

# APPENDIX A

# SITE FORM

**USER QUESTIONNAIRE**  
 PHASE I ENVIRONMENTAL SITE ASSESSMENT

Please be as specific as reasonably feasible in answering questions, and please answer the questions in good faith and to the extent of your knowledge.

- 1) Person Interviewed: Peter Kolokouris
- 2) Title: Partner in development firm John K and Associates
- 3) Years in Position: 10 years
- 4) Current Date: 3/7/16
- 5) Relation to Subject Property: Partial Owner of Subject Property
- 6) Purpose of Assessment: Gain further knowledge of Subject Property
- 7) Property Owner: John K and Associates
- 7A) Ownership Dates (From – To): 2006-2016
- 8) Previous Owner: Zorbus Inc
- 8A) Ownership Dates (From – To): 10 years
- 9) Property Size: 3.83 acres
- 10) Number of Parcels: 2

11) DO ANY OF THE FOLLOWING EXIST FOR THE SUBJECT PROPERTY: building diagrams, plans, maps, photographs, specification books, commercial appraisals, engineering/environmental reports from investigations?

1986 → Building Permits

12) PRESENT LAND/PROPERTY/BUILDING USE: Storage

13) PREVIOUS LAND/PROPERTY/BUILDING USE: Warehouse → 20 years

Fagan Brothers → Warehouse for can goods,



14) DO ANY OF THE FOLLOWING EXIST FOR THE SUBJECT PROPERTY?

- a. Environmental site assessment/audit reports: NO
- b. Environmental permits (i.e., solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits): NO
- c. Registrations for USTs or ASTs: 1990'S-removed tank in middle of parking lot  
Eagan Pumped gas
- d. Material safety data sheets: NO
- e. Community right-to-know plan: NO
- f. Safety plan; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.: DO NOT KNOW
- g. Reports regarding hydrogeologic conditions on the property or surrounding area: DO NOT KNOW
- h. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property: DO NOT KNOW
- i. Hazardous waste generator notices or reports: DO NOT KNOW
- j. Geotechnical studies: DO NOT KNOW

15) IS THE PROPERTY CURRENTLY USED, OR HAS IT PREVIOUSLY BEEN USED, AS ANY OF THE FOLLOWING: An Industrial or Manufacturing Operation, A Gasoline Station, A Motor Repair Facility, A Paint/Body Shop, A Commercial Printing Facility, A Dry Cleaning Facility, An X-Ray or Photo Developing Facility, A Junkyard, A Landfill, A Waste Treatment, Storage, Disposal, Processing or Recycling Facility?

Storage

16) ADJACENT SITES (CURRENT & PAST):

ARE ANY ADJOINING PROPERTIES CURRENTLY USED, OR HAVE THEY PREVIOUSLY BEEN USED AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GAS STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNK YARD OR A LANDFILL, OR AS A WASTE TREATMENT STORAGE, DISPOSAL PROCESSING, OR RECYCLING FACILITY?

NO



17) DESCRIPTION OF TOPOGRAPHY & SURFACE DRAINAGE (ANY CREEKS, DITCHES):

Genesee River adjacent & Rail line adjacent

18) BUILDING(S) AGE/SIZE/LOCATIONS: 1920s , 140,000 sf

19) ANY ADDITIONS (AGE/SIZE/LOCATIONS): \_\_\_\_\_

20) NUMBER OF FLOORS: 4 floors

21) BASEMENT, CRAWLSPACE, ATTIC: NONE

22) TYPE OF HEAT: Natural Gas

22A) Has the facility ever been heated with oil in the past? DO NOT KNOW

22B) If OIL, Any Tanks? DO NOT KNOW

23) BLDG(S) TIED TO SANITARY SEWER? YES

23A) IF SO, DATE OF CONNECTION: Before he owned the building

24) WAS FACILITY EVER ON SEPTIC/DRYWELL? NO

24A) IF SO, LOCATION OF LEACHFIELD: NO

24B) HOW OFTEN IS SEPTIC TANK PUMPED OUT? N/A

25) ANY FLOOR DRAINS? Yes

25A) IF SO, LOCATION(S): Both Buildings on main floor and roof

25B) CONNECTED TO OIL/WATER SEPARATOR? NO

25C) DISCHARGE POINT(S): Sewer & Stormwater drains

26) ANY SUMPS? Yes

26A) IF SO, LOCATION/DISCHARGE POINT(S): Stormwater drains



27) HAVE THERE EVER BEEN ANY FOUL ODORS OBSERVED EMANATING FROM DRAINS, SUMPS OR OTHER LOCATIONS IN THE BUILDING OR ON THE PROPERTY?

NO

28) IS THERE ANY WASTEWATER (OTHER THAN SANITARY) DISCHARGE ON-SITE OR ONTO ADJOINING PROPERTIES?

NO

29) IS FACILITY SERVICED BY PUBLIC WATER? YES

30) ANY WELLS ON SITE (CURRENTLY/PAST)? NO  
(Potable water wells, injection wells, dry wells, monitoring wells, etc.)

30A) IF SO, STILL USED/ACCESSIBLE? N/A

30B) IF SO, LOCATION: N/A

31) INSULATION:

1 Building was used  
for a cooler

W = Between walls  
C = Ceiling  
F = Floors

S = Spray On  
B = Batting  
P = Poured

I = Blown-in  
R = Rigid

↳ DO NOT KNOW

32) ROOFING MATERIAL (e.g. asphalt shingle, rolled rubber, rolled asphalt paper)

Flat roof

32A) ORIGINAL ROOFING MATERIAL: YES

33) ANY BUILDINGS DEMOLISHED? Yes  No

33A) IF SO, WHEN: N/A

BUILDING SIZE/LOCATION: N/A

OPERATIONS IN BLDG: N/A

MAT. STORED IN BLDG: N/A

BASEMENT FILLED IN: N/A

FLOOR DRAINS/SUMPS: N/A

IF SO, DISCHARGE LOCATION: N/A

SEPTIC/LEACH FIELD: N/A

DEMO. CONTRACTOR: N/A

DISPOSAL LOCATION: N/A





37D) HAVE THERE BEEN ANY LIENS ON THE SITE (ENVIRONMENTAL OR TAX) OR LAND USE OR ACTIVITY LIMITATIONS AT THE SUBJECT PROPERTY? ARE THERE COPIES OF THE TITLE AND LIEN INFORMATION AVAILABLE FOR INSPECTION? \_\_\_\_\_

NO

38) DOES THE FACILITY CURRENTLY HAVE, OR HAS IT HAD IN THE PAST, ANY PERMITS (E.G. STATE/FEDERAL AIR, WASTEWATER (SPDES), SURFACE WATER, CONSTRUCTION/DEMOLITION)? \_\_\_\_\_

Building Permits 1985 → retrofit building including floor drains installation.

39) HAS THE FACILITY EVER BEEN THE SUBJECT OF ANY COMPLAINTS OR VIOLATIONS? IF SO, DESCRIBE: \_\_\_\_\_

OSHA → asbestos complaints; have been taken care of since

40) HAS ANY TYPE OF MATERIAL (GREATER THAN 5 GALLONS IN QUANTITY) EVER BEEN SPILLED ON THE PROPERTY OR IN THE BUILDINGS? \_\_\_\_\_

NO

41) HAVE THERE EVER BEEN ANY ACTIONS RELATING TO THE RELEASE OF A HAZARDOUS SUBSTANCE ON SITE OR ON ADJOINING SITES? \_\_\_\_\_

NO

42) HAVE THERE EVER BEEN ANY FIRES AT THE FACILITY? IF SO, DESCRIBE: \_\_\_\_\_

NO

43) HAVE THERE EVER BEEN ANY PITS, PONDS OR LAGOONS ON THE PROPERTY? IF YES, ARE THESE PITS, PONDS OR LAGOONS ASSOCIATED WITH WASTE TREATMENT ACTIVITIES, HAZARDOUS SUBSTANCES, OR PETROLEUM PRODUCTS: \_\_\_\_\_

NO

44) HAS THE PROPERTY BEEN FARMED IN THE LAST TEN YEARS? NO

44A) IF SO, CROPS/YEARS: N/A

45) HAS THE PROPERTY EVER CONTAINED ORCHARDS? NO

45A) IF SO, FRUIT/YEARS: N/A



46) HAVE PESTICIDES EVER BEEN USED OR STORED ON THE PROPERTY? NO

46A) IF SO, DESCRIBE: N/A

47) DOES THE PROPERTY CONTAIN A COMPOST PILE/DUMP OR POND? NO

47A) IF SO, LOCATION: N/A

**TANK & DRUM INFORMATION**

48) ARE THERE NOW, OR HAVE THERE EVER BEEN, ANY STORAGE TANKS AT THE FACILITY (E.G. FUEL OIL, GASOLINE, WASTE OIL, CHEMICALS)? \_\_\_\_\_

48A) IF YES, PLOT LOCATION(S) ON MAP AND PROVIDE THE FOLLOWING INFO:

TANK #	LOCATION	SIZE	MATERIAL STORED	DATE INSTALLED	DATE REMOVED
1	loading dock	DO NOT KNOW	DO NOT KNOW	DO NOT KNOW	1990'S

49) HAS THE TANK(S) EVER BEEN PRESSURE TESTED? DO NOT KNOW

49A) IF SO, WHEN, BY WHOM, COPY OF RESULTS: N/A

50) HAS THE TANK BEEN REGISTERED WITH THE NYSDEC, USEPA, OR LOCAL AGENCY?  
DO NOT KNOW

51) DOES THE TANK(S) HAVE ANY TYPE OF LEAK DETECTION? IF SO, DESCRIBE:  
DO NOT KNOW

52) HAVE ANY TANKS EVER BEEN CLOSED IN-PLACE OR REMOVED FROM THE SITE? (IF YES, REFER TO TANK REMOVAL/CLOSURE FORM)  
1990'S A TANK WAS REMOVED FROM THE SUBJECT PROPERTY, DUG UP FROM PARKING LOT AREA.

52A) ARE ANY CLOSURE/REMOVAL REPORTS AVAILABLE FOR REVIEW?  
DO NOT KNOW

53) HAS ANY CONTAMINATION BEEN IDENTIFIED OR REMEDIATION EVER BEEN REQUIRED REGARDING ANY THAN(S) ON THE PROPERTY? \_\_\_\_\_  
NO





**MATERIALS STORAGE**

54) ARE ANY MATERIALS/CHEMICALS STORED ON THE PROPERTY? NO

54A) IF SO, DESCRIBE LOCATION, TYPE OF CHEMICALS, QUANTITIES STORED AND CONTAINERS USED: \_\_\_\_\_

N/A

54B) IF SO, HAVE ANY CONTAINERS OF MATERIALS EVER LEAKED OR SPILLED? \_\_\_\_\_

N/A

54C) IF SO, HAS ANY TESTING AND/OR REMEDIATION BEEN REQUIRED FOR LEAKS/SPILLS? N/A

**WASTE DISPOSAL**

55) ARE SOLID WASTES (i.e. rags, filters, etc.) GENERATED FROM OPERATIONS OR ACTIVITIES AT THIS SITE? NOT A LOT IF SO:

TYPE OF WASTE	PROCESS/ACTIVITY	STORAGE LOCATION	DISPOSAL COMPANY
—	Dumpsters/recycling bins	N/A	—

56) ARE HAZARDOUS WASTES (LIQUID OR SOLID) GENERATED AT THIS FACILITY? NO

56A) IF SO, PLEASE DESCRIBE: N/A

56B) ARE HAZARDOUS WASTE MANIFESTS OR ANY OTHER PERMITS/PAPERWORK AVAILABLE (e.g. HAULER, ID#, WASTE TYPE)?

**PCB MATERIALS INFORMATION**

57) HAVE PCB MATERIALS EVER BEEN USED AT THE FACILITY (e.g. transformers, volt regulators, capacitors, switches, hydraulic equipment)? Transformers

57A) IF SO, LOCATION AND AGE: Off Property Site, One located along the river, the second on Exchange Street

57B) IF TRANSFORMER, WET/DRY, POLE OR GROUND-MOUNTED: Transformers on Poles



57C) OWNERSHIP (PRIVATE OR UTILITY): Rochester Gas & Electric

57D) IF PRIVATE, WHO MAINTAINS? N/A

57E) HAS ANY OF THIS EQUIPMENT EVER BEEN TESTED FOR PCB MATERIAL (if so, when and by whom; results)?  
NO

57F) HAVE THERE BEEN ANY LEAKS OR SPILLS ASSOCIATED WITH ANY OF THIS EQUIPMENT?  
NO

**ASBESTOS MATERIALS INFORMATION**

IS ASBESTOS BEING EVALUATED AS PART OF THIS ASSESSMENT? Yes  No   
DOES THE AGE OF THE BUILDING SUGGEST THE PRESENCE OF ASBESTOS? Yes  No   
HAS THE BUILDING BEEN RENOVATED? Yes  No

58) ARE ASBESTOS CONTAINING MATERIALS PRESENT IN THE FACILITY (e.g. floor/ceiling tiles, pipe wrap, spray-on)?  
NO

59) HAS AN ASBESTOS INSPECTION OR ANY ASBESTOS SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so when and by whom)?  
4-5 yrs ago

60) HAS ANY ASBESTOS EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom)?  
Removed OSHA & Department of labor

**LEAD BASED PAINT INFORMATION**

IS LEAD PAINT BEING EVALUATED AS PART OF THIS ASSESSMENT? Yes  No   
DOES THE AGE OF THE BUILDING SUGGEST THE PRESENCE OF LEAD PAINT? Yes  No   
HAS THE BUILDING BEEN RENOVATED? Yes  No   
→ 1985



61) IS LEAD-BASED PAINT PRESENT IN THE FACILITY? NO

62) HAS A LEAD-BASED PAINT INSPECTION OR SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom)? NO

63) HAS ANY LEAD PAINT EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom)?

NO

**RADON**

IS RADON BEING EVALUATED AS PART OF THIS ASSESSMENT?  
DOES THE BUILDING HAVE A BASEMENT?  
HAS RADON TESTING EVER BEEN CONDUCTED?

Yes No  
Yes No  
Yes No Unknown

WHO COMPLETED THE SAMPLING? N/A

RESULTS OF SAMPLING: N/A

IS A COPY OF THE SAMPLE RESULTS/REPORT AVAILABLE? N/A

**LEAD-IN-DRINKING WATER**

IS LEAD-IN-DRINKING WATER BEING EVALUATED AS PART OF THIS ASSESSMENT? Yes No  
IS THE PROPERTY SERVICED BY A PRIVATE WELL OR PUBLIC WATER? Private Well Public Water  
HAS ANY TESTING EVER BEEN CONDUCTED? Yes No Unknown

WHO COMPLETED THE SAMPLING? N/A

RESULTS OF SAMPLING: N/A

IS A COPY OF THE SAMPLE RESULTS/REPORT AVAILABLE? N/A



**ADDITIONAL INFORMATION:**

N/A

<b>Interview Form Completed By:</b>	
Meagan Aaron	3/7/16
Name	Date
Meagan A	3/7/16
Signature	Title



**USER QUESTIONNAIRE**  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
920 Exchange Street, Rochester NY, 14608

Please be as specific as reasonably feasible in answering questions, and please answer the questions in good faith and to the extent of your knowledge.

- 1) Person Interviewed: Doraine Kirkmire
- 2) Title: Senior Environmental Specialist
- 3) Years in Position: 3
- 4) Current Date: 3/15/2016
- 5) Relation to Property: \_\_\_\_\_
- 6) Purpose of Assessment: Phase 1 Environmental Site Assessment
- 7) Property Owner: JOHN K AND ASSOCIATES INC
- 7A) Ownership Dates (From – To): \_\_\_\_\_
- 8) Previous Owner: \_\_\_\_\_
- 8A) Ownership Dates (From – To): \_\_\_\_\_
- 9) Property Size: 3.52 acres
- 10) Number of Parcels: 1
- 11) DO ANY OF THE FOLLOWING EXIST FOR THE SUBJECT PROPERTY: building diagrams, plans, maps, photographs, specification books, commercial appraisals, engineering/environmental reports from investigations?  
\_\_\_\_\_
- 12) PRESENT LAND/PROPERTY/BUILDING USE: vacant distribution facility/warehouse  
\_\_\_\_\_
- 13) PREVIOUS LAND/PROPERTY/BUILDING USE: distribution facility/warehouse, indoor paintball arena, freezer building, gas pumps, residential houses.



14) DO ANY OF THE FOLLOWING EXIST FOR THE SUBJECT PROPERTY?

- a. Environmental site assessment/audit reports: \_\_\_\_\_  
\_\_\_\_\_
- b. Environmental permits (i.e., solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits): \_\_\_\_\_
- c. Registrations for USTs or ASTs: \_\_\_\_\_
- d. Material safety data sheets: \_\_\_\_\_
- e. Community right-to-know plan: \_\_\_\_\_
- f. Safety plan; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.: \_\_\_\_\_  
\_\_\_\_\_
- g. Reports regarding hydrogeologic conditions on the property or surrounding area: \_\_\_\_\_  
\_\_\_\_\_
- h. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property: \_\_\_\_\_
- i. Hazardous waste generator notices or reports: \_\_\_\_\_
- j. Geotechnical studies: \_\_\_\_\_

15) IS THE PROPERTY CURRENTLY USED, OR HAS IT PREVIOUSLY BEEN USED, AS ANY OF THE FOLLOWING: An Industrial or Manufacturing Operation, A Gasoline Station, A Motor Repair Facility, A Paint/Body Shop, A Commercial Printing Facility, A Dry Cleaning Facility, An X-Ray or Photo Developing Facility, A Junkyard, A Landfill, A Waste Treatment, Storage, Disposal, Processing or Recycling Facility?

Yes  
\_\_\_\_\_  
\_\_\_\_\_

16) ADJACENT SITES (CURRENT & PAST):

ARE ANY ADJOINING PROPERTIES CURRENTLY USED, OR HAVE THEY PREVIOUSLY BEEN USED AS ANY OF THE FOLLOWING: AN INDUSTRIAL OR MANUFACTURING OPERATION, A GAS STATION, A MOTOR REPAIR FACILITY, A COMMERCIAL PRINTING FACILITY, A DRY CLEANERS, A PHOTO-DEVELOPING LABORATORY, A JUNK YARD OR A LANDFILL, OR AS A WASTE TREATMENT STORAGE, DISPOSAL PROCESSING, OR RECYCLING FACILITY?

Yes  
\_\_\_\_\_



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17) DESCRIPTION OF TOPOGRAPHY & SURFACE DRAINAGE (ANY CREEKS, DITCHES):

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18) BUILDING(S) AGE/SIZE/LOCATIONS: Year built – 1930, 55,200sq.ft. (Assessment records)\_\_\_\_\_

19) ANY ADDITIONS (AGE/SIZE/LOCATIONS):\_\_\_\_\_

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20) NUMBER OF FLOORS: \_\_\_\_\_

21) BASEMENT, CRAWLSPACE, ATTIC: \_\_\_\_\_

22) TYPE OF HEAT: \_\_\_\_\_

22A) Has the facility ever been heated with oil in the past? \_\_\_\_\_

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22B) If OIL, Any Tanks? \_\_\_\_\_

23) BLDG(S) TIED TO SANITARY SEWER? Yes\_\_\_\_\_

23A) IF SO, DATE OF CONNECTION: \_\_\_\_\_

24) WAS FACILITY EVER ON SEPTIC/DRYWELL? \_\_\_\_\_

24A) IF SO, LOCATION OF LEACHFIELD: \_\_\_\_\_

24B) HOW OFTEN IS SEPTIC TANK PUMPED OUT? \_\_\_\_\_

25) ANY FLOOR DRAINS? \_\_\_\_\_

25A) IF SO, LOCATION(S): \_\_\_\_\_

25B) CONNECTED TO OIL/WATER SEPARATOR? \_\_\_\_\_

25C) DISCHARGE POINT(S): \_\_\_\_\_

26) ANY SUMPS? \_\_\_\_\_

26A) IF SO, LOCATION/DISCHARGE POINT(S): \_\_\_\_\_



27) HAVE THERE EVER BEEN ANY FOUL ODORS OBSERVED EMANATING FROM DRAINS, SUMPS OR OTHER LOCATIONS IN THE BUILDING OR ON THE PROPERTY?

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28) IS THERE ANY WASTEWATER (OTHER THAN SANITARY) DISCHARGE ON-SITE OR ONTO ADJOINING PROPERTIES? \_\_\_\_\_

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29) IS FACILITY SERVICED BY PUBLIC WATER? Yes

30) ANY WELLS ON SITE (CURRENTLY/PAST)? \_\_\_\_\_  
(Potable water wells, injection wells, dry wells, monitoring wells, etc.)

30A) IF SO, STILL USED/ACCESSIBLE? \_\_\_\_\_

30B) IF SO, LOCATION: \_\_\_\_\_

31) INSULATION:            W = Between walls            S = Spray On            I = Blown-in  
                                  C = Ceiling                    B = Batting                R = Rigid  
                                  F - Floors                    P = Poured

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32) ROOFING MATERIAL (e.g. asphalt shingle, rolled rubber, rolled asphalt paper)

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32A) ORIGINAL ROOFING MATERIAL: \_\_\_\_\_

33) ANY BUILDINGS DEMOLISHED?    X Yes            No

33A) IF SO, WHEN: Several houses in the late 1970's

BUILDING SIZE/LOCATION: \_\_\_\_\_

OPERATIONS IN BLDG: \_\_\_\_\_

MAT. STORED IN BLDG: \_\_\_\_\_

BASEMENT FILLED IN: \_\_\_\_\_

FLOOR DRAINS/SUMPS: \_\_\_\_\_

IF SO, DISCHARGE LOCATION: \_\_\_\_\_

SEPTIC/LEACH FIELD: \_\_\_\_\_

DEMO. CONTRACTOR: \_\_\_\_\_

DISPOSAL LOCATION: \_\_\_\_\_





COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

34) ANY BUILDINGS BURNED DOWN? Yes No

34A) IF SO, WHEN: \_\_\_\_\_

WAS THE DEBRIS BURIED ONSITE? Yes No

WAS THE DEBRIS REMOVED FROM THE PROPERTY? Yes No

**SITE HISTORY**

35) HAS ANY TYPE OF MATERIAL EVER BEEN MINED, FILLED, BURIED OR DUMPED ON OR ADJACENT TO THE PROPERTY: (e.g. coal, quarry, clean fill, ash, C&D debris, waste oil, waste water for dust suppression, etc.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

36) HAS THERE EVER BEEN ANY SIGNIFICANT SOIL STAINING ON THE PROPERTY?  
\_\_\_\_\_

37) HAVE ANY SOIL SAMPLING, GROUNDWATER SAMPLING, GEOTECHNICAL, ENGINEERING OR ENVIRONMENTAL INVESTIGATIONS EVER BEEN CONDUCTED ON THE PROPERTY? (If so, when and by whom; is copy of report available)  
\_\_\_\_\_  
\_\_\_\_\_

37A) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST LITIGATION RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY? No \_\_\_\_\_

37B) DO YOU KNOW OF ANY PENDING, THREATENED, OR PAST ADMINISTRATIVE PROCEEDINGS RELEVANT TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE PROPERTY? \_\_\_\_\_

37C) DO YOU KNOW OF ANY NOTICES FROM ANY GOVERNMENTAL ENTITY REGARDING ANY POSSIBLE VIOLATION OF ENVIRONMENTAL LAWS OR POSSIBLE LIABILITY RELATING TO HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS IN, ON, OR FROM THE ASSESSED PROPERTY?  
\_\_\_\_\_



37D) HAVE THERE BEEN ANY LIENS ON THE SITE (ENVIRONMENTAL OR TAX) OR LAND USE OR ACTIVITY LIMITATIONS AT THE SUBJECT PROPERTY? ARE THERE COPIES OF THE TITLE AND LIEN INFORMATION AVAILABLE FOR INSPECTION? \_\_\_\_\_  
\_\_\_\_\_

38) DOES THE FACILITY CURRENTLY HAVE, OR HAS IT HAD IN THE PAST, ANY PERMITS (E.G. STATE/FEDERAL AIR, WASTEWATER (SPDES), SURFACE WATER, CONSTRUCTION/DEMOLITION)? See attached \_\_\_\_\_  
\_\_\_\_\_

39) HAS THE FACILITY EVER BEEN THE SUBJECT OF ANY COMPLAINTS OR VIOLATIONS? IF SO, DESCRIBE: See attached \_\_\_\_\_  
\_\_\_\_\_

40) HAS ANY TYPE OF MATERIAL (GREATER THAN 5 GALLONS IN QUANTITY) EVER BEEN SPILLED ON THE PROPERTY OR IN THE BUILDINGS? \_\_\_\_\_  
\_\_\_\_\_

41) HAVE THERE EVER BEEN ANY ACTIONS RELATING TO THE RELEASE OF A HAZARDOUS SUBSTANCE ON SITE OR ON ADJOINING SITES? Yes, asbestos case \_\_\_\_\_  
\_\_\_\_\_

42) HAVE THERE EVER BEEN ANY FIRES AT THE FACILITY? IF SO, DESCRIBE: \_\_\_\_\_  
\_\_\_\_\_

43) HAVE THERE EVER BEEN ANY PITS, PONDS OR LAGOONS ON THE PROPERTY? IF YES, ARE THESE PITS, PONDS OR LAGOONS ASSOCIATED WITH WASTE TREATMENT ACTIVITIES, HAZARDOUS SUBSTANCES, OR PETROLEUM PRODUCTS: \_\_\_\_\_  
\_\_\_\_\_

44) HAS THE PROPERTY BEEN FARMED IN THE LAST TEN YEARS? \_\_\_\_\_

44A) IF SO, CROPS/YEARS: \_\_\_\_\_

45) HAS THE PROPERTY EVER CONTAINED ORCHARDS? \_\_\_\_\_

45A) IF SO, FRUIT/YEARS: \_\_\_\_\_

46) HAVE PESTICIDES EVER BEEN USED OR STORED ON THE PROPERTY? \_\_\_\_\_



46A) IF SO, DESCRIBE: \_\_\_\_\_

47) DOES THE PROPERTY CONTAIN A COMPOST PILE/DUMP OR POND? \_\_\_\_\_

47A) IF SO, LOCATION: \_\_\_\_\_

**TANK & DRUM INFORMATION**

48) ARE THERE NOW, OR HAVE THERE EVER BEEN, ANY STORAGE TANKS AT THE FACILITY (E.G. FUEL OIL, GASOLINE, WASTE OIL, CHEMICALS)? \_\_\_\_\_

48A) IF YES, PLOT LOCATION(S) ON MAP AND PROVIDE THE FOLLOWING INFO:

TANK #	LOCATION	SIZE	MATERIAL STORED	DATE INSTALLED	DATE REMOVED

49) HAS THE TANK(S) EVER BEEN PRESSURE TESTED? \_\_\_\_\_

49A) IF SO, WHEN, BY WHOM, COPY OF RESULTS: \_\_\_\_\_

\_\_\_\_\_

50) HAS THE TANK BEEN REGISTERED WITH THE NYSDEC, USEPA, OR LOCAL AGENCY? \_\_\_\_\_

51) DOES THE TANK(S) HAVE ANY TYPE OF LEAK DETECTION? IF SO, DESCRIBE: \_\_\_\_\_

\_\_\_\_\_

52) HAVE ANY TANKS EVER BEEN CLOSED IN-PLACE OR REMOVED FROM THE SITE? (IF YES, REFER TO TANK REMOVAL/CLOSURE FORM) \_\_\_\_\_

52A) ARE ANY CLOSURE/REMOVAL REPORTS AVAILABLE FOR REVIEW? \_\_\_\_\_

\_\_\_\_\_

53) HAS ANY CONTAMINATION BEEN IDENTIFIED OR REMEDIATION EVER BEEN REQUIRED REGARDING ANY THAN(S) ON THE PROPERTY? \_\_\_\_\_

\_\_\_\_\_

**MATERIALS STORAGE**



54) ARE ANY MATERIALS/CHEMICALS STORED ON THE PROPERTY? \_\_\_\_\_

54A) IF SO, DESCRIBE LOCATION, TYPE OF CHEMICALS, QUANTITIES STORED AND CONTAINERS USED: \_\_\_\_\_

\_\_\_\_\_

54B) IF SO, HAVE ANY CONTAINERS OF MATERIALS EVER LEAKED OR SPILLED? \_\_\_\_\_

54C) IF SO, HAS ANY TESTING AND/OR REMEDIATION BEEN REQUIRED FOR LEAKS/SPILLS? \_\_\_\_\_

**WASTE DISPOSAL**

55) ARE SOLID WASTES (i.e. rags, filters, etc.) GENERATED FROM OPERATIONS OR ACTIVITIES AT THIS SITE? \_\_\_\_\_ IF SO:

TYPE OF WASTE	PROCESS/ACTIVITY	STORAGE LOCATION	DISPOSAL COMPANY

56) ARE HAZARDOUS WASTES (LIQUID OR SOLID) GENERATED AT THIS FACILITY? \_\_\_\_\_

\_\_\_\_\_

56A) IF SO, PLEASE DESCRIBE: \_\_\_\_\_

56B) ARE HAZARDOUS WASTE MANIFESTS OR ANY OTHER PERMITS/PAPERWORK AVAILABLE (e.g. HAULER, ID#, WASTE TYPE)?

\_\_\_\_\_

**PCB MATERIALS INFORMATION**

57) HAVE PCB MATERIALS EVER BEEN USED AT THE FACILITY (e.g. transformers, volt regulators, capacitors, switches, hydraulic equipment)? \_\_\_\_\_

57A) IF SO, LOCATION AND AGE: \_\_\_\_\_

\_\_\_\_\_

57B) IF TRANSFORMER, WET/DRY, POLE OR GROUND-MOUNTED: \_\_\_\_\_

\_\_\_\_\_



57C) OWNERSHIP (PRIVATE OR UTILTIY): \_\_\_\_\_  
\_\_\_\_\_

57D) IF PRIVATE, WHO MAINTAINS? \_\_\_\_\_  
\_\_\_\_\_

57E) HAS ANY OF THIS EQUIPMENT EVER BEEN TESTED FOR PCB MATERIAL (if so, when and by whom; results)? \_\_\_\_\_  
\_\_\_\_\_

57F) HAVE THERE BEEN ANY LEAKS OR SPILLS ASSOCIATED WITH ANY OF THIS EQUIPMENT? \_\_\_\_\_  
\_\_\_\_\_

**ASBESTOS MATERIALS INFORMATION**

IS ASBESTOS BEING EVALUATED AS PART OF THIS ASSESSMENT?	Yes	No
DOES THE AGE OF THE BUILDING SUGGEST THE PRESENCE OF ASBESTOS?	Yes	No
HAS THE BUILDING BEEN RENOVATED?	Yes	No

58) ARE ASBESTOS CONTAINING MATERIALS PRESENT IN THE FACILITY (e.g. floor/ceiling tiles, pipe wrap, spray-on)? \_\_\_\_\_  
\_\_\_\_\_

59) HAS AN ASBESTOS INSPECTION OR ANY ASBESTOS SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so when and by whom)? \_\_\_\_\_  
\_\_\_\_\_

60) HAS ANY ASBESTOS EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom)? \_\_\_\_\_  
\_\_\_\_\_

**LEAD BASED PAINT INFORMATION**

IS LEAD PAINT BEING EVALUATED AS PART OF THIS ASSESSMENT?	Yes	No
DOES THE AGE OF THE BUILDING SUGGEST THE PRESENCE OF LEAD PAINT?	Yes	No
HAS THE BUILDING BEEN RENOVATED?	Yes	No

61) IS LEAD-BASED PAINT PRESENT IN THE FACILITY? \_\_\_\_\_



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62) HAS A LEAD-BASED PAINT INSPECTION OR SAMPLING EVER BEEN CONDUCTED AT THE FACILITY (if so, when and by whom)? \_\_\_\_\_

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63) HAS ANY LEAD PAINT EVER BEEN REMOVED FROM THE FACILITY (if so, when and by whom)?

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**RADON**

IS RADON BEING EVALUATED AS PART OF THIS ASSESSMENT?	Yes	No	
DOES THE BUILDING HAVE A BASEMENT?	Yes	No	
HAS RADON TESTING EVER BEEN CONDUCTED?	Yes	No	Unknown

WHO COMPLETED THE SAMPLING? \_\_\_\_\_

RESULTS OF SAMPLING: \_\_\_\_\_

IS A COPY OF THE SAMPLE RESULTS/REPORT AVAILABLE? \_\_\_\_\_

**LEAD-IN-DRINKING WATER**

IS LEAD-IN-DRINKING WATER BEING EVALUATED AS PART OF THIS ASSESSMENT?	Yes	No	
IS THE PROPERTY SERVICED BY A PRIVATE WELL OR PUBLIC WATER?	Private Well	Public Water	
HAS ANY TESTING EVER BEEN CONDUCTED?	Yes	No	Unknown

WHO COMPLETED THE SAMPLING? \_\_\_\_\_

RESULTS OF SAMPLING: \_\_\_\_\_

IS A COPY OF THE SAMPLE RESULTS/REPORT AVAILABLE? \_\_\_\_\_



**ADDITIONAL INFORMATION:**

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<b>Interview Form Completed By:</b>	
_____	_____
<i>Name</i>	<i>Date</i>
_____	_____
<i>Signature</i>	<i>Title</i>



Question #38:

1125885 11/27/12 11/27/12 5000 PMT COMPLETED/ WITH INSP 12/12/18  
ELECTRICAL: 1 - 400 AMP SERVICE - RG&E#301046089 ON NORTH SIDE OF BLDG. &  
20  
AMP RECEPTACLE AND 1 FLOOD FIXTURE FOR WAREHOUSE

1030920 02/19/03 00/00/00 PERMIT COMPLETE-CZC ONLY 03/02/20  
CZC FOR ENTERTAINMENT LICENSE FOR PAINTBALL ESTABLISHMENT ;  
COMPETE PAINTBALL

0985393 08/14/98 00/00/00 PERMIT COMPLETE-CZC ONLY 98/08/14  
TEMPORARY CZC FOR OUTDOOR PAINTBALL TOURNAMENT -NOVEMBER 7TH  
&8TH FROM 10:00  
AM TO 6:00 PM-IN 6,000 SQ FT NETTED AREA AT SE CORNER OF BUILDING

0982618 04/29/98 05/01/98 100 PMT COMPLETED/ WITH INSP 98/04/30  
ELECTRICAL; TWO LIGHT FIXTURES IN VESTIBULE - MIDDLE DEPARTMENT  
(FOR TENENT ON THIRD FLOOR - COMPETE PAINT BALL)

0980083 01/07/98 04/13/98 100 PMT COMPLETED/ WITH INSP 98/05/11  
ESTABLISH USE ON 3RD FLOOR (APPROX. 18,970 SQ. FT.) OF A THREE-STORY  
BUILDING  
AS AN INDOOR PAINTBALL ARENA.

0968192 12/20/96 12/20/96 1000 PMT COMPLETED/ WITH INSP 98/03/27  
REMOVE 3,000 GAL. TANK

0862970 00/00/00 09/02/86 1500 PMT CMPLT PRE CONVERSION 93/10/18  
FILL EXISTING FUEL OIL TANKS WITH K CRETE

0860541 00/00/00 02/18/86 80000 PMT CMPLT PRE CONVERSION 93/10/18  
RENOVATION OF 1ST FLR; REMODEL INTERIOR

0311426 00/00/00 08/09/77 PMT CMPLT PRE CONVERSION 93/10/18  
DEMOLISH FRAME 2 AND 1HF STY 1 FAM DWLG

0310883 00/00/00 06/22/77 PMT CMPLT PRE CONVERSION 93/10/18  
DEMOLISH FRAME 1 AND 1HF STY 1 FAMILY DWELLING

0310880 00/00/00 06/22/77 PMT CMPLT PRE CONVERSION 93/10/18  
DEMOLISH 1 AND 1HF STY FRAME 1 FAMILY DWELLING





0201812 00/00/00 09/13/71 10000 PMT CMPLT PRE CONVERSION 93/10/18  
ERECT PORTABLE FREEZER AT WAREHOUSE

0162790 00/00/00 08/29/55 700 PMT CMPLT PRE CONVERSION 93/10/18  
FRAME 1 CAR GARAGE

0303137 00/00/00 07/18/75 PMT CMPLT PRE CONVERSION 93/10/18  
DEMOLISH 1 FAMILY FRAME DWELLING

Question #39:

CASE # STATUS/DATE: CASE CLSD- NO CAUSE 04/16/85 OPEN DATE: 04/16/85  
060277 CASE TYPE: OTHER SOURCE: DEPT REFERRAL PERMIT# 0000000  
TOT N&O: 000 TOT VIOL: 000 VIOL CLS: 000 LAST EVT: 005  
C/O NBR: 00000 0 D LETTER EXP DTE: 00/00/00 H/C INDX: 00 00000  
PICTURE DATE: 00/00/00 H/C STATUS  
ZONING - REPAIRING/PAINTING CARS IN GARAGE

CASE # STATUS/DATE: ADMIN SHTDN - PRE N/O ISS 02/25/86 OPEN DATE: 02/25/86  
069261 CASE TYPE: C OF O SOURCE: C/O APPLICATION PERMIT# 0000000  
TOT N&O: 000 TOT VIOL: 000 VIOL CLS: 000 LAST EVT: 027  
C/O NBR: 00000 0 D LETTER EXP DTE: 00/00/00 H/C INDX: 00 00000  
PICTURE DATE: 00/00/00 H/C STATUS  
C/O - COMPLIANCE - 1ST FLR FOOD PROCESSING AND

CASE # STATUS/DATE: CASE CLSD- VIOLS ABATED 03/18/98 OPEN DATE:  
11/14/95  
190865 CASE TYPE: COMPLAINT SOURCE: TELEPHONE PERMIT# 0000000  
TOT N&O: 002 TOT VIOL: 002 VIOL CLS: 002 LAST EVT: 113  
C/O NBR: 00000 D LETTER EXP DTE: 11/12/96 H/C INDX:  
PICTURE DATE: 00/00/00 H/C STATUS  
ILLEGAL DUMPING IN REAR

CASE # STATUS/DATE: CASE CLSD- NO CAUSE 08/18/00 OPEN DATE: 08/14/00  
273461 CASE TYPE: COMPLAINT SOURCE: TELEPHONE PERMIT# 0000000  
TOT N&O: 000 TOT VIOL: 000 VIOL CLS: 000 LAST EVT: 003  
C/O NBR: 00000 D LETTER EXP DTE: 00/00/00 H/C INDX:  
PICTURE DATE: 00/00/00 H/C STATUS  
ILLEGAL DUMPING OF PAINTBALLS IN REAR OF BLDG. COMPLAINTANT=GABE  
JAMES





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**SITE OBSERVATIONS**  
(Confidential and Private)

Job No.: 10140.00 Date: 2/24/16 Assessor Name: \_\_\_\_\_

Property Address: 920 Exchange Street, Rochester NY 14608

(Provide a sketch of the property at a minimum)

Persons Present/Title/Tenure: Joe Biondolillo / Sr. Environmental Specialist / City of Rochester  
Steve DeMeco / Sr. Environmental Specialist / Bergmann  
Michael Dedet-Sinas Papapanu / Property Manager  
Bob Gulick / Property developer (potential)

**Locality:** Urban, Suburban, Rural  
(Circle one) Highly, Moderately, Lightly - Developed  
Industrial, Commercial, Agricultural, Residential, Wooded, Fallow, Vacant

No. of acres: 3.83 Frontage: 359.6 sf Depth: 359.52 Zoning: M-1

**GROUND SURFACES:**

Fill materials: yes/no/type \_\_\_\_\_  
Debris/Dumping: yes/no/type \_\_\_\_\_  
Spills/Staining: yes/no \_\_\_\_\_  
Stressed Vegetation: yes/no \_\_\_\_\_  
Odors: yes/no NO \_\_\_\_\_  
Pools of Liquid: yes/no \_\_\_\_\_  
Pits/Ponds/Lagoons: yes/no NO \_\_\_\_\_  
Wastewater discharge: yes/no \_\_\_\_\_  
Sheen (location): \_\_\_\_\_  
Trees \_\_\_\_\_ Landscaping \_\_\_\_\_ Green Area \_\_\_\_\_

**UTILITIES:**

Transformers: number: 2  
Location on property: Exchange St & V. Clerical  
Pole-mounted or pad-mounted  
Client owned or utility owned  
Suspect PCB-containing equipment: yes / no / unknown

Utility services by:

Natural gas   
Electric   
Telephone N/A  
Sewer \_\_\_\_\_  
Septic \_\_\_\_\_  
Water \_\_\_\_\_  
Well \_\_\_\_\_

Date of Connection: Unknown  
Location on Property: Unknown  
Date of Connection: Unknown  
Location on Property: Unknown

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**BUILDING:**

No. of stories 3 Square Foot 12,000  
 Age of Construction 1950  
 Additions \_\_\_\_\_

Structure: block/poured concrete Concrete brick \_\_\_\_\_  
 steel \_\_\_\_\_ wood/stick \_\_\_\_\_  
 siding (type) \_\_\_\_\_  
 flat / peaked roof \_\_\_\_\_ condition \_\_\_\_\_

Current Heating System: \_\_\_\_\_

Past Heating System: \_\_\_\_\_

Floor drains: yes / no discharge point \_\_\_\_\_

Sump pumps: yes / no discharge point Yes

Catch basins: yes / no discharge point \_\_\_\_\_

Dry wells: yes / no discharge point \_\_\_\_\_

Current on-site operations: Storage facility

Past on-site operations: \_\_\_\_\_

**ASBESTOS:**

Was asbestos evaluated as part of this assessment? Yes No  
 Does the age of the building suggest the presence of asbestos? Yes No  
 Has the building been renovated? Yes No

Floor materials: ✓ 9" x 9" \_\_\_\_\_ 12" X 12"  
 \_\_\_\_\_ Rolled vinyl flooring \_\_\_\_\_ stair treads

Ceiling tiles: \_\_\_\_\_ 1' x 1' \_\_\_\_\_ 2' x 2'  
 \_\_\_\_\_ 2' x 4' \_\_\_\_\_ Spray-on

Drywall/Plaster \_\_\_\_\_ TSI \_\_\_\_\_

Pipe Wrap \_\_\_\_\_ Boiler TSI \_\_\_\_\_

Base Cove \_\_\_\_\_ Transite \_\_\_\_\_

Roofing \_\_\_\_\_

Condition of materials: Not Known  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**WASTES**

Solid: type NOT KNOWN  
container \_\_\_\_\_  
collector \_\_\_\_\_

Recycling: type NOT KNOWN  
container and location \_\_\_\_\_  
collector \_\_\_\_\_

Other: type NOT KNOWN  
container and location \_\_\_\_\_  
collector \_\_\_\_\_

type NOT KNOWN  
container and location \_\_\_\_\_  
collector \_\_\_\_\_

**PERMITS (air, water, etc.):**  
(copies available)

NOT KNOWN

**EQUIPMENT:**

NOT KNOWN

**ADJOINING PROPERTIES:**

(Photo's)  
North: Residential

South: Manufacturing

East: Genesee Valley Railroad bed / Genesee River

West: Residential / Parking lots

**GENERATORS OR COMPRESSORS (fuel source; spills)**

NOT KNOWN

**STORAGE TANKS:**

**AST/UST's**

(Get copies of plans for tank location.) **NOT KNOWN**

USTs	Capacity	Product	Location on Property
Tank 1	_____	_____	_____
Tank 2	_____	_____	_____
Tank 3	_____	_____	_____

Staining, Stressed or Dead Vegetation \_\_\_\_\_

Odors Detected \_\_\_\_\_

Tanks Registered \_\_\_\_\_

(Copies of registrations available)

Any tanks removed from the property \_\_\_\_\_

Contractor/date \_\_\_\_\_

**HAZARDOUS MATERIALS:**

Stored on-site **NOT KNOWN** Used on-site \_\_\_\_\_

MSDS on-site yes / no \_\_\_\_\_

List materials (type, size of containers, spills, odors, etc.)

\_\_\_\_\_ **NOT KN**  
\_\_\_\_\_  
\_\_\_\_\_

Evidence of Spillage/Leakage:

\_\_\_\_\_ **NOT KNOWN**  
\_\_\_\_\_  
\_\_\_\_\_

