

# **PHASE I ENVIRONMENTAL ASSESSMENT**

**797 Seneca Street  
Buffalo, Erie County, New York 14210**

**Prepared For:  
Center View Properties  
70 West Chippewa Street  
Buffalo, New York 14202**

**Prepared By:  
AFI Environmental  
7815 Buffalo Avenue  
Niagara Falls, New York 14304  
Project No. S1015**

**JULY 13, 2004**  
(inspection conducted 07/06/04)

## **DISCLAIMER**

This Environmental Site Assessment (ESA) is the professional opinion of AFI Environmental and is based upon information contained in public records and observations made during personal inspection of the property located at 797 Seneca Street, Buffalo, Erie County, New York ("Property"). The opinions, findings and recommendations of AFI Environmental do not apply or pertain to conditions at the "Property" existing after the date of the inspection or to the "Property's" status after that date.

This report presents the evaluation procedures, assessment findings, and conclusions of the Phase I ESA. AFI Environmental has conducted this ESA consistent with the scope and limitations of ASTM Practice E1527-00. This ESA was prepared using data, references and information available from federal, state, county, and local agencies. Observations were made of the land and improvements present at the time of the inspection. AFI Environmental renders no opinion as to the presence or absence of hazardous materials or potential environmental liability associated with portions of the property, structures or adjacent properties where access was limited, obstructed or unavailable.

Unless otherwise specified in this ESA, AFI Environmental did not perform certified environmental testing, analysis or monitoring to determine the presence or absence of hazardous constituents. If additional and in-depth tests were conducted, the opinions of AFI Environmental contained herein may be significantly different.

This report is founded upon the application of professional judgement and scientific principals to certain facts with resultant subjective interpretations. The professional judgements expressed herein are based on the facts currently available within the limits of the scope of work, budget, existing data and schedule. To the extent that more definitive conclusions are desired by the client that are supported by the currently available facts, it is AFI Environmental's intent that the conclusions and recommendations stated herein will be intended as guidance and not necessarily a firm course of action except where explicitly stated as such.

AFI ENVIRONMENTAL MAKES NO WARRANTIES, EXPRESSED OR IMPLIED INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO MERCHANTABILITY OR FITNESS OF A PARTICULAR PURPOSE. In addition, the information provided in this report is not to be construed as legal advice.

AFI Environmental has prepared this ESA on behalf of and for the exclusive use of Center View Properties. However, nothing contained in this report shall be construed as a warranty or affirmation by AFI Environmental that the site and property described in the report are suitable collateral for any loan or that acquisition of such property by any lender through foreclosure proceedings or otherwise will pose no risk of potential environmental liability on the part of such lender.

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# **BUFFALO ENVIRONMENTAL CONSULTANTS, INC.**

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## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

An environmental site assessment has been performed and this report has been prepared for the exclusive use of Center View Properties, and/or its designated agents. The purpose of this Phase I assessment is to identify and evaluate any actual and potential environment concerns associated with the assessed property, and to provide evidence that all appropriate inquiry has been made regarding the site in the event that contamination is encountered at a later date. The findings and recommendations presented in this report are exclusive to the client and the assessed property. Written permission must be obtained from Buffalo Environmental Consultants Inc. for use of this report, its findings, and recommendations by other parties, persons or firms.

### **REPORT PREPARED FOR:**

- Name:	Center View Properties
- Street:	70 West Chippewa Street
- Municipality, State, Zip Code:	Buffalo, NY 14202
- Client Contact:	Joseph Petrella
- Telephone Number:	716-856-8400 (fax) 716-819-1202
- Purchase Order No.:	Written Authorization - S1015

### **ASSESSED PROPERTY INFORMATION**

- Mailing Address:	797 Seneca Street
- Municipality:	City of Buffalo
- County, State, Zip State:	Erie, New York 14210
- Tax ID No.	SBL# 122.27-6-2
- Parcel Size (acres):	2.2 +/- acres
- Site Location Map:	Refer to Figure #1
- Current Owner - Name:	Lloyd Hagen
- Telephone Number:	(716)
- Key Site Contact - Name:	Mr. Lloyd Hagen
- Building (sq.ft./stories):	2-story Brick, block, wood , building
- Date of Construction:	Prior to 1940
- Current Use - Description:	Used Gas tank , bumper and fender exchange and fender retail center, vehicle storage painting, and repair facility
- Past Use - Description:	Laundry Commercial

## 1.0 EXECUTIVE SUMMARY:

### 1.1 REPORT FINDINGS

The subject property, 797 Seneca Street, Buffalo, Erie County, New York, is a 2.2 +/- acre parcel of land with a 2-story brick, block, and wood building located on the south side of Seneca Street at the corner of Hydraulic Street with frontage on Carroll Street.

AFI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-00. Any exceptions to, or deletions from, this practice are described in Sections 2.0 and 3.1 of this report.

AFI's observation from site inspection conducted on July 6, 2004:

AFI was accompanied by the current owner Lloyd Hagen and his secretary and Camille from Hunt Realty.

- / Based on the visual inspection of the site and the previous activities conducted at the site, there exists the potential for USTs to be present at the site. The City of Buffalo Fire Prevention Dept. has a record of a 12,000 gallon UST being installed with no documentation of removal and a record of a 1000 gallon UST being installed, replaced, and removed. This is a potential area of environmental concern (PAEC).
- / There is potential (due to age of building) for construction materials within the building to contain asbestos containing materials (ACMs). No asbestos survey was found for the property. During a walk-thru on July 6, 2004, several areas of possible ACMs were noted: 9 x 9 floor tile, 12 x 12 tiles, ceiling tiles, adhesive ceiling pucks, grout, mastic, window caulk, construction materials, roofing, flashing, construction flashing on concrete, pipe wrap, material insulation, brick covering, AST insulation, etc.. This is a potential area of environmental concern (PAEC).
- / There is a potential for lead based paint to be part of the paint used within the structure. There is a potential that materials used for construction of the Building (which occurred prior to 1940) to contain lead-based paint. There is noticeable peeling paint throughout the building. There is potential for the water lines feeding the building as-well-as the water lines within the site to contain lead compounds. No lead survey was found for the property and as such, the reader of this report must be aware of the potential for building materials to contain lead based paint and lead in drinking water. This is a potential area of environmental concern (PAEC).
- / There was mold noticed in the second floor offices on the Seneca Street section. This is a potential area of environmental concern (PAEC).

- / There are fenders, bumpers, gas tanks, and other miscellaneous car parts throughout the building. Signs on the property clearly indicate that the clients with leaking gas tanks should park in a designated area. Leaking gas tanks have historically been encountered at the site. This is a potential area of environmental concern (PAEC).
- / Current operations at the site include sandblasting of metal and painted items. The sand is shoveled into a hopper which has a fan that blows the small particles outside of the building through a window and onto the ground in the court yard. This is a potential area of environmental concern (PAEC).
- / The site has a painting bay for vehicles which includes an exhaust fan that deposits the air born paint outside, no filters or air permits were available for the site. This is a potential area of environmental concern (PAEC).
- / There is potential (due to age of building) for building components to contain PCB's. During a walk-thru on July 6, 2004, several building components containing possible PCB's were noted: electrical fixtures, capacitors, mercury switches, and transformers. This is a potential area of environmental concern (PAEC).
- / There were two mounds of dirt located on the site outside of the building ( east and west). The source was identified as the sand from the sandblasting operations. Due to the potential for elevated metals. This is a potential area of environmental concern (PAEC).
- / There is also an incinerator on site which could contain asbestos. This is a potential area of environmental concern (PAEC).
- / Flourescent light fixtures may contain ballast with PCB components. This is a potential area of concern (PAEC).
- / Spraying operations conducted within the rear section of the gas tank repair area and the operation of the gas tank dryer as well as the area where the tank sealing material is applied may be a possible potential area of environmental concern (PAEC).
- / Several 55-Gallon drums (some open) containing isocyanate sealing material (a hazardous and regulated material) located in the court yard; along with numerous 5-Gallon pails containing the above material, or, waste petroleum, vehicle repair fluids, or other waste fluids, were scattered throughout the building and as well as a concentration of containers within the compressor building may be a potential area of environmental concern (PAEC).
- / Vehicle repair parts: batteries, transmissions, engines, gas tanks, etc; located throughout the facility may contain materials that could be a potential area of environmental concern (PAEC).

- / Past operations included dry cleaning services and a commercial and industrial laundry this could be a potential area of environmental concern (PAEC) due to the chemicals used in the dry cleaning industry.

## 1.2 CONCLUSION

The building may contain asbestos material, lead paint, PCBs (in light ballasts), mercury (in thermostat and outdoor lighting), and the soils in and around the building as- well-as the sumps and floor drains may have elevated levels of chemicals associated with previous dry cleaning operations, manufacturing, vehicle storage, vehicle painting, chemical-mixing, consolidation, and application operations, conducted on-site as well as the impact of customers who were using the facility. There is also a potential for the existence of additional USTs on site. The practice of exhausting sand blasting exhaust and spray paint exhaust to the environment without filters along with the onsite disposal of mounds of sandblasting sands and the staging of 55-gallon drums and 5 -gallon pails of waste material outside and in storage areas without spill prevention procedures in place (some hazardous and regulated) may have impacted the soils and groundwater of the site.

## 1.3 RECOMMENDATIONS

It is AFI's recommendation to request the following additional information:

- / Asbestos Survey of all structures prior to demolition or remodeling of any remaining buildings.
- / Lead Paint Survey of all structures prior to demolition or remodeling of any remaining buildings.
- / Installation of soil borings including soil testing and ground water testing for chemicals used in conjunction with operations at the site, painting operations, sandblasting, leaking gas tanks and other petroleum products as well as chemicals associated with historic laundry operations both inside and outside the building.
- / Remove and properly dispose of all fenders, bumpers, gas tanks, vehicle repair parts, engines, transmissions, batteries used vehicles, and other miscellaneous car parts.
- / Ground sonar using EM31 or EM-61 to detect any underground storage tanks (USTs).
- / Evaluation of fluorescent light fixtures, capacitors and thermostats for PCB and/or mercury.
- / Sampling of soils in the vicinity of the exhaust fans and sandblasting disposal mounds and proper disposal.

- / Removal and proper disposal of all 55-gallon drums and 5-gallon pails and their contents located in the courtyard and thru-out the building.



## **2.0 PURPOSE:**

The purpose of this Phase I assessment is to identify and evaluate any actual and potential environment concerns associated with the assessed property, and to provide evidence that all appropriate inquiry has been made regarding the site in the event that contamination is encountered at a later date. The findings and recommendations presented in this report are exclusive to the client and the assessed property. Written permission must be obtained from Buffalo Environmental Consultants Inc. for use of this report, its findings, and recommendations by other parties, persons or firms.

### **3.0 SCOPE OF WORK:**

Request from Center View Properties to prepare a ASTM Phase I Environmental Site Assessment for a 2.2+/- acre parcel with a 2-story building on Seneca street currently used by The Door Store.

### **3.1 LIMITING CONDITIONS AND METHODOLOGY USED**

This report contains all ASTM required investigation material available upon the date of requested submittal. Some FOIL information was not returned to AFI Environmental prior to the submittal of this report. This information will be forwarded to Center View Properties and should be placed as an Addendum to this report. The reader of this report should check for addendums prior to reaching a final conclusion.

#### **4.0 SUBJECT PROPERTY/VICINITY DESCRIPTION:**

##### **4.1 SUMMARY OF SITE RECONNAISSANCE**

Date of Inspection:	July 6, 2004
Inspector(s):	William L. Heitzenrater
Cloud Cover:	Partly Cloudy
Weather Conditions:	70°

**4.1.1 Current Uses of Property:** ☒ Yes ☐ No Observed Concern

/ Gas tank repair, incineration, painting, and sandblasting are conducted at the site.

**4.1.2 Past Uses of Property:** ☒ Yes ☐ No Observed Concern

The assessed property consists of a 2.2 +/- acre parcel south side of Seneca Street in the City of Buffalo, New York.

The property known as 797 Seneca is the site of the Good Door Store which conducts car repairs including painting, gas tanks, sandblasting and incineration..

The site was used as a commercial laundry facility prior to the current tenant. From 1940 to 1956 the site was known as Dollar Dry Cleaning Co., from 1956 to 1976 the site was known as Famous Linen Supply Co Inc., from 1966 to 1976 it was known as Queen City Laundry Inc. Also in 1966 it was known as Overnite Valet Inc. In 1986 the site was known as Western New York Auto Recovery Bureau Inc. The site was known as Phoenix International Recovery in 1996. For the 2003 the site was Best Southern Body Parts, Gas Tank Warehouse, Good Door Store, and Ron Lear Inc.

The property history was developed through a review of: Sanborn Fire Insurance Maps; dated 1986, 1981, 1950, 1926, 1899 and 1889; along with the Polk Files.

##### **4.1.3 Exterior Conditions:**

**4.1.3.1 Topography:** ☐ Yes ☒ No Observed Concern

The 15 minute USGS Topographic Quadrangle Map of Buffalo NE Quadrangle, New York indicates the subject site is located on relatively level terrain. Surface elevation for the site is approximately 591 feet above mean sea level.

**4.1.3.2 Surface Water Bodies and Drainage:** ☒ Yes ☐ No Observed Concern

Site is serviced by City of Buffalo combined storm water and sewer system. The trench floor drain and sump pit pump drainage into the City of Buffalo sewer system. This may be a potential area of environmental concern; in respect to the potential for the trenches and drains to contain unknown chemical constituents.

**4.1.3.3 Utilities:** ☐ Yes ☒ No Observed Concern

The site is serviced with electric power (Niagara Mohawk) and natural gas (National Fuel).

**4.1.3.4 Roads, Streets, Parking:** ☒ Yes ☐ No Observed Concern

There were areas of concern observed within the parking lot. There is a sign showing all vehicles with leaking tanks to park in a certain area. Customer use may have had an impacted the site in respect to leaking gas on to the soils.

**4.1.3.5 Solid Waste Containers:** ☒ Yes ☐ No Observed Concern

Several 55-gallon drums containing isocyanate resin and several 5-gallon pails of waste oil and other petroleum products were observed onsite.

**4.1.3.6 Hazardous Waste:** ☒ Yes ☐ No Observed Concern

Minor amounts of hazardous materials were observed on site in 55-gallon containers staged in the court yard and within the facility.

**4.1.3.7 Fill/Solid Waste Disposal:** ☒ Yes ☐ No Observed Concern

Two mounds of dirt were observed onsite; potentially originating from sandblasting operations and were observed to contain ferrous dust.

**4.1.3.8 Debris/Dumping/Mounds:** ☒ Yes ☐ No Observed Concern

Two mounds of dirt were observed

**4.1.3.9 Spillage/Pooling:** ☐ Yes ☒ No Observed Concern

None Observed

**4.1.3.10 Stained Soil/Pavement:** ☒ Yes ☐ No Observed Concern

The areas outside of the painting and sandblasting areas and parking area contained some staining.

**4.1.3.11 Stressed Vegetation:** ☐ Yes ☒ No Observed Concern

None Observed

**4.1.3.12 Pits/Ponds/Lagoons:** ☐ Yes ☒ No Observed Concern

None Observed

**4.1.3.13 Septic Systems:** ☒ Yes ☐ No Observed Concern

The facility is serviced by City of Buffalo combined sewer system. This sewer may contain unknown chemical waste or residue and maybe potential area of environmental concern.

**4.1.3.14 Wells:** ☐ Yes ☒ No Observed Concern

None Observed

#### **4.1.4 Building(s) Conditions:**

##### **4.1.4.1 Description:**

Stories:	2-story block, brick and wood Building
Approximate Age:	Constructed prior to 1940
Ancillary Structures:	None ( This facility is extensive and sides on three streets.

**4.1.4.2 Structural:** ☒ Yes ☐ No Observed Concern

Potential for mold, ACM's, PCB's, mercury, and lead paint.

**4.1.4.3 Suspected (Potential) Asbestos:** ☒ Yes ☐ No Observed Concern

Based upon the age of construction of the building and visual observations, there exist potential for asbestos containing material (ACM's) to be on site. As such, AFI Environmental recommends conducting a full Asbestos Survey.

**4.1.4.4 (Potential) Lead-Based Paint:** ☒ Yes ☐ No Observed Concern

Based upon field observation and age of construction of building, lead paint materials have the potential to be on site. AFI Environmental recommends a Lead Base Paint Survey be conducted.

**4.1.4.5 Lead in Drinking Water:** ☒ Yes ☐ No Observed Concern

Due to age of building, lead in drinking water may be of concern.

**4.1.4.6 Radon Accumulation Spaces:** ☐ Yes ☒ No Observed Concern

No areas of concern were observed by site inspection. See attached NYS Radon Risk Map for risk potential for Erie County.

#### **4.1.5 Utilities:**

**4.1.5.1 Transformers/PCB's:** ☒ Yes ☐ No Observed Concern

Due to the age of the building; certain electrical components and the transformer located on Carroll Street and capacitors may contain PCBs.

**4.1.5.2 Floor Drains/Sump Pits:** ☒ Yes ☐ No Observed Concern

Sumps and floor drains may contain unknown waste potentially of hazardous nature.

**4.1.5.3 Services:** ☐ Yes ☒ No Observed Concern

a. Sanitary Sewer & Storm Sewer:	City of Buffalo
b. Water:	City of Buffalo
c. Building Cooling:	None Observed
d. Building Heating:	Forced
- Fueled by:	Gas

#### **4.1.5.4 Wastewater Discharges:**

**4.1.5.5 Air Emissions:** ☒ Yes ☐ No Observed Concern

The operation of the sandblasting system, and the paint spray booths may be impacting air quality in the vicinity of the facility.

#### **4.1.6 Operations/equipment:**

**4.1.6.1 Underground & Aboveground Storage Tanks:** ☒ Yes ☐ No Observed Concern

There is a record of a 12,000 gallon tank being installed; with no record of removal. Also a 1000 gallon tank being installed, replaced and removed.

**4.1.6.2 Material Storage/Drums:** ☒ Yes ☐ No Observed Concern

Several 55-gallon drums and 5-gallon pails were observed to contain isocyanate resins (a regulated and hazardous waste) and petroleum waste oils and vehicle repair fluids.

**4.1.6.3 Spillage/Staining/Pool:** ☒ Yes ☐ No Observed Concern

The potential for spills due to leaking gas tanks.

**4.1.6.4 Facility Equipment:**

☒ Yes      ☐ No Observed Concern

Sandblasting, painting, soldering, gas tank drying equipment and Incinerator Equipment.

## 4.2 ADJACENT SITE USE

4.2.1 Adjoining Properties: ☒ Yes ☐ No Observed Concern

**North: Residential/commercial**

- Name:
- Address:
- Current Use: See EDR report attached
- Past Use:

**East: Residential/commercial**

- Name:
- Address: See EDR report
- Current Use:
- Past Use:

**West:**

- Name:
- Address:
- Current Use:
- Past Use:

**South:**

- Name: Former Graphics Control Building
- Address: Exchange and Van Rensslelear Street.
- Current Use: Rental Space.
- Past Use: Leaking UST near boiler building

## 4.3 SUBJECT SITE PHOTOGRAPHS

See Attached Site Photographs.



## **5.0 SUBJECT PROPERTY HISTORY AND USE:**

### **5.1 HISTORIC AERIAL PHOTOGRAPHS**

#### **5.1.1 Aerial Photographs:**

- Source: Environmental Data Resources, Inc.
- Date(s): 1995, 1983, 1978, 1966, 1958

Aerial Photos for the above dates are found in Appendix D.

### **5.2 HISTORICAL MAPS**

#### **5.2.1 Fire Insurance Map(s):**

- Source: Sanborn Fire Insurance Maps  
Environmental Data Resources (EDR)
- Map Date(s): 1986, 1981, 1950, 1926, 1899, 1889

### **5.3 MUNICIPAL RECORDS**

#### **5.3.1 Abstract of Title (Title Report):**

- Title Company: N/A
- Title Number: N/A
- Certificate Date: N/A

#### **5.3.2 Property Tax Files:**

- Source: City of Buffalo Assessor's Office  
SBL# 122.27-6-2

#### **5.3.3 Property Survey Map:**

Copy of survey/site map is attached (see Drawing "S").

#### **5.3.4 Municipal Building & Permit Dept.:**

- Source: City of Buffalo  
Fire Department
- Date: July 7, 2004

In 1927 a 12,000 gallon tank was installed and there is no record of removal. Also a 1000 gallon tank was installed in 1948, replaced in 1956, and removed in 1969 according to Lt. Ken Poczalski, of the Department of Fire Prevention for the City of Buffalo.

#### **5.3.5 Zoning/Land Use Maps:**

- Source: City of Buffalo Permit Dept.

The assessed property is zoned as Light Industrial (M1).

#### 5.4 PREVIOUS STUDY

There was no previous study conducted.

#### 6.0 HYDROGEOLOGIC SETTING:

##### 6.1 GEOLOGY

###### 6.1.1 USGS Topographic Map:

- Quadrangle:
- Date:

Buffalo NE Quadrangle  
2002 Edition

###### 6.1.2 USDA Soil Survey Map:

Erie County

According to the Erie County Soil Survey (1978), soils in the vicinity of the subject property are described as *Ud (Urban Land)*. This soil unit is a miscellaneous area in which 80% or more of the soil surface is covered by asphalt, concrete, building or other structures.

##### 6.2 HYDROLOGY

###### 6.2.1 Floodplains Maps:

- Source:

FEMA  
360230 Panel 0020B  
360230 Panel 0010B (dated 1999)

- Contact Date:

June 29, 2004

The assessed property is located outside 500 year flood zone.

## **7.0 REGULATORY INFORMATION:**

### **7.1 IMPACT OF IDENTIFIED SITES ON THE SUBJECT PROPERTY**

Records search indicate that no impacts to date are recorded for the subject property from offsite impacts. Please see EDR Report, attached as Appendix A for complete details.

### **7.2 ENFORCEMENT ACTIONS/PERMITTED ACTIVITIES**

None Listed

### **7.3 PUBLIC DOMAIN INFORMATION SOURCES**

#### **7.3.1 USEPA FOIA - Letter Date: June 30, 2004**

As of the date of this report, we have received EPA's acknowledgment but no data at this time. Any future incoming information will be forwarded to the Owner as appendix to this report.

#### **7.3.2 NYSDEC FOIA - Letter Date: June 30, 2004**

As of the date of this report, we have received NYSDEC's acknowledgment of our FOIL Request (see attached letter); however, no other information from the DEC has been received, and upon any future incoming information, will be forwarded to Owner as appendix to report.

#### **7.3.3 NYS Health Department FOIA - Letter Date: June 30, 2004**

As of the date of this report, we have received NYS Health Department's acknowledgment of our FOIL Request (see attached letter); however, no other information from the DEC has been received, and upon any future incoming information, will be forwarded to Owner as appendix to report.

#### **7.3.4 CITY OF BUFFALO - Building Inspector - Letter Date: June 30, 2004**

As of the date of this report, we have received acknowledgment of our FOIL Request (see copies of correspondence in Appendix C). A search of City of Buffalo Building Dept. files revealed no environmental concerns related to this property.

### **7.4 TOWN/CITY/VILLAGE of: City of Buffalo**

#### **7.4.1 Fire Department**

- Name: Lt. Ken Poczalski  
- Title: City of Buffalo Fire Prevention  
- Date of Contact: July 7, 2004

In 1927 a 12,000 gallon tank was installed and there is no record of removal. Also a 1000 gallon tank was installed in 1948, replaced in 1956, and removed in 1969 according to Lt. Ken Poczalski, of the Department of Fire Prevention for the City of Buffalo.

**7.4.2 Building Inspector Name:** Mr. William Lesick  
- Title: Building Inspector  
- Date of Contact: July 12, 2004  
- Telephone Contact: 716-851-4937

In multiple conversations with Mr. William Lesick, he has stated that he would check the file and call us back. To date he has not returned a call to us.

## **7.5 SITE DISTRIBUTION SUMMARY - DATA BASES SEARCHED:**

### **7.5.1 US EPA NPL (National Priority List)**

- Date of Record: June 29, 2004  
- Assessed Property: None Listed  
- Mile Radius: Within 1.0 Mile Radius

### **7.5.2 US EPA CERCLIS (Active)**

- Date of Record: June 29, 2004  
- Assessed Property: None Listed  
- Mile Radius: Within 0.5 Mile Radius

### **7.5.3 US EPA CERC (NFRAP Archive)**

- Date of Record: June 29, 2004  
- Assessed Property: None Listed  
- Mile Radius: Within 0.25 Mile Radius

### **7.5.4 US EPA CORRACTS**

- Date of Record: June 29, 2004  
- Assessed Property: Four (4) Listed  
- Mile Radius: Within 1.0 Mile Radius  
- Adjacent Sites:

/ Honeywell International Inc  
20 Peabody Street, Buffalo, NY  
/ Buffalo Color  
340 Elk, Buffalo, NY  
/ PVS Chemical Inc New York  
55 Lee Street, Buffalo, NY  
/ Allied Chemical, Industrial Ch  
55 Lee Street, Buffalo, NY

#### **7.5.5 US EPA RCRIS-TSD**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

#### **7.5.6 US EPA RCRIS Lg. Quan. Generator**

- Date of Record: June 29, 2004
- Assessed Property: Two (2) Listed
- Mile Radius: Within 0.25 Mile Radius
- Adjacent Sites:
  - / Parafoam Products  
239 VanRensselaer Street, Buffalo, NY
  - / Graphic Controls  
189 VanRensselaer Street, Buffalo, NY

#### **7.5.7 US EPA RCRIS Sm. Quan. Generator**

- Date of Record: June 29, 2004
- Assessed Property: Thirteen (13) Listed
- Mile Radius: Within 0.25 Mile Radius
- Adjacent Sites:
  - / Seneca Industrial Corp  
2nd Flr, 701 Seneca Street, Buffalo, NY
  - / Trench Manufacturing Associates  
703 Seneca Street, Buffalo, NY
  - / Niagara Envelope Inc  
701 Seneca Street, Buffalo, NY
  - / Repro Graphics  
701 Seneca Street, Buffalo, NY
  - / Tapecon Inc  
701 Seneca Street, Buffalo, NY
  - / ILM Graphics  
699 Seneca Street, Buffalo, NY
  - / Dormitory Authority State of N  
Swan & Seneca Streets, Buffalo, NY
  - / NYS Thruway Authority  
131 Roseville Taylor Bl, Buffalo, NY
  - / Thorner Sidney Press Inc  
808 Seneca Street, Buffalo, NY
  - / Unilock Inc  
510 Smith Street, Buffalo, NY
  - / United Building Services  
70 Fillmore Ave., Buffalo, NY
  - / Coverall Service & Supply Co  
8 Lord Street, Buffalo, NY
  - / Ameripride  
8 Lord Street, Buffalo, NY

- 7.5.8 US EPA ERNS (Emergency Response Notification System)**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.5 Mile Radius
- 7.5.9 US EPA Delisted NPL**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 1.0 Mile Radius
- 7.5.10 US EPA FINDS**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.5 Mile Radius
- 7.5.11 US EPA HMIRS**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.5 Mile Radius
- 7.5.12 US EPA MLTS**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.5 Mile Radius
- 7.5.13 US EPA MINES**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.25 Mile Radius
- 7.5.14 US EPA NPL Liens**  
 - Date of Record: January 9, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.5 Mile Radius
- 7.5.15 US EPA PADS (PCB Activity Database Site)**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.5 Mile Radius
- 7.5.16 US EPA RAATS**  
 - Date of Record: June 29, 2004  
 - Assessed Property: None Listed  
 - Mile Radius: Within 0.5 Mile Radius

**7.5.17 US EPA TRIS**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

**7.5.18 US EPA TSCA (Toxic Substances Control Act Inventory Site)**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

**7.5.19 US EPA FTTS**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

**7.5.20 NYS State Haz. Waste (SHWS)**

- Date of Record: June 29, 2004
- Assessed Property: Three (3) Listed
- Mile Radius: Within 1.0 Mile Radius
- Adjacent Sites:
  - / Buffalo Color  
340 Elk Street, Buffalo, NY
  - / Bern Metals - USEPA ERRD  
22 Bender Avenue, Buffalo, NY
  - / Bengart and Memel, Inc  
1091 Clinton Street, Buffalo, NY

**7.5.21 NYS SWF/LF (State Landfill)**

- Date of Record: June 29, 2004
- Assessed Property: One (1) Listed
- Mile Radius: Within 0.5 Mile Radius
- Adjacent Sites:
  - / Battaglia Trucking  
1037 Seneca Street, Buffalo, NY

**7.5.22 NYS LST/LTanks (Leaking storage tank)**

- Date of Record: June 29, 2004
- Assessed Property: Ten (10) Listed
- Mile Radius: Within 0.5 Mile Radius
- Adjacent Sites:
  - / Graphic Controls Corp  
189 Van Rensselaer Street, Buffalo, NY
  - / Seneca Industrial Center  
701 Seneca Street, Buffalo, NY
  - / NYS Thruway Authority  
131 Roseville Street, Buffalo, NY

- / Buffalo Fire House #32  
Seneca & Swan Streets, Buffalo, NY
- / Engine 32 Fire Station  
Seneca & Swan Streets, Buffalo, NY
- / Saint Patrick Village  
39 Emslie Streets, Buffalo, NY
- / Buffalo Plumbing Supply  
840 Seneca Street, Buffalo, NY
- / Unilock Inc.  
510 Smith Street, Buffalo, NY
- / Bishop Chemical & Equip  
160 Van Rensselaer Street, Buffalo, NY
- / School 40  
89 Clare Street, Buffalo, NY

#### **7.5.23 NYS UST (Petroleum Bulk Storage)**

- Date of Record: June 29, 2004
- Assessed Property: Five (5) Listed
- Mile Radius: Within 0.25 Mile Radius
- Adjacent Sites:
  - / Graphic Controls Corp  
189 VanRensselaer Street, Buffalo, NY
  - / WJ Taylor International Construction  
131 Roseville Street, Buffalo, NY
  - / JC Brock Corp  
25 Hardwood Place, Buffalo, NY
  - / Ameripride  
8 Lord Street, Buffalo, NY
  - / Bishop Chemicals & Equipment  
160 VanRensselaer Street, Buffalo, NY

#### **7.5.24 NYS CBS UST**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.25 Mile Radius

#### **7.5.25 NYS MOSF UST (New York Major Oil Storage Facility)**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

#### **7.5.26 NYS VCP (Voluntary Cleanup)**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

#### **7.5.27 NYS SWTIRE (Registered Waste Tire/Storage Facility)**



- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

**7.5.28 NYS SWRCY (Registered Recycling Facility)**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

**7.5.29 NYS HSWDS (Hazardous Substance Waste Disposal Site)**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

**7.5.30 NYS AST (Petroleum Bulk Storage)**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.25 Mile Radius

**7.5.31 NYS CBS AST**

- Date of Record: June 29, 2004
- Assessed Property: One (1) Listed
- Mile Radius: Within 0.25 Mile Radius
- Adjacent Sites:

/ American Linen Supply Co.  
8 Lord Street, Po Box 106, Buffalo, NY

**7.5.32 NYS MOSF AST**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

**7.5.33 NYS NY Spills**

- Date of Record: June 29, 2004
- Assessed Property: Four (4) Listed
- Mile Radius: Within 0.125 Mile Radius
- Adjacent Sites:

/ Ameripride  
8 Lord Street, Buffalo, NY

/ Auto Repair - Seymour  
115 Seymour Drive, Buffalo, NY

/ Tank on Seymour  
103 Seymour, Buffalo, NY

/ Engine 32 Fire Station  
Seneca/Swan Streets, Buffalo, NY

#### **7.5.34 NYS Del SHWS**

- Date of Record: June 29, 2004
- Assessed Property: One (1) Listed
- Mile Radius: Within 1.0 Mile Radius
- Adjacent Sites:
  - / Behringer Property (Imson Street)
  - 181 Imson Street, Buffalo, NY

#### **7.5.35 Former Manufactured Gas (Coal Gas) Sites**

- Date of Record: June 29, 2004
- Assessed Property: One (1) Listed
- Mile Radius: Within 1.0 Mile Radius
- Adjacent Sites:
  - / Buffalo Mutual Gaslight Co
  - 80-120 Fitzgerald, Buffalo, NY

#### **7.5.36 US Brownfields**

- Date of Record: June 29, 2004
- Assessed Property: None Listed
- Mile Radius: Within 0.5 Mile Radius

## 8.0 RADON:

### 8.1 Radon:

- Source:

NY Radon

Zip	Total Sites	<4pCi/L	>=4pCi/L	>=20pCi/L	Avg>4pCi/L	Max pCi/L
14210	16	16 (100%)	0 (0%)	0 (0%)	0.91	1.9

#### Area Radon Information

Federal EPA Radon Zone for ERIE County: 1

Note: Zone 1 Indoor average level >4 pCi/L

Zone 2 indoor average level >=2 pCi/L and <=4 pCi/L

Zone 3 indoor average level <2 pCi/L

#### Federal Area Radon Information foe ERIE County, NY

Number of Sites Tested: 622

Area	Ave. Activity	%<4 pCi/L	%4-20 pCi/L	%>20 pCi/L
Living Room	1.000 pCi/L	89%	11%	0%
Basement	1.150 pCi/L	87%	11%	2%

**9.0    WETLANDS:**

**9.1    Wetlands Maps:**

- Source:

NYSDEC - Buffalo NE

Federal - Buffalo NE

- Date:

2002

The assessed property is not designated as a wetland on the NYSDEC or the Federal wetlands maps.

## **10.0 PERSONNEL QUALIFICATIONS:**

### **10.1 ENVIRONMENTAL SITE ASSESSMENT PERSONNEL**

This Environmental Site Assessment was performed by Mr. William L. Heitzenrater of AFI Environmental. Mr. William L. Heitzenrater holds a Bachelor of Science degree in Biology with master courses in Environmental Studies from the State University of New York at Buffalo and Penn State and Fairleigh Dickerson University. Mr. William L. Heitzenrater has 20 years direct experience in the environmental consulting field in the greater Buffalo area and has performed over 200 Phase I Environmental Assessments and hundreds of Phase II Assessments. Mr. William L. Heitzenrater is a Certified ASTM Property Assessor, Licensed NYS Asbestos Inspector, Licensed EPA Lead Hazard Risk Assessor, Licensed EPA Lead Abatement Supervisor and has completed training in Project Management, Air Monitoring, Groundwater Monitoring, Well Installation, PCB Management, and Site Remediation and Clean Up.

### **10.2 CERTIFICATION**

I hereby certify that I have examined the information and data obtained during this investigation of the subject parcel, and attest that this Transaction Screen Environmental Site Assessment has been prepared in accordance with sound environmental auditing practices, and according to the requirements of the American Society for Testing and Materials (ASTM) designation E1527-00.

Submitted by:  
AFI ENVIRONMENTAL

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WILLIAM L. HEITZENRATER

## 11.0 REFERENCES:

- / ASTM Practice E1527-00
- / Conversation Records: M. Rejewski w/ Lt. Ken Poczkalski (City of Buffalo Fire Dept. - 7/7/04)
- / Conversations with Lloyd Hagen & Mr. Heitzenrater July 06, 2004.
- / Conversation Records: M. Rejewski w/ Mr. William Lesick (City of Buffalo Bldg Insp. - ?/?/04)
- / EPA Letter (Foil Request) dated June 30, 2004
- / NYSDEC Letter (Foil Request) dated June 30, 2004
- / NYS Health Department (Foil Request) June 30, 2004
- / City of Buffalo Building Inspector (Foil Request) June 30, 2004
- / Radon Map - EPA Website  
([www.epa.gov/iaq/radon/zonemap/zmapp33.htm](http://www.epa.gov/iaq/radon/zonemap/zmapp33.htm))
- / EDR Report - Inquiry #1221109.2s, Date: June 29, 2004
- / Aerial Photographs - EDR, Inc. (1995, 1983, 1978, 1966, 1958)
- / Sanborn Maps - EDR, Inc. (1986, 1981, 1950, 1926, 1899, 1889)
- / USGS Topographic Map - Buffalo NE Quadrangle (2002)
- / USDA Soil Survey Map - Erie County, New York

**12.0 APPENDIX:**

- A. EDR REPORT**
- B. OWNER/OPERATOR QUESTIONNAIRE & CORRESPONDENCE**
- C. FOIL REQUEST LETTERS & CORRESPONDENCE**
- D. PROJECT NOTES & CONVERSATION RECORDS**
- E. AERIAL PHOTOGRAPHS & SANBORN MAPS**
- G. SITE PHOTOGRAPHS**

## ACRONYMS/ABBREVIATIONS

AFI	- AFI Environmental Consultants, Inc.
AST	- Aboveground Storage Tank
ASTM	- American Society for Testing and Materials
BECI	- Buffalo Environmental Consultants, Inc.
CERCLA	- Comprehensive Environmental Response, Compensation & Liability Act
CERCLIS	- Comprehensive Environmental Response, Compensation & Liability Information System
EPA	- (U.S.) Environmental Protection Agency
EPCRA	- Emergency Planning and Community Right to Know Act
ECDEP	- Erie County Department of Environment and Planning
ECDOH	- Erie County Department of Health
ECSD	- Erie County Sewer District
ECWA	- Erie County Water Authority
ERNS	- Emergency Response and Notification System
FIRM	- Floor Insurance Rate Map
FOIA	- Freedom of Information Act
LQG	- Large Quantity Generator
LUST	- Leaking Underground Storage Tanks
MSDS	- Material Data Safety Sheets
N/A	- Not Available, Not Applicable
N/R	- Not Reviewed, Not Researched
NPDES	- National Pollution Discharge Elimination System
NPL	- National Priorities List
NRCS	- Natural Resource Conservation Service (by County)
NYS	- New York State
NYSDEC	- New York State Department of Environmental Conservation
NYSDOH	- New York State Department of Health
NYSDOL	- New York State Department of Labor
OPRHP	- Office of Parks, Restoration, and Historic Preservation
OSHA	- Occupational Safety and Health Administration
PBS	- Petroleum Bulk Storage
PCB(s)	- Polychlorinated Biphenyl(s)
RCRA	- Resource Conservation and Recovery Act
SACM	- Suspected Asbestos Containing Materials
SARA	- Superfund Amendments and Reauthorization Act of 1986
SPDES	- State Pollution Discharge Elimination System
SQG	- Small Quantity Generator
TSDF	- Treatment, Storage and Disposal Facility
USDA	- United State Department of Agriculture
USGS	- United States Geological Survey
UST	- Underground Storage Tanks
USEPA	- United States Environmental Protection Agency