PRELIMINARY ENVIRONMENTAL
Site Assessment
for
CAMPUS INDUSTRIES
601 Amherst Street
Buffalo, New York

December 1, 1992

Prepared by

David M. Frazier
246 Comstock Avenue
Buffalo, New York 14215
(716) 832-4423

Preliminary Environmental Site Assessment for Campus Industries 601 Amherst Street Buffalo, New York

December 1, 1992

Table of Contents

1.0 Introduction

As requested by Mr. Cole Bergen of Campus Industries, Mr. David M. Frazier has completed a Phase One real property environmental examination of the land and structures located at 601 Amherst Street, Buffalo, New York. This study was completed to identify potential environmental problems associated with the parcel. Efforts undertaken to

complete this study include:

- Site research including examination of publications, available maps, aerial photographs, and building plans.
- Inquiries to local and state regulatory agencies requesting a search of available records of environmental problems associated with site.
- Thorough site reconnaissance for the observation of possible environmental hazards (i.e. drums, visible staining, vegetation stress, transformers, underground tanks, etc).
- Inspection of the existing structure for the identification of potential hazards.

2.0 Site Description

The parcel is located between Amherst Street and Scajaquada Creek and is bounded to the east and west by residential properties between Grant Street and Elmwood Avenue. The Scajaquada Creek flows southwest from the site and discharges to the Niagara River which is located approximately one mile to the west. Refer to Figure No. 1 for project location plan.

3.0 Subsurface Conditions

In general, overburden strata underlying the site is thought to consist of a lacustrine clay layer which extends to an approximate depth of ten feet below the existing ground surface elevation. Dense clayey glacial till extends from the clay interface to a depth of several tens of feet. This generalized stratigraphy was delineated from records of a monitoring well installed on-site September 5, 1989 by The Environmental Service Group Inc., and from available geologic publications

including Surficial Geologic Map of New York - Niagara Sheet (1988) and Soil Survey of Erie County, New York (1986). Depth to groundwater and groundwater gradient are unknown, however, based on overburden stratigraphy it is likely that the water table exists within the glacial till zone and that groundwater flow direction is the west or southwest (i.e. towards the Niagara River or Scajaquada Creek).

4.0 Site History

Information with regard to site history was recovered from aerial photos, building plans, regulatory agencies, historical maps and discussions with building supervisor Mr. Michael Fairbanks. Please note, inquiries have been made to the New York State Department of Environmental Conservation (NYSDEC) and the City of Buffalo Fire Prevention Bureau, however, a search of their files has not been completed to date. As such, additional information from these sources will be submitted as a supplement to this report when it is received.

The original building was constructed in the early 1920's on land previously occupied by residential structures. This building had a floor area of approximately 100,000 square feet and was initially used by American Lithographic Company. An attached transformer house was located at the southwest corner of the structure (in the area now occupied by Tzetzo Bros.), and a free standing boiler house was located to the west. Railroad tracks exist on the northwest corner of the land parcel, the tracks trend to the northwest and are no longer in use. Several utility roads were noted to exist on 1927 series aerial photographs. These roadways extend from the Scajaquada Creek bank to the west side of the existing structure. The purpose for these utility roads is unknown, however, they may be related to demolition of former residential structures. In addition, three large unvegetated areas were noted on the 1927 aerial photographs. These irregularly shaped unvegetated areas exist to the south of the original structure in the area

currently occupied by subsequent building additions. It is difficult to interpret exactly what these features are, however, it is thought they could be remnants of former residential structures or fill deposits.

Several additions to the original building were completed between 1937 and 1972. The entire structure now has an approximate floor area of 380,000 square feet and has been occupied throughout its history by several tenants with various commercial and industrial uses some of which are listed as follows:

- American Lithographic Company - lithographic printing
- Markel Electric - electric heater manufacturing
- **The Mentholatum Company - warehouse
- Kittenger - furniture warehouse
- **Mohawk Industries Inc. - manufacture and repair of hydraulic presses
- Moor Electronics Inc. - fishing depth finders
- **Specialty Wood Products - wood molding manufacturing
- **Gemcor - manufacture riveters for aviation industry
- **Aabco Packaging Inc. - cardboard box manufacturer
- **Tzetzo Bros. Inc. - food storage warehouse
- Morrison Industries Inc. - metal stamping and painting

** Denotes current tenants

Please note, no attempt was made to evaluate the environmental compliance of current or former tenants with respect to state or federal environmental regulations.

Complaint files provided by the Erie County Department of Environment and Planning are presented in Appendix A entitled "Regulatory Agency Information". In general, the majority of complaints refer to smoke, odors, and residue emitted from Markel Electric during the early to mid 1970's. Complaints of oil pumped into Scajaquada

Creek were reported in 1978, paint odors from Morrison Industries were reported in 1985, and National Fuel Gas reported gasoline in the stone subbase of 601 Amherst Street parking lot when they excavated for repairs. According to Campus Industries representatives there are no currently open spill records on file with the NYSDEC - confirmation of spill records will be submitted with the report supplement when NYSDEC records are received. There is however a recent complaint on file with the NYSDEC. A site neighbor suspected that fill stockpiled along the western site boundary (refer to Figure No. 2) contained environmental toxins. NYSDEC requested that Campus Industries test the fill for toxicity characteristics. The test was completed and submitted to NYSDEC. The only contaminant identified was a trace level of lead, and, concentration was significantly less than the maximum allowable concentration as defined by state regulations. As such, NYSDEC has required no further action. Refer to Appendix C for results of this analysis.

5.0 Building Inspection

Preliminary walk-through and building inspection was completed by Mr. David M. Frazier while accompanied on a part-time basis by building supervisors, Mr. Michael Fairbanks and Mr. Thomas Spier.

The existing building was constructed in several stages during the period of 1923 to 1972. Refer to Figure No. 2 for a plan view of the building and approximate boundaries of respective building additions. In general, the entire building is founded on shallow footings, and the frame is constructed of steel girders, concrete block and brick. Floors consist of slab on grade concrete. Roofs are constructed of concrete slab and concrete panels covered with coal tar or metal flashing. The building is heated by several floor and ceiling mounted natural gas fired forced air furnaces.

Potential environmental hazards identified by this examination are listed as follows:

Asbestos Pipe Insulation - Probable asbestos insulation exists on steam pipe once used for central heating throughout the entire building. No testing was completed for this evaluation to determine asbestos content. Please note asbestos wrapped steam pipe is not present in the 1971 and 1972 building additions.

Asbestos Floor Tiles - Floor tiles suspected to contain asbestos fibers were identified within portions of the original structure occupied by Conveyor and Castor, Buffalo Games and Design For Industry. No testing was completed for this evaluation to determine asbestos content.

Basement Sump - Oil was noted to exist within the 1951-2 building addition basement sump. Efforts should be made to clean up the oil layer and to identify the source of contamination.

Florescent Light Ballasts - Florescent lights are present throughout much of the building area. Older model florescent light ballasts contain PCB's and upon their disposal are considered hazardous waste. It is not known how many PCB ballasts exist, however, according to Mr. Michael Fairbanks - building supervisor, the ballasts need to be replaced on a frequent basis and therefore several non-PCB ballasts have been installed.

Metal Stamping Presses - Several metal stamping press rooms are located in the basement of the 1951-2 building addition. The electrically powered gear driven presses have been recently removed, and oil and grease residues stain the floor and walls within these areas.

Paint Vault - The paint vault is located along the east building wall in the southeast corner of the structure. Paint and solvent fumes are discharged outside through a vent stack. The vault was initially constructed by Markel Electronics in the early 1970's for paint storage, and was subsequently used by Morrison Industries Inc. The vault is not currently in use. Floor drains are located at each entrance to the vault. These drains discharge through the east building wall, however, plans for the vault drain system could not be located and therefore, final destination of the effluent is unknown. The vault area is stained with paint residues which may contain hazardous constituents.

PCB Transformers - A total of nine transformers containing PCB oils are located on the roof of the main building (three transformers over The Mentholatum Company and six transformers over Design for Industries). Oil leakage was noted on eight of the nine PCB containing transformers. Refer to Appendix B for photographic documentation of the transformers. Please note, three oil cooled transformers exist in the basement of the 1951-2 building addition. These transformers have been flushed so they contain less than 50 parts per million PCB's.

PCB Switch Gear - Electricity enters the building through the main switch gear located in Buffalo Games. The switch gear is oil cooled and probably contains

PCB's. No leakage was noted.

Underground Fuel Oil Tank - An approximate 23,000 gallon fuel oil tank partially filled with No. 6 fuel oil exists below the floor within the 1951-2 building addition at the southeast building corner. The tank was formerly used to fire two large boilers which have been out of service for approximately 20 years.

Boiler - A single boiler is located in the basement of the original structure at the northwest corner. The associated fuel source for this boiler has not been identified and therefore there is a possibility of an underground tank. If a tank does exist it will likely be identified in the City of Buffalo Fire Prevention Bureau underground tank records. A request has been made for these records and they will be presented as a supplement to this report when they are received.

6.0 Site Reconnaissance

Site reconnaissance was completed by Mr. David M. Frazier on November 19, 1992 and consisted of walking the entire site and observing existing conditions for any obvious indicators of environmental problems. Please note that at the time of field reconnaissance, ambient temperature was approximately 40 degrees Fahrenheit and weather conditions were overcast. Slight snow cover (scattered patches less than 1 inch deep) was present on-site at the time observations were made, however, no snow was present on paved areas.

In general the majority of the land parcel is flat lying paved surfaces with the exception of a green area in front of the north entrance, and crusher run stone and asphalt millings along the western building edge. Potential environmental hazards identified by this examination are listed as follows:

55 gallon drums - Several drums have been placed along the south and southwest building wall and along the south fence line near the water meter pit. Some of the drums are filled with garbage or are empty, however, some are thought to contain product (i.e. phosphoric acid and amonium molybdate a.k.a. Secure Seal, and hydraulic oil).

Fill - On-site filling for construction purposes is thought have occurred based on examination of aerial photographs and building plans. Fill deposits observed during site reconnaissance efforts consist of asphalt milling and crusher run stone placed along the eastern building edge. A detailed analysis of fill deposits (i.e. drilling and soil sampling) is beyond the scope of this project.

Drainage to Scajaquada Creek - Precipitation collected by roof drains is discharged to the Scajaquada Creek via drainage pipe network. The discharge point source is located along the creek bank to the south of the site perimeter. There were no signs of environmental contamination such as odors, vegetation stress, oil sheen, or staining observed at the time of this investigation. According to Campus Industries representatives of NYSDEC periodically test the discharge water for environmental contaminants.

It is known that city water was also discharged through this pipe network by Morrison Industries Inc. The city water was circulated through a closed loop system designed for cooling welding machines. At no time did the coolant water come in contact with potential contaminants. Please note, the system has been disconnected and is no longer in use.

Underground Storage Tanks - Two underground storage tanks were found to exist. The first is located on the northeast corner of the original complex. This tank was previously used for gasoline storage, and was investigated for spillage by NYSDEC in 1985. A monitoring well was installed by The Environmental Service Group, Inc. to evaluate loss of product. According to Campus Industries representatives, the tank was subsequently closed in accordance with NYSDEC protocol (the tank was cleaned and filled with sand). A request of NYSDEC records has been made, and findings will be submitted as a supplement to this report when these record are received.

The second tank is located adjacent to the loading dock south of the building. This approximate 1000 gallon tank was used for gasoline storage, and according to Campus Industries representatives, the tank is now empty. No regulatory information with regard to this tank has been received to date.

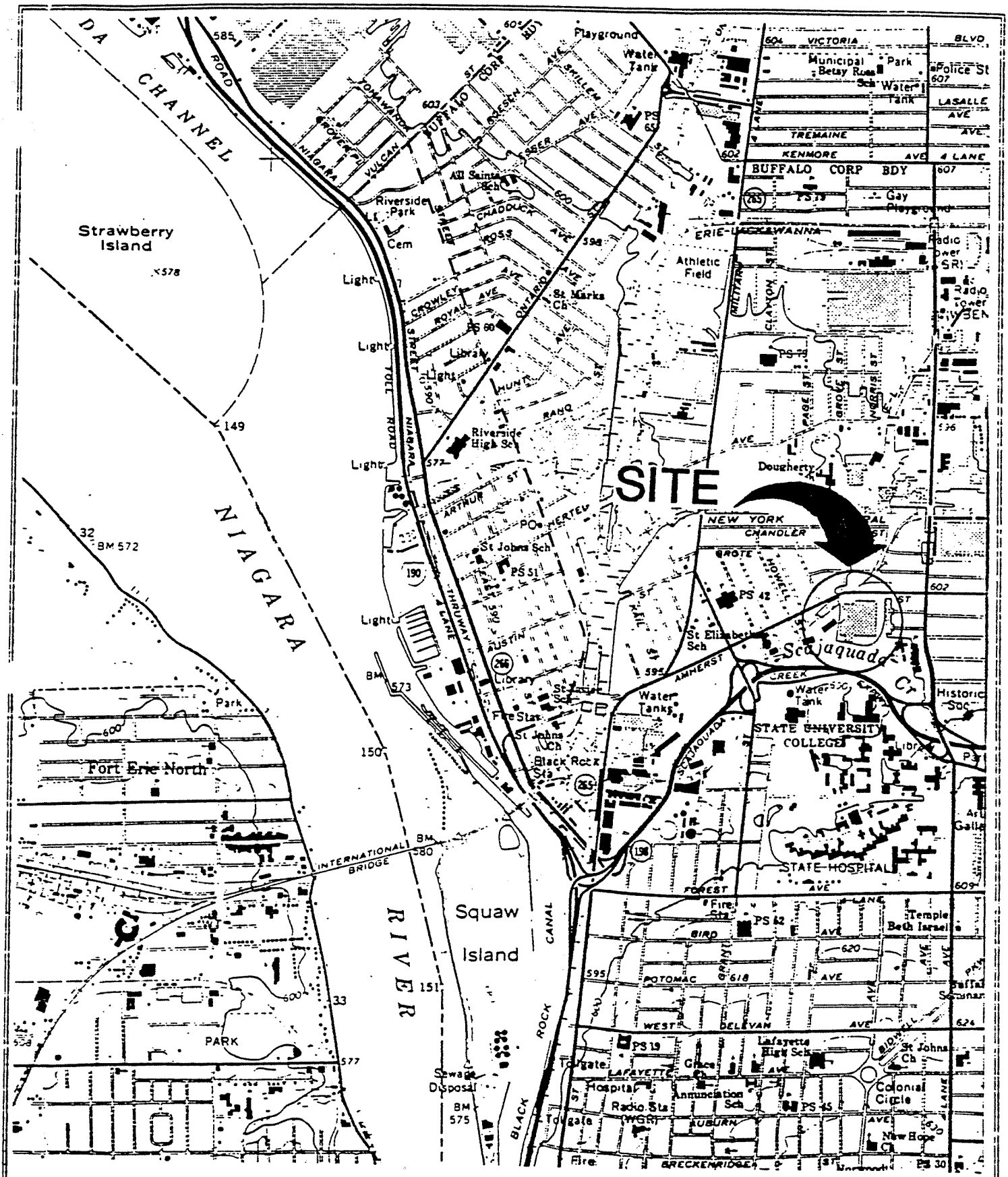
Other Considerations - Please note, the catch basins located within paved areas and truck loading docks discharge to city sever, not to Scajaquada Creek.

7.0 Summary

Several potential environmental concerns have been identified by this preliminary investigation. The three underground storage tanks, nine PCB transformers and asbestos insulation are the most significant potential environmental threats, and further efforts should be completed to evaluate regulatory compliance with regard to these and other identified potential hazards.

This assessment was completed by examining the physical characteristics of the structure and land parcel. The hazards identified herein have been identified by visual means only - no sample recovery or chemical analysis has been completed

specifically for this evaluation. Assessment of the operations of current or past tenants is beyond the scope of this evaluation, and therefore, environmental threats may exist which have not been identified by this study.



SITE LOCATION PLAN	
Campus Industries Inc. 601 Amherst, Buffalo, New York	
Figure No: 1	Date: 11/30/82

Appendix A

Regulatory Agency Information

New York State Department of Environmental Conservation
270 Michigan Avenue, Buffalo, New York, 14203-2999

Thomas C. Jorling
Commissioner

October 30, 1992

Mr. David M. Frazier
246 Comstock Avenue
Buffalo, New York 14215

Dear Mr. Frazier:

This letter is to acknowledge receipt of your request for information relative to:

Campus Industries
601 Amherst Street
Buffalo

Because of the multi-divisional nature of your request, it has been forwarded to the individual divisions involved.

Individual program staff will contact you relative to your request.

Very truly yours,

Charles W. Kollatz
Regional Citizen
Participation Specialist

CWK:mkb

4/91

SHAWLER/pbs

County of Erie

DENNIS T. GORSKI
COUNTY EXECUTIVE

DEPARTMENT OF ENVIRONMENT AND PLANNING

RICHARD M. TOBE
COMMISSIONER

MICHAEL RAAB
DEPUTY COMMISSIONER

ENVIRONMENTAL COMPLIANCE SERVICES

November 4, 1992

Mr. David M. Frazier
246 Comstock Ave.
Buffalo, New York 14215

Re: Environmental Review of Property

Dear Mr. Frazier:

At your request, an environmental review of property located at 601 Amherst Street in the City of Buffalo has been performed. The review involved the following activities:

1. A review of the New York State Registry of Inactive Hazardous Waste Sites for Erie County.
2. A review of the complaint files for the City of Buffalo for the years 1975-1985
3. A review of the New York State databases for petroleum and chemical bulk storage facilities.
4. A review of the NYSDEC Spill Complaint database for Erie County for the years 1981-1991.

According to our records there are six solid/hazardous waste sites within a one mile radius (see attached map).

Map #	DEC Number	Site Name	Location
106	915045	Pratt & Letchworth	189 Tonawanda St.
118		Kittenger Co.	1893 Elmwood Ave.
119		Morgan Chemical Co.	Hertel & Military
126	915030	Atlas Steel	1963 Elmwood Ave.
553	915141	Westwood Pharm.	Bradley & Dart Sts.
556	915144	Niagara Mohawk	95 Dewey Ave.

Additional information regarding these sites is available for review in our office.

Attached is a list of environmental complaints investigated by our office in this area. Our complaint files cover only the years between 1975-1985. For further complaint information please contact the NYSDEC at 851-7220.

According to our Petroleum bulk storage database there is one registered facility on this street near this site.

Site Name	Location
Gas Station	600 Amherst St.

For further information on Petroleum and Chemical bulk storage facilities, please contact the New York State Department of Environmental Conservation at 851-7070.

Attached is a list of spill complaints from the NYSDEC spill database.

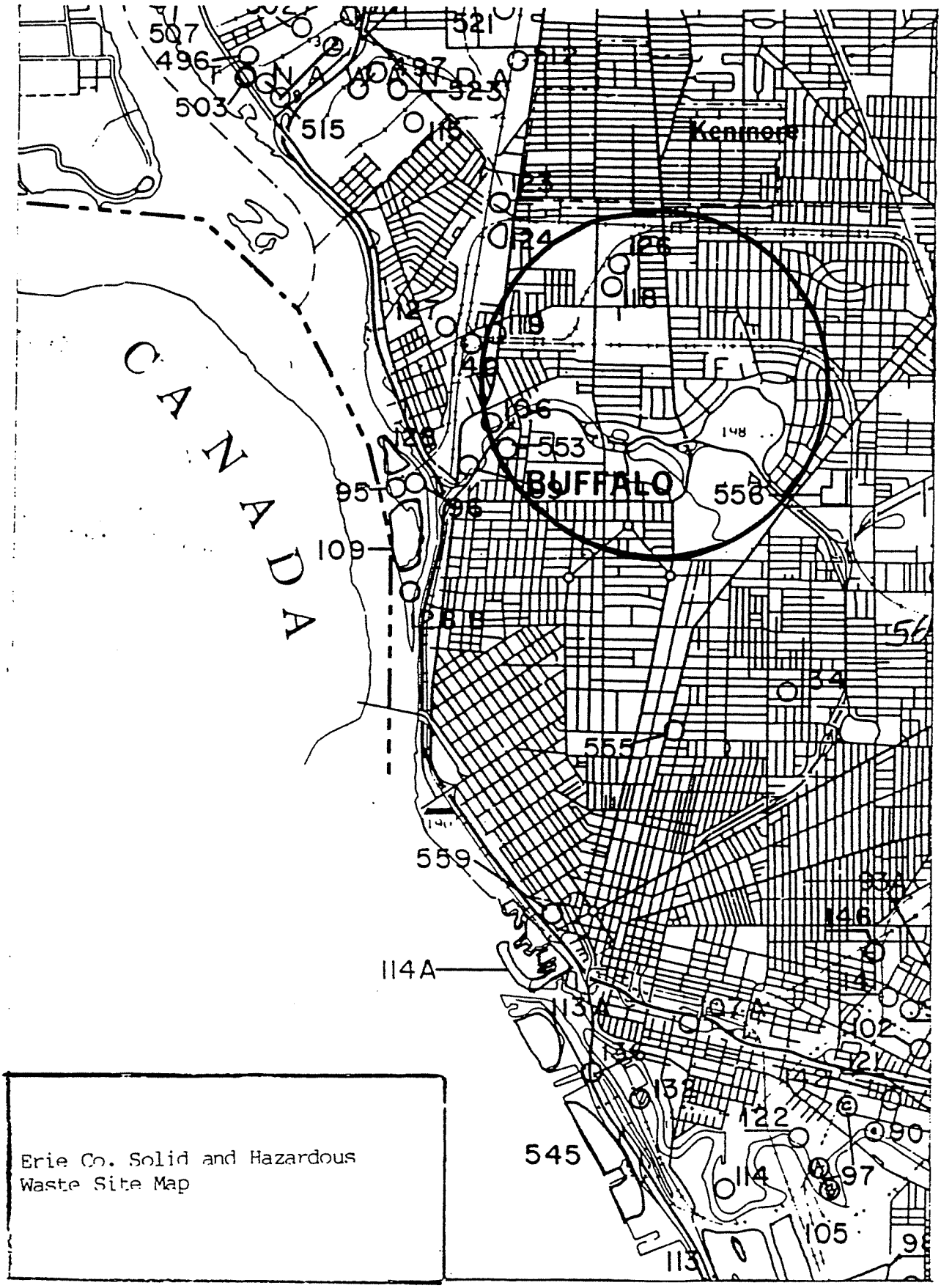
Please be advised that this letter is not to be considered as any type of environmental clearance for this property. It is only a summary of the information within our files. Additional information concerning this property may be available from the Erie County Planning Division, the New York State Department of Environmental Conservation (NYSDEC), or local municipal officials. If I can be of any further assistance, please contact me at 858-7583.

Very truly yours,

Jerome L. Miller

JEROME L. MILLER
Environmentalist - Hazardous Waste

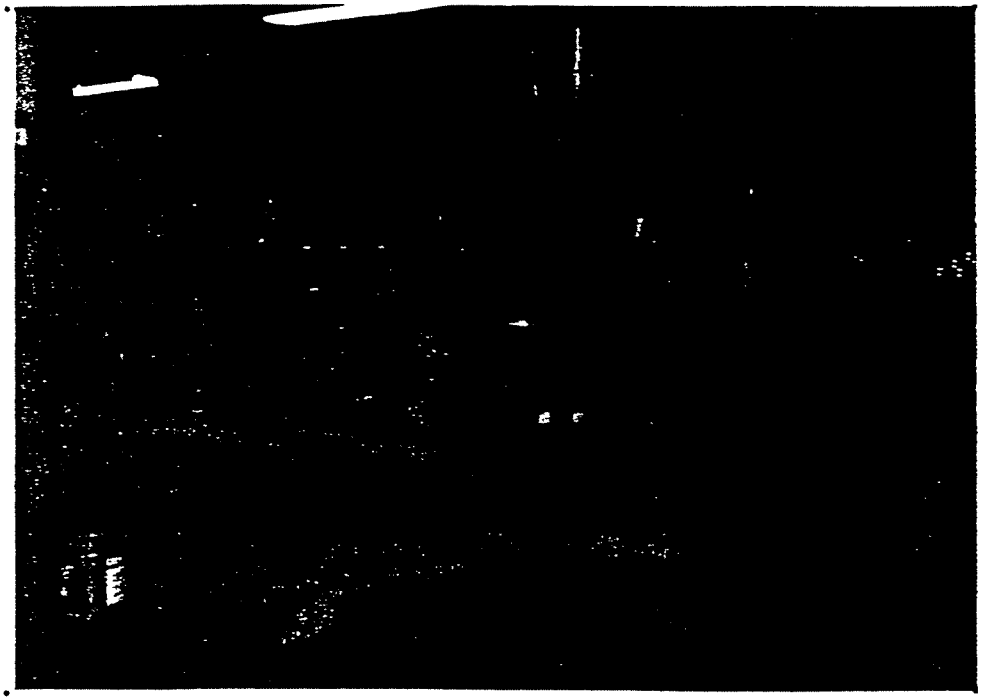
JLM:ems
Enclosures



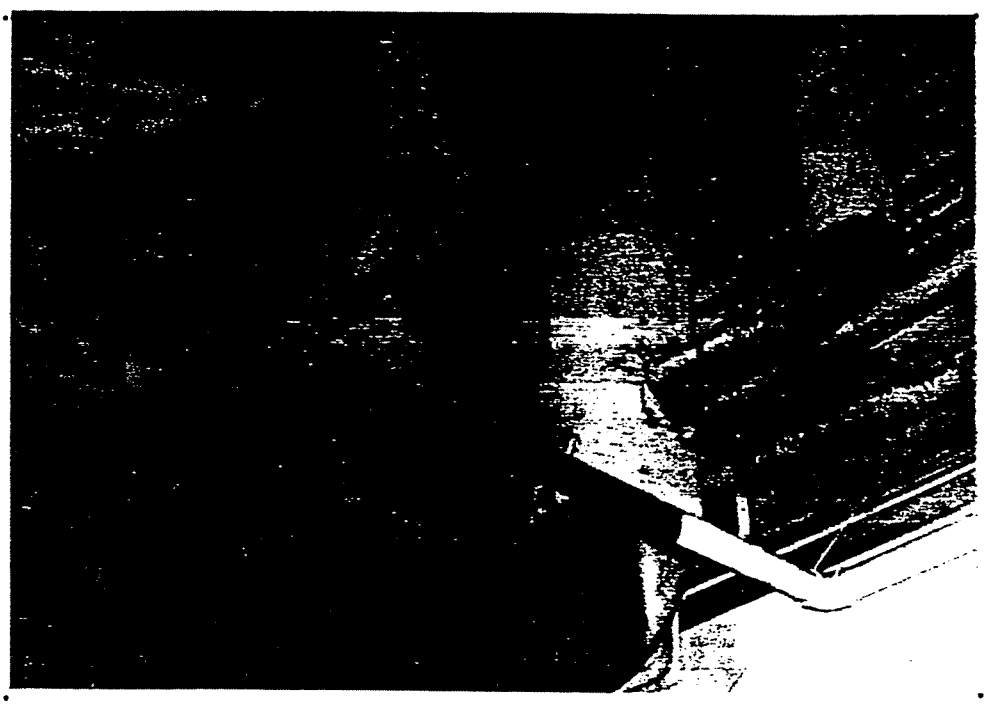
Erie Co. Solid and Hazardous Waste Site Map

Appendix B

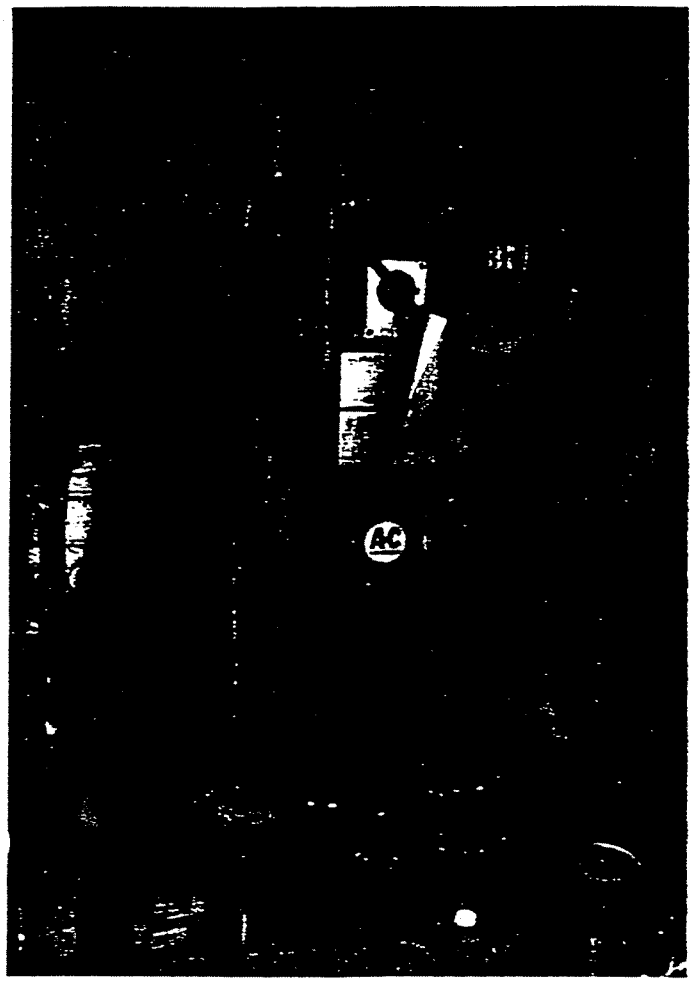
Photographic Documentation



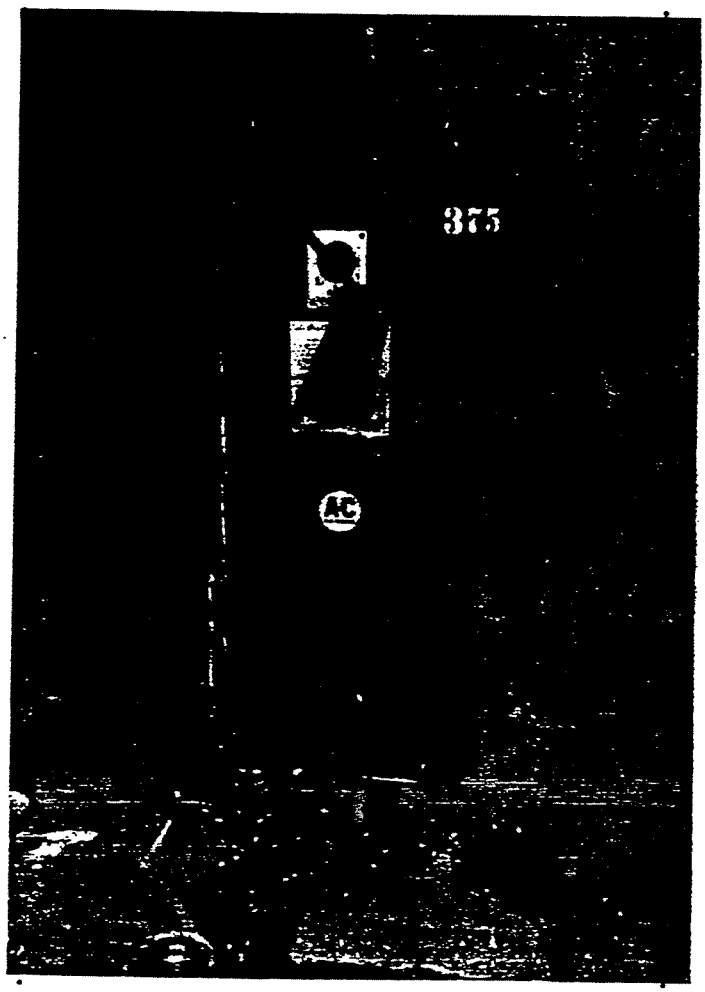
#1 - Suspected asbestos floor tiles
in Conveyors and Castors.



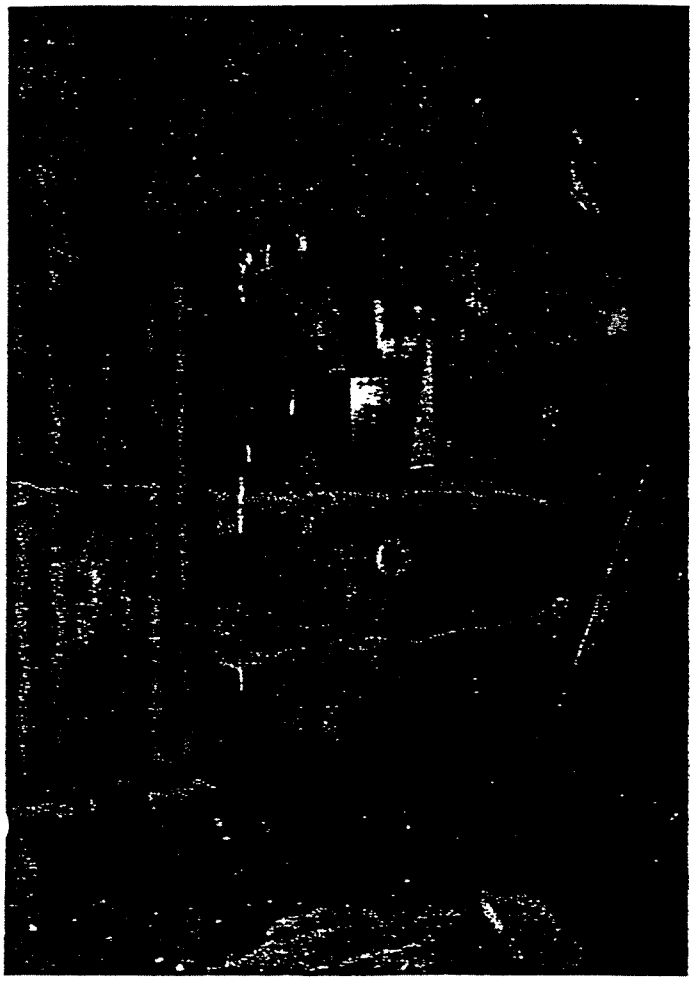
#2 - Suspected asbestos steam pipe
insulation.



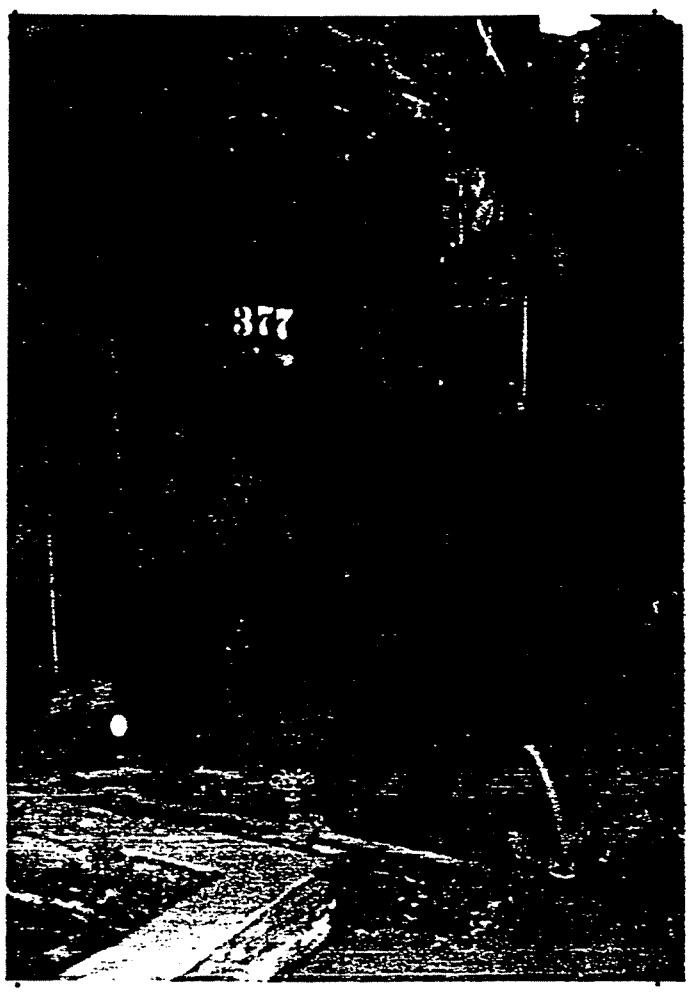
#5 - Inactive PCB containing transformer (No. 1 of 3) located on roof over Design For Industry.



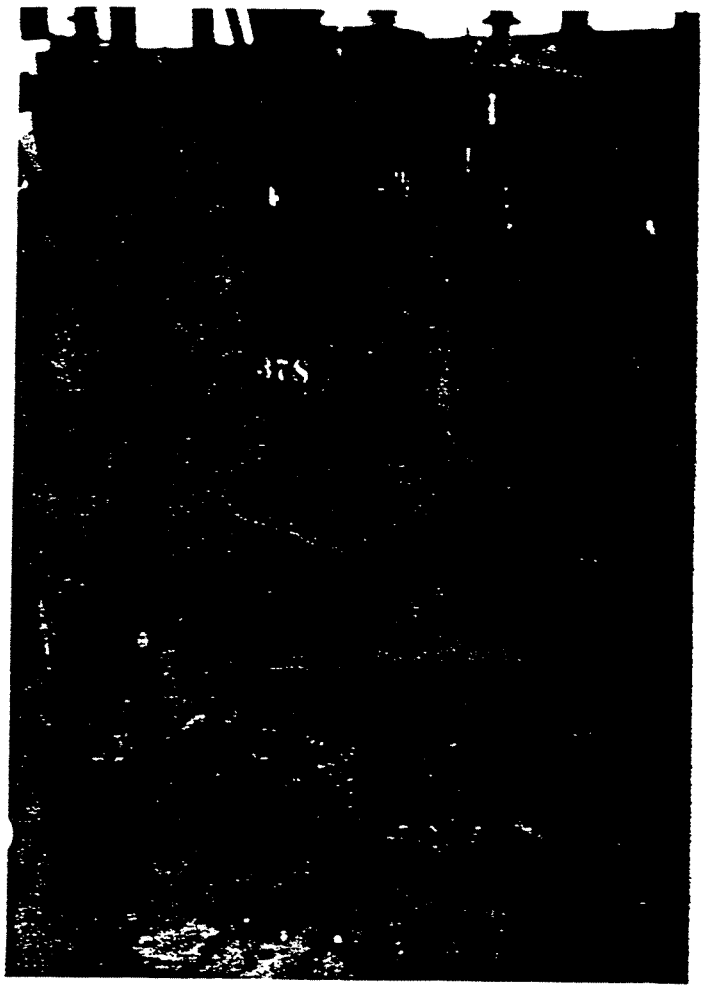
#6 - Inactive PCB containing transformer (No. 2 of 3) located on roof over Design For Industry.



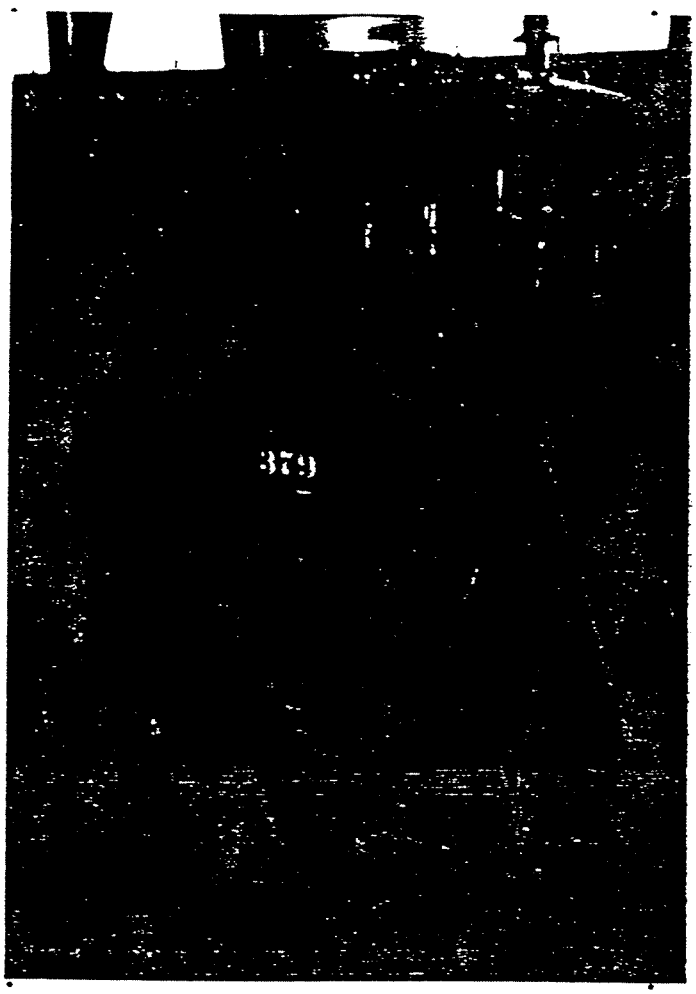
#7 - Inactive PCB containing transformer (No. 3 of 3) located on roof over Design For Industry.



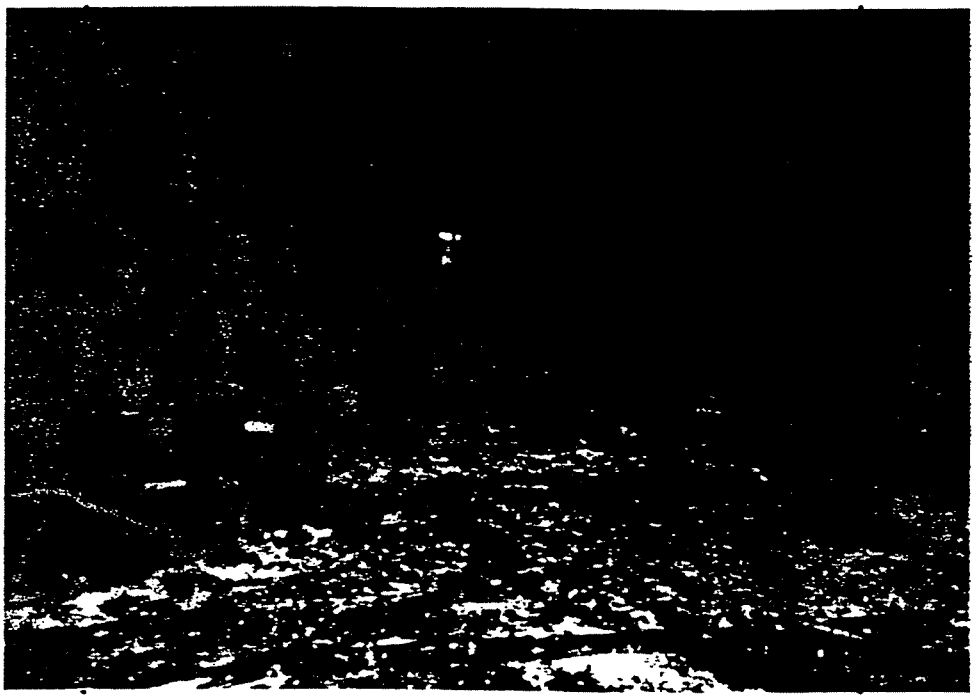
#8 - Active PCB containing transformer (No. 1 of 3) located on roof over Design For Industry.



#9 - Active PCB containing transformer (No. 2 of 3) located on roof over Design For Industry.



#10 - Active PCB containing transformer (No. 3 of 3) located on roof over Design For Industry.



#11 - Oil and grease staining in press room located in basement of 1951-2 building addition.

Appendix C

Fill Pile Chemical Analysis

DAVID FRAZIER

CAMPUS INDUSTRIES

Prepared By:

ADVANCED
ENVIRONMENTAL SERVICES INC.

"A Company Dedicated to Honesty, Quality and Service"

October 29, 1992
Ref. # FRN2246

QA/QC Verification

The following report, as well as the supporting data, have been carefully reviewed for accuracy, adherence to the cited methods, and completeness. All data contained in this report was generated in accordance with the AES Laboratory Quality Assurance/Quality Control Program.

Denise R. Tuhovak
Organics Supervisor

Linda A. Ratka
Inorganic Senior Technician

Paul T. McMahon
Quality Control Officer

Joseph J. Curtis
Project Manager

All "Total" results on soil matrices are calculated on a dry weight basis, unless otherwise noted.

The following are standard abbreviations:

BQL - Below Quantifiable Limits
ND - None Detected
NG - No Growth of Colonies
NR - Not Requested

ADVANCED ENVIRONM[illegible]L SERVICES, INC.
LABORA[illegible]. REPORT
TOXICITY CHARACTERIZATION LEACHING PROCEDURE (TCLP)

Customer Sample Identification: 601 Amherst Buffalo
Sample Collection Date: 10/06/92

A.E.S. Job Code: FRN
A.E.S. Sample Number: 1

Method of Collection: Composite
Sample Type: Soil
The MATRIX SPIKE was conducted on Sample Number: 2246-1

Analytical Parameters	Observed Concentration	Matrix Spike Percent Recovery	Adjusted Concentration	Maximum Allowable Concentration (mg/l)	Quantifiable Limit	Analysis Date	Method No.	Reference No.
Lead	0.09	91	0.10	5.0	0.05	10/14/92	SW 846 6010	---
Cadmium	BQL	95	BQL	1.0	0.02	10/14/92	SW 846 6010	---
Chromium	BQL	85	BQL	5.0	0.05	10/14/92	SW 846 6010	---
Benzene	BQL	104	BQL	0.500	0.100	10/14/92	SW 846 8240	---
Trichloroethene	BQL	101	BQL	0.500	0.100	10/14/92	SW 846 8240	---
m/p-Xylene *	BQL	160	BQL		0.100	10/14/92	SW 846 8240	---
o-Xylene *	BQL	160	BQL		0.100	10/14/92	SW 846 8240	---

FOOTNOTES

* Not Required by TCLP method.

ADVANCED ENVIRONM `L SERVICES, INC.
LABORA , CONTROL
QUALITY CONTROL - ACCURACY

PROJECT ID: 2246 PAGE

Client: DAVID FRAZIER
Type of Analysis: Matrix Spike and Independent Standards

A.E.S. Job Code: FNN
Units: mg/l

Analytical Parameters	Sample No.	Type	Observed Concentration	Original Concentration	Added Concentration	Percent Recovery*
Cadmium	2246-1	Matrix Spike	0.95	BQL	1.00	95
Chromium	2246-1	Matrix Spike	4.24	BQL	5.00	85
Lead	2246-1	Matrix Spike	9.23	0.09	10.0	91

* % Recovery = 100 x ((Observed Concentration - "background" Original Concentration) / Added Spike Concentration)

If Added=NONE: % Recovery = 100 x (Observed Concentration / "background" Original Concentration)

ADVANCED ENVIRONME SERVICES, INC. PROJECT ID: 2105 PAGE
LABORATOR CONTROL
QUALITY CONTROL - ACCURACY

Client: DAVID FRAZIER
Type of Analysis: Matrix Spike and Independent Standards

A.E.S. Job Code: FRN
Units: µg/l

Analytical Parameters	Sample No.	Type	Observed Concentration	Original Concentration	Added Concentration	Percent Recovery*
Benzene	2246-1	Matrix Spike	20.8	BQL	20.0	104
Trichloroethene	2246-1	Matrix Spike	20.2	BQL	20.0	101
m/p-Xylene	2246-1	Matrix Spike	32.0	BQL	20.0	160
o-Xylene	2246-1	Matrix Spike	32.0	BQL	20.0	160

* % Recovery = 100 x ((Observed Concentration - "background" Original Concentration) / Added Spike Concentration)

If Added=NONE: % Recovery = 100 x (Observed Concentration / "background" Original Concentration)

Sample Traceability Report
Organics Analysis

AES Job Code F. L

AES Job No. 2246

AES Sample Number	Sample Date	Sample Prep			Analysis		
		Method Number	Date	Analyst	Method Number	Date	Analyst
2246-1	10/6/92	—	—	—	8240	10/14/92	KSV

ADVANCED ENVIRONMENTAL SERVICES, INC.

EXTRACTION TRACEABILITY REPORT

INORGANICS REPORT

A.E.S JOB CODE FRN A.E.S JOB NUMBER

Technician	Analytical Method	Sample Code(s)	Date of Extraction
KAS	1311	2246-1	10/13/92

Advanced Environmental Services

Sample Traceability Report

Inorganics Analysis

AES Job Code FRN

AES Job No. 2246

		Sample Prep			Analysis		
AES Sample No.	Sample Date	Method Number	Date	Analyst	Method Number	Date	Analyst
2246-1	10/6/92	3010	10/13/92	AS	6010	10/14/92	dd

ADVANCED
IRONMENTAL SERVICES, INC.
2186 LIBERTY DRIVE
NIAGARA FALLS, NY 14304 • (716) 283-3120

CHAIN OF CUSTODY RECORD

PROJECT NAME: Conspec Industries

SAMPLER'S SIGNATURE: _____

JOB CODE: FAN

IDENTIFICATION OF BLIND FIELD DUPLICATE SITE: _____

DATE	TIME	SAMPLE IDENTIFICATION	GRAB	COMP	SAMPLE TYPE	CONTAINER CLASSIFICATION: UNPRESERVED	HNO_3	H_2SO_4	HCL	NAOH	VIAL (PRES.)	VIAL (UNPRES.)	TOTAL	PARAMETERS/REMARKS
10/6	11:00	601 Amherst. Buffalo		X	Soil									TCLP METALS + ORGANICS AS SPECIFIED W/ MATRIX SPIKE

TOTAL NUMBER OF CONTAINERS: 2

NOTE: Please indicate required analysis, and whom we may contact with questions, if you have not yet done so through your customer service representative.

	DATE	TIME	
1. RELINQUISHED BY: David M Frazier	10/6	11:45	RECEIVED BY: Joe Curtis
2. RELINQUISHED BY:	DATE	TIME	RECEIVED BY:
3. RELINQUISHED BY:	DATE	TIME	RECEIVED BY: