

# **Owego Elementary School Facility Relocation Project**

## **Appendix E**

### **Phase 1**

### **Environmental Site Assessment (ESA)**

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# Phase I Environmental Site Assessment

Tax Map No. 493001-117.15-2-13  
Owego Elementary School & Play Fields  
1 Christa McAuliffe Drive  
Tax Map No. 493001-117.15-2-3  
Undeveloped Southeast Corner  
Village of Owego  
Tioga County, New York

Prepared for:  
Dr. Bill Russell, Superintendent  
Owego-Apalachin Central School District  
Owego Free Academy  
1 Sheldon Guile Boulevard  
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**TABLE OF CONTENTS**

	<u>Page</u>
1.0 Executive Summary .....	3
2.0 Introduction .....	5
2.1 Definition of Work Scope.....	6
2.2 Limitations.....	7
2.3 Exceptions and Deletions .....	7
3.0 Site Description .....	7
3.1 Geology and Hydrogeology .....	8
3.2 Wetlands/Flood Hazard Areas Review .....	8
3.3 Site Inspection .....	8
3.3.1 Buildings, Other Structures, and Foundations .....	9
3.3.2 Wooded and Vegetative Areas .....	9
3.3.3 Water Bodies, Springs, Lagoons, Swamps, Rivers, Lakes, etc.	9
3.3.4 Utilities, Floor Drains, Vent Pipes, Wells, Cisterns and Septic Systems .....	9
3.3.5 Aboveground/Underground Storage Tanks (ASTs/USTs).....	9
3.3.6 Pipelines.....	9
3.3.7 Transformers and PCB Equipment .....	10
3.3.8 On-Site Hazardous Substances and Petroleum Products .....	10
3.3.9 Unidentified Substance Containers .....	10
3.3.10 Heavy Equipment, and or Hydraulic Equipment Products .....	10
3.3.11 Smells of Chemical Gases, Petroleum Products or Foul Odors.	10
3.3.12 Evidence of Landfill, Dumping, Disturbed Soil or Direct Burial Activity.....	10
3.3.13 Evidence of Surface Impoundments or Holding Ponds .....	10
3.3.14 Evidence of Solid Waste and or Waste Water Discharges .....	10
3.3.15 Evidence of any Industrial or Production/Storage Activities .....	10
3.3.16 Evidence of any Monitoring Wells or Remedial Activities .....	10
3.3.17 Evidence of Stained or Discolored Surfaces.....	10
3.3.18 Evidence of Leachate or Seeps .....	11
3.3.19 Evidence of any Areas of Distressed, Discolored or Stained .... Vegetation .....	11
3.3.20 Evidence of any Chemical Spills and/or Releases.....	11
3.3.21 Evidence of Discharges, Leachate Migration or Run-Off of Potential Contaminants from an Off-Site Source onto the Subject Site.....	11
3.3.22 Other Known or Observed Environmentally Sensitive or Suspect Conditions on Site.....	11
3.4 Chemical, Gas and Mineral Issues .....	11
3.4.1 Radon Considerations .....	11
3.4.2 Asbestos Visual Inspection .....	11
3.4.3 Lead Based Paint Visual Inspection.....	11
3.4.4 Pesticide/Herbicide Use or Storage Visual Inspection.....	12
3.4.5 Air Emissions .....	12
3.4.5 Mercury Use inspection .....	12
4.0 Site History .....	12
4.1 Aerial Photograph Review.....	12

4.2	Interviews .....	13
4.3	Chain of Title Review.....	14
4.4	Historical Topographic Maps .....	14
4.5	Previous Environmental Reports.....	14
5.0	Adjoining Land Use .....	14
6.0	Review of Regulatory Agency Records .....	15
6.1	Local Officials Records Review .....	15
6.2	NYSDEC/USEPA File Review .....	15
7.0	Environmental Database Review .....	15
8.0	Summary and Conclusions .....	16
9.0	Certification .....	18
10.0	Qualifications .....	18
11.0	References .....	19

LIST OF TABLES

Table 4-1	Aerial Photograph Review .....	12
Table 5-1	Adjoining Land Use Summary .....	14

LIST OF APPENDICES

Appendix A	Figures
Figure 1	Site Location Map
Figure 2	USGS Vicinity Map
Figure 3	Village of Owego Tax Map; Section 117.15
Figure 4	USDA Soils Map
Figure 5	NWI Wetlands Aerial
Figure 6	FEMA Flood Zones Map
Appendix B	Site Inspection Checklist
Appendix C	Site Photographs
Appendix D	Historical Research Documentation
	• Historical Aerial Photographs
	• Historical Topographic Maps
	• Environmental Lien Search
Appendix E	Regulatory Records Documentation
	• Environmental Data Resource Inc. Radius Map Report
Appendix F	Historical Environmental Site Survey
	• R Gonzalez Consulting Inc.
Appendix G	Asbestos Pre-Demolition Survey Report
	• Barton & Loguidice, October 9, 2012, File 1455.001.001

## 1.0 EXECUTIVE SUMMARY

Ecological Analysis has conducted a Phase I Environmental Site Assessment (Phase I ESA) of developed property located at 1 Christa McAuliffe Drive and undeveloped property (southeast corner; future Administration Building) located along Sheldon Guile Boulevard, both in the Village of Owego, Tioga County, New York (the Subject Site). The Subject Site is owned by the Owego-Apalachin Central School District and 1 Christa McAuliffe Drive is identified as Tioga County Tax Map No. 493001-117.15-2-13 and the undeveloped property (southeast corner; future Administration Building) located along Sheldon Guile Boulevard is identified as Tioga County Tax Map No. 493001-117.15-2-3. The Subject Site encompasses the Owego Elementary School and the Owego Elementary School Play Fields totaling approximately 39.0 acres and the undeveloped southeast corner of the Owego High School parcel totaling approximately 1.2 acres. The assessment was conducted in substantial conformance with 40 CFR Part 312 – *Standards and Practices for all Appropriate Inquires* and Standard Practice E-1527-05 of the ASTM, updated November 2005.

Based on the scope of this Phase I ESA as outlined in Section 2.1 of this report, recognized environmental conditions have been identified at this time. The following environmental concerns have been identified and evaluated with respect to “business environmental risk”;

- **Asbestos**  
Envoy Environmental Consultants Inc. a sub-contractor of R Gonzalez Consulting Inc. conducted a limited renovation asbestos survey July 28, 2008 through August 1, 2008 and Barton & Loguidice conducted a pre-demolition asbestos survey on various dates between December 2011 and September 2012. Envoy Environmental Consultants Inc. identified asbestos containing materials including caulk, spackle, ceiling tile mastic, window glaze, window caulk, and soffit caulk. Barton & Loguidice additionally identified asbestos containing materials including lab-type counter top, floor tile, water boiler thermal insulation, water boiler breeching, and hot water storage tank thermal insulation. These asbestos containing building materials should be removed and or managed according to applicable regulatory requirements.
- **Lead based paint**  
Envoy Environmental Consultants Inc. a sub-contractor of R Gonzalez Consulting Inc. conducted a lead based paint survey July 23 & 24, 2008. Envoy Environmental Consultants Inc. identified lead based paint covered building components throughout the school building. These building components should be removed and or managed according to applicable regulatory requirements.
- **Historically fuel oil spill**  
A petroleum spill and a leaking underground storage tank were registered with NYSDEC in association with an underground storage tank overfull. A groundwater monitoring well was installed in the vicinity of the removed tank and periodic sampling of the groundwater and subsequent laboratory analyses was conducted. The NYSDEC closed the spill file on July 11, 2007.
- **Mercury**  
A visual inspection for potential mercury use or storage was completed for the Site. A box containing removed thermostats was identified in the boiler room of

the school during the site inspection. Fluorescent bulb lighting fixtures were identified during the site inspection. The mercury content of the thermostats and fluorescent bulbs is unknown at present. We therefore recommend that further investigations be conducted to quantify the mercury content of the thermostats and fluorescent bulbs and that based upon that characterization the material should be removed and managed according to applicable regulatory requirements.

- **Unidentified Substance Containers**

Unidentified substance containers were observed during the site inspection. There were two unlabeled, 55 gallon in size, plastic drum containers, situated on of a pallet, and exteriorly to the boiler room of the school. We therefore recommend that the contents of the drum be sampled to characterize the material and that based upon that characterization the material should be removed and managed according to applicable regulatory requirements.

- **On-Site Hazardous Substances and Petroleum Products**

Hazardous substances and petroleum products were identified onsite during the inspection and situated in the boiler room and the maintenance office of the school. These consist of small amounts of Alkaline Caustic Liquid (boiler water descaler), OES Generator Oil, Air Compressor Oil, 50/50 Mix Antifreeze, Acetone, Enamel Paint Spray Cans, PVC Cement/Cleaner, Paint Thinner, and Forklift Propane Cylinders. (See site photographs). We therefore recommend that the hazardous substances and petroleum products identified onsite during the inspection be removed and managed according to applicable regulatory requirements.

While every effort within the scope and limitations of 40 CFR Part 312 and ASTM E1527-05 has been made to identify recognized environmental conditions with respect to hazardous substances or petroleum products, there is no guarantee, either stated or implied, that additional environmental conditions do not exist on the Subject Site.

## 2.0 INTRODUCTION

Ecological Analysis has conducted a Phase I ESA of developed property located at 1 Christa McAuliffe Drive and undeveloped property (southeast corner; future Administration Building) located along Sheldon Guile Boulevard, both in the Village of Owego, Tioga County, New York (See Appendix A, Figure 1 Site Location Map, Figure 2 USGS Map and Appendix B, Site Inspection Checklist Site Aerial/Tax Map). The Subject Site is owned by the Owego-Apalachin Central School District and 1 Christa McAuliffe Drive is identified as Tioga County Tax Map No. 493001-117.15-2-13 (See Appendix A, Figure 3, Village of Owego Tax Map) and the undeveloped property (southeast corner; future Administration Building) located along Sheldon Guile Boulevard is identified as Tioga County Tax Map No. 493001-117.15-2-3 (See Appendix A, Figure 3, Village of Owego Tax Map). The Subject Site encompasses the Owego Elementary School and the Owego Elementary School Play Fields totaling approximately 39.0 acres and the undeveloped southeast corner of the Owego High School parcel totaling approximately 1.2 acres. The Subject Site is located in the Village of Owego and is bordered by Leach Road to the north; George Street to the south; State Highway 96 and Browns Lane to the east; and Glenmary Drive to the west. The goal of a Phase I ESA is to assess the extent to which recognized environmental conditions, including hazardous substances, petroleum

products, wastes, and/or other environmental hazards exist that could result in significant risk and/or liability to the owner or occupants of the Subject Site, or to others. The assessment includes identifying environmental hazards, qualitatively and quantitatively (when required) evaluating risk, and identifying methods of risk reduction where risks are present.

## 2.1 Definition of Work Scope

The scope of this Phase I ESA for the Site was limited to include assessments, evaluations, conclusions and recommendations related to the Subject Site's recognized environmental conditions based on a visual site inspection and available records review in substantial conformance with 40 CFR Part 312 – *Standards and Practices for all Appropriate Inquiries* and Standard Practice E-1527-05 of the ASTM, updated November 2005. ASTM standards, when followed, constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice," as defined by Federal regulations (42 USC 9601 (35)(B) CERCLA).

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 existing laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

The assessment was based on the following work program:

- Site Inspection: A walk-through site inspection was conducted on November 28, 2012 to evaluate the current environmental condition of the Subject Site with respect to items such as underground storage tanks (USTs), hazardous or regulated materials, or other visual indications of environmental conditions that could affect the Subject Site. Available site characterization maps and other sources of site characteristics were also reviewed, including National Wetlands Inventory Maps, FEMA Flood Insurance Rate maps, soil/geology resources, and recent aerial photographs.
- Owner/Occupant Interview: A site visit was conducted by Ecological Analysis on November 28, 2012. Subsequent telephone interviews were conducted with the Village of Owego Code Enforcement Officer, James Mead, as well as the former Village of Owego Code Enforcement Officer and current Town of Owego Deputy Supervisor Dean Morgan. In addition, the Village of Owego Clerk's office and the Town of Owego Assessor's office were contacted. These persons were interviewed in order to obtain information pertaining to known or recognized environmental conditions associated with the Subject Site. Based on the amount of environmental concerns associated with the Subject Site's location, concerning the Village of Owego and the historical use of the property, further owner/occupant interviews were not deemed necessary.
- Review of Site History: This review was conducted to identify past land uses or features that might be indicative of environmental concern. Sources of information

reviewed included historical aerial photographs and topographic maps, internet search results, as well as information provided by the Village and Town of Owego as part of the interviews described above.

- Review of Adjoining Land Uses: Adjoining land uses were preliminarily reviewed to assess the potential for environmental impacts on the Subject Site. This review was based on visual observations of adjacent properties during the site inspection, an aerial photograph review and a review of a computerized regulatory database report described below. Historical topographic maps were also reviewed for the vicinity of the Subject Site.

- Computerized Regulatory Database Search and Agency File Reviews: A computerized environmental regulatory program database report for facilities located within the ASTM specified radius of the Site was obtained from Environmental Data Resources, Inc. (EDR) of Southport, Connecticut. The databases provide information on sites located within an ASTM-standard specified distance pertaining to the Federal Comprehensive Environmental Response, Compensation and Liability Act/National Priority List (CERCLA/NPL) and Resource Conservation and Recovery Act (RCRA) programs, Emergency Response Notification System (ERNS), and State Underground Storage Tank/Aboveground Storage Tank (UST/ AST), hazardous waste and solid waste facility program records. In addition, the Tioga County Municipal offices online databases were contacted for relevant information pertaining to the Subject Site and nearby properties.

## 2.2. Limitations

A site walk through could not be conducted with either of the Subject Site contact persons, Tony Clark and Ron Bieber, as they were committed to other duties; however the building was vacant and all interior school areas were accessed along with the playfields and the Future Administration Building site. This limitation is not sufficient to adversely impact the quality of the site inspection. No other limitations were encountered during performance of this Phase I ESA.

## 2.3 Exceptions and Deletions

No exceptions or deletions to ASTM E-1527-05 were performed in connection with the preparation of this Phase I ESA.

## 3.0 **SITE DESCRIPTION**

The Subject Site consists of all of one tax parcel (Tioga County Tax Map No. 493001-117.15-2-13) totaling 39.0 acres and the southeast undeveloped portion of another tax parcel (Tioga County Tax Map No. 493001-117.15-2-3) totaling 1.2 acres with both tax parcels situated in the Village of Owego, Tioga County, New York. A site location map (Figure 1) is provided in Appendix A. The Subject Site (Lot-13) is situated 1 Christa McAuliffe Drive and Subject Site (Lot-3) is situated along the east side of Sheldon Guile Boulevard. The Subject Site consists of the Elementary School Building; the associated play fields, paved driveway/parking lots and concrete sidewalks; the undeveloped lawn covered area southeast of the Owego High School. The Subject Site was formerly farm fields and is currently owned by Owego-Apalachin Central School District.

### 3.1 Geology and Hydrogeology

According to the 1969 USGS 7.5-Minute Quadrangle map for the Owego, New York vicinity, the Subject Site lies at approximately 818-feet above mean sea level and slopes gentle south towards George Street. Based on this topography, the apparent groundwater flow direction is from east to west toward the Owego Creek, which is located east adjacent of the Subject Site.

According to the USDA Web Soil Survey (Figure 4 – Soils Map), the Subject Site's overburden is composed of Unadilla silt loam (Unn) or Howard gravelly silt loam (Hsn). As detailed in the USDA Web Soil Survey the soil unit Hsn consists of Glaciolacustrine deposits, eolian deposits, or old alluvium, comprised mainly of silt and very fine sand. Slopes range from 0 to 3 percent. Soil within this unit is well drained and prime farmland. Also detailed in the USDA Web Soil Survey the soil unit Hsn consists of gravelly loamy glaciofluvial deposits over sandy and gravelly glaciofluvial deposits, containing significant amounts of limestone. Slopes range from 0 to 3 percent. Soil within this unit is well drained and prime farmland.

### 3.2 Wetlands/Flood Hazard Areas Review

Wetland and Flood determinations exceed the scope of Phase I investigations. However, a review of readily available documentation was conducted. Ecological Analysis reviewed the Tioga County GIS website and the National Wetlands Inventory Map data for the Subject Site. According to these sources, no mapped wetlands are present onsite. Figure 5 - NWI wetlands aerial is included in Appendix A.

FEMA Flood Insurance Rate Maps covering the area of the Subject Site were reviewed, and based on this source the Subject Site is located in a mapped flood zone. The Flood Insurance Rate Map for the Village of Owego was also reviewed and the information was verified. Mapped flood zones are located on and in the vicinity of the Subject Site. Figure 6 –FEMA Flood Zones Map is included in Appendix A.

### 3.3 Site Inspection

<b>Date of Inspection:</b>	November 28, 2012
<b>Arrival Time:</b>	8:08 am
<b>Ecological Analysis Personnel:</b>	Mr. Stephen V. Cackowski
<b>Site Representatives:</b>	None

The Subject Site was traversed by Mr. Stephen V. Cackowski, Environmental Scientist of Ecological Analysis on November 28, 2012. Verbal permission to traverse the Subject Site and enter the school building was granted by the Superintendent of the Owego-Apalachin Central School District, Dr. Bill Russell. A site walk through could not be conducted with either of the Subject Site contact persons, Tony Clark and Ron Bieber, as they were committed to other duties; however the building was vacant and all interior school areas were accessed along with the playfields and the Future Administration Building site. No other limitations were encountered during the site inspection.

The Subject Site consists of the Elementary School Building; the associated play fields, lawn, paved driveway/parking lots and concrete sidewalks; and the undeveloped lawn covered area southeast of the Owego High School. Each of the adjacent or abutting properties was inspected along their perimeters to evaluate the likelihood of potential environmental concerns originating off site that may impact the Subject Site. During

the site visit, the weather was dry, cloudy with temperatures ranging from 24-34<sup>0F</sup> and a light breeze. A site inspection checklist is included as Appendix B. Photographs of the Site are presented as Appendix C.

The following is a list of specific areas of potential environmental concern that were investigated by Ecological Analysis personnel during the site inspection.

#### 3.3.1 Buildings, Other Structures, Foundations, and Old Ruins

The Subject Site consists of approximately 40.2 acres of developed city lot. Evidence of onsite buildings, structures, foundations or old ruins were identified during the site inspection. The Subject Site is improved with one school building, which at inspection time was vacant. When the school building was last occupied it housed elementary grades. The school building is a 1-story, 69,525 sq. ft., concrete block, and masonry brick building constructed on slab at grade. The school building is serviced by municipal water and sewer systems, electric utilities, and is heated with natural gas. The school building is improved with a canopy covered loading dock, situated along the north side of the building and a canopy covered concrete sidewalk, situated along the east side of the building. Christa McAuliffe Drive provides access from George Street and fronts the school building on the east. Paved parking is situated along the north side of the building. The land surrounding the building is covered by lawn with the western portion dedicated for play/ball fields. In Appendix B, Site Aerial Tax Map shows the property boundary as well as a 2006 aerial photograph depicting accurate site conditions.

#### 3.3.2 Wooded and Vegetative Areas

The Subject Site consists of 40.2 acres of mowed grass, concrete pavement slabs, asphalt paved driveways, and asphalt paved parking lot. No areas of wet soils were observed onsite.

#### 3.3.3 Water Bodies, Springs, Lagoons, Swamps, Rivers, Lakes, etc.

There are no streams or other water bodies located on the Subject site. The presence of a stream (Owego Creek) was identified west adjacent to the Subject Site during the inspection.

#### 3.3.4 Utilities, Floor Drains, Vent Pipes, Wells, Cisterns and Septic Systems

The Subject Site is a developed city lot. Public water and sewer services are available to the site. Stormwater sewers are located in the north parking lot and along Christa McAuliffe Drive. Natural gas and electric services are available through New York State Electric and Gas. Floor drains were identified in the boiler room and the kitchen of the school and presumed to be connected to the site sewer. A monitoring well, situated exteriorly west of the boiler room, and detailed below was identified during the inspection. Evidence of vent pipes, cisterns, and septic systems were not identified onsite.

#### 3.3.5 Aboveground/Underground Storage Tanks (AST/USTs)

Evidence of aboveground or underground storage tanks was not identified onsite. However a double-walled AST was observed along the west exterior of the Owego High School.

#### 3.3.6 Pipelines

The presence of a gas pipeline was identified onsite during the inspection. This pipeline supplied natural gas which fueled the water boilers of the school.

### 3.3.7 Transformers and PCB Equipment

Electrical transformers were identified onsite during the inspection and situated in the boiler room of the school. These PCB free electrical transformers were newly installed during the September 2011 flood restoration and therefore the electrical transformer units are not thought to present a significant environmental liability issue for the owners or occupants of the Subject Site.

### 3.3.8 On-Site Hazardous Substances and Petroleum Products

Hazardous substances and petroleum products were identified onsite during the inspection and situated in the boiler room and the maintenance office of the school. These consist of small amounts of Alkaline Caustic Liquid (boiler water descaler), OES Generator Oil, Air Compressor Oil, 50/50 Mix Antifreeze, Acetone, Enamel Paint Spray Cans, PVC Cement/Cleaner, Paint Thinner, and Forklift Propane Cylinders. (See site photographs).

### 3.3.9 Unidentified Substance Containers

Unidentified substance containers were observed during the site inspection. There were two unlabeled, 55 gallon in size, plastic drum containers, situated on of a pallet, and exteriorly to the boiler room of the school

### 3.3.10 Heavy Equipment, and or Hydraulic Equipment

No heavy equipment and/or hydraulic equipment were observed during the site inspection.

### 3.3.11 Smells of Chemical Gases, Petroleum Products or Foul Odors

There was no evidence of chemical gases, likewise, no petroleum product release or foul odors were identified during the site inspection.

### 3.3.12 Evidence of Landfill, Dumping, Disturbed Soil or Direct Burial Activity

No evidence of landfill, disturbed soil or direct burial activity was identified during the site inspection.

### 3.3.13 Evidence of Surface Impoundments or Holding Ponds

No evidence of such was encountered during the site inspection.

### 3.3.14 Evidence of Solid Waste and or Waste Water Discharges

No evidence of solid waste and or waste water discharges was identified onsite

### 3.3.15 Evidence of any Industrial or Production/Storage Activities

No evidence of industrial production or storage activities was identified onsite.

### 3.3.16 Evidence of any Monitoring Wells or Remedial Activities

No evidence of remedial activities was encountered at the Subject Site. There was evidence of a groundwater monitoring well onsite. This well was installed to characterize the ground water of the site in the vicinity of a removed 10,000 gal. in size, #2 fuel oil UST in which petroleum contamination was identified around the fill ports of the UST and under the covering concrete slab.

3.3.17 Evidence of Stained or Discolored Surfaces

No evidence of stained or discolored surfaces was identified onsite.

3.3.18 Evidence of Leachate or Seeps

No evidence of such was encountered during the site inspection.

3.3.19 Evidence of any Areas of Distressed, Discolored or Stained Vegetation

No areas of distressed, discolored, or stained vegetation were observed during the site inspection.

3.3.20 Evidence of any Chemical Spills and/or Releases

No evidence of such was encountered during the site inspection.

3.3.21 Evidence of Discharges, Leachate Migration or Run-Off of Potential Contaminants from an Off-Site Source onto the Subject Site

No evidence of discharges, leachate migration, or run-off of potential contaminants from an offsite source was identified during the site inspection.

3.3.22 Other Known or Observed Environmentally Sensitive or Suspect Conditions On Site

No other known or observed environmentally sensitive or suspect conditions were observed on-site during the site inspection.

3.4 Chemical, Gas and Mineral Issues

3.4.1 Radon Considerations

No radon sampling or testing was completed as part of this Phase I ESA.

3.4.2 Asbestos Visual Inspection

Asbestos inspection or investigation is beyond the scope of this Phase I ESA and was not conducted by Ecological Analysis. However, under the direction of the Owego-Apalachin Central School District, Envoy Environmental Consultants Inc. a sub-contractor of R Gonzalez Consulting Inc. conducted a limited renovation asbestos survey July 28, 2008 through August 1, 2008 and Barton & Loguidice conducted a pre-demolition asbestos survey on various dates between December 2011 and September 2012. By way of review, the R Gonzalez Consulting Inc. report and the Barton & Loguidice report are included in this Phase I as Appendix F and G respectively. Envoy Environmental Consultants Inc. identified asbestos containing materials including caulk, spackle, ceiling tile mastic, window glaze, window caulk, and soffit caulk. Barton & Loguidice additionally identified asbestos containing materials including lab-type counter top, floor tile, water boiler thermal insulation, water boiler breeching, and hot water storage tank thermal insulation. Material location, quantity, condition, and laboratory sample results are in detailed in the above mentioned Appendixes.

3.4.3 Lead Based Paint Visual Inspection

Lead based paint inspection or investigation is beyond the scope of this Phase I ESA and was not conducted Ecological Analysis. However, under the direction of the Owego-Apalachin Central School District, Envoy Environmental Consultants Inc. a sub-contractor of R Gonzalez Consulting Inc. conducted a lead based paint survey July 23 & 24, 2008. By way of review, R Gonzalez Consulting Inc. report is included in this Phase I as Appendix F. Envoy Environmental Consultants Inc. identified lead based paint covered

building components throughout the school building. Identified lead based paint colors, substrates, and building structures/members; lead content; room names; paint condition; and laboratory sample results are in detailed in the above mentioned Appendix.

#### 3.4.4 Pesticide/Herbicide Use or Storage Visual Inspection

A visual inspection for potential pesticide/herbicide use or storage was completed for the Site. Materials containing pesticides and/or herbicides were not identified during the site inspection, other than the two spray cans of insecticide observed in the maintenance office of the school.

#### 3.4.5 Air Emissions

In accordance with 6 NYCRR Part 201, air emission sources must be permitted through the NYSDEC. An air emission source is defined as an apparatus capable of causing the emissions of air contaminants to the outdoor atmosphere. Ventilation systems used for heating buildings for the comfort of people working or living and bathroom exhaust vents (less than 10 million BTU/hr heat input capacity) are exempt from permit requirements. Based on this information, there does not appear to be any environmental concerns relative to air emissions from the Site.

#### 3.4.6 Mercury Use Inspection

A visual inspection for potential mercury use or storage was completed for the Site. A box containing removed thermostats was identified in the boiler room of the school during the site inspection. Fluorescent bulb lighting fixtures were identified during the site inspection. The mercury content of the thermostats and fluorescent bulbs is unknown at present.

### 4.0 **SITE HISTORY**

To evaluate the Site's history, facility personnel were interviewed, historical aerial photographs and topographic maps were examined were conducted for the Subject Site. The findings of these reviews and interviews are summarized in the following sections.

#### 4.1 Aerial Photograph Review

Ecological Analysis reviewed aerial photographs covering the Site from 1956 to 2008. The results of the review are summarized in the table below. Aerial photographs are included in Appendix D of this report.

TABLE 4-1: AERIAL PHOTOGRAPH REVIEW

Date	Description
1944	This aerial presents Subject Site as farm fields; north adjacent property as farm fields; south adjacent properties as improved with what appears to be residences; east adjacent property as fields and wooded lands; and west adjacent property as the Owego Creek.
1948	This aerial is similar to the 1944 aerial and depict Subject Site and surrounding adjacent properties as generally unchanged..
1968	Significant changes from the 1948 aerial photograph were observed. The Subject Site is now improved with the Elementary School. North, south and west adjacent properties remained unchanged. East adjacent property is improved with four structures. The quality of the aerial is not as good and

	small differences may not be seen.
1974	Significant changes from the 1968 aerial photograph were observed. The Subject Site Elementary School was improved with the north parking lot. North adjacent property was improved with the High School, a running track, tennis courts, and parking lots. The area of the future administration building is lawn covered and undeveloped. Adjacent properties appear similar to the 1968 aerial.
1988	Changes from the 1974 aerial photograph were observed. Subject Site generally remains as currently configured. The area of the future administration building along with the north, south, and west adjacent properties appear similar to the 1974 aerial. The east adjacent property was improved with a structure that appeared similar in shape to the southern portion of the aged home building we see today
1995	Changes from the 1988 aerial photograph were observed. Subject Site generally remains as currently configured. The area of the future administration building along with the north, south, and west adjacent properties appear similar to the 1988 aerial. The four structures identified in the 1968 aerial as situated on an east adjacent property were no longer present. The east adjacent property was further improved with a north addition to the aged home building and a large structure that appeared similar in shape to the community center we see today.
1999	Significant changes from the 1995 aerial photograph were not observed. Subject Site, the area of the future administration building, and adjacent properties are presented as currently configured.
2006	Significant changes from the 1999 aerial photograph were not observed. Subject Site, the area of the future administration building, and adjacent properties are presented as currently configured.
2008	Significant changes from the 2006 aerial photograph were not observed. Subject Site, the area of the future administration building, and adjacent properties are presented as currently configured.

#### 4.2 Interviews

Repeated efforts to conduct a telephone interview with either Tony Clark or Ron Bieber, employees of the Owego-Apalachin Central School District Maintenance Department were unrewarded.

The Village of Owego Clerk, Rod Marchewka was interviewed regarding his knowledge of the Subject Site. Mr. Marchewka indicated that prior to the Elementary School's construction in the mid 1960s the property was undeveloped farm land. Mr. Marchewka further indicated that in September 2011 a flood damaged the Elementary School and professional cleaners were utilized to repair the flood damage.

The Village of Owego Building Code Enforcement Officer, James Mead was interviewed regarding his department's knowledge of the Subject Site. Mr. Mead indicated that any hard copy records pertaining to the Subject Site were destroyed by the abovementioned flood. Mr. Mead confirmed Mr. Marchewka's recollection of the Subject Site being undeveloped farm land prior to the construction of the Elementary School. Mr. Mead further indicated that his Department has no knowledge of the generation, storage, or disposal of hazardous materials or past/present dumps, ASTs

or USTs at the Subject Site. Mr. Mead noted that the Subject Site is situated within a residential zone and flood plain.

The Town of Owego Deputy Supervisor and former Village of Owego Building Code Enforcement Officer, Dean Morgan was interviewed regarding his department's knowledge of the Subject Site. Mr. Morgan confirmed the recollections of Mr. Mead and indicated that he has no additional information pertaining to the Subject Site.

#### 4.3 Chain of Title Review

As part of the investigation a complete chain of title review was conducted at the Town of Owego Assessor's office. When the clerk opened the files, they found no historic title information. Ecological Analysis reviewed the results of an environmental lien search made available from Environmental Data Resources, Inc. (EDR), which indicated that no environmental liens, or activity use limitations or land use limitations were found. Copies of current and historical deeds were included in the environmental lien search package. A review of the provided deeds revealed owners of the Subject Site were Owego Central School District No.1 in 1964 and John Kossey and Althea Walchuk-Kossey in 1957. The Kosses combined two adjacent parcels (Parcel 1 and Parcel 2) with Parcel 1 owned by Althea Walchuk and Parcel 2 was owned by John Kossey in 1946 and Boyd Hulbirt with Helen Hulbirt prior to 1946.

#### 4.4 Historical Topographic Maps

Ecological Analysis reviewed historical topographic maps covering the Site from 1903 to 1965 made available from EDR. Copies of EDR's Historical Topographic Map Report are included in Appendix D of this report. A summary of the map review information is presented below.

- 1903 This topographic map presents Subject Site and north, east, and west adjacent as undeveloped land. South adjacent properties were improved with small structures (residencies).
- 1906 This map is of greater scale than the 1903 map and presents Subject Site and surrounding properties circa 1903.
- 1956 This map depicts Subject Site, north, south, and west adjacent properties as undeveloped land and east adjacent properties improved with four small structures and Browns Lane as an unpaved road.
- 1969 This map shows Subject Site as improved with a school, surrounding adjacent properties circa 1956 and Browns Lane as a paved street.

4.5 Previous Environmental Reports Ecological Analysis inquired about any previous investigations conducted at the Subject Site. According to the owner's representative, Dr. Bill Russell, previous environmental reports were forwarded to Ecological Analysis with the asbestos survey and lead based paint survey detailed above.

## 5.0 ADJOINING LAND USE

Adjoining land uses were reviewed to preliminarily assess the potential for environmental impacts to the Site. The assessment of adjacent properties was based on visual observations as well as land use as depicted by the aerial photographs and topographic maps. Adjacent land use is summarized on the table below.

TABLE 5-1: ADJOINING LAND USE SUMMARY

Direction	Description
North	Directly north; developed and undeveloped school property Further north; vacant rural land less than 10 acres and vacant utility land
South	Directly south; school parking lot, one family residences, and municipal park Further south; vacant residential land, one family residences, water supply, and manufactured housing
East	Directly east; one family residence, aged home, and vacant utility land Further east; non-ceiling railroad
West	Directly west; Owego Creek and utility electric transmission Further west; vacant rural land less than 10 acres

Surrounding properties are not anticipated to present significant environmental concerns for the Site.

## 6.0 REVIEW OF REGULATORY AGENCY RECORDS

### 6.1 Local Officials Records Review

The Village of Owego Building Department was contacted in regards to any potential environmental concerns at the Subject Site and surrounding properties. The interview with the Code Enforcement officer is detailed above.

### 6.2 NYSDEC/USEPA File Review

Based on the amount of environmental concerns identified at the Subject Site and information provided by EDR in their environmental database search report, an official NYSDEC and/or USEPA FOIA request file review was not conducted as part of this work scope.

## 7.0 ENVIRONMENTAL DATABASE REVIEW

To further evaluate the regulatory status of the Site and surrounding vicinity, a computerized search of Federal and State regulatory databases was conducted. The EDR Report is a screening tool that identifies sites located within a set of ASTM-recommended search radii, which may present a potential environmental concern. The database records search is divided into Federal and State regulatory program searches as described below:

- Federal Programs: Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS); National Priority List (NPL or 'Superfund') List; Resource Conservation and Recovery Act Information System (RCRIS); small/large quantity generators or treatment/storage/disposal (TSD) facilities; and ERNS sites.
- State Programs: UST/AST Program, Leaking Underground Storage Tanks (LUST), State Hazardous Waste Sites (HWS), and Solid Waste Landfill Facilities (SWLF). Numerous State and Federal program sites were identified within the ASTM search radius. A detailed description of each database and facility listing is provided within the full EDR report, which is attached as Appendix E. Ecological Analysis does not warrant the accuracy or completeness of the computerized regulatory database report. The report contents are subject to the disclaimer provided within the EDR report. Base on the information provided, there have been many occurrences within the ASTM search radius that are of environmental concern.

Owego Elementary School occupied the Subject Site in 2001. A spill (No. 0165050) and a leaking underground storage tank (LUST: No. 274428) were registered with NYSDEC (spill date: August 8, 2001) in association with an underground storage tank overfull. The spill file listed material spilled as 2 fuel oil, resource affected groundwater, cause of spill tank overfill, caller name Gary Dyer, caller agency Gary Dye Excavating, caller remarks '10K fuel oil tank removed, contaminated soil found around fills, concrete pad removed, contamination found under pad.'; DEC spill investigator CLWARNER, DEC remarks 'Excavated soil to groundwater, groundwater contamination, could not get sample of water (groundwater), sampled soil at groundwater depth. Monitoring wells were installed and monitored, low level contamination present'. A groundwater monitoring well was installed in the vicinity of the removed tank and periodic sampling of the groundwater and subsequent laboratory analyses was conducted. The NYSDEC closed the spill file on July 11, 2007. No spill closure report is currently available. This petroleum spill record constitutes a "recognized environmental condition".

Subject Site under the company name *Owego Apalachin Central School District* was listed in the UST database (ID No. 7-072915). The database detailed two closed and removed underground storage tanks.

Subject Site under the facility name *Owego Elementary School* was listed in the RCRA-NonGen database (ID No. NYD100392406). The database listed classification as *Non-Generator* and description as *Handler: Non-Generators do not presently generate hazardous waste*.

Subject Site under the name *Owego Elementary School* was listed in the FINDS database (ID No. 110037022469). The FINDS database is an EPA database with names, addresses, and an EPA identification number for facilities regulated under EPA's various programs.

North adjacent property under the facility name *Owego Free Academy- Owego Apalachin CSD* was listed in the RCRA-NonGen database (ID No. NYR000179580). The database listed classification as *Non-Generator* and description as *Handler: Non-Generators do not presently generate hazardous waste*.

### **Unplottable Sites**

40 unplottable listings were identified within the EDR report. Of these orphan summary properties none were identified as adjacent properties and none were identified to be in the immediate vicinity of the Subject Site.

## **8.0 SUMMARY AND CONCLUSIONS**

Ecological Analysis has conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 1 Christa McAuliffe Drive and undeveloped property (southeast corner; future Administration Building) located along Sheldon Guile Boulevard, both in the Village of Owego, Tioga County, New York. The Subject Site is owned by the Owego-Apalachin Central School District and 1 Christa McAuliffe Drive is identified as Tioga County Tax Map No. 493001-117.15-2-13 and the undeveloped property (southeast corner; future Administration Building) located along Sheldon Guile Boulevard is identified as Tioga County Tax Map No. 493001-117.15-2-3. The Subject Site encompasses the Owego Elementary School and the Owego Elementary School Play

Fields totaling approximately 39.0 acres and the undeveloped southeast corner of the Owego High School parcel totaling approximately 1.2 acres. The assessment was conducted in substantial conformance with 40 CFR Part 312 – *Standards and Practices for all Appropriate Inquires* and Standard Practice E-1527-05 of the ASTM, updated November 2005.

Based on the scope of this Phase I ESA as outlined in Section 2.1 of this report, recognized environmental conditions have been identified at this time. The following environmental concerns have been identified and evaluated with respect to “business environmental risk”;

- **Asbestos**  
Envoy Environmental Consultants Inc. identified asbestos containing materials including caulk, spackle, ceiling tile mastic, window glaze, window caulk, and soffit caulk. Barton & Loguidice additionally identified asbestos containing materials including lab-type counter top, floor tile, water boiler thermal insulation, water boiler breeching, and hot water storage tank thermal insulation. These asbestos containing building materials should be removed and or managed according to applicable regulatory requirements.
- **Lead based paint**  
Envoy Environmental Consultants Inc. identified lead based paint covered building components throughout the school building. These building components should be removed and or managed according to applicable regulatory requirements.
- **Historically fuel oil spill**  
A petroleum spill and a leaking underground storage tank were registered with NYSDEC in association with an underground storage tank overfull. A groundwater monitoring well was installed in the vicinity of the removed tank and periodic sampling of the groundwater and subsequent laboratory analyses was conducted. The NYSDEC closed the spill file on July 11, 2007.
- **Mercury**  
A visual inspection for potential mercury use or storage was completed. A box containing removed thermostats and fluorescent bulb lighting fixtures were identified in the boiler room of the school during the site inspection. The mercury content of the thermostats and fluorescent bulbs is unknown at present. We suggest further investigations be conducted to quantify the mercury content of the thermostats and fluorescent bulbs and that based upon that characterization this material should be removed and managed according to applicable regulatory requirements.
- **Unidentified Substance Containers**  
Unidentified substance containers were observed during the site inspection. There were two unlabeled, 55 gallon in size, plastic drum containers, situated on of a pallet, and exteriorly to the boiler room of the school. We therefore suggest that the continents of the drum be sampled to characterize the material and that based upon that characterization the material should be removed and managed according to applicable regulatory requirements.
- **On-Site Hazardous Substances and Petroleum Products**  
Hazardous substances and petroleum products were identified onsite during the inspection and situated in the boiler room and the maintenance office of the school. These consist of small amounts of Alkaline Caustic Liquid (boiler water

descaler), OES Generator Oil, Air Compressor Oil, 50/50 Mix Antifreeze, Acetone, Enamel Paint Spray Cans, PVC Cement/Cleaner, Paint Thinner, and Forklift Propane Cylinders. (See site photographs). We therefore suggest that the hazardous substances and petroleum products identified onsite during the inspection be removed and managed according to applicable regulatory requirements.

While every effort within the scope and limitations of 40 CFR Part 312 and ASTM E1527-05 has been made to identify recognized environmental conditions with respect to hazardous substances or petroleum products, there is no guarantee, either stated or implied, that additional environmental conditions do not exist on the Subject Site.

## 9.0 CERTIFICATION

The reported analyses, opinions, and conclusions are personal, unbiased, professional, and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions or conclusions in, or the use of this report.

I 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. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Site. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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James A. Bates CPESC, CPSWQ  
Managing Member

## 10.0 QUALIFICATIONS

Ecological Analysis is a full service ecological, environmental and planning firm offering services from initial planning, ecological, environmental and feasibility studies through detailed design, procurement and construction phase services.

James A. Bates, President performed this Phase I ESA. The scope of this investigation was limited to visual observation of surface conditions at the Site, interviews with the property owner's representative and potential buyer, listed public agency personnel, and a review of readily available reports and literature.

The investigation addresses the likelihood of hazardous substance or petroleum product contamination resulting from past and current known uses of the Subject Site. As a result, certain other conditions remain unknown. These conditions include, but are not limited to, the following:

1. Naturally occurring toxins in the subsurface soils, rocks, water, or on-site flora;
2. Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
3. Presence of lead or copper in drinking water or in paint, which could exceed regulatory standards;
4. Contaminant plumes or contaminated soils below the ground surface;

5. Contaminants or contaminant concentrations that do not violate present regulatory standards but may violate future such standards;
  6. Radon gas;
  7. Wetlands;
  8. Sinkholes or subsurface conditions affecting structural stability;
  9. Operations conducted on days other than those during our observation;
  10. Unknown Site contamination, such as "midnight" dumping and/or accidental spillage which may have occurred before or following the site visit.
- Additional investigation, including sampling and laboratory analysis, is needed to confirm the presence or absence of the above items.

The computer database contained in this report has been provided by Environmental Data Resources and was obtained from publicly available sources and other secondary sources of information produced by others. Ecological Analysis disclaims any and all liability for any errors, omission, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therein. The report is valid only for the geographical parameters specified on the cover page of that report, and any alteration or deviation from that description will require a new report.

Information provided to Ecological Analysis, LLC by interviewees forms the basis for certain opinions and findings for this report. Ecological Analysis cannot warrant the accuracy or completeness of information provided by these sources, but has used professional judgment, available site information, and visual observations in incorporating information provided by the interviewee into this report.

Services for this project are performed in accordance with the Agreement between the Client and Ecological Analysis. No warranty or guarantee of site conditions is intended. This report is solely for the use of the Client and any reliance on this report by third parties shall be at such party's sole risk.

This report is intended to be used in its entirety, including all attachments and/or addenda to the report. Reliance on portions of the report, without considering it in its entirety, could potentially lead to misinterpretation by the reader.

## **11.0 REFERENCES**

### Interviews:

Village of Owego Clerk, Rod Marchewka, November 28, 2012

Village of Owego Building Code Enforcement Officer, James Mead, December 7, 2012

The Town of Owego Deputy Supervisor and former Village of Owego Building Code Enforcement Officer, Dean Morgan, December 21, 2012

Database Search:

*Environmental Data Resources Inc., EDR Radius Map Report, Owego School, Village of Owego, Tioga County, New York, compiled November 26, 2011*

Resources:

*Environmental Data Resources Inc., EDR Environmental Lien Search, Owego School, Village of Owego, Tioga County, New York, compiled December 3, 2011*

*Environmental Data Resources Inc., EDR Historical Topographic Map Report, Owego School, Village of Owego, Tioga County, New York, compiled November 26, 2011*

*Environmental Data Resources Inc., EDR Historical Aerial Photograph Report, Owego School, Village of Owego, Tioga County, New York, compiled November 29, 2011*

Resources:

United States Geological Survey; Owego, *New York* 7.5 minute series Topographic Quadrangle, dated 2006

Tioga County Community Online Mapping Information Tool

USDA Online Soil Survey

USFWS Online National Wetlands Inventory

FEMA Online National Flood Insurance Program, Flood Insurance Rate Map

Photo Log





# U.S. Fish and Wildlife Service National Wetlands Inventory

Owego Elementary  
School

Dec 20, 2012



## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

## Status

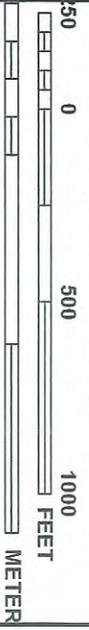
- Digital
- Scan
- Non-Digital
- No Data

User Remarks:

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



MAP SCALE 1" = 500'



**NFIP**

**NATIONAL FLOOD INSURANCE PROGRAM**

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PANEL 0382E

**FIRM**  
 FLOOD INSURANCE RATE MAP  
 for TIOGA COUNTY, NEW YORK  
 (ALL JURISDICTIONS)

**CONTAINS:**

<b>COMMUNITY</b>	<b>NUMBER</b>
OWEGO, TOWN OF	360839
OWEGO, VILLAGE OF	360840
TIOGA, TOWN OF	360842

**PANEL 382 OF 551**  
**MAP SUFFIX: E**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
36107C0382E

**EFFECTIVE DATE**  
APRIL 17, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)

# OVERVIEW MAP - 3461918.2s



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites

 Indian Reservations BIA

 Oil & Gas pipelines from USGS

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

 State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Owego School  
 ADDRESS: 1 Christa McAuliffe Drive  
 Owego NY 13827  
 LAT/LONG: 42.1129 / 76.2738

CLIENT: Ecological Analysis LLC  
 CONTACT: James Bates  
 INQUIRY #: 3461918.2s  
 DATE: November 26, 2012 1:18 pm

# OVERVIEW MAP - 3461918.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands

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 DATE: November 26, 2012 1:18 pm

THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY.  
 AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
 THE TOWN OF OMEGO HAS THE RIGHT TO REVOKE THIS MAP AT ANY TIME.  
 THE TOWN OF OMEGO HAS THE RIGHT TO REVOKE THIS MAP AT ANY TIME.

DATE	MADE BY	CHANGES OR ADDITIONS

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

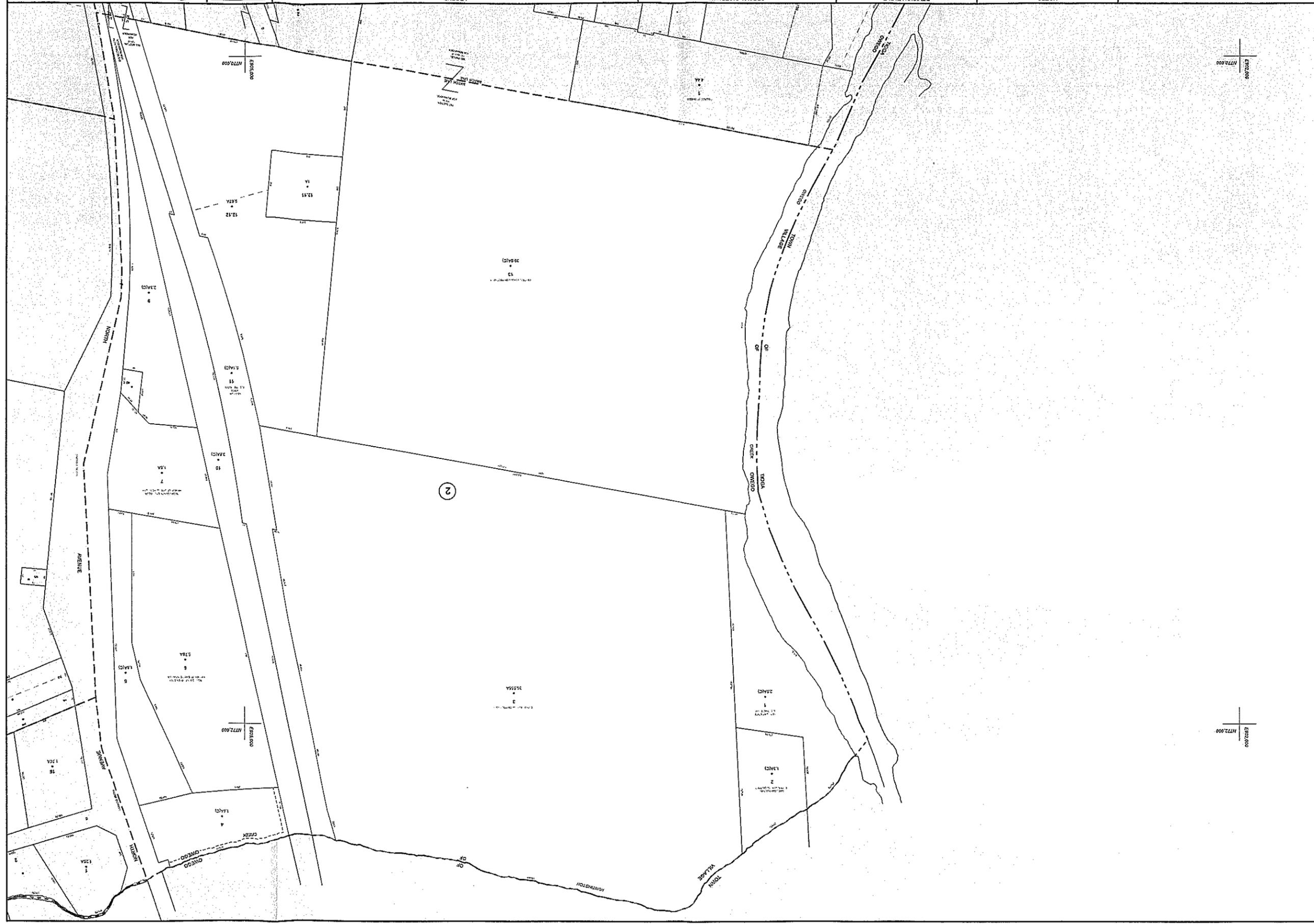
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION



TAX MAP  
 VILLAGE OF OMEGO  
 TIOGA COUNTY, NEW YORK

117.15







**PCBs** Suspect PCBs Present - Yes X No - Wet - Pad - Dry X  
 # Transformers: Client X Utility - Pole -  
 Location Boiler Room

**Bulk Storage Tanks:** None currently.

USTs	# USTs	# Registered	# Tested	# Permitted
Capacity:	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Product:	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Date Installed:	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Single/Dbf	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Wall:				
Monitoring:	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Type of Monit.	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Documentation Available?	_____ Yes	_____ No	Copies? _____	Yes _____ No _____
Vent Pipes / Fill Ports	_____			

Were any USTs excavated from or filled in place on property? X Yes - No  
 Date: 8/8/2001 Documentation Available? - Yes X No  
 Contractor Name: Gary Dyer Excavating  
 Stained, Stressed or Dead Vegetation/Surfaces? - Yes X No

ASTs:	# ASTs	# Registered	# Tested	# Permitted
Capacity:	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Product:	Tank #1 _____	Tank #2 _____	Tank #3 _____	Tank #4 _____
Stained, Stressed, or Dead Vegetation/Surfaces?	_____ Yes		_____ No	

**Asbestos**

Asbestos information detailed in attached Barton & Loguidice File No. 1455.001.001 Pre-Demolition Survey Report dated October 9, 2012 and issued to Owego-Apalachin Central School District

Suspect Materials

Floor Tile: 9 x 9-in. \_\_\_\_\_ Location: \_\_\_\_\_  
 12 x 12-in. \_\_\_\_\_ Location: \_\_\_\_\_  
 Rolled Vinyl \_\_\_\_\_ Location: \_\_\_\_\_  
 Vinyl Stair Tread \_\_\_\_\_ Location: \_\_\_\_\_

Ceiling Tile: 1 x 1-ft. \_\_\_\_\_ Location: \_\_\_\_\_  
 2 x 2-ft. \_\_\_\_\_ Location: \_\_\_\_\_  
 2 x 4-ft. \_\_\_\_\_ Location: \_\_\_\_\_

Drywall \_\_\_\_\_ Plaster \_\_\_\_\_ Roofing \_\_\_\_\_ TSI \_\_\_\_\_ Pipe Wrap \_\_\_\_\_  
 Boiler TSI \_\_\_\_\_ Duct Wrap \_\_\_\_\_ Cove Base \_\_\_\_\_ Transite \_\_\_\_\_

List Damaged Materials, Amounts & Locations:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Lead:**

Envoy Environmental Consultants Inc. a sub-contractor of R Gonzalez Consulting Inc. conducted a lead based paint survey July 23 & 24, 2008. Envoy Environmental Consultants Inc. identified lead based paint covered building components throughout the school building. See attached report for details.

Evidence of Chipping/Peeling Paint?	<u>      X      </u>	Yes	<u>      -      </u>	No
Evidence of Suspect Lead Pipes/Solder?	<u>      X      </u>	Yes	<u>      -      </u>	No
Any Previous LBP Testing conducted?	<u>      X      </u>	Yes	<u>      -      </u>	No
If so, Copies of Documentation Obtained?	<u>      X      </u>	Yes	<u>      -      </u>	No

List Locations and Extent of Chipped/Peeling Paint:  
Minor paint chipping at various locations;

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**Odors:**            No       Solvents            No       Nat'l Gas            No       Petroleum            No       Other  
      No       Visible Spill/Leak            No       Unknown Origin

**Permits**      (If Yes, obtain copies)  
      -       NPDES/SPDES            -       RCRA            -       Haz. Waste  
      -       Sewer Disch.            -       Air Emissions  
List other permits: \_\_\_\_\_

**Hazardous Materials/Substances:**

<u>      Yes      </u>	Stored on-site	<u>      In Past      </u>	Used on-site
------------------------	----------------	----------------------------	--------------

List Hazardous Materials, Amounts, Container Size, Storage Location, Condition:  
Alkaline Caustic Liquid, 2 gallon, 3 gallon, Boiler Room, Fair  
OES Generator Oil, 025 gallon, 1 gallon, Maintenance Office Table, Fair  
Air Compressor Oil, 0.5 gallon, 1 gallon, Maintenance Office Table, Fair  
50/50 Mix Antifreeze, 1 gallon, 1gallon, Maintenance Office Table, Fair  
Propane, 2 fork-lift tanks, 33 lb., Maintenance Office Table, Good  
Enamel Paint Spray Can, 6 cans, 11 ounce, Maintenance Office Flammable Locker, Good  
Acetone, 1 can, 1 Quart, Maintenance Office Flammable Locker, Good  
PVC Cement, 3 cans, 1 Pint, Maintenance Office Flammable Locker, Good  
PVC Cleaner, 1 can, 1/2 Pint, Maintenance Office Flammable Locker, Good  
Paint Thinner 1 can, 120 Fl. Oz., Maintenance Office Flammable Locker, Good

Adequate Storage Practices?	<u>      -      </u>	Yes	<u>      X      </u>	No
MSDSs <u>      X      </u> Yes <u>      -      </u> No	Rev'd	<u>      -      </u>	Yes	<u>      X      </u> No
Hazard Communication Program in Place?	<u>      X      </u>	Yes	<u>      -      </u>	No

**55-Gal Drums/Barrels or Other Containers**

List amount, contents, location, labeling, condition:  
2- 55 gallon plastic drums, unknown contents, north exterior of boiler room, no labeling, good

**Wastes:**

Solid:	Type/Composition:	<u>      N/A      </u>
	Storage: Collector	_____ Of _____
Recycling:	Type/Composition:	<u>      N/A      </u>
	Storage: Collector	_____ Of _____

**WASTES CONT'D:**

Hazardous Waste: N/A  
 Type/Composition; \_\_\_\_\_  
 Storage: \_\_\_\_\_  
 Amt. Generated/yr: \_\_\_\_\_  
 Transporter/Disposal Facility: \_\_\_\_\_ Of \_\_\_\_\_  
 Type/Composition; \_\_\_\_\_  
 Storage: \_\_\_\_\_  
 Amt. Generated/yr: \_\_\_\_\_  
 Transporter/Disposal Facility: \_\_\_\_\_ Of \_\_\_\_\_  
 Type/Composition; \_\_\_\_\_  
 Storage: \_\_\_\_\_  
 Amt. Generated/yr: \_\_\_\_\_  
 Transporter/Disposal Facility: \_\_\_\_\_ Of \_\_\_\_\_  
 Manifests – Obtain copies \_\_\_\_\_

Waste Oil: N/A  
 Storage: \_\_\_\_\_  
 Collector: \_\_\_\_\_ Of \_\_\_\_\_  
 Disposal Receipts \_\_\_\_\_

**Dry Cleaners:** N/A  
 Current Machine Type: \_\_\_\_\_  
 Age of Current Machine: \_\_\_\_\_  
 Former Machine Type(s): \_\_\_\_\_  
 How long has dry cleaning been conducted on-site? \_\_\_\_\_

**Film Developing / X-rays:** N/A  
 Silver Recovery System in Place? \_\_\_\_\_ Yes \_\_\_\_\_ No  
 Lead Lined Walls for X-Rays Rooms? \_\_\_\_\_ Yes \_\_\_\_\_ No

**Adjacent Properties:** List names and types of operations adjacent and next adjacent to subject property

	S-B-L	Owner	Address	Property Class
<b>North Adjacent 1:</b>	117.15-2-3	Owego-Apalachin Central School District 1	George St. N/s	School
<b>North Adjacent 2:</b>	117.11-1-4	Owego-Apalachin Central School District 1	Leach Rd. S/s	School
<b>North Adjacent 3:</b>	117.11-1-5	Owego-Apalachin Central School District 1	Leach Rd. S/s	School
<b>North Next Adjacent 1:</b>	117.11-1-2	Owego-Apalachin Central School District 1	Leach Rd. N/s	Vacant Rural Land > 10 Ac
<b>North Next Adjacent 2:</b>	117.11-1-3	New York State Electric & Gas	State Route 96 W/s	Vacant Utility Land
<b>South Adjacent 1:</b>	117.19-1-18	Owego-Apalachin Central School District 1	George St. N/s	Parking Lot
<b>South Adjacent 2:</b>	117.19-1-19	Robert Bloom Jr.	73 George St.	One Family Residence

<b>South Adjacent 3:</b>	117.19-1-20	Elaine Kravec	77 George St.	One Family Residence
<b>South Adjacent 4:</b>	117.19-1-21	Michelle Andrews	79 George St.	One Family Residence
<b>South Adjacent 5:</b>	117.19-1-22	Thomas Donovan III	81 George St.	One Family Residence
<b>South Adjacent 6:</b>	117.19-1-1	Village of Owego	George St. N/s	Municipal Park
<b>South Next Adjacent 1:</b>	117.19-1-30	Dixie Prusik	84 George St.	Manufactured Housing
<b>South Next Adjacent 2:</b>	117.19-1-31	Dixie Prusik	George St. S/s	Vacant Residential Land
<b>South Next Adjacent 3:</b>	117.19-1-74.2	Norman Willis Jacqueline Willis	George St.	Vacant Residential Land
<b>South Next Adjacent 4:</b>	117.19-1-73	Ricardo Sifontes Cheryl Hanbury	119 Talcott St.	One Family Residence
<b>South Next Adjacent 5:</b>	117.19-1-32	United Water Owego Inc.	George St	Commercial Water Supply
<b>South Next Adjacent 6:</b>	117.19-1-36	Shawn Rosenbarker Lynn Rosenbarker	11 Spruce St.	One Family Residence
<b>East Adjacent 1:</b>	117.15-2-11	New York State Electric & Gas	George St. N/s	Vacant Utility Land
<b>East Adjacent 2:</b>	117.15-2-12.11	Tioga Opportunities Program Inc.	7 Browns Ln.	Aged Home
<b>East Adjacent 3:</b>	117.15-2-12.12	Tioga Opportunities Program Inc.	5-9 Browns Ln.	Aged Home
<b>East Adjacent 4:</b>	117.19-1-2	Titania Greenchuk	2 Browns Ln.	One Family Residence
<b>East Next Adjacent 1:</b>	117.15-2-10	Tioga Co IDA	Village Row - Trans	Non-Ceiling Railroad
<b>West Adjacent 1:</b>	117.15-2-1	New York State Electric & Gas	Owego Creek E/s	Utility Electric Transmission
<b>West Adjacent 2:</b>	-	-	-	Owego Creek
<b>West Next Adjacent 1:</b>	117.15-1-30	Neal Betts Jacquelyn Betts	Glenmary Dr.	Vacant Rural Land > 10 Ac

**Site Inspection Notes:**

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Site Aerial-Tax Map:





Owego Elementary School  
Southeast View



Owego Elementary School  
Northeast View



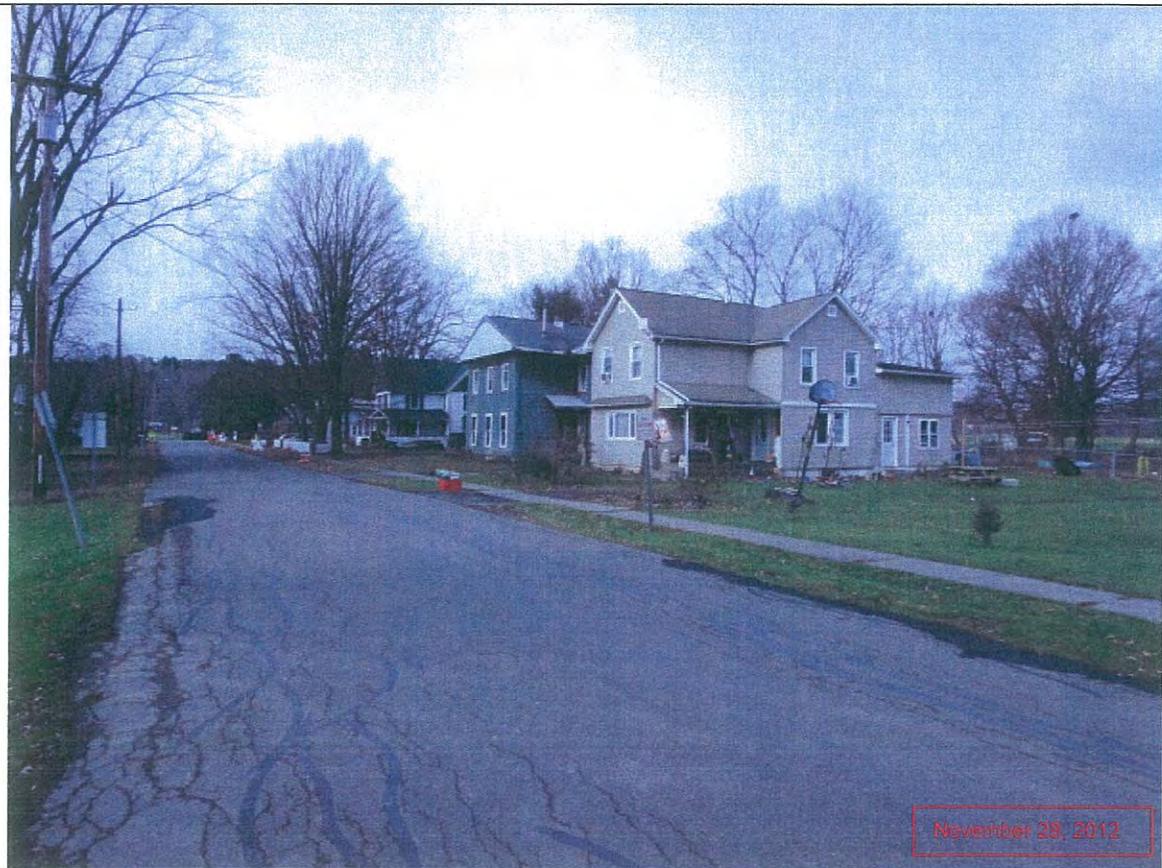
Owego Elementary School  
Playfields: South View



Future Administration Building Location  
North View



Owego Free Academy (High School)  
North Adjacent Property: 1 Sheldon Guile Boulevard



Residences  
South Adjacent Property: North Side Of George Street



November 28, 2012

Tioga Opportunities Program Inc.  
East Adjacent Property: 5-9 Browns Lane



November 28, 2012

Owego Creek  
West Adjacent Property