

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT REPORT**

**BERNICKER PROPERTY  
317 MAIN STREET  
CORNWALL, NEW YORK 12518**

**TEAM ENVIRONMENTAL  
CONSULTANTS, INC.  
30 INDUSTRIAL DRIVE  
MIDDLETOWN, NEW YORK  
(845) 692-8124**

**SEPTEMBER 28, 2016**

## **1.0 EXECUTIVE SUMMARY**

Team Environmental Consultants, Inc. (TEAM), was authorized by Riverside Bank, a Division of Salisbury Bank and Trust Company, to conduct a Phase I Environmental Site Assessment (ESA) of a mixed-use commercial property located at 317 Main Street in Cornwall, New York. TEAM's Phase I ESA was conducted in general conformance with ASTM Practice E 1527-13 (Standard Practice for Phase I ESA Process) guidelines. The objective of this effort was to identify significant environmental impairments and liabilities associated with the property. The scope of work included the following main tasks: 1) Review of readily available historical and regulatory file information; 2) Performance of site/regulatory interviews and a walk-through property inspection; 3) Review of a federal and state environmental database report; and 4) Documentation of findings in a Phase I ESA report.

Based on the property setting and current site use, availability of a municipal water supply, review of available information, performance of Phase I ESA interviews, and findings of the property walk-through inspection, no significant and immediate environmental liability issues or "recognized environmental conditions" associated with the property were identified.

## **2.0 PROPERTY DESCRIPTION**

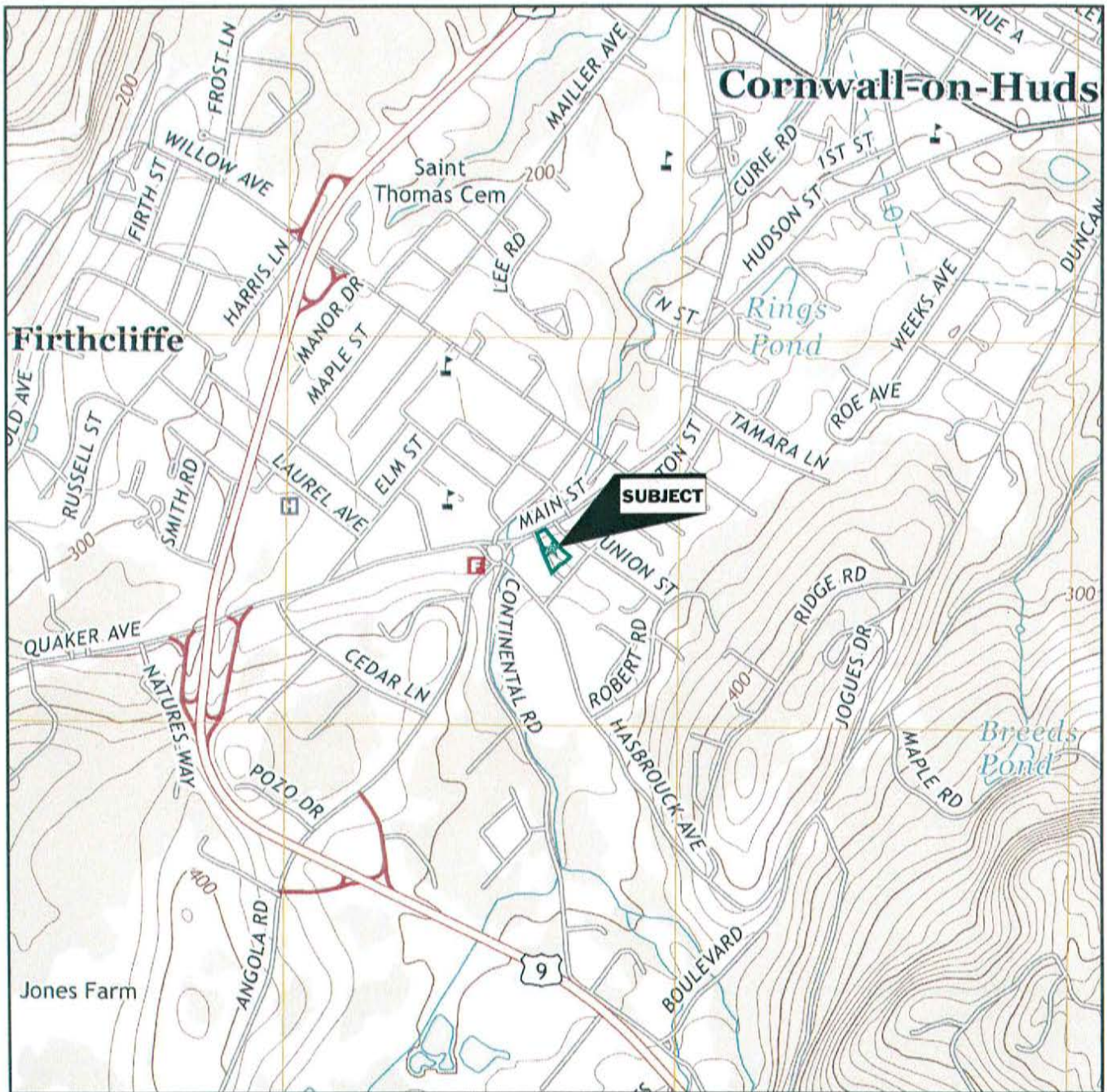
### **2.1 Site Description**

The property is located along the southeastern side of Main Street, approximately 2,500-feet southeast of U.S. Route 9W, in the Town of Cornwall, Orange County, New York (Figure 1). The site is situated within a mixed-use setting and is bordered to the northwest by Main Street, multi-story building which houses a ground floor window and glazing business (AWGI) and upper level apartments, law office (Michael Ferraro Attorney at Law), and an insurance/real estate office (Stones), to the northeast by a commercial property (Verizon) and private dwelling found along Union Street, to the southeast by a residential property and Clinton Street, and to the southwest by Purdys Lane, Café (FiddleStix), and commercial office building. The site topography is generally level and at grade with neighboring roadways. Photographs obtained during performance of the site walk-through inspection are presented within Attachment A.

The irregularly shaped 1.0-acre property is improved with a one and part two-story (slab on grade with three storage mezzanines) wood/steel frame masonry block mixed-use structure. According to Town of Cornwall Tax Assessor records and Phase I ESA interviews, the building has a current floor area of 8,200-ft<sup>2</sup> (50' x 138' footprint) and was originally constructed circa-1930 as a gasoline service station. A number of additions and renovations have brought the building to its present



**FIGURE 1 – SITE LOCATION MAP**



**USGS TOPOGRAPHIC MAP  
7.5 MINUTE SERIES – 2013  
CORNWALL, NEW YORK**



day configuration. The ground floor (6,900-ft<sup>2</sup>) houses Bernicker Auto Sales & Service (property owner operated business) and B&B Power Equipment Sales, Parts & Service. These tenancies contain a showroom, parts and equipment storage area (with mezzanine storage deck), service garage (~3,500-ft<sup>2</sup>), offices, mechanical room, employee break room, and restroom. The partial second story (1,300-ft<sup>2</sup>) contains two rental apartments (studio and two-bedroom units). Found within the southeastern section of the site is a metal storage container utilized by both onsite businesses. No documentation detailing historic site development or the performance of building renovation efforts was available. It is TEAM's understanding that no major building renovation or construction activities requiring the performance of soil excavation work are planned.

The site is located within a Town of Cornwall zoning class GC (General Commercial) district. The potable water supply and sanitary waste treatment are provided by the Town of Cornwall. Electrical service and natural gas are supplied to the area by Central Hudson Gas & Electric Corp. (CHG&E). The building is heated by two fuel oil and one waste oil fired systems. Heating oil is maintained within three aboveground storage tanks (ASTs) located within two cinderblock secondary containment basins. Two of the ASTs (situated along the northeastern side of the building) are associated with a fuel oil fired furnace located within the shared service garage. The third AST, which is situated along the southwestern side of the structure, supplies a second floor furnace. Heating oil is supplied by Panco Heating Oil. A waste oil fired heating system is found within the service garage. Waste oil is maintained within two ASTs (450 and 500-gallon capacity), situated within the garage. Additional information concerning historic petroleum bulk storage operations is presented in Section 2.6. No site or regulatory information concerning the current onsite presence any active underground petroleum storage tanks (USTs) was available. This was confirmed by property owner, William Bernicker. Non-hazardous solid waste is removed for offsite disposal by the Town of Cornwall. Utility service connections are located both underground and aboveground.

## 2.2 Site History

Information obtained from the Town of Cornwall Tax Assessor's Office indicated the subject parcel (Tax Map Section 24, Block 2, Lot 5.1) to have been acquired by William Bernicker in April of 2015 (Deed Book 13871, Page 1896). Former property owners have reportedly included Bernicker Properties, LLC (2003-2015), New Dawn, LLC (2000-2003), and B&M Real Estate (?-2000). No previously conducted title searches, documentation detailing historic site ownership, or contact information for former property owners was available. None of the owners on record appear to have been an industrial concern that would be expected to have utilized the property for the storage, usage, or disposal of chemicals or hazardous materials. William Bernicker informed TEAM that he has owned the subject property since 1979.

According to available information and historic fire insurance maps (Section 2.5) site use as an automotive repair and filling station (northwestern section of the present structure) dates back to circa-1930. Assorted additions and interior renovations have brought the building to its current configuration. Prior commercial site tenants have reportedly included a wood working shop and automotive dealership (Bernicker Dodge which closed in May of 2016). Mr. Bernicker was unaware of any issues of adverse environmental concern associated with the subject property. No information as to historic site use for industrial or manufacturing purposes (i.e., activities that would be expected to have routinely produced regulated hazardous materials) was available.

### 2.3 User Provided Information

No previously prepared title records, Phase I or II Environmental Site Assessment (ESA) reports, information concerning environmental liens, property use limitations, valuation reduction based on environmental issues, or commonly known/reasonably ascertainable information that is material to recognized environmental conditions (RECs) in connection with the Main Street property was provided to TEAM during the performance of the Phase I ESA.

### 2.4 Aerial Photograph Review

Aerial photographs of the subject property vicinity were reviewed by TEAM to assist with the evaluation of historic site use. Photographs from 1965 and 1975 were reviewed on an on-line National Environmental Title Research (NETR) web site. Photographs were also obtained from a Google Earth web site (March 1995, March 2004, March 2007, October 2011, and April 2016). The 1965 image noted the site to be improved only with the northwestern most portion of the site structure. The 1975-2016 aerial photographs identified the present day commercial building. Neighboring properties appeared to be utilized for retail shopping, commercial, and residential purposes. The scale and clarity of inspected photographs precluded an in-depth inspection of the subject property for visual evidence of environmental impairment (e.g., aboveground petroleum storage tanks, fuel dispensing pumps, or illegal dumping). Copies of the 1995-2016 photographs are provided within Attachment B.

### 2.5 Sanborn Fire Insurance Map Review

Sanborn Fire Insurance Maps were obtained for the Main Street property location for the years 1887, 1894, 1900, 1905, 1911, 1932, 1941, and 1960. The inspection of these figures (copies found in Attachment C) was difficult due to poor map clarity and the absence of readily identifiable property boundaries. The 1884-1911 maps indicated the subject site to be improved with several residential dwellings and detached sheds. The property was shown on the 1932-1960 figures to



contain a one-story structure (northwestern section of current building) operated as an "Auto Sales & Service" business and a private residence found within the southeastern section of the parcel. The 1960 map noted a partial second floor level. The 1932 and 1941 maps identified the presence of two gasoline storage tanks ("G.T." symbol) along the northwestern property border with Main Street. This area corresponds to the location of three gasoline UST (4,000-6,000-gallons) removed in 1993 (said tanks were reportedly installed in 1976). Neighboring properties were noted to have historically been undeveloped or used for residential and commercial purposes. None of the maps identified historic site use for industrial or manufacturing purposes.

## 2.6 Petroleum Bulk Storage Operations

Under the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) Program, facilities with a petroleum storage capacity of greater than eleven hundred gallons are required to comply with registration, handling, storage, and record keeping requirements established in 6 NYCRR Part 613. According to an on-line NYSDEC PBS Database, the 317 Main Street property (Former BC&M Dodge - Bernicker Dodge) was registered as PBS No. 3-122971 (site status listed as "Unregulated-Closed"). As indicated in the following table, three USTs and two ASTs were noted to be associated with the property. No information concerning the presence or removal of any USTs installed prior to 1976 was available.

Tank Capacity	Product Stored	Installation Date	Tank Status
450-gallon AST	Waste Oil	November 2006	In-Service
550-gallon AST	Waste Oil	January 2006	In-Service
4,000-gallon UST	Gasoline	August 1976	"Closed-Removed" February 1993
4,000-gallon UST	Gasoline	August 1976	"Closed-Removed" February 1993
6,000-gallon UST	Gasoline	August 1976	"Closed-Removed" February 1993

## 3.0 SITE INSPECTION

On September 14, 2016, TEAM together with William Bernicker conducted an inspection of accessible sections of the building and surrounding property. The authorized scope of work did not include performance of any field sampling activities (e.g., asbestos, soil, mold, lead-based

paint, or groundwater) or completion of a formal regulatory compliance audit, as it would relate to the use, handling, storage, permitting, treatment, or disposal of regulated materials and generated waste products. A listing of Phase I ESA interview and information sources is presented within Attachment D.

### 3.1 Property Inspection

The inspection of accessible exterior property areas (limited due to the presence of parked vehicles, waste storage containers, stored equipment, leaf litter, and vegetation) revealed no unusual odors or visual evidence of significant surface stains that could be indicative of leaking petroleum storage tanks, chemical spills, or industrial waste disposal. No PCB-labeled electrical equipment, suspected underground petroleum storage tank (UST) fill ports or vent pipes, water supply or groundwater monitoring wells, stormwater collection drains, unmarked waste storage containers, or industrial waste storage or disposal facilities within the property confines were observed. No significant petroleum odors or visual evidence of surface stain were noted proximate to the heating oil ASTs found within cinderblock containment basins along the southwestern and northeastern sides of the structure. The upper section of northeastern tank basin was found to be in disrepair.

No surface water bodies or freshwater wetland habitat areas were observed within or adjacent to the subject property confines. This was confirmed during review of a USGS topographic map. The authorized scope of work did not include performance of formal wetland or flood plain delineation surveys.

### 3.2 Building Inspection

The inspection of accessible interior building areas (difficult due to ongoing business activities and the presence of furnishings, equipment, and stored materials) revealed no unusual odors or visual evidence of PCB-labeled electrical equipment, unmarked waste storage containers, chemical spillage or surface stains, exposed mold, sump pump drainage systems, or industrial waste storage areas. Found within the shared service garage were two steel waste oil ASTs (450 and 500-gallons) and an associated waste oil fired furnace. A fuel oil fired furnace was also located within the shop area. Virgin motor oil is stored within two ASTs with reported capacities of 180-gallons (plastic) and 250-gallons (steel). Transmission fluid is maintained within a 150-gallon steel AST. No significant petroleum odors or visual evidence of surface stains or product leakage were noted proximate to the ASTs or furnace assemblies. Located within the service bays were various containerized fluids (e.g., motor oil, lubricants, degreasers), servicing



equipment, and assorted tools and supplies associated with automotive servicing and repair operations. A commercial parts washer (serviced and maintained by Safety Kleen) was found within a small machine shop room. No unusual odors or significant surface stains were noted proximate to inspected containers of the parts washer unit.

All generated waste products are removed for offsite disposal on a routine basis by Safety Kleen. TEAM was informed that no hazardous waste products requiring RCRA manifesting and tracking procedures are generated as a result of current site use or routine building maintenance activities. No auto body repair work or vehicle painting activities are performed onsite. Used automotive batteries are returned to the vendor for recycling. Four aboveground electric vehicle lift assemblies are situated within the service garage. The remnant of an older hydraulic lift was observed in the floor. William Bernicker informed TEAM that all mechanics and hydraulic fluid previously associated with the lift have been removed. A floor drain which reportedly discharges to the municipal sewer was identified within one of the service bays. No unusual odors or significant surface stains noted proximate to this drain.

No exposed suspected friable asbestos containing materials (ACM) were observed during the walk-through inspection. Based on the age of the building, ACM may be associated with the structure. No information concerning the performance of asbestos inspection or abatement operations associated with historic building renovation efforts was available. The authorized scope of work did not include the performance of formal asbestos or lead-based paint inspection or sampling surveys.

#### **4.0 RECORD REVIEW AND DOCUMENTATION**

##### **4.1 Regulatory Review - Town of Cornwall**

To obtain information concerning issues of potential environmental concern, TEAM conducted a review of documentation maintained by the Town of Cornwall Code Enforcement and Building Department. Identified within the provided property file were various building permit applications and issued permits, certificates of occupancy, contractor insurance certificates, and assorted correspondence. No documentation concerning historic site use for industrial or manufacturing purposes or the removal of any underground petroleum storage tanks (USTs) was identified. Building/Fire Inspector, Gary Vinson, was unaware of any issues of adverse environmental concern associated with the subject property or historic commercial site use. He indicated that the fuel oil AST secondary catch basins should be regularly cleaned out. According to Mr. Vinson, as per the submitted site plan, the property may have too many vehicles currently parked onsite.



#### 4.2 Regulatory Review - NYSDEC/OCHD

The requested Phase I ESA time frame and scope of work precluded submittal of a written Freedom of Information Legislation (FOIL) requests to Region 3 of the New York State Department of Environmental Conservation (NYSDEC) or the Orange County Health Department (OCHD).

#### 4.3 Federal and State Database Report

TEAM has obtained an Environmental Data Resources (EDR) Site Assessment Report, which provides information concerning the target property and those sites listed within any of the following Federal and State environmental databases:

- National Priority List (NPL);
- Resource Conservation and Recovery Information System (RCRIS),  
Large Quantity Generators and TSD Facilities,  
Small Quantity Generators and Transporters;
- New York State/Tribal Brownfield Sites (BROWNFIELD);
- New York State Spills Database (SPILLS);
- Comprehensive Environmental Response, Compensation, and Liability System (CERCLIS);
- CERCLIS "No Further Remedial Action Planned" Sites (NFRAP);
- New York State Registry of Inactive Hazardous Waste Disposal Sites (SHWS);
- Facility Index System (FINDS);
- Hazardous Waste Manifest Data (MANIFEST);
- Air Facility System (US AIRS);
- Emergency Response Notification System (ERNS);
- New York Leaking Storage Tanks (LUST);
- New York State DEC Voluntary Cleanup Program (VCP);
- New York Active Solid Waste Facility Register (SWL); and
- New York Registered Bulk Storage Tanks (UST/AST).

The EDR Database Report presented in Attachment E, identified no NPL, CERCLIS, NFRAP, ERNS, SHWS, SWL, VCP, or BROWNFIELD sites within the survey radius. Five LUST and six SPILLS sites are found within a one-eighth to one-quarter mile distance. The nearest of these is a LUST site (Landmark America) located to the northwest along Continental Avenue. The Spill Date was listed as June 3, 1997 (contaminated soil identified during the removal of a No. 2 fuel oil storage tank - NYSDEC Spill No. 97-02699). The issued Spill Number was shown to have been "closed" on September 11, 1997. The closest SPILLS site (NYNEX) is situated to the northeast

at 305 Main Street. The Spill Date was referenced as July 7, 1997 (contaminated soil associated with historic tank overfills discovered during removal of a diesel fuel storage tank - NYSDEC Spill No. 97-04128). The Spill Number was "closed" on May 22, 1998.

The 317 Main Street property (former BC&M Dodge - Bernicker Dodge) was identified in the UST and AST Databases to be registered with the NYSDEC Petroleum Bulk Storage (PBS) Program as PBS No. 3-122971. Information concerning the UST and AST Database listings was provided in Section 2.7. The site was not identified within the LUST or SPILLS Databases. As the subject property is serviced with a municipal water supply, the proximity of EDR identified sites would not appear to impact or pose significant environmental liabilities with respect to present commercial site use or water quality issues.

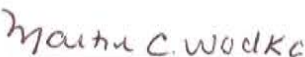


## **5.0 CONCLUSIONS**

Based on the property setting and current site use, availability of a municipal water supply, review of available information, performance of Phase I ESA interviews, and findings of the property walk-through inspection, no significant and immediate environmental liability issues or "recognized environmental conditions" associated with the 317 Main Street property were identified. To prevent the accidental discharge of contaminants to the municipal sewer, TEAM recommends that the floor drain found within the service garage be permanently sealed. In addition, the masonry block secondary containment tank basins should be maintained in good condition.

## **6.0 LIMITATIONS**

The conclusions stated are based on the limits of the investigation described herein. TEAM can offer no assurances and assumes no responsibility for site conditions or activities which were outside the scope of the inquiry requested. It should be understood that TEAM has relied on the accuracy of documents, oral information, and other material and information provided by sources documented in this report. There can be no assurance, and TEAM offers no assurance, that site conditions do not exist or could not exist in the future which were undetected and which could lead to liability in connection with the site. Similarly, past and present activities on the site indicating potential environmental concerns may not have been discovered by TEAM's inquiries. TEAM was not requested to perform any follow-up environmental field investigations pertaining to site observations and historic property use. I (Martin C. Wodka) declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of this part (40 CFR Part 312). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The Phase I ESA was prepared for reliance by Riverside Bank, a Division of Salisbury Bank and Trust Company.

  
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Martin C. Wodka  
President



# **ATTACHMENT A**

**SITE PHOTOLOG - SEPTEMBER 14, 2016**

# ATTACHMENT A – PHOTOLOG

## BERNICKER PROPERTY

### 317 MAIN STREET, CORNWALL, NEW YORK

<u>Photo No.</u>	<u>Description</u>
1	Business signpost located along northwestern property border with Main Street.
2	Southern view from Main Street towards subject property.
3	Southeastern view from Main Street.
4	View along southwestern side of structure.
5	View towards southeastern side of building.
6	View along northeastern side of building.
7	Heating oil AST found along southwestern side of building.
8	Heating oil ASTs situated along northeastern side of structure.
9	Eastern view towards metal storage container.
10	Interior view within product showroom and service counter area.
11	Storage area shared by power equipment business and used automobile dealership.
12	Interior view within site office.
13	Interior view within shared service shop.
14	View towards ceiling mounted fuel oil fired heating system located within service shop.
15	Interior view within shop area towards two waste oil ASTs and associated waste oil fired heating system.
16	View towards virgin motor oil AST.
17	Second virgin motor oil AST located within shop area.
18	Active floor drain found within service bay.
19	Remnant of former vehicle lift assembly.
20	Commercial parts washer located in machine shop.





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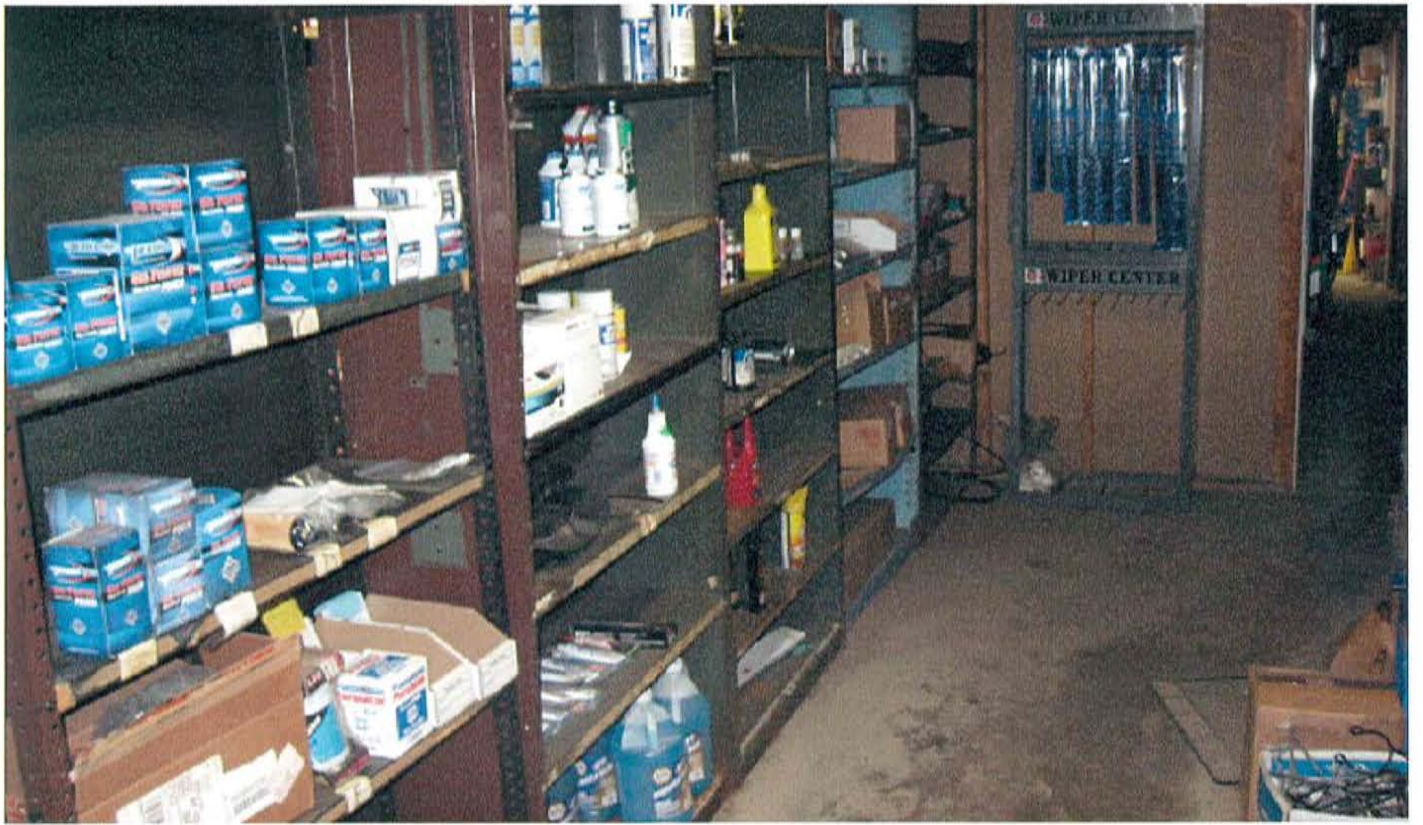


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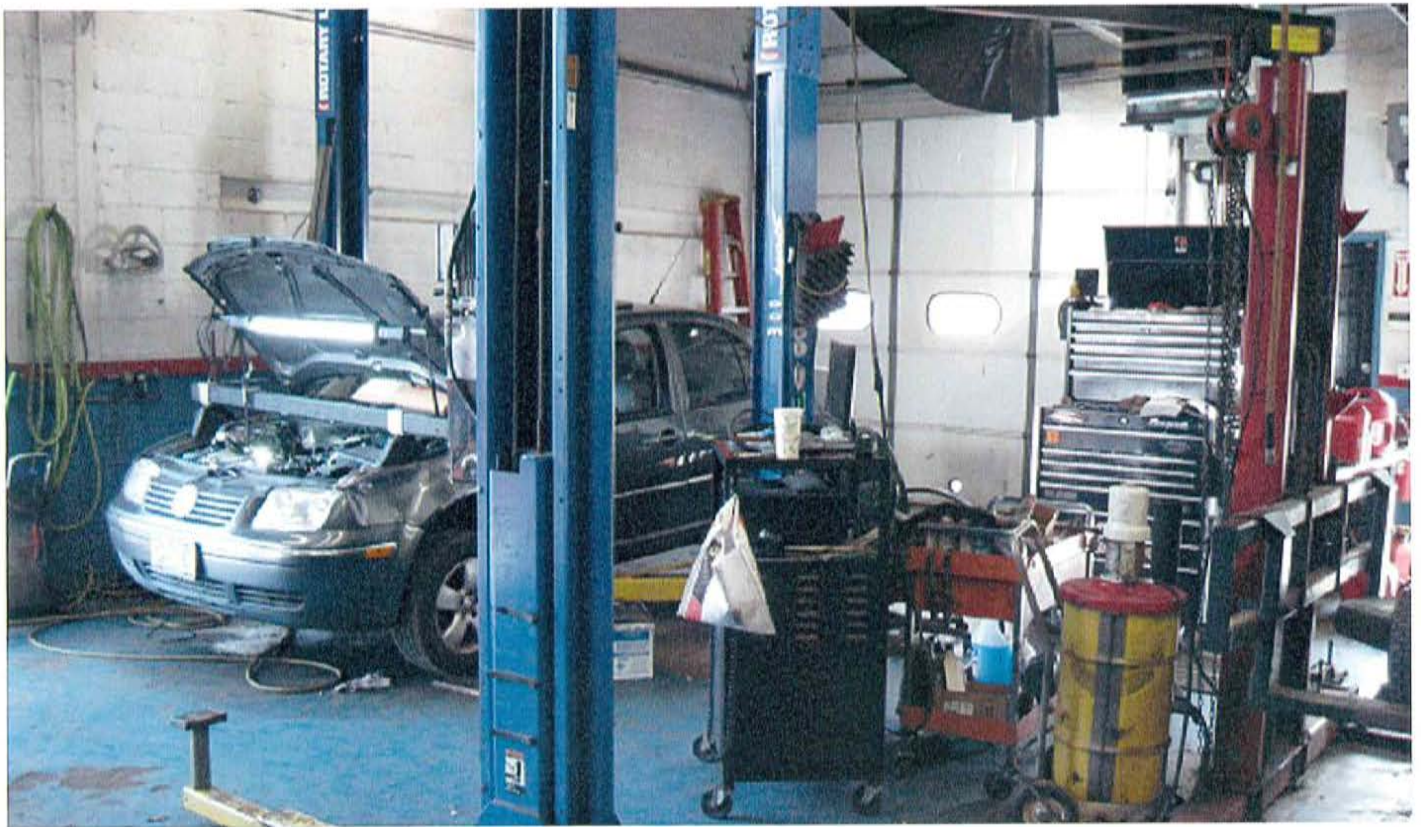


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12



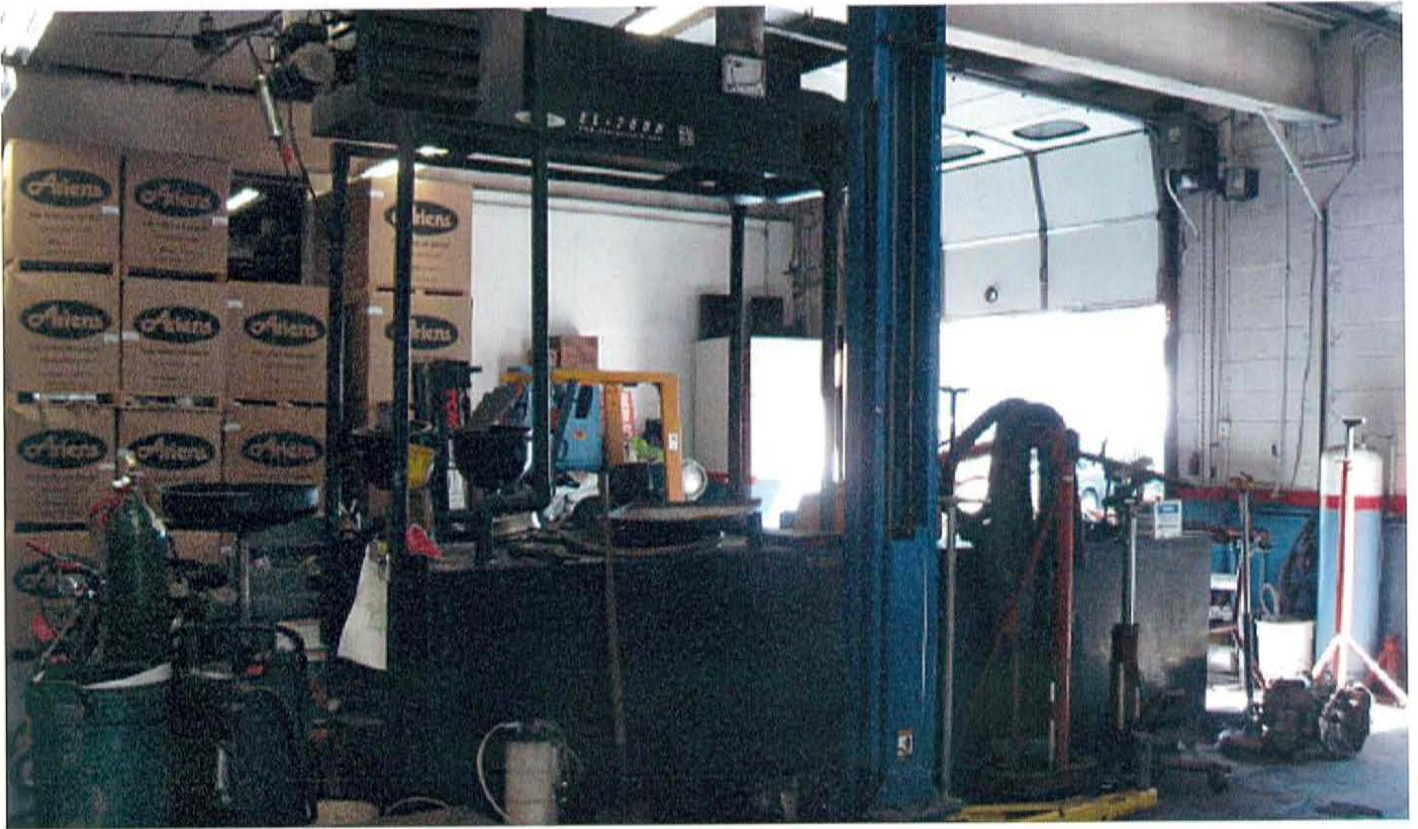


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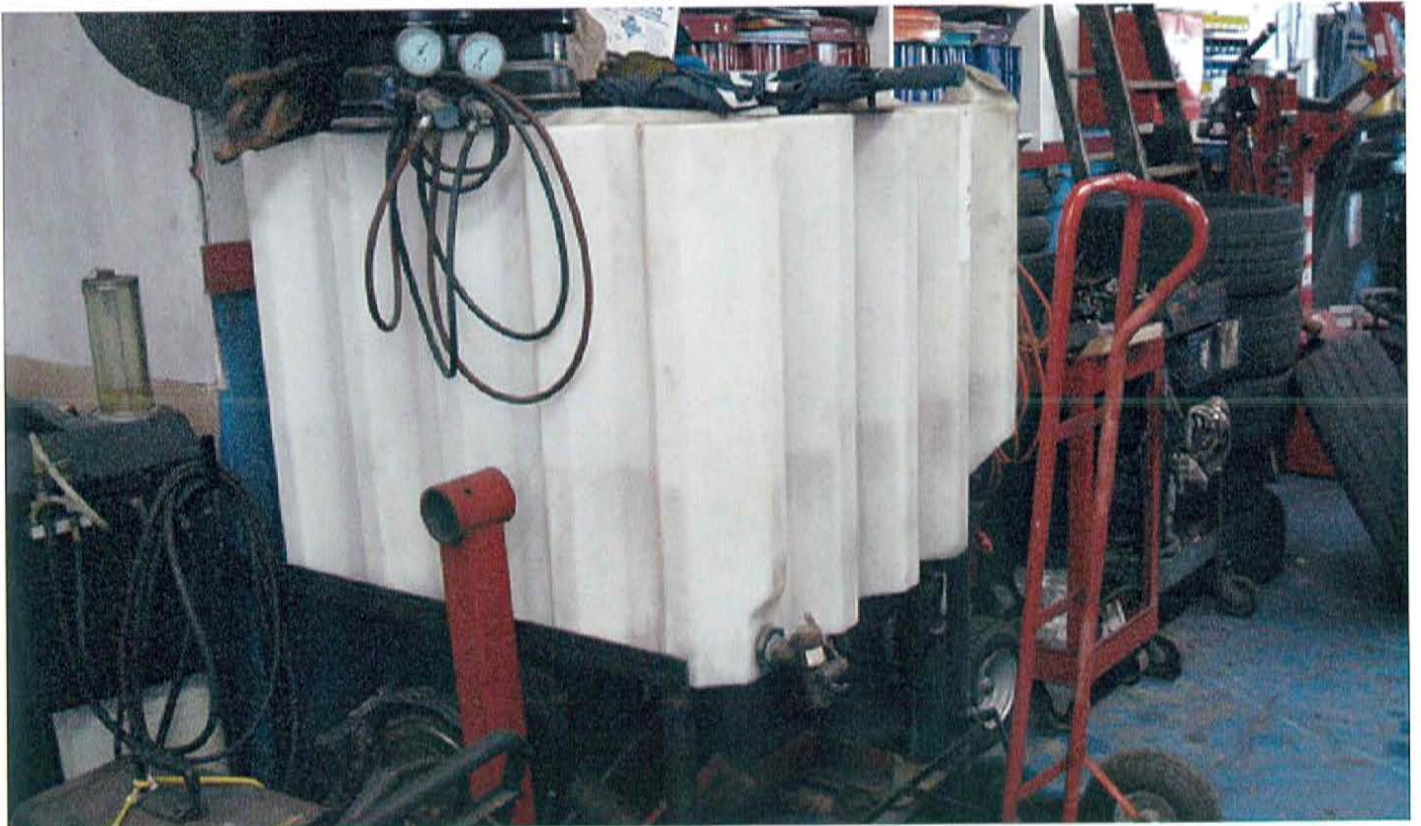


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# **ATTACHMENT B**

**AERIAL PHOTOGRAPHS**



## AERIAL PHOTOGRAPH



GOOGLE EARTH AERIAL PHOTOGRAPH  
CORNWALL, NEW YORK – APRIL 2016



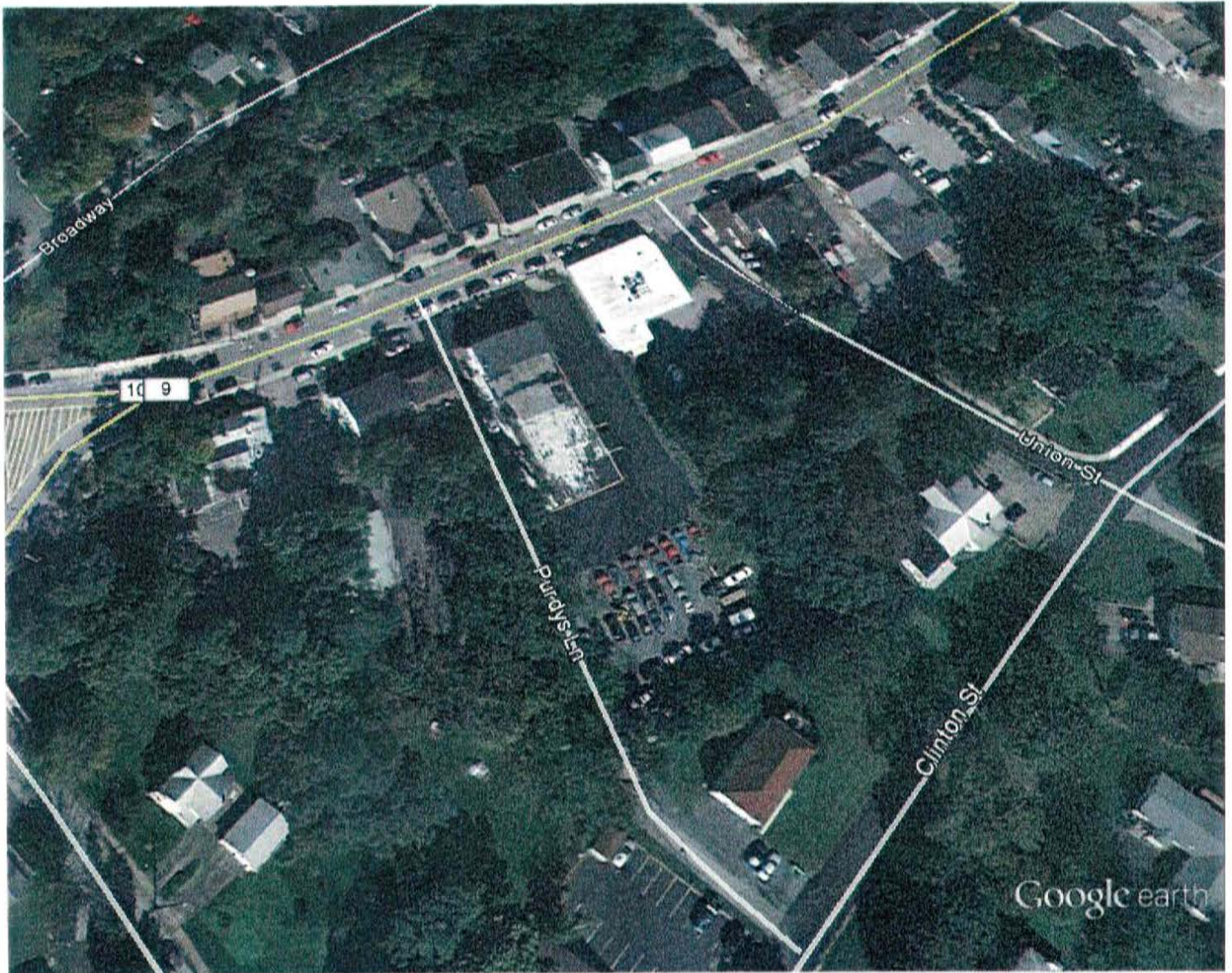
## AERIAL PHOTOGRAPH



GOOGLE EARTH AERIAL PHOTOGRAPH  
CORNWALL, NEW YORK – APRIL 2016



## AERIAL PHOTOGRAPH



GOOGLE EARTH AERIAL PHOTOGRAPH  
CORNWALL, NEW YORK – OCTOBER 2011



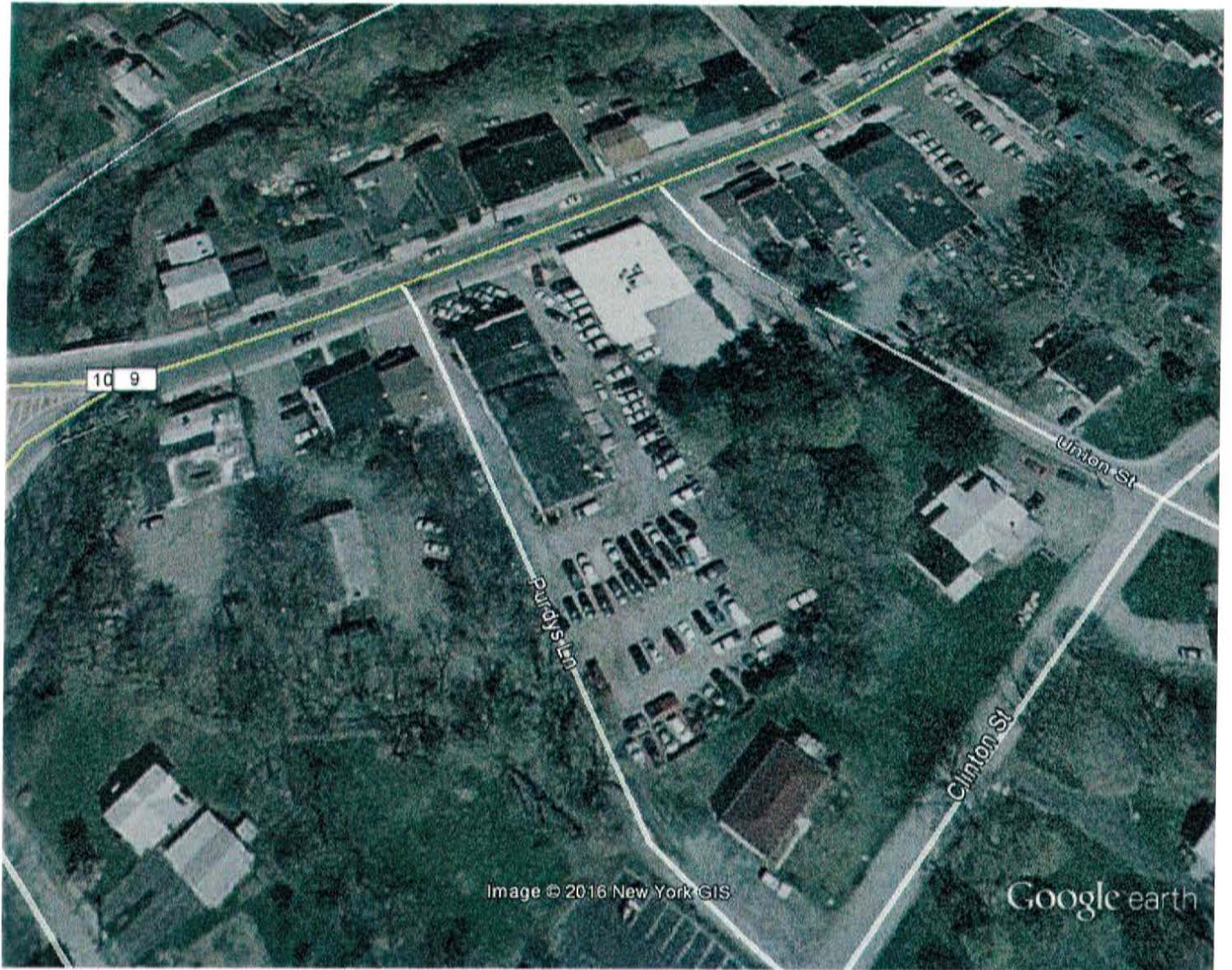
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GOOGLE EARTH AERIAL PHOTOGRAPH  
CORNWALL, NEW YORK – MARCH 2007



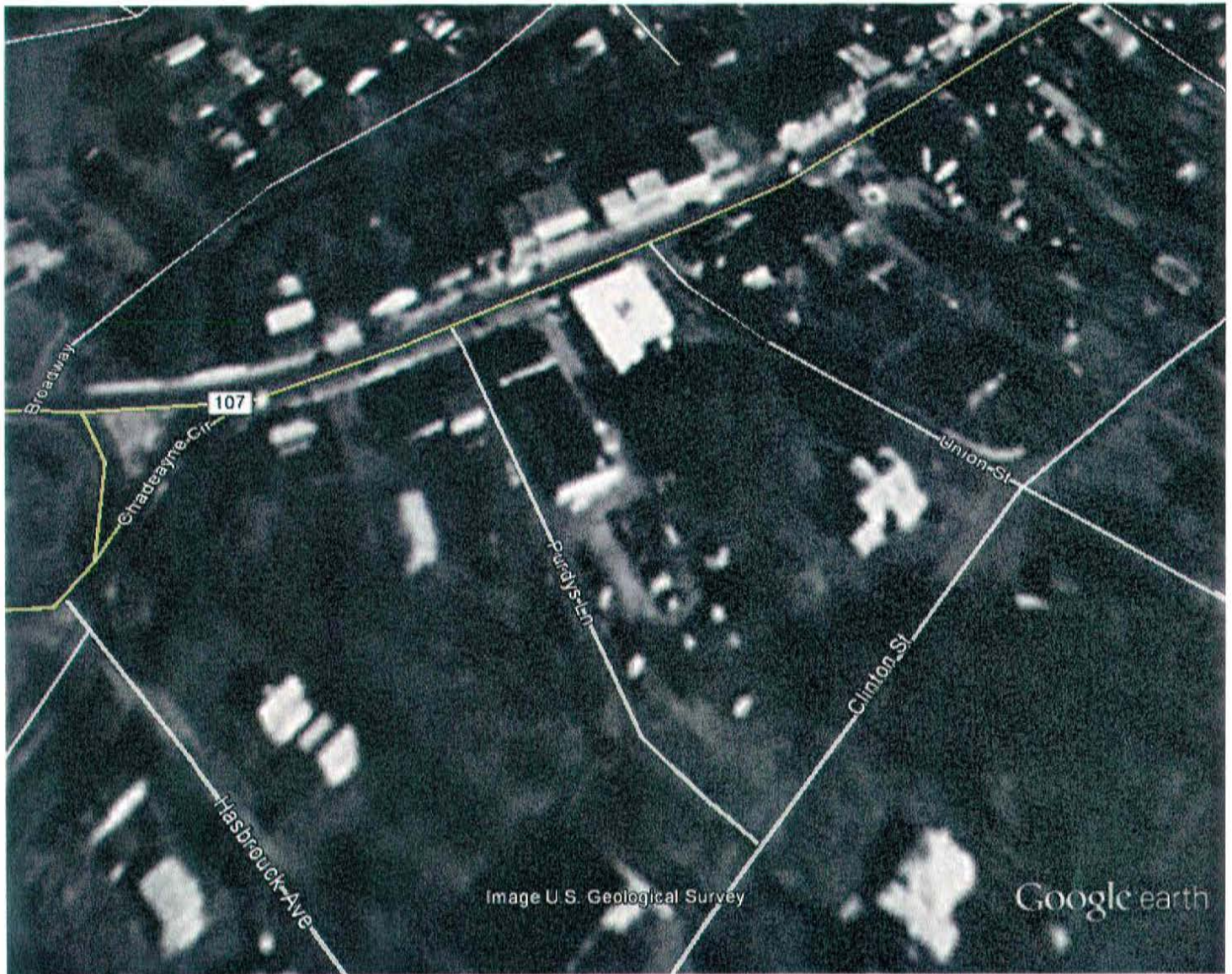
## AERIAL PHOTOGRAPH



GOOGLE EARTH AERIAL PHOTOGRAPH  
CORNWALL, NEW YORK – MARCH 2004



## AERIAL PHOTOGRAPH




GOOGLE EARTH AERIAL PHOTOGRAPH  
CORNWALL, NEW YORK –MARCH 1995



# **ATTACHMENT C**

**SANBORN FIRE INSURANCE MAPS**





317 Main Street

317 Main Street

CORNWALL, NY 12518

Inquiry Number: 4731096.5

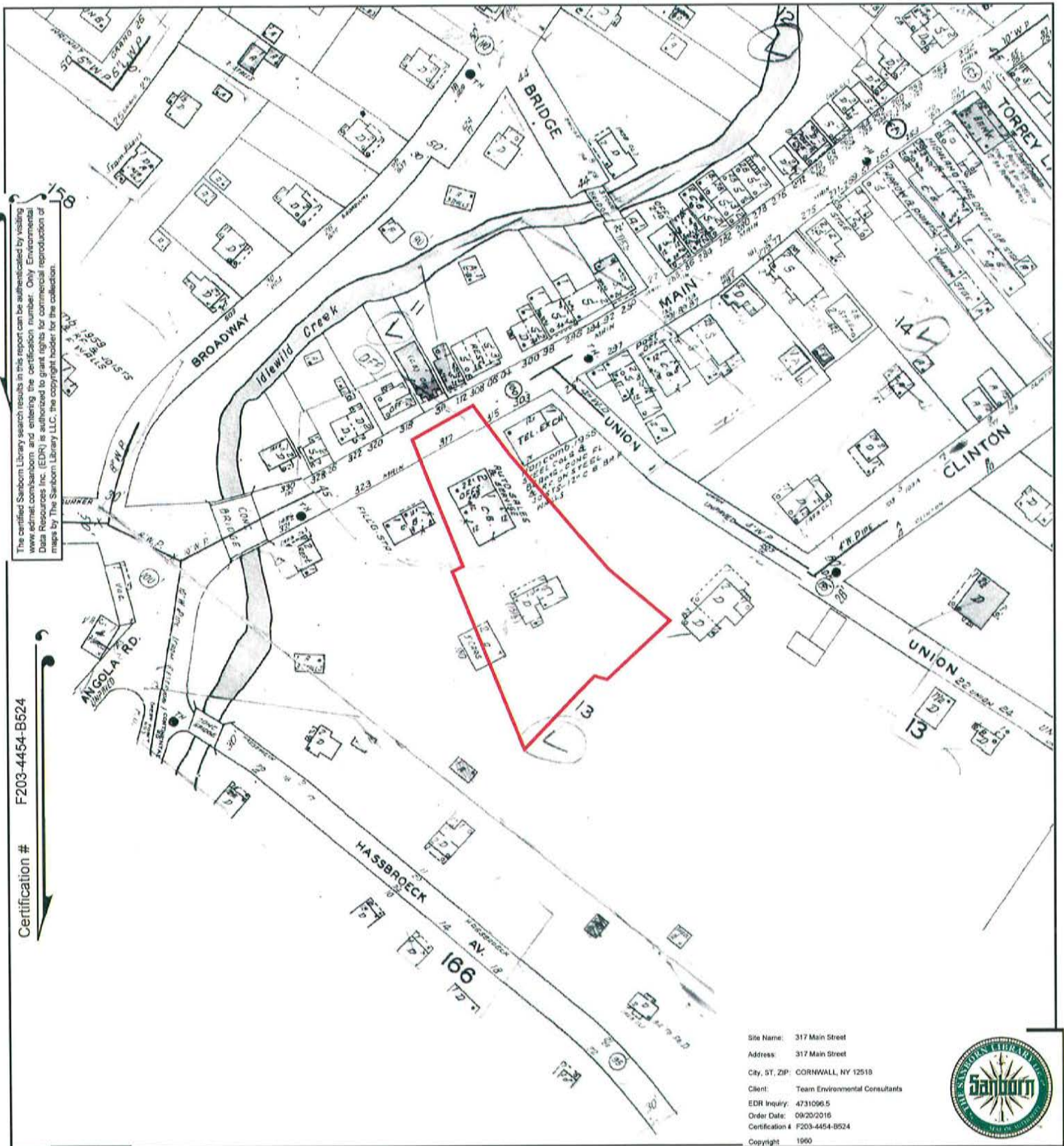
September 20, 2016

## Certified Sanborn® Map Report

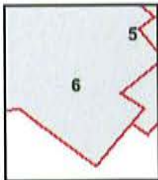
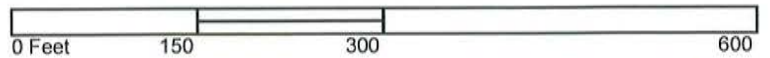


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Shelton, CT 06484  
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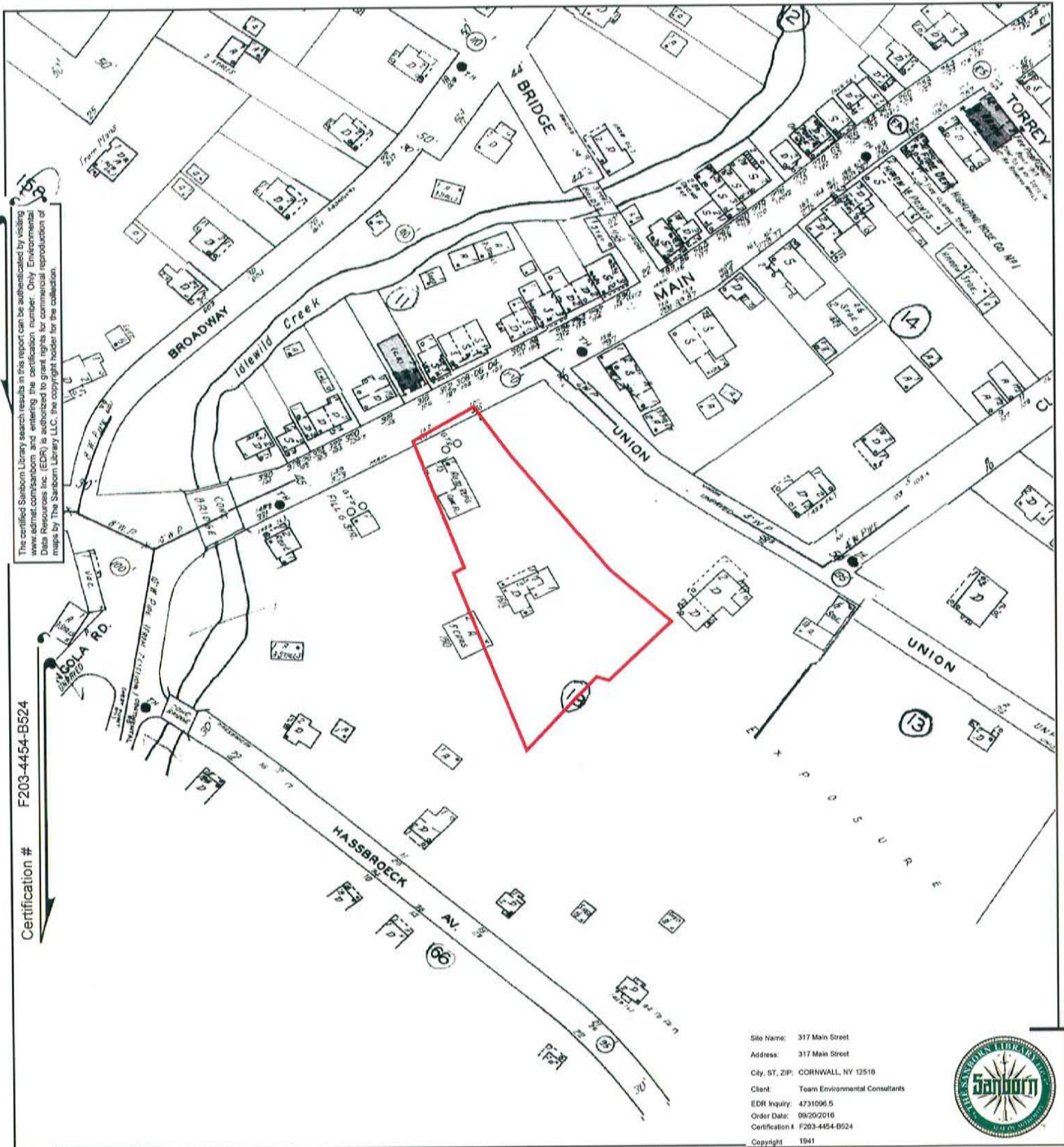
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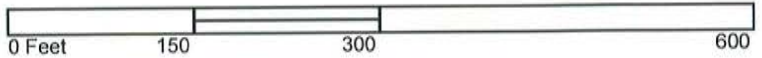
Volume 1, Sheet 6  
 Volume 1, Sheet 5







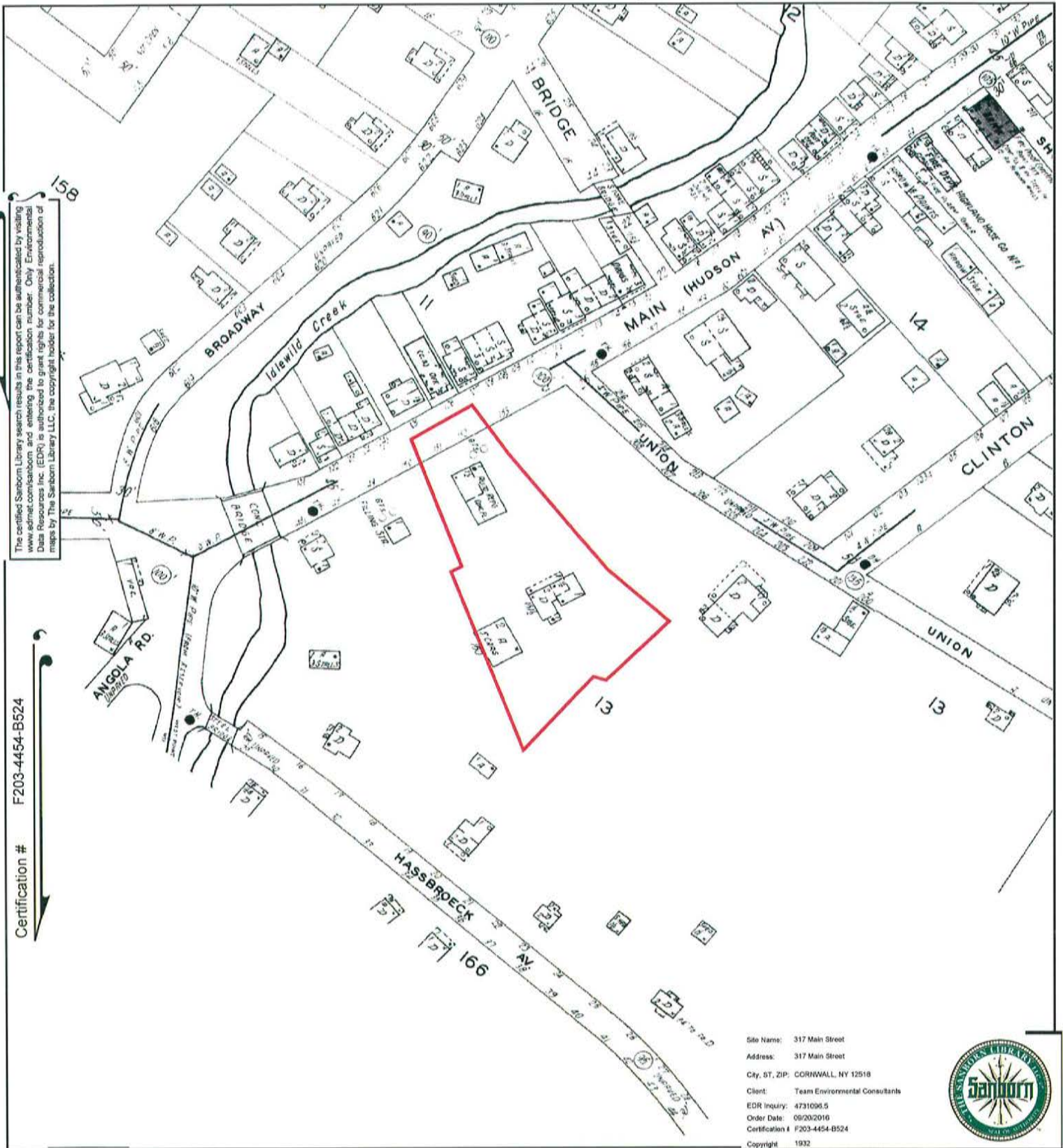
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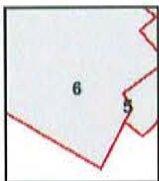
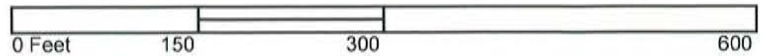
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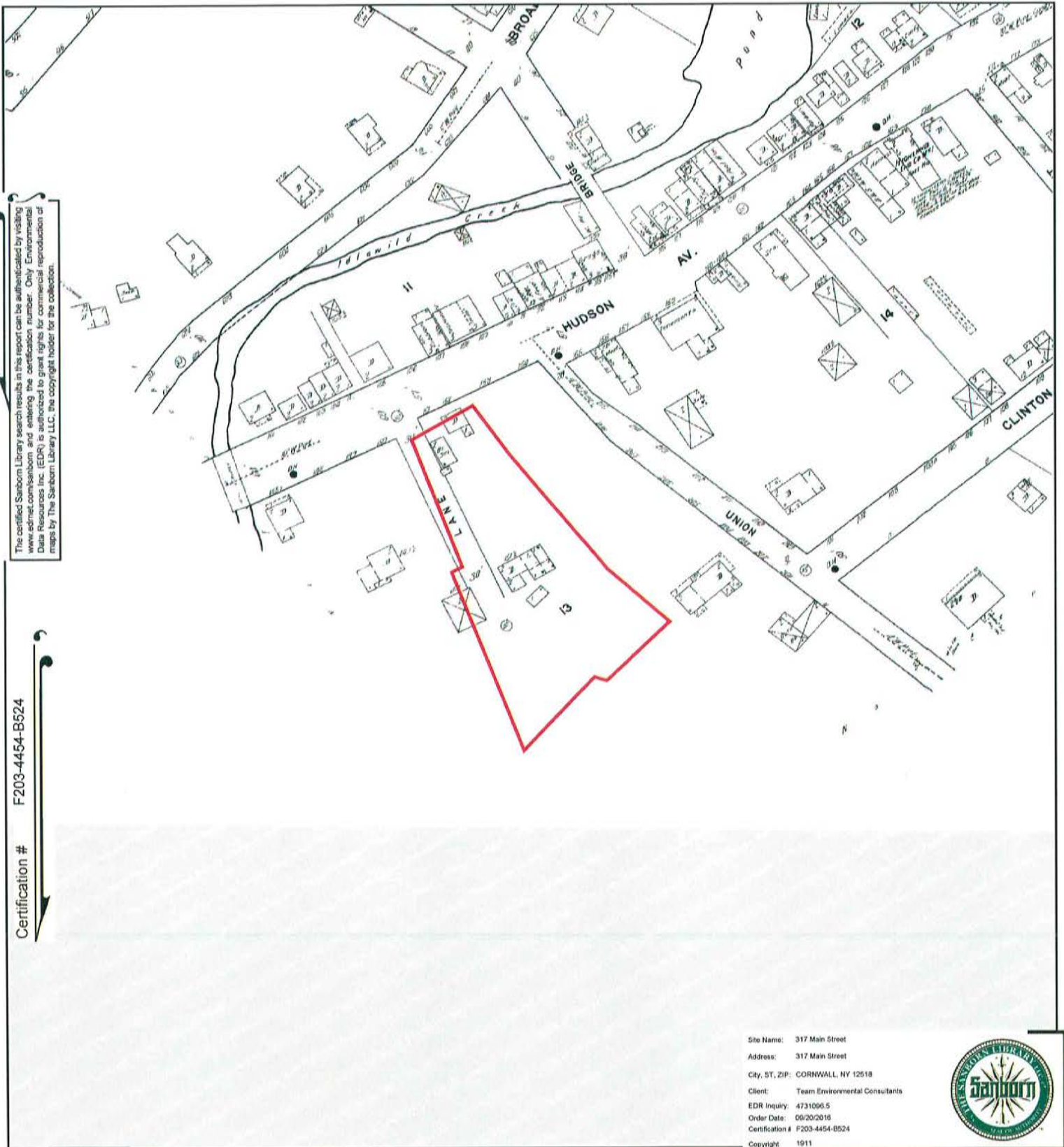
Volume 1, Sheet 6  
 Volume 1, Sheet 5





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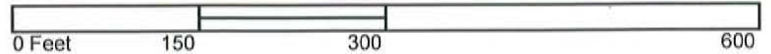
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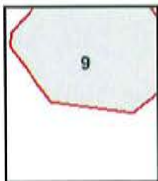
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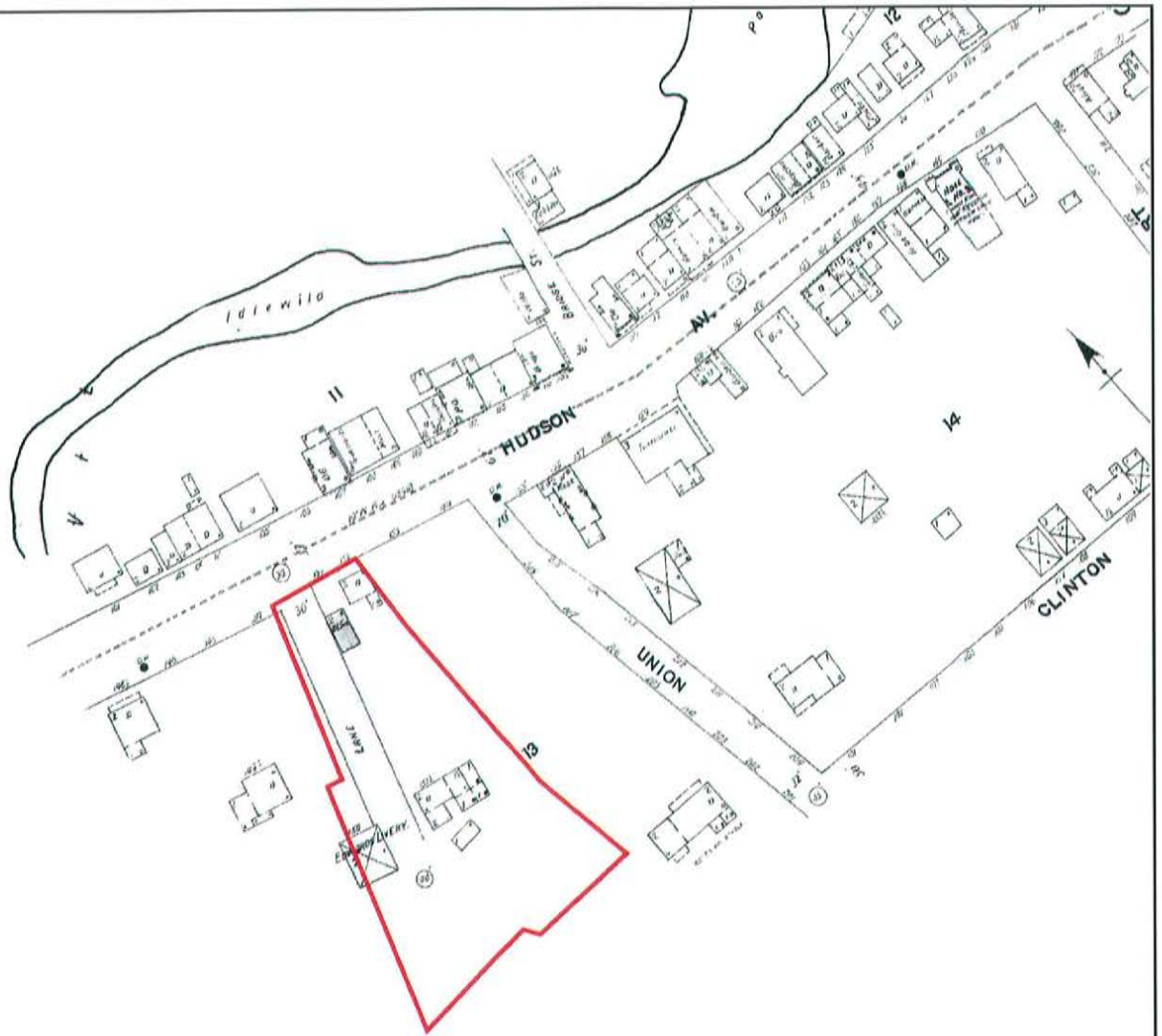
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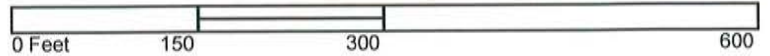
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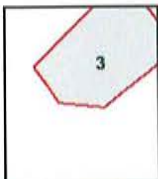
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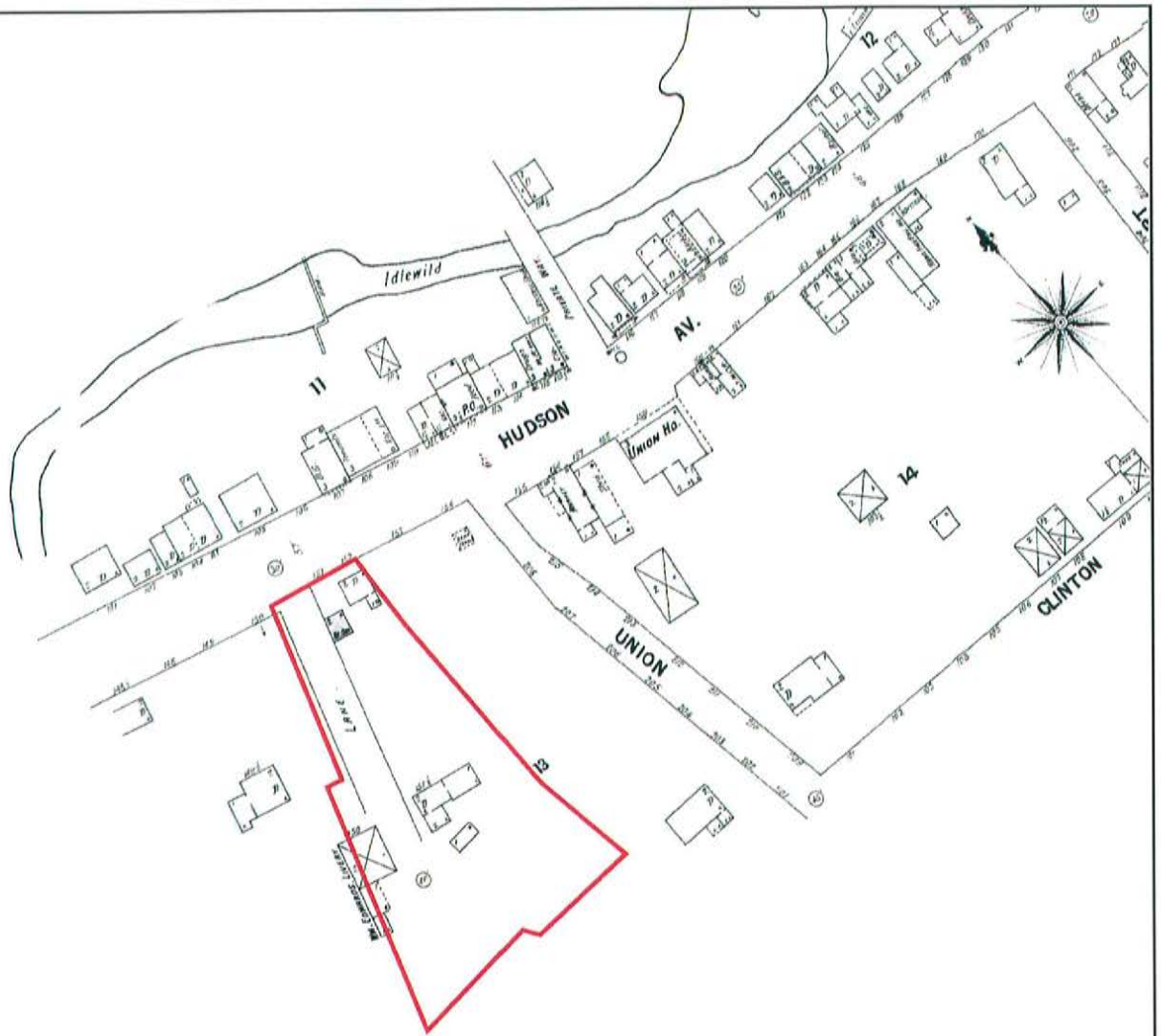
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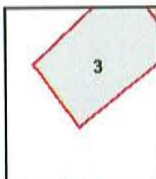
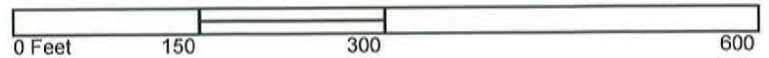
Certification # F203-4454-B524



Site Name: 317 Main Street  
 Address: 317 Main Street  
 City, ST, ZIP: CORNWALL, NY 12518  
 Client: Team Environmental Consultants  
 EDR Inquiry: 4731096.5  
 Order Date: 09/20/2016  
 Certification #: F203-4454-B524  
 Copyright: 1900



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3





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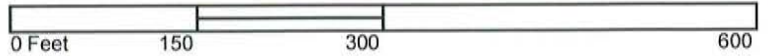
Certification # F203-4454-B524



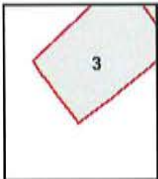
Site Name: 317 Main Street  
 Address: 317 Main Street  
 City, ST, ZIP: CORNWALL, NY 12518  
 Client: Team Environmental Consultants  
 EDR Inquiry: 4731096.5  
 Order Date: 09/20/2016  
 Certification #: F203-4454-B524  
 Copyright: 1894



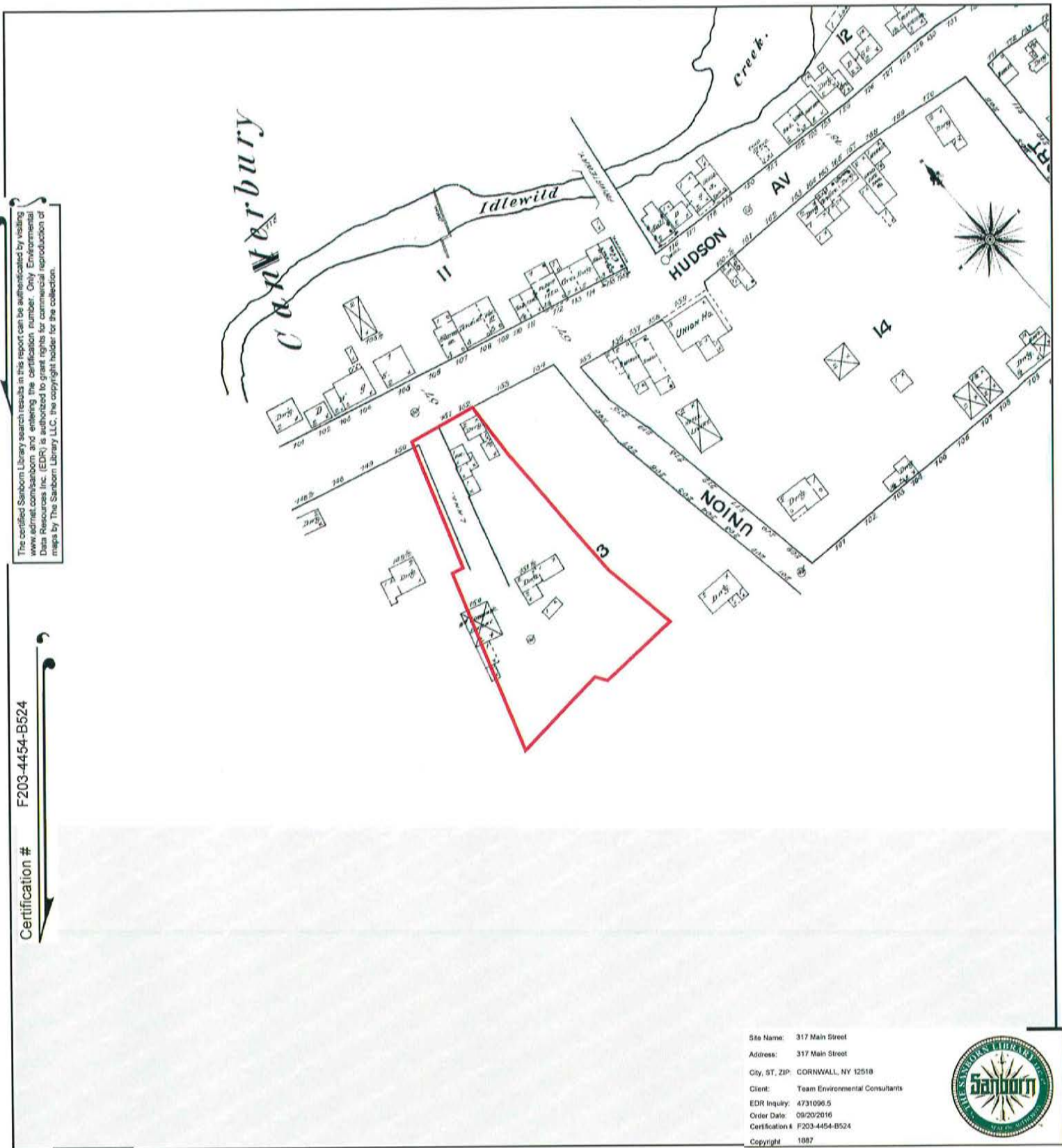
This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3







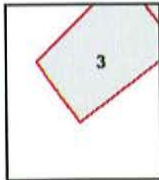
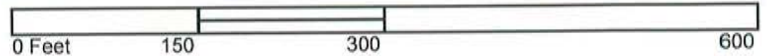
The certified Sanborn Library search results in this report can be authenticated by visiting [www.edr.com/sanborn](http://www.edr.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # F203-4454-B524

Site Name: 317 Main Street  
 Address: 317 Main Street  
 City, ST, ZIP: CORNWALL, NY 12518  
 Client: Team Environmental Consultants  
 EDR Inquiry: 4731096.5  
 Order Date: 09/20/2016  
 Certification #: F203-4454-B524  
 Copyright: 1887



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 3





# **ATTACHMENT D**

## **PHASE I ESA INTERVIEW AND INFORMATION SOURCES**



## ATTACHMENT D

### PHASE I ESA INTERVIEW & INFORMATION SOURCES

#### BERNICKER PROPERTY

317 MAIN STREET, CORNWALL, NEW YORK 12518

Information Source	Affiliation	Phone Number
Cathy Ann Nicholson	Riverside Bank	845-790-6381
David Wilburn	Riverside Bank	860-435-5222
William Bernicker	Property/Business Owner	914-474-2417
Ronald Fiorentino	Town of Cornwall Tax Assessor	845-534-7290
Gary Vinson	Town of Cornwall Building/Fire Inspector	845-534-9429
Katrin Kraft	Environmental Data Resources	800-326-0847



# **ATTACHMENT E**

## **FEDERAL & STATE DATABASE REPORT**



**317 Main Street**

317 Main Street

CORNWALL, NY 12518

Inquiry Number: 4731096.2s

September 20, 2016

## FirstSearch Area/Linear Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Search Summary Report

**TARGET SITE**      **317 MAIN STREET**  
**CORNWALL, NY 12518**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i><b>NPL</b></i>	Y	0	0	0	-	-	0	0
<i><b>NPL Delisted</b></i>	Y	0	0	0	-	-	0	0
<i><b>CERCLIS</b></i>	Y	0	0	0	-	-	0	0
<i><b>NFRAP</b></i>	Y	0	-	-	-	-	0	0
<i><b>RCRA COR ACT</b></i>	Y	0	0	0	-	-	0	0
<i><b>RCRA TSD</b></i>	Y	0	0	0	-	-	0	0
<i><b>RCRA GEN</b></i>	Y	0	0	1	-	-	0	1
<i><b>Federal IC / EC</b></i>	Y	0	0	0	-	-	0	0
<i><b>ERNS</b></i>	Y	0	-	-	-	-	0	0
<i><b>State/Tribal CERCLIS</b></i>	Y	0	0	0	-	-	0	0
<i><b>State/Tribal SWL</b></i>	Y	0	0	0	-	-	0	0
<i><b>State/Tribal LTANKS</b></i>	Y	0	3	2	-	-	0	5
<i><b>State/Tribal Tanks</b></i>	Y	2	1	-	-	-	0	3
<i><b>State/Tribal IC / EC</b></i>	Y	0	0	2	-	-	0	2
<i><b>State/Tribal VCP</b></i>	Y	0	0	0	-	-	0	0
<i><b>ST/Tribal Brownfields</b></i>	Y	0	0	1	-	-	0	1
<i><b>US Brownfields</b></i>	Y	0	0	0	-	-	0	0
<i><b>Other Haz Sites</b></i>	Y	0	-	-	-	-	0	0
<i><b>Other Tanks</b></i>	Y	0	-	-	-	-	0	0
<i><b>Spills</b></i>	Y	0	6	-	-	-	0	6
<i><b>Other</b></i>	Y	0	1	-	-	-	0	1
- Totals --		2	11	6	0	0	0	19

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## Search Summary Report

**TARGET SITE: 317 MAIN STREET  
CORNWALL, NY 12518**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	03/07/2016	0.250	0	0	0	-	-	0	0
	Proposed NPL	03/07/2016	0.250	0	0	0	-	-	0	0
<b>NPL Delisted</b>	Delisted NPL	03/07/2016	0.250	0	0	0	-	-	0	0
<b>CERCLIS</b>	SEMS	03/07/2016	0.250	0	0	0	-	-	0	0
<b>NFRAP</b>	SEMS-ARCHIVE	03/07/2016	TP	0	-	-	-	-	0	0
<b>RCRA COR ACT</b>	CORRACTS	06/27/2016	0.250	0	0	0	-	-	0	0
<b>RCRA TSD</b>	RCRA-TSDF	06/21/2016	0.250	0	0	0	-	-	0	0
<b>RCRA GEN</b>	RCRA-LQG	06/21/2016	0.250	0	0	1	-	-	0	1
	RCRA-SQG	06/21/2016	0.125	0	0	-	-	-	0	0
	RCRA-CESQG	06/21/2016	0.125	0	0	-	-	-	0	0
<b>Federal IC / EC</b>	US ENG CONTROLS	05/09/2016	0.250	0	0	0	-	-	0	0
	US INST CONTROL	05/09/2016	0.250	0	0	0	-	-	0	0
<b>ERNS</b>	ERNS	03/28/2016	TP	0	-	-	-	-	0	0
<b>State/Tribal CERCLIS</b>	SHWS	05/17/2016	0.250	0	0	0	-	-	0	0
<b>State/Tribal SWL</b>	SWF/LF	07/06/2016	0.250	0	0	0	-	-	0	0
<b>State/Tribal LTANKS</b>	LTANKS	08/16/2016	0.250	0	3	2	-	-	0	5
	HIST LTANKS	01/01/2002	TP	0	-	-	-	-	0	0
<b>State/Tribal Tanks</b>	UST	06/28/2016	0.125	1	1	-	-	-	0	2
	CBS UST	01/01/2002	0.250	0	0	0	-	-	0	0
	MOSF UST	01/01/2002	0.250	0	0	0	-	-	0	0
	MOSF	06/28/2016	0.250	0	0	0	-	-	0	0
	CBS	06/28/2016	0.250	0	0	0	-	-	0	0
	AST	06/28/2016	TP	1	-	-	-	-	0	1
	CBS AST	01/01/2002	0.250	0	0	0	-	-	0	0
	MOSF AST	01/01/2002	0.250	0	0	0	-	-	0	0
	TANKS	06/28/2016	TP	0	-	-	-	-	0	0
<b>State/Tribal IC / EC</b>	RES DECL	11/18/2010	0.250	0	0	0	-	-	0	0

## Search Summary Report

**TARGET SITE: 317 MAIN STREET  
CORNWALL, NY 12518**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	ENG CONTROLS	05/17/2016	0.250	0	0	1	-	-	0	1
	INST CONTROL	05/17/2016	0.250	0	0	1	-	-	0	1
<b>State/Tribal VCP</b>	VCP	05/17/2016	0.250	0	0	0	-	-	0	0
<b>ST/Tribal Brownfields</b>	BROWNFIELDS	05/17/2016	0.250	0	0	1	-	-	0	1
	ERP	05/17/2016	0.250	0	0	0	-	-	0	0
<b>US Brownfields</b>	US BROWNFIELDS	06/21/2016	0.250	0	0	0	-	-	0	0
<b>Other Haz Sites</b>	US CDL	05/04/2016	TP	0	-	-	-	-	0	0
<b>Other Tanks</b>	HIST UST	01/01/2002	TP	0	-	-	-	-	0	0
	HIST AST	01/01/2002	TP	0	-	-	-	-	0	0
<b>Spills</b>	HMIRS	06/24/2015	TP	0	-	-	-	-	0	0
	NY Spills	08/16/2016	0.125	0	6	-	-	-	0	6
	NY Hist Spills	01/01/2002	TP	0	-	-	-	-	0	0
	SPILLS 90	12/14/2012	TP	0	-	-	-	-	0	0
	SPILLS 80	11/02/2010	TP	0	-	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	06/21/2016	0.125	0	1	-	-	-	0	1
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	01/20/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	03/07/2016	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	TP	0	-	-	-	-	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	DRYCLEANERS	03/31/2016	TP	0	-	-	-	-	0	0
	HSWDS	01/01/2003	0.250	0	0	0	-	-	0	0
	MANIFEST	08/01/2016	TP	0	-	-	-	-	0	0
	SPDES	05/03/2016	0.250	0	0	0	-	-	0	0
	- Totals --			2	11	6	0	0	0	19



# Site Information Report

**Request Date:** SEPTEMBER 20, 2016  
**Request Name:** MARTIN WODKA

**Search Type:** COORD  
**Job Number:** NA

**Target Site:** 317 MAIN STREET  
CORNWALL, NY 12518

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	74.034319	74.0343190 - 74° 2' 3.54"	Easting: 580682.2
Latitude:	41.434567	41.4345670 - 41° 26' 4.44"	Northing: 4587237.5
Elevation:	261 ft. above sea level		Zone: Zone 18

## Demographics

**Sites:** 19      **Non-Geocoded:** 0      **Population:** N/A  
**RADON**

Federal EPA Radon Zone for ORANGE County: 1

Note: Zone 1 indoor average level > 4 pCi/L.  
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for ORANGE COUNTY, NY

Number of sites tested: 268

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area	1.270 pCi/L	91%	8%	1%
Basement	2.370 pCi/L	73%	26%	2%

State Database: NY Radon

Radon Test Results

<u>County</u>	<u>Town</u>	<u>Num Tests</u>	<u>Avg Result</u>	<u>Geo Mean</u>	<u>Max Result</u>
---------------	-------------	------------------	-------------------	-----------------	-------------------

## Site Information Report

### RADON

ORANGE	BLOOMING GR.	77	4.48	2.32	70.2
ORANGE	CHESTER	62	5.27	2.5	48
ORANGE	CORNWALL	104	5.83	3.42	63.6
ORANGE	CRAWFORD	32	3.48	2.26	19.2
ORANGE	DEER PARK	19	3.45	2.46	9.3
ORANGE	GOSHEN	68	5.37	3.02	41.5
ORANGE	GREENVILLE	16	6.36	3.58	35.6
ORANGE	HAMPTONBURGH	49	6.88	5.02	30.4
ORANGE	HIGHLANDS	72	6.91	4.94	35.2
ORANGE	MIDDLETOWN	205	4.09	2.44	40.6
ORANGE	MINISINK	17	8.76	3.08	71.5
ORANGE	MONROE	317	3.3	2.06	34.4
ORANGE	MONTGOMERY	139	6.5	3.17	143.6
ORANGE	MT. HOPE	20	4.6	3.44	15.3
ORANGE	NEW WINDSOR	88	4.05	2.34	31.4
ORANGE	NEWBURGH	263	5.64	3.32	120.6
ORANGE	PORT JERVIS	61	4.53	2.79	25.5
ORANGE	TUXEDO	53	6.26	3.58	28.5
ORANGE	WALLKILL	103	5.17	3.06	50.5
ORANGE	WARWICK	369	7.61	3.96	160.8
ORANGE	WAWAYANDA	42	4.48	2.88	36.1
ORANGE	WOODBURY	97	3.68	2.35	25



# Target Site Summary Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

TOTAL: 19

GEOCODED: 19

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
1	AST --3-122971	(FORMER BC&M DODGE) BERNICKER	317 MAIN STREET CORNWALL, NY 12518	0.00	+ 0	1
1	UST	(FORMER BC&M DODGE) BERNICKER	317 MAIN STREET CORNWALL, NY 12518	0.00	+ 0	5

## Sites Summary Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

TOTAL: 19

GEOCODED: 19

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A2	RCRA NonGen / NLR --NYD986994184	WALTERS MIKE	319 MAIN ST CORNWALL, NY 12518	0.01 WNW	- 1	9
A3	LTANKS --9702699 / 1997-09-11 --218303 --9702699	LANDMARK AMERICA	CONTINENTAL AV CORNWALL, NY	0.03 WNW	- 7	11
B4	NY Spills --9704128 / 1998-05-22 --9704128 --262612	NYNEX	305 MAIN ST CORNWALL, NY	0.03 NNE	- 6	13
C5	NY Spills --9008580 / 1990-11-15 --9008580 --190683	HYPROCHLORITE	300 QUAKER NEWBURGH, NY	0.04 WNW	- 11	15
C6	LTANKS --8911609 / 1990-03-12 --232406 --8911609	BANK OF NEW YORK	QUAKER AVE. CORNWALL, NY	0.04 WNW	- 10	16
C7	LTANKS --8908937 / 1990-03-08 --173229 --8908937	BANK OF N.Y.	QUAKER STREET CORNWALL, NY	0.04 WNW	- 10	18
B8	NY Spills --9309593 / 1993-11-15 --9309593 --233736	APT. BLDG.	291 MAIN STREET CORNWALL, NY	0.05 NNE	- 13	20
9	NY Spills --0901067 / 2010-04-19 --0901067 --413031	COMMERICAL BUILDING	277 MAIN STREET CORNWALL, NY	0.07 NE	- 12	22
10	NY Spills --0602841 / 2006-09-18 --0602841 --365408	CANTERBURY CREEK	8 BRIDGE STREET CORNWALL, NY	0.07 North	- 18	24



## Sites Summary Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

TOTAL: 19

GEOCODED: 19

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
11	UST	JP MORGAN CHASE BANK	BROADWAY & QUAKER AVENUE CORNWALL, NY 12518	0.08 WNW	- 9	26
12	NY Spills --0903082 / 2009-08-11 --0903082 --415161	ZINK RESIDENCE	21 BRIDGE ST CORNWALL, NY	0.10 NNW	- 4	29
13	LTANKS --8707104 / 2010-06-24 --331392 --8707104	CORNWALL CITGO	RT 9 & WILLOW RD CORNWALL, NY 12518	0.16 NE	- 15	31
D14	BROWNFIELDS --363847	CORNWALL PLAZA	19-45 QUAKER AVENUE CORNWALL, NY 12518	0.17 West	- 6	33
D14	INST CONTROL --363847	CORNWALL PLAZA	19-45 QUAKER AVENUE CORNWALL, NY 12518	0.17 West	- 6	35
D15	RCRA-LQG --NYD054065735	CORNWALL PLAZA	19-45 QUAKER AVE CORNWALL, NY 12518	0.17 West	- 6	46
D16	ENG CONTROLS --363847	CORNWALL PLAZA	19-45 QUAKER AVENUE CORNWALL, NY 12518	0.17 West	- 6	49
17	LTANKS --0506595 / 2006-03-07 --351832 --0506595	HUFFORD RESIDENCE	30 HAZEN ST CORNWALL, NY	0.24 East	+ 20	52

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

AST

**EDR ID:** U000378533      **DIST/DIR:** 0.000      **ELEVATION:** 261      **MAP ID:** 1

**NAME:** (FORMER BC&M DODGE) BERNICKER DODGE

**Rev:** 06/28/2016

**ADDRESS:** 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 3-122971

**SOURCE:** NY Department of Environmental Conservation

**AST:**

Region: STATE  
DEC Region: 3  
Site Status: Unregulated/Closed  
Facility Id: 3-122971  
Program Type: PBS  
UTM X: 580798.39031  
UTM Y: 4587597.79169  
Expiration Date: N/A  
Site Type: Retail Gasoline Sales

**Affiliation Records:**

Site Id: 32054  
Affiliation Type: Mail Contact  
Company Name: BERNICKER DODGE, INC.  
Contact Type: Not reported  
Contact Name: MARK T. BERNICKER  
Address1: 317 MAIN STREET  
Address2: Not reported  
City: CORNWALL  
State: NY  
Zip Code: 12518  
Country Code: 001  
Phone: (845) 534-3680  
EMail: Not reported  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2007-10-17

Site Id: 32054  
Affiliation Type: On-Site Operator  
Company Name: (FORMER BC&M DODGE) BERNICKER DODGE  
Contact Type: Not reported  
Contact Name: MARK T. BERNICKER  
Address1: Not reported  
Address2: Not reported  
City: Not reported  
State: NN  
Zip Code: Not reported  
Country Code: 001  
Phone: (845) 534-3680  
EMail: Not reported  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2007-10-17

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

AST

**EDR ID:** U000378533      **DIST/DIR:** 0.000      **ELEVATION:** 261      **MAP ID:** 1

**NAME:** (FORMER BC&M DODGE) BERNICKER DODGE

**Rev:** 06/28/2016

**ADDRESS:** 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 3-122971

**SOURCE:** NY Department of Environmental Conservation

Site Id: 32054

Affiliation Type: Emergency Contact

Company Name: BERNICKER PROPERTIES LLC

Contact Type: Not reported

Contact Name: MARK T. BERNICKER

Address1: Not reported

Address2: Not reported

City: Not reported

State: NN

Zip Code: Not reported

Country Code: 999

Phone: (845) 534-2282

EMail: Not reported

Fax Number: Not reported

Modified By: BHYUKOWE

Date Last Modified: 2007-10-17

Site Id: 32054

Affiliation Type: Facility Owner

Company Name: BERNICKER PROPERTIES LLC

Contact Type: PRESIDENT

Contact Name: MARK T. BERNICKER

Address1: 317 MAIN STREET

Address2: Not reported

City: CORNWALL

State: NY

Zip Code: 12518

Country Code: 001

Phone: (845) 534-3680

EMail: Not reported

Fax Number: Not reported

Modified By: BHYUKOWE

Date Last Modified: 2007-10-17

Tank Info:

Tank Number: 4

Tank Id: 219925

Material Code: 2642

Common Name of Substance: Used Oil (Heating, On-Site Consumption)

Equipment Records:

H00 - Tank Leak Detection - None

B01 - Tank External Protection - Painted/Asphalt Coating

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

AST

EDR ID: U000378533 DIST/DIR: 0.000 ELEVATION: 261 MAP ID: 1

NAME: (FORMER BC&M DODGE) BERNICKER DODGE

Rev: 06/28/2016

ADDRESS: 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE

ID/Status: 3-122971

SOURCE: NY Department of Environmental Conservation

K00 - Spill Prevention - None  
E00 - Piping Secondary Containment - None  
F00 - Pipe External Protection - None  
L00 - Piping Leak Detection - None  
G00 - Tank Secondary Containment - None  
I00 - Overfill - None  
A00 - Tank Internal Protection - None  
J00 - Dispenser - None  
D02 - Pipe Type - Galvanized Steel  
C01 - Pipe Location - Aboveground

Tank Location: 3

Tank Type: Steel/Carbon Steel/Iron

Tank Status: In Service

Pipe Model: Not reported

Install Date: 01/13/2006

Capacity Gallons: 500

Tightness Test Method: NN

Date Test: Not reported

Next Test Date: Not reported

Date Tank Closed: Not reported

Register: True

Modified By: BHYUKOWE

Last Modified: 10/17/2007

Material Name: Not reported

Tank Number: 5

Tank Id: 219926

Material Code: 2642

Common Name of Substance: Used Oil (Heating, On-Site Consumption)

### Equipment Records:

A00 - Tank Internal Protection - None  
G00 - Tank Secondary Containment - None  
I00 - Overfill - None  
L00 - Piping Leak Detection - None  
B01 - Tank External Protection - Painted/Asphalt Coating  
H00 - Tank Leak Detection - None  
F00 - Pipe External Protection - None  
E00 - Piping Secondary Containment - None  
K00 - Spill Prevention - None  
C01 - Pipe Location - Aboveground  
D02 - Pipe Type - Galvanized Steel  
J00 - Dispenser - None

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

AST

**EDR ID:** U000378533      **DIST/DIR:** 0.000      **ELEVATION:** 261      **MAP ID:** 1

**NAME:** (FORMER BC&M DODGE) BERNICKER DODGE

**Rev:** 06/28/2016

**ADDRESS:** 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 3-122971

**SOURCE:** NY Department of Environmental Conservation

Tank Location: 3  
Tank Type: Steel/Carbon Steel/Iron  
Tank Status: In Service  
Pipe Model: Not reported  
Install Date: 11/16/2006  
Capacity Gallons: 450  
Tightness Test Method: NN  
Date Test: Not reported  
Next Test Date: Not reported  
Date Tank Closed: Not reported  
Register: True  
Modified By: BHYUKOWE  
Last Modified: 10/17/2007  
Material Name: Not reported

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

UST

**EDR ID:** U000378533      **DIST/DIR:** 0.000      **ELEVATION:** 261      **MAP ID:** 1

**NAME:** (FORMER BC&M DODGE) BERNICKER DODGE      **Rev:** 06/28/2016  
**ADDRESS:** 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE  
**SOURCE:** NY Department of Environmental Conservation

UST:  
Id/Status: 3-122971 / Unregulated/Closed  
Program Type: PBS  
Region: STATE  
DEC Region: 3  
Expiration Date: N/A  
UTM X: 580798.39031  
UTM Y: 4587597.79169  
Site Type: Retail Gasoline Sales

Affiliation Records:  
Site Id: 32054  
Affiliation Type: Mail Contact  
Company Name: BERNICKER DODGE, INC.  
Contact Type: Not reported  
Contact Name: MARK T. BERNICKER  
Address1: 317 MAIN STREET  
Address2: Not reported  
City: CORNWALL  
State: NY  
Zip Code: 12518  
Country Code: 001  
Phone: (845) 534-3680  
EMail: Not reported  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2007-10-17

Site Id: 32054  
Affiliation Type: On-Site Operator  
Company Name: (FORMER BC&M DODGE) BERNICKER DODGE  
Contact Type: Not reported  
Contact Name: MARK T. BERNICKER  
Address1: Not reported  
Address2: Not reported  
City: Not reported  
State: NN  
Zip Code: Not reported  
Country Code: 001  
Phone: (845) 534-3680  
EMail: Not reported  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2007-10-17

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

UST

**EDR ID:** U000378533      **DIST/DIR:** 0.000      **ELEVATION:** 261      **MAP ID:** 1

**NAME:** (FORMER BC&M DODGE) BERNICKER DODGE      **Rev:** 06/28/2016  
**ADDRESS:** 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE  
**SOURCE:** NY Department of Environmental Conservation

Site Id: 32054  
Affiliation Type: Emergency Contact  
Company Name: BERNICKER PROPERTIES LLC  
Contact Type: Not reported  
Contact Name: MARK T. BERNICKER  
Address1: Not reported  
Address2: Not reported  
City: Not reported  
State: NN  
Zip Code: Not reported  
Country Code: 999  
Phone: (845) 534-2282  
EMail: Not reported  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2007-10-17

Site Id: 32054  
Affiliation Type: Facility Owner  
Company Name: BERNICKER PROPERTIES LLC  
Contact Type: PRESIDENT  
Contact Name: MARK T. BERNICKER  
Address1: 317 MAIN STREET  
Address2: Not reported  
City: CORNWALL  
State: NY  
Zip Code: 12518  
Country Code: 001  
Phone: (845) 534-3680  
EMail: Not reported  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2007-10-17

### Tank Info:

Tank Number: 1  
Tank ID: 69750  
Tank Status: Closed - Removed  
Material Name: Closed - Removed  
Capacity Gallons: 4000  
Install Date: 08/01/1976  
Date Tank Closed: 02/28/1993  
Registered: True

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### UST

**EDR ID:** U000378533      **DIST/DIR:** 0.000      **ELEVATION:** 261      **MAP ID:** 1

**NAME:** (FORMER BC&M DODGE) BERNICKER DODGE      **Rev:** 06/28/2016  
**ADDRESS:** 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE  
**SOURCE:** NY Department of Environmental Conservation

Tank Location: Underground  
Tank Type: Equivalent technology  
Material Code: 0009  
Common Name of Substance: Gasoline

Tightness Test Method: 00  
Date Test: Not reported  
Next Test Date: Not reported  
Pipe Model: Not reported  
Modified By: BHYUKOWE  
Last Modified: 10/17/2007

Equipment Records:  
H00 - Tank Leak Detection - None  
J02 - Dispenser - Suction Dispenser  
B00 - Tank External Protection - None  
F00 - Pipe External Protection - None  
A00 - Tank Internal Protection - None  
G00 - Tank Secondary Containment - None  
I00 - Overfill - None  
C00 - Pipe Location - No Piping  
D02 - Pipe Type - Galvanized Steel

Tank Number: 2  
Tank ID: 69751  
Tank Status: Closed - Removed  
Material Name: Closed - Removed  
Capacity Gallons: 6000  
Install Date: 08/01/1976  
Date Tank Closed: 02/28/1993  
Registered: True  
Tank Location: Underground  
Tank Type: Equivalent technology  
Material Code: 0009  
Common Name of Substance: Gasoline

Tightness Test Method: 00  
Date Test: Not reported  
Next Test Date: Not reported  
Pipe Model: Not reported  
Modified By: BHYUKOWE  
Last Modified: 10/17/2007

Equipment Records:  
H00 - Tank Leak Detection - None

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

UST

**EDR ID:** U000378533      **DIST/DIR:** 0.000      **ELEVATION:** 261      **MAP ID:** 1

**NAME:** (FORMER BC&M DODGE) BERNICKER DODGE      **Rev:** 06/28/2016  
**ADDRESS:** 317 MAIN STREET  
CORNWALL, NY 12518  
ORANGE  
**SOURCE:** NY Department of Environmental Conservation

B00 - Tank External Protection - None  
F00 - Pipe External Protection - None  
J02 - Dispenser - Suction Dispenser  
C00 - Pipe Location - No Piping  
A00 - Tank Internal Protection - None  
G00 - Tank Secondary Containment - None  
I00 - Overfill - None  
D02 - Pipe Type - Galvanized Steel

Tank Number: 3  
Tank ID: 69752  
Tank Status: Closed - Removed  
Material Name: Closed - Removed  
Capacity Gallons: 4000  
Install Date: 08/01/1976  
Date Tank Closed: 02/28/1993  
Registered: True  
Tank Location: Underground  
Tank Type: Equivalent technology  
Material Code: 0009  
Common Name of Substance: Gasoline

Tightness Test Method: 00  
Date Test: Not reported  
Next Test Date: Not reported  
Pipe Model: Not reported  
Modified By: BHYUKOWE  
Last Modified: 10/17/2007

Equipment Records:  
C00 - Pipe Location - No Piping  
H00 - Tank Leak Detection - None  
F00 - Pipe External Protection - None  
B00 - Tank External Protection - None  
J02 - Dispenser - Suction Dispenser  
G00 - Tank Secondary Containment - None  
I00 - Overfill - None  
A00 - Tank Internal Protection - None  
D02 - Pipe Type - Galvanized Steel

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### RCRA NonGen / NLR

**EDR ID:** 1000556838      **DIST/DIR:** 0.006 WNW      **ELEVATION:** 260      **MAP ID:** A2

**NAME:** WALTERS MIKE

**Rev:** 06/21/2016

**ADDRESS:** 319 MAIN ST  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** NYD986994184

**SOURCE:** US Environmental Protection Agency

#### RCRA NonGen / NLR:

Date form received by agency: 01/01/2007

Facility name: WALTERS MIKE

Facility address: 319 MAIN ST  
CORNWALL, NY 12518

EPA ID: NYD986994184

Mailing address: TERRACE ST  
HAWORTH, NY 07641

Contact: MIKE WALTERS

Contact address: TERRACE ST  
HAWORTH, NY 07641

Contact country: US

Contact telephone: (201) 794-8722

Contact email: Not reported

EPA Region: 02

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

#### Owner/Operator Summary:

Owner/operator name: MIKE WALTER

Owner/operator address: 90 TERRACE ST  
HAWORTH, NJ 07641

Owner/operator country: US

Owner/operator telephone: (914) 385-4505

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: MIKE WALTER

Owner/operator address: 90 TERRACE ST  
HAWORTH, NJ 07641

Owner/operator country: US

Owner/operator telephone: (914) 385-4505

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

#### Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### RCRA NonGen / NLR

**EDR ID:** 1000556838      **DIST/DIR:** 0.006 WNW      **ELEVATION:** 260      **MAP ID:** A2

**NAME:** WALTERS MIKE

**Rev:** 06/21/2016

**ADDRESS:** 319 MAIN ST  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** NYD986994184

**SOURCE:** US Environmental Protection Agency

Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

#### Historical Generators:

Date form received by agency: 01/01/2006

Site name: WALTERS MIKE

Classification: Not a generator, verified

Date form received by agency: 03/13/1992

Site name: WALTERS MIKE

Classification: Conditionally Exempt Small Quantity Generator

. Waste code: X001

. Waste name: WASTE OILS

Violation Status: No violations found

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S102619351      **DIST/DIR:** 0.027 WNW      **ELEVATION:** 254      **MAP ID:** A3

**NAME:** LANDMARK AMERICA

**Rev:** 08/16/2016

**ADDRESS:** CONTINENTAL AV  
CORNWALL, NY  
ORANGE

ID/Status: 9702699 / 1997-09-11  
ID/Status: 218303  
ID/Status: 9702699

**SOURCE:** NY Department of Environmental Conservation

#### LTANKS:

Site ID: 218303

Spill Number/Closed Date: 9702699 / 1997-09-11

Spill Date: 1997-06-03

Spill Cause: Tank Failure

Spill Source: Commercial/Industrial

Spill Class: Known release with minimal potential for fire or hazard. DEC Response.

Willing Responsible Party. Corrective action taken.

Cleanup Ceased: Not reported

Cleanup Meets Standard: True

SWIS: 3624

Investigator: JYMCCART

Referred To: Not reported

Reported to Dept: 1997-06-03

CID: 297

Water Affected: Not reported

Spill Notifier: Other

Last Inspection: Not reported

Recommended Penalty: False

UST Involvement: False

Remediation Phase: 0

Date Entered In Computer: 1997-06-03

Spill Record Last Update: 1997-11-28

Spiller Name: TOM RHOADES

Spiller Company: LANDMARK AMERICA

Spiller Address: CONTINENTAL AV

Spiller City,St,Zip: CORNWALL, NY

Spiller County: 001

Spiller Contact: TOM RHOADES

Spiller Phone: (207) 772-3399

Spiller Extention: Not reported

DEC Region: 3

DER Facility ID: 180607

DEC Memo: "Prior to Sept, 2004 data translation this spill Lead\_DEC Field was

MCCARTHY REPORTS RECEIVED ON CLEANUP.. NFA 9/11/97"

Remarks: "CALLERS COMPANY HIRED FOR TANK REMOVAL AND THEY DISCOVERED  
CONTAMINATED SOIL"

#### Material:

Site ID: 218303

Operable Unit ID: 1045426

Operable Unit: 01

Material ID: 335633

Material Code: 0001A

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S102619351      **DIST/DIR:** 0.027 WNW      **ELEVATION:** 254      **MAP ID:** A3

**NAME:** LANDMARK AMERICA

**Rev:** 08/16/2016

**ADDRESS:** CONTINENTAL AV  
CORNWALL, NY  
ORANGE

ID/Status: 9702699 / 1997-09-11  
ID/Status: 218303  
ID/Status: 9702699

**SOURCE:** NY Department of Environmental Conservation

Material Name: #2 fuel oil  
Case No.: Not reported  
Material FA: Petroleum  
Quantity: .00  
Units: Gallons  
Recovered: .00  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S102664434      **DIST/DIR:** 0.030 NNE      **ELEVATION:** 255      **MAP ID:** B4

**NAME:** NYNEX      **Rev:** 08/16/2016  
**ADDRESS:** 305 MAIN ST      ID/Status: 9704128 / 1998-05-22  
CORNWALL, NY      ID/Status: 9704128  
ORANGE      ID/Status: 262612  
**SOURCE:** NY Department of Environmental Conservation

#### SPILLS:

Facility ID: 9704128  
Facility Type: ER  
DER Facility ID: 214412  
Site ID: 262612  
DEC Region: 3  
Spill Date: 1997-07-07  
Spill Number/Closed Date: 9704128 / 1998-05-22  
Spill Cause: Unknown  
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.  
Willing Responsible Party. Corrective action taken.  
SWIS: 3600  
Investigator: tdghiosa  
Referred To: Not reported  
Reported to Dept: 1997-07-07  
CID: 211  
Water Affected: Not reported  
Spill Source: Commercial/Industrial  
Spill Notifier: Other  
Cleanup Ceased: Not reported  
Cleanup Meets Std: False  
Last Inspection: Not reported  
Recommended Penalty: False  
UST Trust: False  
Remediation Phase: 0  
Date Entered In Computer: 1997-07-07  
Spill Record Last Update: 1998-07-09  
Spiller Name: THOMAS OBRIEN  
Spiller Company: NYNEX  
Spiller Address: 305 MAIN ST  
Spiller City,St,Zip: CORNWELL, NY  
Spiller Company: 001  
Contact Name: THOMAS OBRIEN  
Contact Phone: (914) 356-4860  
DEC Memo: "Prior to Sept, 2004 data translation this spill Lead\_DEC Field was  
GHIOSAY "  
Remarks: "CALLER IS REMOVING TANK AND FOUND CONTAMINATED SOIL / CALLER STATES  
THERE IS PITTING IN TANK BUT NO HOLES / POSSIBLE CAUSE TANK OVER FILL  
/ SOIL IS BEING REMOVED"

#### Material:

Site ID: 262612  
Operable Unit ID: 1049992  
Operable Unit: 01  
Material ID: 333387

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S102664434      **DIST/DIR:** 0.030 NNE      **ELEVATION:** 255      **MAP ID:** B4

**NAME:** NYNEX      **Rev:** 08/16/2016  
**ADDRESS:** 305 MAIN ST      ID/Status: 9704128 / 1998-05-22  
CORNWALL, NY      ID/Status: 9704128  
ORANGE      ID/Status: 262612  
**SOURCE:** NY Department of Environmental Conservation

Material Code: 0008  
Material Name: diesel  
Case No.: Not reported  
Material FA: Petroleum  
Quantity: .00  
Units: Gallons  
Recovered: .00  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S102154130      **DIST/DIR:** 0.041 WNW      **ELEVATION:** 250      **MAP ID:** C5

**NAME:** HYPROCHLORITE

**Rev:** 08/16/2016

**ADDRESS:** 300 QUAKER  
NEWBURGH, NY  
ORANGE

ID/Status: 9008580 / 1990-11-15  
ID/Status: 9008580  
ID/Status: 190683

**SOURCE:** NY Department of Environmental Conservation

#### SPILLS:

Facility ID: 9008580

Facility Type: ER

DER Facility ID: 159047

Site ID: 190683

DEC Region: 3

Spill Date: 1990-11-05

Spill Number/Closed Date: 9008580 / 1990-11-15

Spill Cause: Abandoned Drums

Spill Class: Not reported

SWIS: 3600

Investigator: DVWEHRFR

Referred To: Not reported

Reported to Dept: 1990-11-05

CID: Not reported

Water Affected: Not reported

Spill Source: Unknown

Spill Notifier: Fire Department

Cleanup Ceased: 1953-06-18

Cleanup Meets Std: True

Last Inspection: Not reported

Recommended Penalty: False

UST Trust: False

Remediation Phase: 0

Date Entered In Computer: 1990-11-15

Spill Record Last Update: 1990-11-28

Spiller Name: Not reported

Spiller Company: Not reported

Spiller Address: Not reported

Spiller City,St,Zip: \*\*\*Update\*\*\*, ZZ

Spiller Company: 001

Contact Name: Not reported

Contact Phone: Not reported

DEC Memo: "Prior to Sept, 2004 data translation this spill Lead\_DEC Field was

WEHRFRITZ 09/27/95: This is additional information about material

spilled from the translation of the old spill file: SODIUM

HYPOCHLORATE."

Remarks: "ABANDONED PAIL FOUND NEWBURGH FIRE INSPECT. WILL HAVE FIRE CHIEF

CALL FIRE CHIEF NOT REALLY SURE WHAT MATERIAL IS TO GO TO SITE IT IS

POOL CHEMICAL WILL DILUTE AND DISPOSED"

Material:

Tank Test:

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S100164964      **DIST/DIR:** 0.045 WNW      **ELEVATION:** 251      **MAP ID:** C6

**NAME:** BANK OF NEW YORK

**Rev:** 08/16/2016

**ADDRESS:** QUAKER AVE.  
CORNWALL, NY  
ORANGE

ID/Status: 8911609 / 1990-03-12  
ID/Status: 232406  
ID/Status: 8911609

**SOURCE:** NY Department of Environmental Conservation

#### LTANKS:

Site ID: 232406

Spill Number/Closed Date: 8911609 / 1990-03-12

Spill Date: 1990-03-07

Spill Cause: Tank Failure

Spill Source: Commercial/Industrial

Spill Class: Not reported

Cleanup Ceased: 1990-03-12

Cleanup Meets Standard: True

SWIS: 3624

Investigator: dvwehrfr

Referred To: Not reported

Reported to Dept: 1990-03-07

CID: Not reported

Water Affected: Not reported

Spill Notifier: Other

Last Inspection: Not reported

Recommended Penalty: False

UST Involvement: False

Remediation Phase: 0

Date Entered In Computer: Not reported

Spill Record Last Update: 2003-12-02

Spiller Name: Not reported

Spiller Company: BANK OF N.Y.

Spiller Address: 440 MAMARONECK AVE.

Spiller City,St,Zip: HARRISON, NY

Spiller County: 001

Spiller Contact: Not reported

Spiller Phone: Not reported

Spiller Extention: Not reported

DEC Region: 3

DER Facility ID: 191534

DEC Memo: "Prior to Sept, 2004 data translation this spill Lead\_DEC Field was  
WHRFRITZ "

Remarks: "IRA CONKLIN PULLING 1500 GALL. FUEL OIL TANK CONTAMINATION FOUND  
DURING EXCAVATION SOIL HAS BEEN STOCKPILED ON SITE SPOKE WITH  
MR.PICUCCI A 4 WELL BORED IN HOLE AND WILL BE MONIT. VISIB.HOLES IN  
TANK"

#### Material:

Site ID: 232406

Operable Unit ID: 937297

Operable Unit: 01

Material ID: 559367

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S100164964      **DIST/DIR:** 0.045 WNW      **ELEVATION:** 251      **MAP ID:** C6

**NAME:** BANK OF NEW YORK

**Rev:** 08/16/2016

**ADDRESS:** QUAKER AVE.  
CORNWALL, NY  
ORANGE

ID/Status: 8911609 / 1990-03-12  
ID/Status: 232406  
ID/Status: 8911609

**SOURCE:** NY Department of Environmental Conservation

Material Code: 0001A  
Material Name: #2 fuel oil  
Case No.: Not reported  
Material FA: Petroleum  
Quantity: .00  
Units: Not reported  
Recovered: .00  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S100164903      **DIST/DIR:** 0.045 WNW      **ELEVATION:** 251      **MAP ID:** C7

**NAME:** BANK OF N.Y.

**Rev:** 08/16/2016

**ADDRESS:** QUAKER STREET  
CORNWALL, NY  
ORANGE

ID/Status: 8908937 / 1990-03-08  
ID/Status: 173229  
ID/Status: 8908937

**SOURCE:** NY Department of Environmental Conservation

#### LTANKS:

Site ID: 173229  
Spill Number/Closed Date: 8908937 / 1990-03-08  
Spill Date: 1989-12-08  
Spill Cause: Tank Test Failure  
Spill Source: Commercial/Industrial  
Spill Class: Not reported  
Cleanup Ceased: 1990-03-08  
Cleanup Meets Standard: True  
SWIS: 3624  
Investigator: DUNN  
Referred To: Not reported  
Reported to Dept: 1989-12-11  
CID: Not reported  
Water Affected: Not reported  
Spill Notifier: Tank Tester  
Last Inspection: Not reported  
Recommended Penalty: False  
UST Involvement: False  
Remediation Phase: 0  
Date Entered In Computer: 1989-12-12  
Spill Record Last Update: 1990-07-10  
Spiller Name: Not reported  
Spiller Company: BANK OF N.Y.  
Spiller Address: 440 MAMARONECK  
Spiller City,St,Zip: HARRISON, NY 10528  
Spiller County: 001  
Spiller Contact: Not reported  
Spiller Phone: Not reported  
Spiller Extention: Not reported  
DEC Region: 3  
DER Facility ID: 145734  
DEC Memo: ""  
Remarks: "WILL EIR"

#### Material:

Site ID: 173229  
Operable Unit ID: 933982  
Operable Unit: 01  
Material ID: 442125  
Material Code: 0001A  
Material Name: #2 fuel oil  
Case No.: Not reported  
Material FA: Petroleum

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S100164903      **DIST/DIR:** 0.045 WNW      **ELEVATION:** 251      **MAP ID:** C7

**NAME:** BANK OF N.Y.

**Rev:** 08/16/2016

**ADDRESS:** QUAKER STREET  
CORNWALL, NY  
ORANGE

ID/Status: 8908937 / 1990-03-08  
ID/Status: 173229  
ID/Status: 8908937

**SOURCE:** NY Department of Environmental Conservation

Quantity: .00  
Units: Not reported  
Recovered: .00  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:  
Site ID: 173229  
Spill Tank Test: 1536556  
Tank Number: Not reported  
Tank Size: 0  
Test Method: 00  
Leak Rate: .00  
Gross Fail: Not reported  
Modified By: Spills  
Last Modified: Not reported  
Test Method: Unknown



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S102108991 **DIST/DIR:** 0.046 NNE **ELEVATION:** 248 **MAP ID:** B8

**NAME:** APT. BLDG.  
**ADDRESS:** 291 MAIN STREET  
CORNWALL, NY  
ORANGE

**Rev:** 08/16/2016  
ID/Status: 9309593 / 1993-11-15  
ID/Status: 9309593  
ID/Status: 233736

**SOURCE:** NY Department of Environmental Conservation

#### SPILLS:

Facility ID: 9309593  
Facility Type: ER  
DER Facility ID: 192586  
Site ID: 233736  
DEC Region: 3  
Spill Date: 1993-11-08  
Spill Number/Closed Date: 9309593 / 1993-11-15  
Spill Cause: Deliberate  
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.  
Willing Responsible Party. Corrective action taken.

SWIS: 3624

Investigator: DVWEHRFR  
Referred To: Not reported  
Reported to Dept: 1993-11-08  
CID: Not reported

Water Affected: Not reported  
Spill Source: Commercial/Industrial  
Spill Notifier: Affected Persons  
Cleanup Ceased: 1993-11-15  
Cleanup Meets Std: False  
Last Inspection: Not reported  
Recommended Penalty: False  
UST Trust: False

Remediation Phase: 0  
Date Entered In Computer: Not reported  
Spill Record Last Update: 2003-12-02

Spiller Name: Not reported  
Spiller Company: FRED'S PLACE  
Spiller Address: 293/295 MAIN STREET  
Spiller City,St,Zip: ZZ  
Spiller Company: 001  
Contact Name: Not reported  
Contact Phone: Not reported

DEC Memo: "Prior to Sept, 2004 data translation this spill Lead\_DEC Field was  
WEHRFRITZ "

Remarks: "DUMPING ON SIDE AND BACK OF DELI WOULD LIKE CALL BACK AFTER 7 PM  
REFERRED TO OCHD 294-7961"

#### Material:

Site ID: 233736  
Operable Unit ID: 991141  
Operable Unit: 01  
Material ID: 392249  
Material Code: 0066A

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S102108991      **DIST/DIR:** 0.046 NNE      **ELEVATION:** 248      **MAP ID:** B8

**NAME:** APT. BLDG.

**Rev:** 08/16/2016

**ADDRESS:** 291 MAIN STREET  
CORNWALL, NY  
ORANGE

ID/Status: 9309593 / 1993-11-15  
ID/Status: 9309593  
ID/Status: 233736

**SOURCE:** NY Department of Environmental Conservation

Material Name: unknown petroleum  
Case No.: Not reported  
Material FA: Petroleum  
Quantity: 15.00  
Units: Gallons  
Recovered: .00  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S109582298      **DIST/DIR:** 0.071 NE      **ELEVATION:** 249      **MAP ID:** 9

**NAME:** COMMERICAL BUILDING

**Rev:** 08/16/2016

**ADDRESS:** 277 MAIN STREET  
CORNWALL, NY  
ORANGE

ID/Status: 0901067 / 2010-04-19  
ID/Status: 0901067  
ID/Status: 413031

**SOURCE:** NY Department of Environmental Conservation

#### SPILLS:

Facility ID: 0901067

Facility Type: ER

DER Facility ID: 362186

Site ID: 413031

DEC Region: 3

Spill Date: 2009-04-27

Spill Number/Closed Date: 0901067 / 2010-04-19

Spill Cause: Equipment Failure

Spill Class: Known release with minimal potential for fire or hazard. DEC Response.

Willing Responsible Party. Corrective action taken.

SWIS: 3624

Investigator: dxtraver

Referred To: Not reported

Reported to Dept: 2009-04-27

CID: Not reported

Water Affected: Not reported

Spill Source: Commercial/Industrial

Spill Notifier: Local Agency

Cleanup Ceased: Not reported

Cleanup Meets Std: False

Last Inspection: Not reported

Recommended Penalty: False

UST Trust: False

Remediation Phase: 0

Date Entered In Computer: 2009-04-27

Spill Record Last Update: 2010-04-19

Spiller Name: Not reported

Spiller Company: DAVID HEY

Spiller Address: Not reported

Spiller City,St,Zip: NY

Spiller Company: 999

Contact Name: DAVID HEY

Contact Phone: (803) 642-5195

DEC Memo: "4/27/09: Waiting for update from both parties...ra 4-28-09 Received call from property owner David Hey (803-642-51950 regarding cleanup of spill. Called and spoke with the realtor handling the sale - Smithger Realty - Ellen Kelley 845-534-7874. Then called and spoke with Scott Fischer of Cross River Environmental. 1K tank pulled yesterday. Contaminated soils observed from both the tank and the piping from the tank to the pump. Hole was lined with plastic and backfilled until insurance and RP make a decision. jm 6/8/09- Spoke to Denise of Mr. Heys' Ins. Co.- Explained need to cleanup. She will contact CrossRiver. 8/24/09- Received GW results from Cross River.

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S109582298      **DIST/DIR:** 0.071 NE      **ELEVATION:** 249      **MAP ID:** 9

**NAME:** COMMERICAL BUILDING

**Rev:** 08/16/2016

**ADDRESS:** 277 MAIN STREET  
CORNWALL, NY  
ORANGE

ID/Status: 0901067 / 2010-04-19  
ID/Status: 0901067  
ID/Status: 413031

**SOURCE:** NY Department of Environmental Conservation

Discussed results with Scott from Cross River. Recommended that DEC receive proposal for further soil/GW impact delineation. dt 1/15/10- DEC provided Work plan comments; see e-docs. DT 4/19/10- Received HES closure Report dated 3/25/10. Soil impacts delineated around UST area. Minimal soil impacts remain past excavation area. Groundwater is impacted; area serviced by municipal water. Closed as does not meet standards. NFA DT"

Remarks: "1000 gallon gas tank- tank failure- clean up pending contact with the owner."

#### Material:

Site ID: 413031  
Operable Unit ID: 1169483  
Operable Unit: 01  
Material ID: 2161140  
Material Code: 0009  
Material Name: gasoline  
Case No.: Not reported  
Material FA: Petroleum  
Quantity: Not reported  
Units: Gallons  
Recovered: Not reported  
Resource Affected: Not reported  
Oxygenate: Not reported

#### Tank Test:

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S108057429      **DIST/DIR:** 0.073 North      **ELEVATION:** 243      **MAP ID:** 10

**NAME:** CANTERBURY CREEK

**Rev:** 08/16/2016

**ADDRESS:** 8 BRIDGE STREET  
CORNWALL, NY  
ORANGE

ID/Status: 0602841 / 2006-09-18  
ID/Status: 0602841  
ID/Status: 365408

**SOURCE:** NY Department of Environmental Conservation

#### SPILLS:

Facility ID: 0602841

Facility Type: ER

DER Facility ID: 315547

Site ID: 365408

DEC Region: 3

Spill Date: 2006-06-14

Spill Number/Closed Date: 0602841 / 2006-09-18

Spill Cause: Unknown

Spill Class: Known release that creates a file or hazard. DEC Response. Willing  
Responsible Party. Corrective action taken.

SWIS: 3624

Investigator: RXAMATO

Referred To: Not reported

Reported to Dept: 2006-06-14

CID: 444

Water Affected: CANTERBURY CREEK

Spill Source: Unknown

Spill Notifier: Other

Cleanup Ceased: Not reported

Cleanup Meets Std: True

Last Inspection: Not reported

Recommended Penalty: False

UST Trust: False

Remediation Phase: 0

Date Entered In Computer: 2006-06-14

Spill Record Last Update: 2006-09-18

Spiller Name: GARY VINSON

Spiller Company: CANTERBURY CREEK

Spiller Address: 8 BRIDGE STREET

Spiller City,St,Zip: CORNWALL, NY

Spiller Company: 001

Contact Name: GARY VINSON

Contact Phone: (845) 590-0425 CELL

DEC Memo: "06/15/06: SPOKE WITH GARY. ROB AMATO, DEC, EN ROUTE TO INVESTIGATE.

NFA this #. See Spill No. 0601789 & 0602347. dt"

Remarks: "VERY STRONG ODOR AND SHEEN AT THIS SITE: N THE REAR OF THE ABOVE  
ADDRESS: "

#### Material:

Site ID: 365408

Operable Unit ID: 1123428

Operable Unit: 01

Material ID: 2112889

Material Code: 0066A

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S108057429      **DIST/DIR:** 0.073 North      **ELEVATION:** 243      **MAP ID:** 10

**NAME:** CANTERBURY CREEK

**Rev:** 08/16/2016

**ADDRESS:** 8 BRIDGE STREET  
CORNWALL, NY  
ORANGE

ID/Status: 0602841 / 2006-09-18  
ID/Status: 0602841  
ID/Status: 365408

**SOURCE:** NY Department of Environmental Conservation

Material Name: unknown petroleum  
Case No.: Not reported  
Material FA: Petroleum  
Quantity: Not reported  
Units: Gallons  
Recovered: .00  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

UST

**EDR ID:** U000414147 **DIST/DIR:** 0.080 WNW **ELEVATION:** 252 **MAP ID:** 11

**NAME:** JP MORGAN CHASE BANK **Rev:** 06/28/2016  
**ADDRESS:** BROADWAY & QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE  
**SOURCE:** NY Department of Environmental Conservation

**UST:**

Id/Status: 3-078913 / Unregulated/Closed  
Program Type: PBS  
Region: STATE  
DEC Region: 3  
Expiration Date: N/A  
UTM X: 580513.65249  
UTM Y: 4587515.13584  
Site Type: Other

**Affiliation Records:**

Site Id: 31954  
Affiliation Type: Mail Contact  
Company Name: JP MORGAN CHASE BANK  
Contact Type: Not reported  
Contact Name: DAN ALBANESE  
Address1: 575 WASHINGTON AVENUE  
Address2: 4TH FLOOR  
City: JERSEY CITY  
State: NJ  
Zip Code: 07310  
Country Code: 001  
Phone: (201) 595-7663  
EMail: DAMIANO.X.ALABANESE@JPMCHASE.COM  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2012-09-12

Site Id: 31954  
Affiliation Type: On-Site Operator  
Company Name: JP MORGAN CHASE BANK  
Contact Type: Not reported  
Contact Name: JP MORGAN CHASE BANK  
Address1: Not reported  
Address2: Not reported  
City: Not reported  
State: NY  
Zip Code: Not reported  
Country Code: 001  
Phone: (845) 534-2535  
EMail: Not reported  
Fax Number: Not reported  
Modified By: JPCUMMIN  
Date Last Modified: 2011-01-10

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

UST

**EDR ID:** U000414147 **DIST/DIR:** 0.080 WNW **ELEVATION:** 252 **MAP ID:** 11

**NAME:** JP MORGAN CHASE BANK **Rev:** 06/28/2016  
**ADDRESS:** BROADWAY & QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE  
**SOURCE:** NY Department of Environmental Conservation

Site Id: 31954  
Affiliation Type: Emergency Contact  
Company Name: CORNWALL NORTH REALTY, LLC  
Contact Type: Not reported  
Contact Name: DAN ALBANESE  
Address1: Not reported  
Address2: Not reported  
City: Not reported  
State: NN  
Zip Code: Not reported  
Country Code: 999  
Phone: (201) 595-7663  
EMail: Not reported  
Fax Number: Not reported  
Modified By: JPCUMMIN  
Date Last Modified: 2011-01-10

Site Id: 31954  
Affiliation Type: Facility Owner  
Company Name: CORNWALL NORTH REALTY, LLC  
Contact Type: PRES., CNS MANAGEMENT CORP.  
Contact Name: CHARLES POWERS  
Address1: 222 GRAND AVENUE  
Address2: Not reported  
City: ENGLEWOOD  
State: NY  
Zip Code: 07631  
Country Code: 001  
Phone: (201) 569-8500  
EMail: Not reported  
Fax Number: Not reported  
Modified By: BHYUKOWE  
Date Last Modified: 2012-09-12

### Tank Info:

Tank Number: 1  
Tank ID: 69241  
Tank Status: Closed - Removed  
Material Name: Closed - Removed  
Capacity Gallons: 1500  
Install Date: 02/01/1990  
Date Tank Closed: 05/22/2008  
Registered: True

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

UST

**EDR ID:** U000414147      **DIST/DIR:** 0.080 WNW      **ELEVATION:** 252      **MAP ID:** 11

**NAME:** JP MORGAN CHASE BANK      **Rev:** 06/28/2016

**ADDRESS:** BROADWAY & QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**SOURCE:** NY Department of Environmental Conservation

Tank Location: Underground  
Tank Type: Steel/carbon steel  
Material Code: 0001  
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: 20  
Date Test: 06/23/2000  
Next Test Date: Not reported  
Pipe Model: Not reported  
Modified By: BHYUKOWE  
Last Modified: 09/12/2012

### Equipment Records:

A00 - Tank Internal Protection - None  
C02 - Pipe Location - Underground/On-ground  
L09 - Piping Leak Detection - Exempt Suction Piping  
D01 - Pipe Type - Steel/Carbon Steel/Iron  
J02 - Dispenser - Suction Dispenser  
G04 - Tank Secondary Containment - Double-Walled (Underground)  
I04 - Overfill - Product Level Gauge (A/G)  
B00 - Tank External Protection - None  
F00 - Pipe External Protection - None  
H00 - Tank Leak Detection - None



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

**EDR ID:** S109826651      **DIST/DIR:** 0.104 NNW      **ELEVATION:** 257      **MAP ID:** 12

**NAME:** ZINK RESIDENCE

**Rev:** 08/16/2016

**ADDRESS:** 21 BRIDGE ST  
CORNWALL, NY  
ORANGE

ID/Status: 0903082 / 2009-08-11  
ID/Status: 0903082  
ID/Status: 415161

**SOURCE:** NY Department of Environmental Conservation

#### SPILLS:

Facility ID: 0903082

Facility Type: ER

DER Facility ID: 364283

Site ID: 415161

DEC Region: 3

Spill Date: 2009-06-16

Spill Number/Closed Date: 0903082 / 2009-08-11

Spill Cause: Equipment Failure

Spill Class: Known release with minimal potential for fire or hazard. DEC Response.

Willing Responsible Party. Corrective action taken.

SWIS: 3624

Investigator: dxweitz

Referred To: Not reported

Reported to Dept: 2009-06-16

CID: Not reported

Water Affected: Not reported

Spill Source: Private Dwelling

Spill Notifier: Other

Cleanup Ceased: Not reported

Cleanup Meets Std: True

Last Inspection: Not reported

Recommended Penalty: False

UST Trust: False

Remediation Phase: 0

Date Entered In Computer: 2009-06-16

Spill Record Last Update: 2009-08-11

Spiller Name: MARY ANN ZINK

Spiller Company: MARY ANN ZINK

Spiller Address: 21 BRIDGE ST

Spiller City,St,Zip: CORNWALL, NY

Spiller Company: 999

Contact Name: SCOTT FISCHER

Contact Phone: (845) 222-4402

DEC Memo: "6/16/09 Spoke with Cross River Env. They will be doing remediation

pending insurance approval. dw 8/11/09 Reviewed TCR done by

HydroEnvironmental which was received 8/10/09. Slight contamination

was left on the tank excavation sidewall next to the foundation, and

final MW samples were all non-detect. NFA dw "

Remarks: "DEACTIVATION OF A 550 GALLON UST, HOLES IN THE TANK AND SOIL  
CONTAMINATION. CLEAN UP IS PENDING."

Material:

Site ID: 415161

Operable Unit ID: 1171520

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### NY Spills

<b>EDR ID:</b>	S109826651	<b>DIST/DIR:</b>	0.104 NNW	<b>ELEVATION:</b>	257	<b>MAP ID:</b>	12
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**NAME:** ZINK RESIDENCE

**Rev:** 08/16/2016

**ADDRESS:** 21 BRIDGE ST  
CORNWALL, NY  
ORANGE

ID/Status: 0903082 / 2009-08-11  
ID/Status: 0903082  
ID/Status: 415161

**SOURCE:** NY Department of Environmental Conservation

Operable Unit: 01  
Material ID: 2163331  
Material Code: 0001A  
Material Name: #2 fuel oil  
Case No.: Not reported  
Material FA: Petroleum  
Quantity: Not reported  
Units: Gallons  
Recovered: Not reported  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** U003075531 **DIST/DIR:** 0.158 NE **ELEVATION:** 246 **MAP ID:** 13

**NAME:** CORNWALL CITGO

**Rev:** 08/16/2016

**ADDRESS:** RT 9 & WILLOW RD

ID/Status: 8707104 / 2010-06-24

CORNWALL, NY 12518

ID/Status: 331392

ORANGE

ID/Status: 8707104

**SOURCE:** NY Department of Environmental Conservation

#### LTANKS:

Site ID: 331392

Spill Number/Closed Date: 8707104 / 2010-06-24

Spill Date: 1987-11-13

Spill Cause: Tank Test Failure

Spill Source: Gasoline Station or other PBS Facility

Spill Class: Known release that creates potential for fire or hazard. DEC Response.

Willing Responsible Party. Corrective action taken.

Cleanup Ceased: Not reported

Cleanup Meets Standard: True

SWIS: 3624

Investigator: kabrowne

Referred To: Not reported

Reported to Dept: 1987-11-18

CID: Not reported

Water Affected: Not reported

Spill Notifier: Responsible Party

Last Inspection: 1988-11-16

Recommended Penalty: False

UST Involvement: True

Remediation Phase: 0

Date Entered In Computer: 1987-11-27

Spill Record Last Update: 2010-06-24

Spiller Name: Not reported

Spiller Company: SPAIN OIL

Spiller Address: Not reported

Spiller City,St,Zip: ZZ

Spiller County: 001

Spiller Contact: Not reported

Spiller Phone: Not reported

Spiller Extention: Not reported

DEC Region: 3

DER Facility ID: 266531

DEC Memo: "Prior to Sept, 2004 data translation this spill Lead\_DEC Field was MCCARTHY 11/29/88: RETEST PASSED. 2-12-08 This spill remains open due to groundwater concentrations in monitoring wells that exceed state standards. Tyree Environmental - Jim Smith - is handling this project. Tyree has requested closure of this spill but been denied by the Department. Jmc 1/26/10 - DEC granted RP's request of discontinuing sampling of monitoring wells MW-2,MW-3,MW-4,MW-5 and MW-7. These monitoring wells have been nondetect for petroleum contamination for several years. The other monitoring wells will continue to be sampled on a quarterly basis. There are two onsite monitoring wells that still have petroleum contamination above the

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** U003075531 **DIST/DIR:** 0.158 NE **ELEVATION:** 246 **MAP ID:** 13

**NAME:** CORNWALL CITGO

**Rev:** 08/16/2016

**ADDRESS:** RT 9 & WILLOW RD

ID/Status: 8707104 / 2010-06-24

CORNWALL, NY 12518

ID/Status: 331392

ORANGE

ID/Status: 8707104

**SOURCE:** NY Department of Environmental Conservation

NYS groundwater standards. KAB 6/24/10 There are no significant impacts from the spill. NFA. KAB"

Remarks: "FILE WITH GW INFO UNDER 9105860. PIN FILE UNDER 93-14926/93623"

#### Material:

Site ID: 331392

Operable Unit ID: 910995

Operable Unit: 01

Material ID: 466079

Material Code: 0009

Material Name: gasoline

Case No.: Not reported

Material FA: Petroleum

Quantity: .00

Units: Pounds

Recovered: .00

Resource Affected: Not reported

Oxygenate: Not reported

#### Tank Test:

Site ID: 331392

Spill Tank Test: 1532347

Tank Number: Not reported

Tank Size: 0

Test Method: 00

Leak Rate: .00

Gross Fail: Not reported

Modified By: Spills

Last Modified: Not reported

Test Method: Unknown

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### BROWNFIELDS

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

#### BROWNFIELDS:

Program: BCP

Site Code: 363847

Acres: 3.793

HW Code: C336070

SWIS: 3624

Town: Cornwall

Record Added Date: 05/11/2006

Record Updated Date: 12/23/2015

Update By: BXANDERS

**Site Description:** Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. **Site Features:** The

site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet.

**Current Zoning and Land Use:** The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A

post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building

is located adjacent to the site. **Past Use of the Site:** A restaurant currently operates in the space previously occupied by the Cornwall

Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner.

**Site Geology and Hydrogeology:** The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense

till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at

approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11

feet below grade.

**Env Problem:** Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern

were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists

on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy

has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is

present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections

will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on

monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### BROWNFIELDS

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement.

Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

#### INST CONTROL:

Site Code: 363847

Control Name: IC/EC Plan

HW Code: C336070

Control Code: 34

Control Type: INST

Dt record added: 12/09/2015

Dt rec updated: 12/28/2015

Updated By: JYMILLER

Site Code: 363847

Site Description: Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The

site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet.

Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A

post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building

is located adjacent to the site. Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall

Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner.

Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense

till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at

approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11

feet below grade.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern

were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists

on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy

has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is

present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections

will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on

monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement.

Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

Site Code: 363847

Control Name: Environmental Easement

HW Code: C336070

Control Code: J

Control Type: INST

Dt record added: 12/09/2015

Dt rec updated: 12/28/2015

Updated By: JYMILLER

Site Code: 363847

Site Description: Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet. Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. Past Use of the Site: A restaurant

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

**Env Problem:** Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. **Significant Threat:** Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

**Health Problem:** Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785 **DIST/DIR:** 0.166 West **ELEVATION:** 255 **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

Site Code: 363847

Control Name: Ground Water Use Restriction

HW Code: C336070

Control Code: 08

Control Type: INST

Dt record added: 12/09/2015

Dt rec updated: 12/28/2015

Updated By: JYMILLER

Site Code: 363847

Site Description: Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet. Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan,

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement.

Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

Site Code: 363847

Control Name: Landuse Restriction

HW Code: C336070

Control Code: 25

Control Type: INST

Dt record added: 12/09/2015

Dt rec updated: 12/28/2015

Updated By: JYMILLER

Site Code: 363847

Site Description: Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet. Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

Site Code: 363847

Control Name: O&M Plan

HW Code: C336070

Control Code: 33

Control Type: INST

Dt record added: 12/09/2015

Dt rec updated: 12/28/2015

Updated By: JYMILLER

Site Code: 363847

**Site Description:** Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. **Site Features:** The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet. **Current Zoning and Land Use:** The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. **Past Use of the Site:** A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. **Site Geology and Hydrogeology:** The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

**Env Problem:** Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene(DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785 **DIST/DIR:** 0.166 West **ELEVATION:** 255 **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement.

Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

Site Code: 363847

Control Name: Site Management Plan

HW Code: C336070

Control Code: 32

Control Type: INST

Dt record added: 12/09/2015

Dt rec updated: 12/28/2015

Updated By: JYMILLER

Site Code: 363847

Site Description: Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785 **DIST/DIR:** 0.166 West **ELEVATION:** 255 **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

approximately 24,000 square feet. Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment. Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785 **DIST/DIR:** 0.166 West **ELEVATION:** 255 **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

Site Code: 363847

Control Name: Monitoring Plan

HW Code: C336070

Control Code: 31

Control Type: INST

Dt record added: 12/09/2015

Dt rec updated: 12/28/2015

Updated By: JYMILLER

Site Code: 363847

Site Description: Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet. Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

Env Problem: Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### INST CONTROL

**EDR ID:** S108524785      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D14

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement.

Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### RCRA-LQG

**EDR ID:** 1000323421 **DIST/DIR:** 0.166 West **ELEVATION:** 255 **MAP ID:** D15

**NAME:** CORNWALL PLAZA

**Rev:** 06/21/2016

**ADDRESS:** 19-45 QUAKER AVE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** NYD054065735

**SOURCE:** US Environmental Protection Agency

#### RCRA-LQG:

Date form received by agency: 11/08/2013

Facility name: CORNWALL PLAZA

Facility address: 19-45 QUAKER AVE  
CORNWALL, NY 12518

EPA ID: NYD054065735

Mailing address: MADISON AVE 2ND FLOOR  
NEW YORK, NY 10017

Contact: SETH I PILEVSKY

Contact address: MADISON AVE 2ND FLOOR  
NEW YORK, NY 10017

Contact country: US

Contact telephone: (212) 951-3869

Contact email: SPILESVSKY@PIHC.COM

EPA Region: 02

Classification: Large Quantity Generator

Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

#### Owner/Operator Summary:

Owner/operator name: CORNWALL SHOPPING LLC

Owner/operator address: MADISON AVE 2ND FLOOR  
NEW YORK, NY 10017

Owner/operator country: US

Owner/operator telephone: (212) 951-3869

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 03/09/2006

Owner/Op end date: Not reported

Owner/operator name: CORNWALL SHOPPING LLC

Owner/operator address: Not reported  
Not reported

Owner/operator country: US

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### RCRA-LQG

**EDR ID:** 1000323421      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D15

**NAME:** CORNWALL PLAZA

**Rev:** 06/21/2016

**ADDRESS:** 19-45 QUAKER AVE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** NYD054065735

**SOURCE:** US Environmental Protection Agency

Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 03/09/2006  
Owner/Op end date: Not reported

#### Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

#### Historical Generators:

Date form received by agency: 01/01/2007  
Site name: CORNWALL CLEANERS  
Classification: Not a generator, verified

Date form received by agency: 01/01/2006  
Site name: CORNWALL CLEANERS  
Classification: Not a generator, verified

Date form received by agency: 07/08/1999

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### RCRA-LQG

**EDR ID:** 1000323421      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D15

**NAME:** CORNWALL PLAZA

**Rev:** 06/21/2016

**ADDRESS:** 19-45 QUAKER AVE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** NYD054065735

**SOURCE:** US Environmental Protection Agency

Site name: CORNWALL CLEANERS  
Classification: Not a generator, verified

Date form received by agency: 01/18/1986  
Site name: CORNWALL CLEANERS  
Classification: Large Quantity Generator

- Waste code: F002
- Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### ENG CONTROLS

**EDR ID:** S118372400      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D16

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

#### ENG CONTROLS:

Site Code: 363847

HW Code: C336070

Control Code: 13

Control Type: ENG

Date Record Added: 12/09/2015

Date Rec Updated: 12/28/2015

Updated By: JYMILLER

**Site Description:** Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet. Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. Site Geology and Hydrogeology: The site's overburden consists primarily of brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

**Env Problem:** Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene (DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### ENG CONTROLS

**EDR ID:** S118372400 **DIST/DIR:** 0.166 West **ELEVATION:** 255 **MAP ID:** D16

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

restaurant following the installation of the vapor mitigation system.

No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line.

Post installation pressure testing indicates that the system is working effectively. Significant Threat: Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

Health Problem: Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement.

Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

Site Code: 363847

HW Code: C336070

Control Code: 15

Control Type: ENG

Date Record Added: 12/09/2015

Date Rec Updated: 12/28/2015

Updated By: JYMILLER

Site Description: Location: The Cornwall Plaza Site is an active shopping plaza located at 19-45 Quaker Avenue, Cornwall, Orange County. Site Features: The site is a 3.79 acre lot improved with two buildings. One is approximately 10,950 square feet in size and the other is approximately 24,000 square feet. Current Zoning and Land Use: The site is zoned commercial and is occupied by a number of businesses including a bank, a pizzeria, a laundromat and a grocery store. A post office is also located in the plaza. The surrounding use is mixed residential and commercial. The local fire department building is located adjacent to the site. Past Use of the Site: A restaurant currently operates in the space previously occupied by the Cornwall Cleaners from 1970 to 1987. Contamination is believed to have resulted from a past release associated with the dry cleaner. Site Geology and Hydrogeology: The site's overburden consists primarily of

- Continued on next page -

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### ENG CONTROLS

**EDR ID:** S118372400      **DIST/DIR:** 0.166 West      **ELEVATION:** 255      **MAP ID:** D16

**NAME:** CORNWALL PLAZA

**Rev:** 05/17/2016

**ADDRESS:** 19-45 QUAKER AVENUE  
CORNWALL, NY 12518  
ORANGE

**ID/Status:** 363847

**SOURCE:** NY Department of Environmental Conservation

brown clay and silt with lesser amounts of sand and gravel. A dense till layer is present across the site at depths ranging from 8.5 feet to 15 feet below grade. Bedrock consists of shale and is located at approximately 16 to 20 feet below grade. Groundwater flows in a north/northeast direction and is encountered at approximately 6 to 11 feet below grade.

**Env Problem:** Nature and Extent of Contamination: Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were tetrachloroethene (PCE), cis-1,2 dichloroethene(DCE) and trichloroethene (TCE). Groundwater - Contaminated groundwater exists on-site in the vicinity of the former dry cleaner. The plume is confined to the overburden. Although the implementation of the remedy has reduced the concentration of contaminants in groundwater, PCE remains in groundwater up to 740 parts per billion (ppb), TCE is present up to 60 ppb and DCE is present up to 260 ppb. The groundwater standard for PCE, TCE, and DCE is 5 ppb. These detections will be addressed through implementation of the Site Management Plan, which includes contingencies for additional treatments based on monitoring results. In addition, based upon the most recent groundwater results, it no longer appears that the contaminant plume migrates from the site. Soil Vapor Intrusion - Sub-slab and indoor air samples were collected from the on-site grocery store and Chinese restaurant following the installation of the vapor mitigation system. No indoor air impacts were detected. The mitigation system is actively venting contaminated sub-slab vapors to above the roof line. Post installation pressure testing indicates that the system is working effectively. **Significant Threat:** Based upon the site assessment following implementation of the remedy, the site no longer poses a significant threat to human health or the environment.

**Health Problem:** Direct contact with contaminants in the soil is unlikely because the majority of the site is covered with buildings and pavement. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Although sampling has indicated that impacts to indoor air are currently not a concern, the potential exists for inhalation of site contaminants due to the elevated concentrations of these site related contaminants found in sub-slab soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site structures.

## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S107410434      **DIST/DIR:** 0.236 East      **ELEVATION:** 281      **MAP ID:** 17

**NAME:** HUFFORD RESIDENCE

**Rev:** 08/16/2016

**ADDRESS:** 30 HAZEN ST  
CORNWALL, NY  
ORANGE

ID/Status: 0506595 / 2006-03-07  
ID/Status: 351832  
ID/Status: 0506595

**SOURCE:** NY Department of Environmental Conservation

#### LTANKS:

Site ID: 351832

Spill Number/Closed Date: 0506595 / 2006-03-07

Spill Date: 2005-08-29

Spill Cause: Tank Failure

Spill Source: Private Dwelling

Spill Class: Not reported

Cleanup Ceased: Not reported

Cleanup Meets Standard: True

SWIS: 3624

Investigator: DVWEHRFR

Referred To: Not reported

Reported to Dept: 2005-08-29

CID: 407

Water Affected: Not reported

Spill Notifier: Other

Last Inspection: Not reported

Recommended Penalty: False

UST Involvement: False

Remediation Phase: 0

Date Entered In Computer: 2005-08-29

Spill Record Last Update: 2006-03-07

Spiller Name: VINCENT HUFFORD

Spiller Company: RESIDENCE

Spiller Address: 30 HAZEN ST

Spiller City,St,Zip: CORNWALL, NY

Spiller County: 001

Spiller Contact: VINCENT HUFFORD

Spiller Phone: (845) 534-9245

Spiller Extention: Not reported

DEC Region: 3

DER Facility ID: 299114

DEC Memo: "550 #2 FO UST removed 8-29-05. small holes noted. No GW. So soil removed. Holes noted after cleaning and removal. Composite os sides and bottom indicate compliance with TAGM's."

Remarks: "Tank removal, tank size 550"

#### Material:

Site ID: 351832

Operable Unit ID: 1109337

Operable Unit: 01

Material ID: 2099340

Material Code: 0001A

Material Name: #2 fuel oil

- Continued on next page -



## Site Detail Report

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

### LTANKS

**EDR ID:** S107410434      **DIST/DIR:** 0.236 East      **ELEVATION:** 281      **MAP ID:** 17

**NAME:** HUFFORD RESIDENCE

**Rev:** 08/16/2016

**ADDRESS:** 30 HAZEN ST  
CORNWALL, NY  
ORANGE

ID/Status: 0506595 / 2006-03-07  
ID/Status: 351832  
ID/Status: 0506595

**SOURCE:** NY Department of Environmental Conservation

Case No.: Not reported  
Material FA: Petroleum  
Quantity: Not reported  
Units: Gallons  
Recovered: .00  
Resource Affected: Not reported  
Oxygenate: Not reported

Tank Test:

## Database Descriptions

**NPL:** NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

**NPL Delisted:** Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

**CERCLIS:** SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

**NFRAP:** SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

**RCRA TSD:** RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

**RCRA GEN:** RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

## Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites SHWS - Inactive Hazardous Waste Disposal Sites in New York State

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Facility Register

State/Tribal LTANKS: LTANKS Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. LTANKS - Spills Information Database HIST LTANKS - Listing of Leaking Storage Tanks.

State/Tribal Tanks: UST Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. UST - Petroleum Bulk Storage (PBS) Database CBS UST - Chemical Bulk Storage Database. MOSF UST - Major Oil Storage Facilities Database. CBS - Chemical Bulk Storage Site Listing. MOSF - Major Oil Storage Facility Site Listing. AST - Petroleum Bulk Storage. CBS AST - Chemical Bulk Storage Database. MOSF AST - Major Oil Storage Facilities Database. TANKS - Storage Tank Facility Listing. TANKS NASSAU - Registered Tank Database in Nassau County.

State/Tribal IC / EC: ENV RES DECL RES DECL - Restrictive Declarations Listing. The Environmental Restrictive Declarations (ERD) listed were recorded in connection with a zoning action against the noted Tax Blocks and Tax Lots, or portion thereof, and are available in the property records on file at the Office of the City Register for Bronx, Kings, New York and Queens counties or at the Richmond County Clerk's office. They contain environmental requirements with respect to hazardous materials, air quality and/or noise in accordance with Section 11-15 of this Resolution. RES DECL - Environmental Restrictive Declarations ENG CONTROLS - Registry of Engineering Controls. INST CONTROL - Registry of Institutional Controls.

State/Tribal VCP: VCP New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites. VCP - Voluntary Cleanup Agreements

ST/Tribal Brownfields: BROWNFIELDS A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant. BROWNFIELDS - Brownfields Site List ERP - Environmental Restoration Program Listing.

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

## Database Descriptions

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Other Tanks: CORTLAND CO. UST A listing of underground storage tank sites located in Cortland County. CORTLAND CO. UST - Cortland County Storage Tank Listing WESTCHESTER CO. UST - Listing of Storage Tanks. NASSAU CO. UST - Registered Tank Database. ROCKLAND CO. UST - Petroleum Bulk Storage Database. SUFFOLK CO. UST - Storage Tank Database. NCFM UST - Storage Tank Database. HIST UST - Historical Petroleum Bulk Storage Database. CORTLAND CO. AST - Cortland County Storage Tank Listing. WESTCHESTER CO. AST - Listing of Storage Tanks. NASSAU CO. AST - Registered Tank Database. ROCKLAND CO. AST - Petroleum Bulk Storage Database. SUFFOLK CO. AST - Storage Tank Database. NCFM AST - Storage Tank Database. HIST AST - Historical Petroleum Bulk Storage Database.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Spills Information Database. HIST SPILLS - SPILLS Database. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. DRYCLEANERS - Registered Drycleaners. HSWDS - Hazardous Substance Waste Disposal Site Inventory. NY MANIFEST - Facility and Manifest Data. SPDES - State Pollutant Discharge Elimination System.



## Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Conservation

Updated Annually

State/Tribal SWL: Department of Environmental Conservation

Updated Semi-Annually

State/Tribal LTANKS: Department of Environmental Conservation

Varies

State/Tribal Tanks: Department of Environmental Conservation

No Update Planned

## Database Sources

State/Tribal IC / EC: New York City Department of City Planning

Varies

State/Tribal VCP: Department of Environmental Conservation

Updated Semi-Annually

ST/Tribal Brownfields: Department of Environmental Conservation

Updated Semi-Annually

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: Cortland County Health Department

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

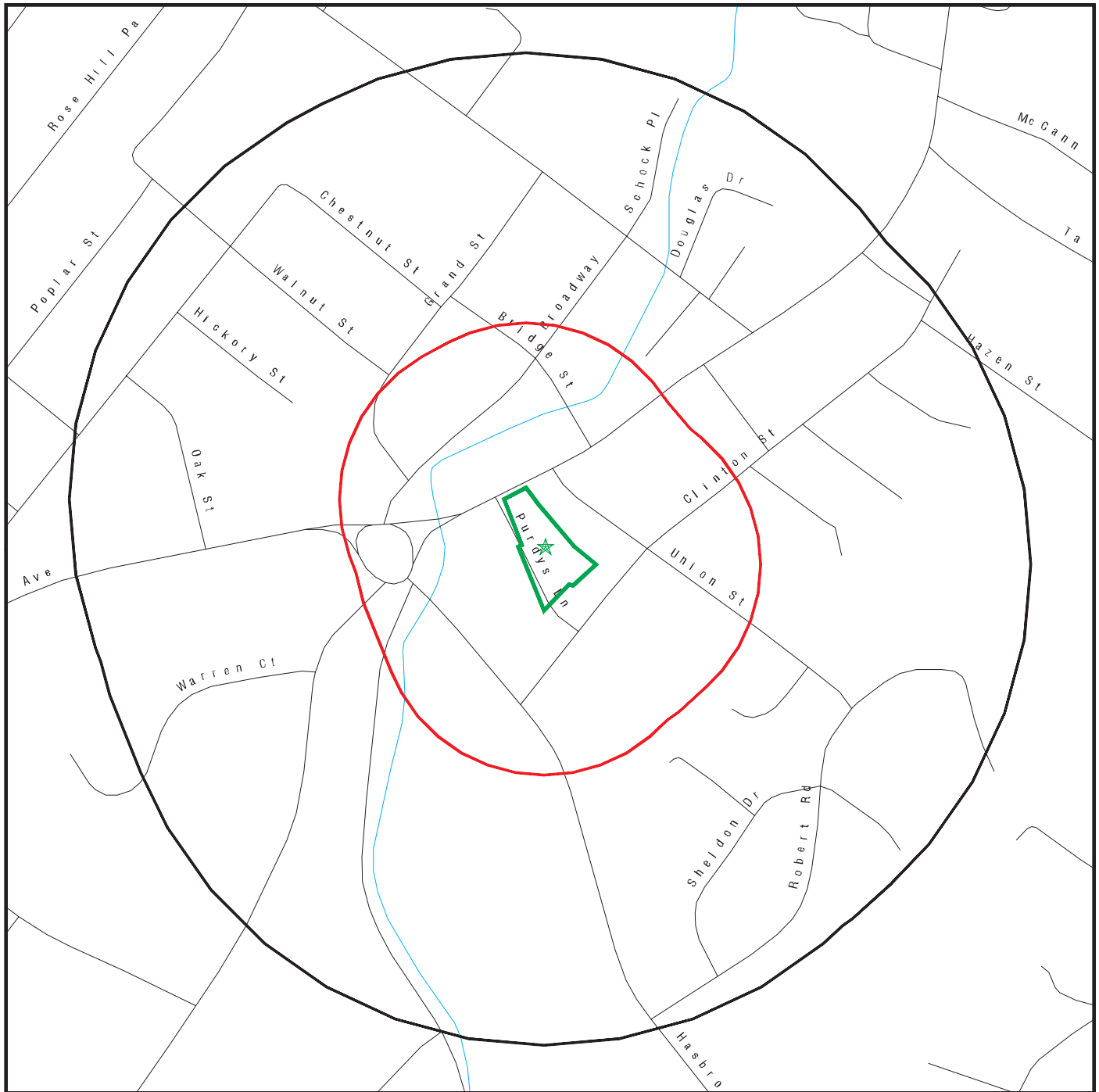
## Street Name Report for Streets near the Target Property

Target Property: 317 MAIN STREET  
CORNWALL, NY 12518

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Autumn Ln	0.14 SE		
Bridge St	0.06 NNE		
Broadway	0.08 NW		
Chestnut St	0.15 NNW		
Clinton St	0.04 SE		
Commercial Dr	0.17 NNE		
Continental Rd	0.08 WSW		
County Hwy-32	0.17 NE		
County Hwy-9	0.04 NNW		
Curtis Ct	0.21 SE		
Division St	0.13 ENE		
Douglas Dr	0.17 NNE		
Grand St	0.13 NW		
Halfmoon Dr	0.14 SSE		
Hasbrouck Ave	0.07 SW		
Hickory St	0.17 WNW		
Idlewild	0.12 NNE		
Oak St	0.20 West		
Purdys Ln	0.01 WSW		
Quaker Ave	0.10 West		
Robert Rd	0.20 ESE		
Schock Pl	0.19 NNE		
Sheldon Dr	0.19 SE		
Tomily Rd	0.16 ENE		
Torrey Ln	0.14 NE		
Union St	0.03 NE		
Vans Way	0.21 ENE		
Walnut St	0.13 NW		
Warren Ct	0.15 WSW		

317 MAIN STREET CORNWALL, NY 12518

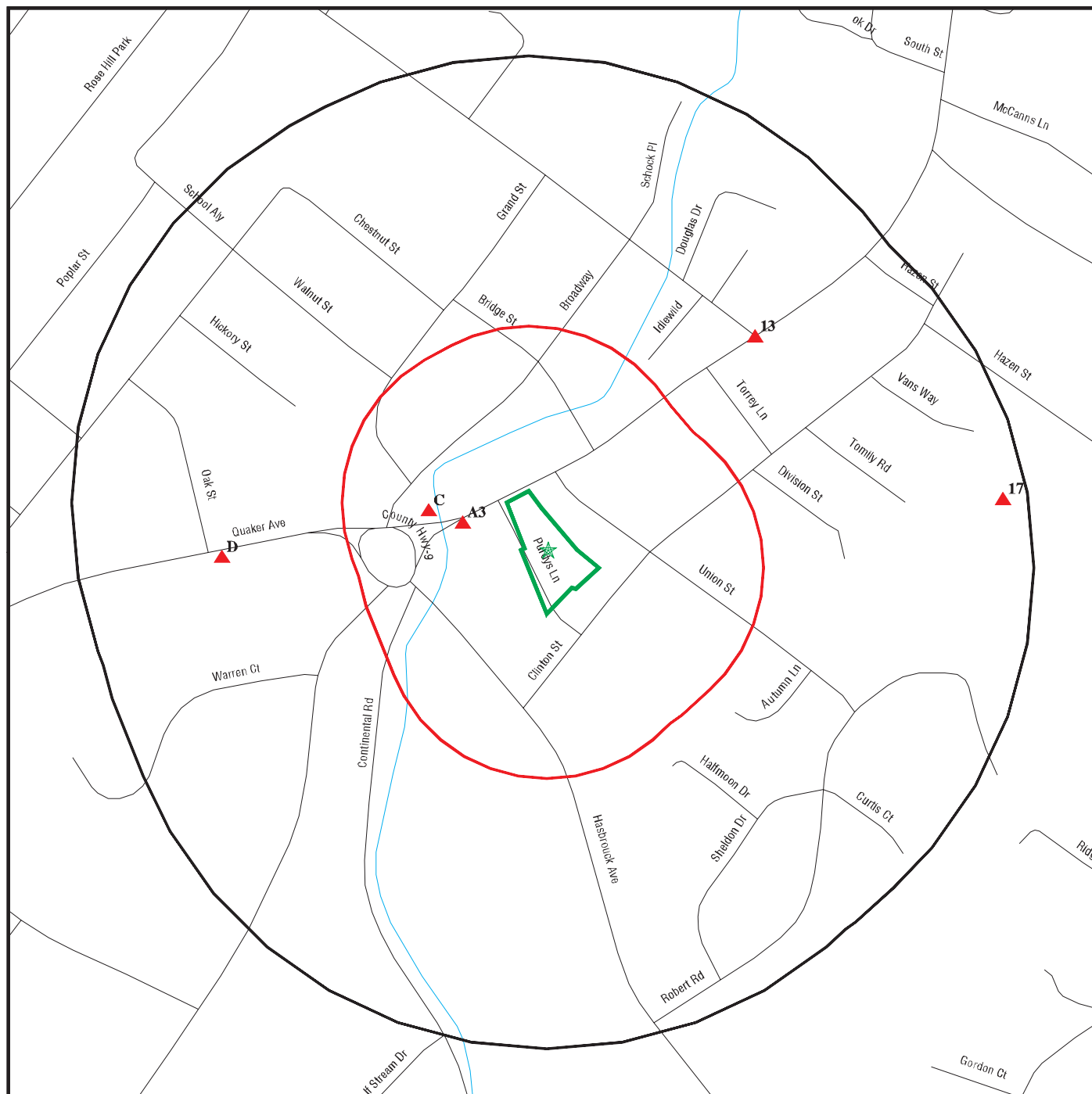


Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.434567 Longitude: 74.034319)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites



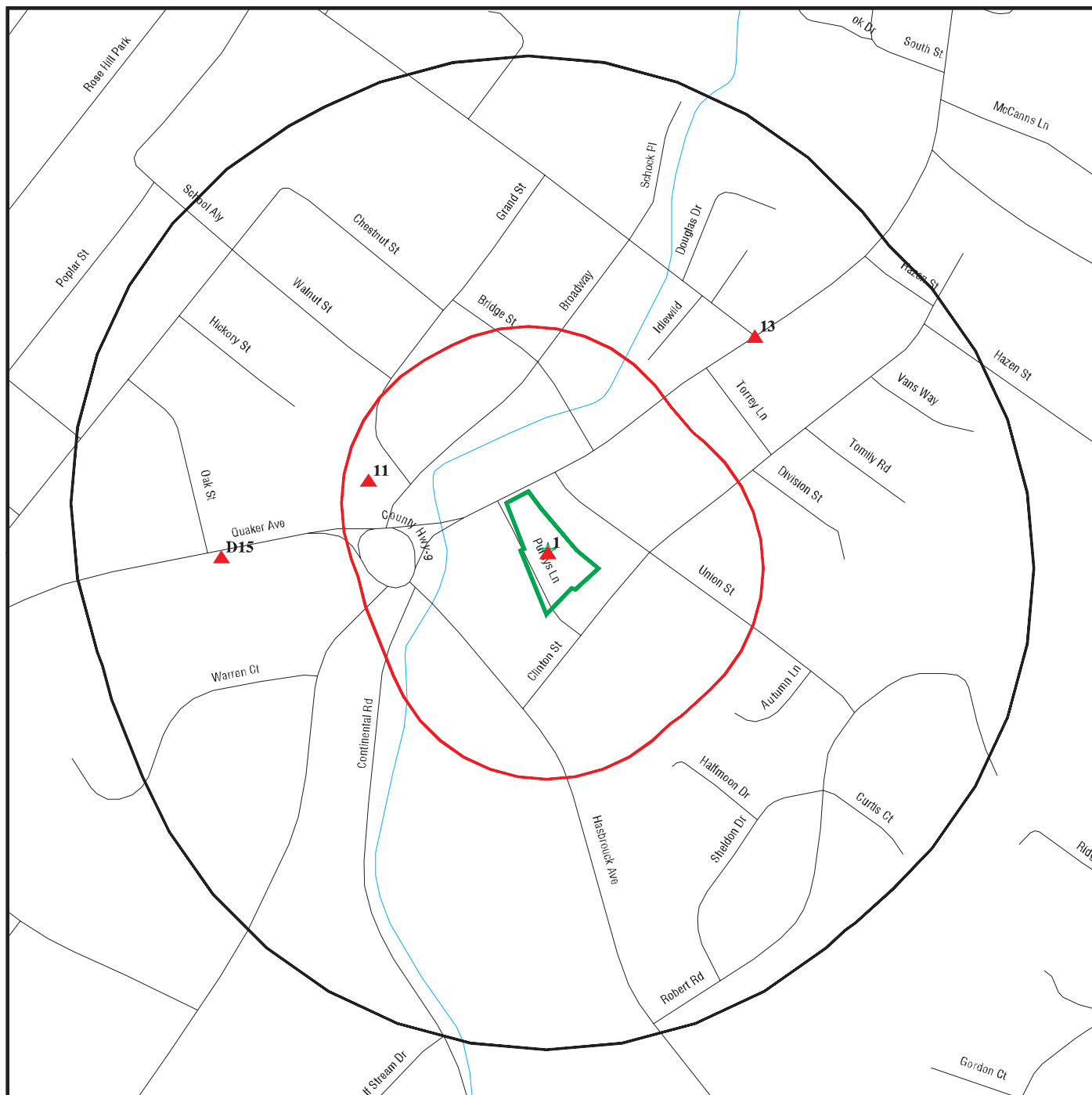
317 MAIN STREET CORNWALL, NY 12518



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 41.434567 Longitude: 74.034319)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

317 MAIN STREET CORNWALL, NY 12518



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

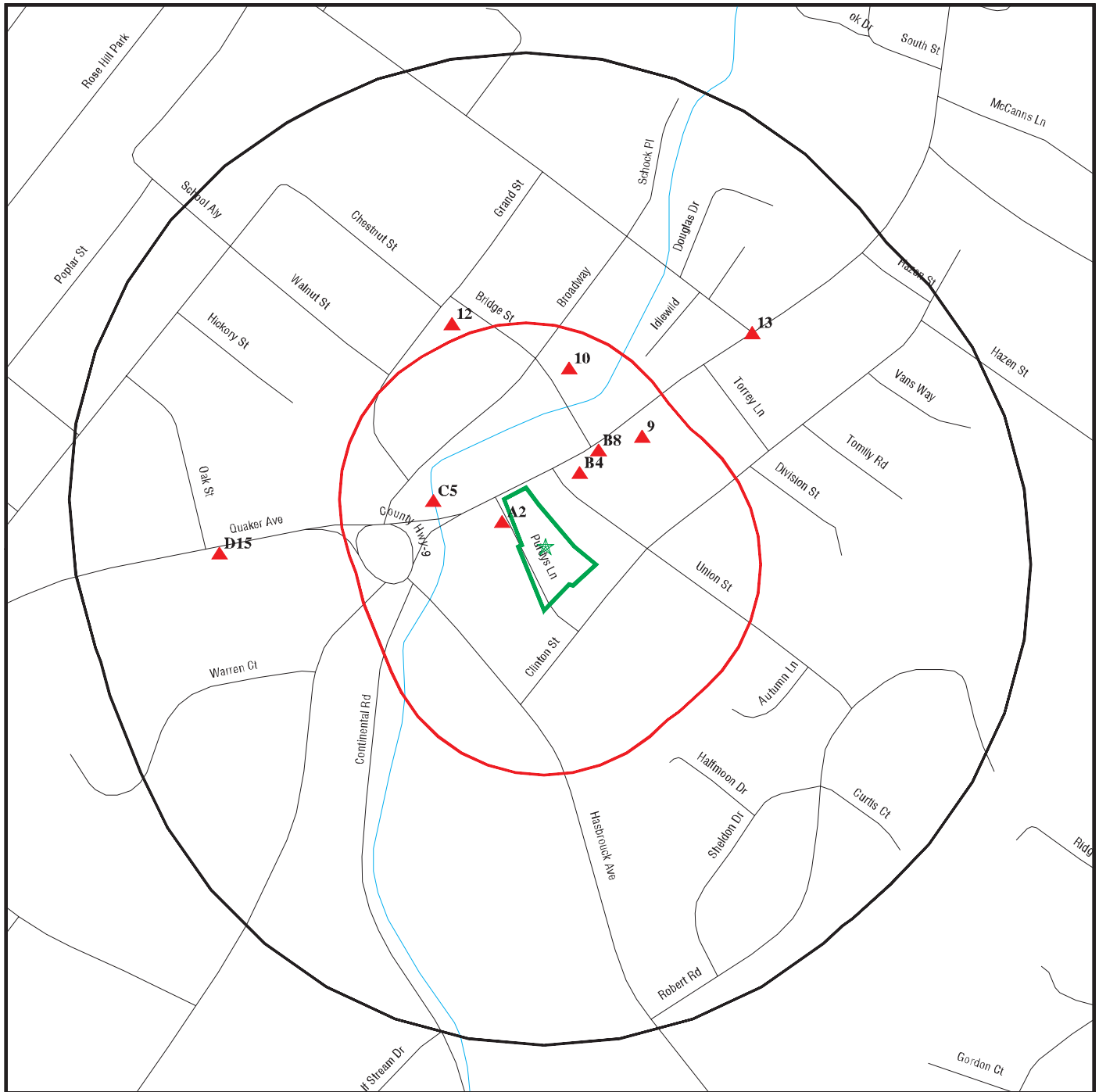
- ★ Target Property (Latitude: 41.434567 Longitude: 74.034319)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

# Environmental FirstSearch

0.25 Mile Radius  
Non ASTM Map, Spills, FINDS



317 MAIN STREET CORNWALL, NY 12518



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.434567 Longitude: 74.034319)
- ▲ Identified Sites
- Indian Reservations BIA
- ⚠ Sensitive Receptors
- National Priority List Sites