

Phase I Environmental Site Assessment

Location:

2150 Monroe Avenue
Brighton, New York 14618

Prepared for:

Mr. John Casciani
850 Lake Road
Webster, New York 14580

LaBella Project No. 99267

October 1999

LaBella Associates, P.C.
300 State Street
Rochester, New York 14614-1098

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October 5, 1999

Mr. John Casciani
850 Lake Road
Webster, New York 14580

Re: Phase I Environmental Site Assessment: Finance
2150 Monroe Avenue, Brighton, New York 14618
LaBella Project No. 99267

Dear Mr. Casciani:

This Phase I Environmental Site Assessment Report ("Report") represents the findings of an assessment conducted to ASTM Standard Practice E1527-97 at the above referenced location, hereinafter referred to as the "Site."

The findings of this report are based upon a preliminary assessment of the condition of the Site within the scope and objective described below, as of the date of our Site observations and documentation review. This assessment was prepared to ASTM Standard Practice E1527-97, and presented in LaBella Associates' narrative format, to satisfy requirements set exclusively for Casciani Homes. The information contained in this Report is considered privileged and confidential and is intended solely for the use of Casciani Homes, as it applies to the Site.

Objective

The objective of this Phase I Environmental Site Assessment was to determine, using our best professional judgment, by means of the Scope of Work hereafter described:

1. Whether Recognized Environmental Conditions exist or have the potential to exist at the Site. Recognized Environmental Conditions are defined by ASTM Standard Practice E1527-97 as the presence or likely presence of "Hazardous Substances" as currently defined by: the Comprehensive Environmental Response Compensation and Liability Act, or the presence of petroleum products, as defined by the; Resource Conservation and Recovery Act, the Oil Pollution Act of 1990, and the Clean Water Act.
2. Whether Site conditions suggest further evaluation based on the presence or probable presence of such Recognized Environmental Conditions.

Scope of Work

The Scope of Work to be performed in this assessment is limited to the areas described as follows:

1. Interviews with Ms. Kathy Kasanov, one of the current owners of the Site to determine if hazardous materials and wastes are generated by Site operations, or are stored on Site.

2. Interviews with each of the following to obtain information regarding environmental concerns at or in the immediate vicinity of the Site, which is available directly by file or through general knowledge of the individual being interviewed. Information sources include:
 - a. United States Environmental Protection Agency (USEPA)
 - b. New York State Department of Environmental Conservation (NYSDEC), Region 8; Division of Solid and Hazardous Waste, Division of Water, Legal Division
 - c. Town of Brighton Fire Marshal's Office
 - d. Monroe County Environmental Management Council (MCEMC)

Due to the limited time frame available to conduct this assessment, files accessible through Freedom of Information (FOI) requests were not reviewed as part of this report.

3. Geographic reviews of the Site using existing site maps, U.S. Geologic Survey maps, the Generalized Groundwater Contour Map prepared for the MCEMC, and the Monroe County Soil Survey (1973).
4. Site visit on September 15, 1999 by Kristopher Perritt of LaBella Associates, P.C. to photograph the Site and to visually identify areas of concern, as defined in the Agreement.
5. Review of the following information and documents relative to the Site or property adjacent to or in the immediate vicinity of the Site, including:
 - a. USEPA National Priority List (NPL)
 - b. USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
 - c. USEPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facility Listing (TSD)
 - d. USEPA Resource Conservation and Recovery Act (RCRA) Generator Listing
 - e. USEPA Federal Emergency Response and Notification System Listing (ERNS)
 - f. NYSDEC Directory of Inactive Hazardous Waste Disposal Sites (IHWDS)
 - g. NYSDEC Listing of Registered Petroleum Bulk Storage Facilities
 - h. NYSDEC Listing of Active Spills
 - i. Aerial photographs of the area
 - j. Rochester Suburban Directories
6. Completion of LaBella Associates, P.C.'s Phase I ESA Checklist.

Excluded Services

The actual presence of radon and lead-based paint, at the Site can only be determined through sampling and analysis, which you have determined to be beyond the scope of this assessment. Accordingly, this report may represent a modification to guidelines for Casciani Homes.

A wetland identification and delineation determination for this Site is beyond the Scope of this assessment.

Examination of data designating critical habitats and areas of archeological significance located in, or adjacent to, the Site is beyond the Scope of this assessment.

Mr. John Casciani
October 5, 1999
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Regulatory compliance and permit requirement matters relating to on-Site operations and their associated activities are beyond the Scope of this assessment.

It is understood that no further assessment will be required at this time pertaining to matters specifically addressed in this EXCLUDED SERVICES section at the Site.

Subsurface Risks/Unanticipated Hazardous Materials

This work for this Report has been performed in accordance with generally accepted environmental engineering practices for this region. The conclusion and recommendations of this report are based upon our professional opinion and judgment, and are dependent upon LaBella Associates, P.C.'s knowledge, information supplied by the present owner and managers of the Site, and data and information solicited from governmental agencies. LaBella Associates, P.C. makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

In addition, LaBella cannot provide guarantees, certifications, or warranties that the property is or is not free of environmental impairment without a subsurface investigation involving drilling, vapor analysis, laboratory soil analysis, groundwater monitoring well installation, and laboratory groundwater analysis. Even with such a program, the data and samples from any given soil boring or monitoring well will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the general site as a whole.

Furthermore, LaBella cannot provide guarantees, certifications, or warranties that the building is not free of environmental impairment without exhaustive building material and ambient air sampling programs. Even with such a program, the results from any given sampling location will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the building as a whole.

Limitation of Liability

You have agreed, to the fullest extent permitted by law, that LaBella Associates P.C.'s total liability to you for any and all damages arising out of, or in any way related to, the Site or this engagement, which results from anything which LaBella Associates, P.C. may in good faith do or refrain from doing, in connection herewith, except as a result of its own negligence or willful misconduct, shall not exceed the sum of one and one-half times the compensation received by LaBella Associates, P.C. under this agreement.

In addition, you have agreed that the Scope of Work described under the Scope of Work is acceptable to you and that to the fullest extent permitted by law, LaBella Associates, P.C. shall not be liable to you for limiting its investigation to the Scope of Work described.

Based on the engagement and Scope of Work requested, our evaluation of the Site is as presented herein.

General Description

The Site is located at 2150 Monroe Avenue, Brighton, New York (FIGURE 1). The Site consists of approximately ¼ acre of land, improved by a 2,500 square foot, block building, with a partial basement. The Site is bordered by residential property to the east, and commercial property to the north, west, and south.

Property boundaries for the purpose of this assessment were estimated at the time of the Site visit.

Based on the Generalized Groundwater Contour Map prepared for the MCEMC, the general flow of groundwater in the vicinity of the Site appears to be to the northeast, and toward the Irondequoit Creek drainage basin.

According to the Monroe County Soil Survey (1973), soils at the Site consist mainly of Urban land soils (Ub), which have been altered and obscured to the point where identification was not feasible.

Findings

ISSUE 1. History of Site

Based on available historical information, including aerial photographs dated 1999; 1996; 1993; 1988; 1978; 1970; 1961; 1951; and 1930, Rochester Suburban Directories, and interviews with Ms. Kasanov, it appears that the Site was first developed in the early 1940's, and originally used as a drop-off and pick-up location for a dry cleaning operation.

In the mid-1970's, the Site ownership was transferred to the Lasser Home Improvement Company, who operated the Site until the present time as a building supply warehouse and retail facility.

As such, there are no apparent concerns regarding the historical use of the Site, at this time.

ISSUE 2. Present Conditions and Use of Site

At the time of the Site visit, the Site was being used by two separate operations. The entire first floor and partial basement were being used by Lasser Home Improvements as a storage, retail, and office space. No chemical or other liquid or gas storage was noted.

The second floor of the structure was being used by a photographer for office space, and as a studio.

As such, there are no apparent concerns regarding the present conditions and use of the Site, at this time.

ISSUE 3. Review of NPL

Review of relevant documents has revealed that the Site is not listed on the USEPA's National Priority List (April 1999), nor are any NPL listings located within a one mile radius of the Site.

As such, there is no apparent concern regarding NPL listings at the Site at this time.

ISSUE 4. Review of CERCLIS

Review of relevant documents has revealed that the Site is not listed on the USEPA's CERCLIS listing (September, 1999), nor are there any CERCLIS listings located within a one mile radius of the Site.

As such, there is no apparent concern regarding CERCLIS listings at the Site at this time.

ISSUE 5. Review of RCRA TSD Facilities List

Review of relevant documents has revealed that there are no RCRA TSD listed facilities within a one mile radius of the Site.

As such, there is no apparent concern regarding RCRA TSD facilities at the Site at this time.

ISSUE 6. Review of RCRA Generator Listing

Review of relevant documents has revealed that the Site is not listed on the USEPA's RCRA Generator listing (October, 1999), nor are any RCRA Generator facilities located within the immediate vicinity of the Site

As such, there is no apparent concern regarding RCRA Generator facilities at the Site at this time.

ISSUE 7. Review of Federal ERNS Listing

Review of relevant documents has revealed that the Site is not listed on the USEPA's ERNS listing (February, 1998).

As such, there is no apparent concern regarding the status of the Site as an ERNS facility at the Site at this time.

ISSUE 8. Review of IHWDS

Review of relevant documents has revealed that the Site is not listed on the New York State Directory of IHWDS (April 1999), nor are any IHWDS listings located within a one mile radius of the Site.

As such, there is no apparent concern regarding IHWDS listings at the Site at this time.

ISSUE 9. Review of Local Disposal Sites

According to the MCEMC, there is one waste disposal site within a one mile radius of the Site. It is the following:

- A. Town of Brighton waste disposal site #24

This disposal site is discussed herein, including potential effects on the Site based on the nature of materials disposed, general groundwater flow in the area, and distance from the Site.

A. Town of Brighton waste disposal site #24

According to the MCEMC, this disposal site is located approximately 2,500 feet southeast of the Site. Based on the Generalized Groundwater Contour Map prepared for the MCEMC, the general flow of groundwater in the vicinity of the Site appears to be to the northeast, and generally away from the Site.

According to the MCEMC, this disposal site reportedly contains construction and demolition debris.

Based on the distance of this disposal site from the Site, the apparent flow of groundwater in the vicinity of the disposal site to the northeast, and away from the Site, and the reported contents of the disposal site, there are no apparent concerns regarding this disposal site, at the Site, at this time.

ISSUE 10. On-Site Petroleum Storage

Based on the visual Site observation, the known history of the Site, and interviews with Ms Kasanov, the NYSDEC, and Mr. Pat Inzer, Town of Brighton Fire Marshal, it is not suspected that storage tanks exist or have existed at the Site.

As such, there is no apparent concern relating to petroleum bulk storage at the Site at this time.

A record of the telephone conversation with Mr. Inzer is included as Appendix 1.

ISSUE 11. Off-Site Petroleum Storage

Based on a visual observation of the area in the vicinity of the Site, and the NYSDEC Petroleum Bulk Storage database (PBS), four petroleum bulk storage facilities have been identified in the vicinity of the Site. They are the following:

A.	Brighton Central School District	2035 Monroe Avenue
B.	Jiffy Lube	2472 Monroe Avenue
C.	Mobil Service Station	1950 Monroe Avenue
D.	Newcomb Oil Co.	2087 Monroe Avenue

These facilities are discussed herein, including available information from the NYSDEC PBS.

A.	Brighton Central School District	2035 Monroe Avenue
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According to the NYSDEC, this facility is located approximately 1,200 feet northwest of the Site. Based on the Generalized Groundwater Contour Map prepared for the MCEMC, the general flow of groundwater in the vicinity of this facility appears to be to the northeast, and generally away from the Site.

According to the NYSDEC PBS Facility Information Report for this facility, one underground storage tank was removed from this facility in 1992. The tank had a total capacity of 10,000 gallons, and was used to store fuel oil.

Based on the NYSDEC Active Spills Listings for Region 8, there are no reported active spills associated with this tank.

Based on the distance of this facility from the Site, the apparent flow of groundwater in the vicinity of the facility to the northeast, and away from the Site, and the lack of reported active spills associated with the tank, there are no apparent concerns regarding this facility at the Site, at this time.

B. Jiffy Lube 2472 Monroe Avenue

According to the NYSDEC, this facility is located approximately 2,500 feet southeast of the Site. Based on the Generalized Groundwater Contour Map prepared for the MCEMC, the general flow of groundwater in the vicinity of this facility appears to be to the northeast, and generally away from the Site.

Based on the NYSDEC PBS Facility Information Report for this facility, the facility currently houses three underground storage tanks and one aboveground tank, which are used to store lube oil. The tanks have a total capacity of 11,275 gallons. Based on an Inactive spill report listed within the NYSDEC Spill Files for Region 8, the facility was formerly used as a gas station, and had housed four underground gasoline tanks, which were removed in 1985. Contaminated soil that was encountered during the removal of these tanks was excavated and disposed of off-site.

Based on the NYSDEC Active Spills Listings for Region 8, there are no reported active spills associated with the tanks at this facility.

Based on the distance of this facility from the Site, the apparent flow of groundwater in the vicinity of the facility to the northeast, and away from the Site, and the lack of reported active spills at the facility, there are no apparent concerns regarding this facility at the Site, at this time.

C. Mobil Service Station 1950 Monroe Avenue

According to the NYSDEC, this facility is located approximately 1,400 feet northwest of the Site. Based on the Generalized Groundwater Contour Map prepared for the MCEMC, the general flow of groundwater in the vicinity of this facility appears to be to the northeast, and generally away from the Site.

Based on the NYSDEC PBS Facility Information Report for this facility, the facility currently houses six underground storage tanks with a total capacity of 25,000 gallons. The tanks are used to store gasoline and waste oil. In addition, one 550 gallon underground tank was removed from the Site in 1990. This tank was used to store fuel oil.

Based on the NYSDEC Active Spills Listings for Region 8, there are no reported active spills associated with the tanks at this facility.

Based on the distance of this facility from the Site, the apparent flow of groundwater in the vicinity of the facility to the northeast, and away from the Site, and the lack of reported active spills at the facility, there are no apparent concerns regarding this facility at the Site, at this time.

D. Newcomb Oil Co.

2087 Monroe Avenue

According to the NYSDEC, this facility is located approximately 500 feet northwest of the Site. Based on the Generalized Groundwater Contour Map prepared for the MCEMC, the general flow of groundwater in the vicinity of this facility appears to be to the northeast, and generally away from the Site.

Based on the NYSDEC PBS Facility Information Report for this facility, the facility currently houses two underground storage tanks with a total capacity of 20,000 gallons. The tanks are used to store gasoline.

Based on the NYSDEC Active Spills Listings for Region 8, there are no reported active spills associated with the tanks at this facility.

Based on the distance of this facility from the Site, the apparent flow of groundwater in the vicinity of the facility to the northeast, and away from the Site, and the lack of reported active spills at the facility, there are no apparent concerns regarding this facility at the Site, at this time.

A copy of the NYSDEC PBS Facility Information Reports for the above facilities, along with the associated Spill Report Forms are included in Appendix 2.

ISSUE 12. **Chemical Usage**

Based on the visual Site observation, the known history of the Site, and interviews with Ms. Kasanov, and the NYSDEC, it appears that chemical usage at the Site has been limited to commercial cleaning solutions, and building maintenance materials.

Information obtained under the Scope of Work for this Assessment indicated that the Site was previously used as a dry cleaning drop-off/pick-up store. No information has been reviewed that indicates that dry cleaning operations actually occurred at the Site.

As such, there is no apparent concern relating to chemical usage at the Site at this time.

ISSUE 13. **Spills**

Based on the visual Site observation, the known history of the Site, the NYSDEC Active Spills Listing for Region 8, and interviews with Ms. Kasanov, and Mr. Inzer, it is not suspected that spills have occurred at the Site or in the immediate vicinity.

As such, there is no apparent concern relating to spills at the Site at this time.

ISSUE 14. **Hazardous Waste**

Based on the visual Site observation, the history of the Site, and interviews with Ms. Kasanov, the MCEMC, and Mr. Inzer, it is not suspected that hazardous waste disposal activities have taken place at the Site or in the immediate vicinity.

As such, there is no apparent concern relating to hazardous waste at the Site at this time.

ISSUE 15. Solid Waste

Based on the visual Site observation, the known history of the Site, and interviews with Ms. Kasanov, and the MCEMC, it is not suspected that solid waste disposal has taken place at the Site or in the immediate vicinity. According to Ms. Kasanov, solid waste at the Site is limited to routine office and retail waste, including paper, cardboard, and scrap material waste, which is collected by Waste Management of New York.

As such, there is no apparent concern relating to solid waste at the Site at this time.

ISSUE 16. Wastewater Disposal

According to Ms. Kasanov, wastewater at the Site discharges to the public sewer, and has since the time of construction of the building, in the early 1940's.

As such, there is no apparent concern relating to wastewater at the Site at this time.

ISSUE 17. Air Emissions

Based on the visual Site observation, the history of the Site, and interviews with Ms. Kasanov, it is not suspected that air emission points and control equipment exist or have existed at the Site.

As such, there is no apparent concern relating to air emissions at the Site at this time.

ISSUE 18. Asbestos

Asbestos is a known carcinogen which has been used in a wide variety of building materials, including floor and ceiling tile, thermal systems insulation (i.e., pipe wrap, boiler insulation, etc.), sprayed on insulation, roofing felts, wallboard, and other materials. Health concerns relating to asbestos are associated with fiber release from friable asbestos-containing materials (ACM), or materials that become friable upon disturbance.

The potential presence of ACM noted below is material that could be visibly inspected during the Site visit. Additional ACM may be present behind walls, above ceilings, in pipe chases, in crawlspaces, under carpeting and flooring, and in other inaccessible areas.

There is the potential presence of ACM in the building structure at the Site, as listed, but not limited to the following:

Friable ACM (potential presence)

- ceiling tile

Non-Friable ACM (potential presence)

- floor tile & mastic
- roofing material

The actual presence of friable and non-friable ACM can only be determined through an asbestos survey of the building structure; including sampling and analysis by certified personnel. There are currently no regulations which require that ACM be removed from the building structure at the Site. There are however, regulations pertaining to the maintenance, renovation, and demolition of ACM. Therefore, prior to performing construction activities that would disturb potential ACM at the Site, it is recommended that all potential friable and non-friable ACM be sampled and analyzed to determine: amount, type, and condition of friable and non-friable ACM at the Site and costs associated with asbestos abatement or maintenance.

ISSUE 19. Polychlorinated Biphenyls (PCBs)

PCBs are most commonly associated with electrical equipment, such as transformers and capacitors. Based on the visual Site observation, the history of the Site, and interviews with Ms. Kasanov, these items were not identified at the Site.

As such, there is no apparent concern relating to PCBs at the Site at this time.

ISSUE 20. Radon

Radon, a naturally occurring, odorless, colorless, radioactive gas, is found throughout the country. Prolonged exposure to elevated indoor radon levels have been associated with increased risks of lung cancer.

Radon is associated with the occurrence of certain geologic conditions and rock types. Rock types with the potential of emitting radon are present in Monroe County. Individual levels can vary greatly from location to location.

Based on the limited data available regarding radon levels in the vicinity of the Site, and the variability associated with the presence of radon, it is not possible to conclusively identify Site-specific radon levels during a Site visit or through interviews. The actual indoor radon level can only be determined through sampling and analysis by qualified personnel.

This sampling and analysis commonly requires the placing of test kits in the lower portions of the structure. These kits measure radon concentration over an extended period of time, typically 3-5 days, which requires them to remain in an undisturbed area. This testing is best accomplished in areas which are currently vacant.

As stated in the EXCLUDED SERVICES section, it is understood that no further assessment will be required at this time pertaining to the presence of radon at the Site.

ISSUE 21. Lead-Based Paint

Lead-based paint was widely used throughout the country for many years. It has been associated with lead poisoning resulting from ingestion of paint chips and inhalation of sanding dust. The sale of lead-based paint in interstate commerce of residential paints was banned in 1977.

It is not possible to conclusively identify the presence of lead-based paint at the Site under the scope of this assessment. The actual presence of lead-based paint can only be determined through sampling and analysis by qualified personnel.

Mr. John Casciani
October 5, 1999
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This sampling and analysis is similar to asbestos sampling in that samples must be physically removed from areas of the Site and analyzed in an approved laboratory. A common method for obtaining these samples is coring, which will cause damage to the area being sampled.

As stated in the EXCLUDED SERVICES section, it is understood that no further assessment will be required at this time pertaining to the presence of lead-based paint at the Site.

Conclusion and Recommendations

Based on the Scope of Work, the information detailed herein, the known history of the Site, and the current conditions relative to the Site, no Recognized Environmental Conditions have been identified at the Site.

Our evaluation of the Site is based on the engagement stated, the level of Scope of Work requested, current Statutes, and information submitted to us. The Site evaluation was done for your benefit, and may be relied on only by you and your counsel. Furthermore, this document is intended exclusively for your use. No copies of this document are to be produced or distributed without the prior written permission of LaBella Associates, P.C. It constitutes a reasonable effort on our part to determine potential environmental concerns at the Site.

Certification

LaBella Associates, P.C. certifies the accuracy of this report, to the best of our knowledge, based on the information collected as described in the Scope of Work of this assessment.

A copy of all information collected during this assessment, including photographs, maps, notes, and other material will be kept on file at the offices of LaBella Associates, P.C. This information is available at your request.

Respectfully submitted,

LABELLA ASSOCIATES, P.C.

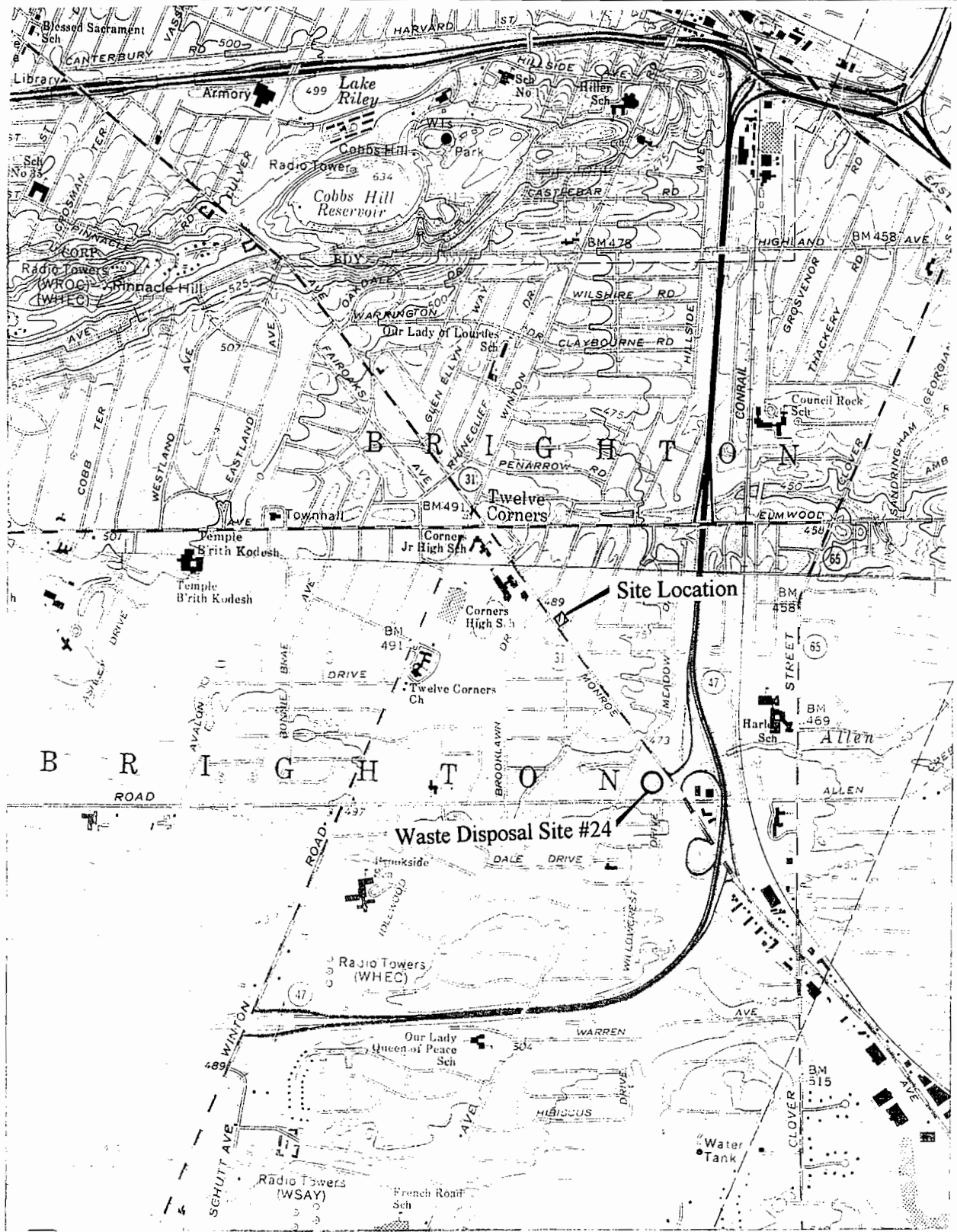
By James R. McIntosh, P.E.
Vice President

JRM/KLP/NML

Attachments

R9J05KP1

Figures & Photographs



SCALE: 1 : 24,000

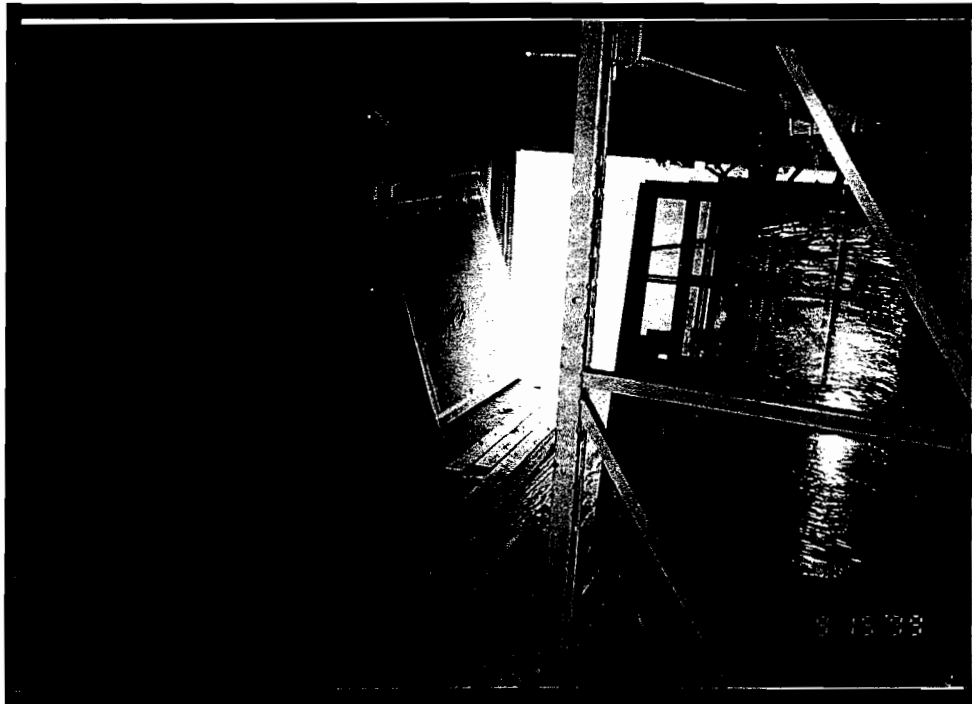
FIGURE 1
SITE LOCATION MAP
2150 Monroe Avenue
Brighton, New York 14618

LABELLA

PROJECT NO. 99267



View of the Site



Typical storage area within the building

APPENDIX 1

Perritt, Kris

From: Troxell, Nancy

Sent: September 28, 1999 9:06 AM

To: Perritt, Kris

Subject: Fire Marshall/Town of Brighton returned your call.

Re: 2150 Monroe Ave.

There are no environmental concerns.

APPENDIX 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Petroleum Bulk Storage Program
 Facility Information Report

Printed : 09/30/1999

PBS # : 8-458171

Site : BRIGHTON CENTRAL SCHOOL DISTRICT
 TWELVE CORNERS ELEMENTARY SCHOOL
 2035 MONROE AVENUE
 ROCHESTER, NY 14618
 County : MONROE Town : BRIGHTON
 Latitude : N Longitude : W
 SPDES# : CBS# :
 Site Type : School

Owner : BRIGHTON CENTRAL SCHOOL DISTRICT
 2035 MONROE AVENUE
 ROCHESTER, NY 14618
 Phone : (716) 461-9670
 Owner Type : Local Government

Site status : Under 1101 gal.
 Total Active Tanks : 0
 Active Capacity : 0 gals.

Reg Expires : 10/14/1993
 Last Inspection : / /
 Cert Printed : 10/14/1988
 Mail : BRIGHTON CENTRAL SCHOOL DISTRICT
 2035 MONROE AVENUE
 ROCHESTER, NY 14618

Operator : BRIGHTON CENTRAL SCHOOL DIST (716) 461-9670
 Emergency : CHESTER ACKERT (716) 442-3245
 Site Errors : Complete
 Owner Error : Minor Data Missing
 Tank Errors : No Data
 Att : CHESTER ACKERT,BLD & GRND (716) 461-9670

TankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	TStat	
01	4	3	00/00	10,000	3	1				2			9	4	4	4	2			REMOVED : 08/92

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Petroleum Bulk Storage Program
 Facility Information Report

PBS # : 8-038121

Owner : ROCHESTER AUTO MAINTENANCE INC

Site status : Active
 Total Active Tanks : 4
 Active Capacity : 11,275 gals.

Site : JIFFY LUBE
 2472 MONROE AVENUE
 ROCHESTER, NY 14618

PO BOX 10598
 ROCHESTER, NY 14610

Phone : (716) 442-8680
 Owner Type : Corporate/Commercial

Reg Expires : 10/17/2006
 Last Inspection : 08/04/1994 RC
 Cert Printed : 10/02/1996

County : MONROE Town : BRIGHTON
 Latitude : N Longitude : W
 SPDES# : CBS# :

Mail : ROCHESTER AUTO MAINTENANCE
 PO BOX 10598
 ROCHESTER, NY 14610

Site Errors : Complete
 Owner Error : Complete
 Tank Errors : Minor Data Missing

Operator : ROCHESTER AUTO MAINTENANCE (716) 461-3810
 Emergency : BRUCE D COLEMAN (716) 264-0810

Att : BRUCE D COLEMAN (716) 264-0810

TankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	TStat
01	4	1	06/86	4,000	A	1	0	2	2	1	6	0	0	0	0	3	09/96	09/01	2
02	4	1	06/86	4,000	A	1	0	2	2	1	6	0	0	0	0	3	09/96	09/01	2
03	2	1	06/89	275	A	1	0	2	2	1	6	0	0	0	0	3	09/96	09/01	2
04	4	1	06/86	3,000	A	1	0	2	2	1	6	0	0	0	0	3	09/96	09/01	2

NYSDEC SPILL REPORT FORM



DEC REGION# 8 (Avon) SPILL NUMBER 8503013
 SPILL NAME: ROCHESTER AUTO MAINTENANC DEC LEAD: _____
 CALLER'S NAME: STEVE PULLEY NOTIFIER'S NAME: _____
 CALLER'S AGENCY: _____ NOTIFIER'S AGENCY: _____
 CALLER'S PHONE: _____ EXT. _____ NOTIFIER'S PHONE: _____ EXT. _____

SPILL DATE: / / TIME: 12:00
 CALL RECEIVED DATE: 11/21/1985 TIME: 09:00 RECEIVED BY CID #: _____

Material Spilled	Mat. Class	Am't Spilled	Units	Am't Rec
1) <u>GASOLINE</u>	<input type="radio"/> Pet-Haz-Other-Unk.	<u>0</u>	<input type="radio"/> Gal - Lbs	<u>0</u>
2) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____
3) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____
4) _____	Pet-Haz-Other-Unk.	_____	Gal - Lbs	_____

SPILL LOCATION

POTENTIAL SPILLER

PLACE: ROCHESTER AUTO MAINTENANC NAME: _____
 STREET: 2472 MONROE AVE STREET: _____
 T/C/V: BRIGHTON CO: MONROE STATE: _____ ZIP: _____
 CONTACT: _____ CONTACT: _____
 PHONE: _____ EXT. _____ PHONE: _____ EXT. _____

SPILL CAUSE

SPILL SOURCE

Human Error	Tank Test Failure *	Tank Failure	Gas Station	Private Dwelling	Non-Maj F
Traffic Accident	Housekeeping	Tank Overfill	Passenger Vehicle	Vessel	Comm/Indu
Equipment Failure	Deliberate	Other	Comm. Vehicle	Railroad Car	Non-Comm
Vandalism	Abandoned Drums	<input checked="" type="radio"/> Unknown	Tank Truck	Major Facility <input checked="" type="radio"/>	Unknown

RESOURCE AFFECTED

SPILL REPORTED BY

On Land	Groundwater	<input type="radio"/> Air	Responsible Party	Tank Tester	Local Agen
In Sewer	Surface Water **		Affected Persons	DEC	Federal Go
**WATERBODY: _____			Police Department	Citizen <input type="radio"/>	Other
			Fire Department	Health Dept.	

CALLER REMARKS: LEAKING ABANDONED UNDERGROUND STORAGE TANK

*PBS Number	Tank Number	Tank Size	Test Method	Leak
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PRIMARY CONTACT CALLED DATE: _____ TIME: _____ hrs. REACHED DATE: _____ TIME: _____
 SECONDARY CONT. CALLED DATE: _____ TIME: _____ hrs. FAXED BY CID#: _____

PIN #	T & A	Cost Center	ISR to Central Office
Cleanup Ceased	06/01/1986	Meets St'ds YES	Last Inspection
RP-CUI	ENF-INIT	INVES-COM	CAP
UST Trust Eligible	NO	Site: A B C D E	Resp. Party 1 2 3 4 5 6
		Reg Close Date	06/01/1986

Spill Number: 8503013 **Spill Name:** ROCHESTER AUTO MAINTENAN**Printed on:** 09/30/1999

DEC REMARKS

/ / : STATUS: CB (CLOSED) 85/12/17 REMOVED CONTAMINATED SOIL AND FOUR ABANDONED TANKS.

/ / : NOTES: OWNER OF GAS STATION - BRUCE COLEMAN OF ROCHESTER AUTO MAINTENANCE, SITE BEING RENOVATED TO BECOME A JIFFY LUBE FACILITY, CONSTRUCTION CONTRACTOR ISDONOHUE CONTRACTORS OF PITTSBURGH, PA.

/ / : ACTION: JANET RIZZO, MCHD WAS ON SCENE 11-21 AT 1200 AND COORDINATED REMOVAL OF CONTAMINATED SOIL, FOUR TANKS WERE REMOVED, ONE TRUCKLOAD AWAITING DISPOSAL BY.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Petroleum Bulk Storage Program
 Facility Information Report

Printed : 09/30/1999

PBS # : 8-051071

Site : MOBIL S/S 08-MA9
 1950 MONROE AVE & ELMWOOD AVE
 ROCHESTER, NY 14618

Owner : MOBIL OIL CORPORATION
 3225 GALLOWES ROAD, 6W307
 FAIRFAX, VA 22037-0001

Phone : (703) 849-6252
 Owner Type : Corporate/Commercial

County : MONROE Town : BRIGHTON
 Latitude : N Longitude : W
 SPDES# : CBS# :
 Site Type : Retail Gas Sales

Reg Expires : 12/02/2001
 Last Inspection : 08/04/1994 RB
 Cert Printed : 01/07/1997

Site Errors : Complete
 Owner Error : Complete
 Tank Errors : Minor Data Missing

Operator : THOMAS PANZER (716) 244-2825
 Emergency : ENVIRONMENTAL HELP DESK (800) 662-4567

Att : NORMA HILL (800) 327-8431

ankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	Tstat
01	4	1	12/85	6,000	2	5	0	4	2	3	0	4	0	4	0	1	11/97		1
02	4	1	12/71	6,000	2	5	0	4	2	3	0	4	0	4	0	1	11/97		1
03	4	1	12/67	6,000	2	5	0	4	2	3	0	4	0	4	0	1	11/97		1
04	4	1	12/67	6,000	2	5	0	4	2	3	0	4	0	4	0	1	11/97		1
05	4	1	12/90	1,000	C	5	0	4					2	1	5				2
05	4	3	00/00	550	3	1	0	0	2	1	0	0	0	0	0	2			REMOVED : 12/90

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 Petroleum Bulk Storage Program
 Facility Information Report

SS # : 8-302546

Site : NEWCOMB OIL CO INC
 2087 MONROE AVENUE
 ROCHESTER, NY 14618

Site status : Active
 Total Active Tanks : 2
 Active Capacity : 20,000 gals.

Owner : NEWCOMB OIL CO INC
 21 SCHOEN PLACE
 PITTSFORD, NY 14534

County : MONROE Town : BRIGHTON
 Latitude : N Longitude : W
 SPDES# : CBS# :
 Site Type : Retail Gas Sales

Reg Expires : 11/25/2001
 Last Inspection : 08/05/1994 RC
 Cert Printed : 12/18/1998

Phone : (716) 385-3000
 Owner Type : Corporate/Commercial

Operator : NEWCOMB OIL CO INC (716) 461-0480
 Emergency : MICHAEL A NEWCOMB (716) 264-1247

Mail : NEWCOMB OIL CO INC
 21 SCHOEN PLACE
 PITTSFORD, NY 14534

Att : MICHAEL A NEWCOMB (716) 385-3000

TankNo	TankLoc	Stat	DateIn	Capac (g)	Product	TankType	TankInt	TankExt	PipeLoc	PipeType	PipeInt	PipeExt	SecCont	Leak	OverFil	Disp	LastTest	NextTest	TStat
4	1	06/79	10,000	2	1	0	3	2	2	2	0	3	0	0	15	1	09/96	09/01	1
4	1	06/79	10,000	2	1	0	3	2	2	2	0	3	0	0	15	1	09/96	09/01	1

Environmental Site Assessment Checklist

Site Name: 2150 Monroc Ave.

Job No.: 99267

Completed By: K.Perritt

	<u>Known</u>	<u>Suspect</u>	<u>Not Suspect</u>	<u>Unknown</u>
1. Chemical spills, leaks, releases:				
Spill, leak, release	_____	_____	X	_____
Material _____				
Quantity _____				
Notification and cleanup _____				

2. PCBs:				
Potential PCB articles				
transformers	_____	_____	X	_____
capacitors	_____	_____	X	_____
fluorescent light ballasts	_____	_____	X	_____
PCB survey	_____	_____	X	_____
PCB spills	_____	_____	X	_____
Regulatory compliance (TSCA) _____				
3. Asbestos:				
Presence of asbestos	_____	_____	X	_____
location _____				
survey _____				
form _____				
condition (friable?) _____				

4. Radon:				
Radon present at Site	_____	_____	X	_____
Evidence of nearby elevated levels	_____	_____	X	_____
Uranium, thorium radium extraction, phosphate processing	_____	_____	X	_____

	<u>Known</u>	<u>Suspect</u>	<u>Not Suspect</u>	<u>Unknown</u>
5. Lead-Based Paint:				
Presence of lead-based paint	_____	_____	<u>X</u>	_____
6. Bulk Storage Tanks (Underground):				
Underground storage tanks	_____	_____	<u>X</u>	_____
Size, type, and age _____				
Materials stored _____				
Gasoline _____				
Registered with NYSDEC _____				
Tightness tested _____				
Regulatory compliance _____				
Spill or leak	_____	_____	_____	_____
7. Bulk Storage Tanks (Aboveground):				
Aboveground storage tanks	_____	_____	<u>X</u>	_____
Size, type, and age _____				
Materials stored _____				
Registered with NYSDEC _____				
Tightness tested _____				
Regulatory compliance _____				
Spill or leak	_____	_____	_____	_____
8. Product Usage:				
Products used or stored	_____	_____	<u>X</u>	_____
Materials and quantities _____				
How and where _____				
Leak or spill of a product	_____	_____	<u>X</u>	_____
Wastes generated	_____	_____	_____	_____
Type of waste _____				
Method of disposal _____				

	<u>Known</u>	<u>Suspect</u>	<u>Not Suspect</u>	<u>Unknown</u>
--	--------------	----------------	------------------------	----------------

9. Product Transfer Systems:

Product transfer systems	_____	_____	<u>X</u>	_____
Materials _____				
Quantities _____				
Mode of transfer _____				

10. Hazardous Waste Generation:

Hazardous wastes generated	_____	_____	<u>X</u>	_____
Indicate waste (EPA ID number)				
Quantities _____				
How generated _____				
Permitted _____				
RCRA report _____				

11. Hazardous Waste Treatment, Storage, and Disposal:

Hazardous waste treatment	_____	_____	<u>X</u>	_____
Indicate waste _____				
Quantities _____				
Method of treatment _____				
Hazardous waste storage	_____	_____	<u>X</u>	_____
Indicate waste _____				
Quantities _____				
How and where stored _____				
Hazardous waste disposal from Site	_____	_____	<u>X</u>	_____
Indicate waste _____				
Quantities _____				
Who removes it _____				
How and where disposed _____				

	<u>Known</u>	<u>Suspect</u>	<u>Not Suspect</u>	<u>Unknown</u>
Permits for hazardous waste activities _____				
Manifests _____				
RCRA report _____				

12. Wastewater Generation:

Wastewater generated Indicate process <u>SANITARY</u> Nature of wastewater <u>SANITARY</u> Discharge to where <u>SEWER</u> Quantities _____	<u>X</u>	_____	_____	_____
Wastewater treatment SPDES or PNDES permit _____ Discharge to where _____	_____	_____	<u>X</u>	_____

13. Solid Waste Disposal:

Solid waste disposed of <u>from</u> the Site Indicate waste <u>SOLID WASTE</u> Quantity <u>low</u> Method of disposal <u>PRVT. CONTRACTOR</u>	<u>X</u>	_____	_____	_____
Solid waste disposed of <u>at</u> the site Indicate waste _____ Quantity _____ Method and location of disposal _____ Appropriate permits _____	_____	_____	<u>X</u>	_____
Methane generation	_____	_____	_____	_____

14. Air Emissions:

Air emissions from Site Indicate process _____ Nature of emissions _____ Quantities _____	_____	_____	<u>X</u>	_____
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	<u>Known</u>	<u>Suspect</u>	<u>Not Suspect</u>	<u>Unknown</u>
Permits	_____	_____	_____	_____
Air emissions control equipment	_____	_____	_____	_____
Material collected _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Method of disposal _____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Federal and State guidelines met _____

15. Radioactive Materials:

Presence of radioactive materials	_____	_____	X	_____
Location _____	_____	_____	_____	_____
Form _____	_____	_____	_____	_____

16. Adjacent Properties (past and present):

Industry	_____	_____	X	_____
Gas stations/storage facility	_____	_____	X	_____
Disposal sites/fill areas	_____	_____	X	_____
Railroads	_____	_____	X	_____
Military installations	_____	_____	X	_____
Tank farms	_____	_____	X	_____
Highways	_____	_____	X	_____
Electrical equipment	_____	_____	X	_____

The information included in this Phase I ESA has been reviewed by:

LaBella Associates, P.C.

By: James B. McArthur
 Title: VICE PRESIDENT
 Date: 10/4/99

LaBella Associates, P.C.

By: Gregory R. Senecal
 Title: Program Manager
 Date: 10-4-99