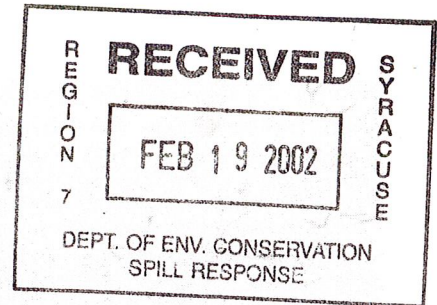


ENVIRONMENTAL SITE ASSESSMENT  
Phase I Report

SPILL FILE  
# 00-10474

Tax Parcel 46.19-1-20  
Now Known as 3050 West Main Street  
Village of Meridian  
Cayuga County



Cayuga County Department of Planning and Development  
Prepared October 2000

Executive Summary

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**EXECUTIVE SUMMARY**

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**Prepared October 2000  
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**INTRODUCTION AND PURPOSE**

This report was prepared to document the information and investigations related to an environmental site assessment and site screening conducted for the parcel located on 3050 West Main Street, formerly known as 3189 Main Street, in the Village of Meridian, Cayuga County, New York. The project site is tax parcel 46.19-1-20 in the Village of Meridian. This 0.41 acre parcel has 109 feet of frontage on NYS Route 370 (West Main Street) between Bonta Bridge and Shortcut Roads (Attachment 1). Parcel was the site of an automotive service station (garage) that was destroyed by fire and removed. A cement foundation remains from the automotive service station (garage). Adjoining properties to the north, east and west are residential and properties to the south are agricultural and municipal (highway garage).

This subject parcel has historically recognized environmental conditions. As shown by Sanborn Fire Insurance Maps for this area, a 350 gallon gasoline storage tank was constructed between 1906 and 1911, which probably began gasoline sales to a newly motoring public. By 1934, the site evolved into an automotive service station (garage) leased by Butler Oil Company, Inc. Two gas tanks were filled by the owner in the 1980's and there was a fire on the site on January 7, 1998 which destroyed the garage. Six barrels of mixed oil and antifreeze were removed from the site in July, 1999.

The purpose of this E.S.A. was to identify recognized environmental conditions in connection with the subject parcel. Cayuga County is the current owner via foreclosure for unpaid taxes. The County desires to document current site conditions for the purposes of CERCLA's innocent landowner defense and identify any remediation that may be necessary before municipal reuse of this parcel.

shed remains on the mill property. This indicates that the gasoline selling business had been separated from the remainder of the mill or former mill property.

Circa 1935 --- Cover picture of the Main Street Garage, an automobile service station (garage). The garage sells Tydol Gasoline and Seiberling Tires. The pump island location and building footprint appear identical to current locations.

1937 --- First mention of an automotive service station (garage) on the subject parcel appears on this deed. The conveyance was made subject to and together with a lease to Butler Oil Company, Inc. dated November 19, 1934 for a term of five years from November 15, 1934.

1937 --- A 22 feet by 115 feet parcel between the mill and automotive service station (garage) was sold to Reba A. Anger (Attachment 1). She also bought the parcel containing the automotive service station (garage) along with the lease to Butler Oil Company on September 9, 1937.

1954 --- Aerial photo depicts a building, assumed to be the automotive service station (garage) on the northeast portion of the parcel. Trees block the view of the west side of the parcel. To the south is agricultural land and land to the west, east and north is residential.

1963 --- Aerial photo depicts a building, assumed to be the automotive service stations (garage) on the northeast portion of the parcel. Trees block the view of the west side of the parcel. There is a mobile home on the parcel. The mobile home is oriented east-west and is just south of the service station. To the south is agricultural land and the land to the west, east and north is residential.

1976 --- Carol J. Lunkenheimer bought the 22 feet by 115 feet parcel and the 87 feet by 115 feet parcel. On November 7, 1977 she also bought a 109 feet by 50 feet parcel along the southern edge of the these two parcels. Subject parcel today consists of all three parcels (Attachment 1).

1977 --- Shows a trailer on the southern (back) of the subject parcel behind the automotive service station (garage).

1980 Carol J. Lunkenheimer sold the subject parcel to John F. McArdell.

1987 John F. McArdell sold the subject parcel to Richard Humiston and Richard Marriam, Jr. as tenants in common.

1991 The mortgage of Richard Humiston and Richard Marriam, Jr. was foreclosed on, ownership reverting to John F. McArdell.

1996 John F. McArdell sold the subject parcel to Leonard J. Hare.

5. On-site disposal area needs further investigation including the two mounds. This should be done by first mowing the entire site. Then three or four test pits should be dug to investigate extent and nature of buried debris.

6. Locate former septic systems if possible.

Estimated costs if Phase II site work is performed by County personnel (CCDP&D & SWCD), including all laboratory expenses is \$3000 to \$7500.

#### **PROBABLE REMEDIAL ACTIVITIES --- PRELIMINARY**

1. The underground kerosene storage tank and all piping from all three tanks should be removed from the site, including the soils underneath all piping. When removing piping from previously closed underground storage tanks, they will be inspected for old leakage and any impacted soils will be removed.

2. If any petroleum products are found beneath the wooden floor, in the drainage sump and/or in the stained soils, soils will need to be removed and disposed of properly.

3. Any solid waste and/or demolition materials disposed on site should be removed and disposed of properly.

4. Abandoned septic tank(s) and associated leach field(s) should be located and removed.

ATTACHMENT 1  
SUBJECT PARCEL, 2000  
DRAWN ON OCTOBER  
1911 SANBORN FIRE  
INSURANCE MAP

