



ENVIRONMENTAL

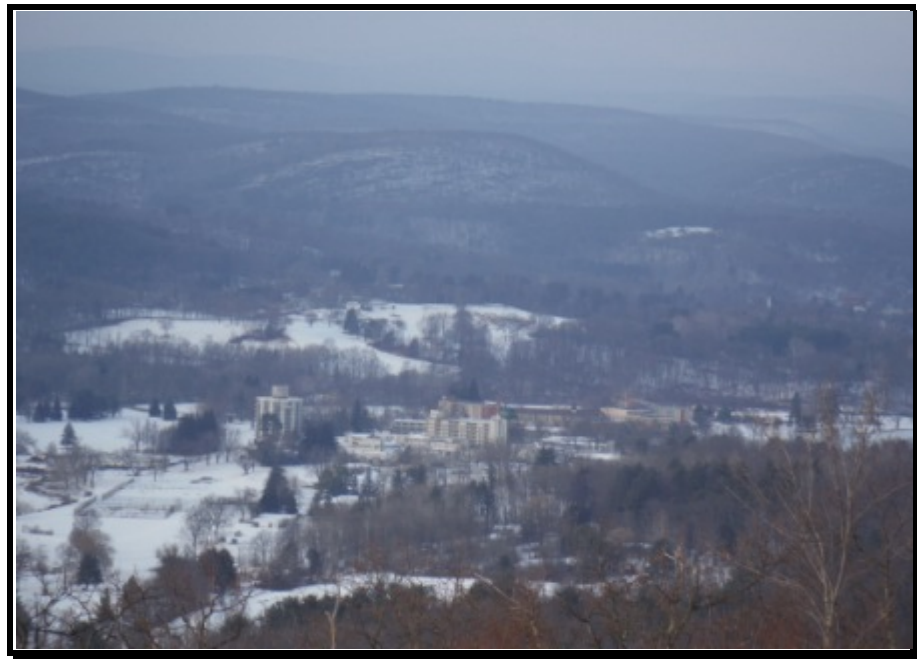
ASSESSMENT

The Chazen Companies

21 Fox Street

Poughkeepsie, New York 12601

Chris Round



PHASE I ENVIRONMENTAL SITE ASSESSMENT of

Nevele Grande Resort & Country Club

Route 209

Ellenville, New York 12428

Prepared By:

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EMG Project #: 108829.14R - 001.135
Date of Report: March 21, 2014
On Site Date: March 10, 2014

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PROJECT SUMMARY TABLE

Report Section	Acceptable	Routine Solution	Phase II	REC	Estimated Cost
Historical Review	No	Yes (1)		Yes	\$175 per hour, NTE 10 hours without client approval (1)
Operational Activities	Yes				
Hazardous Materials / Petroleum Products	Yes				
Wastes	No	Yes (2)		No	\$40,000-\$45,000 (2)
Polychlorinated Biphenyls (PCBs)	Yes				
Asbestos-Containing Materials (ACM)	No	Yes (3)		No	\$2,500-\$5,000 (3)
Radon Gas	Yes				
Lead-Based Paint (LBP)	No	Yes (4)		No	\$2,500-\$5,000 (4)
Lead in Drinking Water	Yes				
Storage Tanks / Pipelines	No	(5)	Yes	Yes	\$50,000-\$125,000 (5)
Surface Areas	No	Yes (6)		No	\$1,000-\$2,000 (6)
Mold	No	Yes (7)		No	\$2,500-\$5,000 (7)
Regulatory Review	No	(8)	Yes	Yes	See Footnotes 1 and 5 (8)
Adjacent Properties	Yes				

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document. Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

Footnotes:

- (1) There are three closed New York State Department of Environmental Conservation (NYSDEC) Spills case files associated with the Project (Spills Nos. 0702617, 0001001, and 9900544). EMG obtained documentation from the NYSDEC Spills website (provided in Appendix F) which confirms these Spills case files have been closed. No further action or investigation is required regarding these closed Spills case files.

Additionally, there are six open NYSDEC Spills case files associated with the Project (Spills Nos. 0803859, 0803801, 0803816, 0612965, 0711008, and 0803970). EMG obtained documentation from the NYSDEC Spills website (provided in Appendix F) which confirms these Spills case files have not been closed. Additionally, EMG submitted a Freedom of Information Request to the NYSDEC requesting documentation regarding these Spills case files. To date, no response has been received. A file review at the NYSDEC is recommended to assess the extent of additional work needed to close these Spills case files. Remedial actions, as directed by and under the supervision of the NYSDEC should be taken to close these six open NYSDEC case files.

Prior subsurface investigations identified evidence of impacts at the following locations: the Day Camp; the Former Motel; the Vacationer Building; and, the Winter Lodge. Prior subsurface investigations did not identify evidence of releases at the following locations: the Power House; a Former Gasoline Filling Station; the Family Garages; the Indoor swimming Pool; the Brown House (Slutsky Residence); and, the Maintenance warehouse. In addition, no evidence of USTs was identified at the Former Gasoline Filling Station location.

EMG recommends the removal or closure of the identified USTs in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure. Costs are included under the Storage Tanks / Pipelines heading.

- (2) The Project generates non-hazardous solid and liquid wastes. These materials appear to be stored and disposed of properly. No further action or investigation is recommended regarding these materials.

Eighteen drums of unknown material were identified at the Project. These materials should be properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations. No evidence of releases from the containers, such as staining or dead vegetation, was observed during EMG's assessment.

Additionally, 15 labeled motor oil drums, one methanol drum, and one parts cleaning solvent drum should be disposed of off-site by a licensed contractor in accordance with applicable regulations.

- (3) Suspect friable ACM, in the form of textured ceiling material, pipe insulation, and ceiling tile, were identified. These materials were observed to be in fair condition. Suspect non-friable ACM, in the form of roofing materials, vinyl floor tile, wallboard/joint compound, and various mastics, were identified. These materials were observed to be in fair condition. Based on the Scope of Work, no samples were collected.

Based on the presence of the suspect friable ACM and the fair condition of the friable ACM, EMG recommends a comprehensive ACM Survey of the Project.

- (4) Considering the dates of construction (between 1901 and 1994), there is a potential that the paint at the Project is lead-based. The painted surfaces were observed to be in fair to poor condition. Chipping, peeling, and cracking paint were observed. Based on the Scope of Work, no samples were collected.

Due to the fair to poor condition of the painted surfaces at the Project, EMG recommends a comprehensive LBP Survey of the Project.

- (5) One active underground storage tank (UST) is located at the Project. One 20,000-gallon #4 fuel oil UST is located adjacent to the Power House to fuel the boilers. The UST is likely constructed of steel and was installed in the 1950s. Current NYSDEC regulations require the registration of this type of UST (over 1,100 gallons). This UST is not registered with the NYSDEC as required. Based on the construction and age of this UST, EMG recommends the removal or closure of this UST in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Six additional USTs were used to store fuel oil at the Project and are currently "out-of-service". None of these USTs are registered with the NYSDEC and their closure status is unknown. EMG recommends the removal or closure of these USTs in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Two fuel oil USTs at the Winter Lodge and Vacationer buildings have been "closed-in-place". Prior subsurface investigations identified evidence of impacts at these locations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

One 1,000-gallon fuel oil UST at the Maintenance Warehouse has been removed and is situated next to the tank excavation pit, along with excavated soils. EMG recommends the removal of the UST and associated soils in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Three 275-gallon aboveground storage tanks (ASTs) are used to store diesel fuel for the Project's three emergency generators. In addition three 275-gallon ASTs are used to store heating oil for heating purposes, and one 1,000-gallon AST is used to store diesel fuel for the snow cat. These active ASTs appeared to be in good condition with only minor staining noted from routine filling operations. No secondary containment was observed around any of the ASTs. EMG recommends that secondary containment be placed around all the active ASTs, or that the ASTs be removed from the Project.

- (6) One apparent groundwater monitoring well was identified on the near the zamboni storage and Pennsylvanian buildings on the Project. The monitoring well is a stick-up type without a protective outer casing around the well riser. The POC had no knowledge of the monitoring well. The monitoring well appears to have been installed as part of a previous investigation of the Project. EMG recommends that the onsite monitoring well be properly abandoned according to all applicable regulations.
- (7) EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. The Project has been vacant since 2009 and the roofs of all the buildings have developed leaks. Suspect mold was and moisture were observed throughout all of the buildings of the Project.

Prior to remediation by personnel specifically trained in the handling of hazardous materials, a mold assessment should be conducted by a health and safety professional with experience performing microbial investigations.

- (8) Based on review of the regulatory database report, the Project is listed on the NY Spills, LTANKS, and AST databases. Refer to Historical Review Heading for further discussion of the historical issues related to these database listings.

1 CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the Nevele Grande Resort & Country Club (the "Project"), located at Route 209 in Ellenville, New York 12428. The assessment was performed at the Client's request, using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Within this Phase I Environmental Site Assessment, EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline ESA of the Project. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent Environmental Professional in the same community under similar circumstances.

EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment.

Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted environmental conditions.

EMG's ESA cannot wholly eliminate the uncertainty regarding the presence of recognized environmental conditions and environmental business risk. The report is limited in budget and scope. The nature of subsurface soil and ground water at the subject property cannot be confirmed, given the limited budget and scope of this ESA. The report is not and should not be considered a warranty or guarantee about the presence or absence of environmental contaminants which might affect the subject property. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted environmental conditions.

If you have any questions regarding this report, please contact the Senior Environmental Consultant listed on the Cover Page of this Report.

Surveyed By: Brian Swofford, Project Manager

Written By: Brian Swofford, Project Manager

Reviewed By:



Katy Cure
Technical Report Reviewer

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.



Michael Henry - Senior Engineering Consultant

1.1 RELIANCE

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

2.0 EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of the Nevele Grande Resort & Country Club (the "Project"), on March 10, 2014. The Project is located at Route 209 in Ellenville, New York 12428, and consists of approximately 487 acres.

The Project, originally constructed between 1901 and 1994 in several phases and last renovated in the 1980s and 1990s, is currently a vacant resort and country club facility. The former facility operations included lodging, dining, and recreational activities including golf, tennis, swimming, horseback riding, skiing, and skating. Operations ceased in 2009. Prior to the current use, the Project was undeveloped wooded land and agricultural land. Properties in the general vicinity of the Project include undeveloped wooded land and agricultural, commercial, residential, and recreational land uses.

The following statements summarize the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representatives, has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-13.

A recognized environmental condition is defined by ASTM E 1527-13 as *The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.*

A historical recognized environmental condition is defined by ASTM E 1527-13 as *A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g. property use restriction, AULS, institutional controls, or engineering controls), at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusion section of the report as a REC.*

A controlled recognized environmental condition is defined by ASTM E 1527-13 as *A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).*

A business environmental risk is defined by ASTM E 1527-13 as *A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.*

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of Route 209 in Ellenville, Ulster County, New York 12428. Any exceptions to, or deletions from, this practice are described in Section 3 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), or significant business environmental risks in connection with the Project, except for the following:

- **Recognized Environmental Condition** - Review of available historical data identified that the Project has six open New York State Department of Environmental Conservation Spills case files. Refer to the **Historical Review** heading in Section 2.1 for further discussion.

- **Recognized Environmental Condition** - The Project contains multiple underground storage tanks (USTs) and aboveground storage tanks (ASTs). Refer to the **Storage Tanks / Pipelines** heading in Section 2.1 for further discussion.
- **Recognized Environmental Condition** - Based on a review of the regulatory database report, the Project is listed on the NY Spills, LTANKS, and AST databases. Refer to the **Regulatory Review** heading in Section 2.1 for further discussion.
- **Business Environmental Risk** - Review of the hazardous and regulated wastes generated at the Project identified 18 unlabeled drums, 15 labeled motor oil drums, one methanol drum, and one parts cleaning solvent drum. Refer to the **Wastes** heading in Section 2.1 for further discussion.
- **Business Environmental Risk** - Suspect asbestos-containing materials were observed. Refer to the **Asbestos-Containing Materials** heading in Section 2.1 for further discussion.
- **Business Environmental Risk** - Suspect Lead-Based Paint was observed. Refer to the **Lead-Based Paint** heading in Section 2.1 for further discussion.
- **Business Environmental Risk** - Review of the operational activities at the Project identified one monitoring well. Refer to the **Surface Areas** heading in Section 2.1 for further discussion.
- **Business Environmental Risk** - Suspect mold and moisture were observed at the Project. Refer to the **Mold** heading in Section 2.1 for further discussion.

2.1 Findings and Conclusions

Historical Review

There are three closed New York State Department of Environmental Conservation (NYSDEC) Spills case files associated with the Project (Spills Nos. 0702617, 0001001, and 9900544). EMG obtained documentation from the NYSDEC Spills website (provided in Appendix F) which confirms these Spills case files have been closed. No further action or investigation is required regarding these closed Spills case files.

Additionally, there are six open NYSDEC Spills case files associated with the Project (Spills Nos. 0803859, 0803801, 0803816, 0612965, 0711008, and 0803970). EMG obtained documentation from the NYSDEC Spills website (provided in Appendix F) which confirms these Spills case files have not been closed. Additionally, EMG submitted a Freedom of Information Request to the NYSDEC requesting documentation regarding these Spills case files. To date, no response has been received. A file review at the NYSDEC is recommended to assess the extent of additional work needed to close these Spills case files. Remedial actions, as directed by and under the supervision of the NYSDEC should be taken to close these six open NYSDEC case files.

Prior subsurface investigations identified evidence of impacts at the following locations: the Day Camp; the Former Motel; the Vacationer Building; and, the Winter Lodge. EMG recommends the removal or closure of these USTs in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Prior subsurface investigations not identify evidence of releases at the following locations: the Power House; a Former Gasoline Filling Station; the Family Garages; the Indoor Swimming Pool; the Brown House (Slutsky Residence); and, the Maintenance Warehouse. In addition, no evidence of USTs was identified at the Former Gasoline Filling Station location. EMG recommends the removal or closure of the identified USTs in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Operational Activities

EMG observed no circumstances of environmental concern associated with the operational activities at the Project. No further action or investigation is recommended regarding operational activities at the Project.

Hazardous Materials / Petroleum Products

The Project is involved in the use of hazardous materials and petroleum products in the form of diesel, heating oil, gasoline, motor oil, methanol, batteries, solvent, photo developer, water treatment chemicals, pool chemicals, pressurized cylinders of carbon dioxide and nitrogen, liquid propane, fertilizer, and janitorial/maintenance supplies. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. Any materials not planned for future use at the Project should be removed from the property and disposed of in accordance with all applicable regulations. Otherwise, no further action or investigation is recommended regarding the use of these materials.

Wastes

The Project generates non-hazardous solid and liquid wastes. These materials appear to be stored and disposed of properly. No further action or investigation is recommended regarding these materials.

Eighteen drums of unknown material were identified at the Project. These materials should be properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations. No evidence of releases from the containers, such as staining or dead vegetation, was observed during EMG's assessment.

Additionally, 15 labeled motor oil drums, one methanol drum, and one parts cleaning solvent drum should be disposed of off-site by a licensed contractor in accordance with applicable regulations.

Polychlorinated Biphenyls (PCBs)

The Project is supplied with underground and overhead secondary electrical service from four pad-mounted and 27 pole-mounted electrical transformers. The transformers are designated as the property of the the Project. Based on the date of construction and the apparent age of the transformers, there is the potential that the equipment contains PCBs. The units should be periodically inspected for leakage. No leakage of the transformers was observed at the time of the assessment.

The Project is also supplied with overhead secondary electrical service from eight pole-mounted electrical transformers. The transformers are designated as the property of the the public utility (CHG&E). Based on the date of construction and the apparent age of the transformers, there is the potential that the equipment contains PCBs. The units should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, which will remediate the situation. Should the units have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformers was observed at the time of the assessment.

Hydraulic lift elevators are located at the Project. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. No visual indication of leakage was observed in the areas of the elevator operating equipment; however, staining was noted in the area of the Colonnade building's Freight elevator equipment room. The concrete floor of the elevator room was in good conditions, with no cracks or floor drains. The hydraulic elevator units at the Project should be periodically inspected for leakage. If leakage is identified, the unit should be repaired, and any fluid or fluid-soaked waste should be disposed of in accordance with applicable federal, state, and local regulations.

Asbestos-Containing Materials (ACM)

Suspect friable ACM, in the form of textured ceiling material, pipe insulation, and ceiling tile, were identified. These materials were observed to be in fair condition.

Suspect non-friable ACM, in the form of roofing materials, vinyl floor tile, wallboard/joint compound, and various mastics, were identified. These materials were observed to be in fair condition.

Based on the Scope of Work, no samples were collected.

Based on the presence of the suspect friable ACM and the fair condition of the friable ACM, EMG recommends a comprehensive ACM Survey of the Project.

This survey should be used for asbestos identification for demolition purposes at the buildings planned for demolition and for the identification of asbestos in fair condition that needs to be repaired at the buildings slated to stay.

Radon Gas

Review of the USEPA's Radon Map for Ulster County, New York indicated that the Project is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air).

Based on the Scope of Work, radon sampling was not performed as a part of this assessment.

Lead-Based Paint (LBP)

Considering the dates of construction (between 1901 and 1994), there is a potential that the paint at the Project is lead-based. The painted surfaces were observed to be in fair to poor condition. Chipping, peeling, and cracking paint were observed.

Based on the Scope of Work, no samples were collected.

Due to the fair to poor condition of the painted surfaces at the Project, EMG recommends a comprehensive LBP Survey of the Project.

The survey should be used for the purposes of identifying areas of lead-based paint in need of repair at child-occupied areas of the Project.

Lead in Drinking Water

Based on information from the water utility company, the water at the Project is not expected to contain elevated levels of lead. No further action or investigation is recommended regarding lead in drinking water at the Project.

Storage Tanks / Pipelines

No evidence of pipelines was identified. No further action or investigation is recommended regarding pipelines at the Project.

One active underground storage tank (UST) is located at the Project. One 20,000-gallon #4 fuel oil UST is located adjacent to the Power House to fuel the boilers. The UST is likely constructed of steel and was installed in the 1950s. Current NYSDEC regulations require the registration of this type of UST (over 1,100 gallons).

This UST is not registered with the NYSDEC as required. Based on the construction and age of this UST, EMG recommends the removal or closure of this UST in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Six additional USTs were used to store fuel oil at the Project and are currently "out-of-service". None of these USTs are registered with the NYSDEC and their closure status is unknown. EMG recommends the removal or closure of these USTs in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Two fuel oil USTs at the Winter Lodge and Vacationer buildings have been "closed-in-place". Prior subsurface investigations identified evidence of impacts at these locations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

One 1,000-gallon fuel oil UST at the Maintenance Warehouse has been removed and is situated next to the tank excavation pit, along with excavated soils. EMG recommends the removal of the UST and associated soils in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

Three 275-gallon aboveground storage tanks (ASTs) are used to store diesel fuel for the Project's three emergency generators. In addition three 275-gallon ASTs are used to store heating oil for heating purposes, and one 1,000-gallon AST is used to store diesel fuel for the snow cat. These active ASTs appeared to be in good condition with only minor staining noted from routine filling operations. No secondary containment was observed around any of the ASTs. EMG recommends that secondary containment be placed around all the active ASTs, or that the ASTs be removed from the Project.

In addition, there are 13 ASTs at the Project that are used for the storage of liquid propane for cooking and heating purposes. These ASTs range in size from 200 to 1,000 gallons. Based on the nature of liquid propane, which is converted into a gas upon release from a pressurized vessel, the presence of these ASTs is not anticipated to impact the environmental integrity of the Project.

Surface Areas

Two apparent irrigation wells were identified on the northeastern portion of the Project, near the ski slope. The POC confirmed that the irrigation wells are used for snow making and are not used for drinking water.

One apparent groundwater monitoring well was identified on the near the Zamboni storage and Pennsylvania buildings on the Project. The monitoring well is a stick-up type without a protective outer casing around the well riser. The POC had no knowledge of the monitoring well. The monitoring well appears to have been installed as part of a previous investigation of the Project.

EMG recommends that the onsite monitoring well be properly abandoned according to all applicable regulations.

Mold

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. The Project has been vacant since 2009 and the roofs of all the buildings have developed leaks. Suspect mold was and moisture were observed throughout all of the buildings of the Project.

Prior to remediation by personnel specifically trained in the handling of hazardous materials, a mold assessment should be conducted by a health and safety professional with experience performing microbial investigations.

Regulatory Review

Based on review of the regulatory database report, the Project is listed on the NY Spills, LTANKS, and AST databases. Refer to Historical Review Heading for further discussion of the historical issues related to these database listings.

Based on review of the regulatory database report, none of the off-site facilities represent a recognized environmental condition associated with the Project. No further action or investigation is recommended regarding the off-site regulatory review.

Adjacent Properties

EMG identified no current adjacent property uses that represent a recognized environmental condition associated with the Project. No further action or investigation is recommended regarding the adjacent properties.

2.2 Recommendations

A comprehensive ACM Survey of the Project.

- **Associated cost estimate:** \$2,500-5,000

A comprehensive Lead Paint Survey of the Project.

- **Associated cost estimate:** \$2,500-\$5,000

Prior to remediation of mold/moisture impacted building materials by personnel specifically trained in the handling of hazardous materials, a mold assessment should be conducted by a health and safety professional with experience performing microbial investigations. In addition, the source of this moisture should be addressed to prevent future mold problems.

- **Associated cost estimate:** \$2,500-\$5,000

EMG recommends the removal or closure of the identified USTs in accordance with all applicable local, state, and federal regulations. Additional assessment activities might be required by the NYSDEC, including the collection of additional soil and/or groundwater samples, in order to qualify for closure.

- **Associated cost estimate:** \$50,000-\$125,000 (wide range due to numerous variables associated with closure activities)

EMG recommends that the identified ASTs be fitted with proper spill containment or removed from the Project.

- **Associated cost estimate:** To Be Determined

EMG recommends that the identified unlabeled drums, motor oil drums, methanol drum, and solvent drum be properly disposed of off-site.

- **Associated cost estimate:** \$40,000-\$45,000

EMG recommends that the identified monitoring well be properly abandoned.

- **Associated cost estimate:** \$1,000-\$2,000

EMG recommends the review of file information at the New York State Department of Environmental Conservation to determine impact to the Project from identified open Spills case files.

- **Associated cost estimate:** \$175 per hour, minimum of 4 hours and not to exceed 10 hours without prior authorization. This does not include any costs for further NYSDEC directed action.

3 SURVEY APPROACH/PURPOSE

EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

The user informed EMG that the reason for the assessment is for an acquisition.

On-site activities and/or interviews were conducted by Brian Swofford, EMG Project Manager, with:

- Clayton Cook, On-site Point of Contact (POC) and Maintenance Supervisor

A Key Site Manager Questionnaire was completed by Eric Atkins, Property Manager. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included:

- 5% of the hotel guest rooms (Unit #s 1120, 1121, 1123, 1342, 1343, 1508, 1509, 1632, 1702, 2008, 2009, 2106, 2245, 4001, 4002, 5206, 5207, 5208, 5318, 5319, 5408, and 5409)
- Representative portions of the interior areas of the Pennsylvania building, the Ski and Skate Chalet, the Ski Lift & Snow Making shed, the Snow Cat Maintenance shed, the Golf Course Maintenance building, the Outdoor Pool Mechanical Room and Aquabana, the Maintenance Warehouse, the Day Camp building, the Stable, the Family Garage building, The Barn, the Power House, the Waste-water Treatment Plant, the Slutsky Residences, the Tennis Courts, the Storage Shed, the Zamboni shed, the Old School House, the Golf Pro Shop, the Golf Storage building, as well as various small ancillary structures.
- All exterior areas
- The roofs
- The Project boundaries

Specific areas to which access was limited include the following:

- Commonly inaccessible areas, such as pipe chases, above ceilings, under floors, and behind walls
- The ground surface, due to the presence of approximately 12 inches of snow

Based upon visual observations, review of regulatory information, and discussions with the Point of Contact, the inability to access these areas is not considered a significant data gap.

Weather conditions at the time of the Project assessment were clear, with temperatures in the 30s (F) and light winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project that could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and the surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the Project. The Scope of Work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project, as identified through review of reasonably ascertainable standard historical sources.
- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data.
- Current Project conditions (as applicable), including compliance with appropriate regulations, as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc.,

transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.

- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that would have the potential to impact the environmental integrity of the Project. The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search that focuses on both the Project and neighboring sites that might impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard Practice E 1527-13. The information provided is assumed to be correct and complete.
- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

In addition, at the Client's request, the assessment included a screening approach for the potential existence of:

- The physical characteristics of the Project, as identified through review of reasonably ascertainable wetlands, soils, geology, and groundwater data.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior). These materials are considered suspect, until tested and proven otherwise. Friable materials are those that can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but it is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the "Green Book"). Therefore, all materials listed in the Green Book that were installed prior to 1981 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect, regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones for all properties.
- Lead-based paint for all properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Lead in water, based on information provided by the municipal water provider.

3.1 Data Gaps

The following *significant* data gap was identified:

- There are six open NYSDEC Spills case files associated with the Project (Spills Nos. 0803859, 0803801, 0803816, 0612965, 0711008, and 0803970). EMG obtained documentation from the NYSDEC Spills website (provided in Appendix F) which confirms these Spills case files have not been closed. Additionally, EMG submitted a Freedom of Information Request to the NYSDEC requesting documentation regarding these Spills case files. To date, no response has been received. A file review at the NYSDEC is recommended to assess the extent of additional work needed to close these Spills case files. Remedial actions, as directed by, and under the supervision of, the NYSDEC should be taken to close these six open NYSDEC case files and to address this data gap.

4 USER PROVIDED INFORMATION

This Section documents whether the user reported to EMG information pursuant to the responsibilities described in Section 6 of the ASTM Standard E 1527-13.

EMG submitted a User Questionnaire to the user to assist the user and EMG in gathering information from the user that may be material to identifying RECs. A copy of the User Questionnaire is appended (Appendix D).

Litigation

Question: *Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Administrative Proceedings

Question: *Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Notices From Governmental Entities

Question: *Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Cleanup Liens

Question: *Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Activity and Use Limitations

Question: *Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls, that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Specialized Knowledge

Question: *As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or of an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Relationship of Purchase Price

Question: *Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Commonly Known Information

Question: *Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:*

- *Do you know the past uses of the property?*
- *Do you know of specific chemicals that are present, or once were present, at the property?*
- *Do you know of spills or other chemical releases that have taken place at the property?*
- *Do you know of any environmental cleanups that have taken place at the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Obvious Indicators of Contamination

Question: *As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Lien and AUL Review

The user did not engage EMG to review title and judicial records for environmental liens or Activity and Use Limitations (AULs) recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of or inability to obtain this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

5 PROJECT LOCATION/DESCRIPTION

The Project is located at Route 209 in Ellenville, Ulster County, New York 12428. The Project lands consist of approximately 487 acres.

5.1 Project Description

The Project is currently a vacant resort and country club facility and contains 433 units.

Refer to the Field Sketch drawings in Appendix B and the Building Identification drawings in Appendix F for the site layout.

The Project improvements include five primary buildings as follows:

Main building (1,2,3,5,6,7,10,16,&19):

This building complex consists of the Colonnades building, the Empire Wing, and the Indoor Pool and Fitness Center (totaling approximately 233,000 square feet in size). The Colonnades building is a four-story structure which contains the lobby/reception desk, the Stardust Theatre, the Safari Room, a cafe, meeting rooms, shops, a kitchen, the main dining room, and 42 guest rooms. The Empire Wing is a six-story structure and contains meeting rooms, shops, and 84 guest rooms. These buildings were constructed in 1956 (Colonnades) and 1976 (Empire Wing).

Tower building (4):

A ten-story building (totaling approximately 63,600 square feet in size) containing two meeting rooms and 103 guest rooms. This building was constructed in 1964.

Vacationer building (14):

A two-story building (totaling approximately 28,700 square feet in size) containing a meeting room and 60 guest rooms. This building was constructed in the 1960s.

Golden Gate building (13):

A four-story building (totaling approximately 74,700 square feet in size) containing meeting rooms and 144 guest rooms. This building was constructed in the 1960s.

The Project also includes secondary structures which were previously used for recreational purposes, staff residences, and Project operations and maintenance as follows:

Indoor Tennis/Racquetball building (21):

A single-story building (totaling approximately 36,800 square feet in size).

Ski and Skate Chalet (18):

A single-story building with a mezzanine (totaling approximately 33,000 square feet in size) and houses the skating rink and ski chalet.

Golf Clubhouse (24):

A single-story building (totaling approximately 2,400 square feet in size).

Aquabana (9):

A two-story building (totaling approximately 2,800 square feet in size).

Day Camp (25):

A single-story building (totaling approximately 3,100 square feet in size).

Stable (31):

A single-story building (totaling approximately 4,100 square feet in size).

Storage Shed (20):

A single-story building (totaling approximately 10,000 square feet in size) currently used to store the lawn maintenance equipment.

Pennsylvanian (15):

A two-story building (totaling approximately 6,100 square feet in size) that was previously used as staff housing.

Winter Lodge/James Bitner Residence (8):

A two-story building (totaling approximately 21,400 square feet in size) that was previously used for staff housing.

Slutsky Residences (32&33):

These buildings are the gray and brown residences (totaling approximately 4,500 square feet each in size).

Barn (11):

A two-story building (totaling approximately 1,800 square feet in size) formerly used for kitchen and document storage.

Family Garages (12):

A single-story building (totaling approximately 3,100 square feet in size). The front portion of this building was used for storage, while the rear portion housed a co-generation plant.

Power House (29):

A two-story building (totaling approximately 4,000 square feet in size) previously used for the generation of steam heat. This building contains three fuel-oil fired boilers.

Maintenance Warehouse (30):

A single-story building (totaling approximately 10,800 square feet in size) previously used for the storage of maintenance supplies for the Project.

Golf Maintenance building (just south of 26):

A single-story building (totaling approximately 3,200 square feet in size).

Golf Toxic Chemical Storage building (26):

A single-story building (totaling approximately 1,500 square feet in size) previously used for fertilizer storage.

Ski & Snow Cat Maintenance buildings (28):

Two single-story buildings (totaling 1,500 square feet in size) used to store the snow making equipment and the snow cat.

Zamboni building (17):

A single-story building (totaling 1,000 square feet in size) used to store the Zamboni.

Chiller Plant and Carrier building (27):

Two single-story buildings (totaling 1,000 square feet in size) used to house the chiller units.

Waste-water Treatment Plant (WWTP):

A single-story building (totaling approximately 450 square feet in size) previously used to house pumps and treatment chemicals.

Entrance Security Shack (23):

A single-story building (totaling approximately 200 square feet in size).

Old School House (22):

A single-story building (totaling approximately 1,000 square feet in size).

Additional Project improvements include various small wood-framed structures, two outdoor swimming pools, outdoor tennis courts, outdoor basketball courts, a ski slope, an 18-hole golf course, landscaping, and surface-level asphalt paved parking/drive areas.

The Project was constructed between 1901 and 1994 in numerous phases. The Project was renovated in the 1980s and 1990s. Renovations reportedly consisted of exterior and interior upgrades to the primary buildings.

The Project is serviced by public water provided by the Village of Ellenville. Available information indicates that the Project has been serviced by municipal water for at least the past 24 years. Refer to Section 7.8 for further discussion).

The Project is serviced by an on site private waste-water treatment plant and an on site septic system (Golf Clubhouse). Refer to Sections 7.1 and 7.3 for further discussion.

Hot water is generated by steam heat exchangers and propane-fired water heaters. The exhaust flues associated with the propane-fired water heaters were observed to be uninsulated. Where observed, the associated piping was observed to be insulated with fiberglass and suspect asbestos containing material (ACM) pipe wrapping. Refer to Section 7.5 for further discussion regarding ACM at the Project.

HVAC systems observed consisted of the following:

- Heat was supplied to the Primary buildings of the Project via a recirculating steam system. Steam was generated at the Power House by fuel oil-fired boilers, and was distributed via piping to air handling units, radiators, and incremental units located throughout the primary buildings of the Project. The exhaust flues associated with the boilers were observed to be insulated with a fiberglass and cement material. Where observed the piping and duct work was insulated with fiberglass and suspect ACM pipe wrapping. Refer to Section 7.5 for further discussion regarding ACM at the Project.
- Air-conditioning was supplied to the primary buildings at the Project via a recirculating chilled water system. Water was chilled by two chiller units located in the Chiller Plant and Carrier building, and was distributed via piping to air handling units located throughout the primary buildings at the Project. Where observed the piping and duct work was insulated with fiberglass and suspect ACM pipe wrapping. Refer to Section 7.5 for further discussion regarding ACM at the Project.
- Heat was supplied to the secondary buildings at the Project via propane and fuel oil-fired forced air systems. The exhaust flues associated with these heating units were observed to be uninsulated. Where observed, duct work associated with these heating systems was insulated with fiberglass.
- Air-conditioning was supplied to the secondary buildings at the Project via individual electronically operated window/wall units.

5.2 Miscellaneous Systems

- **Sump Pumps** - Five sump pumps are located at the Project. The presence of this equipment is not anticipated to impact the environmental integrity of the Project negatively.
- **Dry Transformer** - The Project contains secondary electrical service from one privately owned, "dry type", step-down, transformer. Dry type transformers do not use coils for cooling purposes; therefore, this transformer is not expected to contain PCBs.

5.3 Environmental Setting

5.3.1 Topography

Review of the Ellenville, New York Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1976, indicated the following:

- The portion of the Project east of Route 209 has an average elevation of approximately 750 feet. Elevations range from approximately 1,200 feet in the southeastern portion (southeast of Route 52) to approximately 320 feet in the central portion along Sandburg Creek and Lake Nevele to approximately 720 feet in the northwestern portion of the Project. The slope in the northwestern portion of the Project is in a southeasterly direction, and the slope in the southeastern portion of the Project is in a northwesterly direction.
- The Project is shown to be improved with the existing resort structures and a golf course on the more level portions of the Project east of Route 209. The remainder of the Project is shown as undeveloped wooded land.
- Slopes in the general area of the Project range from approximately three to 90 percent. The nearest major surface water features, Sandburg Creek and Nevele Lake are located on the Project and the water in these water bodies flow to the north-northeast. Leuren Kill and an associated tributary flows east-southeasterly into Nevele Lake from the undeveloped northwestern portion of the Project. South Gully/Nevele Falls is located on the northeastern corner of the Project and flows to the north-northwest.

A copy of the topographic map is included in Appendix C.

5.3.2 Wetlands

Review of National Wetlands Inventory (NWI) data, provided by the United States Fish and Wildlife Service, indicated the following:

- Wetlands are indicated on the central portion of the Project (Nevele Lake and Sandburg Creek) and in a small area located just north of the Stable building. Any development of wetland areas, or of areas that might disturb wetlands, should be coordinated with applicable federal, state, and local agencies.

A copy of the wetland map is included in Appendix C.

5.3.3 Soils/Geology

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey data indicated the following:

- The Project is located in an area comprised of 13 soil types known as Arnot, Bath, Castille, Haven, Hoosic, Hudson, Middlebury, Plainfield, Raynham, Riverhead, Tioga, Valois, Wayland, and Williamson.
- The Arnot soil series is considered to be a somewhat excessively drained, channery silt loam textured soil with a depth of at least 80 inches.
- The Bath soil series is considered to be a somewhat excessively drained, channery silt loam textured soil with a depth of at least 80 inches.
- The Castille soil series is considered to be a moderately well drained, gravelly silt loam textured soil with a depth of at least 80 inches.

- The Haven soil series is considered to be a well drained, loam textured soil with a depth of at least 80 inches.
- The Hoosic soil series is considered to be a somewhat excessively drained, gravelly loam textured soil with a depth of at least 80 inches.
- The Hudson soil series is considered to be a moderately well drained, silt loam textured soil with a depth of at least 80 inches.
- The Middlebury soil series is considered to be a moderately well drained, silt loam textured soil with a depth of at least 80 inches.
- The Plainfield soil series is considered to be a excessively drained, loamy sand textured soil with a depth of at least 80 inches.
- The Raynham soil series is considered to be a somewhat poorly drained, silt loam textured soil with a depth of at least 80 inches.
- The Riverhead soil series is considered to be a well drained, fine sandy loam textured soil with a depth of at least 80 inches.
- The Tioga soil series is considered to be a well drained, fine sandy loam textured soil with a depth of at least 80 inches.
- The Valois soil series is considered to be a well drained, gravelly loam textured soil with a depth of at least 80 inches.
- The Wayland soil series is considered to be a very poorly drained, silt loam textured soil with a depth of at least 80 inches.
- The Williamson soil series is considered to be a moderately well drained, silt loam textured soil with a depth of at least 80 inches.

Review of the 1:2,500,000 scale Geology of the Conterminous United States, published by the USGS and dated 1974, indicated the following:

- The Project is located within an area consisting of conglomerate, shale, limestone, and sandstone materials from the Paleozoic Era.

5.3.4 Groundwater Hydrology

Review of groundwater well data provided by the Water Resources Data Report for New York, published by the USGS and dated 2014, indicated the following:

- The Project is located within the Valley-Fill aquifer formation with estimated groundwater levels between five and 15 feet below ground surface (bgs).

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward Nevele Lake and Sandburg Creek, located in the center of the Project, then to the north with the flow of Sandburg Creek.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

5.3.5 Floodplain

Review of the Flood Insurance Rate Map (Community/Panel Nos. 3608670049B and 3608670065B), published by the Federal Emergency Management Agency (FEMA) and dated September 15, 1983, indicated the following:

- The areas of the Project located along Nevele Lake and Sandburg Creek are located in Zone A, areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
- The remaining areas of the Project are located in Zone C, areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain.

6 HISTORICAL REVIEW

Review of information available from the Ulster County Assessor Office indicated that the Project is shown as Assessor Parcel Numbers 91.1-1-6.1 and 91.1-1-13.

A copy of the tax map is included in Appendix C.

6.1 Chain of Title

EMG reviewed readily available ownership records at the Wawarsing Assessor Office.

Review of available records did not identify any previous environmentally suspect ownership associated with the Project.

Ownership information is listed in the table below:

Ownership Information	
Owner	Year Purchased
Estate of Ben J. Slutsky	Pre-1940
Charles, Jeffrey, David, and Richard Slutsky	1979
1100 Enterprises	1979
Ulster County Industrial Development Agency (IDA)	1998
Nevele Hotel, Inc.	2000
Nevele-R, LLC	2012

6.2 Prior Use Interviews

EMG met with Clayton Cook, On-site Point of Contact (POC) and Maintenance Supervisor, who was cooperative and provided information that appeared to be accurate, based upon our subsequent site observations. It is EMG's opinion that the POC was knowledgeable about the Project and about questions EMG posed during the interview process. According to the POC, the Project was developed between 1901 and 1994 into the current use. The POC was unaware of any prior uses of the Project. The POC has been associated with the Project since 2000.

6.3 Local and/or State Government Agency Record Review/Interviews

The following information was identified at the Town of Wawarsing Building Department:

- Records dating back to 1944 are maintained by this department. Records prior to 1944 have been archived and are not available for review.
- This review indicated that the present buildings at the Project were built between 1901 and 1994. General building permits for the Project were on file, but they did not reveal any information or condition that could impact the environmental integrity of the Project.
- No environmentally significant information was identified.

The following information was identified at the Town of Wawarsing Fire Department:

- The Wawarsing Fire Department is a volunteer organization and does not maintain records pertaining to underground storage tanks or hazardous materials incidents.
- No environmentally significant information was identified.

The following information was identified at the Town of Wawarsing Planning Department:

- Review of the available zoning records indicates that the Project is currently zoned for Rural Residential and Recreational uses (R/R-40 and RV15). According to the records, no additional zoning changes were listed for the Project.
- No environmentally significant information was identified.

EMG submitted a written request for information to the New York State Department of Environmental Conservation. No response has been received to date. Upon receipt and review, any environmentally significant information not identified through other sources will be provided to the Client. A copy of EMG's written request is included in Appendix F.

6.4 Historical Maps

Historical Sanborn Maps:

Historical Sanborn maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EMG contacted Environmental Data Resources (EDR) in an attempt to determine if there were any historical Sanborn maps in the EDR Historic Map Collection. However, there was no historical Sanborn map coverage for the Project in the EDR Historical Sanborn Map Collection for the period covering the years 1867 to present. As a general rule, the absence of historical Sanborn maps for a given area tends to support evidence that the area was not significantly developed.

Historical Topographic Maps:

Historical topographic maps show the location of buildings and structures that occupied a given area, as well as other physical features. EMG reviewed historical topographic maps as available online from the USGS. EMG's historical topographic map search results are discussed below. It should be noted that many historic topographic maps do not include ground cover designations. Therefore, if site features are not shown on the Project and/or surrounding properties, these areas are generally described as undeveloped land.

Review of the 1906 historical topographic map indicated the following:

- **Project:** The Project is shown as mostly undeveloped land, with several unimproved roadways traversing the northern and northwestern portions. Several small structures are located along the roadways. Additionally, a rail line labeled as "Kingston Division" is shown running in a north-south orientation through the eastern portion of the Project, and Sandburg Creek is shown running through the center of the Project from south to north. Vehicular access is available from the north, east, south, and west.
- **Off-site:** The areas north, south, and west of the Project are shown as undeveloped land, unimproved roadways, and scattered single-family residences. The area east of the Project is shown as undeveloped land and unimproved roadways.

The 1943 historical topographic map differs from the previous historical map in that:

- **Project:** The Project is shown as developed with four additional small buildings and three additional large buildings in the central portion of the Project. A lake and a canal have been constructed in the central portion of the Project. The rail line is now labeled as "Port Jervis Kingston Branch".

- **Off-site:** Additional residences are depicted on the adjacent properties to the north, west, and south.

The 1969 and 1976 historical topographic maps differ from the previous historical maps in that:

- **Project:** The Project is shown as developed with approximately 35 buildings. The central portion of the Project is labeled "Golf Course". Driveways are depicted throughout the Project. The rail line is no longer depicted on the maps. A major roadway has been constructed on the eastern portion of the Project.
- **Off-site:** The area north of the Project is shown as a developed with several additional large buildings and a golf course. The areas south and west of the Project are shown as developed with additional single-family residences.

Copies of representative historical topographic maps are included in Appendix C.

6.5 City Directories

City directories have tenant listings by address and are researched at approximately five-year intervals, as available. EMG attempted to review historical city directories at the Ellenville Public Library. However, no historic city directories were identified.

6.6 Aerial Photography

EMG contacted EDR in an attempt to determine if there were any historical aerial photographs available for the area of the Project. EMG's historical aerial search results are discussed below.

Review of the 1968 and 1974 historical aerial photographs indicated the following:

- **Project:** The Project is shown as developed with the existing resort facility developed with the existing Main/Colonnades building, Vacationer building, Tower building, Golden Gate building, Pennsylvania building, Golf Clubhouse, the Family Garage, Winter Lodge/James Bitner Residence, Chiller Plant, Barn, Indoor Pool building, outdoor pool, Maintenance Warehouse, Day Camp building, Power House, Stable, the Ski Chalet, and Waste-water Treatment Plant. On the eastern side of the Project is the golf course, an old gas station, cottage, motel, and office buildings. The remainder of the Project consists of undeveloped wooded land, Nevele Lake, Sandburg Creek, and surface-level drive and parking areas. Vehicular access is available from Route 209, Nevele and Arrowhead Roads, and Route 52.
- **Off-site:** The area north of the Project is shown as developed with single-family residences, a resort, a golf course, and undeveloped wooded land. The area east of the Project is shown as single-family residences, and undeveloped wooded land. The area south of the Project is shown as single-family residences, undeveloped wooded land, and agricultural land. The area west of the Project is shown as single-family residences and undeveloped wooded land.

The 1981, 1985, 1994, 2006, 2008, and 2009 historical aerial photographs differs from the previous aerial photographs in that:

- **Project:** Additional Project improvements include the Indoor Tennis and Racquetball building, the Golf Maintenance shed, the Golf Toxic Chemicals Storage building, and the Slutsky Residences.

The 2011 historical aerial photograph differs from the previous aerial photographs in that:

- **Project:** The old gas station, motel, and office buildings on the Project have been demolished.

Copies of representative historical aerial photographs are included in Appendix C.

6.7 Previous Investigations

EMG previously performed a Phase II Environmental Site Assessment report for the Project dated July 11, 2008. Pertinent information identified in this report is as follows:

- The Project was occupied by the current improvements at the time of the previous assessment.
- The purpose of this report was to address the presence of numerous current and former USTs at the Project and whether they have leaked.
- The subsurface investigation was conducted at the following ten locations: The Power House, the former gas station, the Family Garages, the indoor swimming pool, the Brown (Slutsky) House, the Day Camp, the former motel, the maintenance warehouse, the Vacationeer Building, and the Winter Lodge.
- Selected soil and groundwater samples were analyzed for various parameters.
- During the investigation, a previously unknown 20,000-gallon UST was discovered at the rear of the Power House.
- During the investigation, laboratory evidence of prior releases was identified at four locations: the Day Camp, the former motel, the Winter Lodge, and the Vacationeer Building. EMG notified the NYSDEC of the suspected releases.
- Based on the results of the assessment, the report recommended that the USTs at Project be removed along with any impacted soils. The report stated that additional assessment work may be required by the NYSDEC.

EMG generally concurs with the findings and recommendations of the above referenced report, given the regulatory requirements at the time of the prior assessment and the information presented herein.

6.8 Plans and Specifications

As-built/renovation-site plans, drawings, and specifications were reviewed at the as provided by the Client. Documents reviewed included a Demolition Plan, a Site Location Map, and a Building ID Map prepared by The Chazen Companies and dated January 16, 2014. Review of these documents did not identify any unusual or unique systems/equipment installations.

6.9 Historical Summary

EMG was not able to obtain standard historical sources that document the Project history in five year intervals. This data failure represents a data gap; however, this data gap is not considered a *significant* data gap, and therefore, it is not addressed in Section 3.1.

Based upon the historical review, the previous Project use includes agricultural land and undeveloped wooded land prior the development of the current Project improvements between 1901 and 1994. Environmentally significant historical information is discussed below:

There are three closed New York State Department of Environmental Conservation (NYSDEC) Spills case files associated with the Project (Spills Nos. 0702617, 0001001, and 9900544). EMG obtained documentation from the NYSDEC Spills website (provided in Appendix F) which confirms these Spills case files have been closed.

Additionally, there are six open NYSDEC Spills case files associated with the Project (Spills Nos. 0803859, 0803801, 0803816, 0612965, 0711008, and 0803970). EMG obtained documentation from the NYSDEC Spills website (provided in Appendix F) which confirms these Spills case files have not been closed. Additionally, EMG submitted a Freedom of Information Request to the NYSDEC requesting documentation regarding these Spills case files. To date, no response has been received.

In July 2008, EMG performed a Phase II Environmental Assessment at the Project. The subsurface investigation was conducted at the following ten locations: the Power House, a Former Gasoline Filling Station, the Family Garages, the Indoor Swimming Pool, the Brown House (Slutsky Residence), the Day Camp, a Former Motel, the Maintenance Warehouse, the Vacationer building, and the Winter Lodge.

Soil borings collected in the area of the Power House indicated that no release had occurred from the 20,000-gallon UST, and no contamination was found around the Power House. However, a second, previously unknown 20,000-gallon UST was identified. EMG recommended that the UST be removed and properly disposed in accordance with applicable regulations.

Soil samples, groundwater samples, and a GPR survey did not identify any contamination or USTs in the area of the Former Gasoline Filling Station and no further investigation or action was recommended.

Soil and groundwater samples collected from the area of the Family Garages' UST did not identify any contamination. EMG recommended that the UST be removed and properly disposed in accordance with applicable regulations.

Soil and groundwater samples collected from the area of the Indoor Swimming Pool UST did not identify any contamination. EMG recommended that the UST be removed and properly disposed in accordance with applicable regulations.

Soil and groundwater samples collected from the area of the Brown House (Slutsky Residence) UST did not identify any contamination. EMG recommended that the UST be removed and properly disposed in accordance with applicable regulations.

Soil and groundwater samples collected from the area of the Day Camp UST identified a release. EMG notified the NYSDEC of the release. EMG recommended an additional Phase II investigation be performed in the area of the UST and that the UST be removed and properly disposed in accordance with applicable regulations.

Soil and groundwater samples collected from the area of the Former Motel UST identified a release. EMG notified the NYSDEC of the release. EMG recommended an additional Phase II investigation be performed in the area of the UST and that the UST be removed and properly disposed in accordance with applicable regulations.

Soil and groundwater samples collected from the area of the Maintenance Warehouse UST (excavated) did not identify any contamination. However, a soil pile remained from the excavation. EMG recommended that the soil pile and UST be removed and properly disposed in accordance with applicable regulations.

Soil and groundwater samples collected from the area of the Vacationer building UST identified a release. EMG notified the NYSDEC of the release. EMG recommended an additional Phase II investigation be performed in the area of the UST and that the UST be removed and properly disposed in accordance with applicable regulations.

Soil and groundwater samples collected from the area of the Winter Lodge UST identified a release. EMG notified the NYSDEC of the release. EMG recommended an additional Phase II investigation be performed in the area of the UST and that the UST be removed and properly disposed in accordance with applicable regulations.

7 PROJECT RECONNAISSANCE

7.1 Operational Activities/Noteworthy Tenants

The Project is a vacant resort and country club facility containing 433 guest rooms. The previous amenities included meeting rooms, a cafe, the Stardust Theatre, the Safari Room, a kitchen, a dining room, and smalls stores including a gift shop, a jewelry store, a photo shop, and a beauty salon. The Project also includes indoor and out door swimming pools, a fitness center, an indoor tennis/racquetball facility, outdoor tennis and basketball courts, a ski and skate chalet, horse riding, and an 18-hole golf course. However, the Project is currently vacant and no operational activities are conducted at the Project. A list of the building improvements is included in Appendix F.

Considering the absence of operations at the Project, no environmental permits, registrations, or notifications appear to be required.

A cellular telephone equipment enclosure is located on the roof of the Tower building. The equipment appears to be owned and operated by Nextel, and the equipment storage building is not accessible to property management. No evidence of hazardous materials or petroleum product use, such as drums, tank/exhaust vents, or surface staining was observed near the exterior of the building. Furthermore, the equipment storage building was not identified on any database for known tank systems, or having a known release, spill or other environmental condition under regulatory investigation for which the equipment operator would be responsible. Based on this information, the presence of this equipment is not anticipated to have adversely impacted the environmental integrity of the Project.

7.2 Hazardous Materials/Petroleum Products Storage and Handling

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following hazardous materials and petroleum products were identified:

- Routine janitorial and maintenance supplies are present in retail-size containers and stored in designated areas. These materials are used for Project maintenance and upkeep.
- Diesel fuel is used by the three emergency generators and the two co-generation plants and are stored in five 275-gallon aboveground storage tanks located next to the equipment. Additionally, a small emergency generator was noted in the area of the Waste-water Treatment Plant, which uses diesel fuel stored in a 20-gallon AST located on the equipment. Refer to Section 7.9 for further discussion of the storage tanks.
- Diesel fuel is used by the snow cat and stored in one 1,000-gallon aboveground storage tank located adjacent to the snow cat building. Refer to Section 7.9 for further discussion of the storage tank.
- Heating oil is used to heat the ski maintenance buildings and the golf maintenance building and stored in three 275-gallon aboveground storage tanks located in the buildings.
- Heating oil is used to power the Power House and is stored in one 20,000-gallon underground storage tank located adjacent to the building.
- Gasoline is used for vehicle fueling and stored in small five-gallon containers in the Storage Shed.
- New motor oil is stored in 55-gallon drums located in the Power House, Maintenance Warehouse, and the Golf Maintenance building. The motor oil was used for equipment maintenance.
- One drum of methanol was noted outside of the Power House.

- Eighteen unlabeled drums were observed in the Power House and Maintenance Warehouse.
- Batteries were used to backup the phone system and are located in the basement of the Colonnade building and stored on racks.
- Parts cleaning solvent is stored in a self-contained parts washer located in the Golf Maintenance building.
- Photo developing chemicals (fixer, developer, etc.) were used by the photo shop and stored in small (five-10 gallon) plastic containers.
- Water treatment chemicals are stored in plastic containers. These materials are stored near the cooling tower and boilers.
- Swimming pool maintenance chemicals are stored near the pool equipment for the indoor and outdoor pools.
- Pressurized gas cylinders containing carbon dioxide and nitrogen are located in the Colonnade building.
- Liquid Propane is stored in 13 aboveground storage tanks located adjacent to the buildings throughout the Project and are used for heating and cooking.
- Multiple 40-pound bags of fertilizer are stored in the Golf Toxic Chemical Storage building.
- Paints are stored in numerous one- and five-gallon containers and located in the buildings throughout the Project.

The hazardous materials and petroleum products discussed above were observed in designated storage areas and appeared to be properly stored.

Staining was observed on the concrete floor in the Power House and Maintenance Warehouse. Floor drains or other subsurface entry points were not located in the area of staining. In addition, the concrete surface appeared intact, and no cracks were observed in the areas of material storage/usage. The staining appeared to be a result of poor housekeeping procedures. This staining appeared surficial in nature and does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

7.3 Waste Generation, Treatment, Storage and Disposal

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The following wastes were identified:

- Municipal trash is stored in dumpsters and disposed of by a contracted waste hauler.
- Domestic sewage was formerly disposed of to an on-site septic system (Golf Pro Shop) and an onsite Waste-water Treatment Plant; however, the Project is now vacant and these water treatment systems are no longer active.
- Cooking grease was stored in a steel container and disposed of by a contracted waste hauler (Darling).
- Waste oil, parts cleaning solvent, and antifreeze was formerly generated by equipment maintenance and stored in 55-gallon drums. These materials were disposed of by Luzon Oil Company; however, the Project is currently vacant and no new wastes are generated.

No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage. In addition, the concrete surfaces appeared intact, and no cracks were observed in the areas of waste generation or pre-disposal storage.

Review of information available at the Project indicated that the waste disposal operations appear to be appropriate.

No excessive odors or overflowing/excessive ground trash were noted in the vicinity of the dumpsters. No hazardous, regulated, or medical wastes were noted in the dumpsters.

Eighteen drums of unknown material were identified at the Project. These materials should be properly characterized for off-site disposal by a licensed contractor in accordance with applicable regulations. No evidence of releases from the containers, such as staining or dead vegetation, was observed during EMGs assessment.

Additionally, 15 labeled motor oil drums, one methanol drum, and one parts cleaning solvent drum should be disposed of off-site by a licensed contractor in accordance with applicable regulations.

Prior to entry into the sanitary sewage system, grease was formerly removed in a grease traps located in the kitchens of the Project. These traps were formerly cleaned out on a regular basis, and the waste grease was disposed of by Darling.

Staining was observed on the concrete floors in the areas of drum storage in the Power House and Maintenance Warehouse. Floor drains or other subsurface entry points were not located in the area of staining. In addition, the concrete surface appeared intact, and no cracks were observed in the areas of material storage/usage. The staining appeared to be a result of poor housekeeping procedures. This staining appeared surficial in nature and is considered a *de minimis* condition.

7.4 Polychlorinated Biphenyls (PCBs)

The Project is supplied with underground and overhead secondary electrical service from four pad-mounted and 27 pole-mounted electrical transformers. The transformers are designated as the property of the the Project. Based on the date of construction and the apparent age of the transformers, there is the potential that the equipment contains PCBs. The units should be periodically inspected for leakage. No leakage of the transformers was observed at the time of the assessment.

The Project is also supplied with overhead secondary electrical service from eight pole-mounted electrical transformers. The transformers are designated as the property of the the public utility (CHG&E). Based on the date of construction and the apparent age of the transformers, there is the potential that the equipment contains PCBs. The units should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, which will remediate the situation. Should the units have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformers was observed at the time of the assessment.

Hydraulic lift elevators are located at the Project. Because the units were installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. No visual indication of leakage was observed in the areas of the elevator operating equipment; however, staining was noted in the area of the Colonnade building's Freight elevator equipment room. The concrete floor of the elevator room was in good condition, with no cracks or floor drains. The hydraulic elevator units at the Project should be periodically inspected for leakage. If leakage is identified, the unit should be repaired, and any fluid or fluid-soaked waste should be disposed of in accordance with applicable federal, state, and local regulations.

7.5 Asbestos-Containing Materials (ACM)

As-built/renovation-site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

Suspect friable ACM, in the form of textured ceiling material, pipe insulation, and ceiling tile, were identified. These materials were observed to be in fair condition.

Suspect non-friable ACM, in the form of roofing materials, vinyl floor tile, wallboard/joint compound, and various mastics, were identified. These materials were observed to be in fair condition.

Based on the Scope of Work, no samples were collected.

7.6 Radon Gas

Review of the USEPA's Radon Map for Ulster County, New York indicated that the Project is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air).

Based on the Scope of Work, radon sampling was not performed as a part of this assessment.

7.7 Lead-Based Paint (LBP)

Considering the dates of construction (between 1901 and 1994), there is a potential that the paint at the Project is lead-based. The painted surfaces were observed to be in fair to poor condition. Chipping, peeling, and cracking paint were observed.

Based on the Scope of Work, no samples were collected.

7.8 Lead in Drinking Water

Based on review of the local water utility's most recent Water Quality Report, the water supplied to the Project is within federal, state, and local drinking water quality standards.

There are two active wells at the Project located adjacent to the Ski Lift & Snow making equipment shed that were used for snow making for skiing. These wells are not used as potable water supply and are not regulated. No information was readily available regarding the depth and construction of these wells.

In addition, there are four additional wells that are out-of-service (no longer used) but that have not been sealed. These wells are located in the following locations: the northeast end of the north wing of the Vacationer building; the area between the ski slope and the pond in the northeastern portion of the Project; the graded area between the water tower and the parking lot behind the Main building; and the landscaped lawn area between the Aquabana building and the parking lot behind the Main building. No information was readily available regarding the depth and construction of these wells. EMG recommends that these wells be properly sealed in accordance with applicable regulations as a routine maintenance procedure.

7.9 Facility Storage Tanks and Pipelines (above or below ground)

The Project contains the underground storage tanks (USTs) and aboveground storage tanks (ASTs) listed in the table below.

Based on review of available information three 275-gallon diesel ASTs used by the emergency generators are located in the basements of the Colonnades building and the Tower building, and in the Power House and the two 275-gallon ASTs used by the co-generation plants are located in the Family Garage's building. These ASTs appeared to be in good condition with only evidence of minor releases such as staining from past filling operations.

Based on review of available information one 1,000-gallon diesel AST is located along the eastern side of the snow cat storage building. No staining was noted in the area of this AST; however, it should be noted that the ground surface in this area was covered with approximately 12 inches of snow at the time of the assessment.

Based on review of available information three 275-gallon heating oil ASTs are located in the ski maintenance buildings (two) and in the golf maintenance building (one). These ASTs appeared to be in good condition with only evidence of minor releases such as staining from past filling operations.

Based on review of available information one 20-gallon AST is located on an emergency generator located near the waste-water treatment plant. The AST was in good condition with no evidence of spills or staining.

The ASTs appeared to be in good condition, with no evidence of releases such as staining. No secondary containment was observed around the ASTs.

One active underground storage tank (UST) is located at the Project. One 20,000-gallon #4 fuel oil UST is located adjacent to the Power House to fuel the boilers (refer to the drawings provided in Appendix B for the UST location). The UST is likely constructed of steel and was installed in the 1950s. Current NYSDEC regulations require the registration of this type of UST (over 1,100 gallons). This UST is not registered with the NYSDEC as required.

Six additional USTs were used to store fuel oil at the Project and are currently "out-of-service" (refer to the drawings provided in Appendix B for the UST locations). None of these USTs are registered with the NYSDEC, and their closure status is unknown.

Two fuel oil USTs at the Winter Lodge and Vacationer buildings have been "closed-in-place" (refer to the drawings provided in Appendix B for the UST locations).

One 1,000-gallon fuel oil UST at the Maintenance Warehouse has been removed and is situated next to the tank excavation pit (refer to the drawings provided in Appendix B for the UST location).

Six New York State Department of Environmental Conservation open case files are listed for the Project associated with releases reported in 2007 and 2008. More information concerning the Project's releases is included in Sections 6.9 and 9.1.

The remaining manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Visual observations did not identify surface markings indicating the existence of subsurface product pipelines at the Project.

In addition, the Project contains 13 aboveground propane storage tanks. The tanks range from 200 to 1,000-gallon capacity. Based on the nature of liquid propane which is converted to gas upon release from a pressurized vessel, the presence of these tanks does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

Storage Tank Table	
Tank Number	
Type	AST
Location	Colonnades building basement
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	Diesel
Use of Contents	Emergency generator
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Tower building basement
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	Diesel
Use of Contents	Emergency generator
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Power House
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	Diesel
Use of Contents	Emergency generator
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Family Garages
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	Diesel
Use of Contents	Co-generation plant
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Family Garages
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	Diesel
Use of Contents	Co-generation plant

Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	East of the snow cat building
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	1,000 gallons
Contents	Diesel
Use of Contents	Snow cat
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Ski maintenance buildings
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	No. 2 fuel oil
Use of Contents	Heat
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Ski maintenance buildings
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	No. 2 fuel oil
Use of Contents	Heat
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Golf maintenance building
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	275 gallons
Contents	No. 2 fuel oil
Use of Contents	Heat
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	AST
Location	Waste-water treatment plant
Construction Material	Steel
Year Installed	Unknown

Tank Size/Capacity	20 gallons
Contents	Diesel
Use of Contents	Emergency generator
Tank Status	Active
Registered	Not Required
LUST List	N/A

Tank Number	
Type	UST
Location	Power House
Construction Material	Likely steel
Year Installed	1950s
Tank Size/Capacity	20,000 gallons
Contents	No. 4 fuel oil
Use of Contents	Heat
Tank Status	Active
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Power House
Construction Material	Likely steel
Year Installed	Unknown
Tank Size/Capacity	Unknown
Contents	No. 4 fuel oil
Use of Contents	Heat
Tank Status	Inactive
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Family Garage
Construction Material	Likely steel
Year Installed	1964
Tank Size/Capacity	5,000 to 10,000 gallons
Contents	No. 2 fuel oil
Use of Contents	Co-generation plant
Tank Status	Unknown (not-in-service)
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Brown House
Construction Material	Likely steel
Year Installed	1970s
Tank Size/Capacity	1,000 gallons
Contents	No. 2 fuel oil
Use of Contents	Heat
Tank Status	Unknown (not-in-service)
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Day Camp building
Construction Material	Likely steel
Year Installed	1970s
Tank Size/Capacity	Unknown
Contents	No. 2 fuel oil
Use of Contents	Heat
Tank Status	Unknown (not-in-service)
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Maintenance Warehouse
Construction Material	Steel
Year Installed	1940s
Tank Size/Capacity	1,000 gallons
Contents	N/A - Tank pulled
Use of Contents	N/A
Tank Status	Removed from ground (sitting next to excavation)
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Vacationer building
Construction Material	Likely steel
Year Installed	1950s
Tank Size/Capacity	2,500 gallons
Contents	N/A
Use of Contents	N/A
Tank Status	Abandoned
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Winter Lodge
Construction Material	Likely steel
Year Installed	Unknown
Tank Size/Capacity	1,000 gallons
Contents	N/A
Use of Contents	N/A
Tank Status	Abandoned
Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Indoor Swimming Pool
Construction Material	Likely steel
Year Installed	1950s
Tank Size/Capacity	5,000 to 10,000 gallons
Contents	No. 2 fuel oil
Use of Contents	Heat
Tank Status	Unknown (not-in-service)

Registered	No
LUST List	N/R

Tank Number	
Type	UST
Location	Former Motel
Construction Material	Likely steel
Year Installed	Unknown
Tank Size/Capacity	Unknown
Contents	No. 2 fuel oil
Use of Contents	Heat
Tank Status	Unknown (not-in-service)
Registered	No
LUST List	N/R

7.10 Surface Areas

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on-site buildings. Surface water flows towards the center of the Project into Nevele Lake and then flows north along Sandburg Creek.

Visual observation of the Project and adjacent properties did not identify evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify evidence of on-site surface impoundment facilities, dry wells, or dumping of apparent hazardous substances at the Project. Underground storage tank excavation pits were noted in several areas on the Project. Refer to Section 7.9 for a further discussion.

Visual observations did not identify surface water features, including lagoons, ponds, or other bodies of water at the Project; with the exception of Nevele Lake, a small pond on the golf course, a small pond by the ski buildings, Sandburg Creek, Leuren Kill, and South Gully/Nevele Falls.

Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature, and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to the ground surface and underground stormwater drains via downspouts and internal drains. Storm water from drive and parking surfaces is directed to surface drains via sheet flow. Storm water from vegetated surface areas generally infiltrates into the subsurface.

Two apparent irrigation wells were identified on the northeastern portion of the Project, near the ski slope. The POC confirmed that the irrigation wells are used for snow making and are not used for drinking water.

One apparent groundwater monitoring well was identified on the near the Zamboni storage and Pennsylvanian buildings on the Project. The monitoring well is a stick-up type without a protective outer casing around the well riser. The POC had no knowledge of the monitoring well. The monitoring well appears to have been installed as part of a previous investigation of the Project.

7.11 Mold

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. The Project has been vacant since 2009 and the roofs of all the buildings have developed leaks. Suspect mold was and moisture were observed throughout all of the buildings of the Project.

This assessment does not constitute a comprehensive mold survey of the Project. In addition, this activity was not designed to discover all areas which may be affected by mold growth on the Project. Rather, it is intended to give the Client an indication if significant (based on observed areas) mold growth is present at the Project. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present at the Project. The reported observations and conclusions are based solely on interviews with Project personnel and on conditions as observed in readily accessible interior areas of the Project on the assessment date.

8 INTERVIEWS

8.1 Key Site Manager

A Key Site Manager Questionnaire was completed as a part of this assessment, which is included in Appendix D. The Questionnaire was completed by Eric Atkins, Property Manager. Information obtained from the Questionnaire has been used in the preparation of this report. The Key Site Manager is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products, or notices from any governmental entity regarding possible violation of environmental laws, or possible liability related to hazardous substances or petroleum products.

8.2 Owner

EMG submitted an Owner Questionnaire to the user in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project. A completed Owner Questionnaire was not returned to EMG.

The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

8.3 User

EMG submitted a User Questionnaire in an effort to obtain information regarding proceedings involving the Project. Refer to Section 4, for discussion of the User Questionnaire.

8.4 Occupants

No occupants of the Project were available or would agree to an interview.

The lack, of or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a significant data gap.

8.5 Past Owners, Operators, and Occupants

No past owners, operators, or occupants of the Project, who likely would have material information regarding the potential for contamination at the Project, were identified.

8.6 Owners or Occupants of Adjacent or Nearby Properties

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

8.7 Interviews with Others

The following individuals were interviewed as part of this assessment:

Name and Title	Organization	Phone Number
Clayton Cook, Maintenance	Nevele Resort	845.616.2174
Bryant Arms, Building Inspector	Town of Wawarsing Building Department	845.647.7800
Barbara Paes, Secretary	Town of Wawarsing Planning Department	845.647.7800

9 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites. The regulatory database search was run in accordance with the Scope of Work for this assessment. EMG attempted to field-verify the locations of the EDR-identified regulatory sites, as well as confirm distances and locations relative to the Project using available mapping software. Therefore, the distances and/or directions noted in this section may not match the EDR Report. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the regulatory database report is included in Appendix H.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is a listed site. Details regarding any listings for the Project are discussed after the table below.

The search for sites listed on regulatory databases in the area surrounding the Project identified various sites within the specified search radii. Details regarding any adjacent and nearby off-site properties of environmental significance are discussed after the table below.

The following are some of the databases which were reviewed for this assessment. See the appended regulatory database report for a complete listing of databases reviewed for this assessment:

ASTM Standard Federal Databases

- **NPL** - The National Priority List (NPL) is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program.
- **Proposed NPL** - A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.
- **NPL LIENS** - Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability.
- **Delisted NPL** - In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.
- **CERCLIS** - The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) contains sites that are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion on the NPL.
- **CERCLIS-NFRAP** - CERCLIS No Further Remedial Action Planned (NFRAP) sites are sites that the EPA has determined that no further steps will be taken to list the sites on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.
- **CORRACTS** - Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity.
- **RCRA-TSDF** - Resource Conservation and Recovery Act (RCRA) - Transporters, Storage and Disposal (TSDF) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA.

- **RCRA-LQG** - The RCRA - Large Quantity Generators (LQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.
- **RCRA-SQG** - The RCRA - Small Quantity Generators (SQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month.
- **RCRA-CESQG** - The RCRA - Conditionally Exempt Small Quantity Generators (CESQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
- **US ENG CONTROLS** - A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
- **US INST CONTROL** - A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.
- **ERNS** - The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances.

Non-Standard ASTM Federal Databases:

- **FINDS** - The Facility Index System (FINDS) contains both facility information and 'pointers' to other sources that contain more detail.
- **RCRA-NonGen** - The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

State Databases

- **SWF** - The Solid Waste Facilities (SWF) database contains an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps.
- **NY LTANKS** - Leaking underground storage tank (LUST) records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.
- **NY UST** - Registered Underground Storage Tank (UST) facilities.
- **NY AST** - Registered Aboveground Storage Tank (AST) facilities.
- **State BROWNFIELDS** - This database contains information on Brownfield sites.
- **State Voluntary Cleanup Sites** - This database contains a listing of sites which are in the State voluntary cleanup program.
- **STATE ENG CONTROLS** - A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

- **STATE INST CONTROL** - A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.
- **INDIAN UST** - The Indian UST database contains information about underground storage tanks on Indian land.
- **INDIAN LUST** - The Indian LUST database contains information about leaking underground storage tanks on Indian land.
- **INDIAN VCP**- The Indian VCP database contains information about voluntary cleanup priority sites on Indian land.
- **SHWS** - This database is a comprehensive listing of sites that are considered to be a threat to the public health and welfare by the New York State Department of Environmental Conservation. Furthermore, this is the ASTM equivalent of a State Hazardous Waste Sites List.
- **Spills** - Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Database List	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS-NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.125	0	NR	NR	NR	NR	0
RCRA-SQG		0.125	0	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
FINDS		TP	1	NR	NR	NR	NR	1
RCRA NonGen / NLR		TP	1	NR	NR	NR	NR	1
SHWS		1	0	0	0	0	NR	0
SWF/LF		0.5	1	0	1	NR	NR	2
LTANKS	X	0.5	2	1	0	NR	NR	3
UST		0.125	1	NR	NR	NR	NR	1
HIST UST		0.25	1	1	NR	NR	NR	2
AST	X	0.25	1	0	NR	NR	NR	2
NY MANIFEST		0.25	1	0	NR	NR	NR	1
SPIILLS	X	0.125	6	NR	NR	NR	NR	9
ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
INST CONTROL		TP	NR	NR	NR	NR	NR	0
VCP		0.5	0	0	0	NR	NR	0
BROWNFIELDS		0.5	0	0	0	NR	NR	0
RGA LF		0.5	0	0	1	NR	NR	1

9.1 Project Regulatory Database Discussion

Regulatory database listings for the Project are discussed below.

Nevele Grand Resort

1 Nevele Road

Database(s) Listed On: NY Spills

Information in the NY Spills database indicates that one release was reported in 2007 and five releases were reported in 2008, and the releases appear to have impacted groundwater and soil. NYSDEC Spill No. 0612965 was reported in 2007 due to hydraulic oil observed bubbling up from the ground from a previously unknown tank. NYSDEC Spill No. 0803859 was reported in 2008 due to identified #2 fuel oil contaminated soil found while probing. NYSDEC Spill No. 0803801 was reported in 2008 due to #2 fuel oil contaminated soil and a sheen on the groundwater observed while probing. NYSDEC Spill No. 0803816 was reported in 2008 due to a leaking underground storage tank contaminating the soil and causing a sheen on the groundwater from #2 fuel oil. NYSDEC Spill No. 0711008 was reported in 2008 due to a caller indicating that tanks on the Project are drained into a pit, which then runs into an onsite stream. NYSDEC Spill No. 0803970 was reported in 2008 due to a spill of #2 fuel oil. No additional information was provided in the database. EMG obtained documentation from the NYSDEC Spills website indicating these Spills case files are not closed. A further discussion of the open Spills files is included in Section 6.9. Copies of the above referenced NYSDEC documents are included in Appendix F. Based on the information discussed above, this on-site listing for the Project represents a recognized environmental condition in connection with the Project. A file review at the NYSDEC is recommended to address these open case files.

Nevele Hotel

Route 209

Database(s) Listed On: NY Spills

Information in the NY Spills database indicates that two releases was reported in 2000 and 2007 (NYSDEC Spill Nos. 0001001 and 0702617, respectively). The database listing indicates that Spill No. 0001001 was reported due to a spill of #4 fuel oil impacting the soil of the Project. This Spills case file was reportedly closed on January 8, 2001. The database listing indicates that Spill No. 072617 was reported due to a release of 40 gallons of non-PCB transformer oil. This Spills case file was reportedly closed on June 21, 2010. EMG obtained regulatory documentation from the NYSDEC website indicating these Spills case file have been closed. Such a status is awarded only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. Copies of the above referenced NYSDEC documents are included in Appendix F. Based on the information discussed above, this on-site listing for the Project does not represent a recognized environmental condition in connection with the Project.

Nevele Grand Tower

Nevele Road

Database(s) Listed On: LTANKS

Information in the LTANKS database indicates that a release was reported in 1999 (NYSDEC Spill No. 9900544). The database listing indicates that this Spill was reported due to a spill of #2 fuel oil found while pulling a tank. This Spills case file was reportedly closed on July 6, 1999. EMG obtained regulatory documentation from the NYSDEC website indicating this Spills case file has been closed. Such a status is awarded only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. Copies of the above referenced NYSDEC documents are included in Appendix F. Based on the information discussed above, this on-site listing for the Project does not represent a recognized environmental condition in connection with the Project.

Nevele Grand Resort

1 Nevele Road

Database(s) Listed On: AST

The AST database indicates that one 275-gallon waste oil/used oil AST was installed at the Project. In addition, the regulatory database indicates the AST is in service. The AST database is a listing of facilities that are required to register their USTs for tracking purposes and are not necessarily sites with reported contamination

incidents. Based on the information discussed above, this on-site listing for the Project does not represent a recognized environmental condition in connection with the Project.

9.2 Off-Site Regulatory Database Discussion

Adjacent and nearby off-site listed properties of environmental significance are discussed below.

Honor's Haven Resort & Spa / Fallsview Hotel / Nevele SLF

1195 Arrowhead Road

Distance: Adjacent

Direction: North

Database(s) Listed On: HIST UST, UST, AST, LTANKS, NY Spills, SWF/LF, and RGA LF

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project, and the estimated groundwater flow in the area of the site is to the north, which is away from the Project. The HIST UST, UST, and AST databases indicates that one 20,000-gallon #2 fuel oil (in service), one 10,000-gallon #2 fuel oil (in service), one 500-gallon #2 fuel oil (in service), and two 250-gallon gasoline (closed in place) USTs and one 500-gallon #2 fuel oil (temporarily out of service) AST and one 250-gallon diesel (temporarily out of service) AST are present at the site. The tanks were installed in 1985, 1986, 1989, and 1994. Information in the NY Spills database indicates that a #2 fuel oil spill was reported due to an overflow (ID/Facility Number 8901984) was reported in 1989. The database indicates a cleanup was performed. The NY Spills database indicates a "case closed" status as of June 7, 1989. The regulatory agency awards a "case closed" status only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. Information in the LTANKS database indicates that a #4 fuel oil spill was reported due to a tank test failure (ID/Facility Number 8906299) was reported in 1989. The database indicates a cleanup was performed. The LTANKS database indicates a "case closed" status as of December 4, 1989. The regulatory agency awards a "case closed" status only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. The SWF/LF database indicates an inactive landfill is present at the site. The RGA LF database indicates the site is listed as Nevele SLF in 2004, 2005, 2006, and 2007, and listed as Fallsview Hotel SLF and Nevele SLF in 2008, 2009, 2010, 2011, and 2012. Based on the "case closed" regulatory status and estimated direction of groundwater flow, this site does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

500' North of Nevele Property

Distance: Adjacent

Direction: North

Database(s) Listed On: NY Spills

Based on review of the USGS Topographic Map, this site is located topographically up-gradient from the Project, and the estimated groundwater flow in the area of the site is to the center of the Project, which is towards the Project. Information in the NY Spills database indicates that two unknown petroleum releases (ID/Facility Numbers 9306763 and 9701975, respectively) were reported in 1993 and 1997, respectively. The media impacted was reported to be a stream which flowed into Nevele Lake. In addition, the regulatory database indicates that cleanups were performed. The NY Spills database indicates "case closed" statuses as of January 9, 1995 and June 15, 1997, respectively. The regulatory agency awards a "case closed" status only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. Based on the "case closed" regulatory status, this site does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

Route 209 at Oakridge Road

Distance: Adjacent

Direction: West

Database(s) Listed On: NY Spills

Based on review of the USGS Topographic Map, this site is located topographically up-gradient from the Project, and the estimated groundwater flow in the area of the site is to the center of the Project, which is towards the Project. Information in the NY Spills database indicates that a gasoline release (ID/Facility Number 0010652) was reported in 2000. In addition, the regulatory database indicates the spill caused by an auto accident and a cleanup was performed. The NY Spill database indicates a "case closed" status as of December 22, 2000. The regulatory agency awards a "case closed" status only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. Based on the "case closed" regulatory status, this site does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

Residence**34 Old Plank Road****Distance:** Adjacent**Direction:** East**Database(s) Listed On:** LTANKS

Based on review of the USGS Topographic Map, this site is located topographically up-gradient from the Project, and the estimated groundwater flow in the area of the site is to the center of the Project, which is towards the Project. Information in the LTANKS database indicates that a five gallon #2 fuel oil release (ID/Facility Number 9613155) was reported in 1997. In addition, the regulatory database indicates the spill was caused by an overfill and the a cleanup was performed. The LTANKS database indicates a "case closed" status as of February 6, 1997. The regulatory agency awards a "case closed" status only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. Based on the "case closed" regulatory status, this site does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

Pole # 43905 Transformer**826 Oak Ridge Road****Distance:** Adjacent**Direction:** West**Database(s) Listed On:** NY Spills

Based on review of the USGS Topographic Map, this site is located topographically up-gradient from the Project, and the estimated groundwater flow in the area of the site is to the center of the Project, which is towards the Project. Information in the NY Spills database indicates that a transformer oil release (ID/Facility Number 1207685) was reported in 2012. In addition, the regulatory database indicates a pole broke and a cleanup was performed. The NY Spills database indicates a "case closed" status as of October, 30, 2012. The regulatory agency awards a "case closed" status only when contamination, if any, has been investigated and/or remediated in accordance with the regulatory standards accepted at the time closure was granted. Based on the "case closed" regulatory status, this site does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

Ulster Co. Dept. Hwys & BGR BIN 3347870**900 feet east of Nevele Road****Distance:** Adjacent (beyond Arrowhead and Nevele Road)**Direction:** North**Database(s) Listed On:** FINDS, MANIFEST, and RCRA-NonGen

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project, and the estimated groundwater flow in the area of the site is to the north, which is away from the Project. The RCRA-NonGen database is a listing of facilities that are required to register for tracking purposes; non-generators do not presently generate hazardous wastes. No violations are reported. No other pertinent information is provided in the database. The FINDS database is an indexing system that is used to cross-reference various federal and state database listings. The FINDS databases does not, in and of itself, contain any data concerning environmentally significant information. The listing of the site in the FINDS database appears to cross-reference the RCRA-NonGen listing for this site. The MANIFEST database is a listing of facilities that have filed hazardous waste manifest documentation to the appropriate State regulatory

agency. The MANIFEST database indicates that lead was transported from the site in 1997e). This listing appears to cross reference the RCRA-NonGen listing. Based on the current regulatory status, lack of any reported releases, and estimated direction of groundwater flow, this site does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

The initial search distances employed for this assessment were defined by ASTM E 1527-13. However, due to the number of sites identified in the initial determination, only those sites determined by EMG to have the potential to have impacted the Project are discussed above. This determination was based on, but not limited to, such factors such as topographic gradient in relation to the Project, estimated groundwater flow direction at each site, distance between the listed site and the Project, and/or the type of site or materials involved. Based on these factors, the remaining off-site listed properties do not represent a recognized environmental condition associated with the Project.

10 ADJACENT PROPERTIES

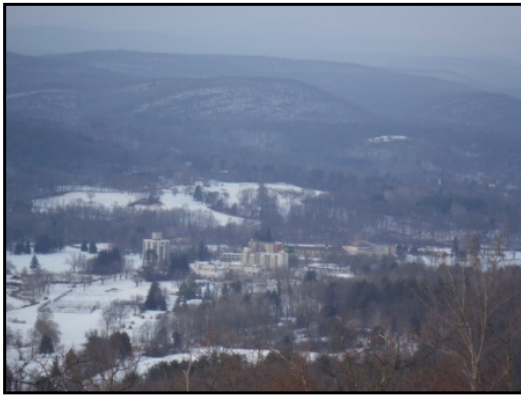
The general vicinity of the Project consists of undeveloped, wooded land, and agricultural, residential, and recreational (resort and golf course) land uses. The following adjacent properties were identified:

- The Project is bordered to the north by single-family residences, undeveloped wooded land, and the Honor's Haven Resort & Spa (1195 Arrowhead Road).
- The Project is bordered to the south by single-family residences, undeveloped wooded land, and agricultural land.
- The Project is bordered to the east by Route 52. Farther east are single-family residences and undeveloped wooded land.
- The Project is bordered to the west by Route 209. Farther west are single-family residences and undeveloped wooded land.

The adjacent properties to the north, east, and west were identified on the HIST UST, UST, AST, NY Spills, SWF/LF, RGA LF, FINDS, MANIFEST, RCRA-NonGen, and LTANKS databases. More information regarding these sites is included in the Regulatory Review discussion (Section 9.2). Based on observations and available regulatory information, the adjacent property uses do not represent a recognized environmental condition associated with the Project.

Appendix A:

Photographic Documentation



1 : The Project



2 : Main building



3 : Tower building



4 : Golden Gate building



5 : Vacationer building



6 : Aquabana



7 : Ski Chalet



8 : Tennis Courts



9 : Winter Lodge



10 : Ski buildings



11 : Power House



12 : Family Garages



13 : Waste-water Treatment Plant



14 : Day Camp



15 : Stables



16 : Pennsylvanian building



17 : Old School House



18 : Zamboni building



19 : Golf Maintenance building



20 : Chiller building



21 : Golf Toxic Chemicals building



22 : Barn



23 : Slutsky Residences



24 : Guard Shack



25 : Co-generation plant



26 : Fertilizer in Golf Toxic Chemicals building



27 : Paints



28 : Batteries



29 : Pool chemicals



30 : Methanol drum



31 : Unlabeled drums in Maintenance Warehouse



32 : Sump pump



33 : Solvent-based parts cleaner



34 : Transformers



35 : Freight elevator equipment room (staining)



36 : Colonnades AST



37 : Excavated UST (Maintenance Warehouse)



38 : Tower building AST



39 : Ski buildings AST 1



40 : Ski buildings AST 2



41 : Diesel AST



42 : Power House AST



43 : Power House UST



44 : Power House boilers



45 : Propane AST



46 : Family Garages AST 1



47 : Family garages AST 2



48 : Golf Maintenance building AST



49 : Waste-water Treatment Plant generator and
AST



50 : Pile of contaminated soil (Maintenance
Warehouse)



51 : Location of snow making well



52 : Monitoring well



53 : Sandburg Creek



54 : Nevele Falls



55 : Mold/water damage/peeling paint



56 : Single-family residences and resort to the north



57 : Single-family residences to the east

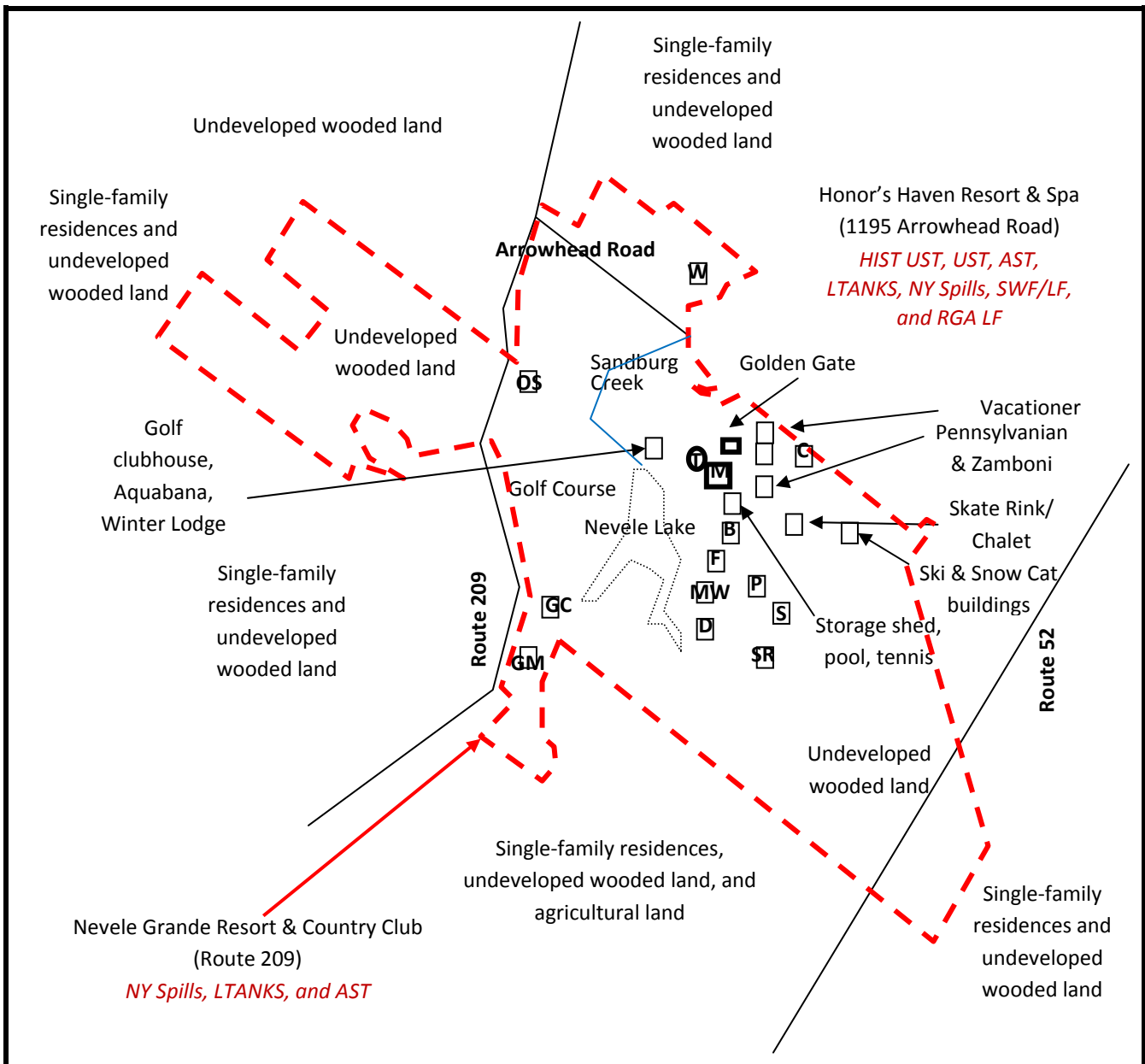


58 : Single-family residences to the west

Appendix B:

Field Sketch

Field Sketch



EMG



Key:

- -Project Boundary
- OS – Old School House
- GC – Golf Toxic Chemical Storage Building
- GM – Golf Maintenance Building
- SR – Slutsky Residences
- S – Stables; B – Barn; C – Chiller
- D – Day Camp
- W – Wastewater Treatment Plant
- P – Powerhouse
- MW – Maintenance Warehouse
- F – Family Garages
- T – Tower Building; M – Main Building

Not drawn to scale. The north arrow indicator is an approximation of 0° North.

Project Number:

108829.14R-001.135

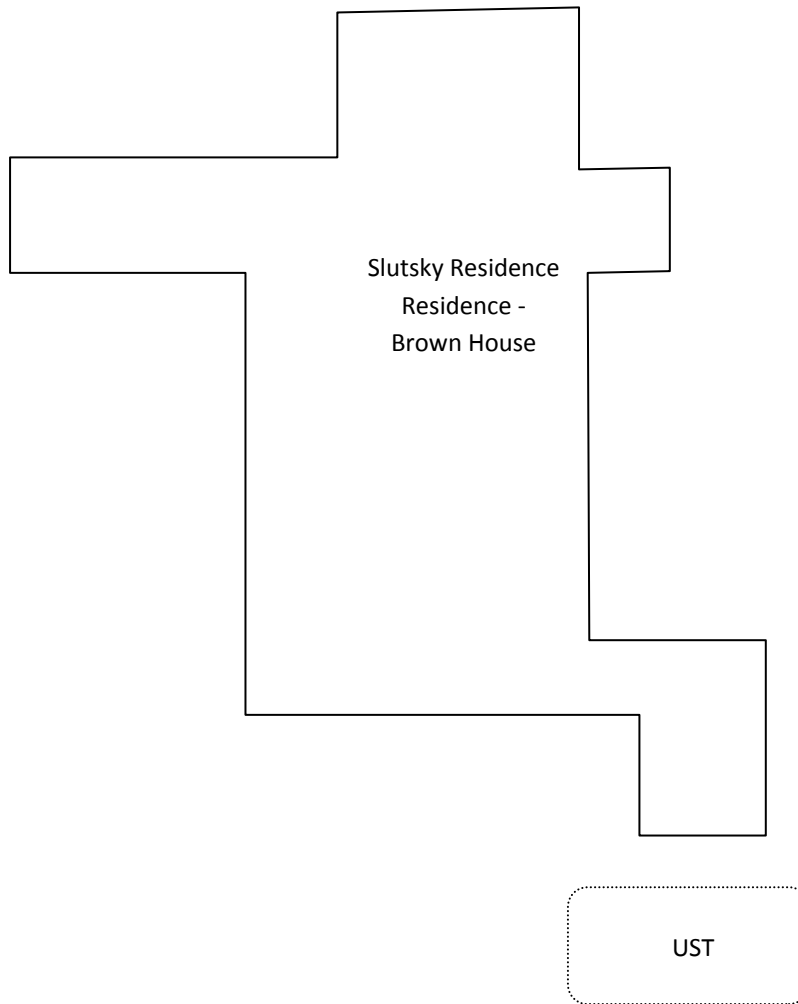
Project Name:

Nevele Grande Resort & Country Club

On-Site Date:

March 10, 2014


Field Sketch



EMG



Key:

 - UST

Not drawn to scale. The north arrow indicator is an approximation of 0° North.

Project Number:

108829.14R-001.135

Project Name:

Nevele Grande Resort & Country Club

On-Site Date:

March 10, 2014


Field Sketch



EMG



Key:

 - UST

Project Number:

108829.14R-001.135

Project Name:

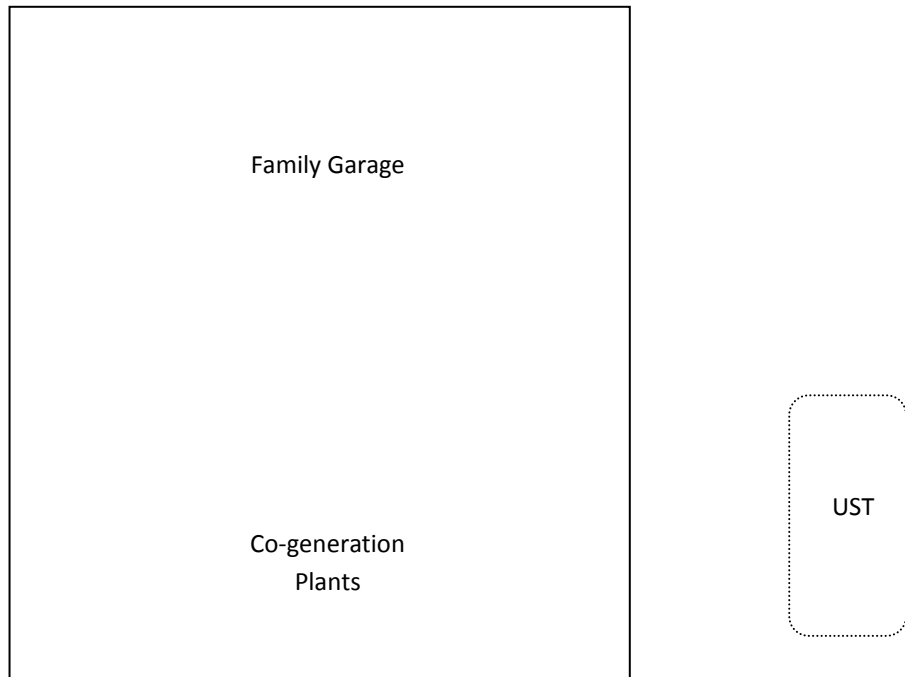
Nevele Grande Resort & Country Club

On-Site Date:

March 10, 2014

Not drawn to scale. The north arrow indicator is an approximation of 0° North.


Field Sketch



EMG



Key:

 - UST

Project Number:

108829.14R-001.135

Project Name:

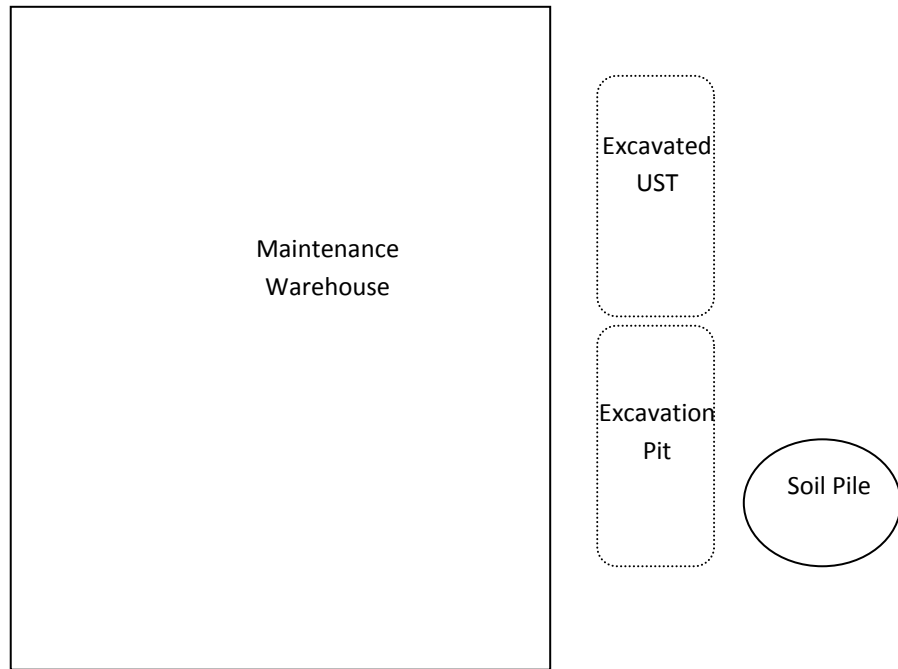
Nevele Grande Resort & Country Club

On-Site Date:

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
Field Sketch



EMG



Key:

 - UST

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Project Number:

108829.14R-001.135

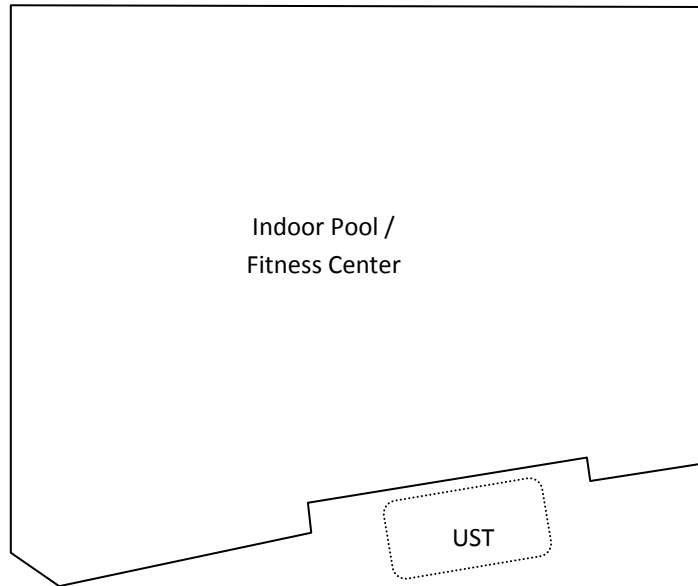
Project Name:

Nevele Grande Resort & Country Club

On-Site Date:

March 10, 2014


Field Sketch



EMG



Key:

 - UST

Project Number:

108829.14R-001.135

Project Name:

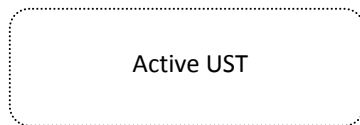
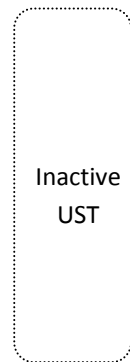
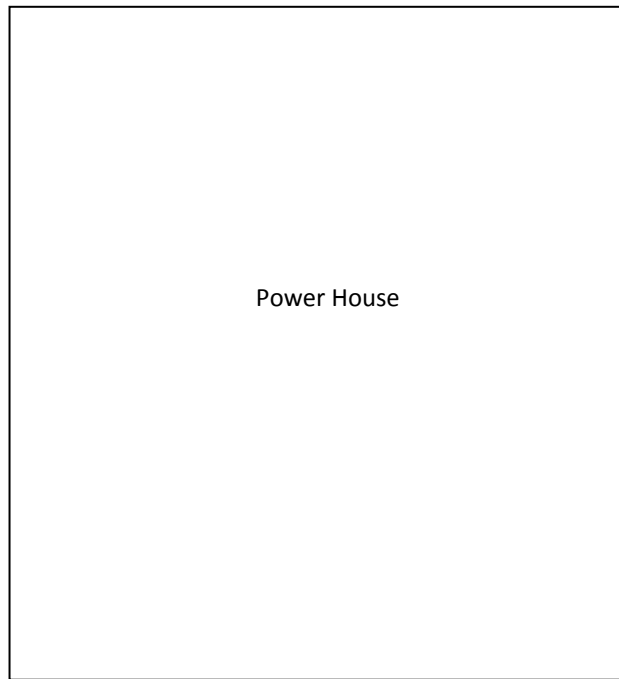
Nevele Grande Resort & Country Club

On-Site Date:

March 10, 2014

Not drawn to scale. The north arrow indicator is an approximation of 0° North.

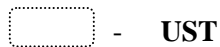
Field Sketch



EMG



Key:



Not drawn to scale. The north arrow indicator is an approximation of 0° North.

Project Number:

108829.14R-001.135

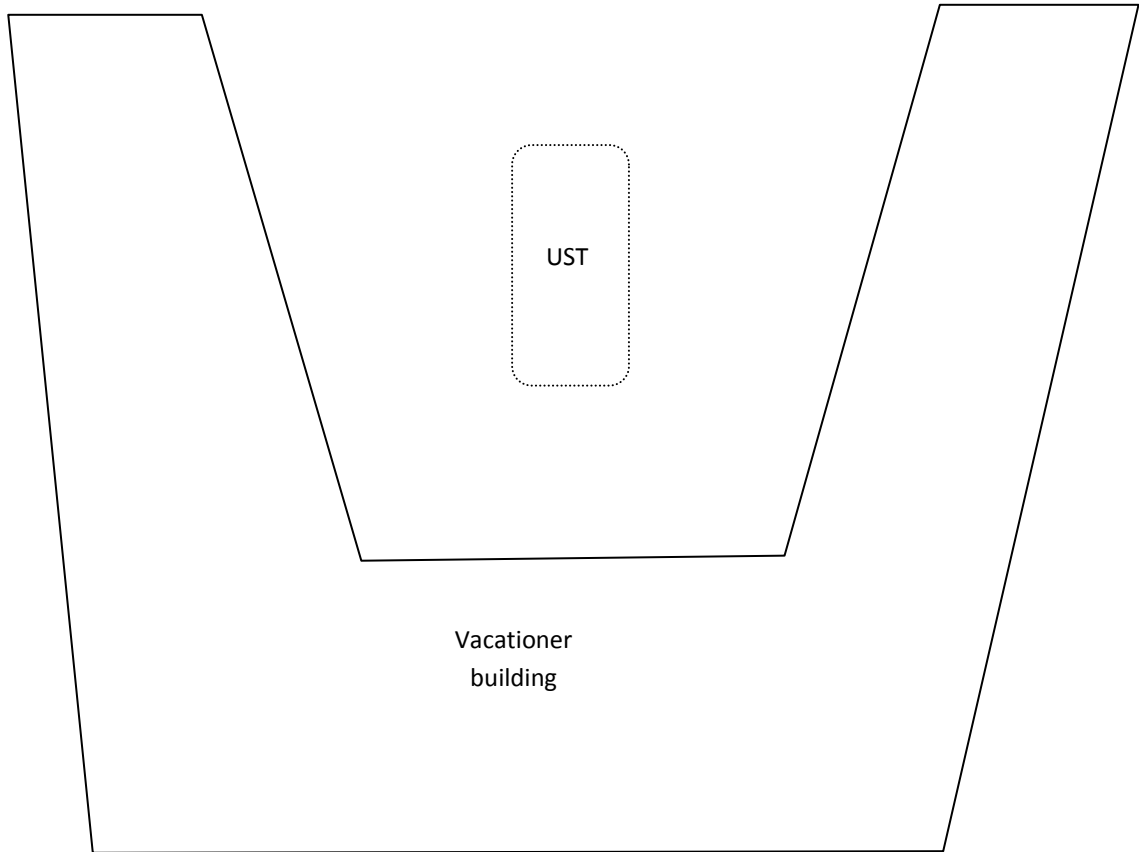
Project Name:

Nevele Grande Resort & Country Club

On-Site Date:

March 10, 2014


Field Sketch



EMG



Key:

 - UST

Project Number:

108829.14R-001.135

Project Name:

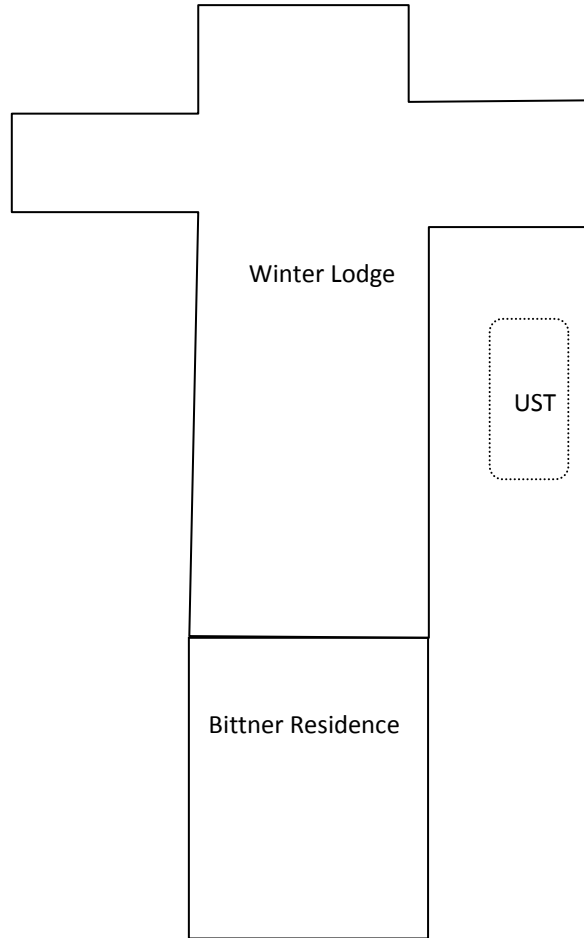
Nevele Grande Resort & Country Club

On-Site Date:

March 10, 2014

Not drawn to scale. The north arrow indicator is an approximation of 0° North.


Field Sketch



EMG



Key:

 - UST

Not drawn to scale. The north arrow indicator is an approximation of 0° North.

Project Number:

108829.14R-001.135



Project Name:

Nevele Grande Resort & Country Club

On-Site Date:

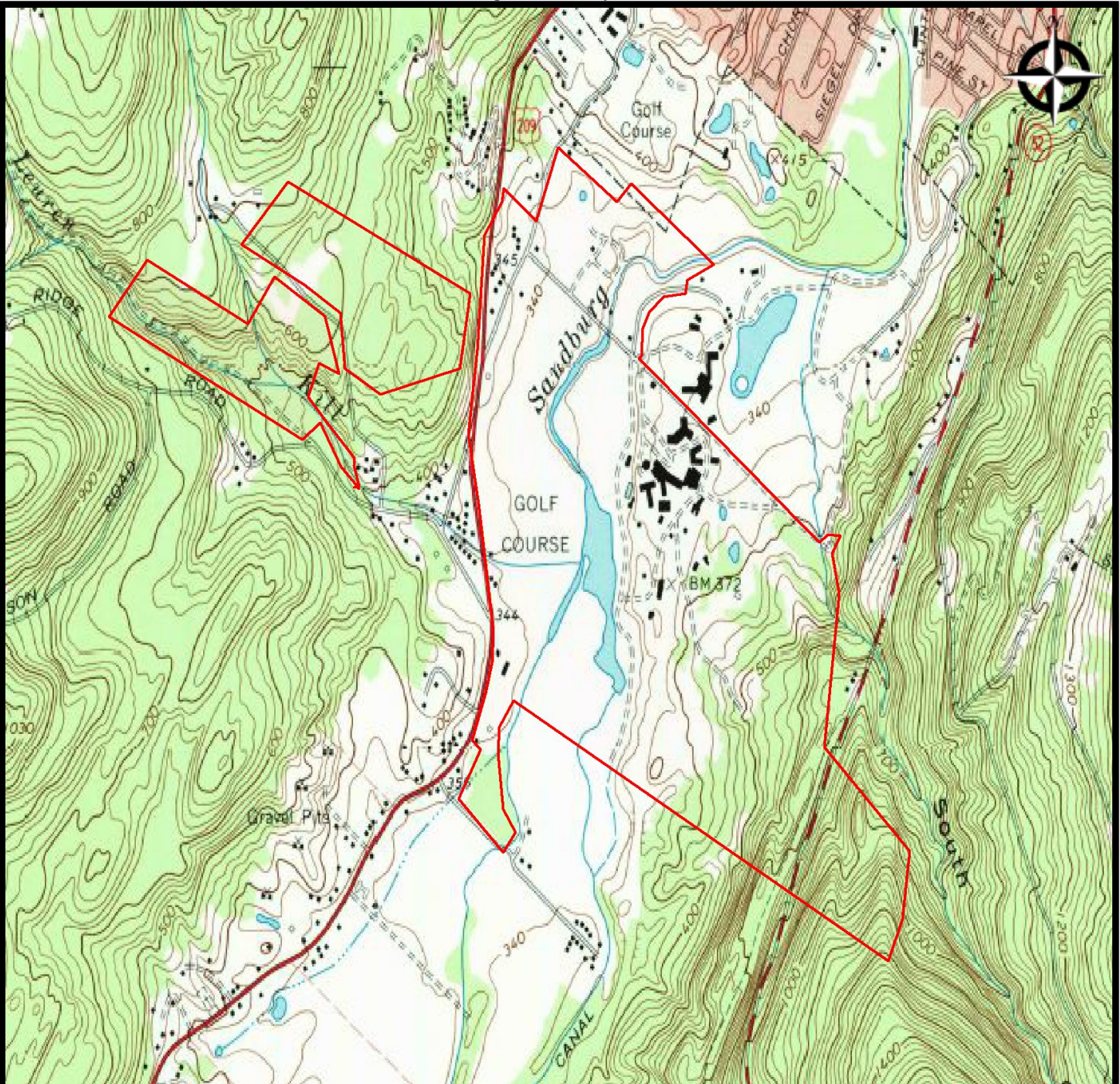
March 10, 2014

Field Sketch

<div>Route 209</div> <div><div>Former Motel Office</div><div>Parking area</div><div>Former Motel Building</div><div></div></div>		<u>Key:</u> <div></div> - UST		<u>Project Number:</u> 108829.14R-001.135	
		<div></div> <div>Not drawn to scale. The north arrow indicator is an approximation of 0° North.</div>		<u>Project Name:</u> Nevele Grande Resort & Country Club	
				<u>On-Site Date:</u> March 10, 2014	
					

Appendix C:

Maps and Aerial Photographs



Boundaries are approximate

EMG

1976 TOPOGRAPHIC MAP
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Wetlands

- | | |
|---|--------------------------------|
|  | Freshwater Emergent |
|  | Freshwater Forested/Shrub |
|  | Estuarine and Marine Deepwater |
|  | Estuarine and Marine |
|  | Freshwater Pond |
|  | Lake |
|  | Riverine |
|  | Other |



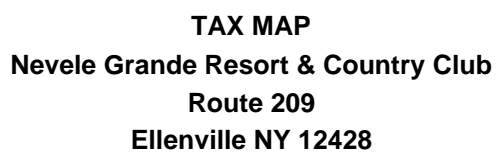
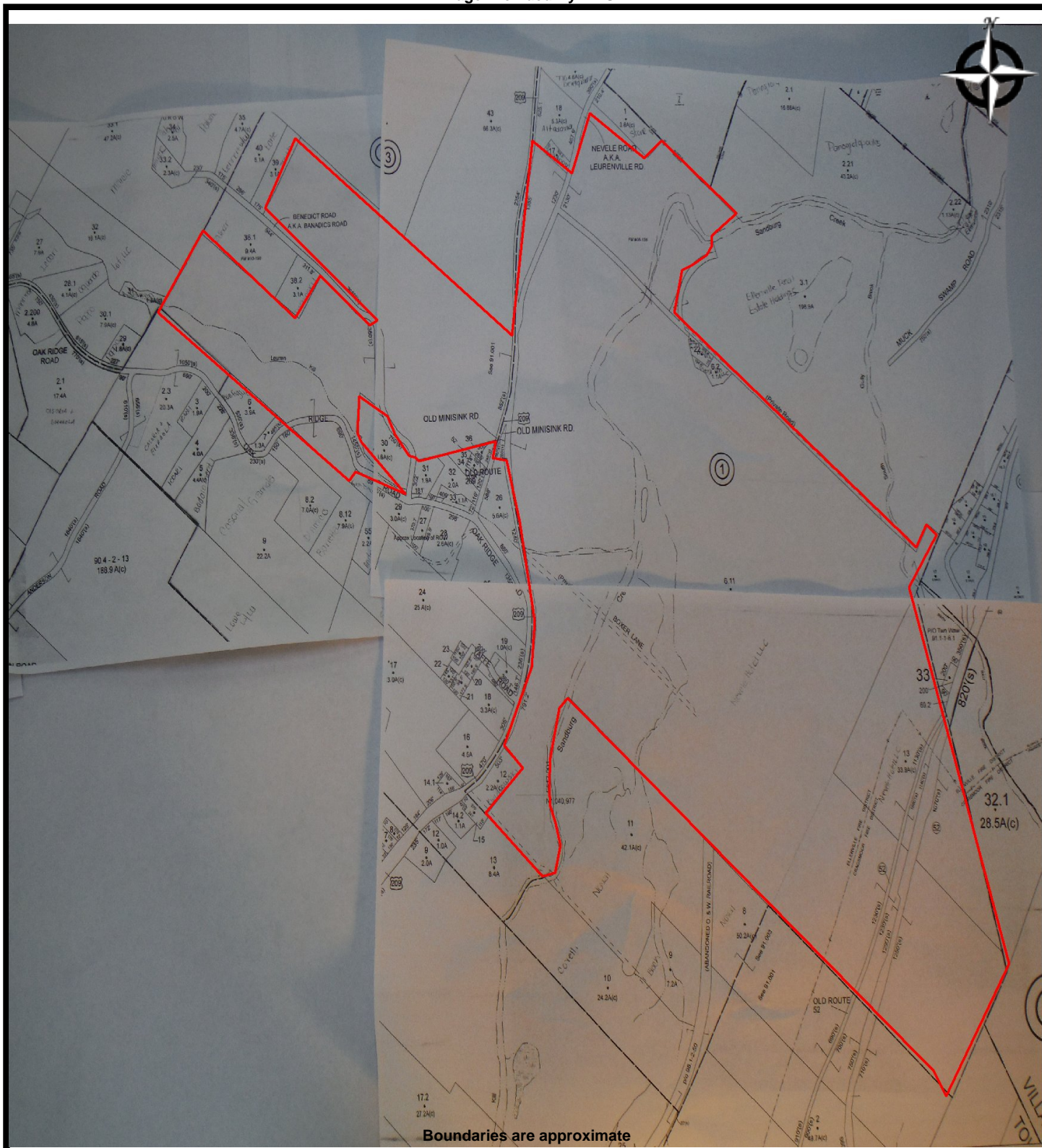
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

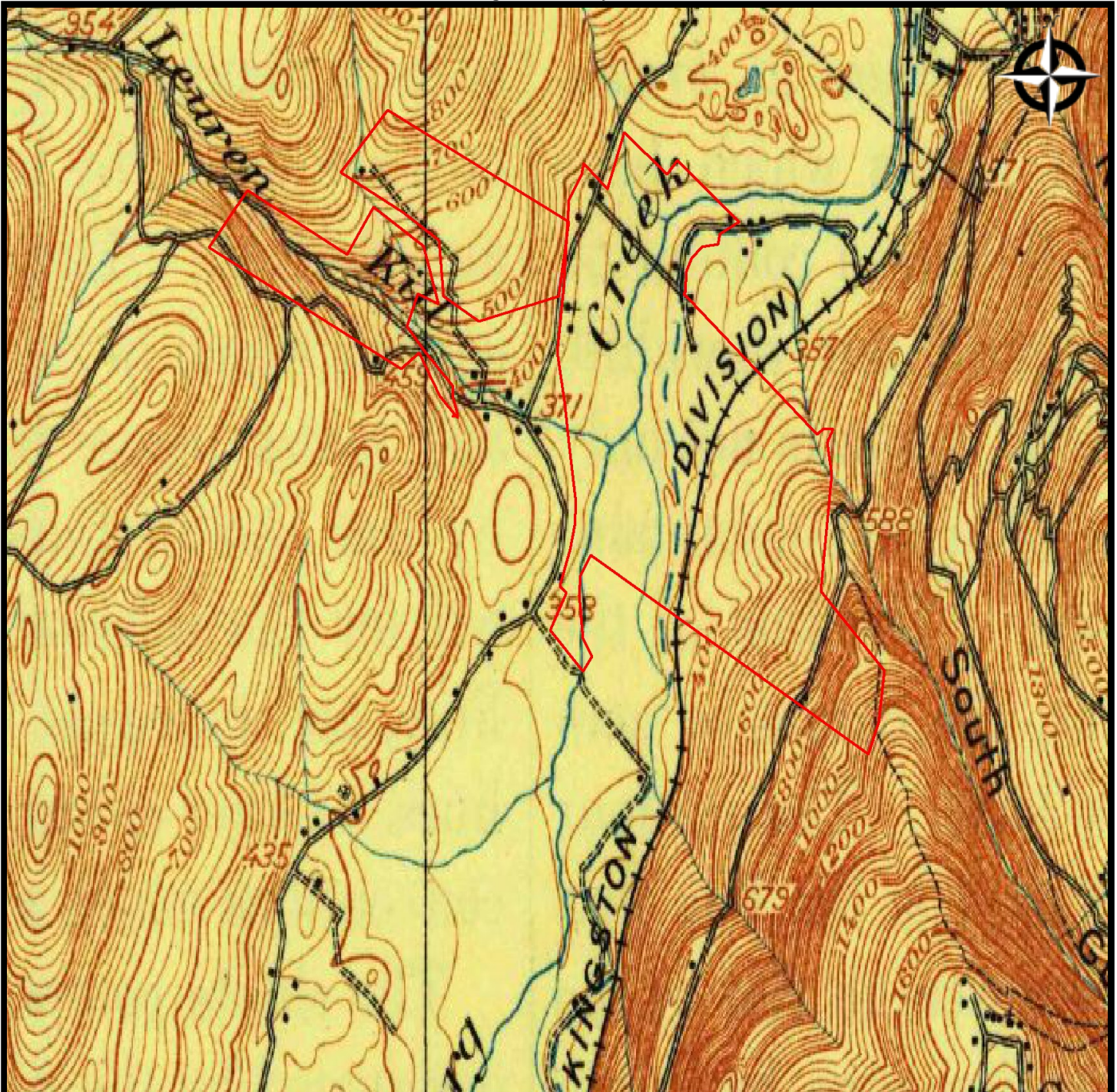
EMG

Ellenville NY 12428

PROJECT NO: 108829.14R-001.135



DRAWN BY: Brian Swofford
DATE: 3/13/2014
PROJECT NO: 108829.14R-001.135

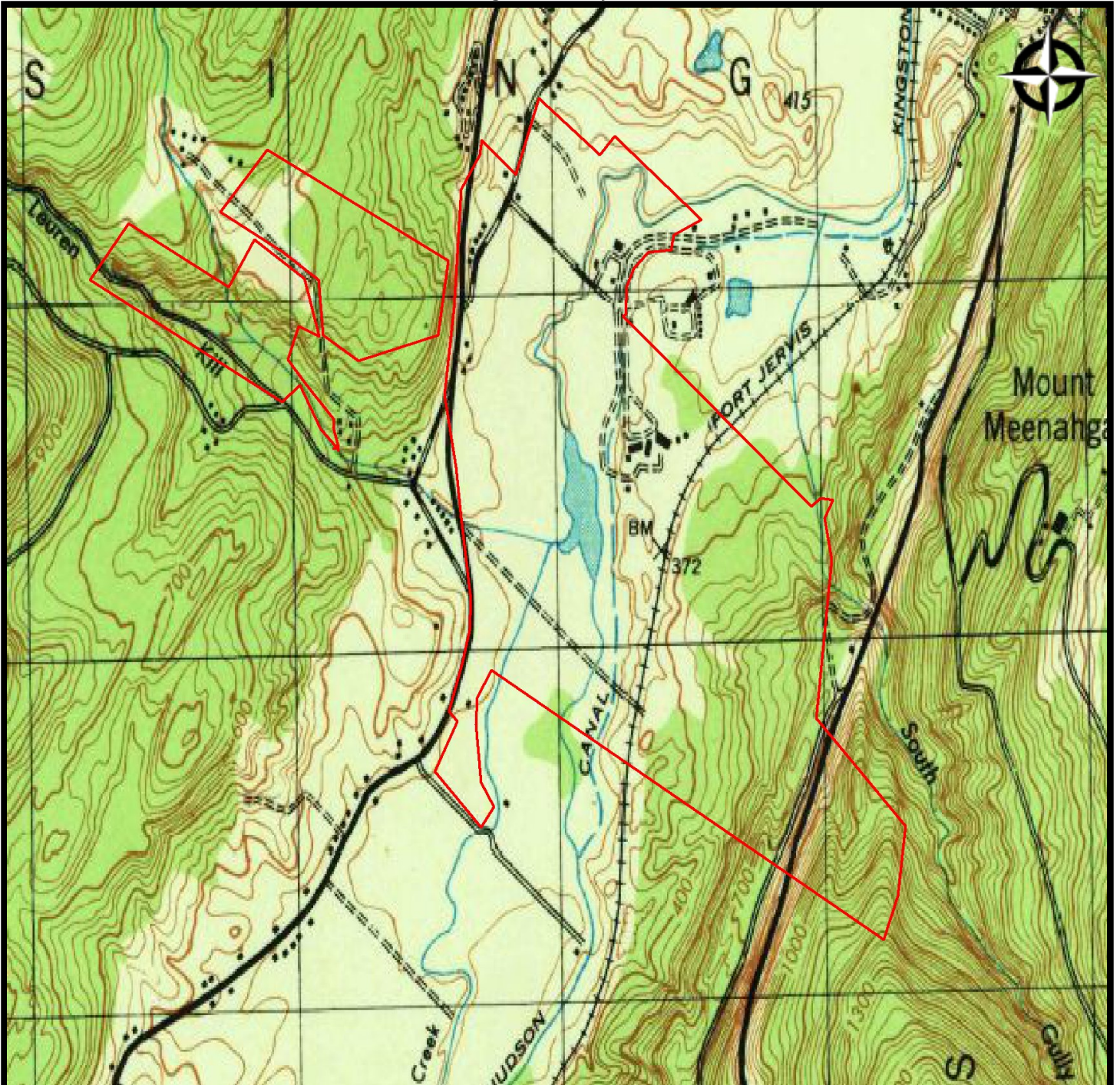


Boundaries are approximate

EMG

1906 TOPOGRAPHIC MAP
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

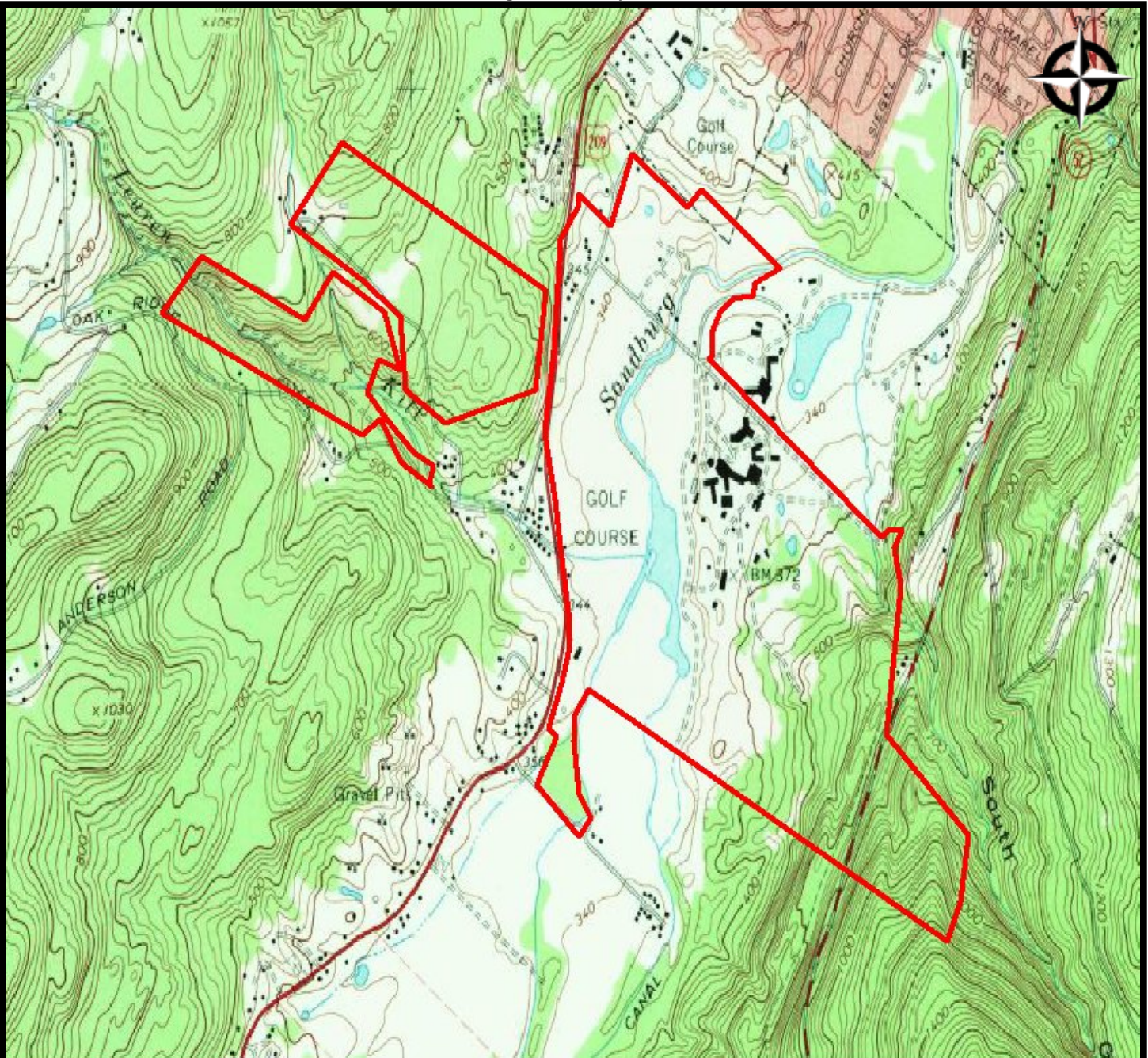


Boundaries are approximate

EMG

1943 TOPOGRAPHIC MAP
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate

EMG

1969 TOPOGRAPHIC MAP
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



EMG

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate

EMG

1968 AERIAL (SOUTH)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate



1968 AERIAL (SOUTHWEST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate

EMG

1968 AERIAL (WEST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford

DATE: 3/11/2014

PROJECT NO: 108829.14R-001.135



Boundaries are approximate

EMG

1974 AERIAL (EAST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate



1974 AERIAL (WEST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

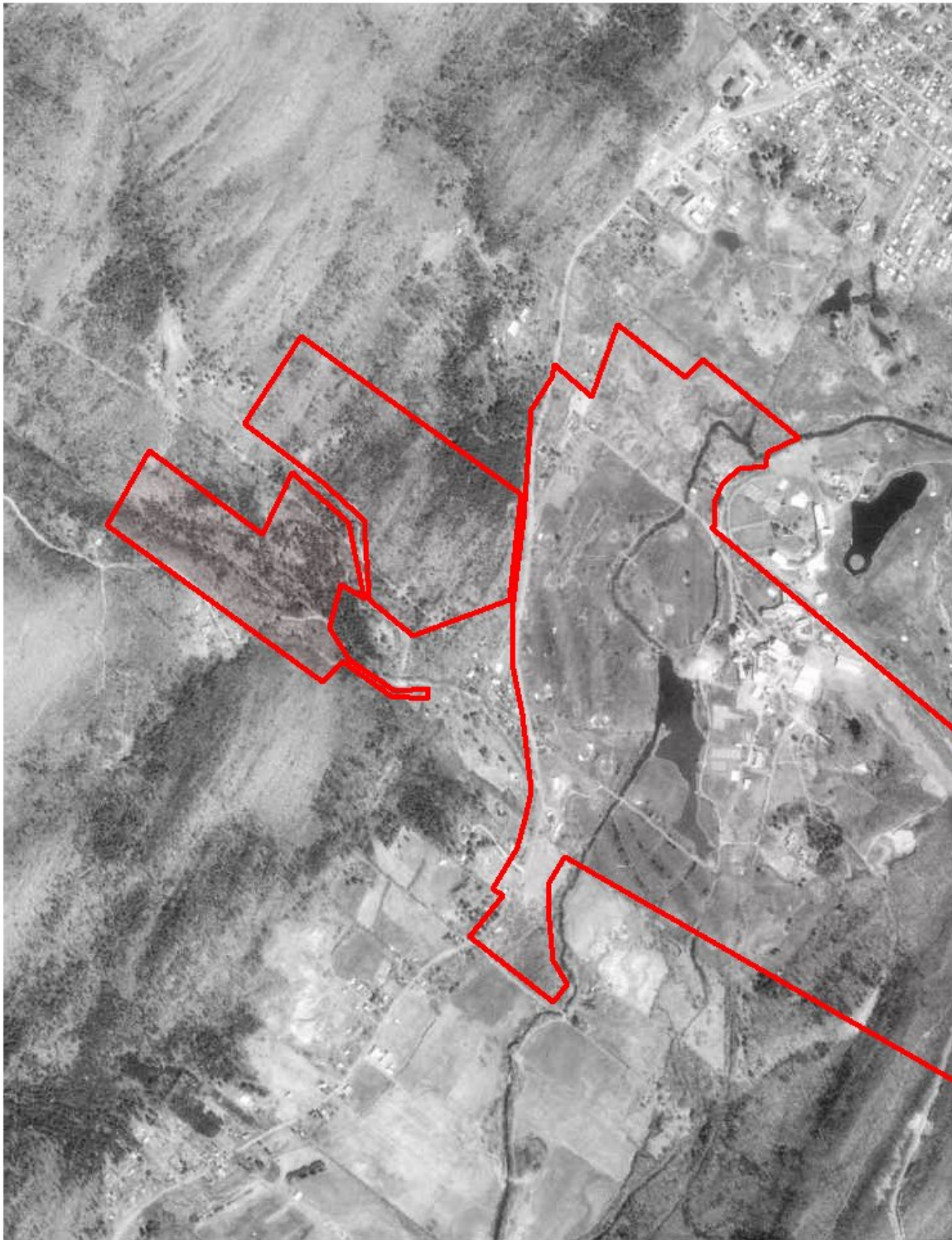


Boundaries are approximate

EMG

1981 AERIAL (EAST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate

EMG

1981 AERIAL (WEST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate

EMG

1985 AERIAL (EAST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

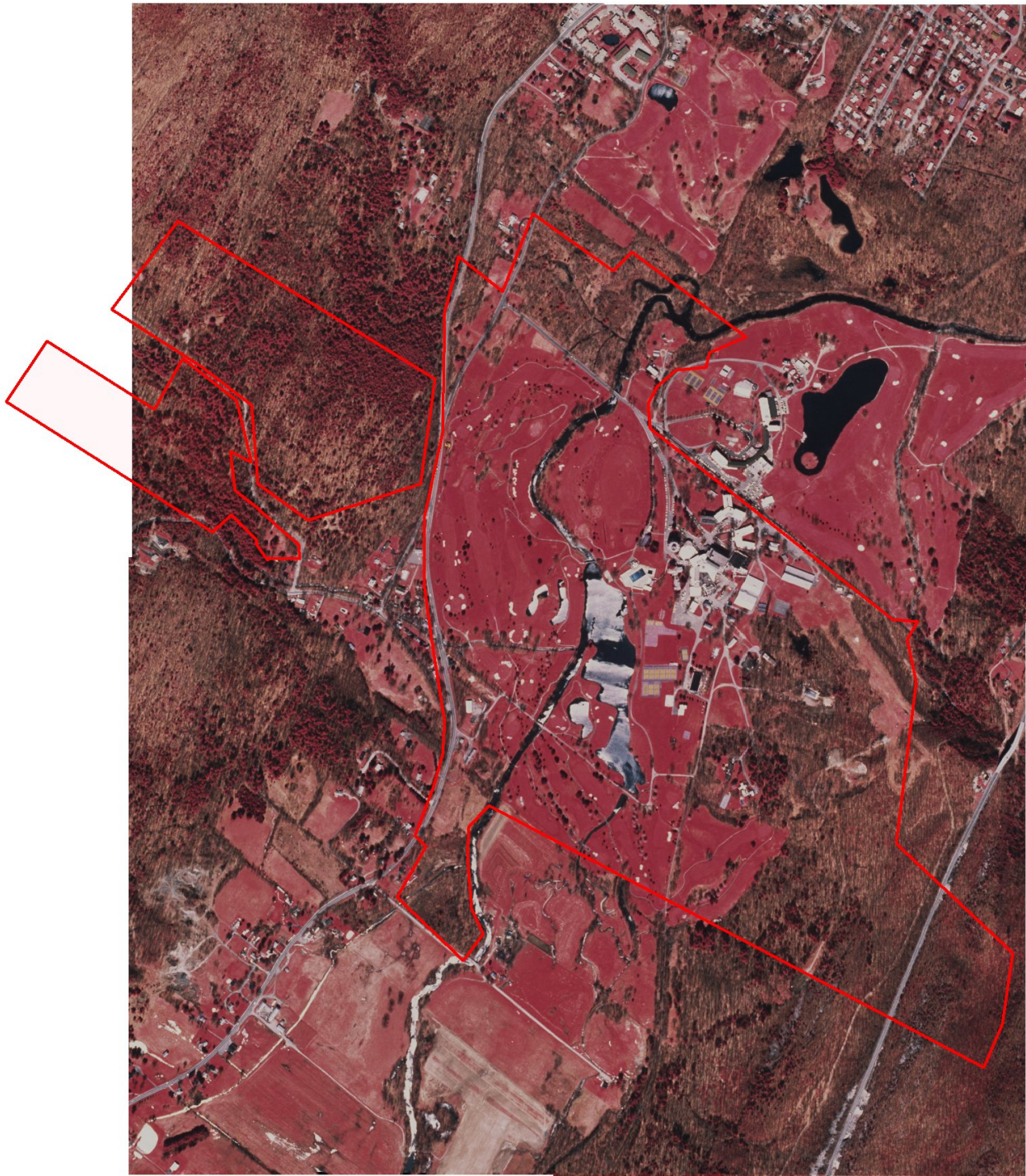


Boundaries are approximate

EMG

1985 AERIAL (WEST)
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

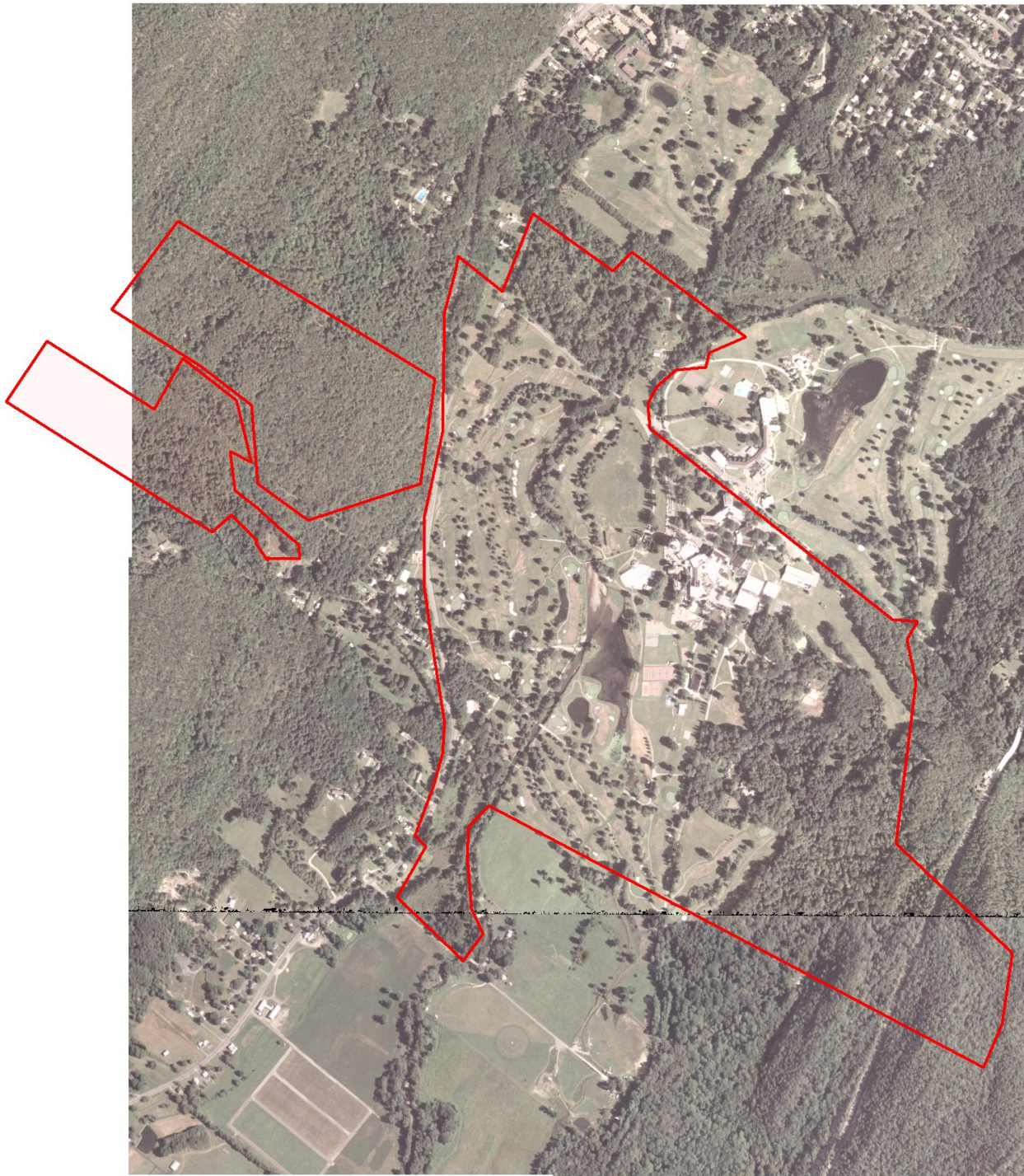


Boundaries are approximate

EMG

1994 AERIAL
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

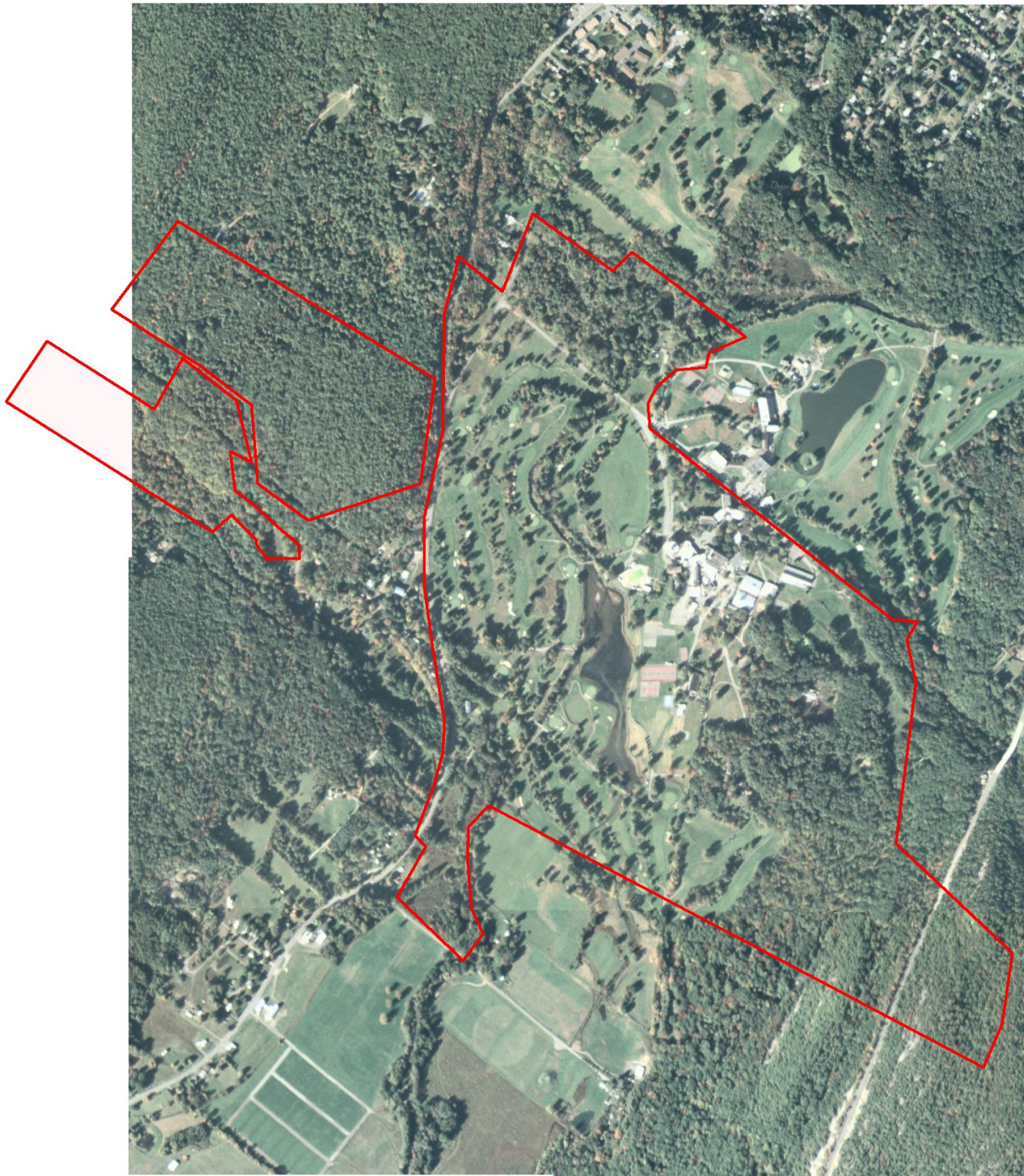


Boundaries are approximate

EMG

2006 AERIAL
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

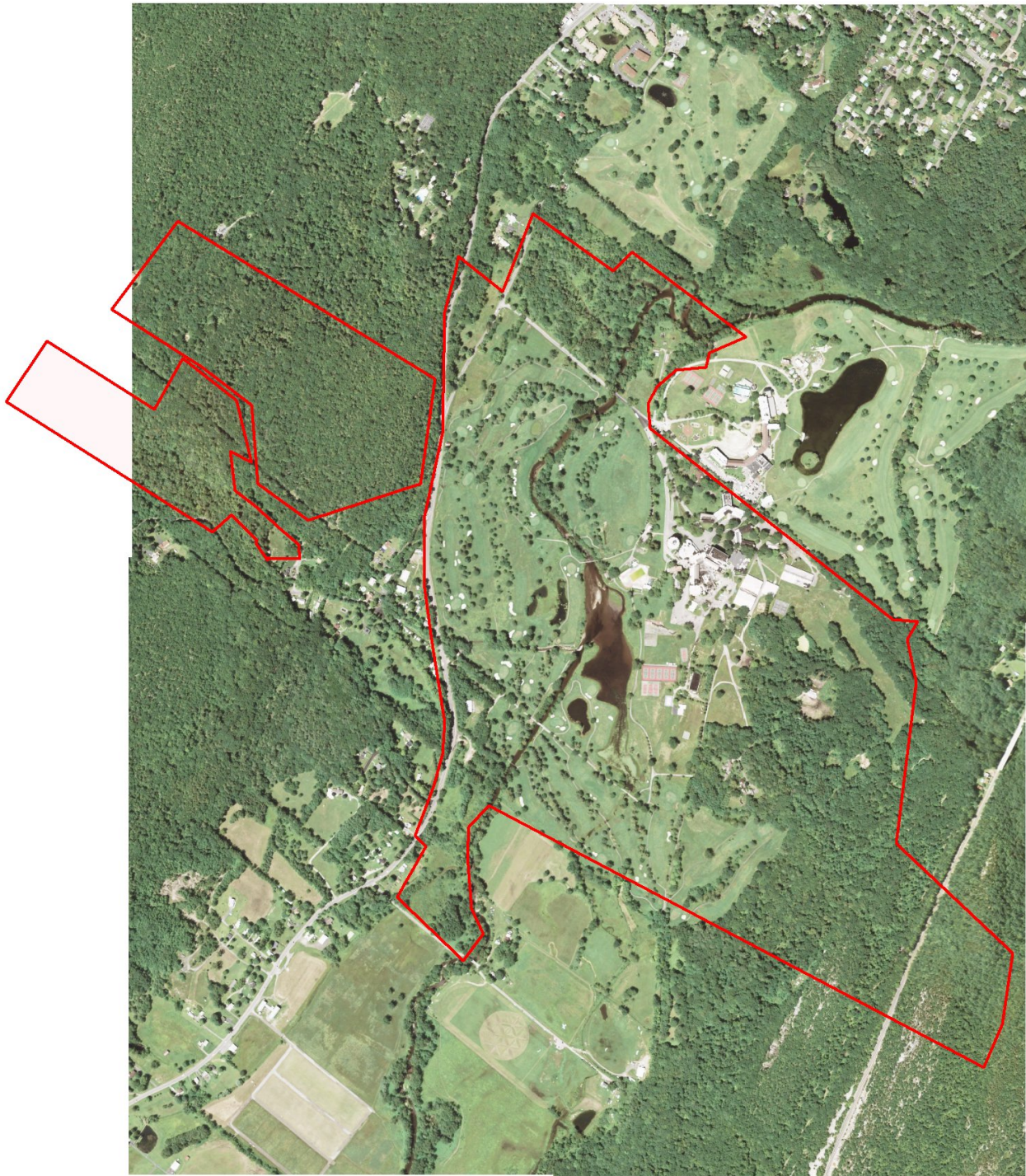


Boundaries are approximate

EMG

2008 AERIAL
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

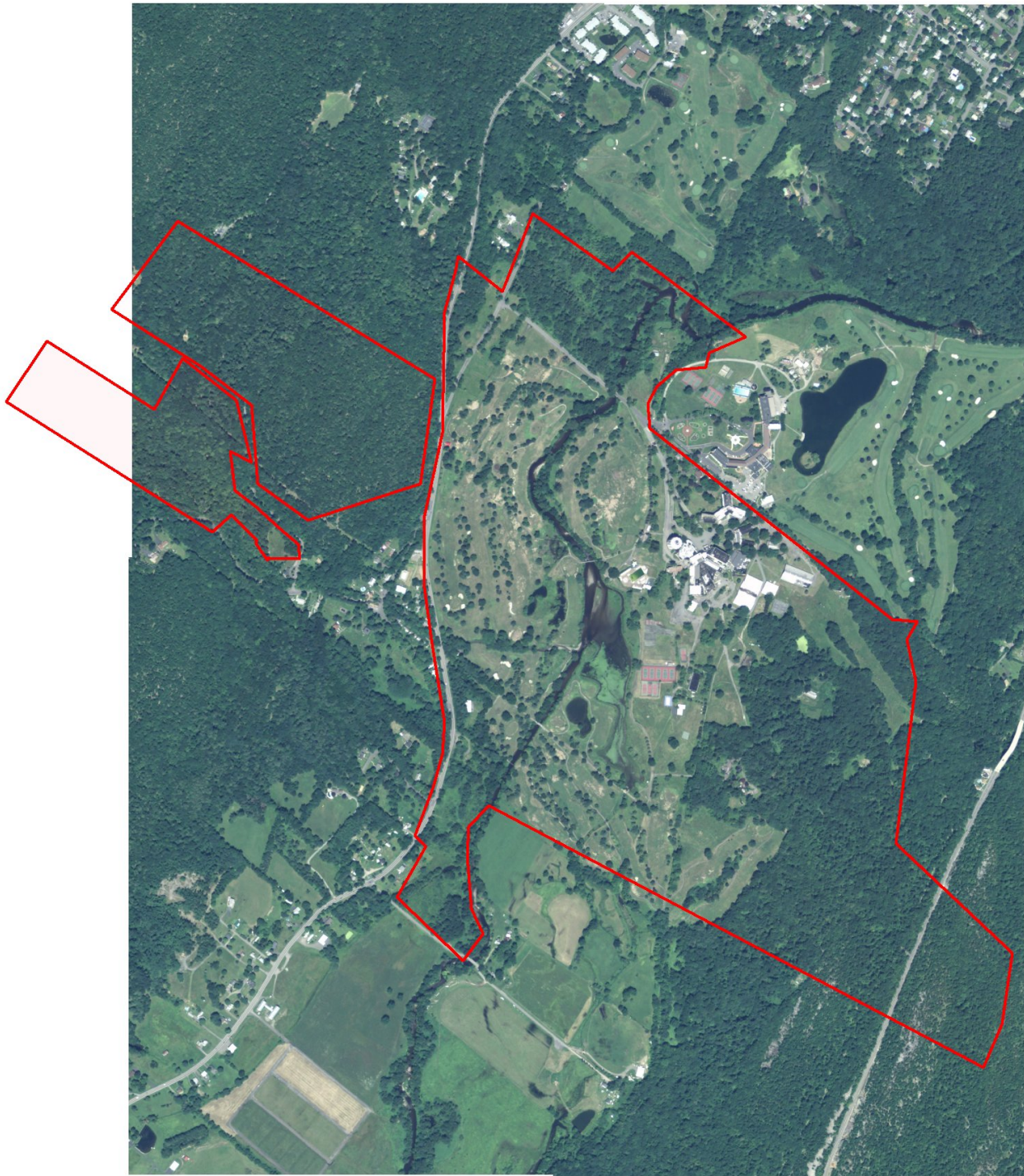


Boundaries are approximate

EMG

2009 AERIAL
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135



Boundaries are approximate

EMG

2011 AERIAL
Nevele Grande Resort & Country Club
Route 209
Ellenville NY 12428

DRAWN BY: Brian Swofford
DATE: 3/11/2014
PROJECT NO: 108829.14R-001.135

Appendix D:

Questionnaires

KEY SITE MANAGER QUESTIONNAIRE



Name of person completing questionnaire: Eric Atkins
 Association with property: Property Manager
 Length of association with property: Since April 2012
 Date: 3/5/14
 Phone Number: 845-647-6000
 Property Name: Nevele
 EMG Project Number: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.

Note: U/NR indicates "Unknown" or "No Response".

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any adjoining properties used for an industrial use?		X		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?		X		
2B.	To the best of your knowledge, has any adjoining properties been used for an industrial use in the past?		X		
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4B.	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			- Paints + cleaners in 1-5 gallon cans (over 50 gallons aggregate) - 12 volt batteries in phone room.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?			X	unknown
6A.	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?			X	
6B.	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?			X	unknown
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?	X			
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?			X	unknown
8A.	Has fill dirt been brought onto the Project which originated from a contaminated site?			X	unknown
8B.	Has fill dirt been brought onto the Project which is of an unknown origin?			X	unknown
9A.	Are there currently any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?			X	unknown
10A.	Is there currently, any stained soil on the Project?			X	unknown
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?			X	unknown
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?	X			oil Tanks
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?			X	unknown
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?			X	
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?			X	
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?			X	unknown

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				W/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				W/A
15A.	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
15B.	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
16A.	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?			X	
16B.	Have you been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X	X	
16C.	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the property?		X		
16D.	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		X		
16E.	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
17.	Have there been any environmental site assessments of the Project that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Project or recommended further assessment of the Project?			X	
18.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?			X	
19.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?			X	
20.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?			X	
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?			X	
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?			X	
23.	Has there ever been any asbestos-containing materials testing conducted on the Project?			X	
24.	Is there an asbestos Operations and Maintenance (O&M) program in place at the Project?	X			

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?			X	
26.	Has there ever been lead-based paint testing conducted on the Project?			X	
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?	X			
28.	Has the water at the Project ever been tested for lead?			X	
29.	Has Radon testing ever been conducted at the Project?			X	
30.	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of?	X			
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?	X			
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.	X			
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?	X			
34.	Is there a mold Operations and Maintenance (O&M) program in place at the Project?	X			
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?	X			
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?	X			
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			
39.	Has there ever been any sort of Indoor Air Quality (IAQ) or mold testing conducted in the building(s)?			X	
Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)		Always used as Hotel Resort property. Property slated for new development.			

Name (please print): Eric Affinis

Date (MM/DD/YYYY): 03/05/2014

Signature: 

USER QUESTIONNAIRE

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) of the following property. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 05 Scope of Work for this assessment, which documents certain User responsibilities, we are submitting this questionnaire to help you meet those responsibilities. Please complete this questionnaire and return via email or by fax to 410-785-6220 (within one business day of receipt).

Date:

Name of person completing questionnaire: Questionnaire not returned to EMG

Company:

Length of association with property:

Phone Number:

Property Name/Address: Route 209, Ellenville, New York 12428

EMG Project Number: 108829.14R-001.135

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.

Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?				
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?				
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?				
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?				
6	As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?				
7	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?				
8	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user				
8a	Do you know the past uses of the property?				
8b	Do you know of specific chemicals that are present or once were present at the property?				

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
8c	Do you know of spills or other chemical releases that have taken place at the property?				
8d	Do you know of any environmental cleanups that have taken place at the property?				
9	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?				

OWNER QUESTIONNAIRE

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) of the following property. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 05 Scope of Work for this assessment we are required to ask the following questions to the Owner or Owner representative. Please complete this questionnaire and return via email or by fax to 410-785-6220 (within one business day of receipt).

Date:

Name of person completing questionnaire: Questionnaire not returned to EMG

Company:

Length of association with property:

Phone Number:

Property Name/Address: Route 209, Ellenville, New York 12428

EMG Project Number: 108829.14R-001.135

Please check one: Owner Representative

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.

Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

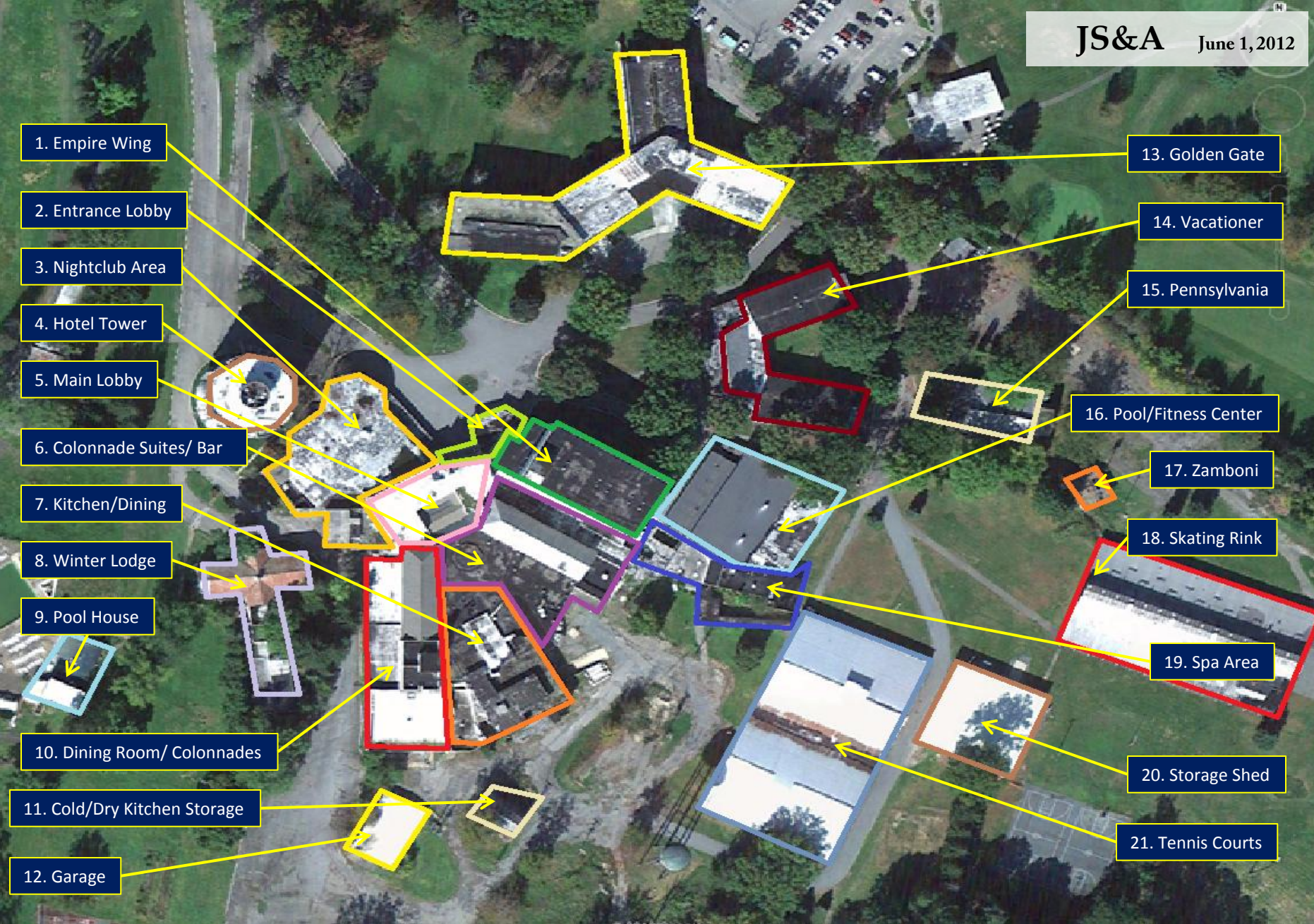
QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?				
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?				
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				

Appendix E:
Laboratory Analytical Results

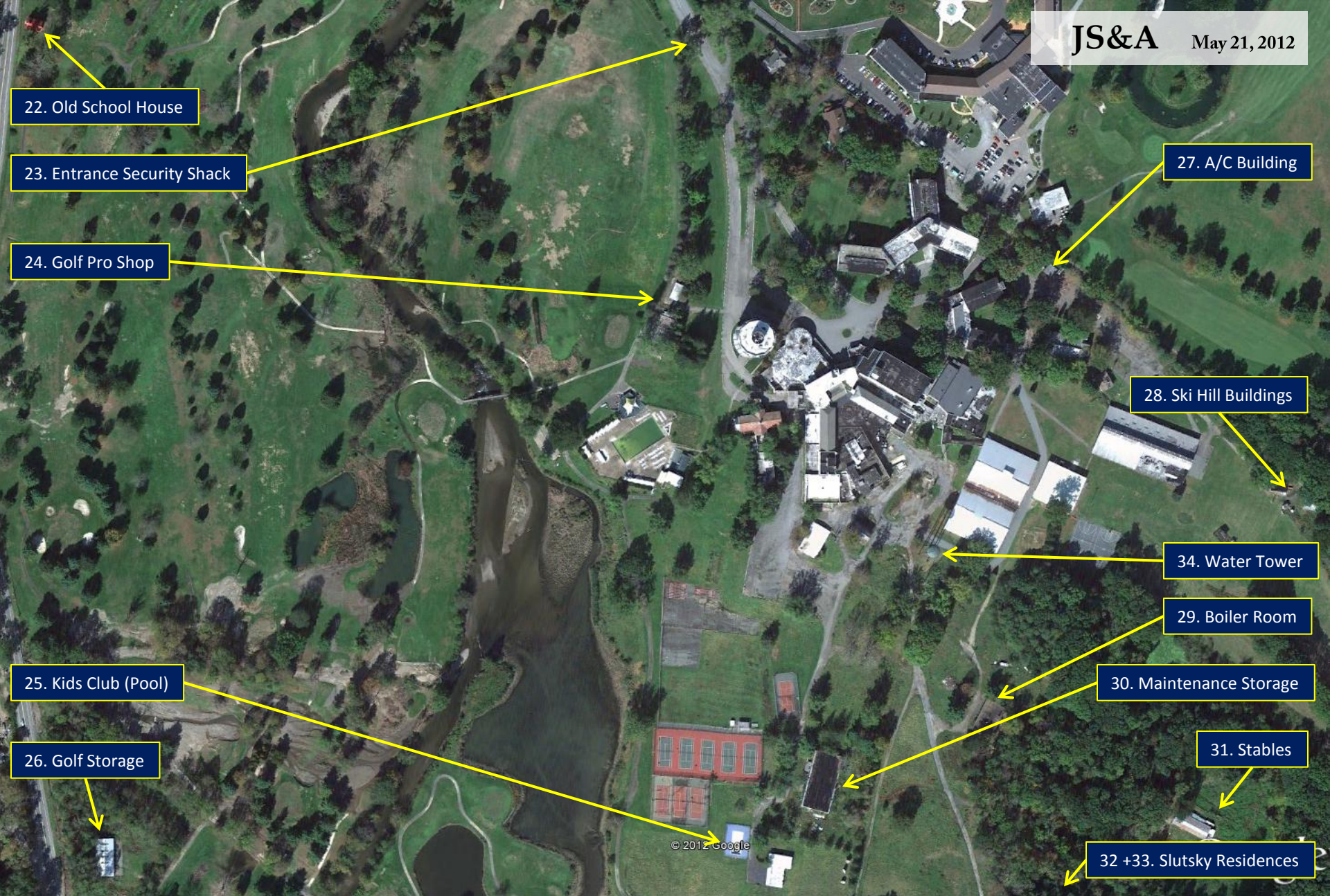
**No documents have been associated
with this appendix.**

Appendix F:

Supporting Documentation



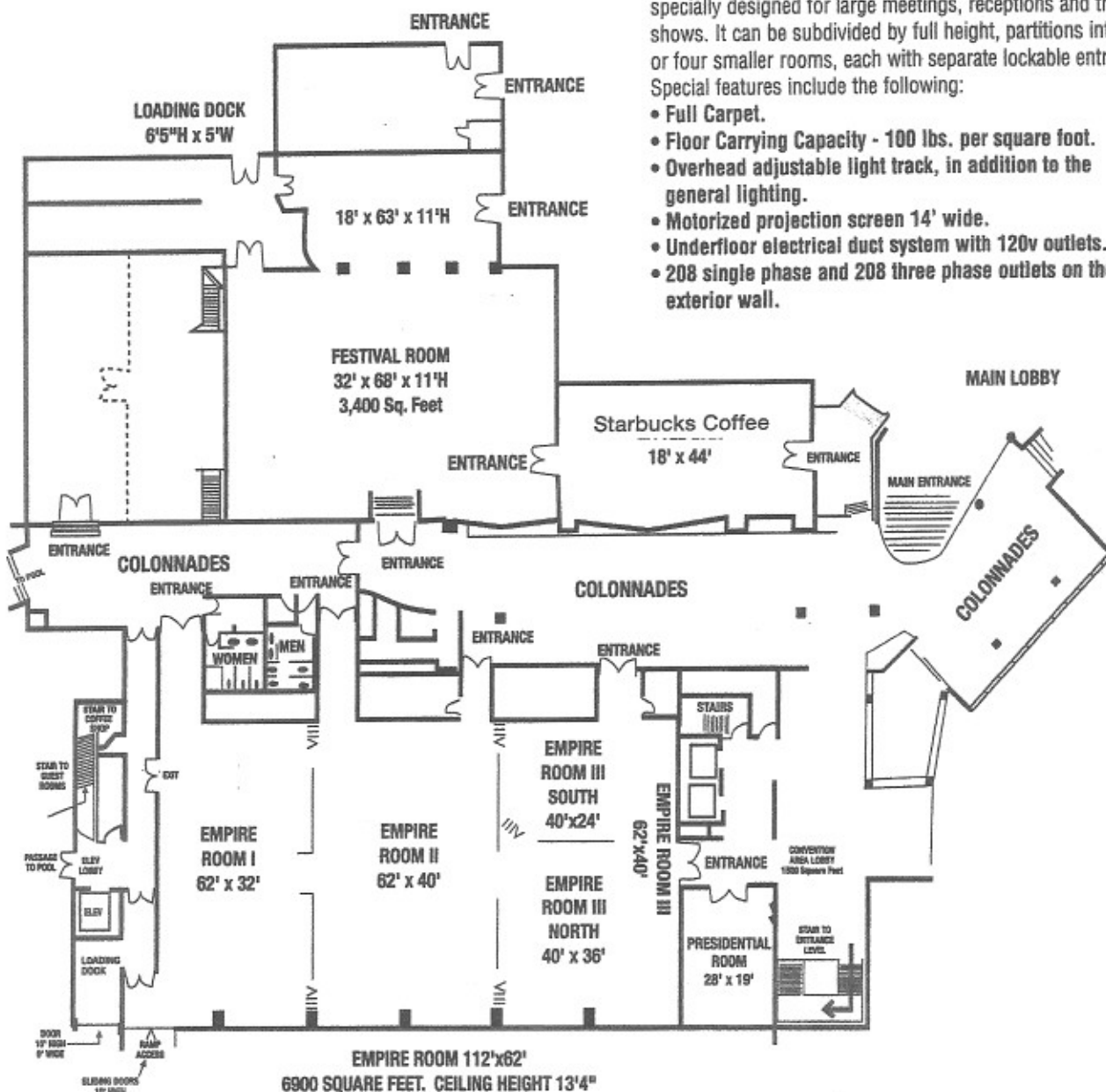
Nevele Casino Hotel & Spa: Building Identification, Existing Conditions (Sheet 1 of 2)



THE NEVELE CONFERENCE CENTER

The **EMPIRE ROOM** is a clear unobstructed Conference Center, specially designed for large meetings, receptions and trade shows. It can be subdivided by full height, partitions into three or four smaller rooms, each with separate lockable entrances. Special features include the following:

- Full Carpet.
- Floor Carrying Capacity - 100 lbs. per square foot.
- Overhead adjustable light track, in addition to the general lighting.
- Motorized projection screen 14' wide.
- Underfloor electrical duct system with 120v outlets.
- 208 single phase and 208 three phase outlets on the exterior wall.

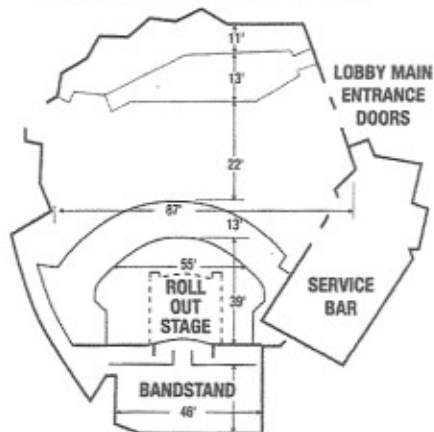


FUNCTION ROOMS: All are air conditioned and heated.

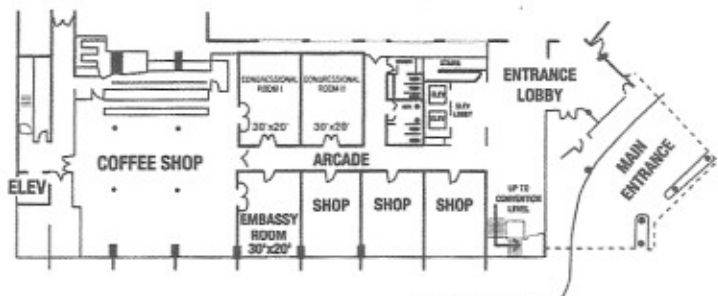
Rooms	Auditorium	Classroom	Dimensions	Ceiling Heights
Partial Listing				
Stardust Room	—	1000	85' x 98' x 87'	22'6"
Festival Room	400	180	4' x 80' x 50'	11'0"
Safari Lounge	—	250	3' x 50' x 50'	8'5"
Little Bar	60	32	7' x 44' x 18'	10'2"
Golden Gate Auditorium	250	120	2' x 55' x 58' x 44'	10'4"
Tower Board Room	130	80	17' x 64' x 63' x 28'	9'6"
Tower VIP Room	35	20	4' x 56' x 27' x 18'	10'x0"

The following Function Rooms are located in our building.				
Rooms	Auditorium	Classroom	Dimensions	Ceiling Heights
Lobby Level				
Empire Room	850	550	6' x 44' x 112' x 62'	13'4"
Empire Room I	225	140	2' x 04' x 62' x 33'	13'4"
Empire Room II	275	190	2' x 43' x 62' x 40'	13'4"
Empire Room III	275	190	2' x 43' x 62' x 40'	13'4"
Empire Room South	90	60	4' x 60' x 40' x 24'	13'4"
Empire Room North	130	80	1' x 51' x 40' x 38'	13'4"
Presidential Room	54	32	5' x 28' x 19'	13'4"
Lower Level				
Congressional Room I	54	32	6' x 00' x 30' x 20'	8'10"
Congressional Room II	54	32	6' x 00' x 30' x 20'	8'10"
Embassy Room	54	32	6' x 00' x 30' x 20'	7'11"

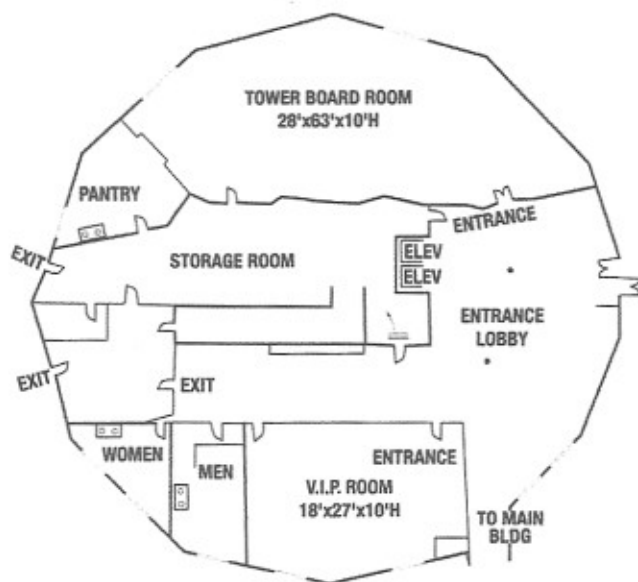
STARDUST ROOM



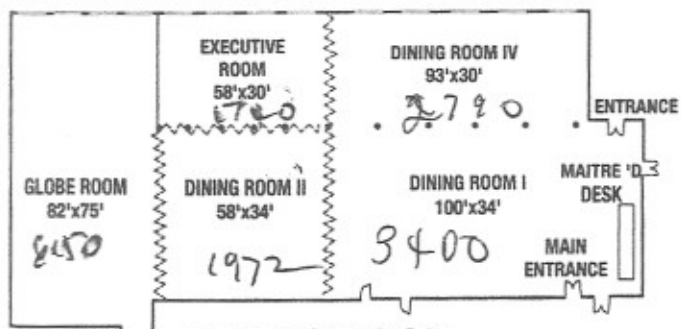
EMPIRE WING — LOWER LEVEL



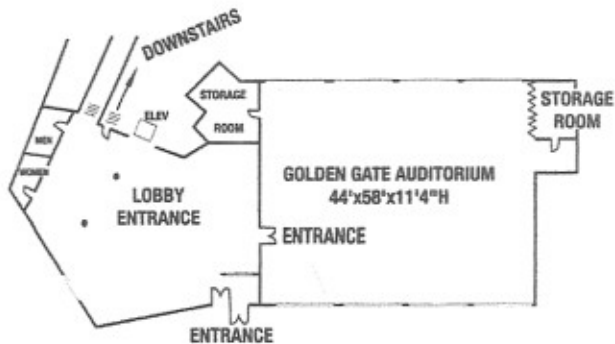
TOWER MEETING FACILITIES



DINING ROOM



GOLDEN GATE MEETING FACILITIES



47028

Nevele Grande Resort & Country Club

Route 209

Ellenville, NY 12428

Project #: 108829.14R-001.135

Inquiry Number: 3863408.3

February 24, 2014

Certified Sanborn® Map Report

Prepared for EMG



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

2/24/14

Site Name:

Nevele Grande Resort &
Route 209
Ellenville, NY 12428

Client Name:

EMG
222 Schilling Circle
Hunt Valley, MD 21031

EDR Inquiry # 3863408.3

Contact: Jason Swam



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by EMG were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Nevele Grande Resort & Country Club
Address: Route 209
City, State, Zip: Ellenville, NY 12428
Cross Street:
P.O. # 108829.14R-001.135
Project: 108829.14R-001.135
Certification # E44C-4BA4-876A



Sanborn® Library search results
Certification # E44C-4BA4-876A

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0702617

Spill Date/Time

Spill Date: 06/02/2007 **Spill Time:** 01:20:00 PM

Call Received Date: 06/02/2007 **Call Received Time:** 02:04:00 PM

Location

Spill Name: NEVELE HOTEL

Address: ROUTE 209

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled	Amount Spilled	Resource Affected
TRANSFORMER OIL	40.00 Gal.	Soil

Cause: Equipment Failure

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 06/21/2010

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0001001

Spill Date/Time

Spill Date: 04/25/2000 **Spill Time:** 01:30:00 PM

Call Received Date: 04/25/2000 **Call Received Time:** 01:45:00 PM

Location

Spill Name: NEVELLE HOTEL

Address: NEVELLE ROAD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled Amount Spilled Resource Affected

#4 Fuel Oil UNKNOWN Soil

Cause: Equipment Failure

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 01/08/2001

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 9900544

Spill Date/Time

Spill Date: 04/15/1999 **Spill Time:** 09:30:00 AM

Call Received Date: 04/15/1999 **Call Received Time:** 09:44:00 AM

Location

Spill Name: NEVELE GRAND TOWER

Address: NEVELE ROAD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled Amount Spilled Resource Affected

#2 Fuel Oil UNKNOWN Soil

Cause: Tank Failure

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 07/06/1999

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0612965

Spill Date/Time

Spill Date: 03/02/2007 **Spill Time:** 01:29:00 PM

Call Received Date: 03/02/2007 **Call Received Time:** 01:29:00 PM

Location

Spill Name: NEVELE GRAND

Address: 1 NEVELE ROAD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

Hydraulic Oil UNKNOWN Soil

Cause: Other

Source: Institutional, Educational, Gov., Other

Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0711008

Spill Date/Time

Spill Date: 01/17/2008 **Spill Time:** 01:10:00 PM

Call Received Date: 01/17/2008 **Call Received Time:** 01:10:00 PM

Location

Spill Name: NEVELE HOTEL

Address: 1 NEVELE ROAD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

#2 Fuel Oil UNKNOWN Soil

Cause: Housekeeping

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0803801

Spill Date/Time

Spill Date: 07/01/2008 **Spill Time:** 01:45:00 PM

Call Received Date: 07/01/2008 **Call Received Time:** 01:45:00 PM

Location

Spill Name: NEVELE GRANDE RESORT

Address: 1 NEVELE ROAD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

Diesel UNKNOWN Groundwater

Cause: Other

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0803816

Spill Date/Time

Spill Date: 07/01/2008 **Spill Time:** 05:00:00 PM

Call Received Date: 07/01/2008 **Call Received Time:** 07:08:00 PM

Location

Spill Name: NEVELE GRANDE RESORT

Address: 1 NEVELE RD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled Amount Spilled Resource Affected

#2 Fuel Oil UNKNOWN Soil

Cause: Equipment Failure

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0803859

Spill Date/Time

Spill Date: 07/02/2008 **Spill Time:** 03:58:00 PM

Call Received Date: 07/02/2008 **Call Received Time:** 03:58:00 PM

Location

Spill Name: NEVELE GRAND RESORT

Address: 1 NEVELE RD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled Amount Spilled Resource Affected

#2 Fuel Oil UNKNOWN Soil

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)



NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0803970

Spill Date/Time

Spill Date: 07/07/2008 **Spill Time:** 11:15:00 AM

Call Received Date: 07/07/2008 **Call Received Time:** 11:30:00 AM

Location

Spill Name: NEVELL GRANDE RESORT

Address: 1 NEVERLE ROAD

City: ELLENVILLE **County:** ULSTER

Spill Description

Material Spilled Amount Spilled Resource Affected

#2 Fuel Oil UNKNOWN Soil

Cause: Other

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine Current Search](#)

INSTRUCTIONS

TO APPLICANT: (The completion of this form is voluntary; however, it will facilitate access to records you seek.)

1. Please identify the specific records you wish to inspect under the "applicant" portion of this form, sign and date in the appropriate place, and give or mail to the Records Access Officer, NYS Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. In the alternative, you may send your request electronically to foil@gw.dec.state.ny.us
2. If after inspection you should desire copies, identify to the Records Custodian the specific records to be copied. Make check or money order payable to the "New York State Department of Environmental Conservation" for copies reproduced by the Department.
3. If you are denied access to records or portions of records, you may submit a written appeal to the FOIL Appeals Officer, Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. Such appeal has to be made within 30 days after the denial. Please attach a copy of this form showing the "Records Denied" portion when filing your appeal. The FOIL Appeals Officer will evaluate the appeal and respond in writing to you within ten (10) business days after receipt of the appeal.

TO DEC RECORDS CUSTODIAN:

1. Conduct search for records:
 - 1a. If records requested for inspection are not in the custody of the Department, advise the applicant if possible as to the identity and location of the proper custodial agency.
 - 1b. If records are found, determine accessibility (in accordance with Public Officers Law Section 87.2)
2. After determination of accessibility:
 - 2a. If accessible—make available to applicant for inspection.
 - 2b. If not accessible—complete "Records Denied" portion of this form, make and retain one copy of completed form, and give original to applicant fully explaining reason for denial.
3. If applicant desires copies—collect total cost from applicant, and make copies (or arrange with applicant to have copies made with outside vendor and applicant pays vendor). Originals must be returned to Department Records Custodian(s).
4. If you are not able to respond to a request within five (5) business days, acknowledge receipt of the request in writing by the fifth business day and estimate when your final response will be made. If a request can not be fulfilled within (20) business days from the date of the acknowledgment letter, you must advise the requester of a date certain for completion of the request.

SPECIAL NOTE

See www.dec.ny.gov/public/373.html for answers to the most commonly asked questions about DEC and the New York State Freedom of Information Law.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
APPLICATION FOR ACCESS TO RECORDS
(See Instructions on Reverse Side)

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• **TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION:**

I hereby apply to inspect the following records under the provisions of the Freedom of Information Law:

Address of Facility or Site (if applicable)

NEVELE RESORT, CASINO, AND SPA
ROUTE 209 AT ARROWHEAD ROAD

Spill No. (if applicable) 0803801 Facility ID No. (if applicable)

PBS No. (if applicable)

Other: DOCUMENTATION PERTAINING TO THE SPILL.

After inspection, should I desire copies of all or part of the records inspected, I will identify the records to be copied and hereby offer to promptly pay the established fees. (Cost of reproduction or 25¢ per page as applicable). Contact me if cost will exceed \$30.00.

Name (Print or type) BRIAN SWOFFORD

Telephone No. 862-268-3847 Fax No.

Company (if applicable) EMG

E-Mail Address BSWOFFORD@EMG-CORP.COM

Mailing Address 222 SCHILLING CIRCLE, SUITE 275
HUNT VALLEY, MD 21031

Signature [Signature]

Date 3/9/2014

TO APPLICANT:

RECORDS PROVIDED

The reproduction costs for the records provided \$

Records have been (partially, fully) provided

(If not provided, date when records are expected to be fully provided:)

RECORDS NOT AVAILABLE

Records cannot be located after a diligent search The Department is not the custodian for records indicated

RECORDS DENIED

I hereby advise that access to the records, or part of the records, has been denied for the reason(s) checked below:

Specifically exempt by another statute

Unwarranted invasion of privacy

Would impair present or imminent contract awards or collective bargaining negotiations

Trade secrets

Compiled for law enforcement purposes

Could endanger life or safety of any other person

Inter-agency or intra-agency materials that are not:

- statistical or factual tabulations or data
- instructions to staff that affect the public
- final agency policy or determinations; or
- external audits, including but not limited to audits performed by the comptroller and the Federal government

Other exemptions (as applicable)

Records Custodian signature

Date:

INSTRUCTIONS

TO APPLICANT: (The completion of this form is voluntary; however, it will facilitate access to records you seek.)

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3. If you are denied access to records or portions of records, you may submit a written appeal to the FOIL Appeals Officer, Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. Such appeal has to be made within 30 days after the denial. Please attach a copy of this form showing the "Records Denied" portion when filing your appeal. The FOIL Appeals Officer will evaluate the appeal and respond in writing to you within ten (10) business days after receipt of the appeal.

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
APPLICATION FOR ACCESS TO RECORDS
(See Instructions on Reverse Side)

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TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION:

I hereby apply to inspect the following records under the provisions of the Freedom of Information Law:

Address of Facility or Site (if applicable)

NEVELE RESORT, CASINO, AND SPA
ROUTE 209 AT ARROWHEAD ROAD

Spill No. (if applicable) 0803816 Facility ID No. (if applicable)

PBS No. (if applicable)

Other: DOCUMENTATION PERTAINING TO THE SPILL

After inspection, should I desire copies of all or part of the records inspected, I will identify the records to be copied and hereby offer to promptly pay the established fees. (Cost of reproduction or 25¢ per page as applicable). Contact me if cost will exceed \$30.00.

Name (Print or type) BRIAN SWOFFORD Telephone No. 862-261-3847 Fax No.

Company (if applicable) EMG E-Mail Address BSWOFFORD@EMG-CORP.COM

Mailing Address 222 SCHILLINK CIRCLE, SUITE 275
HUNT VALLEY, MD 21031

Signature [Signature] Date 3/9/2014

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TO APPLICANT:

RECORDS PROVIDED

- ___ The reproduction costs for the records provided \$ _____
___ Records have been (partially, fully) provided
(If not provided, date when records are expected to be fully provided: _____)

RECORDS NOT AVAILABLE

___ Records cannot be located after a diligent search ___ The Department is not the custodian for records indicated

RECORDS DENIED

I hereby advise that access to the records, or part of the records, has been denied for the reason(s) checked below:

- ___ Specifically exempt by another statute
___ Would impair present or imminent contract awards or collective bargaining negotiations
___ Compiled for law enforcement purposes
___ Inter-agency or intra-agency materials that are not:
 • statistical or factual tabulations or data
 • instructions to staff that affect the public
 • final agency policy or determinations; or
 • external audits, including but not limited to audits performed by the comptroller and the Federal government
___ Unwarranted invasion of privacy
___ Trade secrets
___ Could endanger life or safety of any other person

___ Other exemptions (as applicable)

Records Custodian signature _____

Date: _____

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APPLICATION FOR ACCESS TO RECORDS
(See Instructions on Reverse Side)

TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION:

I hereby apply to inspect the following records under the provisions of the Freedom of Information Law:

Address of Facility or Site (if applicable)

NEVELE RESORT, CASINO, AND SPA
ROUTE 209 AT ARROWHEAD ROAD

Spill No. (if applicable) 0612965

Facility ID No. (if applicable)

PBS No. (if applicable)

Other: DOCUMENTATION PERTAINING TO THE SPILL.

After inspection, should I desire copies of all or part of the records inspected, I will identify the records to be copied and hereby offer to promptly pay the established fees. (Cost of reproduction or 25¢ per page as applicable). Contact me if cost will exceed \$30.00.

Name (Print or type) BRIAN SWOFFORD Telephone No. 862-268-3847 Fax No.
Company (if applicable) EMG E-Mail Address BSWOFFORD@EMG-CORP.COM

Mailing Address 222 SCHILLING CIRCLE, SUITE 275
HUNT VALLEY, MD 21031

Signature [Signature] Date 3/9/2014

TO APPLICANT:

RECORDS PROVIDED

- ___ The reproduction costs for the records provided \$ _____
___ Records have been (partially, fully) provided
(If not provided, date when records are expected to be fully provided: _____)

RECORDS NOT AVAILABLE

___ Records cannot be located after a diligent search ___ The Department is not the custodian for records indicated

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___ Compiled for law enforcement purposes
___ Inter-agency or intra-agency materials that are not:
 • statistical or factual tabulations or data
 • instructions to staff that affect the public
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___ Trade secrets
___ Could endanger life or safety of any other person

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Date: _____

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TO APPLICANT: (The completion of this form is voluntary; however, it will facilitate access to records you seek.)

1. Please identify the specific records you wish to inspect under the "applicant" portion of this form, sign and date in the appropriate place, and give or mail to the Records Access Officer, NYS Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. In the alternative, you may send your request electronically to foil@gw.dec.state.ny.us
2. If after inspection you should desire copies, identify to the Records Custodian the specific records to be copied. Make check or money order payable to the "New York State Department of Environmental Conservation" for copies reproduced by the Department.
3. If you are denied access to records or portions of records, you may submit a written appeal to the FOIL Appeals Officer, Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. Such appeal has to be made within 30 days after the denial. Please attach a copy of this form showing the "Records Denied" portion when filing your appeal. The FOIL Appeals Officer will evaluate the appeal and respond in writing to you within ten (10) business days after receipt of the appeal.

TO DEC RECORDS CUSTODIAN:

1. Conduct search for records:
 - 1a. If records requested for inspection are not in the custody of the Department, advise the applicant if possible as to the identity and location of the proper custodial agency.
 - 1b. If records are found, determine accessibility (in accordance with Public Officers Law Section 87.2)
2. After determination of accessibility:
 - 2a. If accessible—make available to applicant for inspection.
 - 2b. If not accessible—complete "Records Denied" portion of this form, make and retain one copy of completed form, and give original to applicant fully explaining reason for denial.
3. If applicant desires copies—collect total cost from applicant, and make copies (or arrange with applicant to have copies made with outside vendor and applicant pays vendor). Originals must be returned to Department Records Custodian(s).
4. If you are not able to respond to a request within five (5) business days, acknowledge receipt of the request in writing by the fifth business day and estimate when your final response will be made. If a request can not be fulfilled within (20) business days from the date of the acknowledgment letter, you must advise the requester of a date certain for completion of the request.

SPECIAL NOTE

See www.dec.ny.gov/public/373.html for answers to the most commonly asked questions about DEC and the New York State Freedom of Information Law.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
APPLICATION FOR ACCESS TO RECORDS
(See Instructions on Reverse Side)

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• **TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION:**

I hereby apply to inspect the following records under the provisions of the Freedom of Information Law:

Address of Facility or Site (if applicable)

NEVELE RESORT, CASINO, AND SPA
ROUTE 209 AT ARROWHEAD ROAD

Spill No. (if applicable) 0803970 Facility ID No. (if applicable)

PBS No. (if applicable)

Other: DOCUMENTATION PERTAINING TO THE SPILL.

After inspection, should I desire copies of all or part of the records inspected, I will identify the records to be copied and hereby offer to promptly pay the established fees. (Cost of reproduction or 25¢ per page as applicable). Contact me if cost will exceed \$30.00.

Name (Print or type) BRIAN SWOFFORD Telephone No. 862-261-3847 Fax No.

Company (if applicable) EMG E-Mail Address BSWOFFORD@EMG-CORP.COM

Mailing Address 222 SCHILLING CIRCLE, SUITE 275
HUNT VALLEY, MD 21031

Signature [Signature] Date 3/9/2014

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TO APPLICANT:

RECORDS PROVIDED

___ The reproduction costs for the records provided \$
___ Records have been (partially, fully) provided
(If not provided, date when records are expected to be fully provided:)

RECORDS NOT AVAILABLE

___ Records cannot be located after a diligent search ___ The Department is not the custodian for records indicated

RECORDS DENIED

I hereby advise that access to the records, or part of the records, has been denied for the reason(s) checked below:

- | | |
|--|---|
| ___ Specifically exempt by another statute | ___ Unwarranted invasion of privacy |
| ___ Would impair present or imminent contract awards or collective bargaining negotiations | ___ Trade secrets |
| ___ Compiled for law enforcement purposes | ___ Could endanger life or safety of any other person |
| ___ Inter-agency or intra-agency materials that are not: | |
| • statistical or factual tabulations or data | |
| • instructions to staff that affect the public | |
| • final agency policy or determinations; or | |
| • external audits, including but not limited to audits performed by the comptroller and the Federal government | |

___ Other exemptions (as applicable)

Records Custodian signature

Date:

INSTRUCTIONS

TO APPLICANT: (The completion of this form is voluntary; however, it will facilitate access to records you seek.)

1. Please identify the specific records you wish to inspect under the "applicant" portion of this form, sign and date in the appropriate place, and give or mail to the Records Access Officer, NYS Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1500. In the alternative, you may send your request electronically to foil@gw.dec.state.ny.us
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TO DEC RECORDS CUSTODIAN:

1. Conduct search for records:
 - 1a. If records requested for inspection are not in the custody of the Department, advise the applicant if possible as to the identity and location of the proper custodial agency.
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SPECIAL NOTE

See www.dec.ny.gov/public/373.html for answers to the most commonly asked questions about DEC and the New York State Freedom of Information Law.

Nevele Casino Hotel & Spa

Existing Conditions - Guest Rooms & Common Spaces

JS&A

June 1, 2012

(Table 2 of 2)

#	Building Name (See Attached Mapping)	Building Gross SF*	Guest Room Count **	Building Common Spaces (SF)
1	Empire Wing	79,200	84	6,000
2	Entrance Lobby	2,000	-	2,000
3	Night Club (Theatre)	34,800	-	34,800
4	Hotel Tower	43,000	103	4,000
5	Main Lobby/Colonnades (Above)	26,400	16	8,800
6	Bar Area/Colonnades (Above)	39,800	15	19,900
7	Kitchen/Dining Hall	35,000	-	17,500
8	Winter Lodge	30,600	Staff	2,000
9	Pool House	8,200	-	8,200
10	Dining Room/Colonnades (Above)	48,000	26	20,000
11	Cold/Dry Storage for Kitchen	3,000	-	-
12	Storage Area/Garage	4,000	-	4,000
13	Golden Gate	86,400	146	4,000
14	Vacationer	16,600	60	2,000
15	Pennsylvania	7,500	Staff (15)	-
16	Indoor Pool/Fitness Center	16,000	-	16,000
17	Zamboni Building	1,400	-	-
18	Skating Rink	38,300	-	38,300
19	Spa Area	22,800	-	22,800
20	Storage Shed	10,500	-	-
21	Indoor Tennis/Racquetball Courts	38,300	-	38,300
22	Old School House	7,000	-	-
23	Entrance Security Shack	500	-	-
24	Kids Club at Southern Pool	3,700	-	3,700
25	Golf Pro Shop	500	-	500
26	Golf Storage Building	5,400	-	-
27	A/C Building (along top property line)	700	-	-
28	Ski Hill Buildings (5)	2,200	-	2,200
29	Boiler Room	5,700	-	-
30	Maintenance Storage	10,900	-	-
31	Stables	3,500	-	3,500
32	Slutsky Residence 1	4,500	-	-
33	Slutsky Residence 2	4,500	-	-
34	Water Tower	-	-	-
Totals		640,900	450	258,500

* Ground Floor & Supported Structure

** Not Including Staff Rooms

Building identification & dimension surveys conducted week of May 28, 2012 by Eric Atkins and Joe Matarazzo

Nevele Casino Hotel & Spa

Existing Conditions - Building Dimensions

JS&A

June 1, 2012

(Table 1 of 2)

#	Building Name (See Attached Mapping)	Building Footprint Area (SF)	Stories*	Building Gross SF*	Height (Ft)	Building Volume (CuFt)
1	Empire Wing	13,200	6	79,200	75	990,000
2	Entrance Lobby	2,000	1	2,000	12	24,000
3	Night Club (Theatre)	17,400	2	34,800	23	400,200
4	Hotel Tower **	4,300	10	43,000	115	494,500
5	Main Lobby/Colonnades (Above)	8,800	3	26,400	36	316,800
6	Bar Area/Colonnades (Above)	19,900	2	39,800	24	477,600
7	Kitchen/Dining Hall	17,500	2	35,000	24	420,000
8	Winter Lodge	10,200	3	30,600	33	336,600
9	Pool House	4,100	2	8,200	21	86,100
10	Dining Room/Colonnades (Above)	20,000	2+	48,000	32	640,000
11	Cold/Dry Storage for Kitchen	3,000	1	3,000	30	90,000
12	Storage Area/Garage	4,000	1	4,000	15	60,000
13	Golden Gate	28,800	3	86,400	48	1,382,400
14	Vacationer	8,300	2	16,600	24	199,200
15	Pennsylvania	7,500	1	7,500	17	127,500
16	Indoor Pool/Fitness Center	16,000	1	16,000	27	432,000
17	Zamboni Building	1,400	1	1,400	15	21,000
18	Skating Rink	31,900	1+	38,300	24	765,600
19	Spa Area	11,400	2	22,800	15	171,000
20	Storage Shed	10,500	1	10,500	14	147,000
21	Indoor Tennis/Racquetball Courts	38,300	1	38,300	26	995,800
22	Old School House	7,000	1	7,000	15	105,000
23	Entrance Security Shack	500	1	500	12	6,000
24	Kids Club (Southern Pool)	3,700	1	3,700	12	44,400
25	Golf Pro Shop	500	1	500	10	5,000
26	Golf Storage Building	5,400	1	5,400	10	54,000
27	A/C Building (along top property line)	700	1	700	12	8,400
28	Ski Hill Buildings (5)	2,200	1	2,200	11	24,200
29	Boiler Room	5,700	1	5,700	24	136,800
30	Maintenance Storage	10,900	1	10,900	16	174,400
31	Stables	3,500	1	3,500	17	59,500
32	Slutsky Residence 1	4,500	1	4,500	16	72,000
33	Slutsky Residence 2	4,500	1	4,500	16	72,000
34	Water Tower	400	-	-	50	-
Totals		328,000	-	640,900	-	9,339,000

* Ground Floor & Supported Structure

** Height of tower includes utility penthouse structure on roof

Building identification & dimension surveys conducted week of May 28, 2012 by Eric Atkins and Joe Matarazzo

Appendix G:

Previous Documentation

**No documents have been associated
with this appendix.**

Appendix H:

Regulatory Database Report

Project #: 108829.14R-001.135

Nevele Grande Resort & Country Club

Route 209

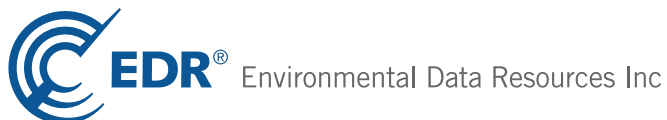
Ellenville, NY 12428

Inquiry Number: 3863408.2s

February 25, 2014

The EDR Radius Map™ Report

Prepared for EMG



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Detail Map	3
Map Summary	4
Map Findings	8
Orphan Summary	47
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

ROUTE 209
ELLENVILLE, NY 12428

COORDINATES

Latitude (North): 41.7006000 - 41° 42' 2.16"
Longitude (West): 74.4049000 - 74° 24' 17.64"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 549516.6
UTM Y (Meters): 4616493.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41074-F4 ELLENVILLE, NY
Most Recent Revision: 1976

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2011
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
NEVELE GRAND RESORT 1 NEVELE RD ELLENVILLE, NY	NY Spills Spill Number/Closed Date: 0803859 / Not Reported Spill Number/Closed Date: 0803801 / Not Reported Spill Number/Closed Date: 0803816 / Not Reported Spill Number/Closed Date: 0612965 / Not Reported Spill Number/Closed Date: 0711008 / Not Reported	N/A
NEVELE HOTEL ROUTE 209 ELLENVILLE, NY	NY Spills Spill Number/Closed Date: 0702617 / 6/21/2010	N/A
NEVELE GRAND RESORT 1 NEVELE ROAD ELLENVILLE, NY 12428	AST	N/A

EXECUTIVE SUMMARY

NEVELLE HOTEL
NEVELLE ROAD
ELLENVILLE, NY

NY Spills
Spill Number/Closed Date: 0001001 / 1/8/2001

N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List

EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... Inactive Hazardous Waste Disposal Sites in New York State
VAPOR REOPENED..... Vapor Intrusion Legacy Site List

State and tribal leaking storage tank lists

HIST LTANKS..... Listing of Leaking Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

TANKS..... Storage Tank Facility Listing
CBS UST..... Chemical Bulk Storage Database
MOSF UST..... Major Oil Storage Facilities Database
CBS AST..... Chemical Bulk Storage Database
MOSF AST..... Major Oil Storage Facilities Database
CBS..... Chemical Bulk Storage Site Listing
MOSF..... Major Oil Storage Facility Site Listing
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Registry of Engineering Controls
INST CONTROL..... Registry of Institutional Controls
RES DECL..... Restrictive Declarations Listing

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Agreements
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

ERP..... Environmental Restoration Program Listing
BROWNFIELDS..... Brownfields Site List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

EXECUTIVE SUMMARY

ODI.....	Open Dump Inventory
SWRCY.....	Registered Recycling Facility List
SWTIRE.....	Registered Waste Tire Storage & Facility List
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL.....	Clandestine Drug Labs
DEL SHWS.....	Delisted Registry Sites
US HIST CDL.....	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST AST.....	Historical Petroleum Bulk Storage Database
---------------	--

Local Land Records

LIENS 2.....	CERCLA Lien Information
LIENS.....	Spill Liens Information

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
NY Hist Spills.....	SPILLS Database

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators
DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
HSWDS.....	Hazardous Substance Waste Disposal Site Inventory
UIC.....	Underground Injection Control Wells
DRYCLEANERS.....	Registered Drycleaners
SPDES.....	State Pollutant Discharge Elimination System
AIRS.....	Air Emissions Data
E DESIGNATION.....	E DESIGNATION SITE LISTING
INDIAN RESERV.....	Indian Reservations

EXECUTIVE SUMMARY

SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
Financial Assurance..... Financial Assurance Information Listing
2020 COR ACTION..... 2020 Corrective Action Program List
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
PRP..... Potentially Responsible Parties
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH..... Coal Ash Disposal Site Listing
US FIN ASSUR..... Financial Assurance Information
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
EPA WATCH LIST..... EPA WATCH LIST

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the list.

A review of the SWF/LF list, as provided by EDR, and dated 12/12/2013 has revealed that there are 2 SWF/LF sites within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEVELLE SLF	UNKNOWN	0 - 1/8 (0.055 mi.) SE	13	37
<i>FALLSVIEW HOTEL SLF</i>	<i>UNKNOWN</i>	<i>1/4 - 1/2 (0.348 mi.) ENE</i>	<i>19</i>	<i>45</i>

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 11/19/2013 has revealed that there are 3 LTANKS sites within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FALLS VIEW HOTEL Spill Number/Closed Date: 8906299 / 12/4/1989	RT. 209	0 - 1/8 (0.010 mi.) WNW	B12	35
RESIDENCE Spill Number/Closed Date: 9613155 / 2/6/1997	34 OLD PLANK RD	0 - 1/8 (0.108 mi.) SSE	16	40
NEVELE GRAND TOWER Spill Number/Closed Date: 9900544 / 7/6/1999	NEVELE ROAD	1/8 - 1/4 (0.195 mi.) N	18	44

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, and dated 12/30/2013 has revealed that there is 1 UST site within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HONOR'S HAVEN RESORT & SPA	1195 ARROWHEAD ROAD	0 - 1/8 (0.000 mi.)	6	18

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the AST list, as provided by EDR, and dated 12/30/2013 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HONOR'S HAVEN RESORT & SPA	1195 ARROWHEAD ROAD	0 - 1/8 (0.000 mi.)	6	18

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

EXECUTIVE SUMMARY

HIST UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the HIST UST list, as provided by EDR, and dated 01/01/2002 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FALLSVIEW HOTEL INC.	NEVELLE ROAD	0 - 1/8 (0.010 mi.) WNW	B11	32
AERO TRANSPORTERS, INC.	ROUTE 209	1/8 - 1/4 (0.178 mi.) NNW	17	41

Records of Emergency Release Reports

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 11/19/2013 has revealed that there are 6 NY Spills sites within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
POLE #43905 TRANSFORMER	826 OAKRIDGE RD	0 - 1/8 (0.000 mi.)	5	17
Spill Number/Closed Date: 1207685 / 10/30/2012				
FALLSVIEW HOTEL	LEURENKILL RD.	0 - 1/8 (0.000 mi.)	8	27
Spill Number/Closed Date: 8901984 / 6/7/1989				
500' NORTH OF NEVELE PROP	NEVELE ROAD	0 - 1/8 (0.000 mi.)	A9	29
Spill Number/Closed Date: 9701975 / 6/15/1997				
Spill Number/Closed Date: 9300763 / 1/9/1995				
RT 209 AT	OAK RIDGE RD	0 - 1/8 (0.002 mi.) SSW	10	31
Spill Number/Closed Date: 0010652 / 12/22/2000				
SHAWANGUNK GOLF COURSE	NEVELLE	0 - 1/8 (0.105 mi.) NNE	C14	37
Spill Number/Closed Date: 8704425 / 9/15/1987				
SHAWANGUNK COUNTRY CLUB	NEVERLY ROAD	0 - 1/8 (0.105 mi.) NNE	C15	38
Spill Number/Closed Date: 9203563 / 7/2/1992				

Other Ascertainable Records

MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the MANIFEST list, as provided by EDR, and dated 11/01/2013 has revealed that there is 1 MANIFEST site within approximately 0.25 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ULSTER CO DEPT OF HWYS & BRG B	ARROWHEAD RD 900 FT E O	0 - 1/8 (0.000 mi.)	7	25

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists.

A review of the RGA LF list, as provided by EDR, has revealed that there is 1 RGA LF site within approximately 0.5 miles of the target property.

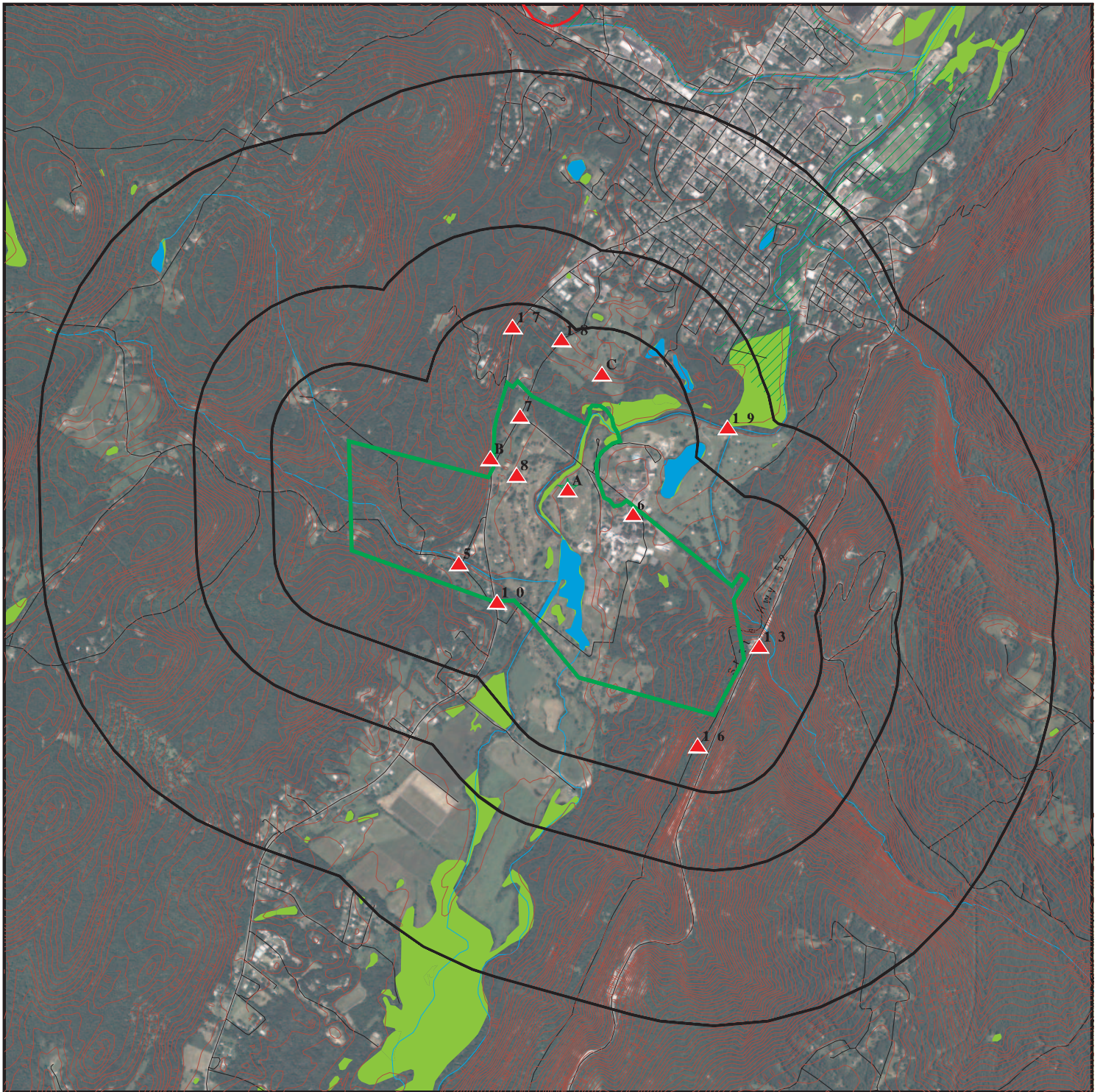
<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FALLSVIEW HOTEL SLF	UNKNOWN	1/4 - 1/2 (0.348 mi.) ENE	19	45

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
VAW OF AMERICA	MANIFEST
AERO TRANSPORTERS INC	RCRA NonGen / NLR, MANIFEST
AERO TRANSPORT	RCRA NonGen / NLR, FINDS, MANIFEST
B & H GARAGE	RCRA NonGen / NLR, FINDS, MANIFEST
COLLIER MOTOR CAR CO	RCRA NonGen / NLR, FINDS, MANIFEST
NYSDEC - REGION 3	RCRA NonGen / NLR, MANIFEST
GETTY	RCRA-SQG, MANIFEST
PINE BUSH HIGH SCHOOL	MANIFEST
SENIOR HIGH SCHOOL	MANIFEST
RITE AID #3518	MANIFEST
SUNNY CLNRS	RCRA-CESQG, MANIFEST
VAW OF AMERICA	SHWS
NORTHVILLE/SNAKEVILLE S/S	LTANKS
NORTHVILLE GAS STATION	LTANKS
B. PETROLEUM CORP	UST
HENRY THURSTON	UST, AST
B. PETROLEUM CORP	AST
RITE AID #3518	RCRA-LQG
TO ROADWAY	NY Spills
UKRANIAN AMERICAN ASSOC.	NY Spills

OVERVIEW MAP - 3863408.2s



Target Property

Toxic Sites

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

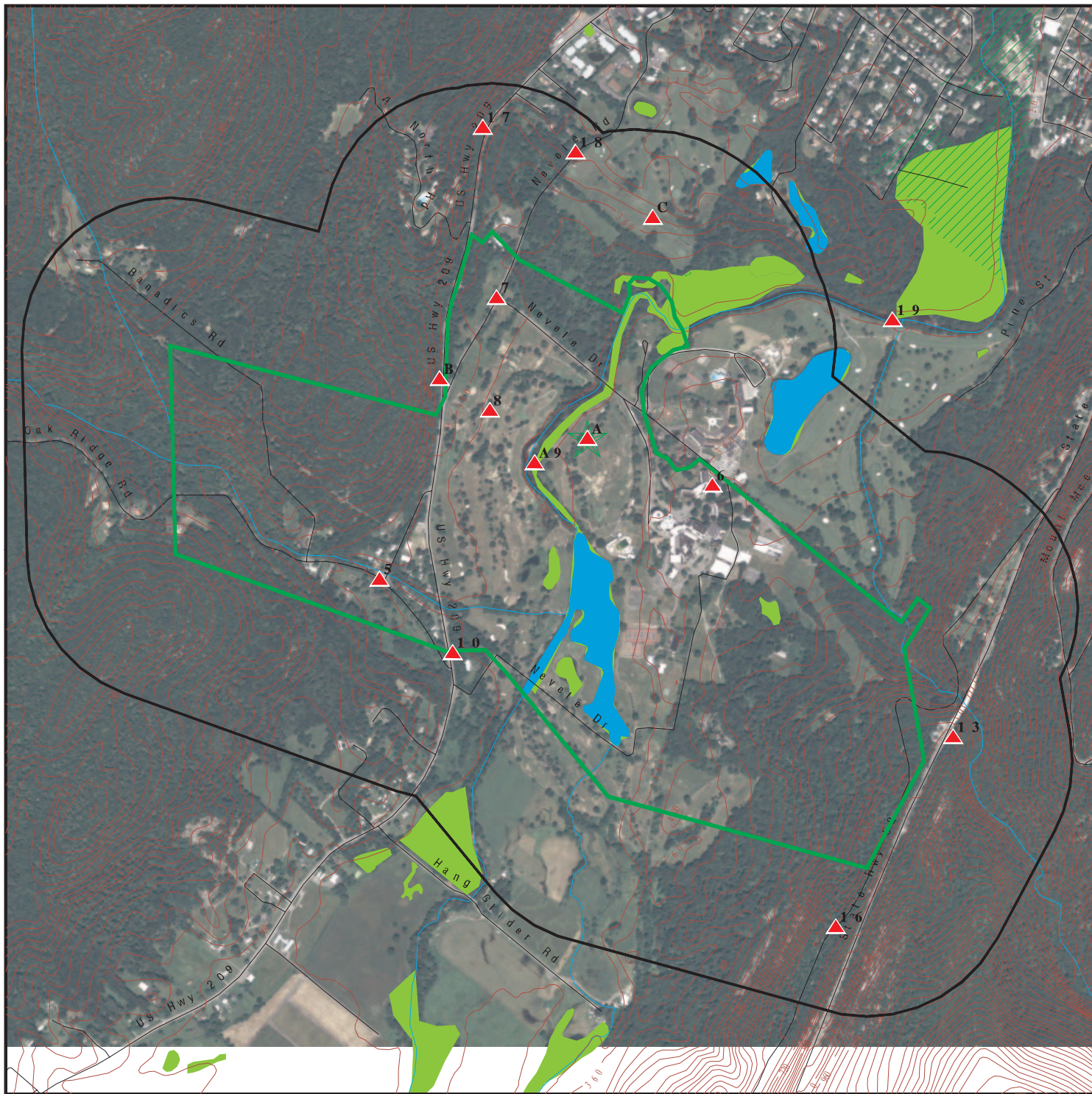
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Nevele Grande Resort & Country Club
ADDRESS: Route 209
Ellenville NY 12428
LAT/LONG: 41.7006 / 74.4049

CLIENT: EMG
CONTACT: Jason Swam
INQUIRY #: 3863408.2s
DATE: February 25, 2014 3:03 pm

DETAIL MAP - 3863408.2s



Target Property

Toxic Sites

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Nevele Grande Resort & Country Club
ADDRESS: Route 209
Ellenville NY 12428
LAT/LONG: 41.7006 / 74.4049

CLIENT: EMG
CONTACT: Jason Swam
INQUIRY #: 3863408.2s
DATE: February 25, 2014 3:06 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.125		0	NR	NR	NR	NR	0
RCRA-SQG	0.125		0	NR	NR	NR	NR	0
RCRA-CESQG	0.125		0	NR	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	TP		NR	NR	NR	NR	NR	0
US INST CONTROL	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
VAPOR REOPENED	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		1	0	1	NR	NR	2
<i>State and tribal leaking storage tank lists</i>								
LTANKS	0.500		2	1	0	NR	NR	3
HIST LTANKS	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered storage tank lists								
TANKS	0.250		0	0	NR	NR	NR	0
UST	0.125		1	NR	NR	NR	NR	1
CBS UST	0.250		0	0	NR	NR	NR	0
MOSF UST	0.500		0	0	0	NR	NR	0
AST	0.250	1	1	0	NR	NR	NR	2
CBS AST	0.250		0	0	NR	NR	NR	0
MOSF AST	0.500		0	0	0	NR	NR	0
CBS	0.250		0	0	NR	NR	NR	0
MOSF	0.500		0	0	0	NR	NR	0
INDIAN UST	0.125		0	NR	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL	TP		NR	NR	NR	NR	NR	0
RES DECL	0.180		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
ERP	0.500		0	0	0	NR	NR	0
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		1	1	NR	NR	NR	2
HIST AST	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125	3	6	NR	NR	NR	NR	9
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
HSWDS	0.500		0	0	0	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		1	0	NR	NR	NR	1
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
SPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
E DESIGNATION	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.500		0	0	1	NR	NR	1
RGA HWS	1.000		0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

A1 **NEVELE GRAND RESORT**
Target **1 NEVELE RD**
Property **ELLENVILLE, NY**

NY Spills **S109205858**
N/A

Site 1 of 5 in cluster A

SPILLS:

Facility ID: 0803859
Facility Type: ER
DER Facility ID: 349943
Site ID: 400661
DEC Region: 3
Spill Date: 7/2/2008
Spill Number/Closed Date: 0803859 / Not Reported
Spill Cause: Unknown
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.

SWIS: 5656
Investigator: JKOMARA
Referred To: Not reported
Reported to Dept: 7/2/2008
CID: 404
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 4
Date Entered In Computer: 7/2/2008
Spill Record Last Update: 4/8/2013
Spiller Name: JOEL HOFFMAN
Spiller Company: NUVELE GRAND RESORT
Spiller Address: 1 NUVELE RD
Spiller City,St,Zip: ELLENVILLE, NY
Spiller Company: 001
Contact Name: JOEL HOFFMAN
Contact Phone: Not reported
DEC Memo: D. Wehrfritz handling 6/22/10 Needs to be investigated JO'M04-08-13 O'Mara will look into 6 open Nevele spills 06-12965,07-11008, 08-03801, 08-03816, 08-03859, 08-03970 RDB

Remarks: found contaminated soil while probing; did talk to DEC REG 3 Dolores W.; it is at the winter lodge on the property;

Material:

Site ID: 400661
Operable Unit ID: 1157478
Operable Unit: 01
Material ID: 2148498
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND RESORT (Continued)

S109205858

Tank Test:

Facility ID: 0803801
Facility Type: ER
DER Facility ID: 327471
Site ID: 400591
DEC Region: 3
Spill Date: 7/1/2008
Spill Number/Closed Date: 0803801 / Not Reported
Spill Cause: Other
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 5656
Investigator: JKOMARA
Referred To: Not reported
Reported to Dept: 7/1/2008
CID: 444
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 4
Date Entered In Computer: 7/1/2008
Spill Record Last Update: 4/8/2013
Spiller Name: JOEL HOFFMAN
Spiller Company: NEVEL GRANDE RESORT
Spiller Address: 1 NEVERLE ROAD
Spiller City,St,Zip: ELLENVILLE, NY
Spiller Company: 001
Contact Name: DONALD ROOD
Contact Phone: (610) 888-0827
DEC Memo: SITE HAS OTHER OPEN SPILL #07/02/2008 Email from DT that Roger Fredenburgh, Director of Maintenance, will be contacting PBS regarding tank registration issues because up to 11 tanks have been identified at the site. No PBS registration number yet--BHY6/22/10 Needs to be investigated JO'M04-08-13 O'Mara will look into 6 open Nevele spills 06-12965,07-11008, 08-03801, 08-03816, 08-03859, 08-03970 RDB
Remarks: FOUND CONTAMINATED SOIL DURING GO PROBE AND GROUND WATER HAD A SHEEN

Material:

Site ID: 400591
Operable Unit ID: 1157411
Operable Unit: 01
Material ID: 2148431
Material Code: 0008
Material Name: Diesel
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND RESORT (Continued)

S109205858

Resource Affected: Not reported
Oxygenate: False

Tank Test:

Facility ID: 0803816
Facility Type: ER
DER Facility ID: 349943
Site ID: 400612
DEC Region: 3
Spill Date: 7/1/2008
Spill Number/Closed Date: 0803816 / Not Reported
Spill Cause: Equipment Failure
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
SWIS: 5656
Investigator: JKOMARA
Referred To: Not reported
Reported to Dept: 7/1/2008
CID: 76
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 4
Date Entered In Computer: 7/1/2008
Spill Record Last Update: 4/8/2013
Spiller Name: JOEL HOFFMAN
Spiller Company: NEVEL GRANDE RESORT
Spiller Address: 1 NEVEL RD
Spiller City,St,Zip: ELLENVILLE, NY 12428
Spiller Company: 001
Contact Name: JOEL HOFFMAN
Contact Phone: Not reported
DEC Memo: Tank test failure. Will return tomorrow to check old tanks soil are again. PID had hits and water sample (GW) had sheen.6/22/10 Needs to be investigated JO'M04-08-13 O'Mara will look into 6 open Nevele spills 06-12965,07-11008, 08-03801, 08-03816, 08-03859, 08-03970 RDB

Remarks: caller reports spill due to a leaking underground storage tank. located outside on the property. 3 soil sample and 1 water sample collected for analysis. no information on cleanup. spill not contained. caller unable to provide call back number for point of contact.

Material:

Site ID: 400612
Operable Unit ID: 1157429
Operable Unit: 01
Material ID: 2148448
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND RESORT (Continued)

S109205858

Material FA: Petroleum
Quantity: Not reported
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Facility ID: 0612965
Facility Type: ER
DER Facility ID: 327471
Site ID: 377919
DEC Region: 3
Spill Date: 3/2/2007
Spill Number/Closed Date: 0612965 / Not Reported
Spill Cause: Other
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
SWIS: 5656
Investigator: JKOMARA
Referred To: Not reported
Reported to Dept: 3/2/2007
CID: 444
Water Affected: Not reported
Spill Source: Institutional, Educational, Gov., Other
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 4
Date Entered In Computer: 3/2/2007
Spill Record Last Update: 4/8/2013
Spiller Name: GLENN SALYER
Spiller Company: NEVERLE GRAND
Spiller Address: 1 NEVERLE ROAD
Spiller City,St,Zip: ELLENVILLE, NY 001
Spiller Company: GLENN SALYER
Contact Name: (800) 647-6000
Contact Phone: OWNER AND WORKERS AT THE RESORT FROUND HYDRAULIC OIL BUBBLING TO THE SURFACE ABOVE A TANK THEY DID NOT KNOW EXISTED NEXT TO A MAINTENANCE BUILDING. LUZON ENVIRONMENTAL IS ENROUTE TO PUMP OUT TANK AND BEGIN REMEDIATION. TANK IS BELIEVED TO BE APPROX 250 GALLONS IN SIZE AND APPEARS TO HAVE FILLED WITH WATER04-08-13 O'Mara will look inot 6 open Nevele spills 06-12965,07-11008, 08-03801, 08-03816, 08-03859, 08-03970 RDB
Remarks: high water level caused the fuel to go to top

Material:
Site ID: 377919
Operable Unit ID: 1135436
Operable Unit: 01
Material ID: 2125343

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND RESORT (Continued)

S109205858

Material Code: 0010
Material Name: Hydraulic Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

Facility ID: 0711008
Facility Type: ER
DER Facility ID: 327471
Site ID: 392414
DEC Region: 3
Spill Date: 1/17/2008
Spill Number/Closed Date: 0711008 / Not Reported
Spill Cause: Housekeeping
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 5656
Investigator: JKOMARA
Referred To: Not reported
Reported to Dept: 1/17/2008
CID: 444
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Citizen
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 4
Date Entered In Computer: 1/17/2008
Spill Record Last Update: 4/8/2013
Spiller Name: ANNYMOUS
Spiller Company: NEVELE HOTEL
Spiller Address: 1 NEVERLE ROAD
Spiller City,St,Zip: ELLENVILLE, NY
Spiller Company: 001
Contact Name: ANNYMOUS
Contact Phone: () -
DEC Memo: CALLED CLAIMS NEVELE HAS MANY ENVIROMENTAL "PROBLEMS" WILL REFER TO ECO'S04-08-13 O'Mara will look inot 6 open Nevele spills
06-12965,07-11008, 08-03801, 08-03816, 08-03859, 08-03970 RDB
Remarks: WHEN THEY DRAIN THE TANKS THEY DUMP IT INTO A PIT AND IT GOES INTO A STREAM ON THE SITE: :

Material:
Site ID: 392414
Operable Unit ID: 1149420
Operable Unit: 01
Material ID: 2139947

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND RESORT (Continued)

S109205858

Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

[Click this hyperlink](#) while viewing on your computer to access additional NY_SPILL: detail in the EDR Site Report.

A2
Target
Property

NEVELE HOTEL
ROUTE 209
ELLENVILLE, NY

NY Spills S108637764
N/A

Site 2 of 5 in cluster A

SPILLS:

Facility ID: 0702617
Facility Type: ER
DER Facility ID: 331797
Site ID: 382373
DEC Region: 3
Spill Date: 6/2/2007
Spill Number/Closed Date: 0702617 / 6/21/2010
Spill Cause: Equipment Failure
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 5656
Investigator: dvwehrr
Referred To: Not reported
Reported to Dept: 6/2/2007
CID: 72
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: True
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 6/2/2007
Spill Record Last Update: 6/21/2010
Spiller Name: Not reported
Spiller Company: Not reported
Spiller Address: Not reported
Spiller City,St,Zip: ZZ -
Spiller Company: 001
Contact Name: CARL SCHOEBERL
Contact Phone: (914) 474-2291 CELL
DEC Memo: SPILL ON PAVEMENT AND SHOULDER UTILITY POLE ROTTED AND TRANSFORMER

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE HOTEL (Continued)

S108637764

Remarks: FELL OVER. MILLER ENVIRON TO CONDUCT CLEANUP. TRANSFORMER AND POLE IS OWNER BY NEVELE HOTEL. CENTRAL HUDSON WILL CHARGE NEVELE FOR CLEAN UP.6-4-07 CONFIRMED CLEANED UP WITH MILLER.DVW
Pole rotted, transformer fell when pole came down. NON-PCB oil.

Material:
Site ID: 382373
Operable Unit ID: 1139772
Operable Unit: 01
Material ID: 2129814
Material Code: 0020A
Material Name: TRANSFORMER OIL
Case No.: Not reported
Material FA: Petroleum
Quantity: 40
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

A3 NEVELE GRAND RESORT
Target 1 NEVELE ROAD
Property ELLENVILLE, NY 12428

AST A100360445
N/A

Site 3 of 5 in cluster A

AST:
Region: STATE
DEC Region: 3
Site Status: Active
Facility Id: 3-602222
Program Type: PBS
UTM X: Not reported
UTM Y: Not reported
Expiration Date: 2017/02/24
Site Type: Other

Affiliation Records:
Site Id: 461310
Affiliation Type: Facility Owner
Company Name: NEVELE GRAND RESORT
Contact Type: OWNER
Contact Name: NEVELE GRAND RESORT
Address1: 1 NEVELE ROAD
Address2: Not reported
City: ELLENVILLE
State: NY
Zip Code: 12428
Country Code: 001
Phone: 0000000000000000
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2/24/2012

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND RESORT (Continued)

A100360445

Site Id: 461310
Affiliation Type: Mail Contact
Company Name: NEVELE GRAND RESORT
Contact Type: Not reported
Contact Name: Not reported
Address1: 1 NEVELE ROAD
Address2: Not reported
City: ELLENVILLE
State: NY
Zip Code: 12428
Country Code: 001
Phone: 000000000000000
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2/24/2012

Site Id: 461310
Affiliation Type: On-Site Operator
Company Name: NEVELE GRAND RESORT
Contact Type: Not reported
Contact Name: NEVELE GRAND RESORT
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: 00000000000000000
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2/24/2012

Site Id: 461310
Affiliation Type: Emergency Contact
Company Name: NEVELE GRAND RESORT
Contact Type: Not reported
Contact Name: NEVELE GRAND RESORT
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 001
Phone: 00000000000000000
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 2/24/2012

Tank Info:

Tank Number: 1
Tank Id: 242955
Material Code: 0022
Common Name of Substance: Waste Oil/Used Oil

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND RESORT (Continued)

A100360445

Equipment Records:

I00 - Overfill - None
D00 - Pipe Type - No Piping
G00 - Tank Secondary Containment - None
J00 - Dispenser - None
B01 - Tank External Protection - Painted/Asphalt Coating
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
A00 - Tank Internal Protection - None
L00 - Piping Leak Detection - None
K00 - Spill Prevention - None

Tank Location: 3
Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: Not reported
Capacity Gallons: 275
Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: BHYUKOWE
Last Modified: 02/24/2012
Material Name: Waste Oil/Used Oil

A4
Target
Property

NEVELLE HOTEL
NEVELLE ROAD
ELLENVILLE, NY

NY Spills S104652140
N/A

Site 4 of 5 in cluster A

SPILLS:

Facility ID: 0001001
Facility Type: ER
DER Facility ID: 65883
Site ID: 69282
DEC Region: 3
Spill Date: 4/25/2000
Spill Number/Closed Date: 0001001 / 1/8/2001
Spill Cause: Equipment Failure
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
SWIS: 5600
Investigator: DVWEHRFR
Referred To: Not reported
Reported to Dept: 4/25/2000
CID: 396
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: True
Last Inspection: Not reported
Recommended Penalty: False

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site
EDR ID Number
Database(s)
EPA ID Number

NEVELLE HOTEL (Continued)

S104652140

UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 4/25/2000
Spill Record Last Update: 4/17/2001
Spiller Name: CHARLES SLUTSKY
Spiller Company: NEVELLE HOTEL
Spiller Address: NEVELLE ROAD
Spiller City,St,Zip: ELLENVILLE, NY
Spiller Company: 001
Contact Name: CHARLES SLUTSKY
Contact Phone: (914) 647-6000
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "WEHRFRITZ"04/25/2000 PER BRIAN @ LUZON - 1 1/2" LINE IN BOILER ROOM BROKE. DISCHARGED OUTSIDE BUILDING INTO FIELD. LUZON IS DIRECTING NEVELLE EMPLOYEES TO DO CLEANUP USING NEVELLE EQUIPMENT. LUZON WILL TAKE EXIT SAMPLES AND SUPERVISR CLEANUP UNTIL DONE.
Remarks: CLEAN UP GOING ON NOW.CLOSURE REPORT SENT IN. NFA LETTER SENT.

Material:
Site ID: 69282
Operable Unit ID: 822697
Operable Unit: 01
Material ID: 289228
Material Code: 0002A
Material Name: #4 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

5
< 1/8
1 ft.
POLE #43905 TRANSFORMER
826 OAKRIDGE RD
ELLENVILLE, NY

NY Spills S112227935
N/A

SPILLS:
Facility ID: 1207685
Facility Type: ER
DER Facility ID: 425035
Site ID: 470745
DEC Region: 3
Spill Date: 10/30/2012
Spill Number/Closed Date: 1207685 / 10/30/2012
Spill Cause: Other
Spill Class: Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS: 5656
Investigator: MBMASTRO
Referred To: Not reported
Reported to Dept: 10/30/2012
CID: Not reported
Water Affected: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

POLE #43905 TRANSFORMER (Continued)

S112227935

Spill Source: Commercial/Industrial
Spill Notifier: Other
Cleanup Ceased: Not reported
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 10/30/2012
Spill Record Last Update: 10/31/2012
Spiller Name: MARK MCLEAN
Spiller Company: CENTRAL HUDSON
Spiller Address: 826 OAKRIDGE RD
Spiller City,St,Zip: ELLENVILLE, NY
999
Contact Name: MARK MCLEAN
Contact Phone: 8452426925
DEC Memo: Miller is responding, nfa...mm
Remarks: Broken pole, transformer leaked to ground, cleanup company to be contacted.

Material:
Site ID: 470745
Operable Unit ID: 1220604
Operable Unit: 01
Material ID: 2219223
Material Code: 0020A
Material Name: TRANSFORMER OIL
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Not reported
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: False

Tank Test:

6
< 1/8
1 ft.
HONOR'S HAVEN RESORT & SPA
1195 ARROWHEAD ROAD
ELLENVILLE, NY 12428

UST U004062689
AST N/A

UST:
Id/Status: 3-494828 / Active
Program Type: PBS
Region: STATE
DEC Region: 3
Expiration Date: 2014/09/17
UTM X: 549855.32707
UTM Y: 4616581.4952800004
Site Type: Other

Affiliation Records:
Site Id: 33643
Affiliation Type: Facility Owner
Company Name: ELLENVILLE REAL ESTATE HOLDING LLC

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

HONOR'S HAVEN RESORT & SPA (Continued)

U004062689

Contact Type: CONSTRUCTION MANAGER
Contact Name: PILSUN PYUN
Address1: 1195 ARROWHEAD ROAD
Address2: Not reported
City: ELLENVILLE
State: NY
Zip Code: 12428
Country Code: 001
Phone: (928) 282-0589
EMail: Not reported
Fax Number: Not reported
Modified By: RXAMATO
Date Last Modified: 1/5/2010

Site Id: 33643
Affiliation Type: Mail Contact
Company Name: PILSUN PYUN
Contact Type: Not reported
Contact Name: Not reported
Address1: HONOR'S HAVEN RESORT & SPA
Address2: 1195 ARROWHEAD ROAD
City: ELLENVILLE
State: NY
Zip Code: 12428
Country Code: 001
Phone: (845) 239-8557
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 9/17/2009

Site Id: 33643
Affiliation Type: On-Site Operator
Company Name: HONORS HAVEN RESORT & SPA
Contact Type: Not reported
Contact Name: PILSUN PYUN
Address1: Not reported
Address2: Not reported
City: Not reported
State: NY
Zip Code: Not reported
Country Code: 001
Phone: (845) 210-1600
EMail: Not reported
Fax Number: Not reported
Modified By: RXAMATO
Date Last Modified: 1/5/2010

Site Id: 33643
Affiliation Type: Emergency Contact
Company Name: ELLENVILLE REAL ESTATE HOLDING LLC
Contact Type: Not reported
Contact Name: PILSUN PYUN
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

HONOR'S HAVEN RESORT & SPA (Continued)

U004062689

Zip Code: Not reported
Country Code: 999
Phone: (845) 239-8557
EMail: Not reported
Fax Number: Not reported
Modified By: RXAMATO
Date Last Modified: 1/5/2010

Tank Info:

Tank Number: 1
Tank ID: 76045
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 20000
Install Date: 03/05/1985
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: 20
Date Test: 12/01/1999
Next Test Date: 12/01/2004
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 09/17/2009

Equipment Records:

B00 - Tank External Protection - None
F00 - Pipe External Protection - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
G00 - Tank Secondary Containment - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
J02 - Dispenser - Suction Dispenser
L09 - Piping Leak Detection - Exempt Suction Piping
C02 - Pipe Location - Underground/On-ground

Tank Number: 2
Tank ID: 76046
Tank Status: In Service
Material Name: In Service
Capacity Gallons: 10000
Install Date: 03/05/1985
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: 20

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

HONOR'S HAVEN RESORT & SPA (Continued)

U004062689

Date Test: 12/01/1999
Next Test Date: 12/01/2004
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 09/17/2009

Equipment Records:

C02 - Pipe Location - Underground/On-ground
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
J02 - Dispenser - Suction Dispenser
L09 - Piping Leak Detection - Exempt Suction Piping
H00 - Tank Leak Detection - None
G00 - Tank Secondary Containment - None
F00 - Pipe External Protection - None
B00 - Tank External Protection - None
I00 - Overfill - None

Tank Number: 3
Tank ID: 76047
Tank Status: Temporarily Out of Service
Material Name: Temporarily Out of Service
Capacity Gallons: 1000
Install Date: 11/10/1986
Date Tank Closed: Not reported
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: BHYUKOWE
Last Modified: 09/17/2009

Equipment Records:

G00 - Tank Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
A00 - Tank Internal Protection - None
D10 - Pipe Type - Copper
J02 - Dispenser - Suction Dispenser
L09 - Piping Leak Detection - Exempt Suction Piping
B00 - Tank External Protection - None

Tank Number: 6
Tank ID: 76050
Tank Status: Closed - In Place
Material Name: Closed - In Place
Capacity Gallons: 250
Install Date: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

HONOR'S HAVEN RESORT & SPA (Continued)

U004062689

Date Tank Closed: 09/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
J02 - Dispenser - Suction Dispenser
H00 - Tank Leak Detection - None
G00 - Tank Secondary Containment - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
B00 - Tank External Protection - None
I00 - Overfill - None

Tank Number: 7
Tank ID: 76051
Tank Status: Closed - In Place
Material Name: Closed - In Place
Capacity Gallons: 250
Install Date: Not reported
Date Tank Closed: 09/01/1994
Registered: True
Tank Location: Underground
Tank Type: Steel/carbon steel
Material Code: 0009
Common Name of Substance: Gasoline

Tightness Test Method: NN
Date Test: Not reported
Next Test Date: Not reported
Pipe Model: Not reported
Modified By: TRANSLAT
Last Modified: 03/04/2004

Equipment Records:

G00 - Tank Secondary Containment - None
C00 - Pipe Location - No Piping
H00 - Tank Leak Detection - None
A00 - Tank Internal Protection - None
D01 - Pipe Type - Steel/Carbon Steel/Iron
J02 - Dispenser - Suction Dispenser
I00 - Overfill - None
F00 - Pipe External Protection - None
B00 - Tank External Protection - None

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

HONOR'S HAVEN RESORT & SPA (Continued)

U004062689

AST:

Region: STATE
DEC Region: 3
Site Status: Active
Facility Id: 3-494828
Program Type: PBS
UTM X: 549855.32707
UTM Y: 4616581.4952800004
Expiration Date: 2014/09/17
Site Type: Other

Affiliation Records:

Site Id: 33643
Affiliation Type: Facility Owner
Company Name: ELLENVILLE REAL ESTATE HOLDING LLC
Contact Type: CONSTRUCTION MANAGER
Contact Name: PILSUN PYUN
Address1: 1195 ARROWHEAD ROAD
Address2: Not reported
City: ELLENVILLE
State: NY
Zip Code: 12428
Country Code: 001
Phone: (928) 282-0589
EMail: Not reported
Fax Number: Not reported
Modified By: RXAMATO
Date Last Modified: 1/5/2010

Site Id: 33643
Affiliation Type: Mail Contact
Company Name: PILSUN PYUN
Contact Type: Not reported
Contact Name: Not reported
Address1: HONOR'S HAVEN RESORT & SPA
Address2: 1195 ARROWHEAD ROAD
City: ELLENVILLE
State: NY
Zip Code: 12428
Country Code: 001
Phone: (845) 239-8557
EMail: Not reported
Fax Number: Not reported
Modified By: BHYUKOWE
Date Last Modified: 9/17/2009

Site Id: 33643
Affiliation Type: On-Site Operator
Company Name: HONORS HAVEN RESORT & SPA
Contact Type: Not reported
Contact Name: PILSUN PYUN
Address1: Not reported
Address2: Not reported
City: Not reported
State: NY
Zip Code: Not reported
Country Code: 001

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

HONOR'S HAVEN RESORT & SPA (Continued)

U004062689

Phone: (845) 210-1600
EMail: Not reported
Fax Number: Not reported
Modified By: RXAMATO
Date Last Modified: 1/5/2010

Site Id: 33643
Affiliation Type: Emergency Contact
Company Name: ELLENVILLE REAL ESTATE HOLDING LLC
Contact Type: Not reported
Contact Name: PILSUN PYUN
Address1: Not reported
Address2: Not reported
City: Not reported
State: NN
Zip Code: Not reported
Country Code: 999
Phone: (845) 239-8557
EMail: Not reported
Fax Number: Not reported
Modified By: RXAMATO
Date Last Modified: 1/5/2010

Tank Info:

Tank Number: 4
Tank Id: 76048
Material Code: 0001
Common Name of Substance: #2 Fuel Oil (On-Site Consumption)

Equipment Records:

B00 - Tank External Protection - None
K00 - Spill Prevention - None
F00 - Pipe External Protection - None
I04 - Overfill - Product Level Gauge (A/G)
C01 - Pipe Location - Aboveground
H00 - Tank Leak Detection - None
G00 - Tank Secondary Containment - None
A00 - Tank Internal Protection - None
D10 - Pipe Type - Copper
J02 - Dispenser - Suction Dispenser
L09 - Piping Leak Detection - Exempt Suction Piping
2
Tank Location: Steel/Carbon Steel/Iron
Tank Type: Temporarily Out of Service
Tank Status: Not reported
Pipe Model: 07/10/1986
Install Date: 500
Capacity Gallons: NN
Tightness Test Method: Not reported
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: True
Register: BHYUKOWE
Modified By: 09/17/2009
Last Modified: #2 Fuel Oil (On-Site Consumption)
Material Name:

MAP FINDINGS

EPA ID Number

U004062689

Equipment Records:

Tank Location:	2
Tank Type:	Steel/Carbon Steel/Iron
Tank Status:	Temporarily Out of Service
Pipe Model:	Not reported
Install Date:	09/01/1989
Capacity Gallons:	250
Tightness Test Method:	NN
Date Test:	Not reported
Next Test Date:	Not reported
Date Tank Closed:	Not reported
Register:	True
Modified By:	BHYUKOWE
Last Modified:	09/17/2009
Material Name:	Diesel

RCRA NonGen / NLR 1001202890
FINDS NYR000041483
MANIFEST

Date form received by agency: 01/01/2007

Facility name: ULSTER CO DEPT OF HWYS & BRG BIN 3347870

Facility address: ARROWHEAD RD 900 FT E OF
NEVELE RD
WAWARSING, NY 12489

EPA ID: NYR000041483

Mailing address: KUKUK LANE
KINGSTON, NY 124012810

Contact: EDWARD PINE

Contact address: KUKUK LANE
KINGSTON, NY 124012810

Contact country: US

Contact telephone: (914) 340-3124

Contact email: Not reported

EPA Region: 02

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

ULSTER CO DEPT OF HWYS & BRG BIN 3347870 (Continued)

1001202890

Owner/Operator Summary:

Owner/operator name: ULSTR COUNTY DEPT OF HWYS & BRIDGES
Owner/operator address: 3002 KUKUK LANE
KINGSTON, NY 12401
Owner/operator country: US
Owner/operator telephone: (914) 340-3100
Legal status: County
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ULSTR COUNTY DEPT OF HWYS & BRIDGES
Owner/operator address: 3002 KUKUK LANE
KINGSTON, NY 12401
Owner/operator country: US
Owner/operator telephone: (914) 340-3100
Legal status: County
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/01/2006
Facility name: ULSTER CO DEPT OF HWYS & BRG BIN 3347870
Classification: Not a generator, verified

Date form received by agency: 06/23/1997
Facility name: ULSTER CO DEPT OF HWYS & BRG BIN 3347870
Classification: Small Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110008099734

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

ULSTER CO DEPT OF HWYS & BRG BIN 3347870 (Continued)

1001202890

events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

NY MANIFEST:

EPA ID: NYR000041483
Country: USA
Mailing Name: ULSTER CO DEPT OF HWYS & BRG
Mailing Contact: EDWARD PINE
Mailing Address: 3002 KUKUK LANE
Mailing Address 2: Not reported
Mailing City: KINGSTON
Mailing State: NY
Mailing Zip: 12401
Mailing Zip4: Not reported
Mailing Country: USA
Mailing Phone: 914-340-3124

Document ID: PAE7230053
Manifest Status: Completed after the designated time period for a TSDf to get a copy to the DEC
Trans1 State ID: PAAH0549
Trans2 State ID: Not reported
Generator Ship Date: 971010
Trans1 Recv Date: 971010
Trans2 Recv Date: Not reported
TSD Site Recv Date: 971013
Part A Recv Date: 971121
Part B Recv Date: 971110
Generator EPA ID: NYR000041483
Trans1 EPA ID: PAD010154045
Trans2 EPA ID: Not reported
TSDf ID: PAD010154045
Waste Code: D008 - LEAD 5.0 MG/L TCLP
Quantity: 00100
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: L Landfill.
Specific Gravity: 100
Year: 97

8

FALLSVIEW HOTEL
LEURENKILL RD.
ELLENVILLE, NY

NY Spills S102107096
N/A

< 1/8
1 ft.

SPILLS:

Facility ID: 8901984
Facility Type: ER
DER Facility ID: 130365
Site ID: 153677
DEC Region: 3
Spill Date: 5/25/1989
Spill Number/Closed Date: 8901984 / 6/7/1989

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

FALLSVIEW HOTEL (Continued)

S102107096

Spill Cause: Spill Class: SWIS: Investigator: Referred To: Reported to Dept: CID: Water Affected: Spill Source: Spill Notifier: Cleanup Ceased: Cleanup Meets Std: Last Inspection: Recommended Penalty: UST Trust: Remediation Phase: Date Entered In Computer: Spill Record Last Update: Spiller Name: Spiller Company: Spiller Address: Spiller City,St,Zip: Spiller Company: Contact Name: Contact Phone: DEC Memo: Remarks:	Equipment Failure Not reported 5600 dvwehrfr Not reported 5/26/1989 Not reported Not reported Commercial/Industrial Responsible Party 5/26/1989 True 5/26/1989 False False 0 Not reported 12/2/2003 Not reported FALLSVIEW HOTEL LAURENKILL RD. ELLENVILLE, NY 001 Not reported Not reported Prior to Sept, 2004 data translation this spill Lead_DEC Field was "D. WEHRFRITZ" AMERADA-HESS CONDUCTED FILL OF TANK ON 5/17/89-NO PROBLEMS. ON 5/25/89 MR. CORDO NOTICED LARGE AREA AROUND FUEL PIPE STAINED. MR. CURLEY INVESTIGATED AND FOUND QUITE A BIT & ANOTHER AREA AROUND ROAD.
--	---

Material: Site ID: Operable Unit ID: Operable Unit: Material ID: Material Code: Material Name: Case No.: Material FA: Quantity: Units: Recovered: Resource Affected: Oxygenate:	153677 927880 01 449702 0001A #2 Fuel Oil Not reported Petroleum 25 Gallons No Not reported False
--	---

Tank Test:

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site
Database(s)
EPA ID Number
EDR ID Number

A9 500' NORTH OF NEVELE PROP NY Spills S102108450
NEVELE ROAD
ELLENVILLE, NY N/A

< 1/8
1 ft.

Site 5 of 5 in cluster A

SPILLS:

Facility ID: 9701975
Facility Type: ER
DER Facility ID: 74788
Site ID: 80718
DEC Region: 3
Spill Date: 5/13/1997
Spill Number/Closed Date: 9701975 / 6/15/1997
Spill Cause: Unknown
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.

SWIS: 5600
Investigator: DVWEHRFR
Referred To: Not reported
Reported to Dept: 5/15/1997
CID: 266
Water Affected: Not reported
Spill Source: Unknown
Spill Notifier: Citizen
Cleanup Ceased: Not reported
Cleanup Meets Std: True
Last Inspection: 6/12/1997
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 5/15/1997
Spill Record Last Update: 7/14/1997
Spiller Name: Not reported
Spiller Company: unknown
Spiller Address: Not reported
Spiller City,St,Zip: NY
Spiller Company: 999
Contact Name: Not reported
Contact Phone: Not reported
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was
"WEHRFRITZ"06/12/97 CLEANED UP;

Remarks: OIL WAS NOTED COMING FROM A DRAIN DITCH PIPE IN STONE WALL. GOES INTO
A DITCH WHICH LEADS TO A CREEK. SMALL AMOUNT.

Material:

Site ID: 80718
Operable Unit ID: 1047940
Operable Unit: 01
Material ID: 334913
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

500' NORTH OF NEVELE PROP (Continued)

S102108450

Tank Test:

Facility ID: 9300763
Facility Type: ER
DER Facility ID: 74788
Site ID: 80717
DEC Region: 3
Spill Date: 4/15/1993
Spill Number/Closed Date: 9300763 / 1/9/1995
Spill Cause: Unknown
Spill Class: Known release that creates potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
SWIS: 5600
Investigator: RICCI
Referred To: Not reported
Reported to Dept: 4/15/1993
CID: Not reported
Water Affected: NEVELE LAKE
Spill Source: Commercial/Industrial
Spill Notifier: Responsible Party
Cleanup Ceased: 1/9/1995
Cleanup Meets Std: False
Last Inspection: Not reported
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 4/16/1993
Spill Record Last Update: 1/9/1995
Spiller Name: Not reported
Spiller Company: SAME
Spiller Address: Not reported
Spiller City,St,Zip: NN
Spiller Company: 999
Contact Name: Not reported
Contact Phone: Not reported
DEC Memo: Not reported
Remarks: PRODUCT EMINATING FROM GROUN AND INTO NEVELE LAKE SPOKE WITH DAVE SLUTSKY LUZON TO BE HIRED TO CONTAIN SPILL INVESTIGATING SOURCE

Material:

Site ID: 80717
Operable Unit ID: 979372
Operable Unit: 01
Material ID: 564582
Material Code: 0066A
Material Name: UNKNOWN PETROLEUM
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Not reported
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

MAP FINDINGS

Map ID		EDR ID Number
Direction		
Distance		
Distance (ft.)	Site	Database(s) EPA ID Number

10	RT 209 AT	NY Spills	S104881245
SSW	OAK RIDGE RD		N/A
< 1/8	ELLENVILLE, NY		
0.002 mi.			
9 ft.			

SPILLS:

Facility ID:	0010652
Facility Type:	ER
DER Facility ID:	177890
Site ID:	214719
DEC Region:	3
Spill Date:	12/22/2000
Spill Number/Closed Date:	0010652 / 12/22/2000
Spill Cause:	Traffic Accident
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	5600
Investigator:	mbmastro
Referred To:	Not reported
Reported to Dept:	12/22/2000
CID:	199
Water Affected:	Not reported
Spill Source:	Institutional, Educational, Gov., Other
Spill Notifier:	Fire Department
Cleanup Ceased:	Not reported
Cleanup Meets Std:	True
Last Inspection:	Not reported
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	12/22/2000
Spill Record Last Update:	1/8/2001
Spiller Name:	Not reported
Spiller Company:	unknown
Spiller Address:	Not reported
Spiller City,St,Zip:	NY
Spiller Company:	999
Contact Name:	DISP RAUSCH
Contact Phone:	(845) 338-1440
DEC Memo:	Prior to Sept, 2004 data translation this spill Lead_DEC Field was "MASTRO"
Remarks:	AUTO ACCIDENT AT LOCATION CAUSED APPROX 15 GAL OF MATERIAL TO LEAKALL MATERIAL CONTAINED BY FIRE DEPT - FIRE DEPT CLEANING UP AT THISTIME - NO CALL BACK NEEDED

Material:

Site ID:	214719
Operable Unit ID:	832691
Operable Unit:	01
Material ID:	544546
Material Code:	0009
Material Name:	Gasoline
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	15
Units:	Gallons
Recovered:	No
Resource Affected:	Not reported
Oxygenate:	False

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

RT 209 AT (Continued)

S104881245

Tank Test:

B11
WNW
< 1/8
0.010 mi.
55 ft.

FALLSVIEW HOTEL INC.
NEVELLE ROAD
ELLENVILLE, NY 12428

Site 1 of 2 in cluster B

HIST UST U003075732
N/A

HIST UST:

PBS Number:	3-494828
SPDES Number:	Not reported
Emergency Contact:	DAVID MILLER
Emergency Telephone:	(914) 647-5304
Operator:	DAVID MILLER
Operator Telephone:	(914) 647-5100
Owner Name:	CHARLES R. SLUSTKY
Owner Address:	NEVELLE ROAD
Owner City,St,Zip:	ELLENVILLE, NY 12428
Owner Telephone:	(914) 647-5100
Owner Type:	Corporate/Commercial
Owner Subtype:	Not reported
Mailing Name:	CHARLES R. SLUSTKY
Mailing Address:	NEVELLE ROAD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	ELLENVILLE, NY 12428
Mailing Contact:	Not reported
Mailing Telephone:	(914) 647-5100
Owner Mark:	First Owner
Facility Status:	1 - Active PBS facility, i.e. total capacity of the PBS tanks is greater than 1,100 gallons, regardless if Subpart 360-14 tanks exist or not at the facility.
Facility Addr2:	Not reported
SWIS ID:	5156
Old PBS Number:	Not reported
Facility Type:	OTHER
Inspected Date:	Not reported
Inspector:	Not reported
Inspection Result:	Not reported
Federal ID:	Not reported
Certification Flag:	False
Certification Date:	08/23/2001
Expiration Date:	11/30/2004
Renew Flag:	False
Renewal Date:	Not reported
Total Capacity:	31750
FAMT:	True
Facility Screen:	No Missing Data
Owner Screen:	No Missing Data
Tank Screen:	Minor Data Missing
Dead Letter:	False
CBS Number:	Not reported
Town or City:	WAWARSING
County Code:	51
Town or City:	56
Region:	3

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

FALLSVIEW HOTEL INC. (Continued)

U003075732

Tank Id: 1
 Tank Location: UNDERGROUND
 Tank Status: In Service
 Install Date: Not reported
 Capacity (gals): 20000
 Product Stored: NOS 1,2, OR 4 FUEL OIL
 Tank Type: Steel/carbon steel
 Tank Internal: Not reported
 Tank External: Not reported
 Pipe Location: Not reported
 Pipe Type: GALVANIZED STEEL
 Pipe Internal: Not reported
 Pipe External: Not reported
 Second Containment: None
 Leak Detection: None
 Overfill Prot: Not reported
 Dispenser: Suction
 Date Tested: 12/01/1999
 Next Test Date: 12/01/2004
 Missing Data for Tank: Minor Data Missing
 Date Closed: 08/23/2001
 Test Method: USTest 2000
 Deleted: False
 Updated: True
 Lat/long: Not reported

Tank Id: 2
 Tank Location: UNDERGROUND
 Tank Status: In Service
 Install Date: Not reported
 Capacity (gals): 10000
 Product Stored: NOS 1,2, OR 4 FUEL OIL
 Tank Type: Steel/carbon steel
 Tank Internal: Not reported
 Tank External: Not reported
 Pipe Location: Not reported
 Pipe Type: GALVANIZED STEEL
 Pipe Internal: Not reported
 Pipe External: Not reported
 Second Containment: None
 Leak Detection: None
 Overfill Prot: Not reported
 Dispenser: Suction
 Date Tested: 12/01/1999
 Next Test Date: 12/01/2004
 Missing Data for Tank: Minor Data Missing
 Date Closed: 08/23/2001
 Test Method: USTest 2000
 Deleted: False
 Updated: True
 Lat/long: Not reported

Tank Id: 3
 Tank Location: UNDERGROUND
 Tank Status: In Service

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

FALLSVIEW HOTEL INC. (Continued)

U003075732

Install Date: Not reported
Capacity (gals): 1000
Product Stored: NOS 1,2, OR 4 FUEL OIL
Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: FIBERGLASS COATED STEEL
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: None
Leak Detection: None
Overfill Prot: Not reported
Dispenser: Suction
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: 08/01/1996
Test Method: Not reported
Deleted: False
Updated: True
Lat/long: Not reported

Tank Id: 4
Tank Location: UNDERGROUND
Tank Status: In Service
Install Date: Not reported
Capacity (gals): 500
Product Stored: NOS 1,2, OR 4 FUEL OIL
Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: FIBERGLASS COATED STEEL
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: None
Leak Detection: None
Overfill Prot: Not reported
Dispenser: Suction
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: 08/01/1996
Test Method: Not reported
Deleted: False
Updated: True
Lat/long: Not reported

Tank Id: 6
Tank Location: UNDERGROUND
Tank Status: Closed-In Place
Install Date: Not reported
Capacity (gals): 250
Product Stored: UNLEADED GASOLINE

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

FALLSVIEW HOTEL INC. (Continued)

U003075732

Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: STEEL/IRON
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: None
Leak Detection: None
Overfill Prot: Not reported
Dispenser: Suction
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: 09/01/1994
Test Method: Not reported
Deleted: False
Updated: True
Lat/long: Not reported

Tank Id: 7
Tank Location: UNDERGROUND
Tank Status: Closed-In Place
Install Date: Not reported
Capacity (gals): 250
Product Stored: LEADED GASOLINE
Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: STEEL/IRON
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: None
Leak Detection: None
Overfill Prot: Not reported
Dispenser: Suction
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: 09/01/1994
Test Method: Not reported
Deleted: False
Updated: True
Lat/long: Not reported

B12
WNW
< 1/8
0.010 mi.
55 ft.

FALLS VIEW HOTEL
RT. 209
ELLENVILLE, NY

Site 2 of 2 in cluster B

LTANKS S100138043
N/A

LTANKS:
Site ID: 134783
Spill Number/Closed Date: 8906299 / 12/4/1989
Spill Date: 9/26/1989
Spill Cause: Tank Test Failure

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

FALLS VIEW HOTEL (Continued)

S100138043

Spill Source: Commercial/Industrial
 Spill Class: Not reported
 Cleanup Ceased: 10/18/1989
 Cleanup Meets Standard: True
 SWIS: 5600
 Investigator: DUNN
 Referred To: Not reported
 Reported to Dept: 9/26/1989
 CID: Not reported
 Water Affected: Not reported
 Spill Notifier: Tank Tester
 Last Inspection: Not reported
 Recommended Penalty: False
 UST Involvement: False
 Remediation Phase: 0
 Date Entered In Computer: 10/3/1989
 Spill Record Last Update: 12/5/1989
 Spiller Name: Not reported
 Spiller Company: Not reported
 Spiller Address: Not reported
 Spiller City,St,Zip: ***Update***, ZZ
 Spiller County: 001
 Spiller Contact: Not reported
 Spiller Phone: Not reported
 Spiller Extention: Not reported
 DEC Region: 3
 DER Facility ID: 279553
 DEC Memo: Not reported
 Remarks: 20K, AINLAY, +.139, TO EXCAVATE, ISOLATE & RETEST. TANK PASSED RETEST
 ON 10/18/89

Material:

Site ID: 134783
 Operable Unit ID: 933945
 Operable Unit: 01
 Material ID: 446701
 Material Code: 0002A
 Material Name: #4 Fuel Oil
 Case No.: Not reported
 Material FA: Petroleum
 Quantity: 0
 Units: Gallons
 Recovered: No
 Resource Affected: Not reported
 Oxygenate: False

Tank Test:

Site ID: 134783
 Spill Tank Test: 1536089
 Tank Number: Not reported
 Tank Size: 0
 Test Method: 00
 Leak Rate: 0
 Gross Fail: Not reported
 Modified By: Spills
 Last Modified: 10/1/2004

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

FALLS VIEW HOTEL (Continued)

S100138043

Test Method: Unknown

13
SE
< 1/8
0.055 mi.
292 ft.

**NEVELLE SLF
UNKNOWN
ELLENVILLE, NY unkno**

**SWF/LF S106615638
N/A**

SWF/LF:
Flag: INACTIVE
Region Code: 3
Phone Number: Not reported
Owner Name: Not reported
Owner Type: Not reported
Owner Address: Not reported
Owner Addr2: Not reported
Owner City,St,Zip: Not reported
Owner Email: Not reported
Owner Phone: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact Addr2: Not reported
Contact City,St,Zip: Not reported
Contact Email: Not reported
Contact Phone: Not reported
Activity Desc: Landfill - municipal solid waste
Activity Number: [56S14]
Active: No
East Coordinate: 550513
North Coordinate: 4615903
Accuracy Code: Not reported
Regulatory Status: None
Waste Type: Not reported
Authorization #: 0
Authorization Date: Not reported
Expiration Date: Not reported

C14
NNE
< 1/8
0.105 mi.
553 ft.

**SHAWANGUNK GOLF COURSE
NEVELLE
ELLENVILLE, NY**

**NY Spills S103568624
N/A**

Site 1 of 2 in cluster C

SPILLS:
Facility ID: 8704425
Facility Type: ER
DER Facility ID: 215939
Site ID: 265004
DEC Region: 3
Spill Date: 8/28/1987
Spill Number/Closed Date: 8704425 / 9/15/1987
Spill Cause: Other
Spill Class: Not reported
SWIS: 5600
Investigator: DVWEHRFR

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

SHAWANGUNK GOLF COURSE (Continued)

S103568624

Referred To: Not reported
Reported to Dept: 8/28/1987
CID: Not reported
Water Affected: Not reported
Spill Source: Commercial/Industrial
Spill Notifier: Fire Department
Cleanup Ceased: 9/15/1987
Cleanup Meets Std: True
Last Inspection: 9/15/1987
Recommended Penalty: False
UST Trust: False
Remediation Phase: 0
Date Entered In Computer: 9/21/1987
Spill Record Last Update: 10/5/1987
Spiller Name: Not reported
Spiller Company: SAME
Spiller Address: Not reported
Spiller City,St,Zip: ZZ
Spiller Company: 001
Contact Name: Not reported
Contact Phone: Not reported
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "WEHRFRITZ" // : BURNING BARREL IN BUILDING, FIRE DEPT EXTING.
Remarks: Not reported

Material:
Site ID: 265004
Operable Unit ID: 910901
Operable Unit: 01
Material ID: 467066
Material Code: 1068A
Material Name: HERBICIDE AMIBAN
Case No.: Not reported
Material FA: Other
Quantity: 30
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

C15
NNE
< 1/8
0.105 mi.
553 ft.

SHAWANGUNK COUNTRY CLUB
NEVERLY ROAD
ELLENVILLE, NY

Site 2 of 2 in cluster C

NY Spills S102104734
N/A

SPILLS:
Facility ID: 9203563
Facility Type: ER
DER Facility ID: 262652
Site ID: 326044
DEC Region: 3
Spill Date: 6/24/1992
Spill Number/Closed Date: 9203563 / 7/2/1992
Spill Cause: Unknown

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

SHAWANGUNK COUNTRY CLUB (Continued)

S102104734

Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
SWIS:	5600
Investigator:	DVWEHRFR
Referred To:	Not reported
Reported to Dept:	6/25/1992
CID:	Not reported
Water Affected:	POND
Spill Source:	Unknown
Spill Notifier:	Citizen
Cleanup Ceased:	7/2/1992
Cleanup Meets Std:	True
Last Inspection:	7/2/1992
Recommended Penalty:	False
UST Trust:	False
Remediation Phase:	0
Date Entered In Computer:	6/29/1992
Spill Record Last Update:	1/28/1998
Spiller Name:	Not reported
Spiller Company:	COUNTRY CLUB ARMS ??
Spiller Address:	Not reported
Spiller City,St,Zip:	ZZ
Spiller Company:	001
Contact Name:	Not reported
Contact Phone:	Not reported
DEC Memo:	Prior to Sept, 2004 data translation this spill Lead_DEC Field was "WEHRFRITZ"
Remarks:	OIL COVERING POND ON THE COUNTRY CLUB PROPERTY. SPILLER DOING CLEAN UPPOSSIBLE RSIDUAL FROM LAST SPILL.
Material:	
Site ID:	326044
Operable Unit ID:	967387
Operable Unit:	01
Material ID:	411354
Material Code:	0001A
Material Name:	#2 Fuel Oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	0
Units:	Pounds
Recovered:	No
Resource Affected:	Not reported
Oxygenate:	False

Tank Test:

MAP FINDINGS

Map ID		EDR ID Number
Direction		
Distance		
Distance (ft.)	Site	Database(s) EPA ID Number

16	RESIDENCE	LTANKS	S102664031
SSE	34 OLD PLANK RD		N/A
< 1/8	PHOENICIA, NY		
0.108 mi.			
571 ft.			

LTANKS:

Site ID:	157049
Spill Number/Closed Date:	9613155 / 2/6/1997
Spill Date:	2/6/1997
Spill Cause:	Tank Overfill
Spill Source:	Private Dwelling
Spill Class:	Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased:	Not reported
Cleanup Meets Standard:	True
SWIS:	5600
Investigator:	RICCI
Referred To:	Not reported
Reported to Dept:	2/6/1997
CID:	322
Water Affected:	Not reported
Spill Notifier:	Responsible Party
Last Inspection:	Not reported
Recommended Penalty:	False
UST Involvement:	False
Remediation Phase:	0
Date Entered In Computer:	2/6/1997
Spill Record Last Update:	2/24/1997
Spiller Name:	JIM KARWACKI
Spiller Company:	HERITAGE ENERGY
Spiller Address:	625 SAW KILL RD
Spiller City,St,Zip:	KINGSTON, NY
Spiller County:	001
Spiller Contact:	JAMES ELSIS
Spiller Phone:	(718) 789-4806
Spiller Extention:	Not reported
DEC Region:	3
DER Facility ID:	132829
DEC Memo:	Not reported
Remarks:	HOMEOWNER WAS NOT USING OIL - SCHEDULED DELIVERY WAS MADE ANDTANK WAS OVERFILLED BECAUSE IT WAS ALREADY FULL

Material:

Site ID:	157049
Operable Unit ID:	1044676
Operable Unit:	01
Material ID:	341802
Material Code:	0001A
Material Name:	#2 Fuel Oil
Case No.:	Not reported
Material FA:	Petroleum
Quantity:	5
Units:	Gallons
Recovered:	5
Resource Affected:	Not reported
Oxygenate:	False

MAP FINDINGS

Map ID		EDR ID Number
Direction		
Distance		
Distance (ft.)	Site	Database(s) EPA ID Number

RESIDENCE (Continued)

S102664031

Tank Test:

17
NNW
1/8-1/4
0.178 mi.
938 ft.

AERO TRANSPORTERS, INC.
ROUTE 209
ELLENVILLE, NY 12428

HIST UST U003075372
N/A

HIST UST:

PBS Number:	3-174602
SPDES Number:	Not reported
Emergency Contact:	POLONSKY, TODD
Emergency Telephone:	(914) 647-7972
Operator:	AERO TRANSPORTERS, INC
Operator Telephone:	(914) 647-7500
Owner Name:	AERO TRANSPORTERS, INC
Owner Address:	ROUTE 209
Owner City,St,Zip:	ELLENVILLE, NY 12428
Owner Telephone:	(914) 647-7500
Owner Type:	Corporate/Commercial
Owner Subtype:	Not reported
Mailing Name:	AERO TRANSPORTERS, INC
Mailing Address:	ROUTE 209
Mailing Address 2:	Not reported
Mailing City,St,Zip:	ELLENVILLE, NY 12428
Mailing Contact:	Not reported
Mailing Telephone:	(914) 647-7500
Owner Mark:	First Owner
Facility Status:	1 - Active PBS facility, i.e. total capacity of the PBS tanks is greater than 1,100 gallons, regardless if Subpart 360-14 tanks exist or not at the facility.
Facility Addr2:	Not reported
SWIS ID:	5156
Old PBS Number:	Not reported
Facility Type:	TRUCKING/TRANSPORTATION
Inspected Date:	10/17/2000
Inspector:	WW
Inspection Result:	Not reported
Federal ID:	Not reported
Certification Flag:	False
Certification Date:	12/05/2000
Expiration Date:	02/25/2003
Renew Flag:	False
Renewal Date:	Not reported
Total Capacity:	12500
FAMT:	True
Facility Screen:	No Missing Data
Owner Screen:	Minor Data Missing
Tank Screen:	Minor Data Missing
Dead Letter:	False
CBS Number:	Not reported
Town or City:	WAWARSING
County Code:	51
Town or City:	56
Region:	3

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

AERO TRANSPORTERS, INC. (Continued)

U003075372

Tank Id: 1
 Tank Location: UNDERGROUND
 Tank Status: Closed-Removed
 Install Date: Not reported
 Capacity (gals): 3000
 Product Stored: LEADED GASOLINE
 Tank Type: Steel/carbon steel
 Tank Internal: Not reported
 Tank External: Not reported
 Pipe Location: Not reported
 Pipe Type: GALVANIZED STEEL
 Pipe Internal: Not reported
 Pipe External: Not reported
 Second Containment: None
 Leak Detection: None
 Overfill Prot: Not reported
 Dispenser: Suction
 Date Tested: Not reported
 Next Test Date: Not reported
 Missing Data for Tank: Minor Data Missing
 Date Closed: Not reported
 Test Method: Not reported
 Deleted: False
 Updated: True
 Lat/long: Not reported

Tank Id: 2
 Tank Location: UNDERGROUND
 Tank Status: Closed-Removed
 Install Date: Not reported
 Capacity (gals): 6000
 Product Stored: DIESEL
 Tank Type: Steel/carbon steel
 Tank Internal: Not reported
 Tank External: Not reported
 Pipe Location: Not reported
 Pipe Type: GALVANIZED STEEL
 Pipe Internal: Not reported
 Pipe External: Not reported
 Second Containment: None
 Leak Detection: None
 Overfill Prot: Not reported
 Dispenser: Suction
 Date Tested: Not reported
 Next Test Date: Not reported
 Missing Data for Tank: Minor Data Missing
 Date Closed: Not reported
 Test Method: Not reported
 Deleted: False
 Updated: True
 Lat/long: Not reported

Tank Id: 3
 Tank Location: UNDERGROUND
 Tank Status: Closed-Removed

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

AERO TRANSPORTERS, INC. (Continued)

U003075372

Install Date: Not reported
Capacity (gals): 1000
Product Stored: UNKNOWN
Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: GALVANIZED STEEL
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: None
Leak Detection: None
Overfill Prot: Not reported
Dispenser: Suction
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: Not reported
Test Method: Not reported
Deleted: False
Updated: True
Lat/long: Not reported

Tank Id: 6
Tank Location: UNDERGROUND
Tank Status: In Service
Install Date: Not reported
Capacity (gals): 500
Product Stored: NOS 1,2, OR 4 FUEL OIL
Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: STEEL/IRON
Pipe Internal: Epoxy Liner
Pipe External: Not reported
Second Containment: Not reported
Leak Detection: Not reported
Overfill Prot: Not reported
Dispenser: Suction
Date Tested: Not reported
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: Not reported
Test Method: Not reported
Deleted: False
Updated: True
Lat/long: Not reported

Tank Id: 7
Tank Location: UNDERGROUND
Tank Status: Closed-In Place
Install Date: Not reported
Capacity (gals): 10000
Product Stored: NOS 1,2, OR 4 FUEL OIL

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

AERO TRANSPORTERS, INC. (Continued)

U003075372

Tank Type: Steel/carbon steel
Tank Internal: Not reported
Tank External: Not reported
Pipe Location: Not reported
Pipe Type: GALVANIZED STEEL
Pipe Internal: Not reported
Pipe External: Not reported
Second Containment: Not reported
Leak Detection: None
Overfill Prot: Product Level Gauge
Dispenser: Suction
Date Tested: 07/01/1994
Next Test Date: Not reported
Missing Data for Tank: Minor Data Missing
Date Closed: 09/30/2000
Test Method: Not reported
Deleted: False
Updated: True
Lat/long: Not reported

18
North
1/8-1/4
0.195 mi.
1030 ft.

NEVELE GRAND TOWER
NEVELE ROAD
ELLENVILLE, NY

LTANKS S103940867
N/A

LTANKS:

Site ID: 80719
Spill Number/Closed Date: 9900544 / 7/6/1999
Spill Date: 4/15/1999
Spill Cause: Tank Failure
Spill Source: Commercial/Industrial
Spill Class: Known release with minimal potential for fire or hazard. DEC Response.
Willing Responsible Party. Corrective action taken.
Cleanup Ceased: Not reported
Cleanup Meets Standard: True
SWIS: 5600
Investigator: DVWEHRFR
Referred To: Not reported
Reported to Dept: 4/15/1999
CID: 205
Water Affected: Not reported
Spill Notifier: Responsible Party
Last Inspection: Not reported
Recommended Penalty: False
UST Involvement: True
Remediation Phase: 0
Date Entered In Computer: 4/15/1999
Spill Record Last Update: 8/1/2002
Spiller Name: JAY O'DONALD, TACY
Spiller Company: NEVELE GRAND
Spiller Address: NEVELE ROAD
Spiller City,St,Zip: ELLENVILLE, NY
Spiller County: 001
Spiller Contact: CALLER
Spiller Phone: (914) 647-6000
Spiller Extention: Not reported
DEC Region: 3

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number

Database(s) EPA ID Number

NEVELE GRAND TOWER (Continued)

S103940867

DER Facility ID: 74788
DEC Memo: Prior to Sept, 2004 data translation this spill Lead_DEC Field was "WEHRFRITZ"4/15/99 1K TANK. DEC TO INSPECT
Remarks: caller pulling tank, found contaminated soil. CLOSURE REPORT SENT.

Material:
Site ID: 80719
Operable Unit ID: 1079305
Operable Unit: 01
Material ID: 307673
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: 0
Units: Gallons
Recovered: No
Resource Affected: Not reported
Oxygenate: False

Tank Test:

19
ENE
1/4-1/2
0.348 mi.
1840 ft.

FALLSVIEW HOTEL SLF
UNKNOWN
ELLENVILLE, NY 00000

SWF/LF S108930452
RGA LF N/A

SWF/LF:
Flag: INACTIVE
Region Code: 3
Phone Number: Not reported
Owner Name: FALLSVIEW HOTEL
Owner Type: Private
Owner Address: Not reported
Owner Addr2: Not reported
Owner City,St,Zip: ELLENVILLE, NY 12428
Owner Email: Not reported
Owner Phone: Not reported
Contact Name: Not reported
Contact Address: Not reported
Contact Addr2: Not reported
Contact City,St,Zip: Not reported
Contact Email: Not reported
Contact Phone: Not reported
Activity Desc: Landfill - municipal solid waste
Activity Number: [56S04]
Active: No
East Coordinate: 550341
North Coordinate: 4617034
Accuracy Code: Not reported
Regulatory Status: None
Waste Type: Not reported
Authorization #: 0
Authorization Date: Not reported
Expiration Date: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number
EPA ID Number

Database(s)

FALLSVIEW HOTEL SLF (Continued)

S108930452

RGA LF:

2012	FALLSVIEW HOTEL SLF	UNKNOWN
2012	NEVELLE SLF	UNKNOWN
2011	NEVELLE SLF	UNKNOWN
2011	FALLSVIEW HOTEL SLF	UNKNOWN
2010	FALLSVIEW HOTEL SLF	UNKNOWN
2010	NEVELLE SLF	UNKNOWN
2009	FALLSVIEW HOTEL SLF	UNKNOWN
2009	NEVELLE SLF	UNKNOWN
2008	FALLSVIEW HOTEL SLF	UNKNOWN
2008	NEVELLE SLF	UNKNOWN
2007	NEVELLE SLF	UNKNOWN
2006	NEVELLE SLF	UNKNOWN
2005	NEVELLE SLF	UNKNOWN
2004	NEVELLE SLF	UNKNOWN

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELLENVILLE	U004198870	B. PETROLEUM CORP	8081 ROUTE 209	12428	UST
ELLENVILLE	S113916861	VAW OF AMERICA	ROUTE 209	12428	SHWS
ELLENVILLE	S111738282	TO ROADWAY	RTE 209 AND RTE 52		NY Spills
ELLENVILLE	S102104913	UKRANIAN AMERICAN ASSOC.	RT. 209 & LAURNKILL ROAD		NY Spills
ELLENVILLE	S100492731	NORTHVILLE/SNAKEVILLE S/S	RT. 209		LTANKS
ELLENVILLE	S100177558	NORTHVILLE GAS STATION	RT. 209		LTANKS
ELLENVILLE	A100382420	B. PETROLEUM CORP	8081 ROUTE 209	12428	AST
ELLENVILLE	1010207992	VAW OF AMERICA	RT 209	12428	MANIFEST
ELLENVILLE	1007205182	AERO TRANSPORTERS INC	ROUTE 209	12428	RCRA NonGen / NLR, MANIFEST
ELLENVILLE	1000327142	AERO TRANSPORT	RT 209 PO BOX 551	12428	RCRA NonGen / NLR, FINDS, MANIFEST
ELLENVILLE	1000116535	B & H GARAGE	ROUTE 209 N PO BOX 168	12428	RCRA NonGen / NLR, FINDS, MANIFEST
ELLENVILLE	1000108189	COLLIER MOTOR CAR CO	RTE 209 TERRACE HILL	12428	RCRA NonGen / NLR, FINDS, MANIFEST
ELLENVILLE	1007206014	NYSDEC - REGION 3	ROUTE 52 WEST	12428	RCRA NonGen / NLR, MANIFEST
ELLENVILLE	1009312382	GETTY	W CANAL ST & RTE 52		RCRA-SQG, MANIFEST
PINE BUSH	1009233034	PINE BUSH HIGH SCHOOL	ROUTE 203 BOX 670	12566	MANIFEST
PINE BUSH	S109375434	SENIOR HIGH SCHOOL	RTE 302 - 500 FT N OF	12566	MANIFEST
PINE BUSH	U004064670	HENRY THURSTON	3273-3275 ROUTE 52	12566	UST, AST
PINE BUSH	S111790660	RITE AID #3518	2460 RTE 52	12566	MANIFEST
PINE BUSH	1014919683	RITE AID #3518	2460 RTE 52	12566	RCRA-LQG
PINE BUSH	1004759095	SUNNY CLNRS	RT 52 VALLEY SUPREME PLAZA	12566	RCRA-CESQG, MANIFEST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 01/21/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/21/2014
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 01/09/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/21/2014
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: N/A
Date Made Active in Reports: 01/28/2014	Last EDR Contact: 01/09/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/21/2014
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/11/2013
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/10/2014
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/31/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/08/2013	Telephone: 703-603-8704
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 01/10/2014
Number of Days to Update: 151	Next Scheduled EDR Contact: 04/21/2014
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/11/2013
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/10/2014
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/20/2013
Date Data Arrived at EDR: 11/21/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 95

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/14/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 02/07/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 11/18/2013
Number of Days to Update: 5

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Annually

VAPOR REOPENED: Vapor Intrusion Legacy Site List

New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

Date of Government Version: 01/01/2013
Date Data Arrived at EDR: 02/20/2013
Date Made Active in Reports: 03/15/2013
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-9814
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Varies

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/12/2013
Date Data Arrived at EDR: 01/07/2014
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-457-2051
Last EDR Contact: 01/06/2014
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal leaking storage tank lists

LTANKS: Spills Information Database

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 11/19/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/22/2013	Telephone: 518-402-9549
Date Made Active in Reports: 02/11/2014	Last EDR Contact: 02/19/2014
Number of Days to Update: 81	Next Scheduled EDR Contact: 06/02/2014
	Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 07/08/2005	Telephone: 518-402-9549
Date Made Active in Reports: 07/14/2005	Last EDR Contact: 07/07/2005
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/21/2013	Source: EPA Region 4
Date Data Arrived at EDR: 11/26/2013	Telephone: 404-562-8677
Date Made Active in Reports: 02/24/2014	Last EDR Contact: 01/27/2014
Number of Days to Update: 90	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 01/27/2014
Number of Days to Update: 59	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013	Source: EPA Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 01/30/2014
Number of Days to Update: 184	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 02/13/2014	Source: EPA, Region 5
Date Data Arrived at EDR: 02/14/2014	Telephone: 312-886-7439
Date Made Active in Reports: 02/24/2014	Last EDR Contact: 01/27/2014
Number of Days to Update: 10	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 08/27/2013	Source: EPA Region 7
Date Data Arrived at EDR: 08/27/2013	Telephone: 913-551-7003
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 01/27/2014
Number of Days to Update: 66	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 01/27/2014
Number of Days to Update: 42	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/06/2013	Source: EPA Region 10
Date Data Arrived at EDR: 11/07/2013	Telephone: 206-553-2857
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 01/27/2014
Number of Days to Update: 29	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 01/27/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

TANKS: Storage Tank Facility Listing

This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank information for these facilities may not be releasable by the state agency.

Date of Government Version: 12/30/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/02/2014	Telephone: 518-402-9543
Date Made Active in Reports: 02/11/2014	Last EDR Contact: 01/02/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 04/14/2014
	Data Release Frequency: Quarterly

UST: Petroleum Bulk Storage (PBS) Database

Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 12/30/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/02/2014	Telephone: 518-402-9549
Date Made Active in Reports: 02/11/2014	Last EDR Contact: 01/02/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 04/14/2014
	Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in underground tanks of any size

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: Varies

AST: Petroleum Bulk Storage

Registered Aboveground Storage Tanks.

Date of Government Version: 12/30/2013
Date Data Arrived at EDR: 01/02/2014
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database

Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database

Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF: Major Oil Storage Facility Site Listing

These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 12/30/2013
Date Data Arrived at EDR: 01/02/2014
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

CBS: Chemical Bulk Storage Site Listing

These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2013
Date Data Arrived at EDR: 01/02/2014
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 40

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/30/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/21/2013
Date Data Arrived at EDR: 11/26/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 02/13/2014
Date Data Arrived at EDR: 02/14/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 10

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/29/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 92

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 07/29/2013
Date Data Arrived at EDR: 07/30/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 129

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/13/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Registry of Engineering Controls

Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 11/18/2013
Number of Days to Update: 5

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Quarterly

INST CONTROL: Registry of Institutional Controls

Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 11/18/2013
Number of Days to Update: 5

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Quarterly

RES DECL: Restrictive Declarations Listing

A restrictive declaration is a covenant running with the land which binds the present and future owners of the property. As a condition of certain special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specified conditions on the future use and development of the property. Certain restrictive declarations are indicated by a D on zoning maps.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/18/2010
Date Data Arrived at EDR: 12/23/2010
Date Made Active in Reports: 02/11/2011
Number of Days to Update: 50

Source: NYC Department of City Planning
Telephone: 212-720-3401
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: No Update Planned

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/17/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 66

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 01/03/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Agreements

New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 11/20/2013
Number of Days to Update: 7

Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Semi-Annually

State and tribal Brownfields sites

ERP: Environmental Restoration Program Listing

In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a \$200 million Environmental Restoration or Brownfields Fund as part of the \$1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 11/18/2013
Number of Days to Update: 5

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Site List

A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 11/18/2013
Number of Days to Update: 5

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/24/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/24/2013	Telephone: 202-566-2777
Date Made Active in Reports: 12/06/2013	Last EDR Contact: 12/24/2013
Number of Days to Update: 73	Next Scheduled EDR Contact: 04/07/2014
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 01/27/2014
Number of Days to Update: 137	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: No Update Planned

SWRCY: Registered Recycling Facility List

A listing of recycling facilities.

Date of Government Version: 12/12/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/07/2014	Telephone: 518-402-8705
Date Made Active in Reports: 02/11/2014	Last EDR Contact: 01/06/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 04/21/2014
	Data Release Frequency: Semi-Annually

SWTIRE: Registered Waste Tire Storage & Facility List

A listing of facilities registered to accept waste tires.

Date of Government Version: 08/01/2006	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/15/2006	Telephone: 518-402-8694
Date Made Active in Reports: 11/30/2006	Last EDR Contact: 01/23/2014
Number of Days to Update: 15	Next Scheduled EDR Contact: 05/05/2014
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/04/2013
Date Data Arrived at EDR: 12/10/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 65

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 12/05/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Quarterly

DEL SHWS: Delisted Registry Sites

A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 11/18/2013
Number of Days to Update: 5

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

HIST UST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved. See UST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST AST: Historical Petroleum Bulk Storage Database

These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. No longer updated due to the sensitive nature of the information involved. See AST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 04/25/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Varies

LIENS: Spill Liens Information

Lien information from the Oil Spill Fund.

Date of Government Version: 11/19/2013
Date Data Arrived at EDR: 11/20/2013
Date Made Active in Reports: 01/30/2014
Number of Days to Update: 71

Source: Office of the State Comptroller
Telephone: 518-474-9034
Last EDR Contact: 02/10/2014
Next Scheduled EDR Contact: 05/26/2014
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/03/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 52

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/03/2014
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Annually

SPILLS: Spills Information Database

Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Date of Government Version: 11/19/2013
Date Data Arrived at EDR: 11/22/2013
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 81

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 02/19/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database

This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/06/2014
Next Scheduled EDR Contact: 05/19/2014
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/15/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 15

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/13/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/24/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/12/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/25/2014
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 28

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/06/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/27/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/24/2014
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/24/2014
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/09/2014
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 01/28/2014
Number of Days to Update: 77	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 10/09/2014
Number of Days to Update: 61	Next Scheduled EDR Contact: 04/28/2014
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2013	Source: EPA
Date Data Arrived at EDR: 07/17/2013	Telephone: 202-566-0500
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 01/28/2014
Number of Days to Update: 107	Next Scheduled EDR Contact: 04/28/2014
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/22/2013	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/02/2013	Telephone: 301-415-7169
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 12/09/2013
Number of Days to Update: 91	Next Scheduled EDR Contact: 03/24/2014
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 09/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2013	Telephone: 202-343-9775
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 01/10/2014
Number of Days to Update: 23	Next Scheduled EDR Contact: 04/21/2014
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/08/2013	Source: EPA
Date Data Arrived at EDR: 03/21/2013	Telephone: (212) 637-3000
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 12/10/2013
Number of Days to Update: 111	Next Scheduled EDR Contact: 03/24/2014
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/12/2013	Telephone: 202-564-8600
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 01/27/2014
Number of Days to Update: 63	Next Scheduled EDR Contact: 05/12/2014
	Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011	Source: EPA/NTIS
Date Data Arrived at EDR: 02/26/2013	Telephone: 800-424-9346
Date Made Active in Reports: 04/19/2013	Last EDR Contact: 11/25/2013
Number of Days to Update: 52	Next Scheduled EDR Contact: 03/10/2014
	Data Release Frequency: Biennially

HSWDS: Hazardous Substance Waste Disposal Site Inventory

The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 01/01/2003	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 10/20/2006	Telephone: 518-402-9564
Date Made Active in Reports: 11/30/2006	Last EDR Contact: 05/26/2009
Number of Days to Update: 41	Next Scheduled EDR Contact: 08/24/2009
	Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells

A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 12/09/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 12/12/2013	Telephone: 518-402-8056
Date Made Active in Reports: 02/11/2014	Last EDR Contact: 12/12/2013
Number of Days to Update: 61	Next Scheduled EDR Contact: 03/24/2014
	Data Release Frequency: Quarterly

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/01/2013	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 11/07/2013	Telephone: 518-402-8651
Date Made Active in Reports: 11/18/2013	Last EDR Contact: 02/07/2014
Number of Days to Update: 11	Next Scheduled EDR Contact: 05/19/2014
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEANERS: Registered Drycleaners

A listing of all registered drycleaning facilities.

Date of Government Version: 01/21/2014

Date Data Arrived at EDR: 01/22/2014

Date Made Active in Reports: 02/11/2014

Number of Days to Update: 20

Source: Department of Environmental Conservation

Telephone: 518-402-8403

Last EDR Contact: 12/16/2013

Next Scheduled EDR Contact: 03/31/2014

Data Release Frequency: Varies

SPDES: State Pollutant Discharge Elimination System

New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 07/15/2013

Date Data Arrived at EDR: 07/17/2013

Date Made Active in Reports: 09/09/2013

Number of Days to Update: 54

Source: Department of Environmental Conservation

Telephone: 518-402-8233

Last EDR Contact: 02/10/2014

Next Scheduled EDR Contact: 04/28/2014

Data Release Frequency: No Update Planned

AIRS: Air Emissions Data

Point source emissions inventory data.

Date of Government Version: 12/31/2012

Date Data Arrived at EDR: 11/01/2013

Date Made Active in Reports: 01/09/2014

Number of Days to Update: 69

Source: Department of Environmental Conservation

Telephone: 518-402-8452

Last EDR Contact: 01/27/2014

Next Scheduled EDR Contact: 05/12/2014

Data Release Frequency: Annually

E DESIGNATION: E DESIGNATION SITE LISTING

The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 12/10/2013

Date Data Arrived at EDR: 12/26/2013

Date Made Active in Reports: 01/31/2014

Number of Days to Update: 36

Source: New York City Department of City Planning

Telephone: 718-595-6658

Last EDR Contact: 12/19/2013

Next Scheduled EDR Contact: 04/07/2014

Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005

Date Data Arrived at EDR: 12/08/2006

Date Made Active in Reports: 01/11/2007

Number of Days to Update: 34

Source: USGS

Telephone: 202-208-3710

Last EDR Contact: 01/15/2014

Next Scheduled EDR Contact: 04/28/2014

Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 01/20/2014
Next Scheduled EDR Contact: 05/05/2014
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 01/07/2014
Date Data Arrived at EDR: 01/07/2014
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 01/06/2014
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/14/2014
Next Scheduled EDR Contact: 05/26/2014
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013
Date Data Arrived at EDR: 02/14/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/03/2014
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 07/03/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 72

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

Federally and Indian administered lands of the United States. Lands included are administered by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/15/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: N/A

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash disposal site locations.

Date of Government Version: 01/07/2014
Date Data Arrived at EDR: 01/09/2014
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 33

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 01/06/2014
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/13/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 11/20/2013
Date Data Arrived at EDR: 12/03/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/14/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/01/2013
Date Data Arrived at EDR: 12/05/2013
Date Made Active in Reports: 02/17/2014
Number of Days to Update: 74

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 01/06/2014
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/13/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Varies

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/10/2014
Next Scheduled EDR Contact: 05/26/2014
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A	Source: N/A
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A	Source: N/A
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists.

Date of Government Version: N/A	Source: EDR
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/10/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 193	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists.

Date of Government Version: N/A

Date Data Arrived at EDR: 07/01/2013

Date Made Active in Reports: 12/30/2013

Number of Days to Update: 182

Source: EDR

Telephone: N/A

Last EDR Contact: 06/01/2012

Next Scheduled EDR Contact: N/A

Data Release Frequency: Varies

COUNTY RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing

A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 12/17/2013

Date Data Arrived at EDR: 12/18/2013

Date Made Active in Reports: 02/11/2014

Number of Days to Update: 55

Source: Cortland County Health Department

Telephone: 607-753-5035

Last EDR Contact: 02/05/2014

Next Scheduled EDR Contact: 05/19/2014

Data Release Frequency: Quarterly

Cortland County Storage Tank Listing

A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 12/17/2013

Date Data Arrived at EDR: 12/18/2013

Date Made Active in Reports: 02/11/2014

Number of Days to Update: 55

Source: Cortland County Health Department

Telephone: 607-753-5035

Last EDR Contact: 02/05/2014

Next Scheduled EDR Contact: 05/19/2014

Data Release Frequency: Quarterly

NASSAU COUNTY:

Registered Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 11/20/2013

Date Data Arrived at EDR: 11/22/2013

Date Made Active in Reports: 02/11/2014

Number of Days to Update: 81

Source: Nassau County Health Department

Telephone: 516-571-3314

Last EDR Contact: 01/21/2014

Next Scheduled EDR Contact: 04/21/2014

Data Release Frequency: No Update Planned

Storage Tank Database

A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011

Date Data Arrived at EDR: 02/23/2011

Date Made Active in Reports: 03/29/2011

Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal

Telephone: 516-572-1000

Last EDR Contact: 11/04/2013

Next Scheduled EDR Contact: 02/17/2014

Data Release Frequency: Varies

Registered Tank Database

A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 11/20/2013

Date Data Arrived at EDR: 11/22/2013

Date Made Active in Reports: 02/11/2014

Number of Days to Update: 81

Source: Nassau County Health Department

Telephone: 516-571-3314

Last EDR Contact: 01/21/2014

Next Scheduled EDR Contact: 04/21/2014

Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Storage Tank Database

A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

ROCKLAND COUNTY:

Petroleum Bulk Storage Database

A listing of aboveground storage tank sites located in Rockland County.

Date of Government Version: 12/17/2013
Date Data Arrived at EDR: 12/18/2013
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 55

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Quarterly

Petroleum Bulk Storage Database

A listing of underground storage tank sites located in Rockland County.

Date of Government Version: 12/17/2013
Date Data Arrived at EDR: 12/18/2013
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 55

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Quarterly

SUFFOLK COUNTY:

Storage Tank Database

A listing of aboveground storage tank sites located in Suffolk County.

Date of Government Version: 07/08/2013
Date Data Arrived at EDR: 09/10/2013
Date Made Active in Reports: 11/25/2013
Number of Days to Update: 76

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 02/18/2014
Next Scheduled EDR Contact: 05/19/2014
Data Release Frequency: No Update Planned

Storage Tank Database

A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 07/08/2013
Date Data Arrived at EDR: 09/10/2013
Date Made Active in Reports: 11/25/2013
Number of Days to Update: 76

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 02/18/2014
Next Scheduled EDR Contact: 05/19/2014
Data Release Frequency: No Update Planned

WESTCHESTER COUNTY:

Listing of Storage Tanks

A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 12/18/2013
Date Data Arrived at EDR: 12/19/2013
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 54

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Listing of Storage Tanks

A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 12/18/2013
Date Data Arrived at EDR: 12/19/2013
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 54

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/21/2014
Next Scheduled EDR Contact: 06/02/2014
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/17/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/24/2013
Date Made Active in Reports: 08/19/2013
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/20/2014
Next Scheduled EDR Contact: 05/05/2014
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 08/05/2013
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/24/2014
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 11/12/2013
Date Data Arrived at EDR: 11/20/2013
Date Made Active in Reports: 12/11/2013
Number of Days to Update: 21

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 01/20/2014
Next Scheduled EDR Contact: 05/05/2014
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012

Date Data Arrived at EDR: 08/09/2013

Date Made Active in Reports: 09/27/2013

Number of Days to Update: 49

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 12/11/2013

Next Scheduled EDR Contact: 03/31/2014

Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Providers

Source: Department of Health

Telephone: 212-676-2444

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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Appendix I:

Resumes

MICHAEL HENRY*Senior Engineering Consultant***Education**

Bachelor of Science in Biological Engineering, The University of Georgia, 2003

Project Experience

- ***The Fisk Building, New York, New York*** – As a Project Manager, Mr. Henry performed a Property Condition Assessment and Phase I Environmental Site Assessment of this 27-story office building in Midtown Manhattan. His knowledge of structural and mechanical building elements, as well as his knowledge of regulatory framework and experience with historical environmental issues, was crucial to the level of detail required for this assessment. His report was clear and concise, yet thorough. He provided the information that was essential to the client's needs.
- ***The Pennsylvanian, Pittsburgh, Pennsylvania*** – Mr. Henry completed a Property Condition Assessment and Phase I Environmental Site Assessment of this hi-rise apartment building, converted from historical use as an office building and downtown train station. During his evaluation of the facilities, Mr. Henry conducted interviews with the property manager and maintenance staff. He also conducted extensive historical research and reviews of prior reports and documentation. His findings included information on existing building conditions, site improvements, mechanical and electrical systems, code and accessibility information, and information on historical dry cleaning and commercial tenants. His expertise and recommendations were highly valued by the client.
- ***Grinnell Water Works Building, Charlotte, North Carolina*** – Mr. Henry served as the Project Manager on a Property Condition Assessment and Phase I Environmental Site Assessment of this office building, converted from historic industrial use. The property is listed on the National Register of Historic Places, and Mr. Henry's assessment included observations of the facility and systems, review of previous assessment reports, interviews with property staff, and research of municipal records. The client found his observations critical to their final business decision.

Industry Tenure

A/E: 2003
ENV: 2003
EMG: December, 2010

Related Experience

Industrial Facility Portfolios
Assisted Living Portfolios
Hospitality Portfolios
Retail Portfolios
Multi-family Housing Portfolios
Gasoline Service Stations
Dry Cleaners

Industry Experience

Office
Industrial
Housing/Multi-family
Hospitality
Healthcare
Retail/Wholesale

Active Licenses/Registration

Georgia Certified "Engineer-in-Training", License No. 021691, 2003
AAI/ASTM E 1527-05
Environmental Professional (EP)

Regional Location

Atlanta, GA

KATY CURE

Technical Report Reviewer

Education

- Bachelor of Science in Environmental Science; Minor, French, University of Oregon, Eugene, OR

Project Experience

- **Technical Reviews** – Ms. Cure has been conducting technical reviews of phase I environmental site assessments prepared by others for EMG since September 2013.
- **Industrial, Commercial, Residential Properties** – Ms. Cure has been conducting and writing Phase I environmental site assessments for various types of property for over 10 years, some examples of which are discussed below.
- **Volusia County Government, Holly Hill, FL** – As a Senior Environmental Assessor, Ms. Cure performed a phase I and II environmental site assessment (ESA) of the 2.8-acre EVAC ambulance facility. Based on the findings of the report, subsurface investigatory activities were conducted to address environmental concerns.
- **The Nature Conservancy, Unincorporated Polk County, FL** – As a Senior Environmental Assessor, Ms. Cure performed a phase I and II ESA, phase I ESA updates, and asbestos, radon, and lead-based paint (LBP) surveys of a 5,200-acre working cattle ranch. The assessment included an aerial survey in a helicopter. Ms. Cure identified the historical presence of a cattle-dip vat (CDV) and provided the client with numerous possible solutions for the remediation of arsenic contamination associated with the CDV, which was identified during the phase II ESA.
- **Shands Health Care, Gainesville, FL** – Ms. Cure performed a phase I ESA, asbestos inspection, and mold/water intrusion survey on a two-story office building and multi-structure hotel facility. Her efforts were coordinated with multiple people performing various other assessments and services.
- **Florida Power & Light Co. (FPL)/Navasota Energy, Forney and Lamar, TX** – Ms. Katy Cure conducted a phase I ESA of two natural gas-fired, combined-cycle power generation facilities. Ms. Cure reviewed the historic and current uses of the site and adjacent properties and developed a thorough report.

Industry Tenure

- Environmental: 2003
- EMG: 2012

Related Experience

- Phase I and II ESAs
- Environmental Compliance
- Permitting (Air, Storm Water, Industrial Waste Water, etc.)
- Project Management
- Storage Tanks
- Industrial Hygiene
- EHS Compliance & Auditing
- Written Safety Programs

Industry Experience

- Government Facilities
- Offices
- Retail
- Industrial/Manufacturing
- Housing/Multi-family
- Ranches/Farmland
- Medical/Assisted Living Facilities
- Gas Stations
- Power Plants

Active Licenses/Registration

- INSTEP Licensed Environmental Professional, No. 348, 2009
- OSHA 40-hour HAZWOPER, 2003
- LEED Green Associate, No. 10676744, 2011
- Asbestos Inspector, 2005

Special Skills & Training

- Fluent in French

Regional Location

- Portland, OR