

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
OF

DAMBROSE CLEANERS
1517 VAN VRANKEN AVENUE
SCHENECTADY, NEW YORK

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Prepared For:

Key Bank
1295 Central Avenue
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October 1997

CHA Project No. 6833.07.01

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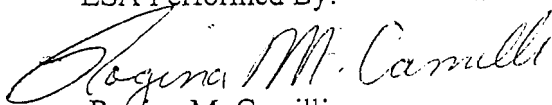
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QUALIFICATIONS AND CERTIFICATION STATEMENT

This Phase I Environmental Site Assessment was performed by a qualified environmental scientist employed by Clough, Harbour & Associates LLP (CHA). CHA, a full service engineering consulting firm with offices throughout the eastern United States, has the resources and the capabilities to perform Phase I Environmental Site Assessments. The individuals responsible for the preparation of this report meet the definition of an *Environmental Professional* as defined by Section 3.3.11 of the American Society for Testing and Materials (ASTM) Practice 1527-97.

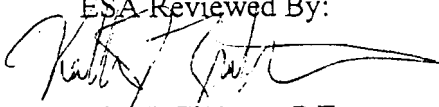
Clough, Harbour & Associates LLP hereby certifies that the information contained in the Phase I Environmental Site Assessment (ESA) Report for the subject site is true and accurate to the best of our knowledge. All conclusions drawn were based on CHA's review of available historical, regulatory, and site specific information pertaining to this project. Recommendations were submitted based on CHA's knowledge, experience, and professional judgement concerning Phase I Environmental Site Assessments.

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FIGURES

- FIGURE 1: Site Location Map
 FIGURE 2: Site Plan
 FIGURE 3: Neighboring Properties

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1.0 INTRODUCTION

At the request of Karen Zalewski-Wildzunals of Key Bank, Clough, Harbour & Associates LLP (CHA) performed a Phase I Environmental Site Assessment (ESA) of the Dambrose Cleaners property located at 1517 Van Vranken Avenue, City of Schenectady, Schenectady County, New York (See Figure 1) which hereinafter is referred to as the subject site. The subject site encompasses an approximately 4862 square foot parcel on the western side of Van Vranken Avenue. The subject site is currently occupied by a two-story structure with a dry cleaning operation on the first floor and a residential apartment on the second floor.

The purpose of this assessment was to identify recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM) Practice E 1527-97, associated with the subject site. The term *recognized environmental conditions* is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, 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 is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment.

The Phase I ESA Report has been prepared by CHA to provide a general description of the subject site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the property; and identify the presence or absence of recognized environmental conditions in connection with the subject site based upon the results of a historical and regulatory records review, interviews, and thorough site inspection.

2.0 SCOPE OF WORK

The scope of work for this Phase I ESA consisted of a number of work elements including a review of the physical site setting, a historical review of the site, a site inspection, and a review of state and federal regulatory records. Each work element is described in greater detail below.

2.1 SITE SETTING

A description of the physical setting of the site, including geology, hydrogeology, topography, and surface water features was compiled by reviewing published information for the general vicinity of the site. Published sources reviewed included county soil surveys, geologic maps, wetlands maps, topographic maps, and local groundwater well maps\records.

2.2 HISTORICAL LAND USE

CHA has documented the historical land use of the site through review of a number of records, such as:

- Land title records back at least 50 years
- Sanborn Fire Insurance maps
- Aerial photography
- City directories
- Site contact interviews
- Local government offices
- Beers Atlases and/or other historic maps

2.3 SITE INSPECTION

An inspection of the site was performed to identify visible environmental concerns such as those listed below.

- Fuel oil and hazardous materials storage
- Aged electrical transformers and switchgear
- Stressed vegetation
- Stained soils/surfaces
- Chemical odors

-
- Neighboring land use
 - Vicinity of wells to existing underground and/or aboveground tanks
 - Visual evidence of improper disposal of waste
 - Site topography/regional geology/hydrology
 - Potable/wastewater distribution systems
 - Lead paint potential
 - Suspect asbestos-containing building materials

2.4 REGULATORY RECORD SEARCH

A review of local, state, and federal records was performed to identify the presence or occurrence of solid waste, hazardous waste, or petroleum products on the subject site and on properties within specified search radii of the site. The following records were reviewed:

- Federal NPL list (1.0 mile)
- Federal CERCLIS list (0.5 mile)
- Federal RCRA TSDF Corrective Actions list (1.0 mile)
- Federal RCRA TSDF Non-Corrective Action list (0.5 mile)
- Federal RCRA hazardous waste generator list (0.25 mile)
- Federal No Further Remedial Action Planned Sites (0.5 mile)
- Federal Emergency Response Notification System (site only)
- State list of inactive hazardous waste sites (1.0 mile)
- State list of solid waste sites (0.5 mile)
- State registry of petroleum and chemical bulk storage facilities (0.25 mile)
- State leaking underground storage tank registry (0.25 mile)
- State active spills inventory (0.5 mile)
- State Major Oil Storage Facilities Report (0.25 mile)

2.5 ADDITIONAL WORK

Subsurface exploration activities such as test pits, soil borings, and monitoring wells; building material sampling, and water sampling were not included in the scope of this project. The scope of work does not address compliance with any federal, state, or local laws, regulations, ordinances, or codes.

3.0 SITE DESCRIPTION

3.1 GENERAL

The subject site is a rectangular parcel of land measuring 34' x 143' fronting on the western side of Van Vranken Avenue. The majority of the subject site is occupied by a two-story wood frame and masonry building (Photo 1) used for dry cleaning purposes on the first floor and residential purposes on the second floor. The lay-out of the first floor consists of a customer counter at the entrance to the cleaners, clothing racks in the center portion of the floor, and the dry cleaning machine and associated equipment located in the rear portion of the building. The second floor consists of a typical apartment lay-out with kitchen, bedroom, bath, and living areas. The building is underlain by a full basement which is used for storage of miscellaneous supplies and equipment. The entire structure is heated via an oil-fired boiler system located in the basement of the building. ^{CONCRETE BLOCK} A small wood frame garage is located adjacent to the southwestern corner of the main building. The remaining portions of the subject site not encompassed by structures are covered by either concrete or asphalt paved surfaces. A Site Plan has been included as Figure 2.

3.2 NEIGHBORING PROPERTIES

The subject site is located within an area zoned as a commercial district and generally consists of residential and commercial properties. The subject site is bordered directly to the north by a residential multi-family structure with a vacant commercial building, Hattie Street, a hardware store, bridal shop, meat market, and residential properties encountered as a northern direction is advanced. Residential properties comprise the western neighboring properties with Carrie Street running in a north-south direction amongst the residential properties. The subject site is bordered directly to the south by a multi-family residential building with a wine shop, Fleet Bank, Nott Street, and Union College encountered as a southern direction is progressed. Van Vranken Avenue borders the subject site directly to the east with residential and tavern properties located on the eastern side of Van Vranken Avenue. No industrial or manufacturing facilities were noted within the vicinity of the subject site. Neighboring properties have been indicated by Figure 3.

3.3 SITE GEOLOGY AND HYDROLOGY

Based upon a review of the *Generalized Soils in the Capital District Region, Technical Report 200-1*, the soils of the subject site consist of soils of the Tuller-Brockport-Hornell Association. Soils of this association are nearly level, shallow to moderately deep, medium to low lime soils that have a medium to fine textured subsoil. The surface relief of the area is strongly influenced by the underlying bedrock. Based upon a review of the *Surficial Geologic Map of New York - Hudson-Mohawk Sheet* (1987) the site's surficial sediments are mapped as variable textured till of a relatively impermeable loamy matrix. Bedrock underlying the site consists of graywacke, sandstone, siltstone, and shale of the Schenectady Formation according to the *Geologic Map of New York - Hudson-Mohawk Sheet* (1970, reprinted 1995). Depth to bedrock is estimated as ranging from 10 to 40 inches.

The actual direction of groundwater flow beneath the subject site has not been physically confirmed, however, based on regional topography, it is assumed that groundwater flows in a west/northwestern direction toward the Mohawk River.

No surface waters were noted on the subject site at the time of the site inspection. In general, site drainage appears to be directed toward the perimeters of the subject site.

According to *New York State Department of Health Public Water Supply Well Mapping*, there are no public drinking water supply wells located on the subject site or within 0.5 mile of the subject site.

3.4 SITE TOPOGRAPHY

The *New York State Department of Transportation (NYSDOT), 1983, 7.5 Minute Series Topographic Map, Schenectady Quadrangle*, indicates that the elevation of the subject site is approximately 290 feet above sea level. The subject site exhibits a generally flat topography. No unusual topographical features were noted at the time of the site inspection.

3.5 WETLANDS

No wetlands areas were observed on the subject site at the time of the site inspection. Examination of the *New York State Freshwater Wetlands Map, Schenectady Quadrangle* (1987) indicated that there are no state mapped wetlands on the subject site or adjoining properties.

3.6 RADON GAS POTENTIAL

To evaluate the potential for the presence of radon gas on the subject site, the NYSDOH Environmental Health Division was contacted to determine average radon levels for the area of the subject site. The average regional radon level reported for the City of Schenectady is 2.3 pCi/l. The average regional level is below the federal recommended continuous exposure level of 4.0 pCi/l.

4.0 SITE HISTORY

4.1 TITLE DEED SEARCH

A title deed search was conducted at the Schenectady County Clerk's Office located in Schenectady, New York. The purpose of the title deed search was to establish past property ownership and to identify past uses of the subject site and immediately abutting properties which may have had an environmentally detrimental impact on the subject site. Property ownership was traced for a minimum of 50 years with an emphasis on the transfer or lease of lands to corporations or industrial/manufacturing facilities.

Title to the subject site is currently held in the name of George and Dolores Herbert Jr. who acquired the property in 1976 from Albert and Mary Dambrosio. The Dambrosio's had held the property since 1954 at which time the property was purchase from Sophia Narkiewicz. Prior to 1954, the subject site was owned by Tekla Narkiewicz since 1946 and Anthoni and Telka Narkiewicz from 1905 until 1946.

The title deed search did not reveal any industrial or manufacturing uses of the subject site and was indicative of private useage.

4.2 SANBORN INSURANCE MAPPING

Sanborn Fire Insurance Maps maintained by the New York State Archives in Albany, NY were reviewed with respect to the subject site. The subject site was included in Sanborn map coverage for the years 1900, 1914, 1930, 1950, and 1988. The 1900, 1914, 1930, and 1950 Sanborn maps indicated the subject site as residential property surrounded by a residential community with slowly increased utilization by small commercial businesses (retail shops, taverns, etc.). The 1930 and 1950 maps indicated a gasoline station located at the southeastern corner of the intersection of Van Vranken Avenue with Nott Street. It should be noted that the gasoline station was located crossgradient to the subject site. The 1988 Sanborn map indicated the subject site as a dry cleaning facility with dwellings immediately adjacent on all sides. Commercial properties including a bank, tavern, and several small retail shops were noted within the vicinity of the subject site. No industrial or manufacturing uses of property were noted for the subject site or the general area surrounding the subject site.

4.3 CITY DIRECTORIES

City Directories for the City of Schenectady were accessed at the City of Schenectady Public Library. Directories dated 1935, 1945, 1956, 1966, and 1984 were reviewed for occupancy of the subject site and surrounding area. The 1935 and 1945 directories indicated that the subject site was occupied by the Mulligan and Narkiewicz families. The subject site was referenced as vacant by the 1956 directory. In 1966 and 1984 the subject site was occupied by Dambrose Cleaners with residential use of the second floor. Neighboring properties were occupied as residences or small retail businesses. No industrial or manufacturing occupants of the subject site or surrounding properties were indicated by the directories.

4.4 HISTORIC MAPPING

The *Beers Atlas for Schenectady County, 1866*, indicated the subject site as located within a sparsely developed residential area with Union College located slightly to the south.

Review of a 1954 *USGS Topographical Map, Schenectady Quadrangle*, illustrated no large industrial type buildings on the subject site or along neighboring streets. Union College was located to the south of the subject site and a fire station was located at the intersection of Hartie and Nott Streets (southeast of the subject site).

4.5 AERIAL PHOTOGRAPHS

Available aerial photographs dated 1968, 1973, 1982, 1986, and 1992 were reviewed at the NYSDOT Offices located in Albany, for evidence of environmental concerns relative to the subject site. The subject site and surrounding area appeared generally the same in all of the aerial photographs. The photographs indicated that the subject site was located within what appeared to be a residential/small business area located in the northwestern part of the City of Schenectady. Union College was noted to the south of the subject site. No large industrial or manufacturing type facilities were noted within the vicinity of the subject site in the aerial photographs. In addition, no evidence of storage tanks, pits, lagoons, or stained surfaces were derived from the review of the aerial photographs to have been located on or adjacent to the subject site.

4.6 ASSESSOR'S OFFICE

The City of Schenectady Assessor's records indicate that the subject site is considered a residential and commercial site occupied by a small retail store and apartments and was classified as such since 1957. Assessor office staff indicated the subject site to be a dry cleaners and apartment which had been entirely residential prior to the late 1950s.

4.7 BUILDING DEPARTMENT

Records at the City of Schenectady Building Department were reviewed for indications of chemical storage/usage areas, tank locations/installations/removals, and indications of materials of construction of buildings on the subject site. The subject site was referenced as Dambrose Cleaners. A building permit had been issued in 1984 for a concrete block addition to the western end of the building. No other building permits were on file for the subject site. Site plans within the department records did not indicate any chemical storage or tank installations.

4.8 FIRE INSPECTOR

The Fire Inspector for the City of Schenectady was contacted to determine if any fire or hazardous materials responses had been made to the subject site. The Fire Inspector indicated that no fire or hazardous materials responses had been made to the subject site, only two medical responses.

4.9 SITE CONTACT INTERVIEW

According to Mr. George Herbert, property owner, the subject site had been a two-family residence prior to conversion to a dry cleaner, on the first floor, in the late 1950s.

5.0 SITE INSPECTION

On September 30, 1997, CHA conducted a comprehensive inspection of the subject site located at 1517 Van Vranken Avenue, Schenectady, New York. The site was examined, photographs were taken (Appendix A), and neighboring land uses were noted. The results of the inspection are detailed below.

5.1 FUEL OIL AND HAZARDOUS MATERIAL STORAGE FACILITIES AND CONTAINERS

5.1.1 Tanks

Two aboveground storage tanks (ASTs) were located along the southern wall of the basement of the building (Photos 2 & 3). The tanks are used for storage of fuel oil which fires the heating system for the structure. The tanks appeared in good condition at the time of the site inspection. Fill and vent pipes were located along the southern exterior wall (Photo 4) and appeared in good condition at the time of the subject site. There was no evidence of underground storage tanks (USTs) noted at the time of the site inspection.

5.1.2 Hazardous Materials Storage Facilities and Containers

Two tetrachloroethylene storage tanks were present on site, associated with the dry cleaning machine (Photo 5). These tanks have a total capacity of 90 gallons and were located along the interior western wall of the building. No bulk inventory of tetrachloroethylene was maintained on the subject site. The site operator utilizes an on-call delivery service which maintains the levels of solvents within the tanks of the dry cleaning machine as needed. There are several filters within each tank which are periodically replaced within the tanks. Prior to removal, the filters are allowed to drain within the empty tanks for several days. The drained solvents are transferred to a distillation unit for distillation and re-use. The waste filters are removed from the tank and placed into plastic disposal containers for pick up and off-site disposal. The disposal containers are stored on a concrete surface within the garage structure to the rear of the dry cleaning building.

Used solvents are processed through a distillation unit for reclamation and re-use purposes. The

distillation tank is located in the southwestern portion of the first floor (Photo 6). Reclaimed solvent is collected in an open plastic five-gallon buscket (Photo 7) and manually dumped back into the cleaning machine tanks. Distillation condensate is collected in an open plastic five-gallon bucket (Photo 8) which is then manually transferred into a "Mist-It" filter unit (Photo 9). The "Mist-It" filter unit further removes any solvent from the condensate water. Condensate from the "Mist-It" unit is collected in an open plastic five-gallon bucket (Photo 10) and dumped to the municipal sewer system via the toilet. Prior to use of the filter unit, condensate was supposedly dumped, via the toilet, directly to the municipal sewer system. The condensate was, reportedly, never accumulated into drums, piped to a storage tank, or discharged to the exterior of the building.

A carbon filter unit is used to filter solvent fumes from the exhaust air from the cleaning machine (Photo 11). Condensate from the air filter unit is accumulated in a 30 gallon plastic container and manually transferred to the "Mist-It" unit for further filtering.

5.2 AGED ELECTRICAL TRANSFORMERS AND SWITCHGEAR

There were no transformers located on the subject site at the time of the site inspection. One set of three pole-mounted transformers was located approximately 50 feet south of the subject site along the western side of Van Vranken Avenue. The transformers appeared in good condition at the time of the site inspection with no evidence of damage or leakage noted.

5.3 STRESSED VEGETATION

Site vegetation consisted of very small areas of grass along the perimeters of the site. Site vegetation appeared typical for the climate and the season with no distressed areas noted at the time of the site inspection.

5.4 STAINED SOIL AND SURFACES

Floor staining was noted in the basement in the area of the boiler and boiler condensate tank (Photo 15). The staining is most likely the result of oil leaking from supply lines. Open coffee cans were observed

being used as collection containers for dripping oil. Slight floor staining was also noted on the surfaces in the area of the distillation tanks. Surface staining around the fill pipes on the southern exterior wall was also noted.

5.5 CHEMICAL ODORS

There was a slight petroleum odor noted in the basement. In addition, solvent fumes were noted in the area of the distillation tank, apparently originating from the open distilled tetrachloroethylen collection container.

5.6 VICINITY OF WELLS TO EXISTING UNDERGROUND AND ABOVEGROUND TANKS

There were no monitoring or drinking water wells located on the subject site at the time of the site inspection.

5.7 VISUAL EVIDENCE OF IMPROPER WASTE DISPOSAL

No evidence of improper waste disposal was noted on the subject site at the time of the site inspection. Spent filters and distillation sediments are collected in plastic containers furnished by the hazardous waste disposal contractor (Photo 12). The containers are stored on a concrete surface in the garage and are removed from the subject site monthly by Safety Kleen. Hazardous waste manifests are completed for each pick up and maintained on site by the facility operator. It should be noted that the current operator has manifests dated since 1995. The subject site was operated by another entity from 1993 to 1995. Reportedly, when the current operator regained operation in 1995, the manifest files for all previous years were gone. Solid waste generated at the subject site is removed by the City of Schenectady.

5.8 POTABLE/WASTE WATER DISTRIBUTION SYSTEM

The subject site utilizes the City of Schenectady municipal drinking water system for its water supply. According to public records reviewed as a portion of the scope of this project, no on-site water wells

have been located or used on the subject site.

Wastewaters generated on the subject site consisted of filtered condensate water and sanitary wastewaters. All wastewater disposal on the subject site is accomplished by utilizing the municipal sanitary sewer system.

Contact with the City of Schenectady Water Department confirmed that the subject site utilizes the municipal systems.

5.9 LEAD PAINT POTENTIAL

Based on the age of the structure, the potential for the presence of lead paint within or on the structure exists. Painted surfaces generally appeared in good condition at the time of the site inspection.

5.10 SUSPECT ASBESTOS-CONTAINING BUILDING MATERIALS

At the time of the site inspection, suspect asbestos-containing building materials were noted in the form of floor tiles and plaster wall and ceiling materials. According to the site owner, asbestos-containing pipe insulation was removed from the subject site several years ago. Pipe runs were observed covered by either fiberglass or foam insulation. See Photos 13 and 14.

6.0 ENVIRONMENTAL REGULATORY REVIEW

Environmental regulatory records were searched through the use of state and federal databases accessed and summarized by Environmental Risk Information and Imaging Services (ERIIS). The information contained in the ERIIS report is summarized below and a copy of the ERIIS report is included in Appendix B.

6.1 USEPA COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS) AND NATIONAL PRIORITY LIST (NPL) LISTS

The property investigated for this report does not appear on the USEPA CERCLIS list of potential hazardous waste sites (June 1997) nor on the USEPA NPL list of hazardous waste sites (June 1997). According to these lists there are no CERCLIS or NPL sites located within specified radii of the subject site.

6.2 USEPA NO FURTHER REMEDIAL ACTION PLANNED (NFRAP) SITES

The USEPA NFRAP list contains information concerning sites which have been removed from the CERCLIS database. The NFRAP sites are sites at which initial investigations found no contamination, contamination was removed quickly, and/or the contamination was not serious enough to require federal action. Review of the NFRAP database (April 1997) indicated that the subject site is not a listed NFRAP site. The database review indicated that one NFRAP site is located within 0.5 mile of the subject site.

The listed facility is referenced as United Plating located at 1776 Foster Avenue. The United Plating facility is an abandoned metal plating facility. Parameters of concern are cadmium and lead in groundwater and lead dust within the building. A removal action was performed at the facility in 1991. The United Plating facility is located downgradient to the subject site.

6.3 HAZARDOUS WASTE TREATMENT STORAGE AND DISPOSAL FACILITIES

Review of the USEPA Resource Conservation and Recovery Information System (RCRIS) list of Treatment, Storage and Disposal Facilities (TSDF) report (April 1997) indicated that no such facilities exist on or within a 1.0 mile radius of the subject site.

6.4 HAZARDOUS WASTE GENERATORS

Review of the USEPA RCRIS list of small (SQG) and large quantity (LQG) hazardous waste generators (April 1997) indicates that the subject property is listed as a large quantity generator of spent solvent wastes, however, the site operator stated that he is a small quantity generator, that he does not submit annual hazardous waste summaries, only notification documentation. Further review of this database indicates that there are two hazardous waste generators located within 0.25 miles from the subject site. These facilities are described below:

- Atlantic Service Station, 717 Nott Street; SQG of ignitable wastes, no corrective actions have been filed against the facility, is located crossgradient to the subject site.
- Union College, Campus Operations Center; LQG of ignitable and reactive wastes, no corrective actions have been filed against the facility, is located cross- to downgradient to the subject site.

6.5 NEW YORK INACTIVE HAZARDOUS WASTE DISPOSAL SITE LIST

The property investigated for this report does not appear on the New York Inactive Hazardous Waste Disposal Site list of inactive hazardous waste sites (April 1997). According to this list there is one listed hazardous waste site within one mile of the subject site. The listed site is referenced as the United Plating facility located at 1776 Foster Avenue. The United Plating facility is an abandoned metal plating facility located approximately 0.34 mile northwest of the subject site. The facility used large quantities of corrosive, toxic, flammable, and reactive materials. Groundwater contamination with lead and cadmium has been detected. In addition, lead dust is an issue of concern within the site building. The United Plating facility is located cross or downgradient to the subject site.

6.6 PETROLEUM AND CHEMICAL STORAGE TANKS/FACILITIES

Review of the NYSDEC Petroleum Bulk Storage (PBS) Tank, and Chemical Bulk Storage (CBS) Tank, and Major Oil Storage Facilities (MOSF) Registries (June 1997) indicated that there are no petroleum or chemical storage tanks registered to the subject site and that the subject site is not a major oil storage facility. Further review of these listings indicated several registered PBS and one chemical bulk storage facilities located within 0.25 mile of the subject site. These facilities are described below. No registered MOSF facilities are located within 0.25 mile of the subject site.

Site Name	Site Location	Location to Site	# of Tanks	Product
Sunoco Station	717 Nott Street	SE	4-IS, 5-CR	Gasoline, other
Union College	Campus Operations	South	1-IS	13% hazardous substance

IS = in service

CR = closed and removed

Review of the NYSDEC Leaking Storage Tank (LST) Report (June 1997) indicated that no leaking storage tank reports have been filed for the subject site. Review of the LST Report indicated that none of the above facilities have had leaking storage tank reports filed against them. Two leaking tank facilities are located within 0.5 mile of the subject site. These facilities are listed below.

Site Name	Site Location	Location to Site	Date	Resource Affected
Schenectady DPW	1731 Foster Avenue	0.29 mi NW	5/12/93	Land
Hess Station	Nott Street at Maxon Rd	0.36 mi west	7/18/88	Groundwater

It should be noted that both of the above listed leaking tank facilities are located downgradient to the subject site.

6.7 HAZARDOUS SUBSTANCES AND PETROLEUM RELEASES

A review of the NYSDEC Spills Inventory (June 1997) and the USEPA Emergency Response Notification System (ERNS) (June 1997) indicated that there have been no spills or releases reported for the subject site. Further review of the NYSDEC Spills Inventory indicated five active spills located within 0.5 mile of the subject site. The spill incidents are listed below.

Spill Name	Spill Location	Material	Date	Location to Site	Resource Affected
Katz Residence	1122 Nott St	Petroleum	7/26/96	SE	Land
Nott Str. Industrial Park	Nott Street at Front Street	Petroleum	4/12/96	NW	Surface waters
Nott Str. Industrial Park	1 Nott Terrace	30 gallons hazardous material	4/19/96	SW	Land
856 Union Street	856 Union Street	Petroleum	9/1/88	SW	Groundwater
Nott Street Sub-station	Nott Street at Erie Boulevard	Petroleum	2/1/93	W	Land

It should be noted that all of the above spill locations are located downgradient to the subject site.

6.8 NEW YORK STATE SOLID WASTE FACILITIES LIST

Review of the NYSDEC Solid Waste Facilities List (June 1997) indicated that the subject site is not a listed solid waste facility. Further review of the list indicated that there are no listed solid waste facilities located within 0.5 mile of the subject site.

7.0 SUMMARY & CONCLUSIONS/RECOMMENDATIONS

Based upon CHA's site observations and the review of available regulatory and historical information concerning the site and surrounding areas, CHA has established the following summary of conditions and conclusions/recommendations.

7.1 SUMMARY OF CONDITIONS

- The subject site encompasses approximately 4862 square feet of property upon which is located a two-story wood frame and masonry building utilized for dry cleaning purposes on the first floor and residential purposes on the second floor.
- The subject site is located within a generally residential area intermingled with small retail and/or commercial properties. No industrial or manufacturing facilities were noted within the vicinity of the subject site. The observed uses of neighboring properties are not expected to have adversely affected the environmental status of the subject site.
- The geology of the subject site consists of low-lime medium to fine textured soils which are underlain by variable textured till which overlays bedrock of graywacke, sandstone, siltstone, and shale. Groundwater is assumed to flow in a western direction towards the Mohawk River. No surface water features were present on the subject site at the time of the site inspection. Storm water drainage appears to be directed to the perimeters of the subject site.
- Site elevation is estimated at 290 feet above sea level. The topography of the subject site is flat. No unusual topographic features were noted at the time of the site inspection.
- The subject site and adjacent areas are not located within a New York State delineated wetlands area.

-
- Average radon levels for the area of the subject site are below the federal recommended continuous exposure limit.
 - Based on the historical research performed as part of this project, the subject site appears to have been used for residential purposes until the late 1950s when the first floor of the building was converted to a dry cleaning business. Dry cleaning operations are considered high risk liability operations based on the hazardous solvents used, hazardous wastes produced, and general operational and disposal procedures which for many years were unregulated. In many instances, spent solvents and materials were simply dumped outside the nearest exit door. Therefore, the historical use of the subject site as a dry cleaner since approximately 1957 presents an issue of potential environmental concern.
 - Two fuel oil ASTs were located in the basement of the building. The tanks generally appeared in good condition at the time of the site inspection. There was no evidence of USTs noted at the time of the site inspection.
 - Tetrachloroethylene is used by the dry cleaning machine and is stored in two small tanks along the interior western wall of the subject site. Chemical inventory is maintained through the use of an on-call delivery service and no bulk amounts of tetrachloroethylene are maintained on the subject site. A distillation unit is used to reclaim used solvent which is collected in an open five gallon bucket and manually put back into the machine tanks. A filter unit is used to filter any remnant solvent from condensate water prior to its disposal into the municipal sanitary sewer system.
 - There were no transformers located on the subject site at the time of the site inspection.
 - There was no stressed vegetation observed on the subject site at the time of the site inspection.
 - Petroleum odors were noted in the basement and solvent odors were evident in the rear portion of the first floor. The odors appear to be the result of open, uncovered containers

used for the collection of dripping oil and/or reclaimed solvent. These odors, the solvent fumes specifically, may be of potential concern pertaining to indoor air quality within the building and OSHA employee safety regulations.

- Floor staining was noted in the basement in the area of the boiler/heating system and appeared to be the result of minor leaking of fuel oil from connections and/or piping to the system. The concrete floor underlying the boiler system generally appeared to be intact, however, accumulation/leaking of these materials over an extended period of time may potentially become an area of concern. Slight floor staining was also noted on the surfaces in the area of the distillation tank. These stains were most likely the result of spillage during the manual removal of sediments from the distillation tank. These materials are considered hazardous waste and spillage to building surfaces could present an area of concern. In addition, surface staining around the fuel oil fill pipes is an indication of overfills or spillage at the time of oil delivery.
- Hazardous wastes, consisting of spent filters and distillation sediments, are accumulated in appropriate containers supplied by the hazardous waste transporter and stored in the garage. The area on which the containers sit is covered by concrete. The garage building is kept locked at all times. Condensate waters from the distillation unit and air filter unit are disposed of via the sanitary sewer system. Solid wastes are removed from the subject site by the City of Schenectady. *arrow (use must it system)*
- No groundwater monitoring or drinking water wells or septic systems were noted on the subject site at the time of the site inspection. The subject site is serviced by municipal water and sanitary sewer systems.
- Suspect asbestos-containing materials were noted in the form of floor tiles, some of which were noted to be damaged, and wall and ceiling plaster materials.
- Based on the age of the building, the potential for the presence of lead paint exists, however, in general, painted surfaces appeared in good condition at the time of the site inspection.

-
- Based on CHA's review of federal and state databases, the subject property is not a listed hazardous waste site, hazardous waste transporter or disposal facility, solid waste landfill, registered tank location, leaking UST site, or spill location. However, the subject site is a listed hazardous waste generator which has had no corrective actions filed against it.
 - Based on CHA's review of federal and state databases, listed neighboring properties within specified search radii are not expected to have adversely affected the subject site based on either their topographical position to the site (cross- to downgradient), their satisfactory regulatory status, and/or the fact that any releases were restricted to lands of the spill site.

7.2 CONCLUSIONS / RECOMMENDATIONS

CHA has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-97. Any exceptions to, or deletions from, these practices are described in Section 2.0 of this report. This assessment revealed potential evidence of recognized environmental conditions relative to the usage of the subject site, located at 1517 Van Vranken Avenue, Schenectady, New York, as a dry cleaning facility since the late 1950s.

To investigate if use of the site as a dry cleaning facility has adversely impacted the environmental integrity of the subject site, CHA recommends that a preliminary subsurface investigation and groundwater monitoring program be performed to evaluate the condition of soils and groundwaters of the site. The subsurface investigation should consist of soil boring and monitoring well installation and a soil and groundwater sampling and analysis program. The soil borings should be advanced adjacent to the southwestern corner (in the area of the exit door) and along the western exterior wall (backyard) of the building.

CHA also recommends that the heating system be serviced/repaired to eliminate dripping/leaking materials currently collected in coffee cans, as potential sources of odor and contamination concerns. Based on staining noted in the area of the AST fill pipes and the solvent distillation tank, good housekeeping procedures should be adhered to as closely as possible during delivery of fuel oil and

manual removal of distillation sediments in an effort to eliminate these operations as potential sources of environmental concern.

In addition, efforts should be made to contain, vent, and/or eliminate solvent odors within the building, from an employee health and safety standpoint.

Should renovation and/or demolition activities be scheduled which would disturb the suspect asbestos/lead materials, these materials should be sampled and analyzed to determine their actual asbestos/lead content, if any. Should positive materials be present, they should be managed/removed by certified personnel according to applicable state and federal regulations.

8.0 RESOURCE SUMMARY

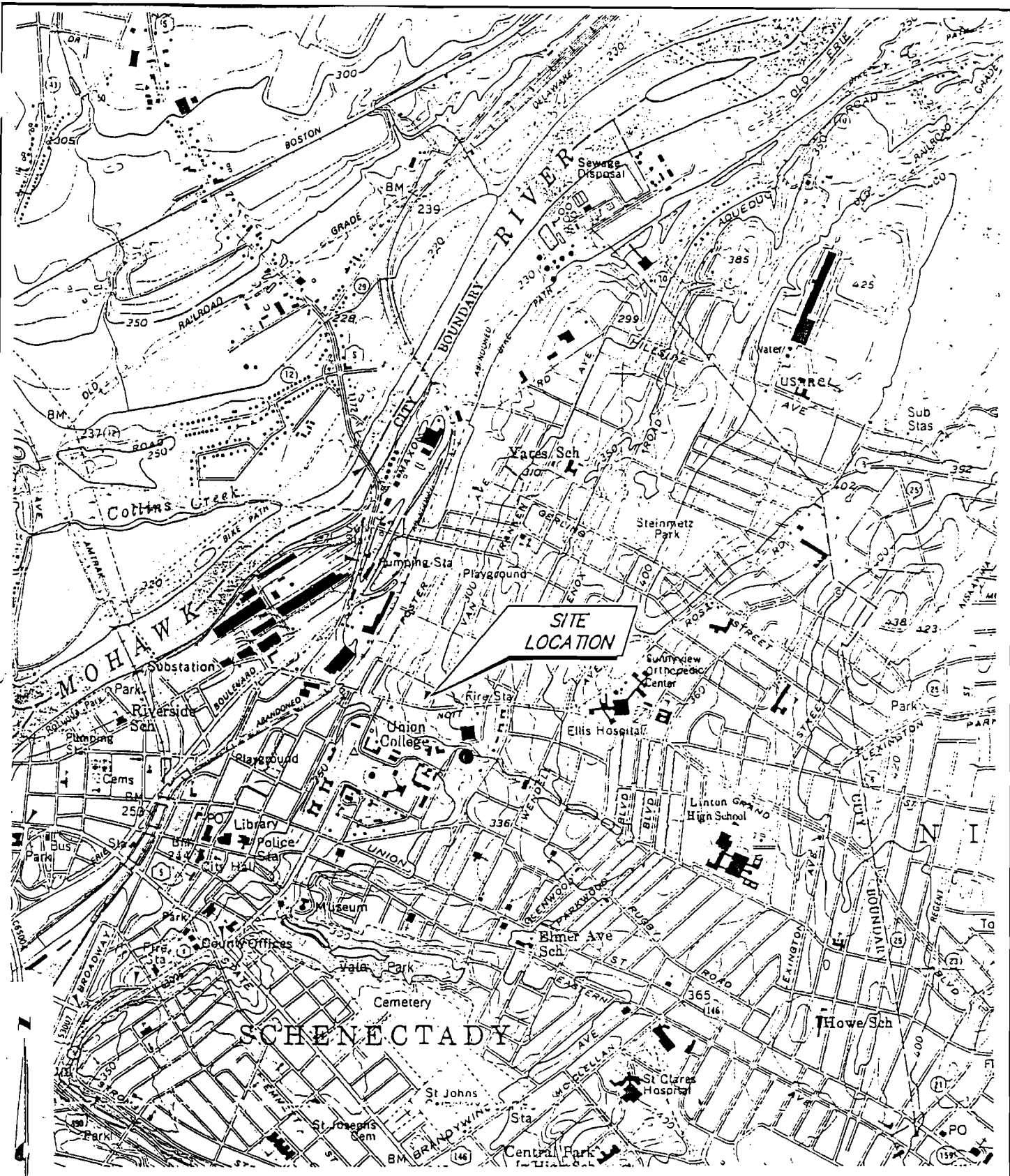
In compiling the report summarizing this investigation, the following persons/agencies were interviewed and/or contacted and resources checked.

1. Surficial Geologic Map of New York, Hudson-Mohawk Sheet, 1987.
2. Geologic Map of New York, Hudson-Mohawk Sheet, 1970 (reprinted 1995).
3. NYSDOT Topographic Map, Schenectady Quadrangle, 1983.
4. City of Schenectady Building Department
5. City of Schenectady Fire Inspector's Office.
6. Environmental Risk Information & Imaging Services, regulatory report.
7. New York State Archives, Sanborn Fire Insurance Maps, 1884, 1889, 1894, 1900, 1914, 1930, 1950, 1988..
8. Schenectady County Clerk, title deeds.
9. Beers Atlas for Schenectady County, City of Schenectady, 1866.
10. City of Schenectady Assessor's Office.
11. Generalized Soils in the Capital District Region, Technical Report 200-1, Capital District Regional Planning Commission, 1974.
12. NYSDEC Wetlands Map, Schenectady Quadrangle, 1987.
13. NYSDOT Map Information Center, aerial photographs, 1968, 1973, 1982, 1986, 1992.
14. USGS Topographic Map, Schenectady Quadrangle, 1954.
15. City of Schenectady Water Department.
16. City directories for the City of Schenectady, 1935, 1945, 1956, 1966, 1984.
17. New York State Department of Health, Environmental Health Division, radon database.
18. New York State Department of Health, Division of Environmental Protection, Bureau of Public Water Supply Protection, public supply water well maps.
19. Mr. George Herbert, property owner and facility operator.

11.0 LIMITATIONS

The conclusions presented in this report are based on information gathered in accordance with the Scope of Services defined in Section 2.0 of the report. This report is not intended to assess the condition of the subsurface environment at the site. All conclusions reflect observable conditions existing at the time of the site inspection (September 30, 1997). Information provided by the resources referenced in Section 10.0 was utilized in assessing the site. The accuracy of the conclusions drawn from this investigation is, therefore, dependent upon the accuracy of information provided.

FIGURES



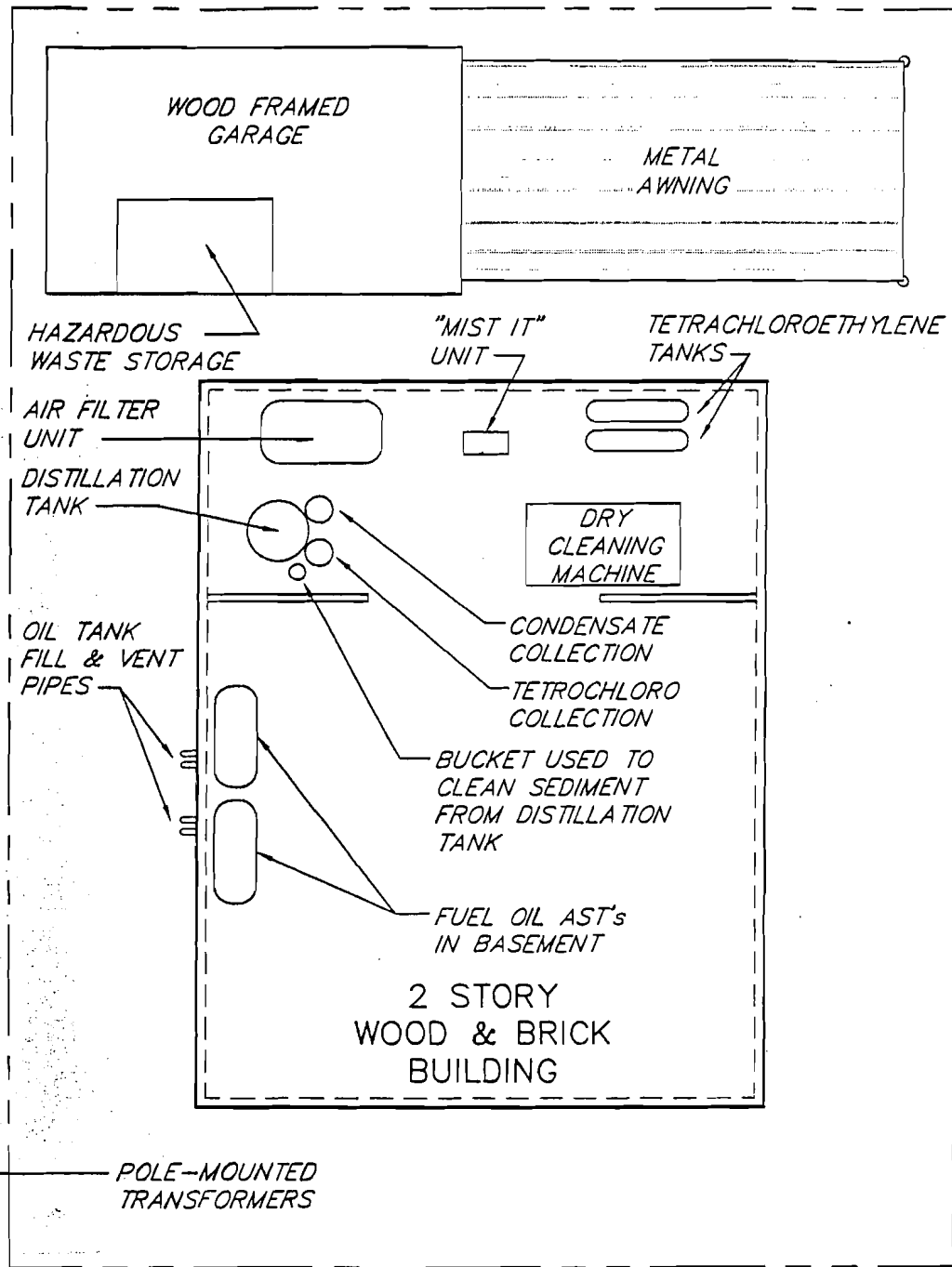
SOURCE: NYSDOT 7.5' Topographic
QUADRANGLE: SCHENECTADY, N.Y.

SCALE: 1"=2000'



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& ASSOCIATES LLP**
ENGINEERS, SURVEYORS, PLANNERS
& LANDSCAPE ARCHITECTS
111 WINNERS CIRCLE ALBANY, NEW YORK, 12205

FIGURE 1
SITE LOCATION MAP
1517 VanVRANKEN AVENUE
CITY OF SCHENECTADY
STATE OF NEW YORK



NOT TO SCALE



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& LANDSCAPE ARCHITECTS

III WINNERS CIRCLE ALBANY, NEW YORK, 12205

6833.07.01

FIGURE 2 SITE PLAN

1517 VanVRANKEN AVENUE
CITY OF SCHENECTADY
STATE OF NEW YORK

HARDWARE

RESIDENTIAL

HATTIE STREET

VACANT
COMMERCIAL
BUILDING

BAR/RESTAURANT

RESIDENTIAL

PARKING

CARRIE STREET

RESIDENTIAL

SITE

VAN VRANKEN AVENUE

RESIDENTIAL

RESIDENTIAL

WINE SHOP

FLEET BANK

NOTT STREET

UNION
COLLEGE



NOT TO SCALE

N:\MAPS\CAMILL\NVRKF3.dwg\JDF\1=1\10/1/97



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6833.07.01

FIGURE 3
NEIGHBORING PROPERTIES

1517 VanVRANKEN AVENUE
CITY OF SCHENECTADY
STATE OF NEW YORK

APPENDIX A
SITE PHOTOGRAPHS

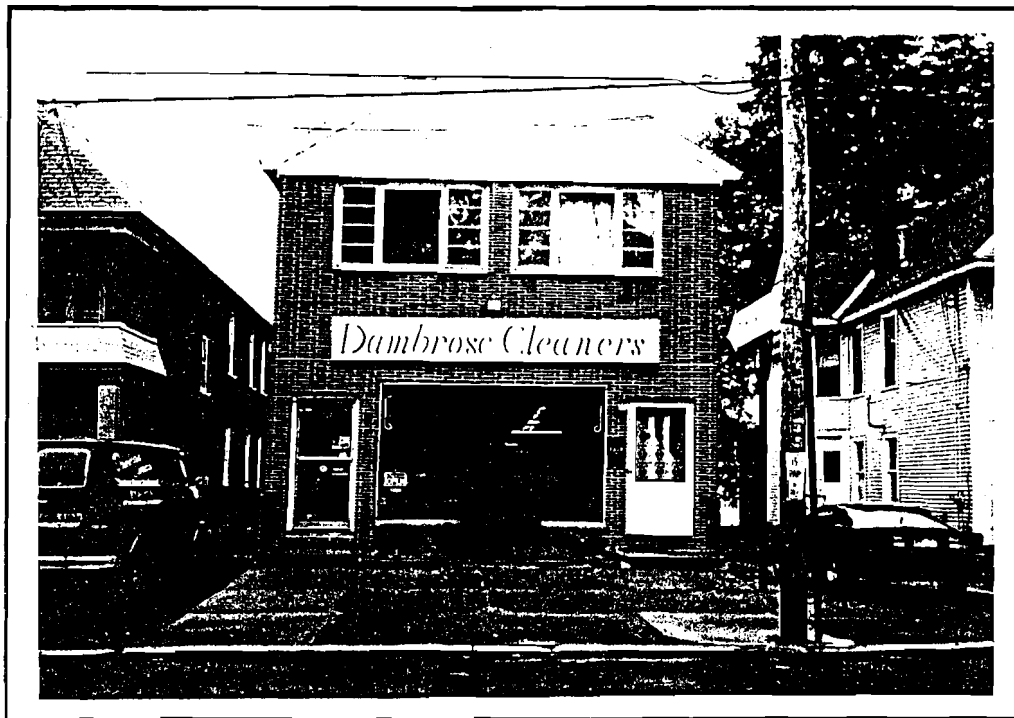


PHOTO #1

FRONT VIEW OF SITE BUILDING

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& LANDSCAPE ARCHITECTS

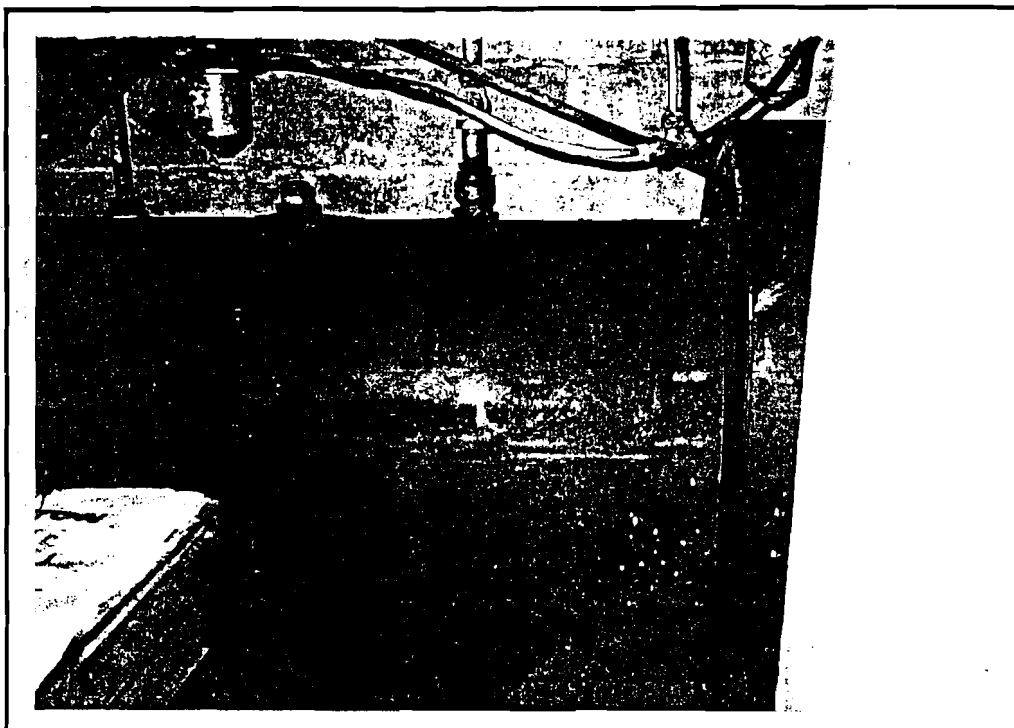


PHOTO #2

OIL TANK IN BASEMENT

CHA CLOUGH, HARBOUR
& ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS

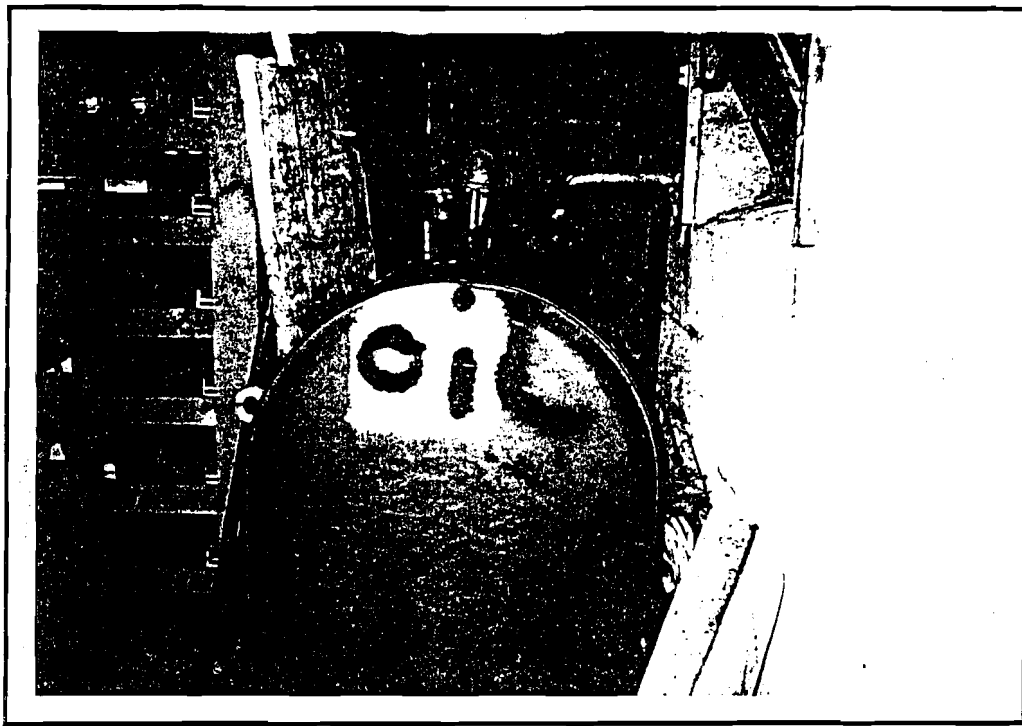


PHOTO #3

OIL TANK IN BASEMENT

CHA CLOUGH, HARBOUR
& ASSOCIATES LLP
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& LANDSCAPE ARCHITECTS

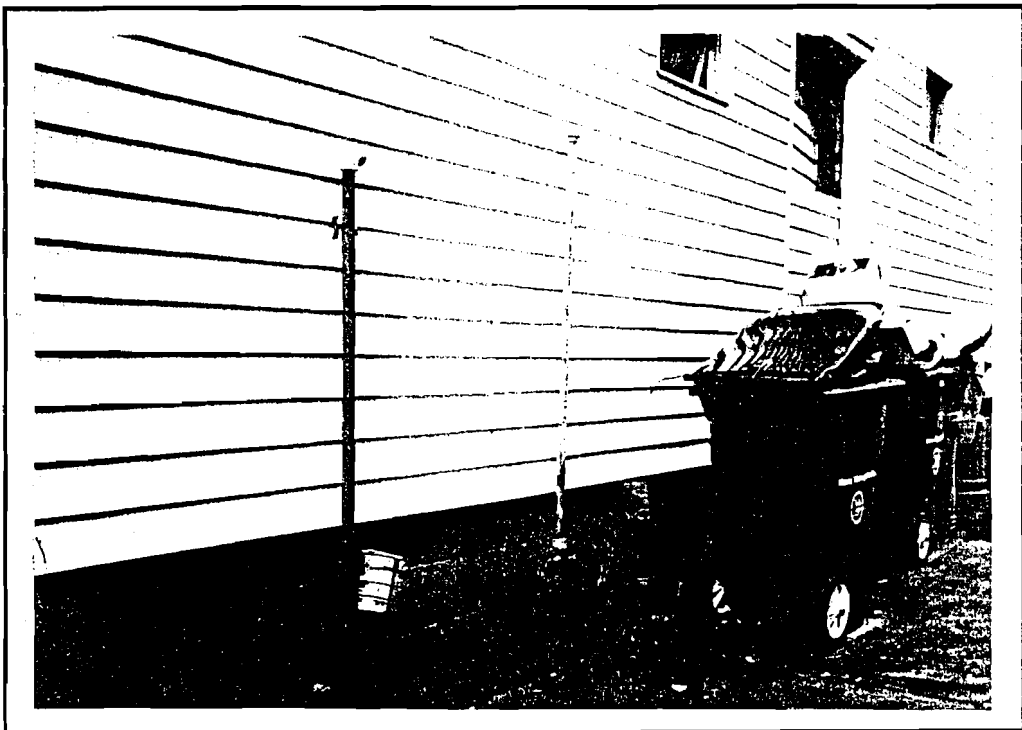


PHOTO #4

OIL TANK FILL & VENT PIPES

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& LANDSCAPE ARCHITECTS

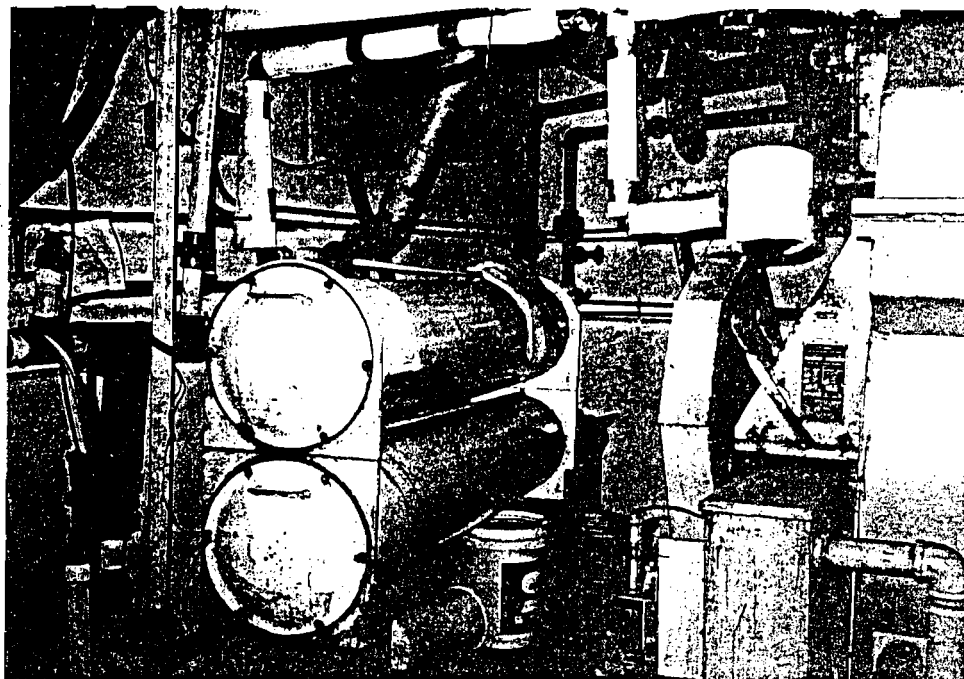


PHOTO #5

5.12

TETRACHLOROETHYLENE STORAGE TANKS



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PHOTO #6

DISTILLATION TANK



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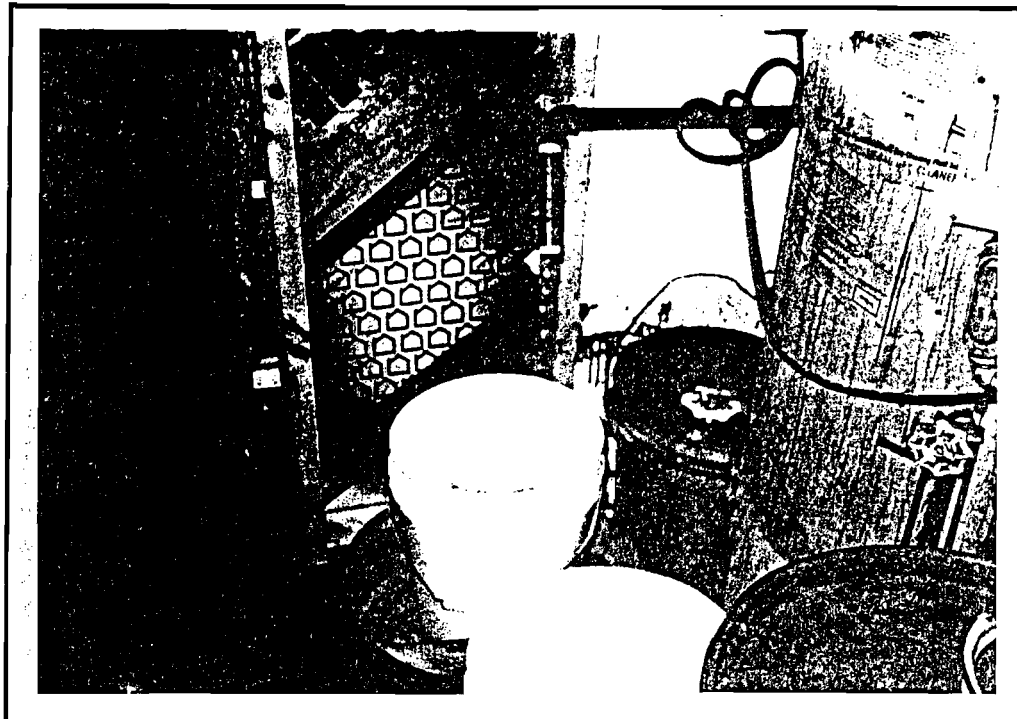


PHOTO #7 5.1.2

DISTILLED TETRACHLOROETHYLENE
COLLECTION VESSEL

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& ASSOCIATES LLP
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PHOTO #8 5.1.2

DISTILLATION CONDENSATE
COLLECTION VESSEL

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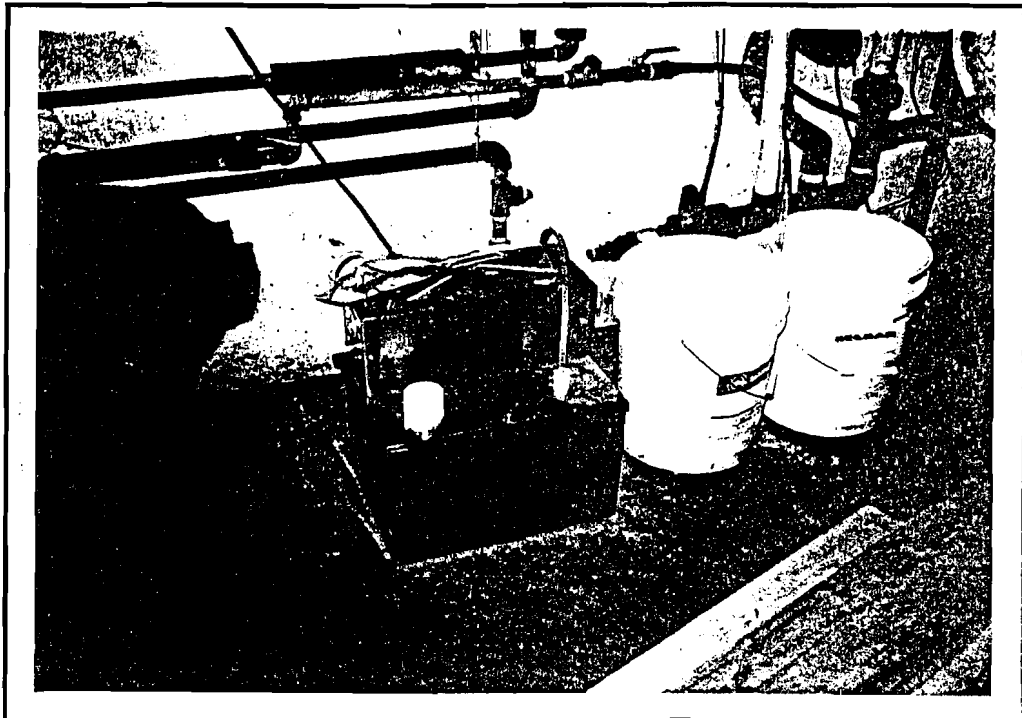


PHOTO #9

MIST-IT UNIT

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& LANDSCAPE ARCHITECTS

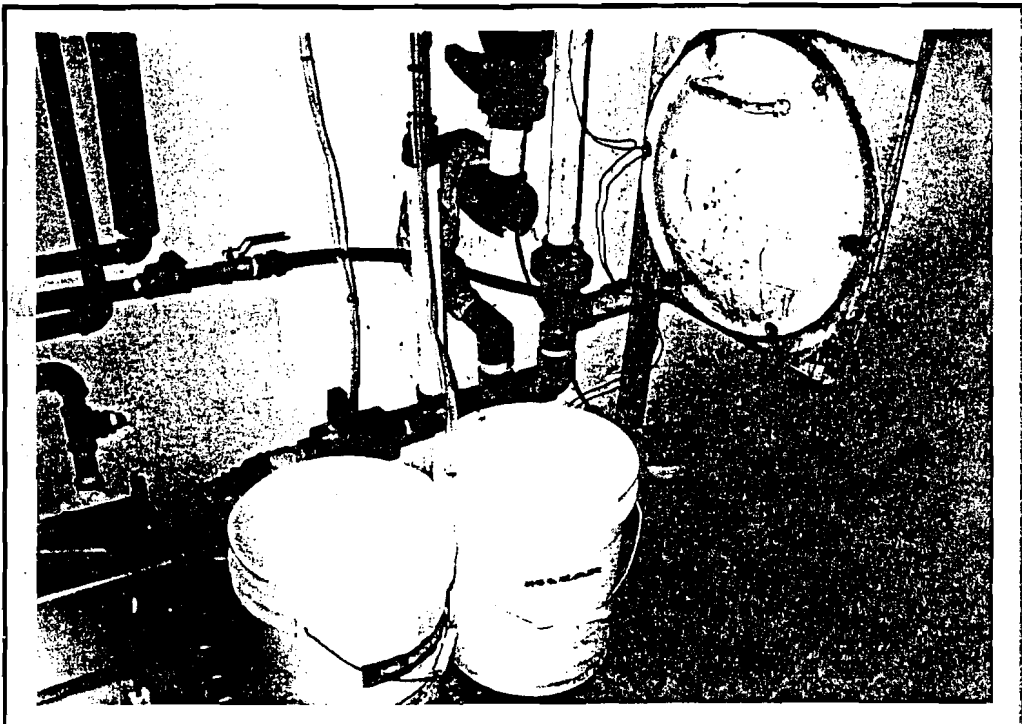


PHOTO #10

WATER COLLECTION
FROM MIST-IT UNIT

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& LANDSCAPE ARCHITECTS

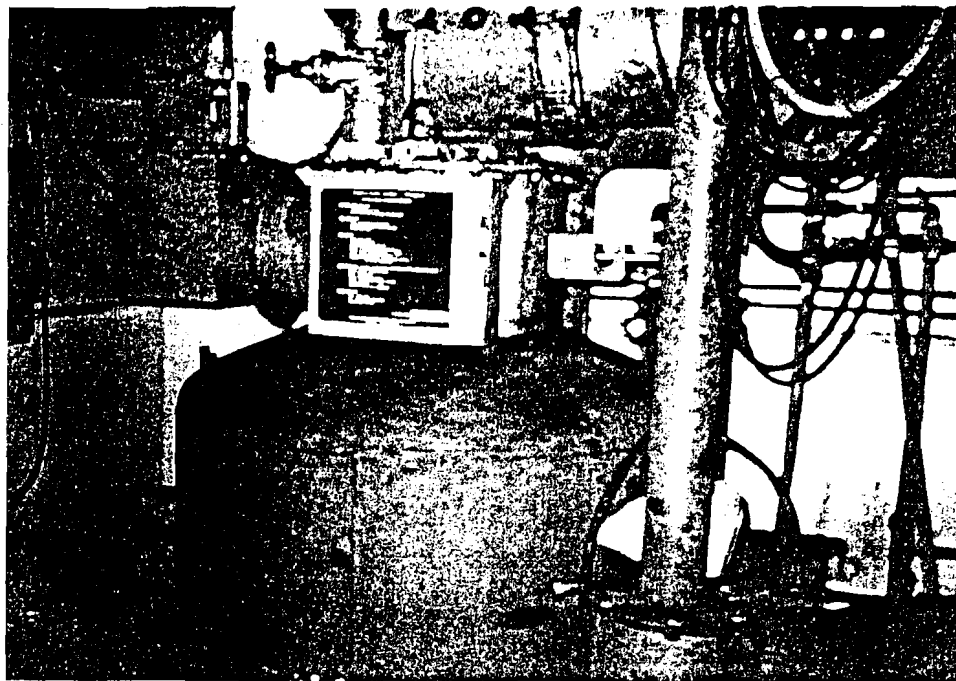


PHOTO #11

AIR FILTER UNIT

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& LANDSCAPE ARCHITECTS

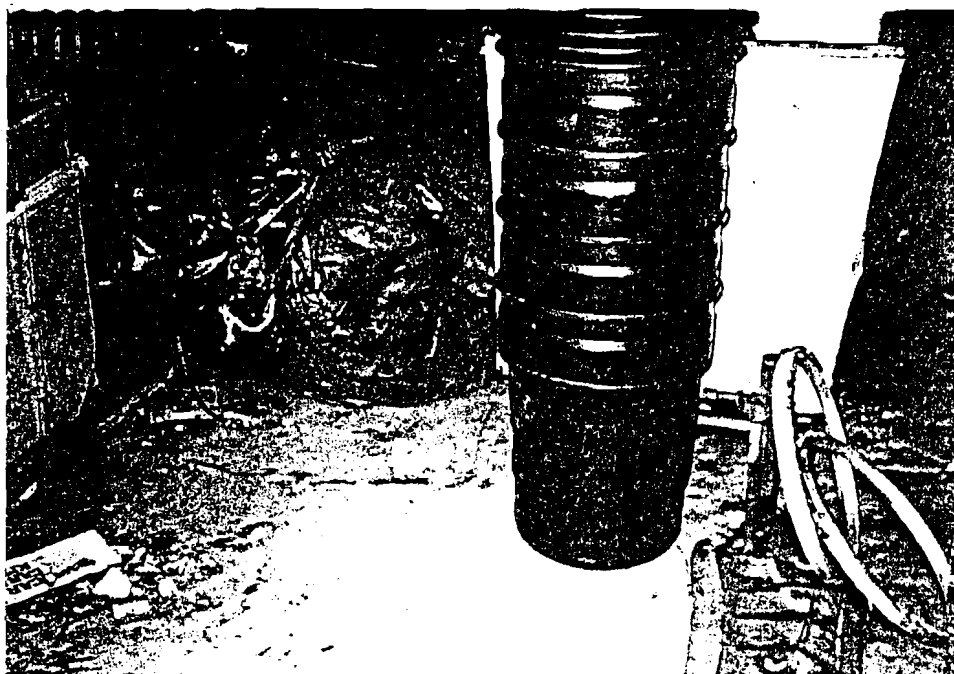


PHOTO #12

HAZARDOUS WASTE COLLECTION
CONTAINERS (THESE ARE EMPTY)

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PHOTO #13

PIPE INSULATION

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& LANDSCAPE ARCHITECTS



PHOTO #14

SUSPECT FLOOR TILE

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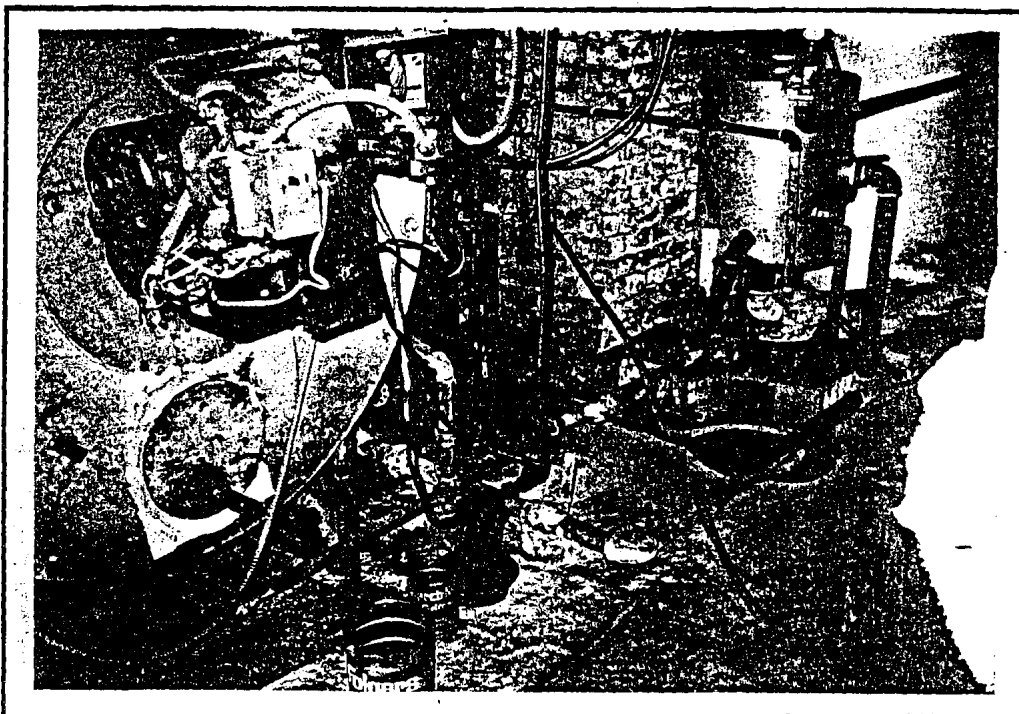


PHOTO #15

STAINING & OIL "CATCH" CONTAINERS
ADJACENT TO BOILER

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& LANDSCAPE ARCHITECTS

APPENDIX B

ERIIS REGULATORY REPORT

ERIIS Custom Detail Radius Report

SUBJECT PROPERTY: Dambrose Cleaners ESA
1517 VanVranken Avenue
Schenectady, NY 12308

ORDERED BY: Clough, Harbour & Associates

REPORT NUMBER: 196577A

PREPARED ON: 09/30/97

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ERIIS Custom Detail Radius Statistical Profile

ERIIS Report #196577A

Sep 30, 1997

SITE: Dambrose Cleaners ESA
1517 VanVranken Avenue
Schenectady, NY 12308

Latitude: 42.820556
Longitude: -73.927500

State: NY

DATABASE	RADIUS (MI)	TARGET AREA**	PROPERTY-1/4	1/4-1/2	1/2-1	>1	TOTAL
NPL	1.00		0	0	0		0
CERCLIS	0.50		0	0			0
RCRIS_TS	1.00		0	0	0		0
RCRIS_LG	0.25	X	1				1
RCRIS_SG	0.25		1				1
ERNS	0.05		0				0
LRST	0.50		0	2			2
SWF	0.50		0	0			0
HWS	1.00		0	1	0		1
NFRAP	0.50		0	1			1
CBS	0.25		0				0
MOSF	0.25		0				0
PBS	0.25		1				1
SPILLS	0.50		0	4			4
RCRIS_CA	1.00		0	0	0		0
			3	8	0	0	11

TOPO QUAD: Schenectady

Radon Zone Level: 2

Zone 2 has a predicted average indoor screening level ≥ 2 pCi/L and ≤ 4 pCi/L

A Radon Zone should not be used to determine if individual homes need to be tested for radon. The EPA's Office of Radiation and Indoor Air (202/233-9320) recommends that all homes be tested for radon, regardless of geographic location or the zone designation in which the property is located.

**A target area is defined as a .02 mile buffer around the site's latitude and longitude.

A blank radius count indicates that the database was not searched by this radius per client instructions. NR in a radius count indicates that the database cannot be reported by this search criteria due to insufficient and/or inaccurate addresses reported by a federal/state agency.

ENVIRONMENTAL RISK INFORMATION & IMAGING SERVICES
DATABASE REFERENCE GUIDE

RCRIS_SG

Date of Data: 04/04/97
Release Date: 06/02/97
Date on System: 08/08/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Resource Conservation and Recovery Information System - Small Quantity Generators

The RCRIS_SG Report contains information pertaining to facilities which either generate between 100kg and 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation and Recovery Act. On advice of the U.S. EPA, ERIIS does not report so-called "RCRA Protective Filers." Protective Filers, commonly called Conditionally Exempt Small Quantity Generators (CESQG's), are facilities that have completed RCRA notification paperwork, but are not, in fact, subject to RCRA regulation. The determination of CESQG status is made by the U.S. EPA. The following information is also included in the RCRIS_SG Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA
- A complete listing of EPA regulated hazardous wastes which are generated or stored on-site

ERNS

Date of Data: 06/11/97
Release Date: 06/13/97
Date on System: 06/27/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
202/260-2342

Emergency Response Notification System

ERNS is a national computer database system that is used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS Reporting System contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Please note that the information in the ERNS Report pertains only to those releases that occurred between January 1, 1997 and June 11, 1997.

LRST

Date of Data: 06/01/97
Release Date: 07/07/97
Date on System: 08/22/97
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363

New York Leaking Storage Tanks

The New York Leaking Storage Tank Report is a comprehensive listing of all leaking storage tank cases reported to The New York State Department of Environmental Conservation which have not yet been resolved. The information for the LST Report is extracted from the original spills list provided to ERIIS by the NYSDEC. Information pertaining to leaking storage tank cases which have been resolved can be provided upon request.

SWF

Date of Data: 06/30/97
Release Date: 08/31/97
Date on System: 09/12/97
NY Dept. of Environmental Conservation
Bureau of Solid Waste
518/457-2051

New York Active Solid Waste Facility Register

The New York Solid Waste Facility Register is a comprehensive listing of all active and inactive permitted solid waste landfills and processing facilities within the State of New York.

HWS

Date of Data: 04/01/96
Release Date: 12/20/96
Date on System: 02/14/97
NY Dept. of Environmental Conservation
Hazardous Waste Remediation Division
518/457-0747

New York Inactive Hazardous Waste Disposal Sites

The New York Inactive Hazardous Waste Disposal Sites List contains summary information pertaining to those facilities that are deemed potentially hazardous to the public health and welfare by the New York State Department of Environmental Conservation (NYSDEC).

ENVIRONMENTAL RISK INFORMATION & IMAGING SERVICES
DATABASE REFERENCE GUIDE

NPL

Date of Data: 06/06/97
Release Date: 06/13/97
Date on System: 06/27/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881

National Priorities List

The NPL Report is an EPA listing of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between EPA and Potentially Responsible Parties (commonly called Records of Decision, or RODS), any liens filed against contaminated properties, as well as the past and current EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP).

CERCLIS

Date of Data: 06/06/97
Release Date: 06/13/97
Date on System: 06/27/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881

Comprehensive Environmental Response, Compensation, and Liability Information System

The CERCLIS Database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). In addition to site events and milestone dates, the CERCLIS Report also contains financial information from the Superfund Consolidated Accomplishments Plan (SCAP).

RCRIS_TS

Date of Data: 04/04/97
Release Date: 06/02/97
Date on System: 08/15/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Resource Conservation and Recovery Information System - Non-Corrective Action TSD Facilities

The RCRIS_TS Report contains information pertaining to facilities which either treat, store, or dispose of EPA regulated hazardous waste. The following information is also included in the RCRIS_TS Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- A complete listing of EPA regulated hazardous wastes which are generated or stored on-site

RCRIS_LG

Date of Data: 04/04/97
Release Date: 06/02/97
Date on System: 08/08/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Resource Conservation and Recovery Information System - Large Quantity Generators

The RCRIS_LG Report contains information pertaining to facilities which either generate more than 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. The following information is also included in the RCRIS_LG Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA
- A complete listing of EPA regulated hazardous wastes which are generated or stored on-site

ENVIRONMENTAL RISK INFORMATION & IMAGING SERVICES
DATABASE REFERENCE GUIDE

NFRAP

Date of Data: 04/01/97
Release Date: 05/06/97
Date on System: 05/23/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881

No Further Remedial Action Planned Sites

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

CBS

Date of Data: 06/01/97
Release Date: 07/07/97
Date on System: 08/15/97
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363

New York Chemical Bulk Storage Tanks

The New York Chemical Bulk Storage Report contains information pertaining to active and inactive facilities that store regulated substances in aboveground storage tanks with capacities of 185 gallons or greater, and/or underground storage tanks of any size.

MOSF

Date of Data: 06/01/97
Release Date: 07/07/97
Date on System: 06/01/97
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363

New York Major Oil Storage Facilities

The Major Oil Storage Facilities Report contains summary information on active and inactive facilities with petroleum storage capacities in excess of four-hundred thousand gallons.

PBS

Date of Data: 06/01/97
Release Date: 07/07/97
Date on System: 08/15/97
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-7363

New York Petroleum Bulk Storage Tanks

The New York Petroleum Bulk Storage Report is a comprehensive listing of all reported active and inactive facilities that have petroleum storage capacities in excess of 1100 gallons, and less than four hundred thousand gallons. ERIIS has obtained the PBS information from the Delegated Counties in the State of New York. The dates of The information for the specific counties are as follows:

Cortland	03/24/97
Nassau	02/04/97
Rockland	03/25/97
Suffolk	02/21/97

SPILLS

Date of Data: 06/01/97
Release Date: 07/07/97
Date on System: 08/22/97
NY Dept. of Environmental Conservation
Spill Prevention and Response Section
518/457-0722

New York Spills Report

The New York Spills Report is a comprehensive listing of all hazardous materials spills reported to The New York State Department of Environmental Conservation which have not yet been resolved. Information pertaining to spills which have been resolved can be provided upon request.

RCRIS_CA

Date of Data: 04/04/97
Release Date: 06/02/97
Date on System: 08/08/97
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Resource Conservation and Recovery Information System - TSD's Subject to Corrective Action

The RCRIS_CA Report contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD's) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The following information is included within the RCRIS_CA Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties

ENVIRONMENTAL RISK INFORMATION & IMAGING SERVICES
DATABASE REFERENCE GUIDE

- Information pertaining to corrective actions undertaken by the facility or EPA
- A complete listing of EPA regulated hazardous wastes which are generated or stored on-site

If a selected database does not appear on this list, it is not available for the subject property's state.

Summary of Plottable sites

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID. DATABASE	FACILITY ADDRESS COMMENTS	DISTANCE FROM SITE	DIRECTION FROM SITE	MAP ID
0 - 1/4 Miles				
36007002116 RCRIS_LG	Dambrose Cleaners 1517 Van Vranken Ave Schenectady, NY 12308-2220 County: Schenectady	0.00 Mi	SITE	1
36048005765 PBS	Sunoco #0363-2288 717 Nott St Schenectady, NY 12308-2216 County: Schenectady	0.03 Mi	SOUTHEAST	2
36008006251 RCRIS_SG	Atlantic Service Station 717 Nott St Schenectady, NY 12308-2216 County: Schenectady	0.08 Mi	SOUTHWEST	3
1/4 - 1/2 Miles				
36059003785 LRST	Schenectady Dpw Foster Av 1731 Foster Ave Schenectady, NY 12308-1820 County: Schenectady	0.29 Mi	NORTHEAST	4
36039000887 NFRAP	United Plating 1776 Foster Ave Schenectady, NY 12308-1821 County: Schenectady	0.34 Mi	NORTHEAST	5
36053000351 HWS	United Plating 1776 Foster Ave Schenectady, NY 12308-1821 County: Schenectady	0.34 Mi	NORTHEAST	5
36059003727 LRST	Hess Station #32211 Nott St At Maxon Rd Schenectady, NY 12308 County: Schenectady	0.36 Mi	NORTHWEST	6
36021013449 SPILLS	Katz Residence 1122 Nott St Schenectady, NY 12308-2426 County: Schenectady	0.39 Mi	SOUTHEAST	7
36021007744 SPILLS	Nott St Ind Pk Schen Icd Nott St At Front St Schenectady [schenectady], NY 12305 County: Schenectady	0.41 Mi	NORTHWEST	8
36021007746 SPILLS	Nott St Ind Pk 1 Nott Ter Schenectady, NY 12308-3144 County: Schenectady	0.49 Mi	SOUTHWEST	9
36021013262 SPILLS	856 Union St. 856 Union St Schenectady, NY 12308-2711 County: Schenectady	0.50 Mi	SOUTHWEST	10

ERIIS ENVIRONMENTAL DATA REPORT
RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM - LARGE QUANTITY GENERATORS
RCRIS_LG - PLOTTABLE SITES - PAGE 1

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID EPA ID	FACILITY	ADDRESS	MAP ID
36007002116 NYD013188784	Dambrose Cleaners DISTANCE FROM SITE: 0.00 Miles DIRECTION FROM SITE: Site	1517 Van Vranken Ave Schenectady, NY 12308-2220 County: Schenectady	1

Facility Is Not Reported In Raats

HAZARDOUS WASTES:

1.	WASTE CODE:	F002	AMOUNT OF WASTE:	.00000
	SOURCE OF INFO:	Notification		

ERIIS ENVIRONMENTAL DATA REPORT
RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM - SMALL QUANTITY GENERATORS
RCRIS_SG - PLOTTABLE SITES - PAGE 1

ERIIS Report #196577A

Sep 10, 1997

ERIIS ID EPA ID	FACILITY	ADDRESS	MAP ID
36008006251 NYD986929883	Atlantic Service Station DISTANCE FROM SITE: 0.08 Miles DIRECTION FROM SITE: Southwest	717 Nott St Schenectady, NY 12308-2216 County: Schenectady	3

Facility Is Not Reported In Raats

HAZARDOUS WASTES:

1.	WASTE CODE:	D001	AMOUNT OF WASTE:	.00000
	SOURCE OF INFO:	Notification		

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK LEAKING STORAGE TANKS
LRST - PLOTTABLE SITES - PAGE 1

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID. SPILL NO.	TANK NAME	TANK LOCATION	MAP ID
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36059003785 9301972	Schenectady Dpw Foster Av DISTANCE FROM SITE: 0.29 Miles DIRECTION FROM SITE: Northeast	1731 Foster Ave Schenectady, NY 12308-1820 COUNTY: Schenectady	4
------------------------	---	--	---

SPILL DATE: 05/12/93
SPILL SOURCE: Not Specified

NATURAL RESOURCE AFFECTED: On Land

MATERIAL CLASS	QUANTITY SPILLED
Petroleum	0 Gal

36059003727 8803372	Hess Station #32211 DISTANCE FROM SITE: 0.36 Miles DIRECTION FROM SITE: Northwest	Nott St At Maxon Rd Schenectady, NY 12308 COUNTY: Schenectady	6
------------------------	---	---	---

SPILL DATE: 07/18/88
SPILL SOURCE: Not Specified

NATURAL RESOURCE AFFECTED: Groundwater

MATERIAL CLASS	QUANTITY SPILLED
Petroleum	0 Gal

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK INACTIVE HAZARDOUS WASTE DISPOSAL SITES
HWS - PLOTTABLE SITES - PAGE 1

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID

EPA ID

SITE CODE

FACILITY

ADDRESS

MAP ID

36053000351 United Plating 1776 Foster Ave 5
Not Reported DISTANCE FROM SITE: 0.34 Miles Schenectady, NY 12308-1821
447018 DIRECTION FROM SITE: Northeast COUNTY: Schenectady

SITE TYPE(X): DUMP STRUCTURE LAGOON X LANDFILL TREATMENT POND
ACRES: 1.7
CLASSIFICATION: Significant Threat - Action Required
REMEDIAL ACTION: Emergency Removal.

LEGAL ACTION: Not Reported
ENFORCEMENT STATUS: Not Reported
STATE LEGAL ACTION: No
FEDERAL LEGAL ACTION: No

REMEDIAL ACTION PROPOSED: No
REMEDIAL ACTION UNDER DESIGN: No
REMEDIAL ACTION IN PROGRESS: No
REMEDIAL ACTION COMPLETED: Yes

SITE DESCRIPTION: The Site Is An Abandoned Metal Plating Facility Located At The Corner Of Seneca And Foster Avenue In Schenectady. The Company Used Large Quantities Of Corrosiv E, Toxic, Flammable And Reactive Materials. The Site Consists Of A Five-story C Oncrete Block Building And A Two-story Block Building That Contained 1,002 Drums And 111 Vats Of Material At The Time Operations Ceased In July 1990. The 1,002 Drums Were Reduced To 650 Over Packs Of Similar Materials In April 1991. The 2 0,000 Gallons Of Liquids And Sludges Found In The Vats Put Into Nearly 400 55-ga Llon Drums During June 1991. A Pit In The Building That Contained 3,000 Gallons Of Acid Liquid Was Vacuumed Into A Tank Truck And Removed From The Site In Sept Ember 1991. A Drainage Sump Inside The Pit Revealed That Groundwater Intrusion Was Occurring. The Water Elevation In The Pit Has Risen Since The Initial Remo Val. Sampling Of Water/liquid From The Sump In The Spring Of 1991 Revealed Chro Mium At 2,100 Ppm, Hex. Chromium At 46 Ppm, Cyanide At 59 Ppm, Cadmium At 1400 P Pm, Phenols At 15 Ppm, Methylene Chloride At 9300 Ppb And Tc1p For Cadmium At 1. 84 Ppm And Chromium-At 1,180 Ppm. The Site Area Is Fenced And The Buildings Are Boarded Up To Prevent Entry, Vandalism And Harm To Public Health. The Initial Emergency Removal Action Is Complete. A Remedial Investigation/feasibility Stud Y (ri/fs) Is Underway.
ASSESSMENT OF ENVIRONMENTAL PROBLEMS: The Building Is Within One Hundred Meters Of The Mapped Schenectady Aquifer, But The Degree Of Threat To The Schenectady Aquifer Is Unknown. Le Ad And Cadmium Were Detected Above Groundwater Standards During Sampling In November 1989 And Again In The Spring Of 1991. Lead Dust Inside The Building Is At Levels Above Osha Limits.

OWNER: J. G. Donadio Enterprise, Inc.
CONTACT: C/o Unptg. C.j. Legere
OWNER TYPE: Current Owner

OWNER ADDRESS: Rd #1, Box 72a Maple Avenue
Scotia, NY 12302

ERIIS ENVIRONMENTAL DATA REPORT
NO FURTHER REMEDIAL ACTION PLANNED SITES
NFRAP - PLOTTABLE SITES - PAGE 1

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID EPA ID	FACILITY	ADDRESS	MAP ID
36039000887 NYD986924280	United Plating DISTANCE FROM SITE: 0.34 Miles DIRECTION FROM SITE: Northeast	1776 Foster Ave Schenectady, NY 12308-1821 COUNTY: Schenectady	5
	SITE EVENT(S)	COMPLETE DATE	
	Removal Action	11/19/91	
	Preliminary Assessment	03/28/91	
	Discovery	01/01/91	
	Removal Investigation	11/29/90	
	Administrative Record		
	Screening Site Inspection	02/04/94	

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK PETROLEUM BULK STORAGE TANKS
PBS - PLOTTABLE SITES - PAGE 1

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID PBS NO. CBS NO.	FACILITY	ADDRESS	MAP ID
36048005765 4-066532	Sunoco #0363-2288 DISTANCE FROM SITE: 0.03 Miles DIRECTION FROM SITE: Southeast	717 Nott St Schenectady, NY 12308-2216 COUNTY: Schenectady	2
FACILITY TYPE: Retail Gasoline Sales CONTACT: Dennis Kugler (518) 382-8477 NO. OF TANKS: 4 TOTAL CAPACITY (GAL.): 30250		SITE STATUS: Active CERTIFICATE DATE: 12/18/96 EXPIRATION DATE: 12/18/01	
TANK ID: 1	INSTAL. DATE: 05/67 TANK STATUS: Closed - Removed PRODUCT STORED: Leaded Gasoline TANK TYPE: Steel/carbon Steel	CAPACITY (GAL.): 6000 TANK LOCATION: Underground	
TANK ID: 2	INSTAL. DATE: 05/65 TANK STATUS: Closed - Removed PRODUCT STORED: Unleaded Gasoline TANK TYPE: Steel/carbon Steel	CAPACITY (GAL.): 4000 TANK LOCATION: Underground	
TANK ID: 3	INSTAL. DATE: 05/65 TANK STATUS: Closed - Removed PRODUCT STORED: Unleaded Gasoline TANK TYPE: Steel/carbon Steel	CAPACITY (GAL.): 4000 TANK LOCATION: Underground	
TANK ID: 4	INSTAL. DATE: 01/74 TANK STATUS: Closed - Removed PRODUCT STORED: Unleaded Gasoline TANK TYPE: Steel/carbon Steel	CAPACITY (GAL.): 6000 TANK LOCATION: Underground	
TANK ID: 5	INSTAL. DATE: 05/86 TANK STATUS: Closed Before April 1, 1991 PRODUCT STORED: Other TANK TYPE: Fiberglass Reinforced Plastic	CAPACITY (GAL.): 550 TANK LOCATION: Underground	
TANK ID: 6	INSTAL. DATE: 07/91 TANK STATUS: In-service PRODUCT STORED: Unleaded Gasoline TANK TYPE: Fiberglass Reinforced Plastic	CAPACITY (GAL.): 10000 TANK LOCATION: Underground	
TANK ID: 7	INSTAL. DATE: 07/91 TANK STATUS: In-service PRODUCT STORED: Unleaded Gasoline TANK TYPE: Fiberglass Reinforced Plastic	CAPACITY (GAL.): 10000 TANK LOCATION: Underground	
TANK ID: 8	INSTAL. DATE: 07/91 TANK STATUS: In-service PRODUCT STORED: Unleaded Gasoline TANK TYPE: Fiberglass Reinforced Plastic	CAPACITY (GAL.): 10000 TANK LOCATION: Underground	
TANK ID: 9	INSTAL. DATE: 05/86 TANK STATUS: In-service PRODUCT STORED: B TANK TYPE: Steel/carbon Steel	CAPACITY (GAL.): 250 TANK LOCATION: Aboveground	

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK SPILLS REPORT
SPILLS - PLOTTABLE SITES - PAGE 1

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID SPILL NO.	SPILL NAME	SPILL LOCATION	MAP ID
36021013449 9605404	Katz Residence DISTANCE FROM SITE: 0.39 Miles DIRECTION FROM SITE: Southeast	1122 Nott St Schenectady, NY 12308-2426 COUNTY: Schenectady	7
SPILL DATE: 07/26/96 SPILL SOURCE: Not Specified		NATURAL RESOURCE AFFECTED: On Land	
MATERIAL CLASS Petroleum		QUANTITY SPILLED 0 Gal	
36021007744 9600576	Nott St Ind Pk Schen Icd DISTANCE FROM SITE: 0.41 Miles DIRECTION FROM SITE: Northwest	Nott St At Front St Schenectady [schenectady], NY 12305 COUNTY: Schenectady	8
SPILL DATE: 04/12/96 SPILL SOURCE: Not Specified		NATURAL RESOURCE AFFECTED: Surface Waters	
MATERIAL CLASS Petroleum		QUANTITY SPILLED 0 Gal	
36021007746 9600924	Nott St Ind Pk DISTANCE FROM SITE: 0.49 Miles DIRECTION FROM SITE: Southwest	1 Nott Ter Schenectady, NY 12308-3144 COUNTY: Schenectady	9
SPILL DATE: 04/19/96 SPILL SOURCE: Not Specified		NATURAL RESOURCE AFFECTED: On Land	
MATERIAL CLASS Hazardous		QUANTITY SPILLED 30 Gal	
36021013262 8804949	856 Union St. DISTANCE FROM SITE: 0.50 Miles DIRECTION FROM SITE: Southwest	856 Union St Schenectady, NY 12308-2711 COUNTY: Schenectady	10
SPILL DATE: 09/01/88 SPILL SOURCE: Other Commercial/industrial		NATURAL RESOURCE AFFECTED: Groundwater	
MATERIAL CLASS Petroleum		QUANTITY SPILLED 0 Gal	

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK SPILLS REPORT
SPILLS - UNPLOTTABLE SITES

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID SPILL NO.	SPILL NAME	SPILL LOCATION
36021007514 9200219	College Creek Outfall	Nott St Past 146 - Ge R&d Schenectady, NY COUNTY: Schenectady
SPILL DATE: 04/07/92		NATURAL RESOURCE AFFECTED: Surface Waters
SPILL SOURCE: Other Commercial/industrial		
MATERIAL CLASS	QUANTITY SPILLED	
Unknown	0 Gal	
36021007531 9212366	Nott St Sub-station Ge	Erie Blvd Nott St Sub-sta Schenectady, NY COUNTY: Schenectady
SPILL DATE: 02/01/93		NATURAL RESOURCE AFFECTED: On Land
SPILL SOURCE: Not Specified		
MATERIAL CLASS	QUANTITY SPILLED	
Petroleum	0	
Petroleum	0 Gal	
36021007540 9302228	Yates Village G Ct	Van Vranken Av Yates Vill Schenectady, NY COUNTY: Schenectady
SPILL DATE: 05/17/93		NATURAL RESOURCE AFFECTED: On Land
SPILL SOURCE: Not Specified		
MATERIAL CLASS	QUANTITY SPILLED	
Petroleum	0 Gal	
36021007562 9308993	Weaver St Drum Under 890	Weaver St Under 890 Schenectady, NY COUNTY: Schenectady
SPILL DATE: 10/21/93		NATURAL RESOURCE AFFECTED: On Land
SPILL SOURCE: Other Commercial/industrial		
MATERIAL CLASS	QUANTITY SPILLED	
Not Reported	0	
36021013274 9003955	Mt Pleasant Social Club	Albany St. Schenectady, NY COUNTY: Schenectady
SPILL DATE: 07/05/90		NATURAL RESOURCE AFFECTED: Groundwater
SPILL SOURCE: Not Specified		
MATERIAL CLASS	QUANTITY SPILLED	
Petroleum	0	
36021013300 9209139	Nimo Donald Av	Donald Av Near Cemetary Schenectady, NY COUNTY: Schenectady
SPILL DATE: 11/06/92		NATURAL RESOURCE AFFECTED: On Land
SPILL SOURCE: Not Specified		
MATERIAL CLASS	QUANTITY SPILLED	
Petroleum	1 Gal	

ERIIS ENVIRONMENTAL DATA REPORT
NEW YORK CHEMICAL BULK STORAGE TANKS
CBS - UNPLOTTABLE SITES

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID. CBS NO.	FACILITY	ADDRESS
36047000393 4-000141	Union College	Union Street/campus Operations Schenectady, NY 12308 COUNTY: Schenectady

OPERATOR: David L. Gryzbowski

FACILITY PHONE: (518) 388-6425

STATUS: Active

PBS NO: 4-033499

CERTIFICATE DATE: 04/19/96

SPDES NO: Not Reported

EXPIRATION DATE: 07/13/98

TYPE OF FACILITY: School

TANK NO.: 001

CAPACITY (GAL): 500

% HAZ: 13

SUBSTANCE DESC: Single Hazardous Substance On Dec List

TANK STATUS: In-service

TANK LOCATION: Aboveground On Crib, Rack, Or Cradle

ERIIS ENVIRONMENTAL DATA REPORT
RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM - LARGE QUANTITY GENERATORS
RCRIS_LG - UNPLOTTABLE SITES

ERIIS Report #196577A

Sep 30, 1997

ERIIS ID EPA ID	FACILITY	ADDRESS
36007005188 NYD980773964	Union College	Campus Operations Center Schenectady, NY 12308 County: Schenectady

Facility Is Not Reported In Raats

HAZARDOUS WASTES:

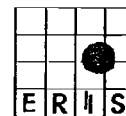
1.	WASTE CODE:	D000	AMOUNT OF WASTE:	.00000
	SOURCE OF INFO:	Notification		
2.	WASTE CODE:	D001	AMOUNT OF WASTE:	.00000
	SOURCE OF INFO:	Notification		
3.	WASTE CODE:	D003	AMOUNT OF WASTE:	.00000
	SOURCE OF INFO:	Notification		

36007007008 NYD981561095	Automatic Trans Optiz	2165 Vranken Ave Schenectady, NY 12308 County: Schenectady
-----------------------------	-----------------------	--

Facility Is Not Reported In Raats

HAZARDOUS WASTES:

1.	WASTE CODE:	D000	AMOUNT OF WASTE:	.00000
	SOURCE OF INFO:	Notification		
2.	WASTE CODE:	D001	AMOUNT OF WASTE:	.00000
	SOURCE OF INFO:	Notification		



505 Huntmar Park Dr, Suite 200
Herndon, VA 20170
(703)834-0600 (800)989-0402
FAX: (703)834-0606

SITE INFORMATION

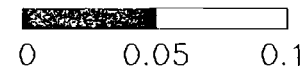
Dambrose Cleaners Esa
1517 Vanvranken Avenue
Schenectady, NY
Schenectady County
Job Number: 196577A
Map Plotted: Sep 30, 1997

MAP LEGEND

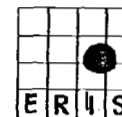
- Target Area
- Radii .25, .5, 1 Mi
- Hydrography
- Railroads
- Roads
- Highways
- NPL 0 Sites
- RCRIS_TS 0 Sites
- RCRIS_CA 0 Sites
- CERCLIS 0 Sites
- NFRAP 1 Site
- RCRIS_LG 1 Site
- RCRIS_SG 1 Site
- ERNS 0 Sites
- HWS 1 Site
- LRST 2 Sites
- SWF 0 Sites
- PBS 1 Site
- MOSF 0 Sites
- CBS 0 Sites
- SPILLS 4 Sites

*Legend is not adjusted for 1/4 mile view.

Miles



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 FAX: (703)834-0606

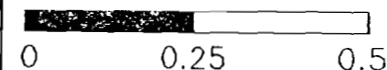
SITE INFORMATION

Dambrose Cleaners Esa
 1517 Vanvranken Avenue
 Schenectady, NY
 Schenectady County
 Job Number: 196577A
 Map Plotted: Sep 30, 1997

MAP LEGEND

- Target Area
- Radii .25, .5, 1 Mi
- Hydrography
- Railroads
- Roads
- Highways
- NPL 0 Sites
- RCRIS_TS 0 Sites
- RCRIS_CA 0 Sites
- CERCLIS 0 Sites
- NFRAP 1 Site
- RCRIS_LG 1 Site
- RCRIS_SG 1 Site
- ERNS 0 Sites
- HWS 1 Site
- LRST 2 Sites
- SWF 0 Sites
- PBS 1 Site
- MOSF 0 Sites
- CBS 0 Sites
- SPILLS 4 Sites

Miles



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