

Phase I Environmental Site Assessment (ESA)

*208-214 Washington Avenue
Dunkirk, New York*

March 2010

0208-001-100

Prepared For:

City of Dunkirk



Prepared By:



PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR
208 WASHINGTON AVENUE
DUNKIRK, NEW YORK

April 2010

0208-001-100

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1.0 EXECUTIVE SUMMARY

1.1 REPORT FINDINGS

The following details the findings of TurnKey Environmental Restoration, LLC (TurnKey) relative to identifying recognized environmental conditions (RECs) for 208-214 Washington Avenue (Site), Dunkirk, NY.

1.1.1 Site Description

The subject property, addressed at 208-214 Washington Lake Shore Drive, and also identified as Tax ID # 79.57-1-81, is located in a commercial area of the City of Dunkirk, New York (see Figure 1).

The subject property an approximate 0.3-acre parcel improved with a three story row building, generally constructed of brick and wood. The structure is currently vacant and in very poor condition. The first floor of the building was rotted exposing the earthen floor beneath the building. The western portion of the building fronts Washington Avenue and abuts the sidewalk. The building occupies the majority of the property; however the eastern portion of the Site is unimproved. Properties surrounding the Site are comprised of commercial and residential use properties. Site photographs are included in Appendix A.

1.1.2 Site Reconnaissance

A visual Site review of the subject property was completed to document Site conditions and to identify recognized environmental conditions. The Site reconnaissance included a walkover of all accessible areas. TurnKey's Project Manager, Mr. Michael A. Lesakowski and Project Engineer, Mr. James C Taravella, performed the Site reconnaissance on February 19, 2010.

1.1.3 Site History

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records and/or other reasonably obtainable documents, as detailed below.

Date Range	Apparent Use	Source
1888 – 1930s	Mulholland Company; historic uses include manufacture of wagon springs, carriages, automobile bodies, and dining cars. During that time, uses also included black smith shops, wood shops, printing, painting and machine shops.	Historical Sanborn Maps
1930s – 2010	Warehouse; unknown specific use. Vacant in 1931 and 2010.	Site Observations, Municipal Records, Historical Sanborn Maps

1.1.4 Regulatory Information

A review of regulatory information identified the following conditions:

- NY SPILL ID# 080554 reports that a hydraulic line on a commercial vehicle ruptured, spilling one pint of fluid. The spill was cleaned up and NYSDEC closed the spill on August 14, 2008.

1.1.5 Interviews

Interviews were conducted with persons knowledgeable about the subject property and/or municipal representatives familiar with the subject property. No Recognized Environmental Conditions (RECs) were identified based on information gathered from interviews.

1.2 DATA GAPS

The following data gaps¹ were encountered in completion of this inquiry.

Type of Data Gap	Details of Data Gap	Sources Consulted	Significance
Site Use 1930s to 2000s	Specific Site use was not identified during this time period.	Municipal records, Sanborn Maps, Interviews	This data gap is considered low significance. Based on historical records obtained, a Phase II Environmental Site Assessment is recommended to investigate potential environmental concerns on-Site regardless of this data gap.
Abstract of Title	The abstract of title was not available for review at the time of report preparation.	Prospective purchaser (i.e., user of this report).	This data gap did not limit TurnKey's ability to provide an opinion on RECs related to the Site.

1.3 LIMITATIONS

To the best of our knowledge, the information contained in this report is true and accurate. TurnKey personnel have exercised due diligence in the compilation of the information contained herein appropriate to environmental professionals engaged in investigations of this sort. TurnKey makes no guarantees regarding the accuracy of information gained from other sources. Refer to Appendix K for additional limitations.

¹ A data gap is defined by 40 CFR 312.10 as "a lack of or inability to obtain information required by the standards and practices" of preparation of this document "despite good faith efforts by the environmental professional" or others to gather such information.

1.4 CONCLUSIONS

TurnKey has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for 208-214 Washington Avenue, Dunkirk, New York. The following RECs, historic RECs and de-minimis conditions were identified:

Recognized Environmental Conditions (RECs)

Per ASTM E1527, recognized environmental conditions are conditions that indicate the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. TurnKey's investigation identified the following RECs:

- The Site was formerly occupied by the Mulholland Company from the 1880s through at least the 1930s; historic uses include manufacture of various items such as wagon springs, carriages, automobile bodies, and dining cars. During that time, uses also included black smith shops, wood shops, printing, painting and machine shops. Environmental concerns associated with these types of past uses include use and/or storage of various petroleum products, chemicals and heavy metals.

Historic RECs

Per ASTM E1527, historic recognized environmental conditions are conditions, which in the past would have been considered a REC, but which may have been previously addressed and may or may not be considered a REC currently. TurnKey's investigation identified the following historic RECs.

- NY SPILL ID# 080554, addressed at 208 Washington Avenue, reports that a hydraulic line on a commercial vehicle ruptured, spilling one pint of fluid. The spill was cleaned up and NYSDEC closed the spill on August 14, 2008.

De-minimis Conditions

In accordance with ASTM E-1527, de-minimis conditions are conditions that generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. TurnKey's investigation did not identify any de-minimis conditions.

1.5 NON-SCOPE CONSIDERATIONS

As described under ASTM E 1527-02.13 non-scope considerations are described as ancillary observations during performance of the on-Site investigation. Non-scope considerations are not considered RECs under ASTM E 1527-05, but may represent health or environmental issues impacting the Site and/or property value. Based on the age of the building, some lead-based paint or asbestos containing materials may be present in certain building components.

1.6 OPINION

Based on the information contained in this report, it is the opinion of the environmental professional preparing this report that a Phase II Site Investigation is recommended for the subject property based on the historic industrial use of the Site. A recommended Phase II Investigation scope of work will be provided under separate cover.

1.7 CERTIFICATION, RELIANCE, AND DECLARATION

TurnKey authorizes the City of Dunkirk to use this report in reference to the subject property. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:

Reviewed by:

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