

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
REPORT OF FINDINGS

LOCATION:

62 Mill Street
City of Lockport
Niagara County, NY

PREPARED BY:

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.

May 1997

TABLE OF CONTENTS

<i>SECTION</i>	<i>DESCRIPTION</i>	<i>PAGE</i>
I.	General / Introduction	1
II.	Site History and Current Land Use	1
III.	Environmental Site Audit Review	2
IV.	Summary of Findings	3
V.	Appendix	
EXHIBIT 1	Real Property Tax Map Excerpt Location Map	
EXHIBIT 2	USGS Quad Excerpt - Lockport Quadrangle	
EXHIBIT 3	Boundary Survey (see front pocket)	
EXHIBIT 4	National Wetlands Inventory Map Excerpt	
EXHIBIT 5	N.Y.S. Freshwater Wetlands Map Excerpt	
EXHIBIT 6	Niagara County Soil Survey Map Excerpt	
EXHIBIT 7	Aerial Photograph 1951	
EXHIBIT 8	Aerial Photograph 1977	
EXHIBIT 9	Aerial Photograph 1990	
EXHIBIT 10	Niagara County Dept. of Environmental Management Waste Disposal Site Map Excerpt (4 Pages)	
EXHIBIT 11	Apex Consulting Survey & Engineering Services, P.C. requesting FOIL on Environmental Audit of 62 Mill Street, (C) of Lockport (3 Pages)	
EXHIBIT 12	N.Y.S. Dept. of Environmental Conservation Letter of Acknowledgment	
EXHIBIT 13	N.Y.S. Dept. of Environmental Conservation Response Letter from FOIL for Environmental Record Review/Site Audit for 62 Mill Street, (C) of Lockport (2 Pages)	
EXHIBIT 14	Photograph Index Map	
EXHIBIT 15	Site Photographs	

I. General / Introduction

This report has been prepared in compliance with the recommended scope of work listed by ASTM Phase I Environmental Site Assessments. The subject parcel (Approx. 4.7 Ac.) is located at the northwest corner of Mill Street and Clinton Street in the City of Lockport, Niagara County, New York (See Exhibit 1). Existing structures on the site total approximately 45,125 square feet (1.03 Ac.). Eighteen Mile Creek also bisects the site, entering at the southwestern corner and exiting at the northern property boundary. The existing building and site is currently not occupied. The purpose of this study is to offer an assessment summary relative to environmental liabilities and/or risks. The summary shall include a site status and recommendation as to the possibility of necessitating further environmental investigations (Phase II). Actual site development should proceed with an awareness of possible subsurface hazardous materials. Observation, especially during any excavation, may yield hazardous indicators such as structural remnants, malodorous gases, or stained soils. Any questionable findings should be investigated immediately to assure safety and environmental quality.

II. Site History

This site is comprised of several different components which can be described as, 1) the existing masonry building located directly adjacent to Mill Street and Clinton Street totaling approximately 45,125 square feet, 2) Eighteen Mile Creek which traverses the site in a northerly direction entering at the southwest property corner and exiting the site at the northerly boundary, and 3) the general site or lands not occupied by structures or waterways. The topography of the site varies. The general site, directly adjacent to the building, is relatively flat with slopes of 0-2%. The elevation above sea level is approximately 490 feet (See Exhibit 2). Eighteen Mile Creek is approximately 10-15 feet lower than the general site topography. The existing building and site is currently not being used. The last two tenants to occupy the building were Territory Wholesale and VP Supply, respectively. Both businesses apparently were suppliers of bathroom fixtures and accessories. Prior to occupation by both of these businesses the property had remained unoccupied for a period of time after the closure of Beaverboard Corp. which may have closed sometime in the late 1960's.

Environmental records review for the site included State and Federal Wetland maps, Niagara County Soil Survey, USGS Topographic Quadrangle, and aerial photographs. Referring to Exhibits 4 and Exhibit 5 for both the National Wetlands Inventory (Federal) and the New York State Freshwater Wetlands Map, respectively, there are no mapped wetlands associated with the site. The Niagara county Soil Survey (Exhibit 6) does not indicate the existing soil types within the subject parcel due to the

fact that the site is outside the limits of the detailed study. The USGS Topographic Quadrangle for the City of Lockport (Exhibit 2) indicates an approximate site elevation as described above. Three aerial photographs (1951, 1977, & 1990) depicting the site and general vicinity were reviewed at the Niagara County Cooperative Extension (Exhibits 7,8, &9). In reviewing the 1951 photograph it appears that the site is predominantly industrial/manufacturing. Land uses to the north and east also appear to be the same. The area west of the creek appears to be residential and the area to the south appears to be a trucking operation. The 1977 photograph depicts essentially the same land uses as the 1951 photograph with the exception of what appears to be an addition (northerly and closer to Mill Street) to the existing building on site. The 1990 aerial photograph closely represents the present site conditions and adjacent land usage. Much of the area appears less industrial and vegetation has become more dominant. Residential land use to the west appears relatively unchanged throughout all the photographs.

On May 7, 1997 a request was made (via telephone) to the Niagara County Health Department (NCHD) to review records of spills for the subject parcel. Upon reviewing records from 1968 to present, neither Apex Consulting or representatives from the Health Department found any records of recorded spills on site. A telephone conversation with the Niagara County Department of Environmental Management found no records of spills or storage of hazardous waste on site. The closest site to the subject parcel is the defunct Fintkote Company, #72 on Niagara Counties Waste Disposal Sites Map (Exhibit 10). Issues pertaining to the old Fintkote site have been remediated and the site has since been delisted from the Registry of Inactive Hazardous Waste Sites.

III. Environmental Site Audit

Through the Freedom of Information Act, Apex Consulting requested by letter that the New York State Department of Environmental Conservation (NYSDEC) conduct an independent environmental review and search for the following:

Federal NPL Site List, Federal CERCLIS List, Federal RCRA TSD Facilities List, Federal RCRA Generator List, Federal ERNS List, State Hazardous Waste Sites, State Landfills, State Leaking UST Lists and State Registered UST List (See Exhibit 11).

On April 19, 1997 we received the acknowledgment letter of request for 62 Mill Street, in the City of Lockport (Exhibit 12). On May 2, 1997 we received the New York State Department of Environmental Conservation's response letter to our FOIL Request with no found records of past solid or hazardous waste disposal at this site, nor records of spills or petroleum/chemical storage at this site. The NYSDEC did send us a list of

spills recorded within the last eleven years for a one mile radius from the site (See Exhibit 13). The first spill record on the list appears to be the closest one to the project site but does not appear to be of any environmental significance.

On April 30, 1997 Apex Consulting conducted an onsite investigation of the subject parcel and existing building located at 62 Mill Street in the City of Lockport. We found no evidence of storage or spillage of any chemicals or petroleum products. The interior of the building is comprised of offices, showroom, and warehouse area. A basement type area located under the warehouse/office area containing some broken concrete, old iron pipe, and miscellaneous debris was inspected. There was no evidence of hazardous substances. Exterior observations on the site also found no evidence of hazardous substances with the exception of what appears to be an old power station located in the northwestern portion of the site. Any future work in this area should be approached cautiously and in the event any hazardous material is encountered, notify the proper authorities (NYSDEC & NCHD) and dispose of properly.

IV. Summary of Findings

Based upon our record research with the NYSDEC , Niagara County Health Department, the Niagara County Department of Environmental Management, and our site reconnaissance we find no evidence of grave environmental concern necessitating a Phase II investigation. It is our opinion, based upon records reviewed and site reconnaissance, that the 4.7 acre parcel addressed 62 Mill Street has no or insignificant potential for environmental hazards.