

Owego Elementary School Facility Relocation Project

Appendix E

Phase 1

Environmental Site Assessment (ESA)

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
Owego, NY



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	• Barton & Loguidice, October 9, 2012, File 1455.001.001

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

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.

the site visit, the weather was dry, cloudy with temperatures ranging from 24-34^{OF} 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

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

	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

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.

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

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

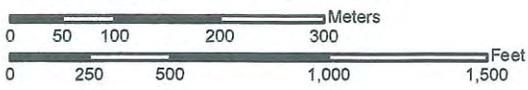
Village of Owego Building Code Enforcement Officer, James Mead, December 7, 2012

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

Soil Map—Tioga County, New York
(Owego Elementary School)



Map Scale: 1:7,240 if printed on A size (8.5" x 11") sheet.





U.S. Fish and Wildlife Service National Wetlands Inventory

Owego Elementary
School

Dec 20, 2012



Wetlands

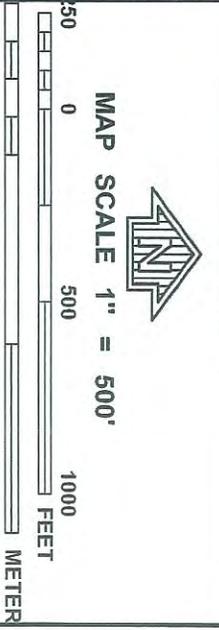
- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

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.



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0382E

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

CONTAINS:

COMMUNITY	NUMBER
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.


 U.S. DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency

MAP NUMBER
 36107C0382E
EFFECTIVE DATE
 APRIL 17, 2012

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

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

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

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;

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

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

Site Inspection Notes:

Site Aerial-Tax Map:





Owego Elementary School
Southeast View



Owego Elementary School
Northeast View



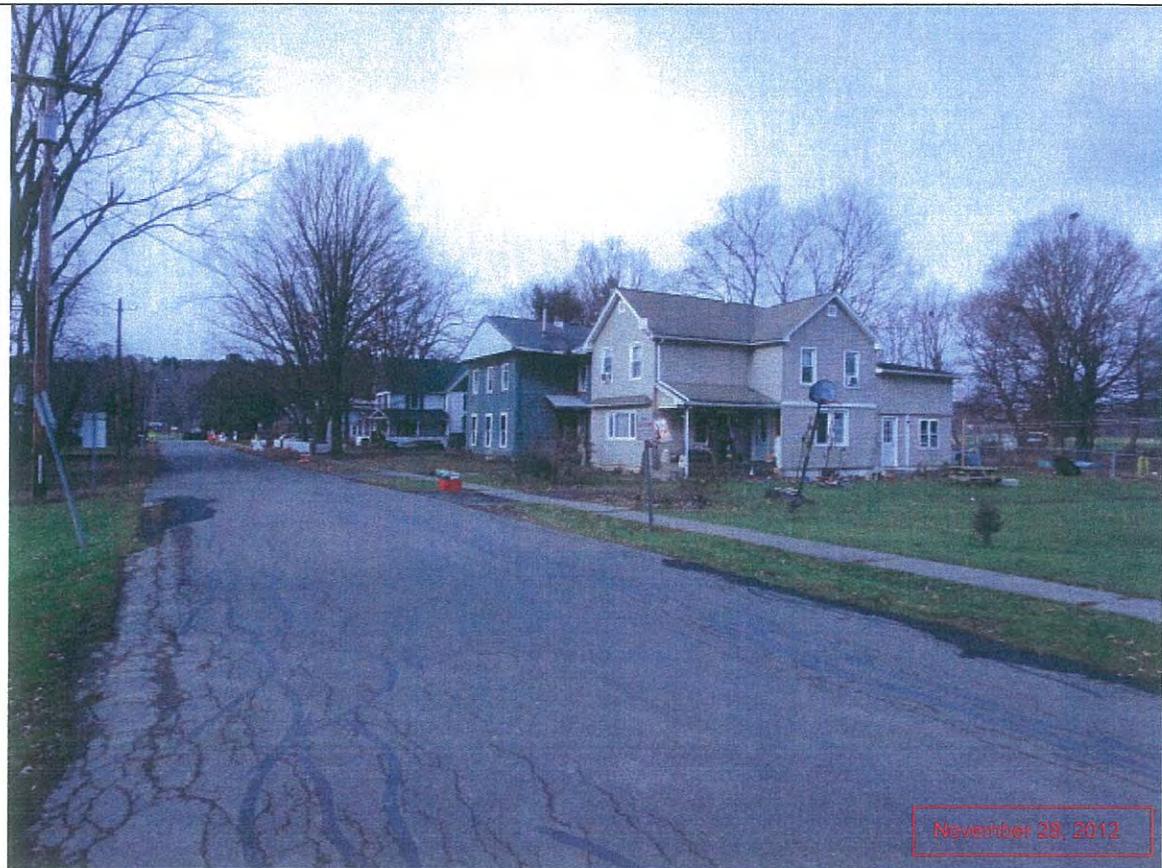
Owego Elementary School
Playfields: South View



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



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



Owego Creek
West Adjacent Property

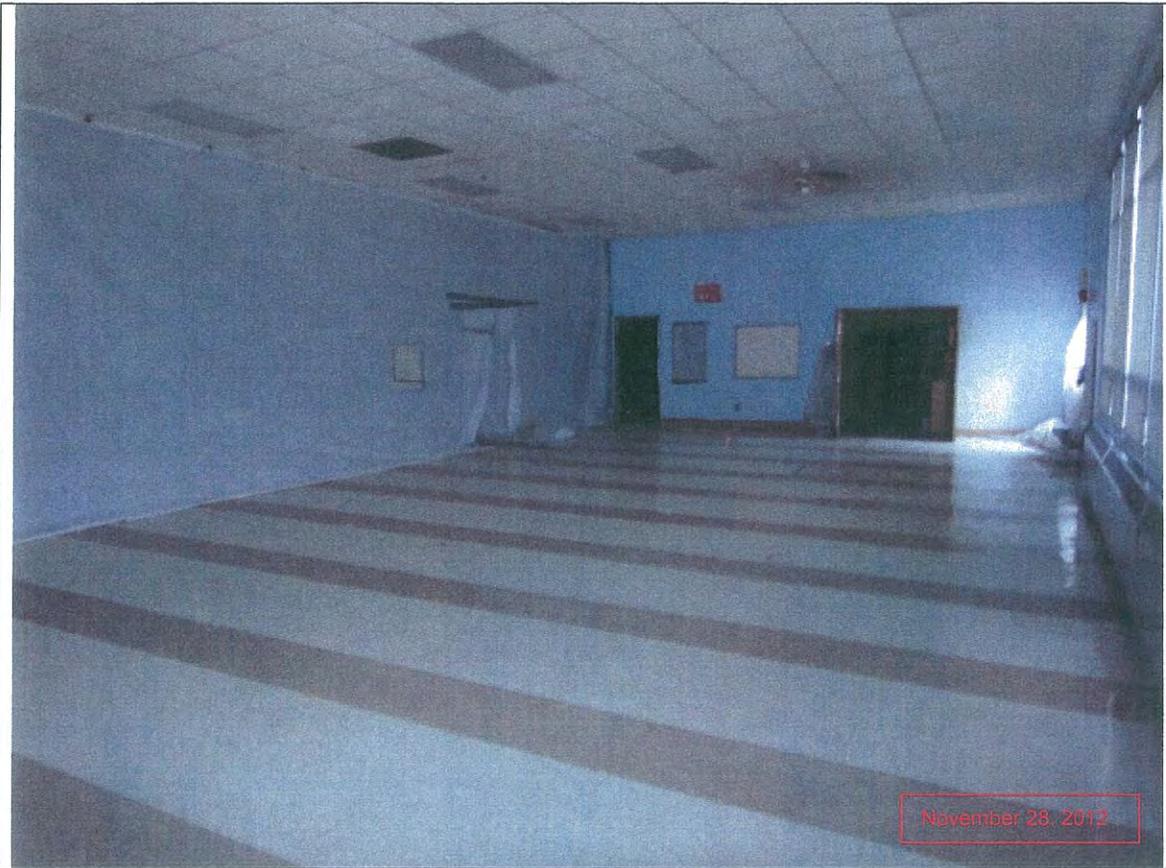
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Owego Elementary School
Typical Classroom



Owego Elementary School
Typical Hallway



Owego Elementary School
Cafeteria



Owego Elementary School
Boiler Room: Suspected Mercury Containing Thermostats



Owego Elementary School
Unlabeled 55 Gallon Plastic Drums With Unknown Contents



Owego Elementary School
Maintenance Office: Hazardous Material Storage

Photo Log	
Photo 1 Upper	Owego Elementary School Southeast View
Photo 1 Lower	Owego Elementary School Northeast View
Photo 2 Upper	Owego Elementary School Playfields: South View
Photo 2 Lower	Future Administration Building Location North View
Photo 3 Upper	Owego Free Academy (High School) North Adjacent Property: 1 Sheldon Guile Boulevard
Photo 3 Lower	Residences South Adjacent Property: North Side Of George Street
Photo 4 Upper	Tioga Opportunities Program Inc. East Adjacent Property: 5-9 Browns Lane
Photo 4 Lower	Owego Creek West Adjacent Property
Photo 5 Upper	Owego Elementary School Typical Classroom
Photo 5 Lower	Owego Elementary School Typical Hallway
Photo 6 Upper	Owego Elementary School Cafeteria
Photo 6 Lower	Owego Elementary School Boiler Room: Suspected Mercury Containing Thermostats
Photo 7 Upper	Owego Elementary School Unlabeled 55 Gallon Plastic Drums With Unknown Contents
Photo 7 Lower	Owego Elementary School Maintenance Office: Hazardous Material Storage