information from the Fire Department were made, but at the time of this report no information had been received. The site contact also noted that the tanks are registered with the NYSDEC.

5.6 Drums and Containers

There were several new and used drums and intermediate bulk containers observed during the site reconnaissance. These new drums containing petroleum and antifreeze were located inside the existing buildings for containment. The used drums and intermediate bulk containers were placed outside behind the original building. Noticeable amounts of staining on the asphalt surface were observed during the site reconnaissance.

5.7 Air Emissions

No air emissions were observed to be present at the subject property at the time of the site reconnaissance.

5.8 PCB-Containing Equipment

Polychlorinated biphenyls (PCBs) are typically associated with fluid-cooled (wet) electrical transformers, large capacitors, wet switchgear, fluorescent light ballasts, caulking materials, and hydraulic oils manufactured between the early 1940s and the late 1970s. Occasionally, PCBs are associated with piston elevators using hydraulic oil. The use of PCBs in items manufactured in the

United States was largely banned in 1979. PCB-containing equipment or materials were not observed on the subject property during the site reconnaissance.

5.9 Solid Waste

Solid waste dumpsters were not observed during the site reconnaissance.

5.10 Drains and Sumps

Floor drains were observed during the site reconnaissance. These drains were recently connected to a new oil water separator which discharges into the sanitary system. Historically, the discharge point is unknown.

5.11 Wastewater

The NYS DOT maintenance facility formerly operated a septic system that was located north from the existing building with leach line located in the north most grassy area. The NYS DOT facility is now hooked into the municipal wastewater collection through the City of Ithaca municipal sanitary sewer system.

5.12 Groundwater Wells

No portable wells were located within or adjacent to the subject property. There are monitoring wells that have been abandoned in the vicinity of the former USTs.

5.13 Pits, Ponds, and Lagoons

No pits or lagoons were observed on the subject property at the time of the site reconnaissance.

5.14 Stormwater

Stormwater from the subject property has two catch basin that flow into the storm drains located between the existing building and eventually into the Cayuga Inlet. The remaining stormwater will sheet flow to the local water bodies.

5.15 Potable Water Supply

According to the site representative, potable water is provided by the Tompkins County Water Authority.

5.16 Asbestos

The only identified asbestos containing materials (ACMs) that Mr. Stanley J. Birchenough noted was a tile floor under the second floor break room. All windows have been updated and the insulation around the boiler system piping has been apparently removed and new fiberglass insulation installed at the facility.

5.17 Water Intrusion and Mold Growth

No evidence of water intrusion or mold growth was observed at the subject property during the site reconnaissance.

5.18 Other Physical Evidence of Contamination

No other physical evidence of contamination was observed on the subject property during the site reconnaissance.

6.0 FEDERAL AND STATE DATABASE REVIEWS AND AGENCY CONTACTS

Fisher Associates reviewed information gathered from environmental databases through Toxics Targeting to evaluate whether activities on or near the subject property have the potential to create a REC on the subject property. Toxics Targeting compiles up-to-date information from pertinent federal, state and local agencies, including the United States Environmental Protection Agency (“USEPA”) and the NYSDEC. The Toxics Targeting database search was completed in accordance with ASTM-specified radii and is provided in Appendix C. The database report and the Freedom of Information Act (FOIA) requests are summarized in the following sections.

6.1 Environmental Database Review

Type of Database	Description of Database and Effective Date Federal/State Databases	ASTM Radius	Sites Within Radius
NPL	National Priorities List- list of uncontrolled or abandoned hazardous waste sites identified for priority cleanup under the Superfund program.	1 mile	0
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database – identifies hazardous waste sites that require investigation and possible remedial action.	0.5 mile	0
CERCLIS-NFRAP	CERCLIS hazardous waste sites designated “No Further Remedial Action Planned” (NFRAP).	0.5 mile	2
ERNS	USEPA’s Emergency Response Notification System (ERNS) – list of reported spill records of oil and hazardous substances.	Subject property only	0
CORRACTS	USEPA’s Corrective Action Report (CORRACTS) – identifies hazardous waste handlers with RCRA corrective action activity.	1 mile	0
RCRA TSDs	Resource Conservation & Recovery Act (RCRA) Information System- list of sites that transport, store, and dispose of (TSD) hazardous waste.	0.25 mile	4
RCRA LQG	Resource Conservation & Recovery Act (RCRA) Information System- list of large quantity generators (LQG) sites that generate hazardous waste more than 1000 kg per month	0.25 mile	2

Type of Database	Description of Database and Effective Date Federal/State Databases	ASTM Radius	Sites Within Radius
RCRA SQG	Resource Conservation & Recovery Act (RCRA) Information System - list of small quantity generators (SQG) sites that generate hazardous waste between 100 kg and 1000 kg per month.	0.25 mile	2
RCRA CESQG	Resource Conservation & Recovery Act (RCRA) Information System- Conditionally exempt small quantity generators.	0.25 mile	0
State Databases			
LTANKS	State list of all reported leaking storage tank incidents (LTANKS) from 04/01/86 through most recent update.	0.5 mile	4
HIST LTANKS	State list of historical leaking tank incidents.	0.5 mile	10
NY Spills	State list of all reported spill incidents from 04/01/86 through most recent update.	0.5 mile	10
AST	State list of registered aboveground storage tanks	0.25 mile	1
UST	State list of registered underground storage tanks	0.25 mile	2
CBS UST	State list of Chemical Bulk Storage (CBS) USTs	0.25 mile	0
CBS AST	State list of CBS ASTs	0.25 mile	7
MOSF UST	State List of Major Oil Storage Facilities with USTs	0.25 mile	0
MOSF AST	State List of Major Oil Storage Facilities with ASTs	0.25 mile	0
NYS Brownfields	A list of all registered dry cleaning facilities	0.50 mile	2
MANIFEST	State list that tracks hazardous waste from the generator through transporters to a TSD facility	0.25 mile	0
NY VCP	State Voluntary Cleanup Agreement sites	0.50 mile	2
SHWS	List of state hazardous waste sites (SHWS), state equivalent to CERCLIS	1 mile	2
SWF/LF	State list of operating solid waste facilities/landfill sites (SWF/LF)	0.5 mile	0
HSWDS	State list of known or suspected hazardous substance waste disposal sites (HSWDS)	0.5 mile	2

6.1.1 Subject Property

The NYS DOT maintenance facility was identified in the Tank Test Failure, Closed Status Spill, and PBS storage databases. The NYS DOT maintenance facility has had reports of a spill at the property that is documented by the NYSDEC. These reports indicate that: 1) there was a leaking tank

that was removed and the immediate contamination in the vicinity of the tank was remediated and no further work was required.

6.1.2 Adjacent and Off Site Properties

The adjacent sites listed in the Toxics Targeting report (Appendix C) could potentially present an REC to the subject property due to close distance from the subject property and being upgradient of the site.

Fisher Associates reviewed the Toxics Targeting-listed sites that are unmapped due to insufficient geocode information. The unmapped sites are summarized in the Toxics Targeting database report provided in Appendix C. Based on Fisher Associates' knowledge of the area, none of these sites are within the relevant ASTM specified radii for the subject property.

6.2 State/Local Regulatory Agency Review

Fisher Associates sent a FOIA request letter for the subject property to the NYSDEC Region 7 Office on April 14, 2015. Fisher did not acquire the FOIA request letter and information search as of the date of this report.

7.0 CONCLUSIONS

Fisher Associates prepared this Phase I ESA for a 7.66 acre portion of subject property in the City of Ithaca, Tomkins County, New York at the request of the County of Tomkins in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.4, Limiting Conditions.

This assessment has revealed evidence of recognized environmental conditions in connection with the subject property.

Fisher identified the following REC's and other environmental concerns associated with the subject property:

- The Toxics Targeting database indicated that six (6) existing or former bulk petroleum storage tanks were located on the NYS DOT maintenance facility. Field observations and discussions with NYS DOT staff verified that there are nine (9) active petroleum tanks currently on the NYS DOT maintenance facility. In addition there are three tanks that support salt brine tanks, and one magnesium chloride 30% and have on hand 2500 -3000 gallons for road deicing activities.
- The former easterly Old Cayuga Inlet that runs along 3rd Street Extension. This former Old Cayuga Inlet was filled in with unknown debris and is suspect due to environmental and structural concerns.
- The NYS DOT maintenance facility formerly operated a septic system that is located north from the existing building with leach line located in the northeastern most vegetative area. The former septic system was utilized up into a few years ago, was filled with sand and left in place. The NYS DOT facility is now connected to the municipal wastewater collection through the City of Ithaca municipal sanitary sewer system. This septic system and leach lines could be potential areas of environmental concern.

- The onsite reconnaissance exhibited potential concerns leading to the existing floor drains that approximately two years ago were connected to the new oil water separator, and which discharges to the existing sanitary sewer system. These existing floor drains historically have an undisclosed discharge point prior to the connection to the new system.
- At the time of the site reconnaissance, all tanks appeared to be in good condition and no leaks or stained soil associated with them were apparent. The storage area at the used oil drum area exhibited noticeable staining on the asphalt surface. During the site reconnaissance, the site representative indicated that the tanks were registered with the Town of Ithaca Fire Department. Requests for tank information from the Fire Department were made but at the time of this report no information had been received. According to the site contact the tanks are also registered with the NYSDEC.
- The formerly know Andree Petroleum facility, has several AST with a secondary containment system. It is presently known as Mirabito Energy. The AST farm has several 15,000 gallon AST tanks with known spills and releases. This is directly hydraulically upgradient which could potentially impact the NYS DOT maintenance facility.

8.0 DISCLAIMER

Fisher Associates' conclusions in this report are based on conditions that existed on the property in April 2015. Past and present conditions that could not be observed were established on the basis of available documents. Fisher Associates cannot attest to the completeness or accuracy of these documents.

This report was prepared by Fisher Associates expressly and exclusively for use by the Tompkins County. Except where specifically stated to the contrary, the information contained herein was provided to Fisher Associates by others and has not been verified independently or otherwise examined to determine its accuracy, completeness, or feasibility. In addition, Fisher Associates may have had to rely upon the assumptions, especially as to future conditions and events. Accordingly, neither Fisher Associates nor any person acting on its behalf (a) makes any warranty or representation, whether expressed or implied, concerning the usefulness of the information contained in this report, or (b) assumes liabilities with respect to the use of or for damages resulting from the use of any information contained in this Phase I ESA report.

No one other than Tompkins County is authorized to rely on this report for any purpose, except to the extent that such reliance is specifically authorized in writing by Fisher Associates. Any person who intends to take action, which is in any way related to or affected by the information contained herein, should independently verify all such information. The report speaks only as of the date issued. Fisher Associates has no responsibility for updating the information herein, and therefore, it should not be assumed that any information contained in this ESA continues to be accurate subsequent to 180 days from the date of this report.

It would be extremely expensive, and perhaps not possible, to conduct an investigation that would ensure the detection of environmental impacts at the subject site, which now are, or in the future might be, considered hazardous. This investigation does not guarantee that Fisher Associates discovered all the environmental impacts at the subject property. Similarly, a property which, in fact, is unaffected by environmental impacts at the time of the assessment may later, due to natural phenomena or other intervention, become contaminated.

Except where stated to be the contrary, this ESA has been prepared solely on the basis of readily available visual observation. Except where stated to be the contrary, no demolition or removal by Fisher Associates has been accomplished to reveal hidden conditions. Except where stated, no testing of soil, groundwater, equipment, or systems has been performed to verify current conditions or to predict future conditions.

Future regulatory modifications, agency interpretation, or policy changes may affect the compliance status of the property.

A title search, air quality survey, radon evaluation and asbestos survey were not requested as part of this project. These topics require specialized expertise. A specialty survey can be performed upon request.

9.0 REFERENCES

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10.0 SIGNATURE PAGE

Author:

Mr. Moore has an Associates' Degree in Groundwater Resources Management. Mr. Moore has more than 27 years experience planning and performing numerous Phase I/Phase II/Phase III Environmental Site Assessments/Field Investigations/Remedial Designs for various properties including warehouses, distribution centers, factories, retail stores, brownfield sites, gas stations, office and industrial parks, MGP sites, landfills, and residential homes throughout New York State. Field work has included test pit excavation; soil gas surveys; GPR surveys; soil boring investigations; soil and bedrock monitoring well installation; UST removal, corrective action and closure reporting; industrial hygiene monitoring; soil, air, sediment, surface water, and groundwater sampling; QA/QC, environmental inspection and health and safety oversight; preparation of HASPs, Phase I/II/III reports; feasibility determination and costing; and installation and oversight of remedial measures.

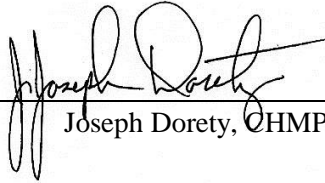
Senior Reviewer:

Mr. Dorety has an Associates' Degree in Forestry/Recreation Lands Management, and is a Certified Hazardous Materials Practitioner (CHMP). Mr. Moore has more than 25 years' experience planning and performing numerous Phase I/Phase II/Phase III Environmental Site Assessments/Field Investigations/Remedial Designs for various properties including warehouses, distribution centers, factories, retail stores, brownfield sites, gas stations, office and industrial parks, MGP sites, landfills, and residential homes throughout New York State. Field work has included test pit excavation; soil gas surveys; GPR surveys; soil boring investigations; soil and bedrock monitoring well installation; UST removal, corrective action and closure reporting; industrial hygiene monitoring; soil, air, sediment, surface water, and groundwater sampling; QA/QC, environmental inspection and health and safety oversight; preparation of HASPs, Phase I/II/III reports; feasibility determination and costing; and installation and oversight of remedial measures

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.



Author's Signature: _____ 04/14/2015
James A. Moore Date



Sr. Reviewer's Signature: _____ 04/14/15
Joseph Dorety, CHMP Date