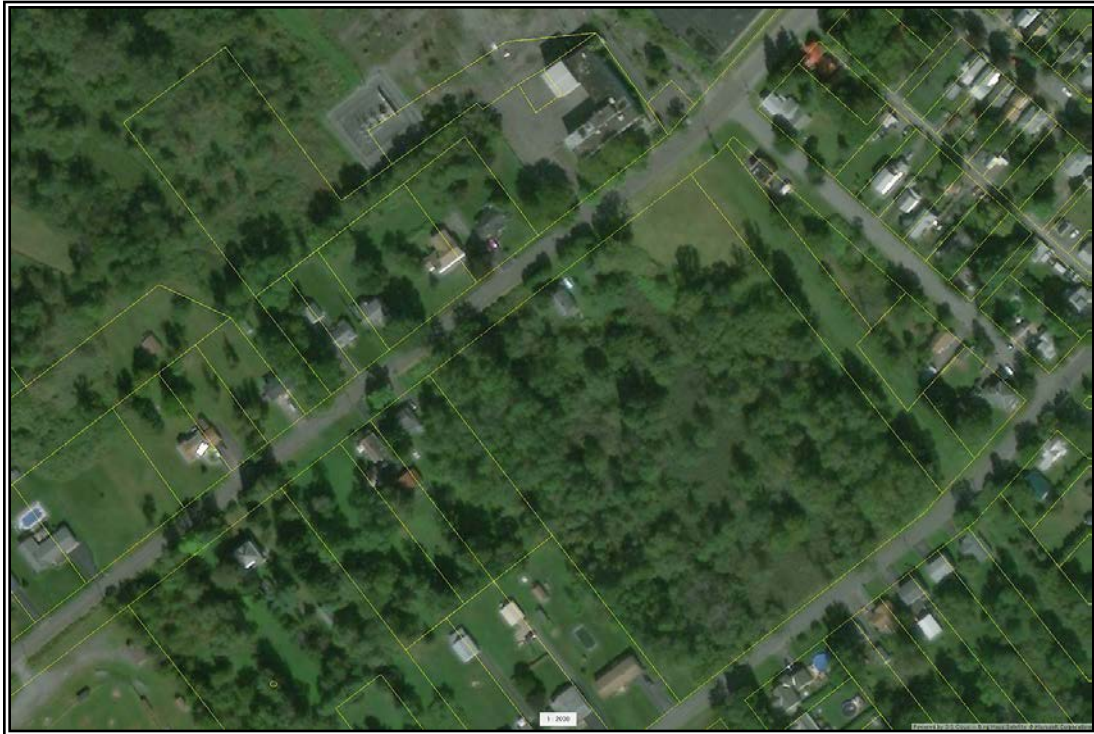


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# Phase I Environmental Site Assessment

**401-421 South Jay Street  
City of Rome  
Oneida County, New York**



Prepared for:

Bergman Architects, Engineers, Planners  
280 East Broad Street  
Rochester, New York

Prepared by:



January 2020

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
401-421 SOUTH JAY STREET  
CITY OF ROME  
ONEIDA COUNTY, NEW YORK**

**Prepared for:**

Bergmann Architects, Engineers, Planners  
280 East Broad Street  
Rochester, NY 14604

and



City of Rome  
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198 North Washington Street  
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January 2020

Project # 50378-05

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## 1. EXECUTIVE SUMMARY

Bergmann Architects, Engineers, Planners (Bergmann) on behalf of the City of Rome, New York engaged Lu Engineers to conduct a Phase I Environmental Site Assessment (ESA) of a residential home located at 401-421 South Jay Street, City of Rome, Oneida County, subsequently referred to as the "Site". This assessment was prepared in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13) and the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries Final Rule 40 CFR Part 312. Exceptions to or deletions from this practice are described in this report. The purpose of this Phase I ESA was to identify, to the extent feasible, "Recognized Environmental Conditions" (RECs) in connection with the Site.

Based on information collected for this Phase I ESA, concerns were identified at the Site relating to findings at the Site.

- The presence of various oils, antifreeze and other liquids located in the basement of the house located on the Site represents a REC requiring characterization, removal, and proper disposal prior to Site redevelopment.
- Based on the age of construction of the residential home, the potential for friable asbestos and lead-based paint to be present represents Business Environmental Risks (BER). It is recommended that a Pre-Demolition asbestos and lead-based paint survey be conducted prior to future demolition of the building.

It is Lu Engineers' professional opinion that no subsurface environmental investigation is necessary at the Site at the present time.

## 2. INTRODUCTION

### 2.1 Purpose and Definitions

The Phase I Environmental Site Assessment (ESA) practice, established by the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries Final Rule 40 CFR Part 312, is intended for use on a voluntary basis by parties who wish to assess the environmental condition of *commercial real estate* taking into account commonly known and *reasonably ascertainable* information. The practice permits a *User* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations* (i.e., landowner liability protections or LLPs) on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability.

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process described in Section 2.2, whether *Recognized Environmental Conditions* exist in connection with the *Site*.

- Recognized Environmental Conditions (RECs) are defined 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*; 3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions, generally do not present a threat to public health or the environment, and would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies and are not considered to be RECs.
- Historical RECs (HRECs) are defined 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 use criteria established by a regulatory authority, without subjecting the *property* to any required controls (i.e., *activity and use limitations (AULs), land use restrictions, institutional controls, or engineering controls*).
- Controlled RECs (CRECs) are defined as RECs resulting from a past *release* of *hazardous substances* or *petroleum products* that have been addressed to the satisfaction of the applicable regulatory authority with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls.

## **2.2 Scope of Services**

The scope of services performed by Lu Engineers is consistent with the general specifications outlined in ASTM 1527-13 and 40 CFR Part 312. In general, the scope of services for this project included:

- Review environmental databases to identify sites in federal and state records that are potentially characterized by environmental liabilities within the recommended ASTM search radius as described in Section 5;
- Review available historical aerial photographs, United States Geological Survey (USGS) topographic maps, tax maps, plat maps, atlases, local street directories, and Sanborn® Fire Insurance Maps to obtain information relative to the historical usage of the Site;
- Conduct a Site visit, interview appropriate Site personnel and adjacent property owners, and record pertinent observations related to potential environmental impacts at the Site;
- Contact governmental authorities, including the New York State Department of Environmental Conservation (NYSDEC) to obtain any records on file associated with the property; local environmental and health departments, and local municipalities to obtain available Site-specific information, including legal descriptions, tax and title information, and locations of municipal services; and
- Prepare a report that provides a Site description, summary of records reviewed and observations noted of the environmental conditions at the Site, and an opinion as to the presence of known or suspect RECs.

## **2.3 Limiting Conditions, Deviations, and Exceptions of Assessment**

No environmental assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This assessment is intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

No sampling or testing of media such as soil, soil vapor, surface water, groundwater, suspect asbestos containing building material, radon, mold, or lead-based paint was conducted during this assessment. No inquiry was made into endangered species, regulatory compliance, ecological resources, industrial hygiene and indoor air quality, health and safety, power lines and electromagnetic fields, or cultural and historical resources during this assessment. These items are considered to be Business Environmental Risks (BER) which are risks that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, and is not an issue required to be investigated under the ASTM E1257-13 practice.

The site visit was limited to visual observations of the perimeter of the property and other accessible areas only. Visual observations of the exterior were limited due to size, excessive snow cover, vegetative growth and topographic conditions. Items such as stressed vegetation or stained soils may not have been apparent. Areas of the Site that were inaccessible were left to the judgment and discretion of the Environmental Professional conducting the Site visit. The roof on the southern portion of the house had collapsed into the house and basement and therefore, the structural integrity of the house was deemed not safe.

## **2.4 Significant Assumptions**

While this report provides an overview of current and historical RECs, the ESA is limited by the availability of information at the time of the assessment. Conclusions and recommendations regarding RECs presented in this report are based on the Scope of Work authorized by the Client.

## **2.5 Special Terms and Conditions**

Bergmann and Lu Engineers have agreed that the Scope of Work described in Section 2.2 and the Limitations and Exceptions described in Section 2.3 above are acceptable and that to the fullest extent permitted by law, Lu Engineers shall not be liable for limiting its investigation to the Scope of Work described.

## **2.6 User Reliance**

Bergmann and the City of Rome may rely upon the findings of this report and should be aware of the agreed upon Scope of Work and the limitations associated with this Scope of Work. Use of or reliance upon this report, its findings and recommendations, by any other person or firm is prohibited without the prior written permission of Lu Engineers.

# **3. SITE DESCRIPTION**

## **3.1 Location and Legal Description**

The Site is located at 401-421 South Jay Street, in the City of Rome, Oneida County, New York (Figure 1). It consists of an 8.10-acre parcel that contains a single family residential home (refer to Sections 3.2.1 and 3.3) and undeveloped land. According to the Property Tax Map (Figure 2), the Site parcel is rectangular shaped, and measuring approximately 525 feet by 665 feet. The Site Tax Number is 242.014-1-24. The property is zoned single family residential by the City of Rome.

## **3.2 General Site Setting**

The City of Rome is located in the geographical center of New York State immediately south of the foothills of the Adirondack Mountains. Rome is one (1) of two (2) principal cities in the Utica-Rome Metropolitan area.

The Site is located within a residential/urban area on the east side of South Jay Street in the City of Rome, New York. South Jay Street is a side street in the southwestern portion of the City of Rome that intersects with Muck Road.

### 3.2.1 Current Use of the Property

The Site is currently a residential house owned by Walter Jezowski. Upon inspection, the property appears to be unoccupied. Past uses of the Site are discussed in Section 5.5.1.

### 3.2.2 Current Use of Adjoining Properties

Current uses of the properties adjoining the Site are primarily residential. These uses are summarized below.

#### North of Site:

Property Address	Occupant
414 South Jay Street	Residential home
412 South Jay Street	Residential home
402-406 South Jay Street	Unoccupied former manufacturing building
South Jay Street	Undeveloped parcel

#### South of Site:

Property Address	Occupant
727 South George Street	Residential
320 Ochab Street	Residential property
511 South Madison Street	Residential property
509 South Madison Street	Residential property
507 South Madison Street	Residential property
505 South Madison Street	Residential Property
503 South Madison Street	Residential Property

#### East of Site:

Property Address	Occupant
South Madison Street	Undeveloped land owned by the City of Rome utilized for water transportation

#### West of Site:

Property Address	Occupant
423 South Jay Street	Residential property
602 South Madison Street	Residential property
710 S. Madison Street	Residential home to the southeast
511 S. Jay Street and S. Jay Street	Residential property

Past uses of the adjoining property are discussed in Section 5.5.3.

### **3.3 Descriptions of Structures, Roads, and Other Improvements at the Site**

The Site is utilized as a residential home and undeveloped land. The residential home was constructed in 1941 as a two (2)-story, 1,164 square foot home constructed with a full basement. A 1.5 car detached garage was also constructed in 1941.

Electric power is supplied to the Site by Niagara Mohawk Power Corp. The residential home is heated with natural gas. Water and sewer services are provided by the public utilities. It is unclear if utilities are currently active at the Site.

## **4. USER PROVIDED INFORMATION**

### **4.1 Reason for Performing the Phase I**

In accordance with the ASTM E1527-13, a *User* is defined as the party seeking to complete an ESA of the *property*. A *User* may include a potential purchaser, tenant, owner, lender, or manager of a property. If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional.

Lu Engineers was retained by Bergmann on behalf of the City of Rome to perform this Phase I ESA to qualify for CERCLA Landowner Liability Protection (LLP). This Phase I ESA was conducted as part of a Brownfield Opportunity Area (BOA) Grant for redevelopment.

Bergmann stated that they are unaware of the answers to the questionnaire and designated Matthew Andrews, from the City of Rome, as the appropriate contact to provide the User Information for this assessment. Mr. Andrews stated that he has no additional information to provide.

### **4.2 Environmental cleanup liens that are filed or recorded against the Site (40 CFR 312.25).**

Title records were not provided for review.

### **4.3 Activity and land use limitations that are in place on the Site or that have been filed or recorded against the Site (40 CFR 312.26).**

Review of NYSDEC records indicates that there are no engineering or institutional controls in place at the Site.

### **4.4 Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

It is unknown if the User has specialized knowledge or experience related to the Site.

**4.5 Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Not applicable.

**4.6 Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**

It is unknown if specific chemicals, spills, or environmental cleanups area associated with the Site. In addition, the past uses of the Site are unknown.

**4.7 The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

It is unknown if there are any obvious indicators that point to the presence or likely presence of contamination at the Site.

**4.8 Owner, Property Manager, and Occupant Information**

Walter Jezowski is the current owner. The Site is currently developed with a residential home.

**5. RECORDS REVIEW**

The purpose of the records review is to help identify RECs in connection with the Site. Records reviewed pertain to the Site, adjoining properties, and properties within an approximate minimum search distance in order to help assess the likelihood of an impact to the Site from migrating hazardous substances or petroleum products. The records review includes sources that are reasonably ascertainable, publicly available, and reasonably reviewable.

**5.1 Standard Federal, State, and Tribal Environmental Record Sources**

Lu Engineers reviewed the Federal, State, Tribal and local records, to determine whether the Site or other sites within the applicable search distances are identified on these lists and determined the significance of listing(s) associated the Site.

The attached National Environmental Title Research, LLC (NETRonline) Report (Appendix C) along with information obtained from the NYSDEC, provides a summary of the Federal, State, and Tribal records review findings as well as the sources reviewed and date the information was last updated. Relevant information identified as a result of this search is discussed herein.

<b>Federal Lists and Search Radius</b>	<b>Number of Sites</b>	<b>Facility name and ID#, approximate distance and direction from Site</b>	<b>RECs relative to the Site</b>
National Priority List (NPL) Site list- <i>1.0 mile</i>	0	N/A	No, based on the lack of listed facilities.
Delisted NPL Site List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
CERCLIS No Further Remedial Action Planned (NFRAP) List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
Resource Conservation and Recovery Information System-Corrective Action Treatment Storage and Disposal (RCRA CORRACTS TSD) Facilities List- <i>1.0 mile</i>	0	N/A	No, based on the lack of listed facilities.
RCRA non-CORRACTS TSD Facilities List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
RCRA Large and Small Quantity Generator List- <i>Site and adjoining properties</i>	0	N/A	No, based on the lack of listings for the Site and adjacent properties.
Emergency Response Notification System (ERNS) List- <i>Site</i>	0	N/A	No, based on lack of listings for the Site.
Institutional/ Engineering Control Registry- <i>Site</i>	0	N/A	No, based on lack of listings for the Site.



State and Tribal Lists and Search Radius	Number of Sites	Facility name and ID#, approximate distance and direction from Site	RECs relative to the Site
NPL Equivalent (Inactive Hazardous Waste Disposal Sites (IHWDS) or State Hazardous Waste Sites (SHWS) List)- <i>1.0 mile</i>	2	NM- Jay/Madison-Rome MGP 106 S. Madison Street and 410-412 Erie Boulevard #633042 1,460 feet north	No, based on the distance and location of the facilities from the Site.
		NM-Kingsley Avenue-Rome MGP #633043 0.75 miles east	
CERCLIS Equivalent (Hazardous Substance Waste Disposal Sites (HSWDS)) List- <i>0.5 mile</i>	1	Former Jet Dry Cleaners 401 ½ West Dominick Street #633076 0.36 miles north	Investigations have identified chlorinated compounds in the soil and groundwater, however, data supports that the dry cleaners was not the source of off-site impacts at the adjacent NM-Jay/Madison Rome MGP Site and therefore, no further investigation or remediation was conducted.
Solid waste disposal site lists (Waste Facilities/Landfill Sites (SWF/LF))- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
Leaking Storage Tank (LTANKS) Lists and NYSDEC Spill Sites- <i>0.5 mile</i>	1 Active	CVS School of Dance Spill #906549 324-326 Henry Street 650 feet northeast	No, based on the location and distance of the spills from the Site.
	38 closed	530 Henry Street and 421 Ridge Street 900-960 feet north/northwest	35 closed spills are listed for Rome Cable and Rome Strip Steel. These properties are also listed as NYSDEC Voluntary Cleanup and Brownfield Sites.
	6 closed	Various	6 closed spills are located between 470 feet southwest and 1,200 feet north of the Site. Based on the location and nature of these spills, they do not represent a concern at this time.

State and Tribal Lists and Search Radius	Number of Sites	Facility name and ID#, approximate distance and direction from Site	RECs relative to the Site
Registered Storage Tanks List- <i>Site and adjoining properties</i>	0	N/A	No, based on the lack of listings for the Site and adjacent properties.
Institutional/Engineering Control Registry- <i>Site</i>	0	N/A	No, based on lack of listings for the Site.
Voluntary Cleanup Program (VCP) Site Lists and Brownfield Site (BCP) Lists- <i>0.5 mile</i>	2	Former Rome Cable Site Parcels 3,5 and 6 Henry Street #E633073 350 feet north/northwest	The area identified as Parcel 5 is located 350 feet northwest of the Site and contains several, unoccupied, dilapidated buildings identified as former Rome Cable Company Complex #4. Remediation is currently being conducted on these properties. This facility is also a listed NYSDEC IHWDS. Several closed NYSDEC spills are also listed for these properties. Based on the distance of these facilities from the Site and the fact that groundwater is to the northward and away from the Site, they do not represent concerns associated with the Site at this time.
		Former Rome Cable Site Complex #1 421 Ridge Street #E633053 850 feet north	
		508 West Liberty Street #E633058 0.45 feet north	No, based on the distance and location of the facility from the Site. Remediation at this property has been completed.
		229 South James Street #E633059 0.45 feet northeast	Former gasoline stations that were entered into the NYSDEC ERP program for investigation and remediation, however the applications were withdrawn in August 2005.
		717 West Dominick Street #E633057 0.46 feet north/northwest	

## 5.2 Regulatory Agency File and Records Review

A Freedom of Information Law (FOIL) request was submitted to the NYSDEC. The NYSDEC responded that there are no records on file for this property.

## 5.3 Additional Federal, State, Tribal, and Local Environmental Record Sources

There are no known Native American Sovereign Territories at or within a one-mile radius of the Site. Therefore tribal government representatives were not contacted as part of this Phase I ESA report.

Information from the City of Rome and Oneida County Officials has been used to supplement data found during the records review, and is included as Appendix C. Information obtained from the Municipality regarding building records and ownership information is discussed in Sections 5.3.1 and 6.

Reasonable attempts were made to obtain records from the following State and local agencies to obtain information relative to Local Brownfield Lists, Landfill/Solid Waste Disposal Sites, Hazardous Waste/Contaminated Sites, Registered Storage Tanks, Land Records for Activity or Use limitations, Emergency Release Reports, and Contaminated Public Wells:

- Oneida County Department of Health/Environmental Division
- City of Rome Fire Department
- City of Rome Planning Department
- City of Rome Building Permit/Inspection Department
- Local/Regional Pollution Control Agency
- Local/Regional Water Quality Agency
- Local Electric Utility Companies (for records relating to PCBs)

Agency	FOIL Sent/Records Reviewed	Response	RECs relative to the Site
City of Rome Building Inspector and Code Enforcement Office	12/9/19	At the time of this report, the requested information has not been received. Any pertinent information received will be included in a Letter of Addendum.	N/A
City of Rome Fire Department	1/6/20	At the time of this report, the requested information has not been received. Any pertinent information received will be included in a Letter of Addendum.	N/A

Agency	FOIL Sent/Records Reviewed	Response	RECs relative to the Site
Oneida County Environmental Health, Public Works, and Water Quality and Water Pollution	1/6/20	At the time of this report, the requested information has not been received. Any pertinent information received will be included in a Letter of Addendum.	N/A

#### 5.4 Physical Setting Sources

The 2016 Rome, New York USGS 7.5 Minute Topographical Map was used in evaluating the physical setting of the Site. The Site elevation is approximately 425 feet (USGS datum) and consists of generally level land. Nearby waterways include Wood Creek, 1,400 feet to the north and the Erie Canal, 2,200 feet to the south.

Based on interpretation of the USGS topographic map, groundwater flow at the Site appears to be northward, toward Wood Creek.

##### 5.4.1 Geology and Hydrogeology

Based on the U.S. Department of Agriculture (USDA) Soil Conservation's Soil Survey Geographic data, soils on the Site are classified as Canandaigua silt loam. Canandaigua silt loam is very deep, nearly level, poorly drained soils in depressions on glacial lake plains and uplands formed in silty lacustrine deposits. There are no State or Federal wetlands or flood plains mapped on the Site. According to the National Wetlands Inventory, a riverine wetland identified as R5UBfx, is located adjacent to the east of the Site, in the area of the former Erie Canal. Further details of the riverine description from the National Wetlands Inventory is included in Appendix C.

#### 5.5 Historical Use Information

Lu Engineers reviewed the following reasonably ascertainable standard historical sources to establish a continuous past history of the Site to its first documented developed use or to 1940 (whichever is earlier) and the surrounding area's usage:

- Aerial Photographs (1955, 1997, 2003, 2006, 2008, 2009, 2011, 2013 and 2015- NETRonline)
- Sanborn or Fire Insurance Maps (Sanborn Maps reviewed at the City of Rochester Public Library utilizing the Historic Information Gather's Website did not include the area of the Site)
- Property Tax Files (City of Rome Tax Assessor's Office)
- USGS Topographic Maps (1920,1949,2013 and 2016- NETRonline)

### 5.5.1 Past Use of the Property

Lu Engineers determined relevant Site history, using a combination of the historical records listed above, and an interview with the Site's owner. The following tabulation provides a synopsis of relevant Site history.

Source	Conditions	Concern
1955 Aerial Photograph; assessment records	Assessment records indicate that that the property was constructed in 1941. Site is developed with a residential home on the northern portion of the property on the 1955 aerial photographs. The remained of the property is undeveloped and appears to be farmland.	None
1997-2015 Aerial photographs; site representative	Site is developed with a residential home on the northern portion and undeveloped, lightly wooded land. A garage or shed is noted southeast of the house on the 2003 aerial photograph. The Owner Representative stated that the property has been in his family since the 1930s.	None

### 5.5.2 Data Failure

A Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet, the objectives have not been met. A Data Failure has not been encountered as part of this report.

### 5.5.3 Historical Uses of Adjoining Properties

The past uses of the properties adjoining the Site are primarily residential. These uses are summarized below.

#### North of Site:

Source	Notes	Concern
1955 Aerial Photograph	Undeveloped land on the north side of Jay Street	None
City of Rome Assessment Records; 1997-2015 Aerial Photographs	414 South Jay Street- residential since construction in 1963 412 South Jay Street- residential since construction in 1952 402-406 South Jay Street- manufacturing building constructed in 1960 (Former Par Technologies Building)	See below

**South of Site:**

Source	Notes	Concern
City of Rome Assessment Records; 1955-2015 Aerial Photographs	601 South Madison Street- residential since construction in 1953 320 Ochab Drive- residential since construction in 1943 511, 509, 507, 505 and 503 South Madison Street- residential since construction in 1979-1981	None

**East of Site:**

Source	Notes	Concern
City of Rome Assessment Records; 1955-2015 Aerial Photographs	Water Transportation property owned by the City of Rome; property is former Erie Canal	May have been filled in; this is the area of the National Wetland Inventory Riverine

**West of Site:**

Source	Notes	Concern
City of Rome Assessment Records; 1955-2015 Aerial Photographs	423 South Jay Street- residential since construction in 1929 602 South Madison Street- residential since construction in 1960	

PAR Technology is a software manufacturing company. There are no concerns on this property relating to the past use. Impacted soil and/or groundwater may be present at the former PAR Technology building due to the adjacent NYSDEC IHWDS to the north, approximately 350 feet north/northwest of the Site. Groundwater appears to be northward and away from the Site and therefore, this IHWDS does not appear to represent a concern at the Site at this time (refer to Section 5.1.).

## 6. SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

On December 11, 2019, Gregory L. Andrus, P.G. and Benjamin Seifert of Lu Engineers visited the Site to identify uses and conditions relating to RECs.

The periphery of the Site and all structures on the property were observed during the Site visit. It is noted that no attempt was made to enter the house due to it being structurally unstable. The southeast corner of the Site was also heavily overgrown with vegetation and was not accessible for thorough inspection. The site was covered with snow at the time of visit which potentially limited visual findings.

Limiting conditions, deviations, and exceptions are discussed in Section 2.4. Site Reconnaissance Notes and Observations are included in Appendix D.

## 6.2 Site Observations

Condition	Yes	No	REC	Notes:
Hazardous Substances and/or petroleum products	X		Yes	Various containers of motor oil, antifreeze, and other liquids were observed in the basement through previously opened doors.
Unidentified Substances		X	No	N/A
Above or Underground Storage Tanks, vent pipes, fill pipes and/or access ways		X	No	N/A
Strong, pungent or noxious odors		X	No	N/A
Pools of liquid	X		No	Standing surface water was observed at the Site located on the entire western half of the property. An abandoned snowmobile in standing water was also observed in the northwestern half of the property. No sheen was noted on the water.
Drums/containers of known or unidentified chemicals		X	No	N/A
PCBs- electrical or hydraulic equipment known to contain PCBs		X	No	N/A

## 6.3 Interior Observations

No attempt was made to access the interior of the house due to structural instability. The roof on the southern portion of the house had collapsed into the house and basement. In addition, information obtained from the Site representative stated that the house has been unoccupied for approximately one (1) to two (2) years and stated that the structural integrity of the house is unknown.

## 6.4 Exterior Observations

Condition	Yes	No	REC	Notes:
Pits, ponds or lagoons in connection with waste treatment, storage or disposal		X	No	N/A
Spills/Stained soil or pavement		X	No	N/A

Condition	Yes	No	REC	Notes:
Stressed Vegetation		X	No	It should be noted that due to snow cover, a complete observation of the vegetation was not possible.
Solid Waste- Areas of filling or grading by non- natural causes, mounds or depressions suggesting solid waste disposal or fill by an unknown origin		X	No	N/A
Wastewater or other liquid discharge into a drain, ditch underground injection system, or a stream on or adjacent to the property		X	No	A drainage ditch was observed on the north side of the property running along S. Jay Street.
Septic System or Cesspools		X	No	N/A
Wells-dry wells, irrigation wells, injection wells, abandoned wells, groundwater monitoring wells		X	No	N/A

## 7. INTERVIEWS

### 7.1 Interview with Owner

On December 10, 2019, Janet M. Bissi, CHMM of Lu Engineers interviewed Mr. John Jezowski, the current owner representative to obtain information regarding RECs in connection with the Site. The interview was conducted over the phone and is included in Appendix D.

### 7.2 Interviews with State and/or Local Officials

A reasonable attempt was made to interview staff members from the following agencies:

- City of Rome Fire Department
- Oneida County Environmental Health
- Local, State, or Regional Agency having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site (Oneida County and NYSDEC)
- City of Rome Building Department and Code Enforcement
- Local department responsible for the issuance of groundwater use permits that document the presence of AULs

FOIL Information and records obtained are included in Appendix C. State and Health Department Records are discussed in Section 5.3.



**7.2.1 Local Records**

Assessment records obtained from the City of Rome Assessment office indicate that Site has been owned by Walter Jezowski since at least 2011.

**8. EVALUATION****8.1 Findings**

Based on the information collected as a part of this assessment, RECs were identified associated with various oils and liquids located in the basement of the house.

In addition, due to the date of construction of the house in 1940, the potential for friable asbestos and lead-based paint to be present represents Business Environmental Risks.

**8.2 Opinion**

It is Lu Engineers' professional opinion that based on the information obtained during this assessment, evaluation and proper disposal of the suspect oils and related wastes is necessary prior to re-development.

In addition, the actual presence of asbestos containing building material and lead-based paint can only be determined through an asbestos and lead-based paint survey of the building, including sampling and analysis by licensed professionals.

**8.3 Data Gaps**

No data gaps were identified as part of this assessment.

**8.4 Conclusions**

Lu Engineers has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 at 401-421 S. Jay Street in the City of Rome, New York, the "Site". Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed RECs in connection with the Site associated with the various oils and liquids located in the basement of the house. Business Environmental Risks identified in this assessment include the potential for asbestos and lead-based paint to be present.

**9. NON-SCOPE SERVICES**

No additional services were conducted as part of this Phase I ESA.

**10. REFERENCES**

- Radius Map, aerial photographs, and historical topographic maps- NETRonline
- USEPA and NYSDEC website
- Historic Information Gathers- Sanborn Maps
- City of Rome Assessment Information

**11. CERTIFICATION**

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. A statement of credentials is attached as Appendix E.

Lu Engineers certifies the accuracy of this report, to the best of our knowledge, based on the information collected as described in the Scope of Work of this assessment. . A copy of information collected during this assessment, including photographs, maps, notes, and other material will be included in the appendices and kept on file at the offices of Lu Engineers. This information is available at your request.

Respectfully submitted,  
**Lu Engineers**

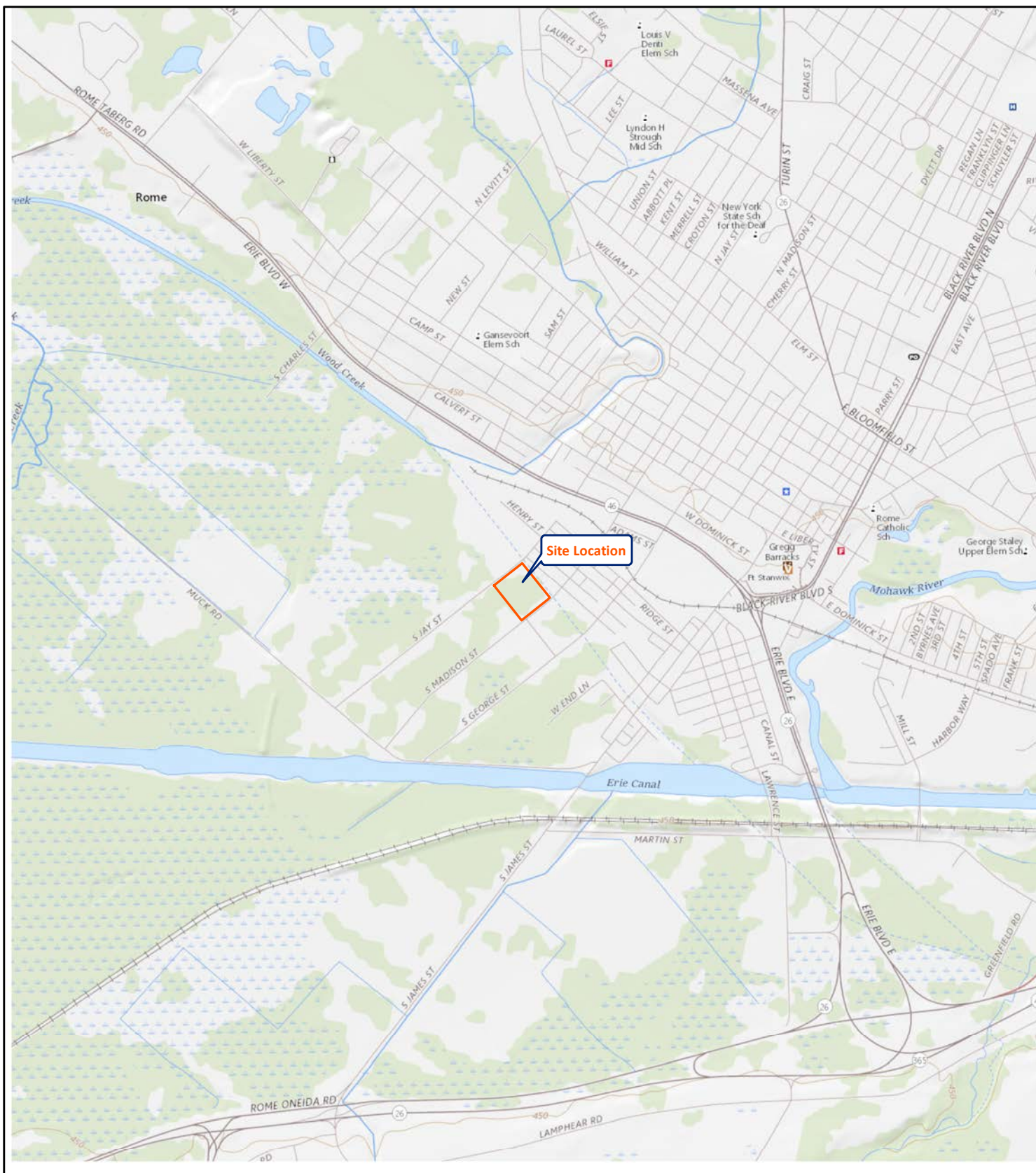


Janet M. Bissi, CHMM  
Environmental Scientist



Gregory L. Andrus, P.G.  
Environmental Investigation and  
Remediation Group Leader





Scale 1: 24,000

Contour Interval: 10-feet

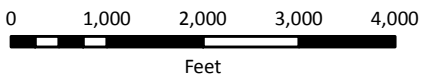


Figure 1. Site Location Map  
401-421 South Jay Street  
City of Rome Brownfield Opportunity Assessment  
Bergmann

DATE: December 2019

PROJECT #: 50378-05

DRAWN/CHECKED: BGS/GLA

DATA SOURCE:  
ESRI Online Basemap

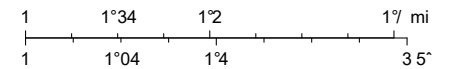


# Federal and State Wetlands Map



January 6, 2020

1:18,056



Sources: Esri, HERE, Garmin, "intermap, increment " Corp., GEBCO, USGS, F, NPS, NRCAN, "eoBase, IGN, Kadaster NL, rdance Survey, Esri (apan, METI, Esri China (Hong Kong), (c) penStreetMap contributors, and the GIS User Community

NYS Department of Environmental Conservation  
Not a legal document



U.S. Fish & Wildlife Service

# National Wetlands Inventory

Ecological Services

Enter Classification code:  (Example: **L1UB1Hx**)

Optional: For geographically specific information\*, please enter a State code:  (Example: **TX** for Texas)

[CLICK HERE TO DECODE](#)

Description for code **R5UBFx** (this code does not meet the Federal Wetland Classification Standard, but is used in historic and/or scalable data):

- R** System **RIVERINE**: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.
- 5** Subsystem **UNKNOWN PERENNIAL**: This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.
- UB** Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.
- F** Water Regime **Semipermanently Flooded**: Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land surface.

Other Modifier(s):

- x** SPECIAL MODIFIER **Excavated**: This Modifier is used to identify wetland basins or channels that were excavated by humans.

Observed **NY** Plant Specie(s) within the specified Attribute:

Scientific Name	Common Name	Indicator	Reference Info.
-----------------	-------------	-----------	-----------------

## Appendix A - Site Photographs

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## Site Photographs

401-421 S. Jay Street



**Photo No. 1 View of house on the Site and collapsed roof.**



**Photo No. 2 View of basement of house through open doors.**



**Photo No. 3 View of materials stored in basement through open doors.**



**Photo No. 4 Snowmobile on the northern portion of the Site.**



**Photo No. 5 Standing water on the northern portion of the Site.**

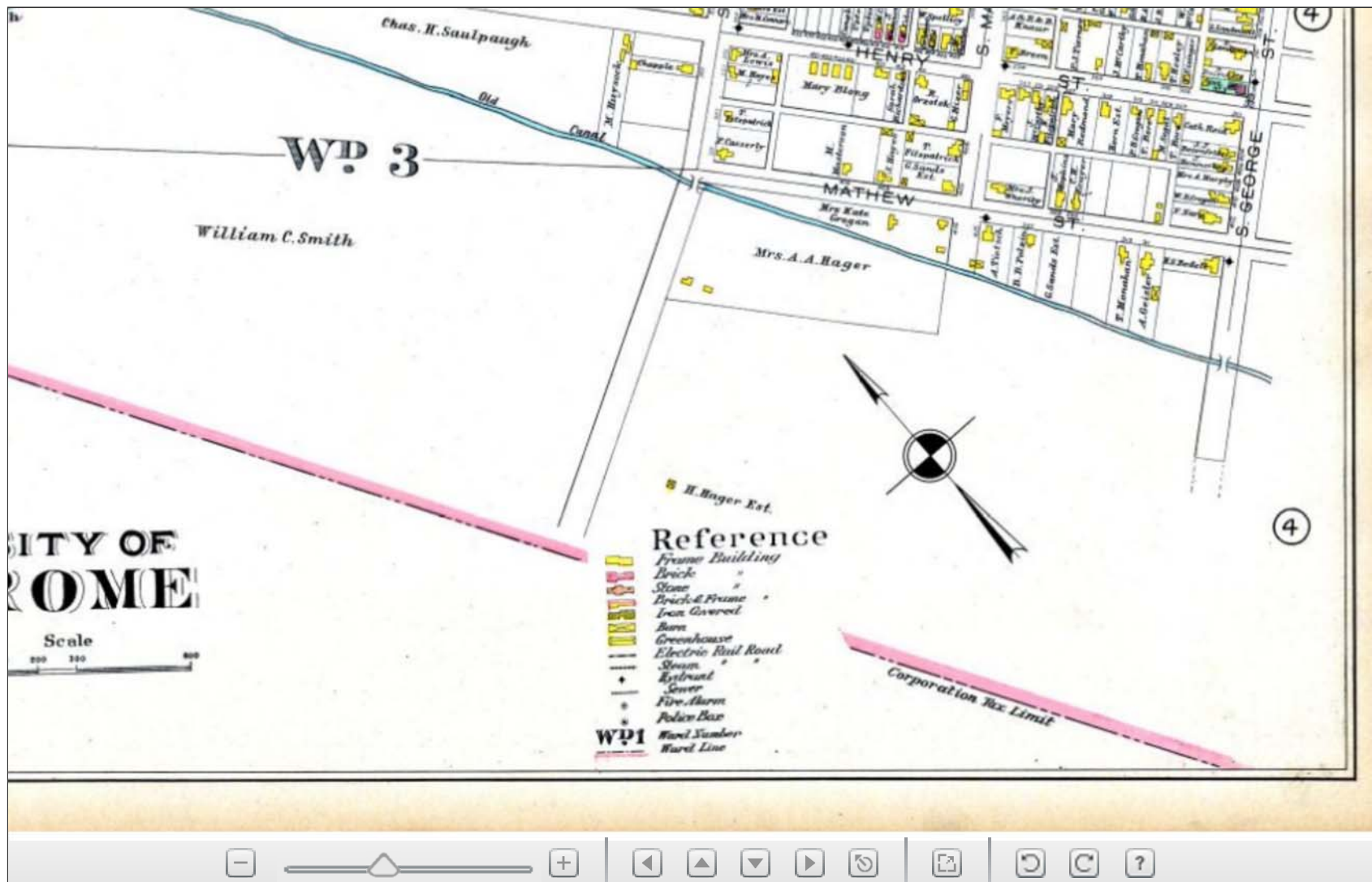


**Photo No. 6 General view of the north edge of the Site.**



## Appendix B - Historical Research Documentation

---



[View Print Sizes & Pricing »](#)

[OVERLAY THIS MAP](#)

[HISTORIC EARTH FREE BASIC](#)

[HISTORIC EARTH PREMIUM](#)

## Map Information

**Full Title:** Rome City 2  
**Full Atlas Title:** Oneida County 1907  
**State:** New York  
**Location 1:** Unattributed

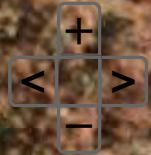
**SOURCE INSTITUTION:**



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Imagery with Streets ▾



Long: -75.4690  
Lat: 43.2093  
0 150 300ft

Lat/Long ▾





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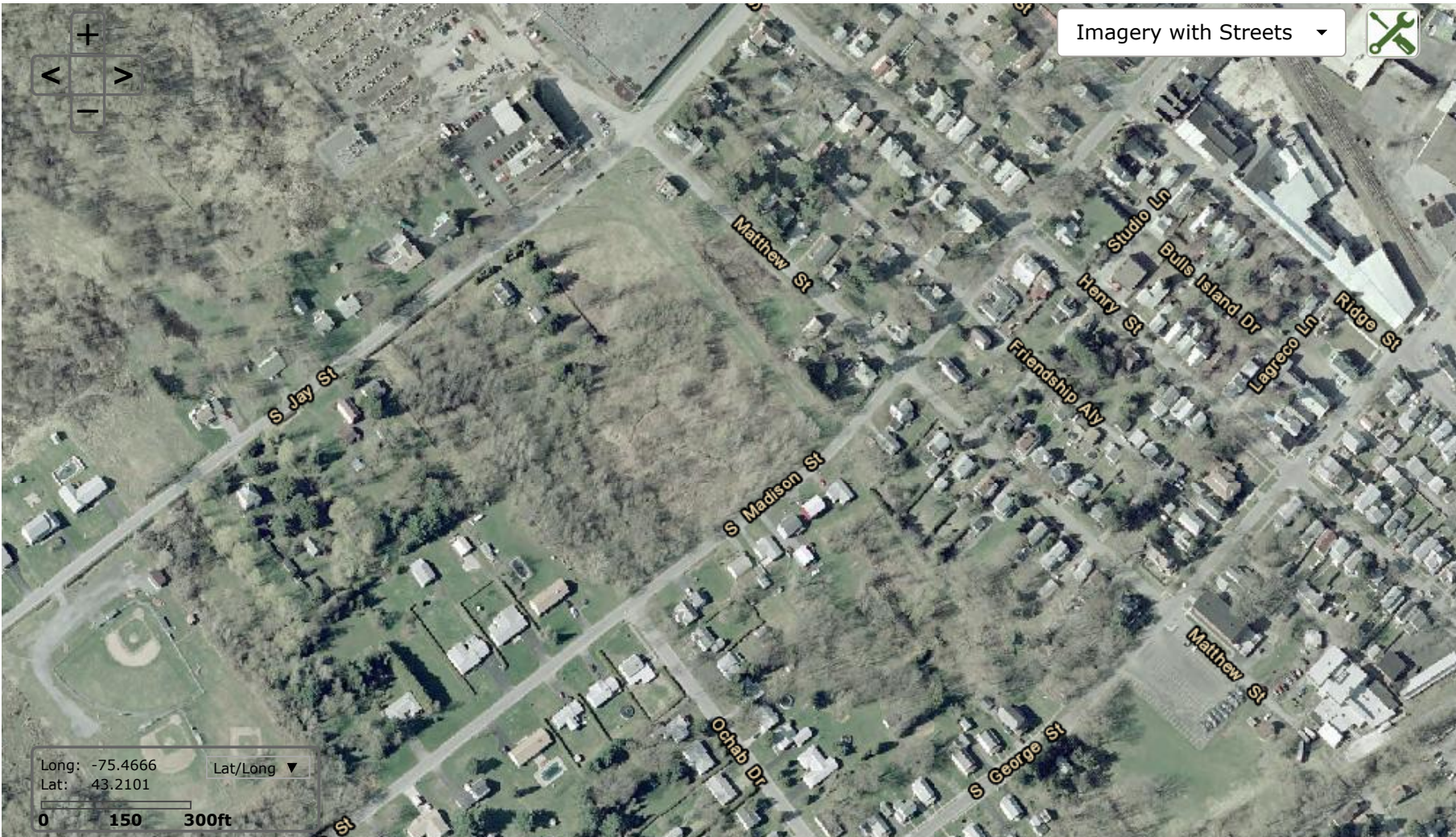


Imagery with Streets ▾

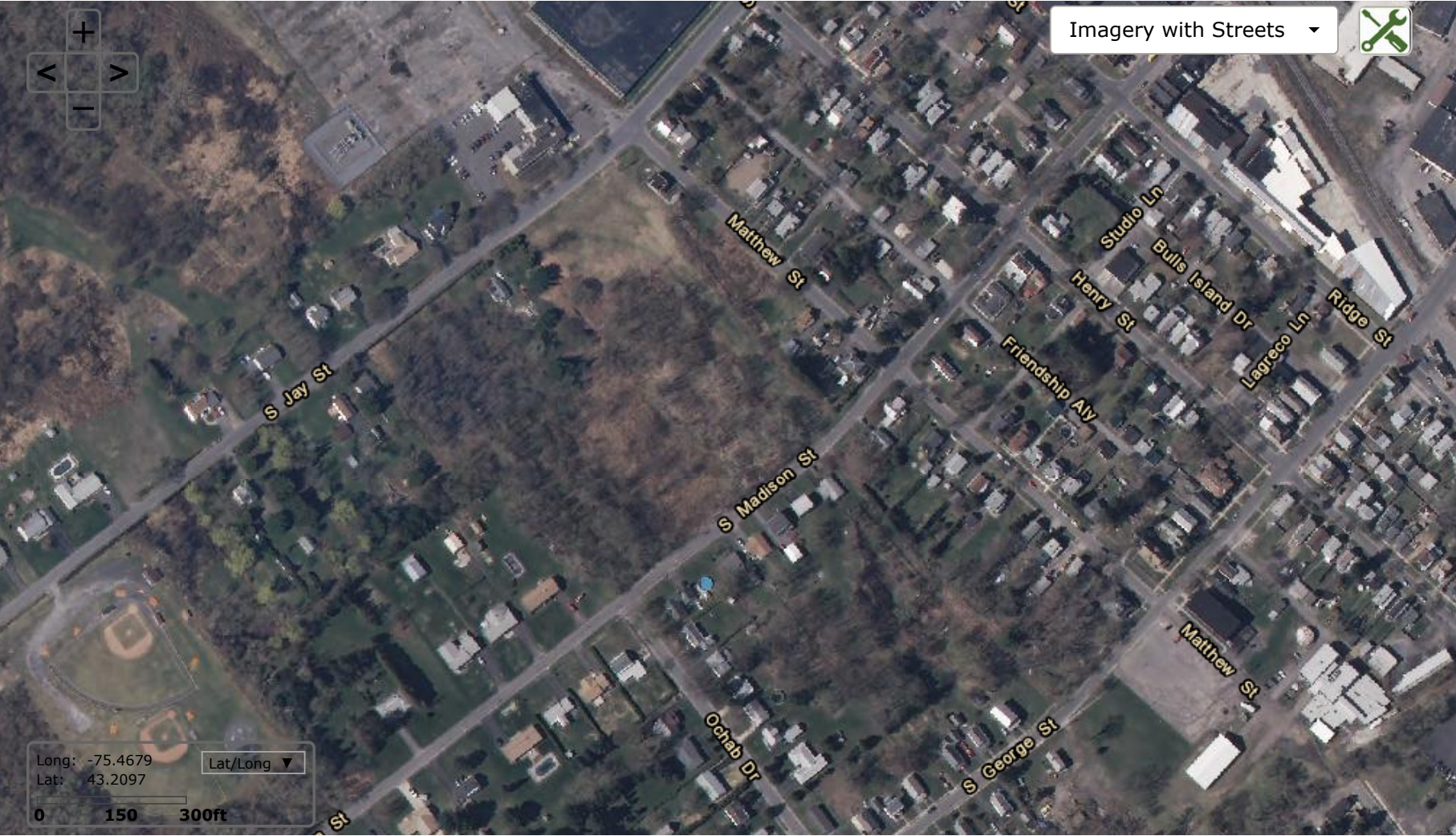


Long: -75.4666 Lat/Long ▾  
Lat: 43.2101

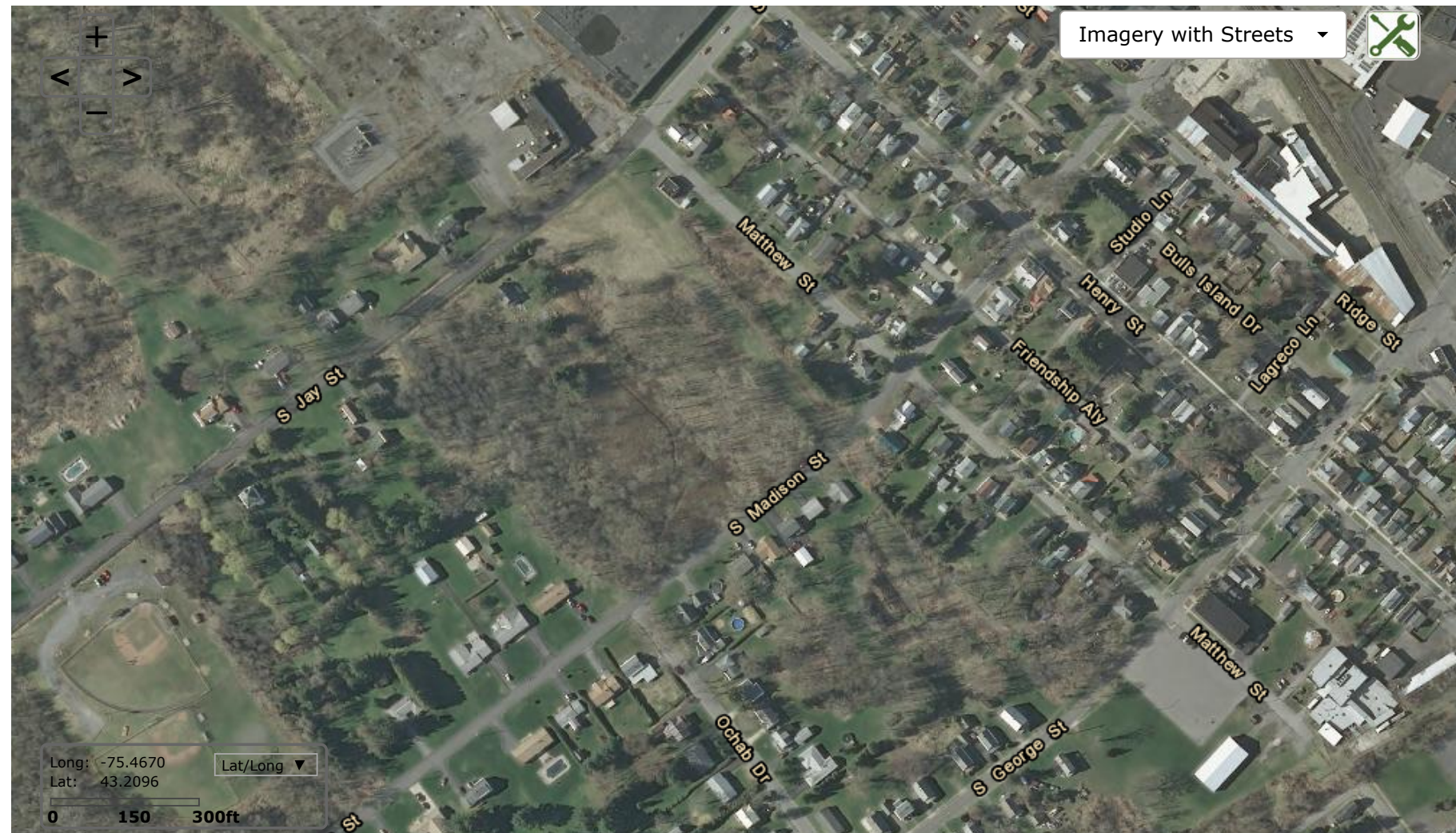
0 150 300ft













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## Appendix C - Records Review Information

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**401-421 SOUTH JAY STREET, ROME, NEW YORK**

Prepared for: Lu Engineers

Tuesday, December 10, 2019

## ***Environmental Radius Report***



2055 E. Rio Salado Pkwy  
Tempe, AZ 85381  
480-967-6752

## Summary

ASTM Search Radius

**National Priorities List (NPL)** 1.0 mile

**CERCLIS List** 0.5 mile

**CERCLIS NFRAP** 0.5 mile

**RCRA CORRACTS Facilities** 1.0 mile

**RCRA non-CORRACTS TSD Facilities** 0.5 mile

**Federal Institutional Control / Engineering Control Registry** Site

**Emergency Response Notification System (ERNS)** Site

**US RCRA Generators (CESQG, SQG, LQG)** Site and adjacent

**NY Underground Storage Tanks**

**NY Brownfields**

**NY State Superfund Program**

**NY Voluntary Cleanup Program**

**NY Environmental Restoration Program**

**NY Leaking USTs and Spills**

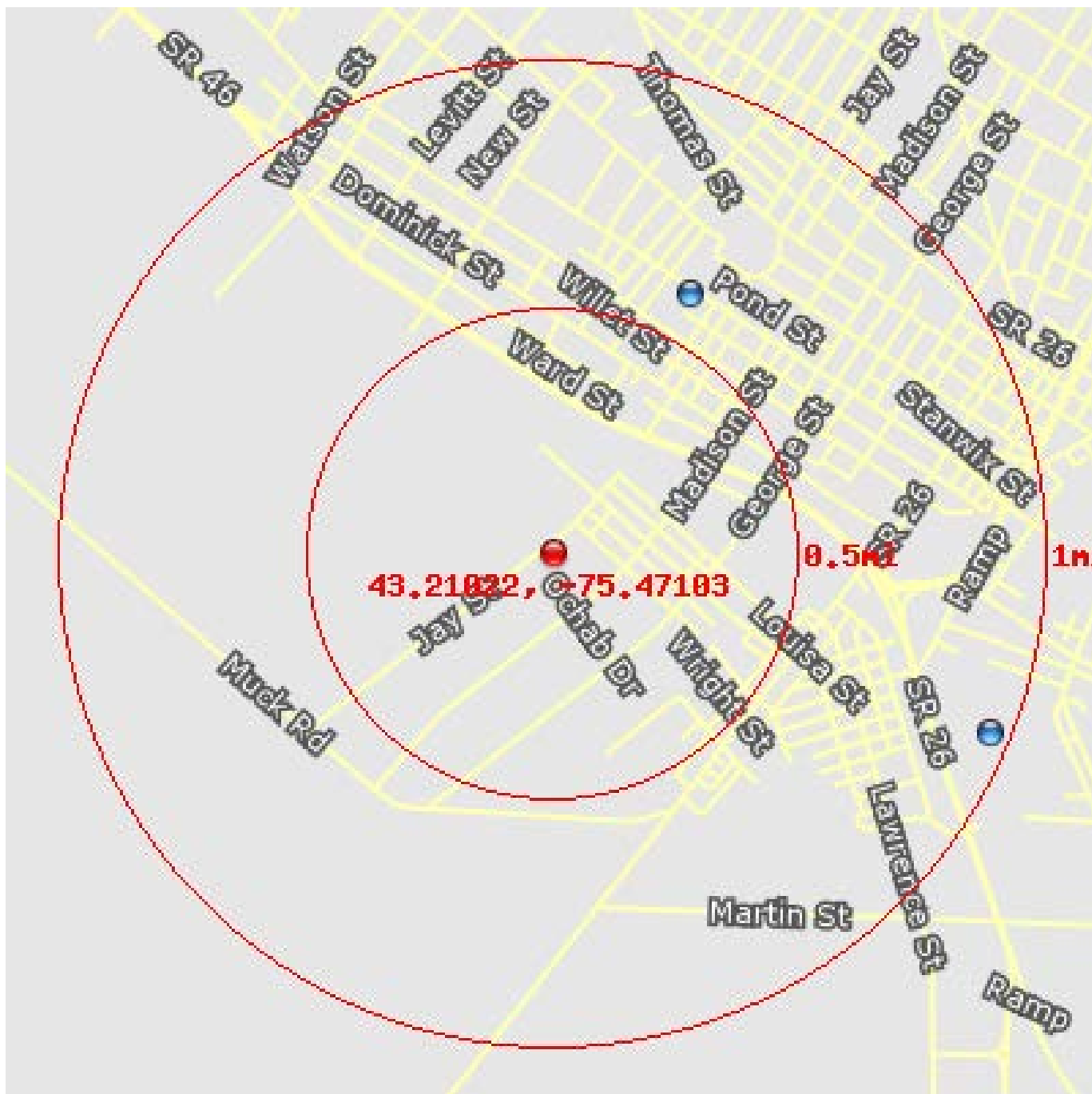
< 1/4	1/4 - 1/2	1/2 - 1
		2
	1	2
3	8	40
3	22	52
	1	1
2		2
14	3	20

## ***National Priorities List (NPL)***

**This database returned no results for your area.**

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

## ***CERCLIS List***



**This database returned 2 results for your area.**

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

>0.5 mile

## ***CERCLIS List***

<b>Location</b>	43.21768, -75.46542
<b>Distance to site</b>	3105 ft / 0.59 mi NE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064805689">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064805689</a>
<b>EPA Identifier</b>	110064805689
<b>Primary Name</b>	FLOYD ANNEX SITE
<b>Address</b>	KOENING ROAD
<b>City</b>	FLOYD
<b>County</b>	ONEIDA COUNTY
<b>State</b>	NY
<b>Zipcode</b>	13440
<b>Programs</b>	FFDOCKET:NY7570023013, RCRAINFO:NYD986934222
<b>Program Interests</b>	FEDERAL FACILITY HAZARDOUS WASTE DOCKET, UNSPECIFIED UNIVERSE
<b>Updated On</b>	18-SEP-2015 22:35:35
<b>Recorded On</b>	16-SEP-2015 23:12:48
<b>Location</b>	43.20488, -75.45341
<b>Distance to site</b>	5077 ft / 0.96 mi E
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110042050375">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110042050375</a>
<b>EPA Identifier</b>	110042050375
<b>Primary Name</b>	ROME SUBSTATION-NIAGARA MOHAWK
<b>Address</b>	KINGSLEY AVE @ MILL ST
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440
<b>Programs</b>	BR:NYD980664221, FIS:6-3013-00301, RCRAINFO:NYD980664221, SEMS:NYD980664221
<b>Program Interests</b>	HAZARDOUS WASTE BIENNIAL REPORTER, LQG, STATE MASTER, SUPERFUND (NON-NPL)
<b>Updated On</b>	26-FEB-2016 14:53:31
<b>Recorded On</b>	14-SEP-2010 00:43:25

## ***CERCLIS NFRAP***

**This database returned no results for your area.**

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

## ***RCRA CORRACTS Facilities***

**This database returned no results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

## ***RCRA non-CORRACTS TSD Facilities***

**This database returned no results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

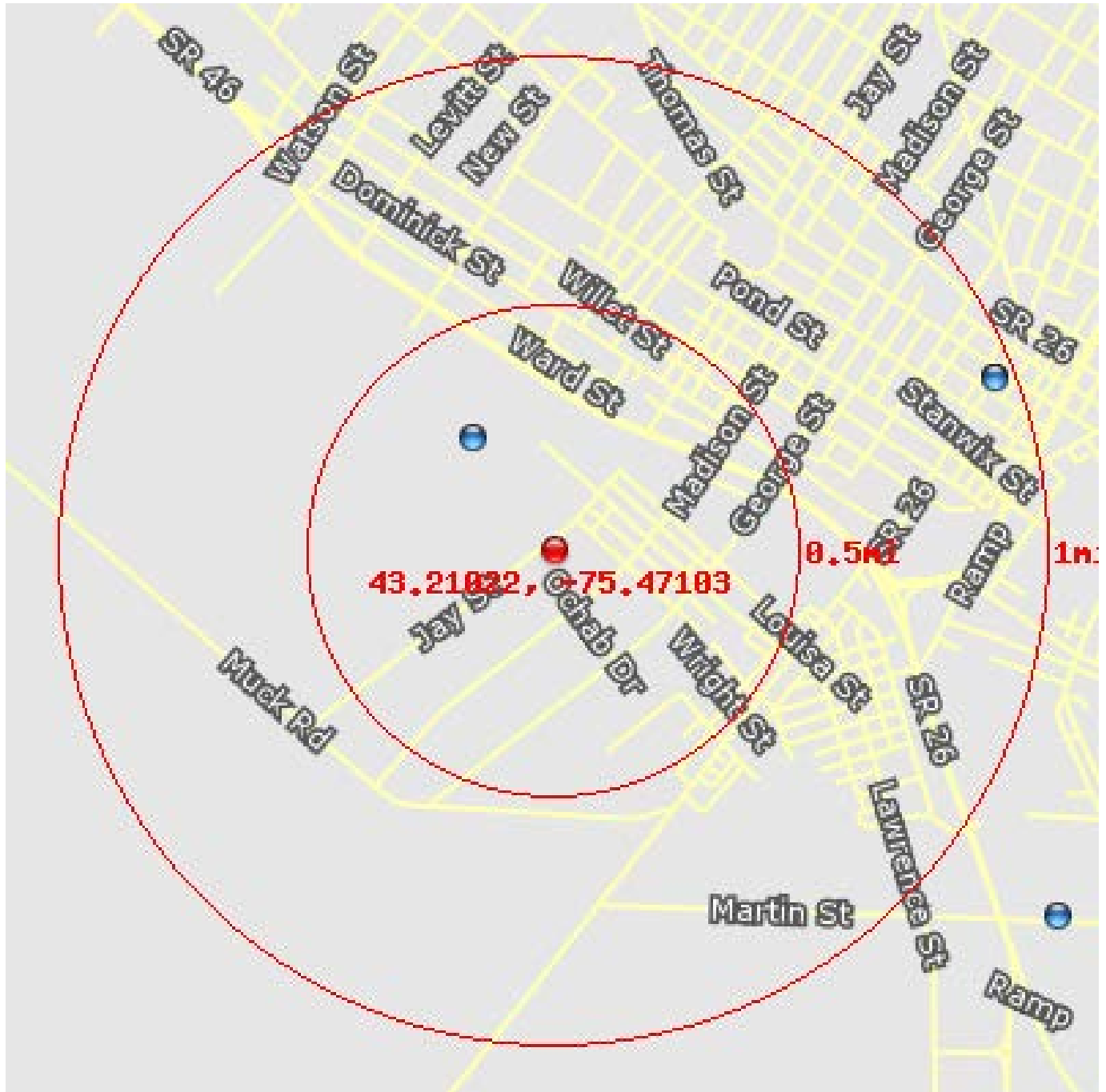


## ***Federal Institutional Control / Engineering Control Registry***

**This database returned no results for your area.**

Federal Institutional Control / Engineering Control Registry

## Emergency Response Notification System (ERNS)



**This database returned 3 results for your area.**

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974 (HMTA) section 1808(b).

Not Site

## ***Emergency Response Notification System (ERNS)***

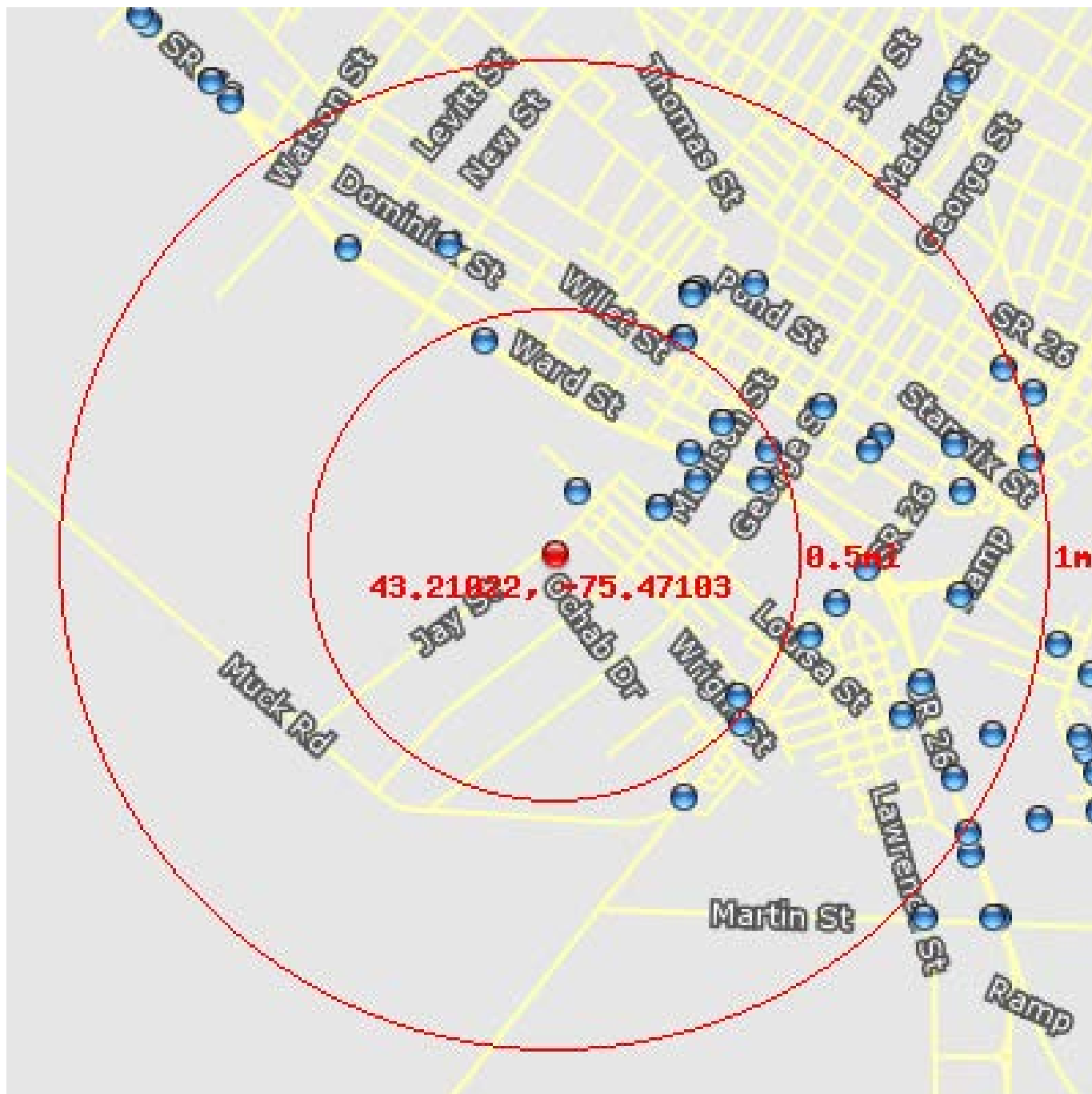
<b>Location</b>	43.21339, -75.47424
<b>Distance to site</b>	1437 ft / 0.27 mi NW
<b>Incident</b>	CALLER STATED THAT THERE WAS A RELEASE OF 65 GALLONS OF HYDRAULIC OIL FROM A YARD TRACTOR THAT BLEW A HYDRAULIC LINE.
<b>Incident Date</b>	3/3/2012 12:00
<b>Year Reported</b>	2012
<b>Address</b>	1 REVIER PARK
<b>City</b>	ROME
<b>State</b>	NY
<b>County</b>	ONEIDA
<b>Zip Code</b>	13440

<b>Location</b>	43.21516, -75.45336
<b>Distance to site</b>	5033 ft / 0.95 mi E

<b>Incident</b>	<p>***WEB REPORT***ON 01/27/2013 AT 1517 HOURS, NC TRAIN DISPATCHER, ADVISED THE CREW OF WEST-BOUND AMTRAK P28127 REPORTED THEY WERE STOPPED DUE TO A VEHICLE STRIKING THE SOUTH SIDE OF THE TRAIN AT MP QC 257.5 ON THE MOHAWK SUBDIVISION. THIS IS LOCATED AT THE BLACKMONS ROAD CROSSING IN ROME, NY. NO INJURIES TO THE CREW OR PASSENGERS WERE REPORTED. ONEIDA COUNTY, WAS NOTIFIED AND ADVISED OFFICERS WERE ON SCENE, AND REPORTED THAT THE DRIVER OF THE VEHICLE WAS UNINJURED, AND UNITS WERE LOOKING FOR THE TRAIN AND CREW. ALBANY CHIEF TRAIN DISPATCHER WAS NOTIFIED AND ADVISED THE TRAIN WAS BEING REVERSED TO MEET WITH THE LOCALS AT THE CROSSING.</p> <p>AT 1543 HOURS, ONEIDA COUNTY, REQUESTED TRAIN TRAFFIC ON BOTH SETS OF TRACKS STOPPED AT THE BLACKMONS ROAD CROSSING IN ROME, NY. THESE TRACKS WERE USED AS PASSENGER SERVICES AS WELL AS FREIGHT. NC TRAIN DISPATCHER WAS NOTIFIED VIA AVTEC AND ADVISED WEST-BOUND TRAIN K01027 AND EASTBOUND TRAINS, Q16127 AND Q02026 WOULD ALL BE STOPPED DUE TO THIS INCIDENT. AMTRAK POLICE, CALLED INTO PSCC AND WAS NOTIFIED.</p> <p>AT 1636 HOURS, ONEIDA COUNTY, ADVISED ALL TRACKS HAVE BEEN CLEARED AND THAT TRAINS WERE FREE TO RESUME NORMAL OPERATIONS. ALBANY DIRECTOR OF TRAIN OPERATIONS, WAS NOTIFIED.</p>
-----------------	---

<b>Incident Date</b>	1/27/2013 15:17
<b>Incident location</b>	BLACKMANS ROAD CROSSING IN ROME, NY
<b>Year Reported</b>	2013
<b>Address</b>	BLACKMANS RAILROAD CROSSING
<b>City</b>	ROME
<b>State</b>	NY
<b>County</b>	ONEIDA

## US RCRA Generators (CESQG, SQG, LQG)



**This database returned 51 results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

Not Site or adjacent

## US RCRA Generators (CESQG, SQG, LQG)

**Location** 43.212, -75.47  
**Distance to site** 705 ft / 0.13 mi NE  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110000325853](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000325853)  
**EPA Identifier** 110000325853  
**Primary Name** ROME STRIP STEEL CO  
**Address** 530 HENRY STREET  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440  
**NAICS Codes** 331221  
**SIC Codes** 3316, 9999  
**SIC Descriptions** COLD-ROLLED STEEL SHEET, STRIP, AND BARS, NONCLASSIFIABLE ESTABLISHMENTS  
**Programs** AIR:NY0000006301300052, AIRS/AFS:36065N0001, FIS:6-3013-00052, ICIS:23325, NCDB:D02#EPCR-02-99-4205, NPDES:NY0000850, NPDES:NYR00C609, NPDES:NYR00F632, RCRAINFO:NYD002233138, TRIS:13440RMSTR530HE  
**Program Interests** AIR MINOR, COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION, ICIS-NPDES NON-MAJOR, STATE MASTER, STORM WATER INDUSTRIAL, TRI REPORTER, UNSPECIFIED UNIVERSE  
**Updated On** 01-JUL-2016 10:17:53  
**Recorded On** 01-MAR-2000 00:00:00  
**NAICS Descriptions** ROLLED STEEL SHAPE MANUFACTURING.

**Location** 43.21149, -75.46677  
**Distance to site** 1225 ft / 0.23 mi E  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110000325844](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000325844)  
**EPA Identifier** 110000325844  
**Primary Name** ROME CABLE CORP  
**Address** 421 RIDGE STREET  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440-5630  
**NAICS Codes** 331422, 331491, 335929  
**SIC Codes** 3357  
**SIC Descriptions** DRAWING AND INSULATING OF NONFERROUS WIRE  
**Programs** BR:NYD095578381, EIS:7346311, OSHA-OIS:306311291, OSHA-OIS:306311317, RCRAINFO:NYD095578381, TRIS:13440RMCBL421RI  
**Program Interests** AIR EMISSIONS CLASSIFICATION UNKNOWN, HAZARDOUS WASTE BIENNIAL REPORTER, OSHA ESTABLISHMENT, SQG, TRI REPORTER  
**Updated On** 01-JUN-2017 17:14:03  
**Recorded On** 01-MAR-2000 00:00:00  
**NAICS Descriptions** COPPER WIRE (EXCEPT MECHANICAL) DRAWING., NONFERROUS METAL (EXCEPT COPPER AND ALUMINUM) ROLLING, DRAWING, AND EXTRUDING., OTHER COMMUNICATION AND ENERGY WIRE MANUFACTURING.

## US RCRA Generators (CESQG, SQG, LQG)

**Location** 43.21149, -75.46677  
**Distance to site** 1225 ft / 0.23 mi E  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110009479947](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110009479947)  
**EPA Identifier** 110009479947  
**Primary Name** ROME CITY OF D P W  
**Address** 421 RIDGE ST  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440-5630  
**Programs** RCRAINFO:NYD986938181  
**Program Interests** UNSPECIFIED UNIVERSE  
**Updated On** 17-OCT-2017 14:15:25  
**Recorded On** 01-MAR-2000 00:00:00

**Location** 43.21232, -75.46525  
**Distance to site** 1718 ft / 0.33 mi E  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110024448070](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110024448070)  
**EPA Identifier** 110024448070  
**Primary Name** OWL WIRE & CABLE LLC  
**Address** 220 S MADISON ST  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440  
**NAICS Codes** 331420, 331421, 335929  
**SIC Codes** 3351, 3357, 3471, 9999  
**SIC Descriptions** DRAWING AND INSULATING OF NONFERROUS WIRE, ELECTROPLATING, PLATING, POLISHING, ANODIZING, AND COLORING, NONCLASSIFIABLE ESTABLISHMENTS, ROLLING, DRAWING, AND EXTRUDING OF COPPER  
**Programs** AIR:NY0000006301300042, AIRS/AFS:3606500024, BR:NYR000130427, FIS:6-3013-00042, NPDES:NY0006548, NPDES:NYR00E696, RCRAINFO:NYR000130427, TRIS:13440WLWRC22SMA  
**Program Interests** AIR SYNTHETIC MINOR, HAZARDOUS WASTE BIENNIAL REPORTER, ICIS-NPDES NON-MAJOR, LQG, STATE MASTER, STORM WATER INDUSTRIAL, TRI REPORTER  
**Updated On** 29-JUL-2016 12:14:09  
**Recorded On** 27-FEB-2006 13:42:08  
**NAICS Descriptions** COPPER ROLLING, DRAWING, AND EXTRUDING., OTHER COMMUNICATION AND ENERGY WIRE MANUFACTURING.

## **US RCRA Generators (CESQG, SQG, LQG)**

<b>Location</b>	43.21312, -75.46555
<b>Distance to site</b>	1801 ft / 0.34 mi NE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110044987976">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110044987976</a>
<b>EPA Identifier</b>	110044987976
<b>Primary Name</b>	RITE AID #610
<b>Address</b>	405 ERIE BLVD WEST
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440
<b>NAICS Codes</b>	446110
<b>Programs</b>	RCRAINFO:NYR000191155
<b>Program Interests</b>	CESQG
<b>Updated On</b>	28-MAR-2014 20:45:12
<b>Recorded On</b>	20-MAR-2012 18:29:23
<b>NAICS Descriptions</b>	PHARMACIES AND DRUG STORES.

<b>Location</b>	43.214, -75.46422
<b>Distance to site</b>	2277 ft / 0.43 mi NE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004498598">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004498598</a>
<b>EPA Identifier</b>	110004498598
<b>Primary Name</b>	KEKIS MOBIL SERVICE INC
<b>Address</b>	400 W DOMINICK ST
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440
<b>SIC Codes</b>	7538
<b>SIC Descriptions</b>	GENERAL AUTOMOTIVE REPAIR SHOPS
<b>Programs</b>	ICIS:1400005017, RCRAINFO:NYD987023249
<b>Program Interests</b>	ENFORCEMENT/COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION, UNSPECIFIED UNIVERSE
<b>Updated On</b>	03-MAY-2015 12:37:32
<b>Recorded On</b>	01-MAR-2000 00:00:00

## **US RCRA Generators (CESQG, SQG, LQG)**

<b>Location</b>	43.214, -75.46421
<b>Distance to site</b>	2279 ft / 0.43 mi NE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004347118">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004347118</a>
<b>EPA Identifier</b>	110004347118
<b>Primary Name</b>	JACKS CLEANERS
<b>Address</b>	401 W DOMINIC ST
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440
<b>Programs</b>	RCRAINFO:NYD013156047
<b>Program Interests</b>	UNSPECIFIED UNIVERSE
<b>Updated On</b>	29-DEC-2014 11:06:54
<b>Recorded On</b>	01-MAR-2000 00:00:00

<b>Location</b>	43.21225, -75.4627
<b>Distance to site</b>	2336 ft / 0.44 mi E
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004388092">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004388092</a>
<b>EPA Identifier</b>	110004388092
<b>Primary Name</b>	MONRO MUFFLER BRAKE - 61
<b>Address</b>	301 ERIE BLVD W
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440-5603
<b>Programs</b>	RCRAINFO:NYD980641872
<b>Program Interests</b>	UNSPECIFIED UNIVERSE
<b>Updated On</b>	17-OCT-2017 14:02:01
<b>Recorded On</b>	01-MAR-2000 00:00:00



## **US RCRA Generators (CESQG, SQG, LQG)**

<b>Location</b>	43.21636, -75.47375
<b>Distance to site</b>	2353 ft / 0.45 mi NW
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004479813">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004479813</a>
<b>EPA Identifier</b>	110004479813
<b>Primary Name</b>	ROME COLLISION
<b>Address</b>	740 ERIE BLVD W
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440
<b>SIC Codes</b>	7531
<b>Programs</b>	FIS:6-3013-00123, RCRAINFO:NYD986980829
<b>Program Interests</b>	CESQG, STATE MASTER
<b>Updated On</b>	29-OCT-2014 11:27:41
<b>Recorded On</b>	01-MAR-2000 00:00:00

<b>Location</b>	43.20599, -75.46361
<b>Distance to site</b>	2506 ft / 0.47 mi SE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004430483">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004430483</a>
<b>EPA Identifier</b>	110004430483
<b>Primary Name</b>	ATLAS AUTO BODY
<b>Address</b>	504 WEST ST
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440-6518
<b>Programs</b>	RCRAINFO:NYD982737363
<b>Program Interests</b>	UNSPECIFIED UNIVERSE
<b>Updated On</b>	17-OCT-2017 15:30:20
<b>Recorded On</b>	01-MAR-2000 00:00:00

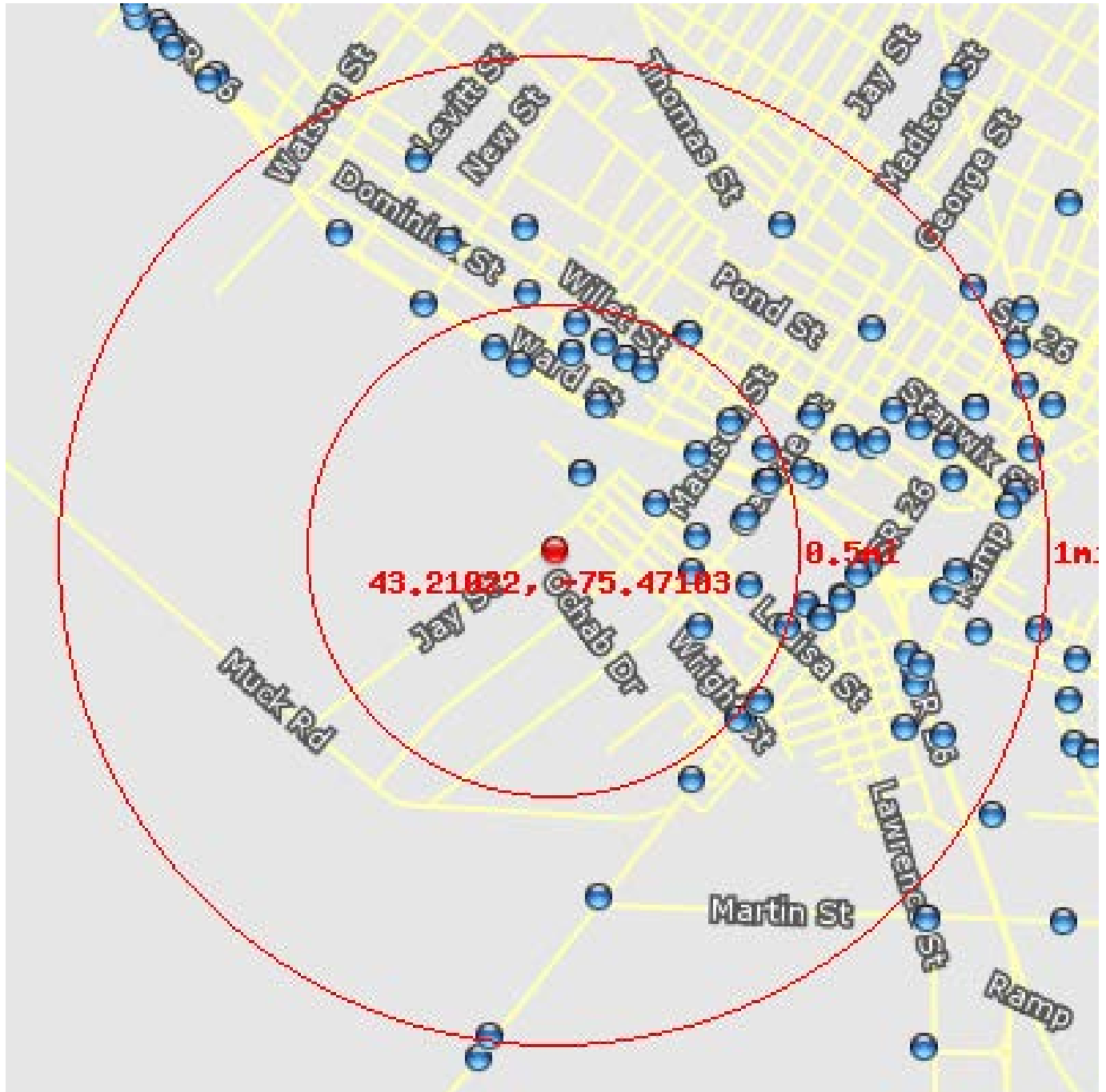
## **US RCRA Generators (CESQG, SQG, LQG)**

**Location** 43.21313, -75.46239  
**Distance to site** 2533 ft / 0.48 mi E  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110004340561](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004340561)  
**EPA Identifier** 110004340561  
**Primary Name** ROME SENTINEL CO  
**Address** 333 W DOMINICK ST  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440  
**Programs** RCRAINFO:NYD002231975  
**Program Interests** UNSPECIFIED UNIVERSE  
**Updated On** 29-DEC-2014 11:05:28  
**Recorded On** 01-MAR-2000 00:00:00

**Location** 43.2164, -75.46578  
**Distance to site** 2652 ft / 0.5 mi NE  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110043455837](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110043455837)  
**EPA Identifier** 110043455837  
**Primary Name** FORMER JENNY INDUSTRIES SITE  
**Address** 508 WEST LIBERTY STREET  
**City** CITY OF ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440  
**Programs** ACRES:129081, RCRAINFO:NYD982792673  
**Program Interests** BROWNFIELDS PROPERTY, UNSPECIFIED UNIVERSE  
**Updated On** 24-SEP-2014 04:07:32  
**Recorded On** 16-MAY-2011 10:55:31

**Location** 43.21646, -75.46591  
**Distance to site** 2653 ft / 0.5 mi NE  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110004420662](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004420662)  
**EPA Identifier** 110004420662  
**Primary Name** X-CEL ENTERPRISES  
**Address** 510 W LIBERTY ST  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440  
**Programs** RCRAINFO:NYD982528028  
**Program Interests** UNSPECIFIED UNIVERSE  
**Updated On** 09-AUG-2010 10:20:27  
**Recorded On** 01-MAR-2000 00:00:00

## NY Underground Storage Tanks



**This database returned 77 results for your area.**

Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The New York Department of Environmental Conservation Quality (DEC) maintains a list of registered USTs.

Not Site or adjacent

## ***NY Underground Storage Tanks***

<b>Location</b>	43.21235, -75.46981
<b>Distance to site</b>	842 ft / 0.16 mi NE
<b>Facility Status</b>	UNREGULATED
<b>Address</b>	530 HENRY ST.
<b>Zip Code</b>	13440
<b>Expiration Date</b>	1/13/1997 12:00:00 AM
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>Facility Name</b>	ROME STRIP STEEL CO. INC.
<b>Site Type</b>	CBS
<b>Site Number</b>	6-000002

<b>Location</b>	43.21237, -75.46983
<b>Distance to site</b>	847 ft / 0.16 mi NE
<b>Facility Status</b>	ACTIVE
<b>Address</b>	530 HENRY STREET
<b>Zip Code</b>	13440
<b>Expiration Date</b>	10/2/2011 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	ROME STRIP STEEL
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600619

<b>Location</b>	43.21149, -75.46687
<b>Distance to site</b>	1199 ft / 0.23 mi E
<b>Facility Status</b>	ACTIVE
<b>Address</b>	421 RIDGE STREET
<b>Zip Code</b>	13440
<b>Expiration Date</b>	4/27/2014 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	ROME CABLE CORPORATION
<b>Site Type</b>	PBS
<b>Site Number</b>	6-027863

## ***NY Underground Storage Tanks***

<b>Location</b>	43.20953, -75.46549
<b>Distance to site</b>	1495 ft / 0.28 mi E
<b>Facility Status</b>	UNREGULATED
<b>Address</b>	324-326 HENRY STREET
<b>Zip Code</b>	13440
<b>Expiration Date</b>	9/17/2013 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	CVS SCHOOL OF DANCE
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600477

<b>Location</b>	43.21052, -75.46521
<b>Distance to site</b>	1552 ft / 0.29 mi E
<b>Facility Status</b>	UNREGULATED
<b>Address</b>	328 RIDGE STREET & MADISON ST.
<b>Zip Code</b>	13440
<b>Expiration Date</b>	11/15/2000 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	JOE TAHAN'S WAREHOUSE
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600516

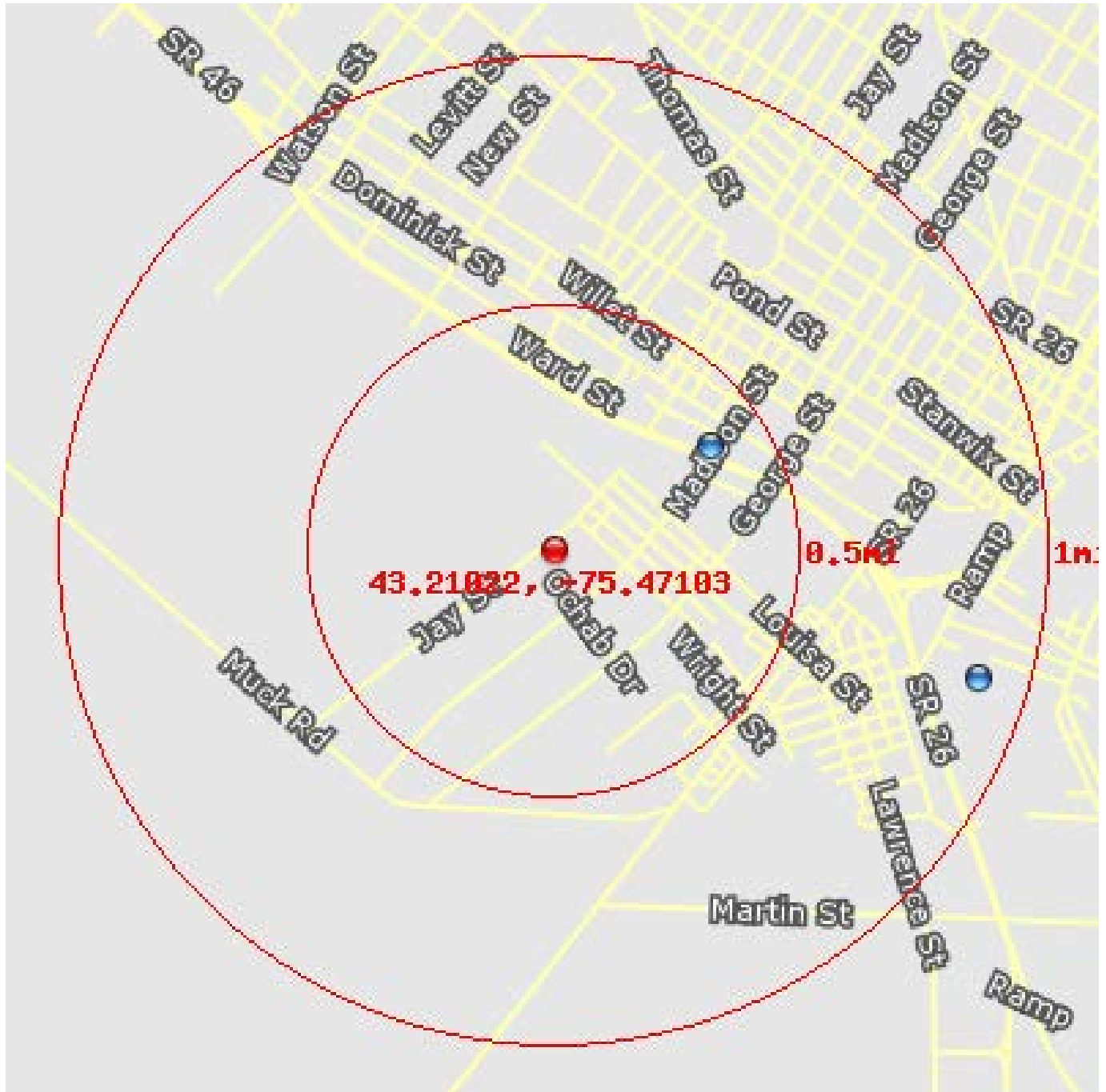
<b>Location</b>	43.21436, -75.4692
<b>Distance to site</b>	1587 ft / 0.3 mi NE
<b>Facility Status</b>	ACTIVE
<b>Address</b>	600 ERIE BOULEVARD
<b>Zip Code</b>	13440
<b>Expiration Date</b>	11/2/2013 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	FASTRAC MARKET #268
<b>Site Type</b>	PBS
<b>Site Number</b>	6-491772

## ***NY Brownfields***

**This database returned no results for your area.**

New York State Department of Environmental Conservation (DEC) maintains a database of contaminated and abandoned properties known as brownfield sites. Left untouched, brownfields pose environmental, legal and financial burdens on a community and its taxpayers. However, after cleanup, these sites can again become the powerful engines for economic vitality, jobs and community pride that they once were. Promoting site cleanups: New York offers incentives in the form of technical and financial assistance, as well as liability relief, to encourage the cleanup and reuse of contaminated sites. Incentive programs target both the public and private sector. DEC also oversees cleanups of inactive hazardous waste disposal sites and petroleum/chemical spills

## NY State Superfund Program



**This database returned 2 results for your area.**

The State Superfund Program (also known as The Inactive Hazardous Waste Disposal Site Remedial Program) is an enforcement program whose mission is to identify and characterize suspected inactive hazardous waste disposal sites and to investigate and remediate those sites found to pose a significant threat to public health and environment.

## ***NY State Superfund Program***

<b>Location</b>	43.21317, -75.46469
<b>Distance to site</b>	2000 ft / 0.38 mi NE
<b>Object ID</b>	1162
<b>Site Code</b>	633042
<b>Site Name</b>	NM - Jay/Madison - Rome MGP
<b>Program</b>	State Superfund Program
<b>Site Class</b>	A
<b>Address</b>	106 So. Madison St & 410/412 Erie Blvd
<b>Zip Code</b>	13440
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6

<b>Location</b>	43.20642, -75.45396
<b>Distance to site</b>	4747 ft / 0.9 mi E
<b>Object ID</b>	1175
<b>Site Code</b>	633043
<b>Site Name</b>	NM - Kingsley Ave. - Rome MGP
<b>Program</b>	State Superfund Program
<b>Site Class</b>	02
<b>Address</b>	Kingsley Avenue
<b>Locality</b>	Rome
<b>Zip Code</b>	13440
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6



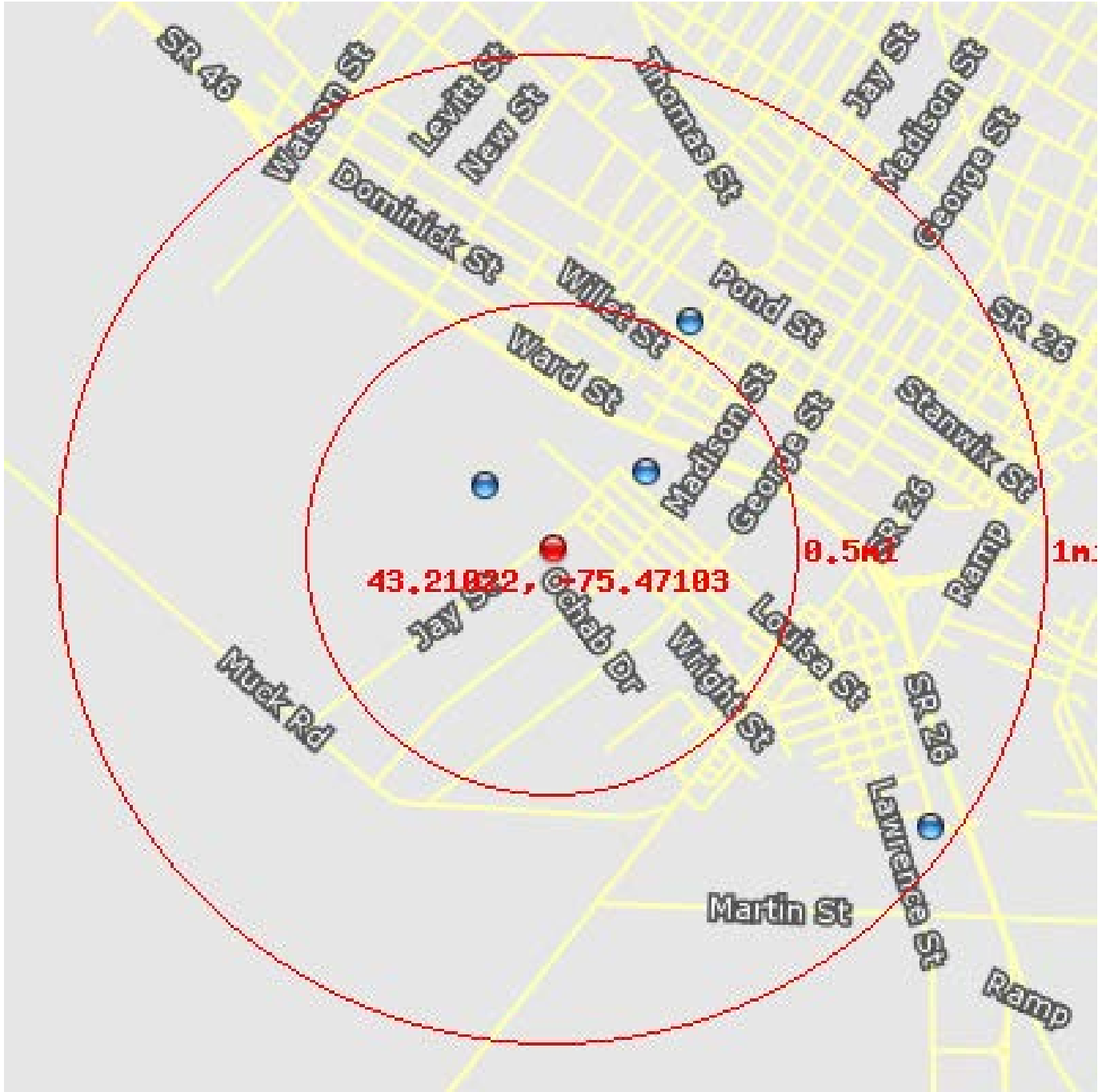
## ***NY Voluntary Cleanup Program***

**This database returned no results for your area.**

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.

New York's Voluntary Cleanup Program is a cooperative approach among the New York State Department of Environmental Conservation (Department), lenders, developers and prospective purchasers to investigate and/or remediate contaminated sites and return these sites to productive use. Under the Voluntary Cleanup Program, a volunteer performs remedial activities pursuant to one or more Department approved work plans. The volunteer agrees to remediate the site to a level which is protective of public health and the environment for the present or intended use of the property. Investigation and remediation is carried out under the oversight of the Department and the New York State Department of Health (DOH) and the volunteer pays the State's oversight costs. When the volunteer completes work, a release from liability from the Department is provided with standard reservations.

## ***NY Environmental Restoration Program***



**This database returned 4 results for your area.**

The Environmental Restoration Program (ERP) provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100 percent 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.

## ***NY Environmental Restoration Program***

<b>Location</b>	43.21194, -75.47361
<b>Distance to site</b>	931 ft / 0.18 mi NW
<b>Object ID</b>	1144
<b>Site Code</b>	E633073
<b>Site Name</b>	Former Rome Cable Site, Parcels 3, 5 and 6
<b>Program</b>	Environmental Restoration Program
<b>Site Class</b>	A
<b>Address</b>	Henry Street
<b>Locality</b>	Rome
<b>Zip Code</b>	13440
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6

<b>Location</b>	43.21235, -75.46722
<b>Distance to site</b>	1278 ft / 0.24 mi NE
<b>Object ID</b>	1133
<b>Site Code</b>	E633053
<b>Site Name</b>	Former Rome Cable Site, Bld. Complex #1
<b>Program</b>	Environmental Restoration Program
<b>Site Class</b>	A
<b>Address</b>	421 Ridge Street
<b>Locality</b>	Rome
<b>Zip Code</b>	13441
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6

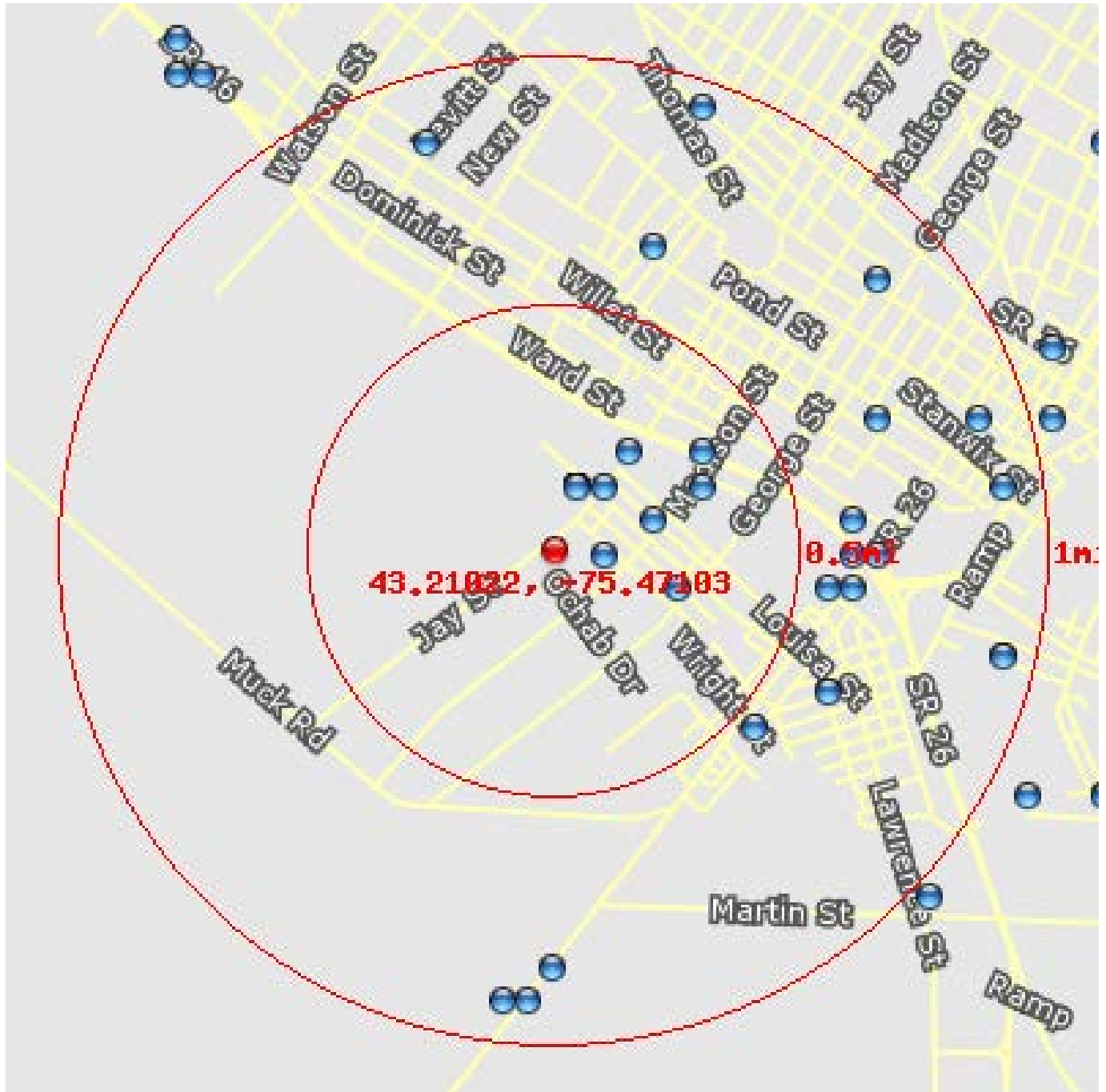
<b>Location</b>	43.21674, -75.46542
<b>Distance to site</b>	2810 ft / 0.53 mi NE
<b>Object ID</b>	1150
<b>Site Code</b>	E633058
<b>Site Name</b>	508 West Liberty Street
<b>Program</b>	Environmental Restoration Program
<b>Site Class</b>	A
<b>Address</b>	508 WEST LIBERTY STREET
<b>Locality</b>	ROME
<b>Zip Code</b>	13440
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6

## ***NY Environmental Restoration Program***

>0.5 miles

<b>Location</b>	43.20206, -75.45586
<b>Distance to site</b>	5015 ft / 0.95 mi SE
<b>Object ID</b>	1143
<b>Site Code</b>	E633063
<b>Site Name</b>	701 Lawrence Street
<b>Program</b>	Environmental Restoration Program
<b>Site Class</b>	A
<b>Address</b>	701 Lawrence Street
<b>Locality</b>	Rome
<b>Zip Code</b>	13440
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6

## NY Leaking USTs and Spills



**This database returned 37 results for your area.**

The New York Department of Environmental Conservation maintains a database of leaking underground storage tanks (LUST) and spills.

## ***NY Leaking USTs and Spills***

**Location** 43.21012, -75.46857  
**Distance to site** 654 ft / 0.12 mi E  
**Spill Number** 0408652  
**Date Reported** 11/05/2004  
**Spill Name** ROME(C) LOW LEVEL PUMP STATION  
**County** Oneida  
**City** ROME  
**Address** 425 MATTHEW STREET

**Location** 43.21183, -75.46913  
**Distance to site** 775 ft / 0.15 mi NE  
**Spill Number** 0906549  
**Date Reported** 09/08/2009  
**Spill Name** CVS SCHOOL OF DANCE  
**County** Oneida  
**City** ROME  
**Address** 324-326 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 911152  
**Date Reported** 1/15/2010  
**Spill Name** ROME STRIP STEEL MILL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 211785  
**Date Reported** 02/27/03  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 211414  
**Date Reported** 02/15/03  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

## ***NY Leaking USTs and Spills***

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 0908960  
**Date Reported** 11/10/2009  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 812376  
**Date Reported** 2/12/2009  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 806496  
**Date Reported** 9/10/2008  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 513964  
**Date Reported** 3/7/2006  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 9815234  
**Date Reported** 03/24/99  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

## ***NY Leaking USTs and Spills***

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 504149  
**Date Reported** 7/8/2005  
**Spill Name** ROME STRIP STEEL COMPANY INC.  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21229, -75.46983  
**Distance to site** 819 ft / 0.16 mi NE  
**Spill Number** 502063  
**Date Reported** 5/20/2005  
**Spill Name** ROME STRIP STEEL PLANT  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21251, -75.46834  
**Distance to site** 1099 ft / 0.21 mi NE  
**Spill Number** 9813802  
**Date Reported** 02/12/99  
**Spill Name** ROME CABLE  
**County** Oneida  
**City** ROME  
**Address** RIDGE ST AND JAY ST

**Location** 43.21149, -75.4668  
**Distance to site** 1217 ft / 0.23 mi E  
**Spill Number** 300089  
**Date Reported** 04/02/03  
**Spill Name** ROME CABLE CORPORATION  
**County** Oneida  
**City** ROME  
**Address** 421 RIDGE STREET

**Location** 43.20881, -75.46571  
**Distance to site** 1505 ft / 0.29 mi E  
**Spill Number** 211206  
**Date Reported** 02/07/03  
**Spill Name** POLISH HOME  
**County** Oneida  
**City** ROME  
**Address** 415 SOUTH GEORGE STREET



## ***NY Leaking USTs and Spills***

**Location** 43.21231, -75.46526  
**Distance to site** 1714 ft / 0.32 mi E  
**Spill Number** 812547  
**Date Reported** 2/17/2009  
**Spill Name** OWL WIRE & CABLE  
**County** Oneida  
**City** ROME  
**Address** 220 SOUTH MADISON

**Location** 43.21294, -75.46515  
**Distance to site** 1853 ft / 0.35 mi NE  
**Spill Number** 610921  
**Date Reported** 12/28/2006  
**Spill Name** ELLICOTT DEVELOPMENT COMPANY  
**County** Oneida  
**City** ROME  
**Address** 415 ERIE BLVD. WEST

**Location** 43.20521, -75.46346  
**Distance to site** 2721 ft / 0.52 mi SE  
**Spill Number** 9400052  
**Date Reported** 03/31/94  
**Spill Name** FRANK'S SUNOCO  
**County** Oneida  
**City** ROME  
**Address** 612 SOUTH JAMES STREET

**Location** 43.20879, -75.45957  
**Distance to site** 3092 ft / 0.59 mi E  
**Spill Number** 0409032  
**Date Reported** 11/16/2004  
**Spill Name** BOUTON PHYSICAL THERAPY  
**County** Oneida  
**City** ROME  
**Address** 221 S JAMES ST

**Location** 43.21146, -75.45901  
**Distance to site** 3228 ft / 0.61 mi E  
**Spill Number** 507336  
**Date Reported** 9/19/2005  
**Spill Name** ROME ANIMAL CONTROL UNIT  
**County** Oneida  
**City** ROME  
**Address** 112 WEST LIBERTY STREET

Spill Number	Date Spill Reported	Spill Name	Address	Notes
		CVS School of		
906549	9/8/2009	Dance	324-326 Henry St.	650 feet northeast- ACTIVE- gasoline spilled to the soil
106599	9/24/2001	CITY OF ROME	BEWTEEN 430 & 428 JAY ST.	470 feet southwest northeast- CLOSED 10/4/01- raw sewage spilled to the sewer
812547	2/17/2009	Owl Wire and C	220 South Madison Street	860 feet north- CLOSED 2/17/09- 2-gal material spilled to an impervious surface
211206	2/7/2003	Polish Home	215 S. George Street	870 feet east- CLOSED 3/8/11-#2 fuel oil spilled to the soil
8504692	3/20/1986	Storm	421 Ridge Street	900 feet north and northwest- CLOSED 3/21/86-1lbs waste oil spilled to the surface
8803835	8/1/1988	Rome Cable	421 Ridge Street	CLOSED LTANK 11/7/95-diesel spilled to the groundwater
8903557	7/10/1989	Rome Cable	421 Ridge Street	CLOSED 7/10/89- unknown petroelum spilled to the soil
9003453	6/26/1990	Rome Cable	421 Ridge Street	CLOSED 1/29/93- unknown petroleum spilled to the sewer
9007070	9/27/1990	Rome Cable	421 Ridge Street	CLOSED 2/4/93-waste oil/used oil spilled to the soil at Bldg. 14
9007069	9/27/1990	Rome Cable	421 Ridge Street	CLOSED 10/2/90- unknown petroleum spilled to the soil
9012989	3/19/1991	Rome Cable	421 Ridge Street	CLOSED 3/21/91-3-lbs. of hydrogen chloride was released to the air at Bldg. 20
9202877	6/9/1992	Rome Cable	421 Ridge Street	CLOSED 11/6/92- waste oil/used oil spilled to the sewer
9412165	12/12/1994	Rome Cable	421 Ridge Street	CLOSED 12/5/95- waste oil/used oil spilled to the soil
9813802	2/12/1999	Rome Cable	Ridge and Jay Street	CLOSED 2/12/99-100-gal. carbolic acid spilled to the soil
300089	3/31/2003	Rome Cable	421 Ridge Street	CLOSED 4/2/03-unknown material spilled to the surface water
304675	8/3/2003	Rome Cable	421 Ridge Street	CLOSED 8/4/03-8-gal hydraulic oil spilled to the soil
45003	4/2/2004	Rome Cable	421 Ridge Street	CLOSED 3/22/10-unknown petroleum and waste oil spilled to the soil
9003209	6/20/1990	Rome S. Sewer	500 Block of Henry St.	960 feet northwest- CLOSED 1/16/91- unknown petroleum spilled to the sewer
9302602	5/26/1993	Rome Strip	530 Henry Street	CLOSED 5/27/93- 20-gal non-PCB oil spilled to the soil
9402495	5/17/1994	Rome Strip	530 Henry Street	CLOSED 8/12/96- unknown petroleum spilled to the soil
9815234	3/24/1999	Rome Strip	530 Henry Street	CLOSED 4/14/99- 10-gal mineral oil spilled to the soil
9910367	11/29/1999	Rome Strip	530 Henry Street	CLOSED 3/9/00- unknown petroleum spilled to the soil
10759	12/28/2000	Rome Strip	530 Henry Street	CLOSED 12/28/00- 20-gal hydraulic oil spilled to the soil
12940	3/9/2001	Rome Strip	530 Henry Street	CLOSED 3/9/01-50-gal cutting oil spilled to the soil
202307	6/3/2002	Rome Strip	530 Henry Street	CLOSED 6/4/02-15-gal hydraulic oil spilled to the soil
207818	10/28/2002	Rome Strip	530 Henry Street	CLOSED 10/29/02-5-gal diesel spilled to the soil
210519	1/19/2003	Rome Strip	530 Henry Street	CLOSED 1/22/03-100-gal hydraulic oil spilled to the soil
211414	2/15/2003	Rome Strip	530 Henry Street	CLOSED 8/16/05-unknown petroleum spilled to the soil
211785	2/27/2003	Rome Strip	530 Henry Street	CLOSED 4/14/03- 75gal hydraulic oil spilled to the soil
401645	5/15/2004	Rome Strip	530 Henry Street	CLOSED 5/18/04-4-gal hydraulic oil spilled to the soil
502063	5/20/2005	Rome Strip	530 Henry Street	CLOSED 5/20/05- 100-gal hydraulic oil spilled to the soil
609352	11/14/2006	Mercer	Rt 49/530 Henry Street	CLOSED 11/14/06-30-gal diesel spilled to the soil
806496	9/10/2008	Rome Strip	530 Henry Street	CLOSED 11/18/08-1-gal mineral oil spilled to the soil
812376	2/12/2009	Rome Strip	530 Henry Street	CLOSED 2/13/09- 40-gal mineral oil spilled to the soil
908960	11/10/2009	Rome Strip	530 Henry Street	CLOSED 11/10/09-1-gal hydraulic oil spilled to an impervious surface
911152	1/15/2010	Rome Strip	530 Henry Street	CLOSED 1/15/10-50-gal mineral oil spilled to an impervious surface

1003545	6/29/2010	Rome Strip	530 Henry Street	CLOSED 8/18/10-unknown petroleum spilled to the soil
1008741	11/19/2010	Rome Strip	530 Henry Street	CLOSED 11/19/10-10-gal hydraulic oil spilled to an impervious surface
1108438	10/4/2011	Rome Strip	530 Henry Street	CLOSED 10/6/11- 100-gal waste oil spilled
1202490	6/12/2012	Rome Strip	530 Henry Street	CLOSED 7/5/12-200-gal hydraulic oil spilled to an impervious surface
1310164	1/20/2014	Rome Strip	530 Henry Street	CLOSED 1/20/14- 10-gal hydraulic oil spilled
1400395	4/11/2014	Rome Strip	530 Henry Street	CLOSED 4/11/14- 5-gal hydraulic oil spilled to an impervious surface
1704843	8/15/2017	Pole 459-off Rome Low Level Pump	530 Henry Street	CLOSED 3/26/18-2-gal non-PCB oil spilled to the soil 1,000 feet east- CLOSED LTANK 7/27/06-diesel spilled to the groundwater; impacted soil was excavated and disposed of; as of July 2006 groundwater data was acceptable and no further action is needed.
408652	11/5/2004	Station	425 Matthew Street	
8607210	2/26/1987	Pat's Tire Shop Long's Auto	501 Erie West	1,160 feet north- CLOSED 2/26/87- waste oil/used oil spilled to the soil
9713502	3/5/1998	Electric	425 Erie West	1,200 feet north- CLOSED 6/12/88-material not identified
610921	12/28/2006	Ellicot Dev. Co.	415 Erie West	1,240 feet north- CLOSED LTANK 2/6/08-petroleum spilled to the soil and groundw
9700753	4/17/1997	SMOKE IN SKY	JAY ST	unknown location-CLOSED 4/17/97- unknown material released to the air



# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** Former Rome Cable Site

**Site Code:** 633073

**Program:** State Superfund Program

**Classification:** 02

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** South Jay and Henry Street

**City:**Rome Zip: 13440

**County:**Oneida

**Latitude:** 43.211944428

**Longitude:** -75.473611109

**Site Type:**

**Estimated Size:** 20.5 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** Oneida county Industrial development authority

**Current Owner(s) Address:** 584 phoenix drive  
Rome,NY, 13440

**Current Owner Name:** Oneida county Industrial development authority

**Current Owner(s) Address:** 584 Phoenix Drive  
Rome,NY, 13440

### Site Description

**Location:** The Former Rome Cable Site is 19.0 acres in size and is located in the City of Rome, Oneida County, New York. The site is located on the southwestern side of the City of Rome, between Erie Boulevard to the north and the Erie Canal to the south. The site is located on the corner of Henry Street and South Jay Street, east of a former railroad line. **Site Features:** The western portion of the site, contains site buildings consisting of Building 29 (horizontal insulation extrusion line) and Building 3, a barn used for storage (former Farm). The area surrounding the buildings is heavily vegetated and slopes toward the northeast. The northern and eastern portions of the site are where the majority of the manufacturing occurred and includes buildings used for manufacturing, coating, storing and shipping wire. The eastern portion of the site, includes Former Building 13 (storage), Building 17 (dry plastic resin storage hoppers and shipping), Building 20 (wire spooling and insulation extrusion), Building 22 (warehouse and shipping), Building 24 (storage), Building 25 (basement plasticizer storage tanks, first floor dry plastic resin rail car receiving) and Building 28C (horizontal insulation extrusion line). The southern and southeastern areas are covered with broken asphalt pavement, roads, and rail lines that were used for storing and shipping wire reels. **Current Zoning/Use:** The entire site is zoned industrial and is in an Empire Development Zone. The site is owned by the Oneida County Industrial Development Agency and is currently unoccupied. **Historic Use:** The Rome Cable facility has been used for manufacturing and spinning wire since the 1930s. The majority of the buildings located on parcels 3, 5 and 6 were

constructed during the 1950s and 1960s. The primary environmental concerns associated with the site include hazardous and non-hazardous industrial liquids, which were used in the spinning and coating of wire, petroleum used to heat the on-site furnaces and as lubricants in equipment, and asbestos containing material. Operable Units: Former Operable Units 1 and 2 under E633073 (50 Acres) were investigated under the ERP program. Investigation finding support consolidating these areas into one (1) operable unit (20.5 Acres). A large barn (Building 3) and the wire coating building (Building 29) are located on the northwest side, formerly designated at OU1. OU1 is the western portion of Parcel 5 and is approximately 30 acres in size. The eastern portion of the site is designated as OU2 and is covered with buildings, broken pavement, railroad lines and roadways. This area is relatively flat and was the main manufacturing area. OU2 is comprised of the eastern portion of Parcel 5 and all of Parcel 3. OU2 is approximately 20 acres in size. Modified site boundary encompasses 19 acres of the former OU-1 and OU-2 manufacturing operations. Site Geology and Hydrogeology: Except for the wooded area in OU1, the surface of the site consists of historic fill to depths of three to seven feet below ground surface. The fill is underlain by several different soil layers ranging from gravel to clay. Bedrock lies approximately seventy-eight feet below grade. The depth of groundwater ranges from six to nine feet below the surface and flows to the southeast towards the Barge Canal.

## Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
benzo(a)pyrene
PCB aroclor 1254
acetone
benzene, toluene, ethylbenzene and xylenes (BTEX)

## Site Environmental Assessment

Based upon the remedial investigation conducted seven areas of concern have been identified. (AOC 1): OU-1, southwest of building 29, PCB soil impacts, shallow (0-3', approximately 300cy of TSCA and Non TSCA impacted soils were excavated and transported from the site in 2018. Confirmatory sampling was performed to confirm the removal No additional PCB impacts are expected from this area. . (AOC 2): OU-1 Former horizontal wire coating drip line area, isolated surface soil impacts exceeding commercial standards for SVOCs will be excavated and backfilled (100 cy). Individual commercial exceedances of SVOCs include; Benzo (a) Pyrene, Dibenzo (a,h) anthracene, Benzo(a) anthracene, Bezo (b)flouranthene, with maximum concentration of 22 ppm were observed. Surface debris consisting of brick, wire spools within this area scattered throughout this area will be consolidated for Off Site Disposal. (100 cy of surface soils excavation, backfill, and debris consolidation). This area was further defined, excavated, confirmatory samples were collected to confirm commercial SCOs were achieved and backfilled No groundwater contamination has been observed within this area. A majority of this area is wooded with little development, State Wetland check zones were identified in the wetland inventory mapping. Areas demonstrating wetland characteristics were delineated and confirmed to be outside of the proposed intrusive work areas. No impact to ecological resources is expected. The delineated wetland areas was excluded from the modified site boundary. AOC 3: The main manufacturing buildings (22, 20, 25,17) and remnant slab from building 28c. Buildings have been condemned, interior debris includes asbestos containing materials, abandoned tanks in flooded floor areas in areas of PCB and petroleum-impacted wood block, drums and other industrial debris. A Pre-demolition assessment report has been prepared (Arcadis, April 2018) to support controlled demolition of the structures. Due to the condition of the buildings and access to potential hazards and active utilities underlying the building slabs, demolition was added to the scope of work under a pending Record of Decision Amendment. AOC 4: Potential phthalate impacted area soils exceeding commercial SCOs will be removed, anticipated not to exceed 6'of removal in this area. AOCs 5: Petroleum impacted soils area. Additional soils and groundwater data were collected during the 2018 supplemental investigation to update the historical delineation of this Area. Excavation of soils exceeding commercial SCOS in this area are expected (260 cy). The (2) 20,000 gallons diesel storage tanks were cleaned and removed from the site in 2018. AOC 6: Historically, isolated pocket of acetone impacted soils existed

northwest and immediately adjacent to an off site property where some soil concentrations exceed protection of groundwater soil clean-up standards. Updated 2018 groundwater investigation reported concentrations below Class GA groundwater standards within and down gradient of the original delineated area. No further action is recommended for this area. AOC 7: Surface debris and piles exist across the extents of the property. Debris piles will be consolidated and transported off-site with the building debris. Due to the extensive development within the site boundary, no ecological resources were identified. Wetland check zones adjacent to the site boundary are not designated for remedial action and will be assigned as conservation easements under any future development plans by others.

## Site Health Assessment

The site is not fenced and persons who enter could contact contaminants in the soil by walking on the soil, digging or otherwise disturbing the soil. Contaminated groundwater is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the soil or groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment. Potential soil vapor intrusion concerns for off-site buildings are being addressed as part of the former Rome Cable Site Bld. Complex #1 site #E633053. A sub-slab depressurization system has been installed on one off-site building, monitoring is recommend for a second building and the potential for soil vapor intrusion to occur will be evaluated for any remaining buildings redeveloped in the future.

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** NM - Rome Jay/Madison MGP

**Site Code:** 633042

**Program:** State Superfund Program

**Classification:** A

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** 106 So. Madison St & 410/412 Erie Blvd

**City:**Rome Zip: 13440-

**County:**Oneida

**Latitude:** 43.21316417

**Longitude:** -75.46468795

**Site Type:**

**Estimated Size:** 0 Acres

### Site Owner(s) and Operator(s)

### Site Description

**Location:** The Rome Jay/Madison) MGP site is located on the corner of Erie Blvd between Jay and Madison streets in an urban area in the City of Rome. **Site Features:** The site is a 1.7 acre parcel and its main features are a gravel-covered lot, an active restaurant with a parking lot, a vacant commercial building, and a single family residence. **Current Zoning/Uses:** The site now includes four active uses: a Burger King on the eastern portion, a vacant lot with a gas regulator station on the western lot, with a house and a former dry-cleaner between the eastern and western lots. The nearest residence is actually within the boundaries of the original site, less than 50 yards from the location of the historic plant works. The surrounding neighborhood is a combination of commercial and residential. **Past Use of the site:** The site was used a manufactured gas plant (MGP) from the 1850s until the 1920s. The MGP used the coal carbonization process to begin with and was later converted to the water-gas process. The historic use of the site has led to contamination with coal tar which escaped from the gas holders. **Site Geology/Hydrogeology:** The site is underlain by a layer of fill which ranges in thickness from 4 to 10 feet. Below that is a layer of silty sand which is at least 8 feet in thickness. Below that is silty clay and a glacial till which overlies a weathered shale bedrock. Groundwater at the site is found roughly 8 to 10 feet below the ground surface and it flows to the southeast.

### Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**

coal tar

# Site Environmental Assessment

Nature and Extent of Contamination: In the subsurface soil and groundwater, the primary contaminants of concern known at this time are those found in coal tar: benzene, toluene, ethylbenzene, xylene (BTEX) and polycyclic aromatic hydrocarbons (PAHs). The tar is present as a dense non-aqueous phase liquid (DNAPL) which has migrated away from the source areas but has remained within the limits of the site. Total PAHs in the subsurface soil exceed 500 ppm in areas of the old holder and tar pit, i.e. areas where tar is found, at depths down to 30 feet below the ground surface. Investigations indicate a groundwater plume onsite heading south east under Erie Blvd. Exceedances of standards, criteria, and guidance include BTEX and PAHs in groundwater and subsurface soil.

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** NM - Rome Kingsley Ave. MGP

**Site Code:** 633043

**Program:** State Superfund Program

**Classification:** 02

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** Kingsley Avenue

**City:**Rome Zip: 13440

**County:**Oneida

**Latitude:** 43.20641559

**Longitude:** -75.45396662

**Site Type:**

**Estimated Size:** 11.6 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** Niagara Mohawk Power Corporation

**Current Owner(s) Address:** 300 Erie Blvd. West  
Syracuse,NY, 13202

**Current Owner Name:** NIAGARA MOHAWK POWER CORPORATION

**Current Owner(s) Address:** 300 ERIE BOULEVARD WEST  
SYRACUSE,NY, 13202

**Owner(s) during disposal:** Niagara Mohawk Power Corporation

**Current On-Site Operator:** Niagara Mohawk Power Corporation

**Stated Operator(s) Address:** 300 Erie Blvd. West  
Syracuse,NY 13202

**Current On-Site Operator:** Niagara Mohawk Power Corporation

**Stated Operator(s) Address:** 300 Erie Boulevard West  
Syracuse,NY 13202

### Site Document Repository

**Name:** JERVIS PUBLIC LIBRARY

**Address:** 613 NORTH WASHINGTON ST  
ROME,NY 13440

**Name:** NYSDEC

**Address:** 625 BROADWAY  
ALBANY,NY 12233-7014

**Name:** NYSDEC

**Address:** 317 WASHINGTON STREET  
WATERTOWN,NY 13204

### Hazardous Waste Disposal Period

**From:** 1917 **To:** 1941

## Site Description

**Location:** The Niagara Mohawk Kingsley Avenue Site is located in a suburban area, in the city of Rome, Oneida County, New York. The site is located south of East Dominick Street, bordering a commercial and residential district, and is about 2,000 feet north of the confluence of the Mohawk River and the New York State Barge Canal. **Site Features:** The Kingsley Avenue site is an open grassy field bounded by the Genesee and Mohawk Valley Railroad to the north and the Mohawk River to the west. The City of Rome Public Works facility is located to the east. Residential properties are present near the site entrance along Kingsley Avenue. The site is completely surrounded by chain link fencing with locked entrances. **Current Zoning/Use(s):** The site is currently (mostly) inactive except for a small area used as a natural gas regulator station and an adjacent electrical substation. The site is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial and residential. **Historical Use(s):** This MGP site was used to manufacture gas by using coal carbonization and the water gas process. Full time gas manufacturing ended in 1930. The retort house and relief holder were decommissioned between 1938 and 1941. By the year 1949, all gas manufacturing equipment had been removed, and the central building was converted to a service and maintenance facility. The building was eventually demolished in 1994. Interim Remedial Measures (IRMs) were conducted on the site in 1994 and 1995. These IRMs involved the removal of non aqueous phase liquid (NAPL) from a subsurface pipeline that was broken during the decommissioning of the concentrator house and also to remove MGP residuals from the purifier area. The site is included in Niagara Mohawk's (NM) multi-site Consent Order for MGP sites. A Phase I Remedial Investigation (RI) was completed by NM in April of 1996, and the Phase II RI was completed in February of 1999. A Record of Decision for OU1, the MGP plant, was signed in March 2002. The remedy specified in the ROD is excavation and off-site disposal of the contaminated soil in the MGP hot spots, construction of a cap over the site and constructing a barrier wall along the river. The OU1 Remedial Design was approved in August 2006, and Phase 1 construction began in May 2007. Phase 1 includes the relocation of utilities, excavation of 3 small areas of contamination, and the construction of access roads for future work. Phase 2 construction, which includes excavation of the major source areas, was completed in 2008. Phase 3, which includes the installation of a hydraulic barrier wall, began in 2009 and was completed in 2010. **Operable Units:** The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. The former manufactured gas plant (MGP) location, which is owned by National Grid (formerly Niagara Mohawk), has been designated Operable Unit 1 (OU1). OU2 consists of an approximately 2-acre area between the National Grid property and the Mohawk River. Additionally, OU2 includes the area beneath the Mohawk River and the property west of the Mohawk to East Whitesboro Street. OU2 encompasses of approximately 20 acres. Groundwater and soil vapor sampling was conducted as part of the OU2 FS and was completed in December 2008. The ROD for OU2 was signed in March 2009. Installation of monitoring and NAPL recovery wells was completed in 2010. **Site Geology and Hydrogeology:** Soil borings and monitoring well installations indicate that nearly all surficial soils have been altered due to historic operations at the site. This fill unit is approximately 8 feet thick and consists of a reworked and regraded brown silty sand mixed with miscellaneous debris including coal, ash, bricks, mortar and concrete. Below the fill is a unit of alluvial sand, gravel and cobbles ranging in thickness from 4 to 32 feet. Below the alluvial sand and gravel unit is the lacustrine silt, sand and clay ranging in thickness from 47 to 58 feet. Till was encountered below this unit and bedrock was not encountered. The depth of groundwater ranges from 5 to 10 feet below grade. Shallow groundwater on-site is subject to seasonal vertical fluctuations of up to 5 feet and generally flows toward the Mohawk River. Deep groundwater flow is to the west.

## Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
benzene
ethylbenzene
xylene (mixed)

toluene  
MANUFACTURED GAS PLANT (MGP) WASTES (D018)  
coal tar

## Site Environmental Assessment

OU1 - Groundwater at this site is contaminated by MGP wastes at levels greatly exceeding Part 703 standards. NAPL is present in several monitoring wells. Sediments in the Mohawk River backwater area, located southwest of the site, are contaminated at elevated levels. A sediment removal effort was conducted in the back water area of the peninsula and completed in 2011. OU2 - Site contamination has impacted the groundwater resource in the overburden soils. This groundwater is not a source of drinking water and current data supports that these levels are declining.

## Site Health Assessment

The former plant site (OU1) has contaminated soil that will be removed or covered to prevent people from coming into contact with it. The site is currently fenced. Public water serves the area, so exposures to contaminated groundwater are not expected. The potential for soil vapor intrusion to impact on-site structures will be evaluated after remediation. Off-site (OU2), no soil contamination or evidence of soil vapor leaving the site was found.

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** Former Jet Dry Cleaners

**Site Code:** 633076

**Program:** State Superfund Program

**Classification:** N \*

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** 401 1/2 West Dominick Street

**City:**Rome Zip: 13440

**County:**Oneida

**Latitude:** 43.213888889

**Longitude:** -75.464722222

**Site Type:**

**Estimated Size:** 1 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** Jean A. Browne Enterprises, Inc.

**Current Owner(s) Address:** 203 Ridge Street  
Oriskany,NY, 13424

**Current Owner Name:** JET DRY CLEANERS

**Current Owner(s) Address:** 406 WEST OAK STREET  
ROME,NY, 13440

### Site Description

**Location:** The Former Jet Dry Cleaner Site is in a mixed residential and commercial area of Rome, Oneida County. The site bounded by West Dominick Street to the north, Woodrow Avenue, the Burger King Restaurant and NYS Route 69 to the south, a former gas station and Madison Street to the east and commercial properties to the west. **Site Features:** The site has no structures. The former dry cleaning facility burned in 1995/1996. The site slopes to the south. A retaining wall is at the rear of the site which drops down about 10 feet to Woodrow Avenue. **Current Zoning/Uses:** After the dry cleaning building burned the site was divided in half and sold to adjoining land owners. The site is used for parking by the adjoining property owners. The surrounding properties are zoned commercial. Single and multifamily homes are intermixed throughout the commercial properties. **Historic Uses:** The dry cleaner operated at this site from approximately 1983 to 1995/1996 when the building burned. Prior to 1983, the use of the property is not known. Downgradient of the site is the Former Manufactured Gas Plant (MGP) known as the Jay and Madison Site. Investigations conducted by National Grid's consultant identified chlorinated solvents in the parking lot area of the Burger King Restaurant where the former MGP facility was located. National Grid identified that chlorinated solvents were not typically associated with the MGP operations and an off-site source may be contributing to the contamination at the MGP site. **Site Geology and Hydrology:** The overburden material is comprised of

mixed fill and native sand/gravel overlying a glacial till. Groundwater flows to the south/southwest and is found approximately 12-16 feet below grade.

## Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**

- ethylbenzene
- xylene (mixed)
- toluene
- trichloroethene (TCE)
- tetrachloroethene (PCE)

## Site Environmental Assessment

Based upon investigations conducted to date the primary contaminants of concern are chlorinated volatile organic compounds (CVOCs). Previous investigations performed on the adjacent MGP site identified tetrachloroethene contamination in ground water at 13,800 ppb. In order to evaluate if the Former Jet Dry Cleaner Site was the source of this contamination soil borings and groundwater samples were obtained from the midpoint and the downgradient edge of the site. Analytical data has shown that the on-site groundwater and soil show levels of CVOCs only slightly above SCGs. Data does not support that this property is the source of the identified off-site contamination. Therefore, based on the data, this site does not qualify for listing in the Registry.

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**\* Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** Former Rome Cable Site, Parcels 3, 5 and 6

**Site Code:** E633073

**Program:** Environmental Restoration Program

**Classification:** A

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** Henry Street

**City:**Rome Zip: 13440

**County:**Oneida

**Latitude:** 43.211944444

**Longitude:** -75.473611111

**Site Type:** DUMP STRUCTURE

**Estimated Size:** 49.65 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** Mohawk Valley Edge

**Current Owner(s) Address:** 584 Phoenix Drive  
Rome, NY, 13441

**Current Owner Name:** Oneida County Industrial Development Agency

**Current Owner(s) Address:** 584 Phoenix Drive  
Rome, NY, 13441

### Site Document Repository

**Name:** Jervis Public Library

**Address:** 613 North Washington Street  
Rome, NY 13441

### Site Description

Location: The Former Rome Cable Site Parcels 3, 5 and 6 is 49.65 acres in size and is located in the City of Rome, Oneida County, New York. The site is located on the southwestern side of the City of Rome, between Erie Boulevard to the north and the Erie Canal to the south. The site is located south of Henry Street and the Rome Strip Steel Corporation, west of Jay Street and east of a former railroad line. Site Features: The western portion of the site, which is part of Parcel 5, contains site buildings consisting of Building 29 (horizontal insulation extrusion line) and Building 3, a barn used for storage (former Farm). The area surrounding the buildings is heavily vegetated and slopes toward the northeast. The northern and eastern portions of the site are where the majority of the manufacturing occurred and includes buildings used for manufacturing, coating, storing and shipping wire. The eastern portion of the site, which is comprised of Parcel 3 and the eastern side of Parcel 5, includes Former Building 13 (storage), Building 17 (dry plastic resin storage hoppers and shipping), Building 20 (wire spooling and insulation extrusion), Building 22 (warehouse and shipping), Building 24 (storage), Building 25 (basement plasticizer

storage tanks, first floor dry plastic resin rail car receiving) and Building 28C (horizontal insulation extrusion line). The southern and southeastern areas are covered with broken asphalt pavement, roads, and rail lines that were used for storing and shipping wire reels. Parcel 6 is on the western side of Parcel 3 and is a utility corridor running north and south. Parcel 6 borders Parcel 3 to the west and south and is a utility corridor for overhead lines and access to a substation near the southwest corner of Parcel 3. Current Zoning/Use: The entire site is zoned industrial and is in an Empire Development Zone. The site is owned by the Oneida County Industrial Development Agency and is currently unoccupied. Historic Use: The Rome Cable facility has been used for manufacturing and spinning wire since the 1930s. The majority of the buildings located on parcels 3, 5 and 6 were constructed during the 1950s and 1960s. The primary environmental concerns associated with the site include hazardous and non-hazardous industrial liquids, which were used in the spinning and coating of wire, petroleum used to heat the on-site furnaces and as lubricants in equipment, and asbestos containing material. Operable Units: The site is divided into two operable units (OUs). The western portion of the site is designated as OU1 and is a heavily wooded area. A large barn (Building 3) and the wire coating building (Building 29) are located on the northwest side of OU1. OU1 is the western portion of Parcel 5 and is approximately 30 acres in size. The eastern portion of the site is designated as OU2 and is covered with buildings, broken pavement, railroad lines and roadways. This area is relatively flat and was the main manufacturing area. OU2 is comprised of the eastern portion of Parcel 5 and all of Parcel 3. OU2 is approximately 20 acres in size. Site Geology and Hydrogeology: Except for the wooded area in OU1, the surface of the site consists of historic fill to depths of three to seven feet below ground surface. The fill is underlain by several different soil layers ranging from gravel to clay. Bedrock lies approximately seventy-eight feet below grade. The depth of groundwater ranges from six to nine feet below the surface and flows to the southeast towards the Barge Canal.

## Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
benzo(a)anthracene
benzo(k)fluoranthene
fluoranthene
lead
petroleum products
phenanthrene
naphthalene
trichloroethene (TCE)
1,2-dichloroethane
acetone
benzo(a)pyrene
benzo(b)fluoranthene
bis(2-ethylhexyl)phthalate
chrysene
methyl-tert-butyl ether (MTBE)
PCB aroclor 1254
indeno(1,2,3-CD)pyrene
copper
phenol
dibenz[a,h]anthracene
pyrene

## Site Environmental Assessment

Based upon the remedial investigation conducted seven areas of concern have been identified in OU1 and OU2. RODs OU-1 and OU-2 (March, 2013) are currently in the process of being amended. The site is currently transferring from ERP to State



Superfund through the legal referral process. The two areas of concern (AOC) were identified in OU1 located western portion of parcel 5. These areas were further delineated in June - August 2018 and are described below: OU1-AOC-1: PCB soil impacts, shallow ranging in concentrations from <0.1 ppm - 64 ppm. This area will require shallow soil removal 0-2', to achieve a <1 ppm soil clean-up objective. Building 29 poses a significant hazard due to dilapidated condition and proximity to the PCB area will be demolished, foundations (slabs on grade) will remain in place. (1,000 cy soil excavation) OU1-AOC-2- Former horizontal wire coating drip line area where SVOCs were of primary concern, in soils and perimeter debris piles. Additional sampling confirmed no exceedances of commercial SCOs in soils and/or protection of groundwater in this area, debris piles contained co-mingled mixed industrial use debris. The Debris piles will be consolidated and transported off-site. 5. No groundwater contamination has been documented in OU1. The majority of OU1 is wooded with little development. Five areas of concern have been identified in OU2 that require remediation. These five areas of concern are located on the eastern portion of Parcel 5 and all of Parcel 3. The primary contaminants of concern in the soil and groundwater for OU2 are volatile organic compounds, semi-volatile organic compounds, metals and PCBs. referenced herein at AOCs 3 through 7 as described below: AOC-3: The main manufacturing buildings (22, 20, 25, 17) and remnant slab from building 28c. Buildings have been condemned, interior debris includes asbestos containing materials, abandoned tanks in flooded floor areas, wood block, drums and misc. industrial debris. A Pre-demolition assessment report has been prepared (April, 2018) to support controlled demolition of the structures. Due to the condition of the buildings and their potential hazards, demolition was added to the scope of work under pending ROD amendment. AOC-4: Potential phthalate impacted area- Soils exceeding commercial SCOs will be removed, anticipated not to exceed 0-2' of removal in this area. AOCs-5 and 6 : petroleum and acetone impacted soils area. Additional soils and groundwater data was collected during the 2018 supplemental investigation to update the historical delineation of this Area. No exceedances of commercial soil SCGs or protection of groundwater standards were identified. It is anticipated that no further action will be required within this area under the ROD amendment. AOC-6: An isolated pocket of acetone impacted soils exists N/W immediately adjacent to and off-site of the property where some soil concentrations exceed protection of groundwater standards. AOC-7: Surface debris and piles exist across the extents of the property. Debris piles have been characterized for T&D included a 2' soil removal underlying debris piles. Due to the extensive development across OU2 no ecological resources exist and therefore, no ecological resources have been impacted.

## Site Health Assessment

Operable Unit 1 (OU1): The area comprising OU1 is not fenced and persons who enter this area could contact contaminants in the soil by walking on the soil, digging or otherwise disturbing the soil. Operable Unit 2 (OU2): The area comprising OU2 is not fenced and persons who enter this area could contact contaminants in the soil by walking on the soil, digging or otherwise disturbing the soil. Contaminated groundwater at OU2 is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in the soil or groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site redevelopment and occupancy for this operable unit. Off-site soil vapor intrusion was evaluated and is being addressed as part of the remediation of the Former Rome Cable site (site #E633053).

For more Information: [E-mail Us](#)

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** 508 West Liberty Street

**Site Code:** E633058

**Program:** Environmental Restoration Program

**Classification:** C

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** 508 West Liberty Street

**City:** Rome Zip: 13440

**County:** Oneida

**Latitude:** 43.216742465

**Longitude:** -75.465419102

**Site Type:**

**Estimated Size:** 0.385 Acres

### Institutional And Engineering Controls

**Control Type:**

[Environmental Easement](#)

**Control Elements:**

Ground Water Use Restriction

Soil Management Plan

Cover System

Landuse Restriction

Site Management Plan

IC/EC Plan

### Site Owner(s) and Operator(s)

**Current Owner Name:** CITY OF ROME

**Current Owner(s) Address:** 198 N. WASHINGTON ST  
ROME, NY, 13440

### Site Document Repository

**Name:** City of Rome

**Address:** 198 North Washington St.  
Rome, NY 13440

**Name:** Jervis Public Library

**Address:** 613 North Washington St.  
Rome, NY 13440

### Site Description

**Location:** The site is located on the north side of West Liberty Street in the City of Rome, Oneida County. The site is bordered to the northeast by West Park Street and by a residential property on the northeast side of West Park Street. A commercial property, Erie Glass, borders the site on the southeast. West Liberty Street forms the southwestern site boundary. The site is bordered on the northwest by a vacant masonry building that was previously occupied by X-Cell Enterprises. **Site Features:** The site is an approximately 0.385 acre rectangular parcel which is currently unoccupied and has no structures. The site is generally level. **Current Zoning/Use:** The site is zoned E-2 (light industrial), which is defined in the Rome City Code as being suitable for industrial use and compatible with adjacent commercial and residential uses. The surrounding parcels are predominantly residential with some commercial land use. **Past Uses of the Site:** The site was used as a textile mill, machine shop, automobile dealership and service shop. The site was initially developed in 1904 as the Columbia Knitting Mills. The knitting mill remained operational until 1943. During 1930s and 1940s the site also contained an automobile sales and service business. In 1943 the property was operated as a machine shop and also manufactured sleeving and tubing products for electrical equipment. Five automobile service bays were installed in 1960 and the site was operated as an automobile repair business. In 1982 the buildings and property were vacated and have not been used since. A 10,000 gallon underground storage tank (UST) was installed on the northeast side of the building in 1960, and then subsequently covered over with a concrete slab foundation when the building was expanded. **Site Geology and Hydrology:** The site investigation indicated that the site contains construction debris, including brick and asphalt, underlain by sand and gravel fill materials. Native materials were observed below the fill material, generally at depths ranging from 8 to 18 feet below grade. Bedrock was not encountered during the subsurface investigation. The groundwater is approximately 10 ft below grade. Groundwater was determined to follow a radial flow pattern from the center of the site.

## Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates
--------------------------

## Contaminants of Concern (Including Materials Disposed)

- Contaminant Name/Type**
- benzo(b)fluoranthene
  - chromium
  - chrysene
  - indeno(1,2,3-CD)pyrene
  - benzo(a)anthracene
  - dibenz[a,h]anthracene
  - benzo(a)pyrene

## Site Environmental Assessment

**Nature and Extent of Contamination:** Remediation at the site is complete. Prior to construction of the cover system sampling indicated that one subsurface and two surface soil samples exceeded restricted residential use SCOs for several polycyclic aromatic hydrocarbons (PAHs). There is no data to indicate that the contamination has migrated off-site. Groundwater samples collected exceeded the Ambient Water Quality Standards and Guidance Values for iron, magnesium, magnesium, lead and sodium. Most of these inorganics were noted in both upgradient and downgradient monitoring wells, and appear to be naturally occurring. The minor exceedance of the lead standard may be due to elevated turbidity in the monitoring well and the presence of lead in particulate rather than dissolved form.

# Site Health Assessment

Measures are in place to control the potential for coming in to contact with subsurface soil and groundwater contamination remaining on the site.

For more Information: [E-mail Us](#)

Return To Results

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** 229 South James Street

**Site Code:** E633059

**Program:** Environmental Restoration Program

**Classification:** N \*

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** 229 SOUTH JAMES STREET

**City:**ROME Zip: 13440

**County:**Oneida

**Latitude:** 43.208800765

**Longitude:** -75.459440321

**Site Type:**

**Estimated Size:** 0.35 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** CITY OF ROME

**Current Owner(s) Address:** 198 N. WASHINGTON ST  
ROME,NY, 13440

### Site Description

229 South James Street consists of approximately 15,150 square feet of property located on the east side of South James Street approximately 100 feet south of the intersection with Canal Street. The site once contained a car wash and gasoline filling station but is now vacant with the buildings removed. The site is a relatively flat, rectangular parcel located in a commercial and residential area of the city of Rome, Oneida County, New York. A petroleum spill from underground tank leakage was remediated. Prior uses of the site that appear to have led to site contamination were the former operations as a gasoline filling station. An application to enter into the NYSDEC Environmental Restoration Program for funding to perform an investigation of the site was withdrawn by the City of Rome in August 2005.

### Site Environmental Assessment

Residual petroleum contamination remains at this site from a former spill that was closed October 2004 not meeting standards. See Spill No. 9109197.

---

\* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: [E-mail Us](#)

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# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** 717 West Dominick Street  
**Site Code:** E633057  
**Program:** Environmental Restoration Program  
**Classification:** N \*  
**EPA ID Number:**

### Location

**DEC Region:** 6  
**Address:** 717 - 719 West Dominick Street  
**City:**Rome Zip: 13440  
**County:**Oneida  
**Latitude:** 43.217763855  
**Longitude:** -75.472666982  
**Site Type:**  
**Estimated Size:** 0.35 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** CITY OF ROME  
**Current Owner(s) Address:** 198 N. WASHINGTON ST.  
ROME,NY, 13440

### Site Description

717 West Dominick Street consists of approximately 14,600 square feet of property located on the south side of the street opposite of the terminus of Fredrick Street. The site is a relatively flat rectangular parcel located in a commercial and residential area of the City of Rome, in Oneida County, New York. There are no structures on the site, and the site is not fenced. The remanants of a pump island from former filling station operations remain onsite. Prior uses of the site that appear to have led to site contamination were the former use of the site as a gasoline station. An application to enter into the NYSDEC Environmental Restoration Program for funding to perform an investigation of the site was withdrawn by the City of Rome in August 2005.

### Site Environmental Assessment

Environmental concerns at his site include the site?s former use as gasoline station with the potential for underground gasoline storage tanks leaking gasoline to groundwater.

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\* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: [E-mail Us](#)

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# Property Description Report For: 401-21 S Jay St, Municipality of City of Rome, Inside

*No Photo Available*

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 301301  
**Tax Map ID #:** 242.014-0001-024  
**Account # and Ward:** 21310 03  
**Property Class:** 210 - 1 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 210 - 1 Family Res  
**Zoning Code:** R-1-8 - Single-Fam Res  
**Neighborhood Code:** 09033  
**School District:** Rome  
**Total Assessment:** 2019 - Tentative \$38,500  
2018 - \$38,500

**Total Acreage/Size:** 8.10  
**Land Assessment:** 2019 - Tentative \$20,000  
2018 - \$20,000  
**Full Market Value:** 2019 - Tentative \$57,903  
2018 - \$53,741  
**Equalization Rate:** 2019 - Tentative 71.64%  
2018 - 74.45%  
**Deed Book:** 2011  
**Grid East:** 0

**Property Desc:**  
**Deed Page:** 15843  
**Grid North:** 0

## Area

<b>Living Area:</b>	1,164 sq. ft.	<b>First Story Area:</b>	832 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	Old style	<b>Bathrooms (Full - Half):</b>	1 - 0
<b>Bedrooms:</b>	4	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-covered	<b>Porch Area:</b>	24.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Fair	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1941		

## Owners

Walter Jezowski  
408 Lomond Pl  
Utica NY 13502



Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
9/6/2011	\$11,534	210 - 1 Family Res	Land & Building	City of Rome	No	No	No	2011/15843
5/11/2011	\$1	210 - 1 Family Res	Land & Building	Jezowski Walter G	No	No	Yes	2011/6929
4/15/2011	\$1	210 - 1 Family Res	Land & Building	Jezowski Walter G	No	No	Yes	2011/5683

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-covered	4 × 6	Average	Fair	1941
Gar-1.5 det	24 × 24	Average	Fair	1941

Land Types

Type	Size
Primary	0.23 acres
Residual	7.87 acres

Special Districts for 2019 (Tentative)

Description	Units	Percent	Type	Value
GC001-GARBAGE 1 FAMILY	1	0%		0
WR001-WATER RENT 1 FAMILY	1	0%		0
SR001-SEWER RENT	1	0%		0

Special Districts for 2018

Description	Units	Percent	Type	Value
COD07-CODES CHARGES	0	0%	T	0
GC001-GARBAGE 1 FAMILY	1	0%		0
SR001-SEWER RENT	1	0%		0
WR001-WATER RENT 1 FAMILY	1	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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# Taxes

Year	Description	Amount
------	-------------	--------

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**

## Janet Bissi

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**From:** New York DEC Support <newyorkdec@mycusthelp.net>  
**Sent:** Tuesday, July 09, 2019 10:25 AM  
**To:** Janet Bissi  
**Subject:** Freedom of Information Law Request :: W054373-062119

--- Please respond above this line ---



Region 6 - Watertown  
P: 315 785-2513 | F:  
[www.dec.ny.gov](http://www.dec.ny.gov)

RE: PUBLIC RECORDS REQUEST of 6/21/2019, Reference # W054373-062119

Date: 07/09/2019

Dear Mrs. Janet Bissi,

I write in response to your Freedom of Information Law (FOIL) request seeking:  
Environmental Remediation, Hazardous Materials, Solid Materials, Water and Environmental Permits, PBS,  
Spills and Soil Vapor Intrusion records associated with 401 S. Jay Street, Rome, NY owned by Walter  
Jezowski.

**A diligent search of the files maintained by DEC produced no responsive records.**

If I can be of further assistance, please contact me at 315 785-2513 and reference FOIL W054373-062119, or  
simply reply to this email.

Sincerely,  
Region 6 FOIL Coordinator

Official Use Only

Time Stamp

Index Number

## Application for Public Access to Records (FOIL)

Records Management Officer - **Sandra J. De Perno**, Oneida County Clerk  
800 Park Ave., Utica, New York 13501

I am interested in the records in the possession of the Government of Oneida County

-Environmental Health Records,

-records of solid/hazardous waste disposal, and

-records of water quality and pollution

at or in the immediate vicinity of 401-421 S. Jay Street, Rome, NY and the  
Rome Little League facility on S. Jay Street in the City of Rome

(Please continue on the reverse side or on a separate sheet if necessary.)

I believe that these records are in the possession of the following County department(s):

Environmental Health, Public Works and Water Quality

- ☐ I wish to have access to these records (reserving the right to copies of any or all.)
- ☐ I wish to have copies made at \$.25 per (regular size 8 1/2 x 11) and agree to pay for these copies.
- ☒ I would like an estimate of the number of pages involved prior to any copies being made.  
If the records could be emailed, that would be preferred.

Name: Janet M. Bissi

Organization represented: Lu Engineers

Mailing address: 339 East Avenue, Suite 200, Rochester, New York 14604

Day time phone number 585-385-7417 Fax Number \_\_\_\_\_

Signature: Janet M. Bissi Date: 1/6/20

## Appendix D - Interview Documentation

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## Janet Bissi

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**From:** Baptiste, Kimberly <kbaptiste@BERGMANNPC.com>  
**Sent:** Tuesday, November 26, 2019 12:59 PM  
**To:** Janet Bissi  
**Cc:** Aldrich, Samantha; Greg Andrus  
**Subject:** RE: Rome BOA

Hi Janet.

Would some of the answers be found in the initial environmental research you already completed?

Kimberly

Kimberly Baptiste, AICP | Government Practice Leader  
585.498.7770 (work) | 716.310.3684 (cell)  
kbaptiste@bergmannpc.com

### BERGMANN

Architects | Engineers | Planners  
280 East Broad Street, Rochester, NY 14604  
[www.bergmannpc.com](http://www.bergmannpc.com)

---

**From:** Janet Bissi <jbissi@luengineers.com>  
**Sent:** Tuesday, November 26, 2019 12:52 PM  
**To:** Matt Andrews <mandrews@romecitygov.com>  
**Cc:** Baptiste, Kimberly <kbaptiste@BERGMANNPC.com>; Greg Andrus <gregandrus@luengineers.com>  
**Subject:** FW: Rome BOA

Matt

Bergman has asked us to complete Phase I ESA assessments at 242.014-1-24 (residential property on Jay Street) and 242.014-1-15.2 (Rome National Little League). Would you please be able to answer the questions on the attached USER questionnaire regarding these properties? Thank you.  
Janet M. Bissi

---

**From:** Baptiste, Kimberly [<mailto:kbaptiste@BERGMANNPC.com>]  
**Sent:** Tuesday, November 26, 2019 11:31 AM  
**To:** Janet Bissi  
**Cc:** Aldrich, Samantha  
**Subject:** RE: Rome BOA

I don't have any of the answers in the questionnaire! Please feel free to request from Matt Andrews at the City.  
Thanks,  
Kimberly

Kimberly Baptiste, AICP | Government Practice Leader  
585.498.7770 (work) | 716.310.3684 (cell)  
[kbaptiste@bergmannpc.com](mailto:kbaptiste@bergmannpc.com)

### BERGMANN

Architects | Engineers | Planners

## Janet Bissi

---

**From:** Matt Andrews <mandrews@romecitygov.com>  
**Sent:** Friday, December 06, 2019 11:24 AM  
**To:** Janet Bissi  
**Cc:** Greg Andrus  
**Subject:** RE: Site visits and SVI sampling

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

After looking at the forms, we would not be able to provide any further information than what Bergmann has provided you for the 2 sites.

**Matthew J. Andrews, Deputy Director**  
**Community & Economic Development**  
**City of Rome, New York**  
**P: (315)339-7628**



Please consider the environment before printing this email

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---

**From:** Janet Bissi <[jbissi@luengineers.com](mailto:jbissi@luengineers.com)>  
**Sent:** Tuesday, December 3, 2019 10:29 AM  
**To:** Matt Andrews <[mandrews@romecitygov.com](mailto:mandrews@romecitygov.com)>  
**Cc:** Greg Andrus <[gregandrus@luengineers.com](mailto:gregandrus@luengineers.com)>  
**Subject:** Site visits and SVI sampling

Matt

Lu Engineers has been requested by Bergman to complete Phase I ESA assessments at 242.014-1-24 (residential property on Jay Street) and 242.014-1-15.2 (Rome National Little League).

- Would you please be able to answer the questions on the attached USER questionnaire regarding these properties?
- We plan on being in Rome next week to complete these Site visits, could you please provide site contacts?

In addition, Bergman has requested that we complete the SVI testing at 201-211 West Dominick Street.

- Can you please let us know who to contact to schedule the testing?

Thank you in advance for your assistance.

**Janet M. Bissi, CHMM**  
Environmental Scientist

**Phone:** 585.385.7417 ext. 216  
**Fax:** 585.413.3503



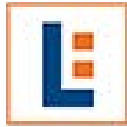
339 East Avenue Suite 200  
Rochester, New York 14604  
Ph 585.385.7417

## *Interview/ Record Review*

Date 12/10/19 Time \_\_\_\_\_  
Contact John Jezowski Project No. 50378-05  
Representing owner Project Name \_\_\_\_\_  
Phone No. \_\_\_\_\_

☒ Telephone Conversation ☐ Meeting ☐ Voice Mail Message

Mr. Jezowski stated that the property has been vacant for approximately 1 ½ to 2 years and that the building is unsafe. He stated that it has been in his family since construction in 1930s.  
He asked that the attorney, Allison Steates be contacted when the site visit is conducted (315-724-6175).



# Lu Engineers

ENVIRONMENTAL • TRANSPORTATION • CIVIL

## Phase I ESA Site Visit Notes and Questionnaire:

Project No. 50378-05 Date: 12/11/19  
Site Name/Address: 401-421 S. Jay Street  
Rome

Persons Present/ Title: N/A

Lu Engineers: Gregory L. Andrus and Ben Siefert

Owner/Site Manager: John Jezowski Phone No.

Purpose of the assessment: BOA Redevelopment

### **Part I: Site Description and Operation:**

Number of Building(s): 1

Location	Sq. Ft.	Type	No. of floors	Age/Condition	Use/Past Use	Notes:

Description of Current Site Operations:

Residential home located on the eastern portion of the property; remaining portion of Site is undeveloped and lightly wooded land

The roof of the house had collapsed

A snowmobile was observed on the northern portion along with standing water

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Utilities:** natural gas ☒ electric ☐ transformers ☐ (private or utility owned) none ☐

Notes: \_\_\_\_\_

Heating system: \_\_\_\_\_

Water: Municipal system ☒ well ☐ (refer to Part IV) \_\_\_\_\_

Sewer System: Municipal sewer ☒ septic ☐ (refer to Part IV) \_\_\_\_\_

**Part II: Questions Regarding Past Uses:**

What are the past use(s) of the Site and dates of occupancy?

Use/Occupancy	Date(s)	Owner
Residential property	Since 1930s	

What are the past and present uses of the properties adjacent to the Site?

Direction	Current Use/Occupant	Past Uses/Occupant
North	Residential and former manufacturing building	
South	residential	
East	residential	
West	residential	

Notes:

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Part III: Interior and Exterior Observations**

Description of Roadways/Parking lot: driveway along S. Jay Street

Are you aware of or have observed the following at the Site?

Condition	Yes	No	Unk	Documentation available	Notes:
Fill Material		X			
Debris/dumping		X			
Burned or demolished buildings		X			
Solid and hazardous waste generation and/or onsite disposal <i>Refer to Section III</i>		X			
Pits, ponds or lagoons in connection with waste treatment, storage or disposal		X			
Spills/Stained soil or pavement		X			Snow cover
Stressed Vegetation		X			Snow cover
Pools of liquid		X			
Strong, Pungent or noxious odors		X			
Drains or sumps <i>Refer to Section IV</i>					
ASTs/USTs <i>Refer to Section V</i>					
Drums/containers of known or unidentified chemicals <i>Refer to Section V</i>	X				Containers of materials observed in the basement
PCBs- electrical or hydraulic equipment known to contain PCBS		X			

Notes:

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Part III: Solid and Hazardous Waste Generation and/or on-Site Disposal:N/A**

Is Solid Waste generated at the Site? Yes ☐ No ☐ Unknown ☐ Describe below  
Is Hazardous Waste generated at the Site? Yes ☐ No ☐ Unknown ☐ Describe below  
Listed Hazardous waste generator? Yes ☐ No ☐ Unknown ☐ (if yes please provide copies)

Description of Waste	Storage Container	Location	Disposal/Collector	Recycling? Manifest?

Any waste materials treated on-site? (i.e., land filling, neutralization, incineration)

Yes ☐ No ☐ Unknown ☐

Type: \_\_\_\_\_  
\_\_\_\_\_

Has any other entity ever been allowed to dump, store, dispose, transport, bury, incinerate, or landfill any materials at the Site? Yes ☐ No ☐ Unknown ☐

What? \_\_\_\_\_

Who/When? \_\_\_\_\_

Has fill dirt been brought onto the Site from an unknown origin or contaminated Site?

Yes ☐ No ☐ Unknown ☐

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

Notes:

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Phase I ESA Site Visit Notes and Questionnaire

**Part IV: Wastewater N/A**

Type	Discharge Point/Location	Notes
<b>Sanitary Waste</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Non-Sanitary Waste</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Floor Drains</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Sumps</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Storm Drains</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Other Drainage</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		

Are any floor drains/sumps connected to an oil/water separator?

Yes ☐ No ☐ Unknown ☐

Location: \_\_\_\_\_

Issues? Yes ☐ No ☐ Unknown ☐

How often is it serviced? \_\_\_\_\_

By who? \_\_\_\_\_

Was there ever or is there currently:

Type	Date	Location
<b>Septic tank</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Leach Field</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Injection Well</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Dry Well</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		

Notes:

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Part V: Hazardous Substances and Petroleum Products: N/A**

**Usage and Storage:**

**Hazardous Materials**

Used on-site ☐      Stored on-site ☐      Not Applicable ☐

**Petroleum Products**

Used on-site ☐      Stored on-site ☐      Not Applicable ☐

ASTs or USTs?    Yes ☐ No ☐ Unknown ☐

Tanks registered? Yes ☐ No ☐ Unknown ☐ (if yes please provide copies)

Type (Drum or Tank)	# of containers	Size (Gallons)	Contents	Location	Installation/ Removal Date



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Phase I ESA Site Visit Notes and Questionnaire

Are MSDS sheets readily available for these chemicals? Yes ☐ No ☐ Unknown ☐  
(if yes please provide copies)

Are there any leak detection devices in place? Yes ☐ No ☐ Unknown ☐

What types? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have any tanks been removed from property? Yes ☐ No ☐ Unknown ☐

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

Has any contamination been identified or remediation been required at the Site?

Yes ☐ No ☐ Unknown ☐

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is Waste Oil generated at the Site? Yes ☐ No ☐ Unknown ☐ Describe below

How is it disposed of? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notes:

**Part VI: Owner/Manager/Occupant Questionnaire: N/A**

Have there been any spills, unpermitted discharges, or release of hazardous or contaminated or petroleum products at or in the vicinity of the Site? Yes ☐ No ☐ Unknown ☐

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has the Site ever been the subject of an enforcement action by any federal, state, or local agency regarding environmental issues? Yes ☐ No ☐ Unknown ☐

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the Site presently under any federal, state, or local consent orders, decrees or cause of action?

Yes ☐ No ☐ Unknown ☐

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with response to the property or relating to environmental liens encumbering the property? Yes ☐ No ☐ Unknown ☐

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any activity use limitations (AULs) on the property? Yes ☐ No ☐ Unknown ☐ (if yes please provide copies)

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does the purchase price being paid for this property reasonably reflect the fair market value?

Yes ☐ No ☐ Unknown ☐ If not, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes ☐ No ☐ Unknown ☐

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are any of the following documents readily available for review?

- |   |  |
|---|--|
| • Prior Phase I ESA   | • Reports regarding hydrogeological conditions of the property |
| • Environmental Compliance Report   | • Geotechnical studies   |
| • Environmental Permits (solid waste disposal permits, hazardous waste disposal permits, waste water permit, SPDES or NPDES, underground injection permits) | • Risk assessment  |
| • Community Right to Know plan  | • Abstract of Title  |
| • Safety Plans, SPCC and FRP plans  | • Property survey map  |

\_\_\_\_\_  
Signed and Date

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Additional Notes:**

## Appendix E - Qualifications

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## ■ PROFESSIONAL EXPERIENCE



### EDUCATION

Bachelor of Science  
Environmental Management and  
Technology  
Rochester Institute of Technology

### CERTIFICATIONS

Certified Hazardous Materials  
Manager (CHMM)

Certified NYSDOL Mold Assessor

40-Hour OSHA Hazardous  
Waste Site Worker

8-Hour OSHA Hazardous  
Waste Site Worker  
Refresher Training

Finger Lakes Chapter of  
the ACHMM Former President

Ms. Bissi started her professional career in 2001 and joined Lu Engineers in 2007. She is a Certified Hazardous Materials Manager with extensive experience conducting Phase I Environmental Site Assessments. Ms. Bissi has also completed Phase II investigations, soil vapor intrusion sampling, tank removals, GPR surveys, spill prevention, control and countermeasure plans (SPCC) and asbestos sampling. Janet also worked with us as an intern in 1997 while attending RIT. Site assessments and investigations have included properties such as warehouses, gas stations, manufacturing facilities, farms, commercial properties and residences. Janet is proficient in NYSDEC EQulS™ System and the Federal data management Environmental Restoration Program Information Management System.(ERPIMS)

#### ***Rochester Housing Authority Term Contract, City of Rochester, NY | Project Scientist***

Ms. Bissi performed several Phase I ESAs and Limited Due Diligence Transaction Screen Assessments at commercial residential properties with the Rochester Housing Authority in the City of Rochester. Phase I ESAs were completed in accordance with applicable ASTM 1527-13 Standard Practice, for ESA Phase I and 40 CFR Part 312. Phase II sampling and testing was also completed on a number of properties.

#### ***Brownfield Opportunity Area Site Assessments, City of Rome, NY | Project Scientist***

Ms. Bissi completed multiple Phase I Site ESAs on commercial properties located within the City of Rome as part of a USEPA-funded Brownfield Opportunity Area (BOA) reutilization plan. Janet created mapping in ArcView for detailed aerial photograph and mapping reviews for each site. Conducted extensive research into past site use and developed reports for The City of Rome and USEPA use.

#### ***City of Rochester Environmental Investigation Term Contract | Project Scientist***

Ms. Bissi completed Phase I Site ESAs and assisted in Phase II Investigations under current term contract. Properties included former industrial sites, dry cleaning facilities, gas stations and other commercial properties.

#### ***Phase I Environmental Site Assessments—Various Locations | Project Scientist***

Ms. Bissi completed Phase I ESAs for a variety of clients ranging from land developers to financial institutions. She completed numerous Limited Due Diligence Transaction Screen Assessments where full Phase I ESAs were not needed.

#### ***Private Developer Term Contract | Project Scientist***

Ms. Bissi completed several Phase I ESAs throughout New York State for housing projects for a major residential developer. Locations have ranged from vacant properties to highly developed urban areas. She assisted with development and planning of several Phase II investigations.

#### ***Air Force Research Laboratory, Former Griffiss AFB, NY | Project Scientist***

Ms. Bissi assisted with the completion of numerous Environmental Baseline Surveys following ASTM 1527 and USAF guidance requirements. She conducted extensive research on a massive collection of aerial photographs, as-built plans and hazardous waste site cleanup data relative to multiple USAF facilities within the former Griffiss AFB site.

#### ***Data Management / Project Scientist***

Ms. Bissi completed NYSDEC required Electronic Data Deliverables (EDD) for numerous Brownfield clean up sites throughout NYS using NYSDEC EQulS™ System. Janet also manages all data developed for federal environmental investigation and remediation contracts. Federal data management includes use of the Environmental Restoration Program Information Management System.(ERPIMS)



**Lu Engineers**  
ENVIRONMENTAL • TRANSPORTATION • CIVIL

**GREGORY ANDRUS, P.G., CHMM**  
INVESTIGATION/REMEDIATION GROUP LEADER

## ■ PROFESSIONAL EXPERIENCE



### EDUCATION

Bachelor of Science Geology  
Washington & Lee University

Graduate Level Studies  
Hydrogeology  
State University at Brockport

### PROFESSIONAL ASSOCIATIONS

Professional Geologist, New York

Air and Waste Management  
Association (National/ Genesee  
Finger Lakes Chapter)

New York State Council  
of Professional Geologists

Certified Hazardous Materials  
Manager (CHMM)

OSHA 40-Hour Training  
and Refresher Courses

ACHMM Fingers Lakes Chapter  
Former President

National Groundwater Association

EPA Work-Force Development  
"Re-Jobs" Instructor for the City of  
Rochester

Mr. Andrus started his career as a Geologist in 1987 and joined Lu Engineers in 1993 as a Geologist and Environmental Engineer. His areas of expertise include hazardous materials management, remedial investigations, site remediation, petrochemical/bulk storage, geology and hydrogeology. Projects have ranged from large industrial clients, educational institutions and federal facilities to small commercial and retail facilities. Mr. Andrus provides investigation and remedial services for multiple Brownfield projects for municipal and private clients and oversight of petro-chemical bulk storage facilities.

#### ***Air Force Research Laboratory Environmental Term Contract | Program Manager***

Mr. Andrus is currently managing the sixth consecutive multi-year, multi-million dollar IDIQ contract providing civil and environmental engineering services to the AFRL/RRS at the former Griffiss Air Force Base. The contract has included numerous environmental and civil engineering assignments including wetland delineations, multiple BRAC site investigations and cleanups, decommissioning of wells, archaeological surveys, UST and disposal area closures, design of backflow preventers, on-call environmental sampling services, demolition and hazmat assessment, asbestos surveys and wastewater sampling.

#### ***City of Rochester Environmental Services Term Contract, Rochester NY | Project Manager***

Mr. Andrus is the Project Manager for Phase I & II projects and various industrial hygiene-related assignments for City-owned properties. Projects have included petroleum tank and contaminated soil removal, soil, water and groundwater testing, asbestos identification and abatement, mold and lead surveys, soil vapor intrusion testing and mitigation. This contract requires our personnel to be available and responsive to on-call demands of the City.

#### ***Orchard Whitney Brownfield ERP, Rochester NY | Project Manager***

Mr. Andrus manages environmental services for the Orchard Whitney Brownfield site for the City of Rochester under the NYSDEC Environmental Restoration Program. The project had included extensive hazardous materials inspections, sampling and testing programs, Remedial Investigation/Interim Remedial Measures, geophysical investigations, contaminated soil, groundwater remediation, groundwater monitoring and PRR compliance.

#### ***Andrews Street Brownfield ERP Rochester, NY | Project Manager***

Mr. Andrus was the Project Manager responsible for Lu Engineers' components of the Andrews Street Brownfield ERP Rochester, NY. The project included removal of areas of petroleum and chlorinated solvent contamination and environmental conditions that are considered to have the greatest potential for human exposure and migration. This project included extensive hazardous materials assessment and abatement demolition of on-site buildings and cleanup of chlorinated solvents and removal and disposal of accessible, affected soils.

#### ***City of Rochester Central Vehicle Maintenance Facility Rochester, NY | Project Engineer***

Mr. Andrus provided engineering analysis relative to environmental conditions, functionality and compliance status for CVMF fueling facility. He evaluated alternatives for remediation and petroleum bulk storage compliance upgrades.

#### ***Churchville Ford Site, Rochester, NY | Project Manager***

Mr. Andrus oversees this remediation project that has included identification of the nature and extent of chlorinated solvent contamination. Project-related tasks include remedial site design, hydro-geologic and engineering review and the design of an in-situ remedial approach and following final source removal for site closure. The site is unique in several respects, including the fact that source area remediation was completed under requirements of the pre-existing Soils Management Plan (SMP) rather than the more elaborate workplan approval process generally required by DER-10.

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# Phase I Environmental Site Assessment

**South Jay Street  
City of Rome  
Oneida County, New York**



Prepared for:

Bergman Architects, Engineers, Planners  
280 East Broad Street  
Rochester, New York

Prepared by:



**January 2020**

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
SOUTH JAY STREET  
CITY OF ROME  
ONEIDA COUNTY, NEW YORK**

**Prepared for:**

Bergmann Architects, Engineers, Planners  
280 East Broad Street  
Rochester, NY 14604

and



City of Rome  
Department of Economic Development  
198 North Washington Street  
Rome, New York 13340

**Prepared by:**



339 East Avenue, Suite 200  
Rochester, New York 14604

January 2020

Project # 50378-05



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- Appendix A: Site Photographs
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## **1. EXECUTIVE SUMMARY**

Bergmann Architects, Engineers, Planners (Bergmann) on behalf of the City of Rome, New York engaged Lu Engineers to conduct a Phase I Environmental Site Assessment (ESA) of a baseball field located on South Jay Street, City of Rome, Oneida County, subsequently referred to as the "Site". This assessment was prepared in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13) and the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries Final Rule 40 CFR Part 312. Exceptions to or deletions from this practice are described in this report. The purpose of this Phase I ESA was to identify, to the extent feasible, "Recognized Environmental Conditions" (RECs) in connection with the Site.

Based on information collected for this Phase I ESA, no RECs, Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) were identified at the Site relating to activities at the Site or adjacent properties.

It is Lu Engineers' professional opinion that no additional environmental investigation is necessary at the Site at the present time.

## 2. INTRODUCTION

### 2.1 Purpose and Definitions

The Phase I Environmental Site Assessment (ESA) practice, established by the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries Final Rule 40 CFR Part 312, is intended for use on a voluntary basis by parties who wish to assess the environmental condition of *commercial real estate* taking into account commonly known and *reasonably ascertainable* information. The practice permits a *User* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations* (i.e., landowner liability protections or LLPs) on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability.

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process described in Section 2.2, whether *Recognized Environmental Conditions* exist in connection with the *Site*.

- Recognized Environmental Conditions (RECs) are defined 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*; 3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions, generally do not present a threat to public health or the environment, and would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies and are not considered to be RECs.
- Historical RECs (HRECs) are defined 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 use criteria established by a regulatory authority, without subjecting the *property* to any required controls (i.e., *activity and use limitations (AULs), land use restrictions, institutional controls, or engineering controls*).
- Controlled RECs (CRECs) are defined as RECs resulting from a past *release* of *hazardous substances* or *petroleum products* that have been addressed to the satisfaction of the applicable regulatory authority with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls.

## 2.2 Scope of Services

The scope of services performed by Lu Engineers is consistent with the general specifications outlined in ASTM 1527-13 and 40 CFR Part 312. In general, the scope of services for this project included:

- Review environmental databases to identify sites in federal and state records that are potentially characterized by environmental liabilities within the recommended ASTM search radius as described in Section 5;
- Review available historical aerial photographs, United States Geological Survey (USGS) topographic maps, tax maps, plat maps, atlases, local street directories, and Sanborn® Fire Insurance Maps to obtain information relative to the historical usage of the Site;
- Conduct a Site visit, interview appropriate Site personnel and adjacent property owners, and record pertinent observations related to potential environmental impacts at the Site;
- Contact governmental authorities, including the New York State Department of Environmental Conservation (NYSDEC) to obtain any records on file associated with the property; local environmental and health departments, and local municipalities to obtain available Site-specific information, including legal descriptions, tax and title information, and locations of municipal services; and
- Prepare a report that provides a Site description, summary of records reviewed and observations noted of the environmental conditions at the Site, and an opinion as to the presence of known or suspect RECs.

## 2.3 Limiting Conditions, Deviations, and Exceptions of Assessment

No environmental assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This assessment is intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

No sampling or testing of media such as soil, soil vapor, surface water, groundwater, suspect asbestos containing material, radon, mold, or lead-based paint was conducted during this assessment. No inquiry was made into endangered species, regulatory compliance, ecological resources, industrial hygiene and indoor air quality, health and safety, power lines and electromagnetic fields, or cultural and historical resources during this assessment. These items are considered to be Business Environmental Risks (BER) which are risks that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, and is not an issue required to be investigated under the ASTM E1257-13 practice.

The Site visit was limited to visual observations of the perimeter of the property and other accessible areas only. Visual observations were limited due to size, excessive snow cover, vegetative growth and topographic conditions. Items such as stressed vegetation or stained soils may not have been apparent. Areas of the Site that were inaccessible were left to the judgment and discretion of the Environmental Professional conducting the Site visit.

## **2.4 Significant Assumptions**

While this report provides an overview of current and historical RECs, the ESA is limited by the availability of information at the time of the assessment. Conclusions and recommendations regarding RECs presented in this report are based on the Scope of Work authorized by the Client.

## **2.5 Special Terms and Conditions**

Bergmann and Lu Engineers have agreed that the Scope of Work described in Section 2.2 and the Limitations and Exceptions described in Section 2.3 above are acceptable and that to the fullest extent permitted by law, Lu Engineers shall not be liable for limiting its investigation to the Scope of Work described.

## **2.6 User Reliance**

Bergmann and the City of Rome may rely upon the findings of this report and should be aware of the agreed upon Scope of Work and the limitations associated with this Scope of Work. Use of or reliance upon this report, its findings and recommendations, by any other person or firm is prohibited without the prior written permission of Lu Engineers.

# **3. SITE DESCRIPTION**

## **3.1 Location and Legal Description**

The Site is located on South Jay Street, in the City of Rome, Oneida County, New York (Figure 1). It consists of three (3) parcels:

<b>Property Addresses</b>	<b>Tax Numbers</b>	<b>Property Zoning</b>	<b>Size and Development</b>
S. Jay Street	242.014-1-15.2	Single family residential	3.70-acre parcel that contains a baseball field and a shed constructed in 2002 owned by Rome National Little League
S. Jay Street	242.014-1-13.1	Res vacant land	1.36-acres- undeveloped land owned by Rome National Little League
S. Jay Street	242.014-1-14	Pub utility Vacant	1.82-acres- undeveloped land owned by Niagara Mohawk

Property Addresses	Tax Numbers	Property Zoning	Size and Development
			Power Corp.

According to the Property Tax Map, the Site parcel is L-shaped shaped, and measures approximately 650 feet by 590 feet.

### 3.2 General Site Setting

The City of Rome is located in the geographical center of New York State immediately south of the foothills of the Adirondack Mountains. Rome is one (1) of two (2) principal cities in the Utica-Rome Metropolitan area.

The Site is located within a residential/urban area on the east side of South Jay Street in the City of Rome, New York. South Jay Street is a side street in the southwestern portion of the City of Rome that intersects with Muck Road.

#### 3.2.1 Current Use of the Property

The Site is currently owned by Rome National Little League and utilized as baseball fields. The property is developed with an equipment shed, concession stand, and dugouts. A portion of the property is owned by Niagara Mohwak Power Corp. and is a right-of-way for utility lines. A portion of the southern baseball fields extends into the right-of-way as well. Past uses of the Site are discussed in Section 5.5.1.

#### 3.2.2 Current Use of Adjoining Properties

Current uses of the properties adjoining the Site are primarily residential. These uses are summarized below.

##### North of Site:

Property Address	Occupant
512 S. Jay Street	Residential home
440 S. Jay Street	Residential home
438 S. Jay Street	Residential home
432-434 and 436 S. Jay Street	Residential home and associated undeveloped land

##### South of Site:

Property Address	Occupant
S. Madison Street	Undeveloped land owned by Oneida County Industrial Development Agency (OCIDA)
710 S. Madison Street	Residential home
427 S. Madison Street	Residential home
S. Madison Street	Residential home

Property Address	Occupant
S. Madison Street	Undeveloped land owned by Niagara Mohawk Power Corp. utilized as a right-of-way extending onto the southeast side of S. Madison Street

**East of Site:**

Property Address	Occupant
431 S. Jay Street	Residential home

**West of Site:**

Property Address	Occupant
511 S. Jay Street and S. Jay Street	Residential home
514-516 S. Jay Street	Residential home and associated undeveloped land

Past uses of the adjoining property are discussed in Section 5.5.3.

### 3.3 Descriptions of Structures, Roads, and Other Improvements at the Site

The Site is utilized as a multiple baseball fields and dugouts. A storage shed was constructed in 2002.

Electric power is supplied to the Site by Niagara Mohawk Power Corp. The facility is not heated. Water and sewer services are provided by the public utilities.

## 4. USER PROVIDED INFORMATION

### 4.1 Reason for Performing the Phase I

In accordance with the ASTM E1527-13, a *User* is defined as the party seeking to complete an ESA of the *property*. A *User* may include a potential purchaser, tenant, owner, lender, or manager of a property. If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional.

Lu Engineers was retained by Bergmann on behalf of the City of Rome to perform this Phase I ESA to qualify for CERCLA Landowner Liability Protection (LLP). This Phase I ESA was conducted as part of a Brownfield Opportunity Area (BOA) Grant for redevelopment.



Bergmann stated that they are unaware of the answers to the questionnaire and designated Matthew Andrews, from the City of Rome, as the appropriate contact to provide the User Information for this assessment. Mr. Andrews stated that he has no additional information to provide.

**4.2 Environmental cleanup liens that are filed or recorded against the Site (40 CFR 312.25).**

Title records were not provided for review.

**4.3 Activity and land use limitations that are in place on the Site or that have been filed or recorded against the Site (40 CFR 312.26).**

Review of NYSDEC records indicates that there are no engineering or institutional controls in place at the Site.

**4.4 Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

It is unknown if the User has specialized knowledge or experience related to the Site.

**4.5 Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Not applicable.

**4.6 Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**

It is unknown if specific chemicals, spills, or environmental cleanups are associated with the Site. In addition, the past uses of the Site are unknown.

**4.7 The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

It is unknown if there are any obvious indicators that point to the presence or likely presence of contamination at the Site.

**4.8 Owner, Property Manager, and Occupant Information**

Rome National Little League is the current owner. The Site is utilized as multiple baseball fields.

## 5. RECORDS REVIEW

The purpose of the records review is to help identify RECs in connection with the Site. Records reviewed pertain to the Site, adjoining properties, and properties within an approximate minimum search distance in order to help assess the likelihood of an impact to the Site from migrating hazardous substances or petroleum products. The records review includes sources that are reasonably ascertainable, publicly available, and reasonably reviewable.

### 5.1 Standard Federal, State, and Tribal Environmental Record Sources

Lu Engineers reviewed the Federal, State, Tribal and local records, to determine whether the Site or other sites within the applicable search distances are identified on these lists and determined the significance of listing(s) associated the Site.

The attached National Environmental Title Research, LLC (NETRonline) Report (Appendix C), along with information obtained from the NYSDEC, provides a summary of the Federal, State, and Tribal records review findings as well as the sources reviewed and date the information was last updated. Relevant information identified as a result of this search is discussed herein.

<b>Federal Lists and Search Radius</b>	<b>Number of Sites</b>	<b>Facility name and ID#, approximate distance and direction from Site</b>	<b>RECs relative to the Site</b>
National Priority List (NPL) Site list- <i>1.0 mile</i>	0	N/A	No, based on the lack of listed facilities.
Delisted NPL Site List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
CERCLIS No Further Remedial Action Planned (NFRAP) List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.

<b>Federal Lists and Search Radius</b>	<b>Number of Sites</b>	<b>Facility name and ID#, approximate distance and direction from Site</b>	<b>RECs relative to the Site</b>
Resource Conservation and Recovery Information System-Corrective Action Treatment Storage and Disposal (RCRA CORRACTS TSD) Facilities List- <i>1.0 mile</i>	0	N/A	No, based on the lack of listed facilities.
RCRA non-CORRACTS TSD Facilities List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.
RCRA Large and Small Quantity Generator List- <i>Site and adjoining properties</i>	0	N/A	No, based on the lack of listings for the Site and adjacent properties.
Emergency Response Notification System (ERNS) List- <i>Site</i>	0	N/A	No, based on lack of listings for the Site.
Institutional/Engineering Control Registry- <i>Site</i>	0	N/A	No, based on lack of listings for the Site.

<b>State and Tribal Lists and Search Radius</b>	<b>Number of Sites</b>	<b>Facility name and ID#, approximate distance and direction from Site</b>	<b>RECs relative to the Site</b>
NPL Equivalent (Inactive Hazardous Waste Disposal Sites (IHWDS) or State Hazardous Waste Sites (SHWS)List)- <i>1.0 mile</i>	2	NM- Jay/Madison-Rome MGP 106 S. Madison Street and 410-412 Erie Boulevard #633042 0.52 miles north	No, based on the distance and location of the facilities from the Site.
		NM-Kingsley Avenue-Rome MGP #633043 0.90 miles east	
CERCLIS Equivalent (Hazardous Substance Waste Disposal Sites (HSWDS)) List- <i>0.5 mile</i>	0	N/A	No, based on the lack of listed facilities.

State and Tribal Lists and Search Radius	Number of Sites	Facility name and ID#, approximate distance and direction from Site	RECs relative to the Site
Solid waste disposal site lists (Waste Facilities/Landfill Sites (SWF/LF)) - 0.5 mile	0	N/A	No, based on the lack of listed facilities.
Leaking Storage Tank (LTANKS) Lists and NYSDEC Spill Sites- 0.5 mile	3 closed	City of Rome Between 430 and 428 Jay Street 200 feet north Spill #0106599	No, based on the location, distance, and nature of the spills.
		Rome Low Level Pump Station 425 Matthew Street 1,200 feet north Spill #0408652	
		Smoke in the Sky Jay Street Unknown Spill #9700753	
Registered Storage Tanks List-Site and adjoining properties	0	N/A	No, based on the lack of listings for the Site and adjacent properties.
Institutional/ Engineering Control Registry-Site	0	N/A	No, based on lack of listings for the Site.
Voluntary Cleanup Program (VCP) Site Lists and Brownfield Site (BCP) Lists- 0.5 mile	2	Former Rome Cable Site Parcels 3,5 and 6 Henry Street #E633073 1,100 feet north	No, based on the distance and location of the facilities from the Site. This facility is also a listed NYSDEC IHWDS. Several closed NYSDEC spills are also listed for these properties. Remediation is currently being conducted at these locations.
		Former Rome Cable Site Complex #1 421 Ridge Street #E633053 1,900 feet north	

## 5.2 Regulatory Agency File and Records Review

A Freedom of Information Law (FOIL) request was submitted to the NYSDEC. At the time of this report, the requested information had not been received. When the information is received it will be forwarded and this report will be amended should the information reveal additional findings.

### 5.3 Additional Federal, State, Tribal, and Local Environmental Record Sources

There are no known Native American Sovereign Territories at or within a one-mile radius of the Site. Therefore tribal government representatives were not contacted as part of this Phase I ESA report.

Information from the City of Rome and Oneida County Officials has been used to supplement data found during the records review, and is included as Appendix C. Information obtained from the Municipality regarding building records and ownership information is discussed in Sections 5.3.1 and 6.

Reasonable attempts were made to obtain records from the following State and local agencies to obtain information relative to Local Brownfield Lists, Landfill/Solid Waste Disposal Sites, Hazardous Waste/Contaminated Sites, Registered Storage Tanks, Land Records for Activity or Use limitations, Emergency Release Reports, and Contaminated Public Wells:

- Oneida County Department of Health/Environmental Division
- City of Rome Fire Department
- City of Rome Planning Department
- City of Rome Building Permit/Inspection Department
- Local/Regional Pollution Control Agency
- Local/Regional Water Quality Agency
- Local Electric Utility Companies (for records relating to PCBs)

Agency	FOIL Sent/Records Reviewed	Response	RECs relative to the Site
City of Rome Building Inspector and Code Enforcement Office	12/9/19	At the time of this report, the requested information has not been received. Any pertinent information received will be included in a Letter of Addendum.	N/A
City of Rome Fire Department	1/6/20	At the time of this report, the requested information has not been received. Any pertinent information received will be included in a Letter of Addendum.	N/A
Oneida County Environmental Health, Public Works, and Water Quality and Water Pollution	1/6/20	At the time of this report, the requested information has not been received. Any pertinent information received will be included in a Letter of Addendum.	N/A

## 5.4 Physical Setting Sources

The 2016 Rome, New York USGS 7.5 Minute Topographical Map was used in evaluating the physical setting of the Site. The Site elevation is approximately 425 feet (USGS datum) and consists of generally level land. Nearby waterways include Wood Creek, 2,000 feet to the north and the Erie Canal, 2,300 feet to the south. Based on interpretation of the USGS topographic map, groundwater flow at the Site appears to be northward, toward Wood Creek.

### 5.4.1 Geology and Hydrogeology

Based on the U.S. Department of Agriculture (USDA) Soil Conservation's Soil Survey Geographic data, soils on the Site are classified as Udorthents, Canandaigua silt loam, and Carlisle muck. Udorthents soils are deep, nearly level to strongly sloping, moderately well drained to somewhat excessively drained soils. Soil material is derived from old alluvium, glacial till and glacial outwash. Canandaigua silt loam is very deep, nearly level, poorly drained soils in depressions on glacial lake plains and uplands formed in silty lacustrine deposits. Carlisle Muck is very deep, nearly level, very poorly drained soils in bogs, deep depressions and basins on outwash plains, lake plains, and till plains.

There are no State or Federal wetlands or flood plains mapped on the Site. However, the western portion of the Site is located within a State Regulated Wetland Check zone. The Check zone is an area around the mapped wetland in which the actual wetland may occur (refer to Figures).

## 5.5 Historical Use Information

Lu Engineers reviewed the following reasonably ascertainable standard historical sources to establish a continuous past history of the Site to its first documented developed use or to 1940 (whichever is earlier) and the surrounding area's usage:

- Aerial Photographs (1955, 1997, 2003, 2006, 2008, 2009, 2011, 2013 and 2015- NETRonline)
- Sanborn or Fire Insurance Maps (Sanborn Maps reviewed at the City of Rochester Public Library utilizing the Historic Information Gather's Website did not include the area of the Site)
- Property Tax Files (City of Rome Tax Assessor's Office)
- USGS Topographic Maps (1920, 1949, 2013 and 2016- NETRonline)
- 1907 Atlas (Historic Map Works.com)

### 5.5.1 Past Use of the Property

Lu Engineers determined relevant Site history, using a combination of the historical records listed above, and an interview with the Site's owner. The following tabulation provides a synopsis of relevant Site history.

Source	Conditions	Concern
1907 Oneida County Atlas	The Site is located on the edge of the City limits and appears to be undeveloped land associated with the H. Hager Estate	None
1955 Aerial Photograph; assessment records	Site is developed with one (1) baseball field on the northern portion and undeveloped land on the southern and eastern portions. The undeveloped southern portion of the parcel was privately owned by Theresa Sciarillo, Susi Delpiano, Katherine DelPiano, Leon Grade, Jr. and Vincent Grande from approximately 1957 to 1986. The northern portion of the parcel was owned by Rome Cable Company.	None
1997-2015 Aerial photographs; assessment records	Site is developed with two (2) baseball fields and wooded area on the southern and eastern portions. The property has been owned by Rome National Little League, Inc. since 1988. A portion of the property formerly owned by DelPiano was also sold to the State of New York in 1988.	None

### 5.5.2 Data Failure

A Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet, the objectives have not been met. A Data Failure has not been encountered as part of this report. The property has been utilized as baseball fields and undeveloped land since at least 1955 and was undeveloped land prior.

### 5.5.3 Historical Uses of Adjoining Properties

The past uses of the properties adjoining the Site are primarily residential. These uses are summarized below.

#### North of Site:

Source	Notes	Concern
1955 Aerial Photograph	Undeveloped land on the north side of Jay Street.	None

Source	Notes	Concern
City of Rome Assessment Records; 1997-2015 Aerial Photographs	440 S. Jay Street- residential home constructed in 1989	None
	438 S. Jay Street- residential home constructed in 1992	
	436 S. Jay Street- residential home constructed in 1988	

**South of Site:**

Source	Notes	Concern
City of Rome Assessment Records; 1955-2015 Aerial Photographs	S. Madison Street parcels- undeveloped land	None
	617 S. Madison Street- residential home constructed in 1950	
	619 S. Madison Street- residential home constructed in 1955	
	624 S. George Street- residential home constructed in 1943	

**East of Site:**

Source	Notes	Concern
City of Rome Assessment Records; 1955-2015 Aerial Photographs	residential home constructed in the 1800s	None

**West of Site:**

Source	Notes	Concern
City of Rome Assessment Records; 1955-2015 Aerial Photographs	710 S. Madison Street- residential home constructed in 2007	None
	511 S. Jay Street- residential home constructed in 1935	

**6. SITE RECONNAISSANCE****6.1 Methodology and Limiting Conditions**

On December 11, 2019 Gregory Andrus, P.G., and Benjamin Seifert of Lu Engineers visited the Site to identify uses and conditions relating to RECs.

The periphery of the Site and all structures on the property were observed during the Site visit. The entirety of the Site was observed during reconnaissance; however, visual observations were limited due to snow cover. Limiting conditions, deviations, and exceptions are discussed in Section 2.4. Site Reconnaissance Notes and Observations are included in Appendix D.



The Site is developed with two (2) baseball fields and dugouts. A storage shed and concession stand were constructed in 2002 and are located on the northern portion of the parcel.

## 6.2 Site Observations

Condition	Yes	No	REC	Notes:
Hazardous Substances and/or petroleum products		X	No	N/A
Unidentified Substances		X	No	N/A
Above or Underground Storage Tanks, vent pipes, fill pipes and/or access ways		X	No	N/A
Strong, pungent or noxious odors		X	No	N/A
Pools of liquid		X	No	N/A
Drums/containers of known or unidentified chemicals	X		No	One (1) 55-gallon drum of apparent cooking grease and/or water was observed behind the storage shed and concession stand. This drum appears to be in good condition, free from leaks, and does not represent a concern at this time.
PCBs- electrical or hydraulic equipment known to contain PCBs		X	No	N/A

## 6.3 Interior Observations

The Site is undeveloped with the exception of an equipment shed and concession stand that were inaccessible at the time of the Site visit.

Condition	Yes	No	REC	Notes:
Heating and cooling systems				N/A
Stains or corrosion on floors, walls, or ceilings by substances other than water				N/A
Floor drains and sumps				N/A

## 6.4 Exterior Observations

Condition	Yes	No	REC	Notes:
Pits, ponds or lagoons in connection with waste treatment, storage or disposal		X	No	N/A

Condition	Yes	No	REC	Notes:
Spills/Stained soil or pavement		X	No	N/A
Stressed Vegetation		X	No	N/A
Solid Waste- Areas of filling or grading by non- natural causes, mounds or depressions suggesting solid waste disposal or fill by an unknown origin	X		No	The developed portions of the property (baseball fields and out buildings) are surrounded on the north, east and west by approximate four(4)-foot high soil mounds with varying proportions of concrete and wood, apparently residual materials from leveling the ballfield areas. It is possible that these materials originated from former buildings on the property.
Wastewater or other liquid discharge into a drain, ditch underground injection system, or a stream on or adjacent to the property		X	No	N/A
Septic System or Cesspools		X	No	N/A
Wells-dry wells, irrigation wells, injection wells, abandoned wells, groundwater monitoring wells		X	No	N/A

## 7. INTERVIEWS

### 7.1 Interview with Owner

The current Site owner was unable to be interviewed during this investigation. The contact provided by the City of Rome is no longer on the Board for Rome National Little League. He forwarded Janet Bissi, CHMM's information to the current board. As of the date of this report, a response has not been received.

### 7.2 Interviews with State and/or Local Officials

A reasonable attempt was made to interview staff members from the following agencies:

- City of Rome Fire Department
- Oneida County Environmental Health
- Local, State, or Regional Agency having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site (Oneida County and NYSDEC)
- City of Rome Building Department and Code Enforcement

- Local department responsible for the issuance of groundwater use permits that document the presence of AULs

FOIL Information and records obtained are included in Appendix C. State and Health Department Records are discussed in Section 5.3.

#### **7.2.1 Local Records**

Assessment records obtained from the City of Rome Assessment office indicate that Site has been owned by Rome Little League since 1988 and is utilized as multiple baseball fields.

### **8. EVALUATION**

#### **8.1 Findings**

Based on the information collected as a part of this assessment, no RECs were identified.

#### **8.2 Opinion**

It is Lu Engineers' professional opinion that based on the information obtained during this assessment, no additional environmental investigation is necessary at the Site.

The potential for friable asbestos and lead-based paint to be present in the shed, concession stand, and dug outs, represents Business Environmental Risks. The actual presence of asbestos containing building material and lead-based paint can only be determined through an asbestos and lead-based paint survey of the building, including sampling and analysis by licensed professionals will be required to be completed prior to planned demolition.

In addition, depending on redevelopment plans, the 55-gallon drum observed adjacent to the shed and concession stand should be handled in accordance to federal, state, and local regulations.

#### **8.3 Data Gaps**

No data gaps were identified as part of this assessment.

#### **8.4 Conclusions**

Lu Engineers has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 at South Jay Street in the City of Rome, New York, the "Site". Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs in connection with the Site.

## 9. NON-SCOPE SERVICES

No additional services were conducted as part of this Phase I ESA.

## 10. REFERENCES

- Radius Map, aerial photographs, and historical topographic maps- NETRonline
- USEPA and NYSDEC website
- Historic Information Gathers- Sanborn Maps
- City of Rome Assessment Information

## 11. CERTIFICATION

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. A statement of credentials is attached as Appendix E.

Lu Engineers certifies the accuracy of this report, to the best of our knowledge, based on the information collected as described in the Scope of Work of this assessment. A copy of information collected during this assessment, including photographs, maps, notes, and other material will be included in the appendices and kept on file at the offices of Lu Engineers. This information is available at your request.

Respectfully submitted,  
**Lu Engineers**

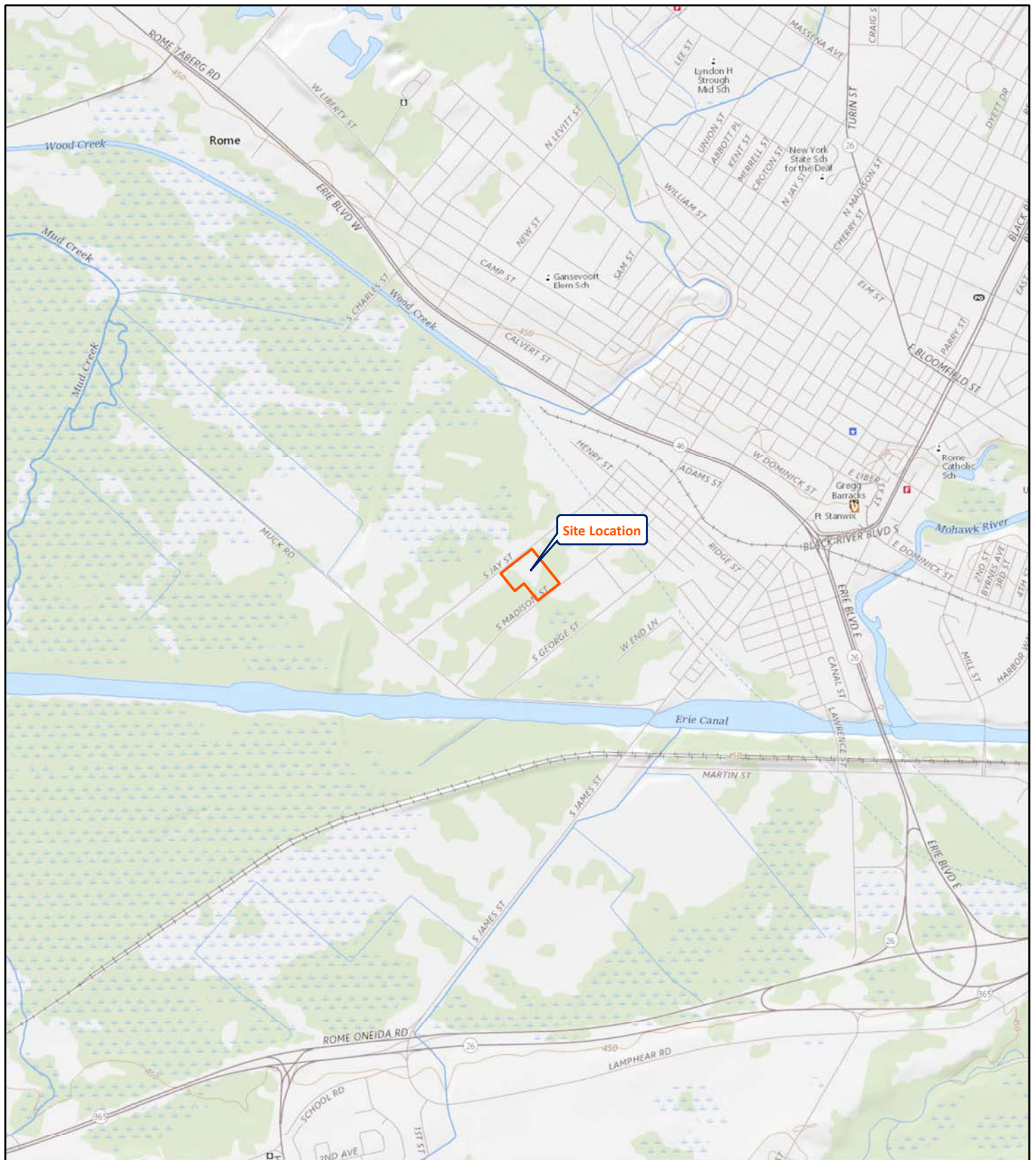


Janet M. Bissi, CHMM  
Environmental Scientist



Gregory L. Andrus, P.G.  
Environmental Investigation and  
Remediation Group Leader





Scale 1: 24,000

Contour Interval: 10-feet

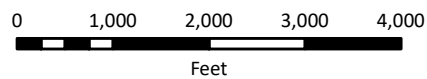


Figure 1. Site Location Map  
Little League Site  
City of Rome Brownfield Opportunity Assessment  
Bergmann

DATE: December 2019
PROJECT #: 50378-05
DRAWN/CHECKED: BGS/GLA
DATA SOURCE: ESRI Online Basemap

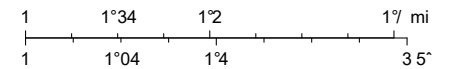


# Federal and State Wetlands Map



January 6, 2020

1:18,056



Sources: Esri, HERE, Garmin, "intermap, increment " Corp., GEBCO, USGS, F, NPS, NRCAN, "eoBase, IGN, Kadaster NL, rdance Survey, Esri (apan, METI, Esri China (Hong Kong), (c) penStreetMap contributors, and the GIS User Community

NYS Department of Environmental Conservation  
Not a legal document

# What is the NYS Freshwater Wetlands "check zone?"

New York's freshwater wetlands maps only show the approximate location of the actual wetland boundary. They are not precise, regardless of how closely you zoom in on the map. The "check zone" is an area around the mapped wetland in which the actual wetland may occur. If you are proposing a project that may encroach into this area, you should check with your regional DEC office to make sure where the actual wetland boundary is. If necessary, they may have a biologist come out and perform a field delineation for you to help you avoid impacts in the wetland or the regulated 100-foot buffer zone.



## Appendix A - Site Photographs

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## Site Photographs

### Rome National Little League

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**Photo No. 1 General view of baseball fields.**



**Photo No. 2 General view of concession stand.**



**Photo No. 3 Drum of grease behind concession stand.**



**Photo No. 4 Dugouts.**

## Site Photographs

### Rome National Little League

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**Photo No. 5 General view of field.**



**Photo No. 6 View of berm along the perimeter of the property and concrete.**



**Photo No. 7 View of berm along property.**

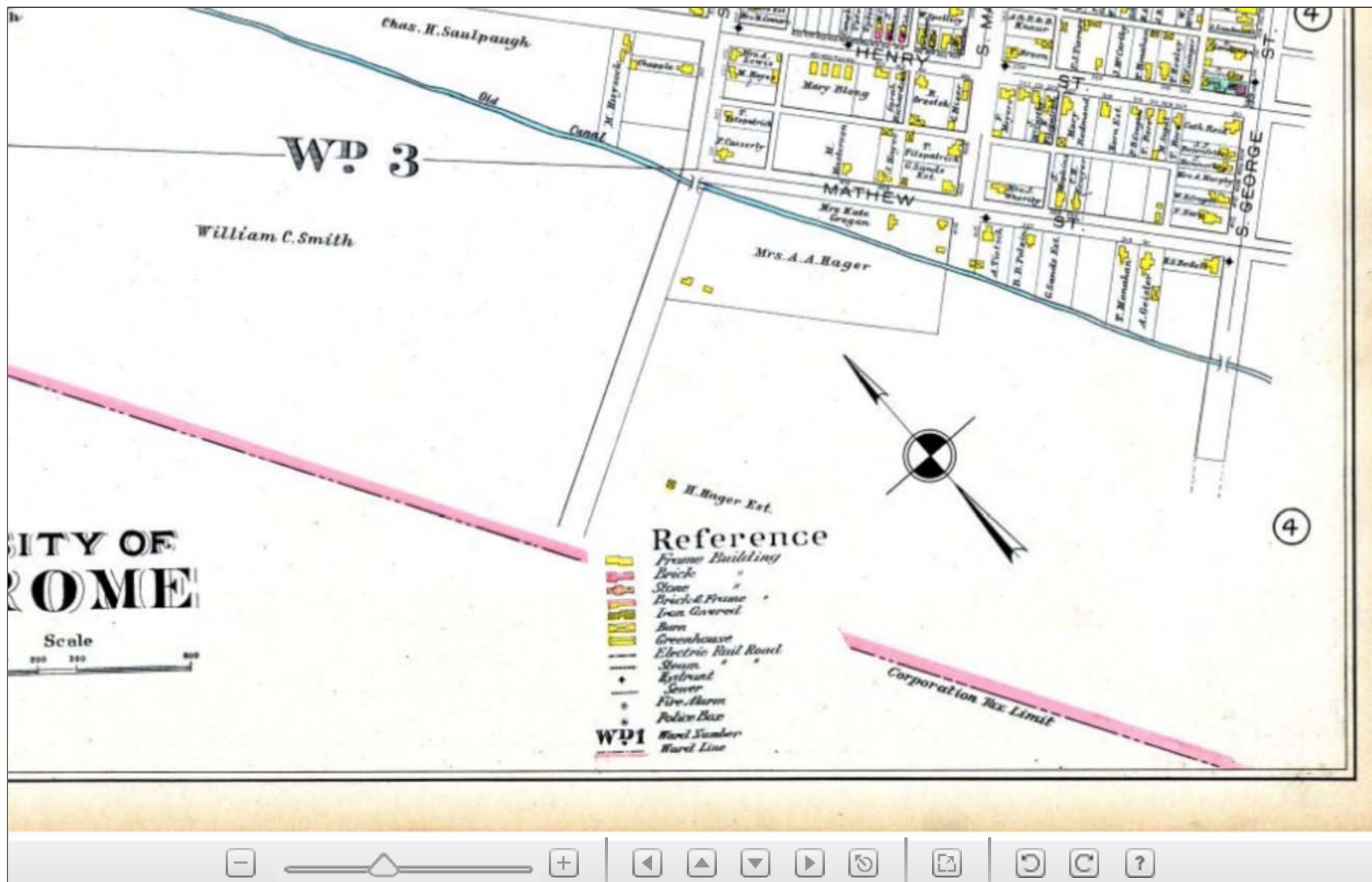


**Photo No. 8 View of storage shed.**

## Appendix B - Historical Research Documentation

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[View Print Sizes & Pricing »](#)

 **OVERLAY THIS MAP**

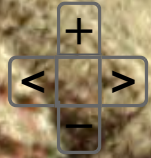
**HISTORIC EARTH**  **BASIC**

**HISTORIC EARTH**  **PREMIUM**

## Map Information

**Full Title:** Rome City 2  
**Full Atlas Title:** Oneida County 1907  
**State:** New York  
**Location 1:** Unattributed

**SOURCE INSTITUTION:**



Imagery with Streets ▾



Long: -75.4726  
Lat: 43.2070

Lat/Long ▾

0 150 300ft



2003 aerial photograph

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Imagery with Streets ▾



Long: -75.4709  
Lat: 43.2077

Lat/Long ▾

0 150 300ft







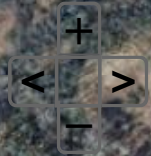


2017 aerial photograph

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Imagery with Streets ▾



S Jay St

S Madison St

Ochab Dr

S Madison St

S George St

Long: -75.4688  
Lat: 43.2091

Lat/Long ▾

0 150 300ft



## Appendix C - Records Review Information

---

**Rome National Little League**

43.20816009528035, -75.47393598722874

Prepared for: Lu Engineers

Monday, December 09, 2019

## ***Environmental Radius Report***



2055 E. Rio Salado Pkwy  
Tempe, AZ 85381  
480-967-6752

## Summary

ASTM Search Radius

**National Priorities List (NPL)** 1.0 mile; delisted 0.5-mile

**CERCLIS List** 0.5 mile

**CERCLIS NFRAP** 0.5 mile

**RCRA CORRACTS Facilities** 1.0 mile

**RCRA non-CORRACTS TSD Facilities** 0.5 mile

**Federal Institutional Control / Engineering Control Registry** Site

**Emergency Response Notification System (ERNS)** Site

**US RCRA Generators (CESQG, SQG, LQG)** Site and adjacent

**NY Underground Storage Tanks** Site and adjacent

**NY Brownfields** 0.5 mile

**NY State Superfund Program** 1.0 mile

**NY Voluntary Cleanup Program** 0.5 mile

**NY Environmental Restoration Program** 0.5 mile

**NY Leaking USTs and Spills** 0.5 mile reduced to 0.25 mile

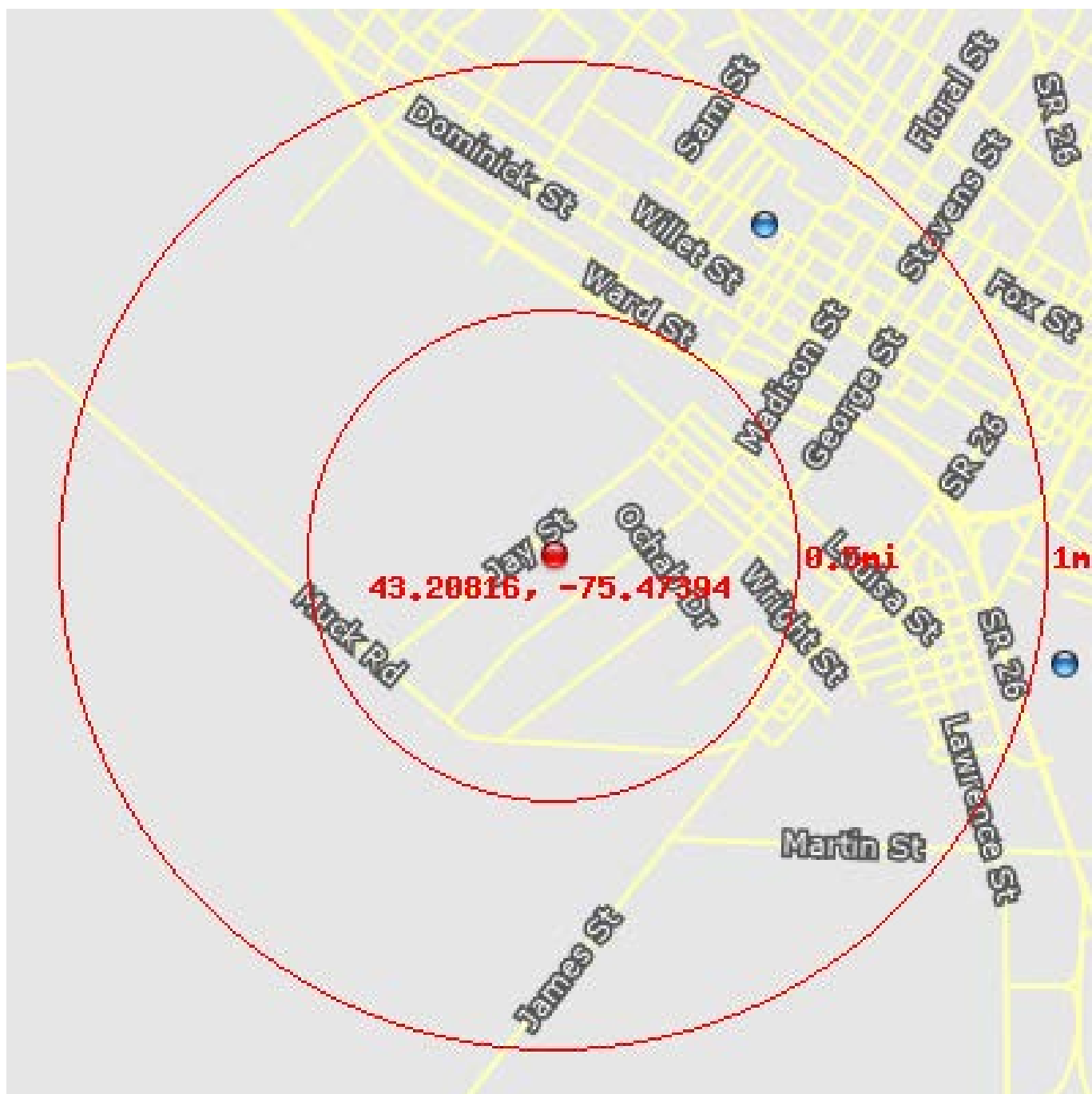
< 1/4	1/4 - 1/2	1/2 - 1
		1
	1	
	3	42
	7	61
		1
	2	1
	15	16

## ***National Priorities List (NPL)***

**This database returned no results for your area.**

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

## CERCLIS List



**This database returned 1 results for your area.**

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

>0.5 mile

## ***CERCLIS List***

<b>Location</b>	43.21768, -75.46542
<b>Distance to site</b>	4147 ft / 0.79 mi NE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fij_query_detail.disp_program_facility?p_registry_id=110064805689">http://ofmpub.epa.gov/enviro/fij_query_detail.disp_program_facility?p_registry_id=110064805689</a>
<b>EPA Identifier</b>	110064805689
<b>Primary Name</b>	FLOYD ANNEX SITE
<b>Address</b>	KOENING ROAD
<b>City</b>	FLOYD
<b>County</b>	ONEIDA COUNTY
<b>State</b>	NY
<b>Zipcode</b>	13440
<b>Programs</b>	FFDOCKET:NY7570023013, RCRAINFO:NYD986934222
<b>Program Interests</b>	FEDERAL FACILITY HAZARDOUS WASTE DOCKET, UNSPECIFIED UNIVERSE
<b>Updated On</b>	18-SEP-2015 22:35:35
<b>Recorded On</b>	16-SEP-2015 23:12:48



## ***CERCLIS NFRAP***

**This database returned no results for your area.**

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

## ***RCRA CORRACTS Facilities***

**This database returned no results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

## ***RCRA non-CORRACTS TSD Facilities***

**This database returned no results for your area.**

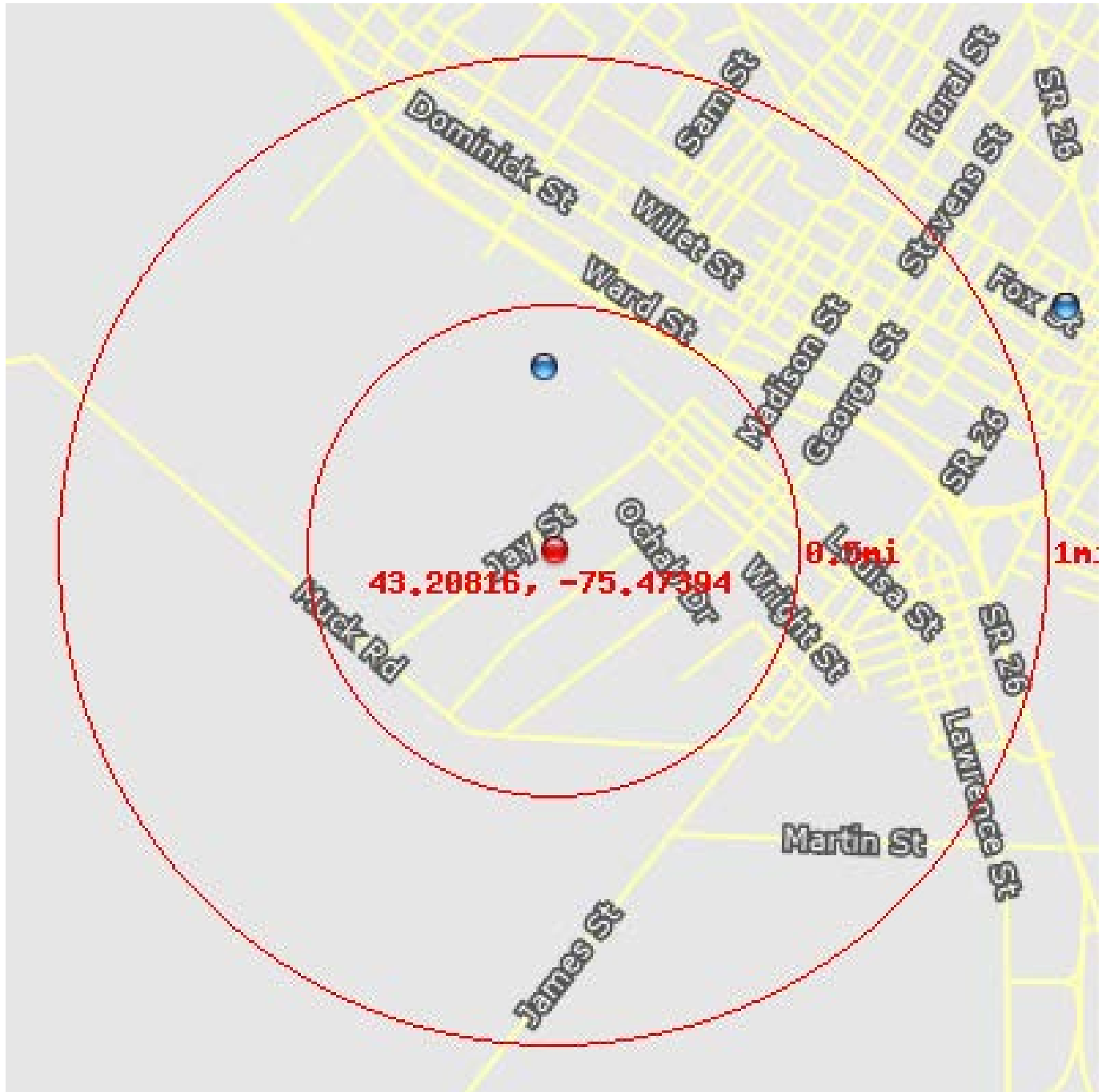
The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

## ***Federal Institutional Control / Engineering Control Registry***

**This database returned no results for your area.**

Federal Institutional Control / Engineering Control Registry

## Emergency Response Notification System (ERNS)



**This database returned 1 results for your area.**

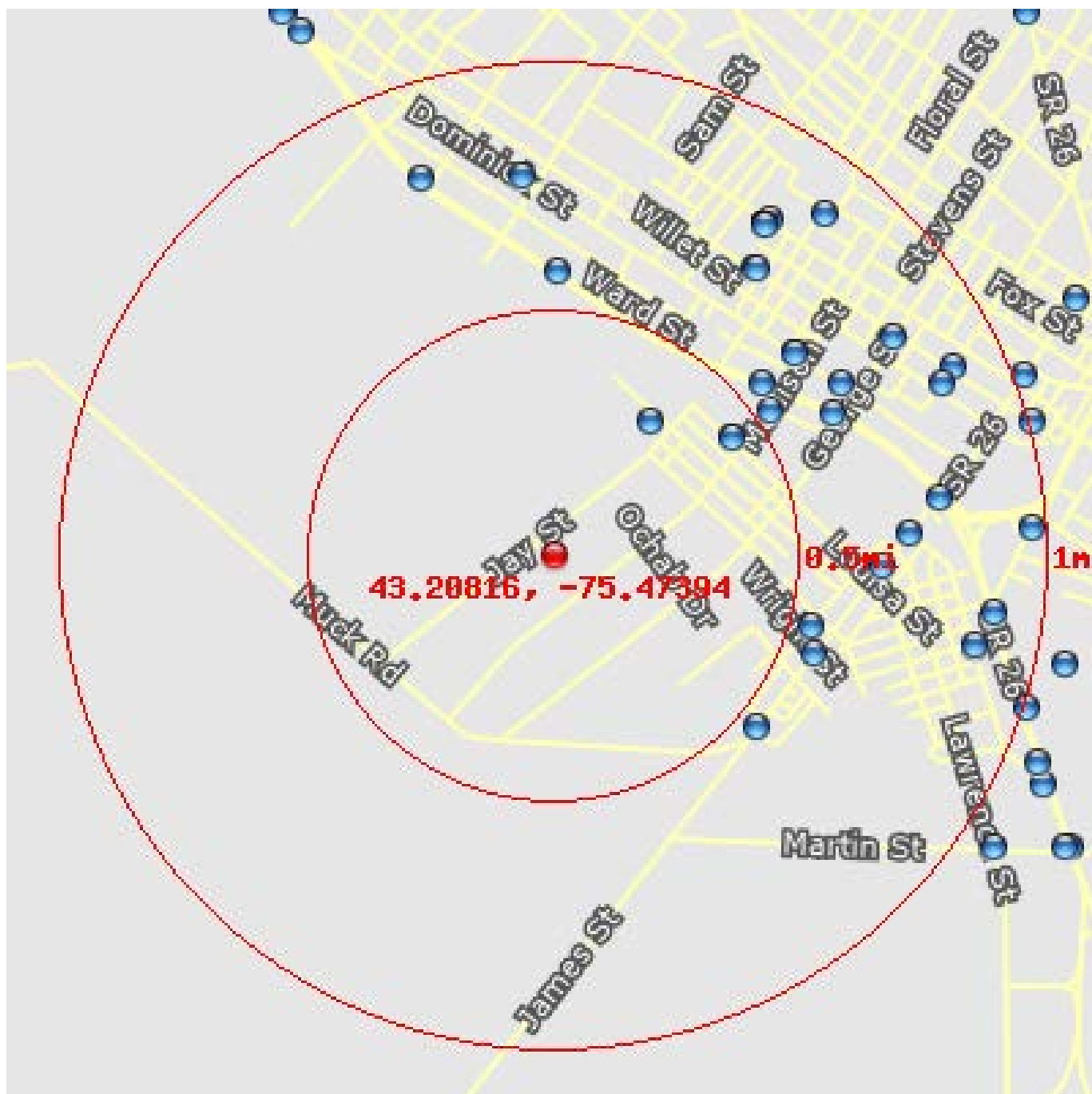
The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974 (HMTA) section 1808(b).

Not Site

## ***Emergency Response Notification System (ERNS)***

<b>Location</b>	43.21339, -75.47424
<b>Distance to site</b>	1910 ft / 0.36 mi N
<b>Incident</b>	CALLER STATED THAT THERE WAS A RELEASE OF 65 GALLONS OF HYDRAULIC OIL FROM A YARD TRACTOR THAT BLEW A HYDRAULIC LINE.
<b>Incident Date</b>	3/3/2012 12:00
<b>Year Reported</b>	2012
<b>Address</b>	1 REVIER PARK
<b>City</b>	ROME
<b>State</b>	NY
<b>County</b>	ONEIDA
<b>Zip Code</b>	13440

## US RCRA Generators (CESQG, SQG, LQG)



**This database returned 45 results for your area.**

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

Not Site or adjacent

## US RCRA Generators (CESQG, SQG, LQG)

**Location** 43.212, -75.47  
**Distance to site** 1750 ft / 0.33 mi NE  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110000325853](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110000325853)  
**EPA Identifier** 110000325853  
**Primary Name** ROME STRIP STEEL CO  
**Address** 530 HENRY STREET  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440  
**NAICS Codes** 331221  
**SIC Codes** 3316, 9999  
**SIC Descriptions** COLD-ROLLED STEEL SHEET, STRIP, AND BARS, NONCLASSIFIABLE ESTABLISHMENTS  
**Programs** AIR:NY0000006301300052, AIRS/AFS:36065N0001, FIS:6-3013-00052, ICIS:23325, NCDB:D02#EPCR-02-99-4205, NPDES:NY0000850, NPDES:NYR00C609, NPDES:NYR00F632, RCRAINFO:NYD002233138, TRIS:13440RMSTR530HE  
**Program Interests** AIR MINOR, COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION, ICIS-NPDES NON-MAJOR, STATE MASTER, STORM WATER INDUSTRIAL, TRI REPORTER, UNSPECIFIED UNIVERSE  
**Updated On** 01-JUL-2016 10:17:53  
**Recorded On** 01-MAR-2000 00:00:00  
**NAICS Descriptions** ROLLED STEEL SHAPE MANUFACTURING.

**Location** 43.21149, -75.46677  
**Distance to site** 2262 ft / 0.43 mi NE  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110009479947](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110009479947)  
**EPA Identifier** 110009479947  
**Primary Name** ROME CITY OF D P W  
**Address** 421 RIDGE ST  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440-5630  
**Programs** RCRAINFO:NYD986938181  
**Program Interests** UNSPECIFIED UNIVERSE  
**Updated On** 17-OCT-2017 14:15:25  
**Recorded On** 01-MAR-2000 00:00:00



## ***US RCRA Generators (CESQG, SQG, LQG)***

<b>Location</b>	43.21149, -75.46677
<b>Distance to site</b>	2262 ft / 0.43 mi NE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fij_query_detail.disp_program_facility?p_registry_id=110000325844">http://ofmpub.epa.gov/enviro/fij_query_detail.disp_program_facility?p_registry_id=110000325844</a>
<b>EPA Identifier</b>	110000325844
<b>Primary Name</b>	ROME CABLE CORP
<b>Address</b>	421 RIDGE STREET
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>State</b>	NY
<b>Zipcode</b>	13440-5630
<b>NAICS Codes</b>	331422, 331491, 335929
<b>SIC Codes</b>	3357
<b>SIC Descriptions</b>	DRAWING AND INSULATING OF NONFERROUS WIRE
<b>Programs</b>	BR:NYD095578381, EIS:7346311, OSHA-OIS:306311291, OSHA-OIS:306311317, RCRAINFO:NYD095578381, TRIS:13440RMCBL421RI
<b>Program Interests</b>	AIR EMISSIONS CLASSIFICATION UNKNOWN, HAZARDOUS WASTE BIENNIAL REPORTER, OSHA ESTABLISHMENT, SQG, TRI REPORTER
<b>Updated On</b>	01-JUN-2017 17:14:03
<b>Recorded On</b>	01-MAR-2000 00:00:00
<b>NAICS Descriptions</b>	COPPER WIRE (EXCEPT MECHANICAL) DRAWING., NONFERROUS METAL (EXCEPT COPPER AND ALUMINUM) ROLLING, DRAWING, AND EXTRUDING., OTHER COMMUNICATION AND ENERGY WIRE MANUFACTURING.

## US RCRA Generators (CESQG, SQG, LQG)

**Location** 43.21232, -75.46525  
**Distance to site** 2765 ft / 0.52 mi NE  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110024448070](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110024448070)  
**EPA Identifier** 110024448070  
**Primary Name** OWL WIRE & CABLE LLC  
**Address** 220 S MADISON ST  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440  
**NAICS Codes** 331420, 331421, 335929  
**SIC Codes** 3351, 3357, 3471, 9999  
**SIC Descriptions** DRAWING AND INSULATING OF NONFERROUS WIRE, ELECTROPLATING, PLATING, POLISHING, ANODIZING, AND COLORING, NONCLASSIFIABLE ESTABLISHMENTS, ROLLING, DRAWING, AND EXTRUDING OF COPPER  
**Programs** AIR:NY0000006301300042, AIRS/AFS:3606500024, BR:NYR000130427, FIS:6-3013-00042, NPDES:NY0006548, NPDES:NYR00E696, RCRAINFO:NYR000130427, TRIS:13440WLWRC22SMA  
**Program Interests** AIR SYNTHETIC MINOR, HAZARDOUS WASTE BIENNIAL REPORTER, ICIS-NPDES NON-MAJOR, LQG, STATE MASTER, STORM WATER INDUSTRIAL, TRI REPORTER  
**Updated On** 29-JUL-2016 12:14:09  
**Recorded On** 27-FEB-2006 13:42:08  
**NAICS Descriptions** COPPER ROLLING, DRAWING, AND EXTRUDING., OTHER COMMUNICATION AND ENERGY WIRE MANUFACTURING.

**Location** 43.20307, -75.46577  
**Distance to site** 2859 ft / 0.54 mi SE  
**Info URL** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110004340400](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004340400)  
**EPA Identifier** 110004340400  
**Primary Name** CAGWIN MANUFACTURING CO INC  
**Address** 734 S JAMES ST  
**City** ROME  
**County** ONEIDA  
**State** NY  
**Zipcode** 13440-6648  
**Programs** RCRAINFO:NYD002228666  
**Program Interests** UNSPECIFIED UNIVERSE  
**Updated On** 17-OCT-2017 15:29:17  
**Recorded On** 01-MAR-2000 00:00:00

**This database returned 68 results for your area.**

Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The New York Department of Environmental Conservation Quality (DEC) maintains a list of registered USTs.

Not Site or adjacent

## ***NY Underground Storage Tanks***

<b>Location</b>	43.21235, -75.46981
<b>Distance to site</b>	1882 ft / 0.36 mi NE
<b>Facility Status</b>	UNREGULATED
<b>Address</b>	530 HENRY ST.
<b>Zip Code</b>	13440
<b>Expiration Date</b>	1/13/1997 12:00:00 AM
<b>City</b>	ROME
<b>County</b>	ONEIDA
<b>Facility Name</b>	ROME STRIP STEEL CO. INC.
<b>Site Type</b>	CBS
<b>Site Number</b>	6-000002

<b>Location</b>	43.21237, -75.46983
<b>Distance to site</b>	1885 ft / 0.36 mi NE
<b>Facility Status</b>	ACTIVE
<b>Address</b>	530 HENRY STREET
<b>Zip Code</b>	13440
<b>Expiration Date</b>	10/2/2011 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	ROME STRIP STEEL
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600619

<b>Location</b>	43.21149, -75.46687
<b>Distance to site</b>	2238 ft / 0.42 mi NE
<b>Facility Status</b>	ACTIVE
<b>Address</b>	421 RIDGE STREET
<b>Zip Code</b>	13440
<b>Expiration Date</b>	4/27/2014 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	ROME CABLE CORPORATION
<b>Site Type</b>	PBS
<b>Site Number</b>	6-027863

## ***NY Underground Storage Tanks***

<b>Location</b>	43.20953, -75.46549
<b>Distance to site</b>	2301 ft / 0.44 mi E
<b>Facility Status</b>	UNREGULATED
<b>Address</b>	324-326 HENRY STREET
<b>Zip Code</b>	13440
<b>Expiration Date</b>	9/17/2013 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	CVS SCHOOL OF DANCE
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600477

<b>Location</b>	43.20795, -75.46515
<b>Distance to site</b>	2339 ft / 0.44 mi E
<b>Facility Status</b>	ACTIVE
<b>Address</b>	200 MATTHEW STREET
<b>Expiration Date</b>	1/14/2012 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	BAUM&#039;S CASTORINE CO.; INC.
<b>Site Type</b>	PBS
<b>Site Number</b>	6-077569

<b>Location</b>	43.21052, -75.46521
<b>Distance to site</b>	2476 ft / 0.47 mi E
<b>Facility Status</b>	UNREGULATED
<b>Address</b>	328 RIDGE STREET & MADISON ST.
<b>Zip Code</b>	13440
<b>Expiration Date</b>	11/15/2000 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	JOE TAHAN&#039;S WAREHOUSE
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600516

## ***NY Underground Storage Tanks***

<b>Location</b>	43.21436, -75.4692
<b>Distance to site</b>	2589 ft / 0.49 mi NE
<b>Facility Status</b>	ACTIVE
<b>Address</b>	600 ERIE BOULEVARD
<b>Zip Code</b>	13440
<b>Expiration Date</b>	11/2/2013 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	FASTRAC MARKET #268
<b>Site Type</b>	PBS
<b>Site Number</b>	6-491772

<b>Location</b>	43.21554, -75.47235
<b>Distance to site</b>	2727 ft / 0.52 mi N
<b>Facility Status</b>	ACTIVE
<b>Address</b>	715 ERIE BOULEVARD WEST
<b>Zip Code</b>	13440
<b>Expiration Date</b>	5/12/1997 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	THRIFTY KWIK WASH
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600139

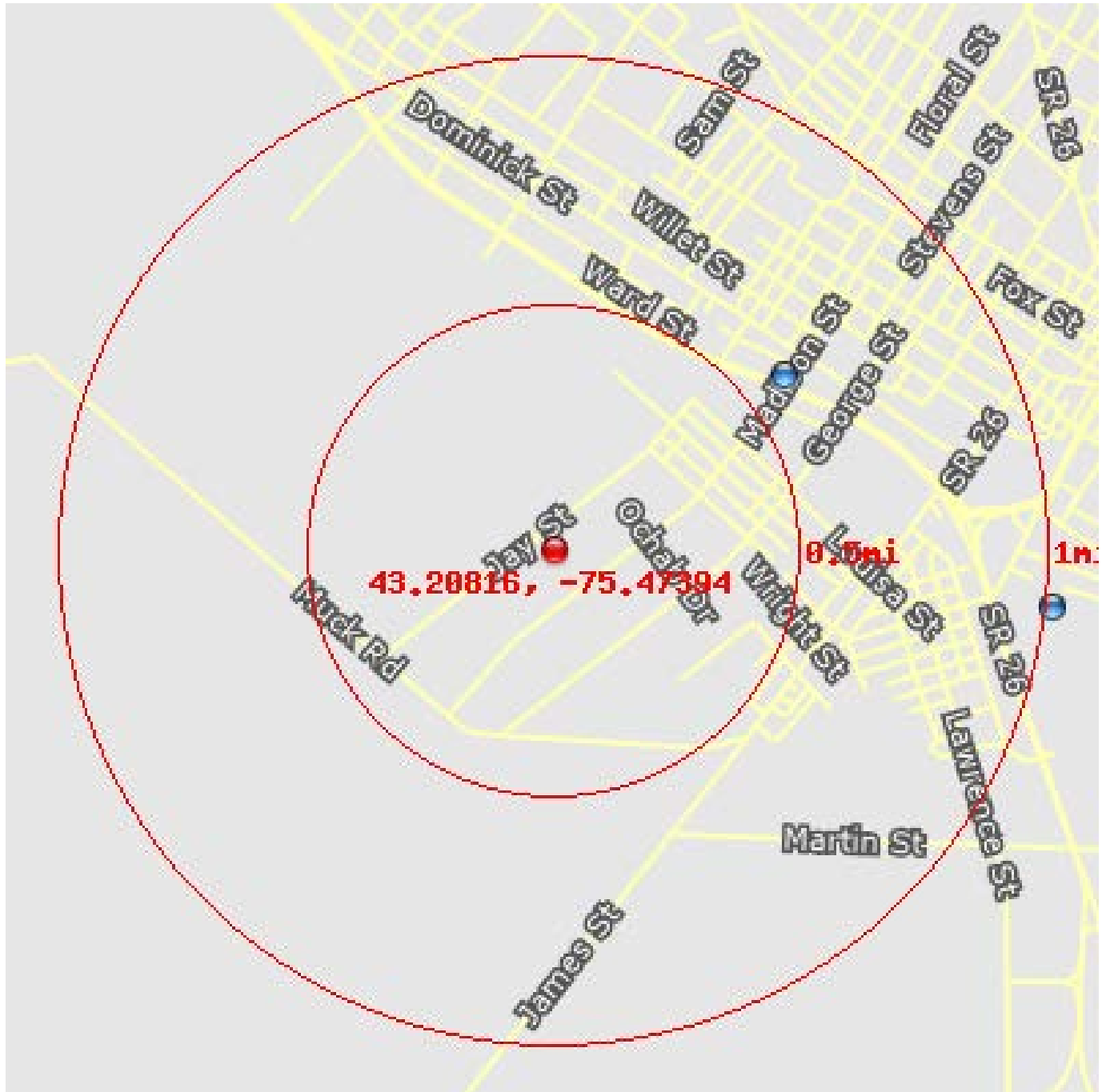
<b>Location</b>	43.20348, -75.46543
<b>Distance to site</b>	2835 ft / 0.54 mi SE
<b>Facility Status</b>	UNREGULATED
<b>Address</b>	736-738 SOUTH JAMES STREET
<b>Zip Code</b>	13440
<b>Expiration Date</b>	9/7/2000 12:00:00 AM
<b>City</b>	ROME C
<b>County</b>	ONEIDA
<b>Facility Name</b>	LEE BATES AND SONS WELL DRILLING
<b>Site Type</b>	PBS
<b>Site Number</b>	6-600478

## ***NY Brownfields***

**This database returned no results for your area.**

New York State Department of Environmental Conservation (DEC) maintains a database of contaminated and abandoned properties known as brownfield sites. Left untouched, brownfields pose environmental, legal and financial burdens on a community and its taxpayers. However, after cleanup, these sites can again become the powerful engines for economic vitality, jobs and community pride that they once were. Promoting site cleanups: New York offers incentives in the form of technical and financial assistance, as well as liability relief, to encourage the cleanup and reuse of contaminated sites. Incentive programs target both the public and private sector. DEC also oversees cleanups of inactive hazardous waste disposal sites and petroleum/chemical spills

## NY State Superfund Program



**This database returned 1 results for your area.**

The State Superfund Program (also known as The Inactive Hazardous Waste Disposal Site Remedial Program) is an enforcement program whose mission is to identify and characterize suspected inactive hazardous waste disposal sites and to investigate and remediate those sites found to pose a significant threat to public health and environment.



## ***NY State Superfund Program***

<b>Location</b>	43.21317, -75.46469
<b>Distance to site</b>	3063 ft / 0.58 mi NE
<b>Object ID</b>	1162
<b>Site Code</b>	633042
<b>Site Name</b>	NM - Jay/Madison - Rome MGP
<b>Program</b>	State Superfund Program
<b>Site Class</b>	A
<b>Address</b>	106 So. Madison St & 410/412 Erie Blvd
<b>Zip Code</b>	13440
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6

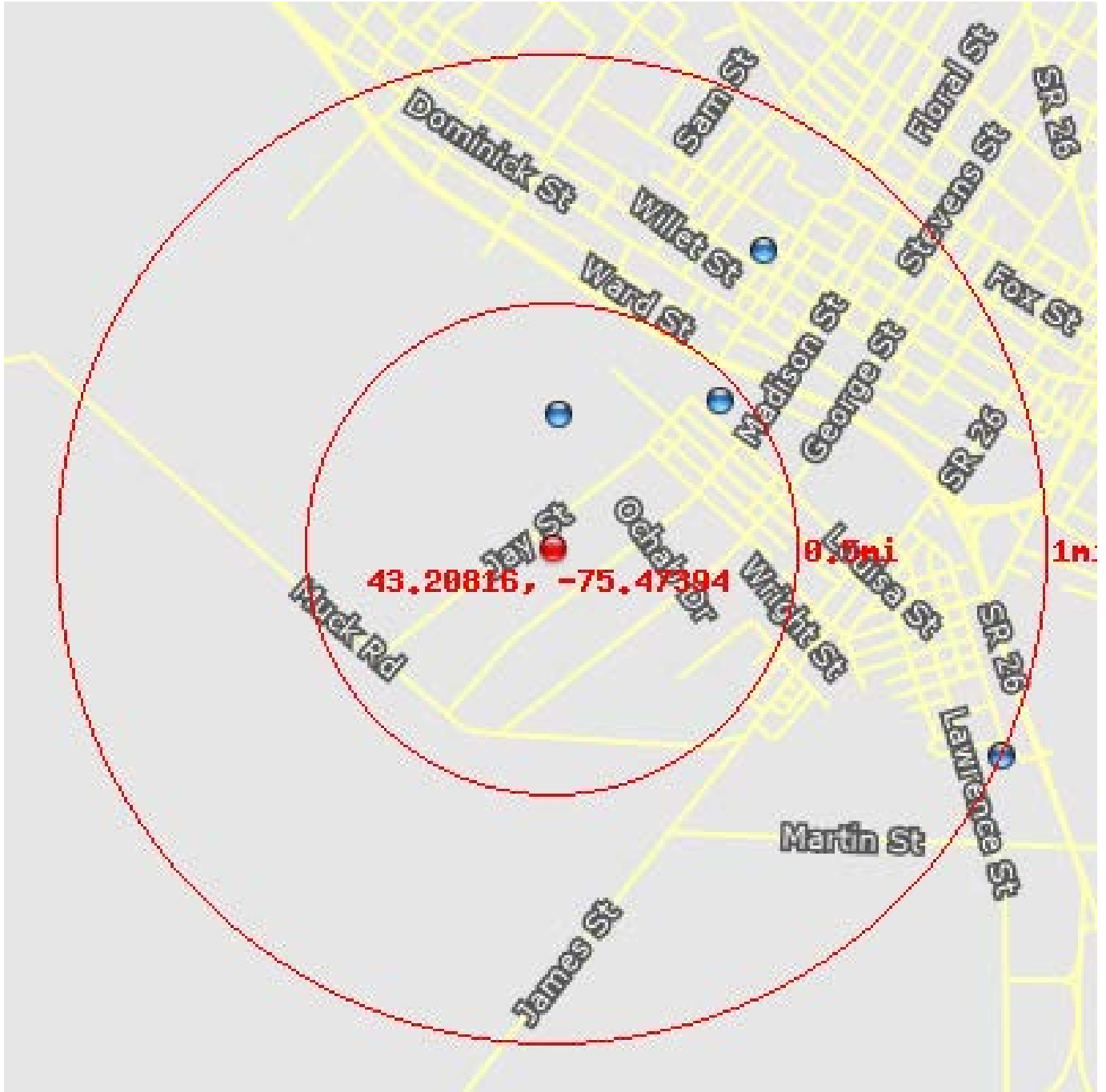
## ***NY Voluntary Cleanup Program***

**This database returned no results for your area.**

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.

New York's Voluntary Cleanup Program is a cooperative approach among the New York State Department of Environmental Conservation (Department), lenders, developers and prospective purchasers to investigate and/or remediate contaminated sites and return these sites to productive use. Under the Voluntary Cleanup Program, a volunteer performs remedial activities pursuant to one or more Department approved work plans. The volunteer agrees to remediate the site to a level which is protective of public health and the environment for the present or intended use of the property. Investigation and remediation is carried out under the oversight of the Department and the New York State Department of Health (DOH) and the volunteer pays the State's oversight costs. When the volunteer completes work, a release from liability from the Department is provided with standard reservations.

## ***NY Environmental Restoration Program***



**This database returned 3 results for your area.**

The Environmental Restoration Program (ERP) provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100 percent 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.

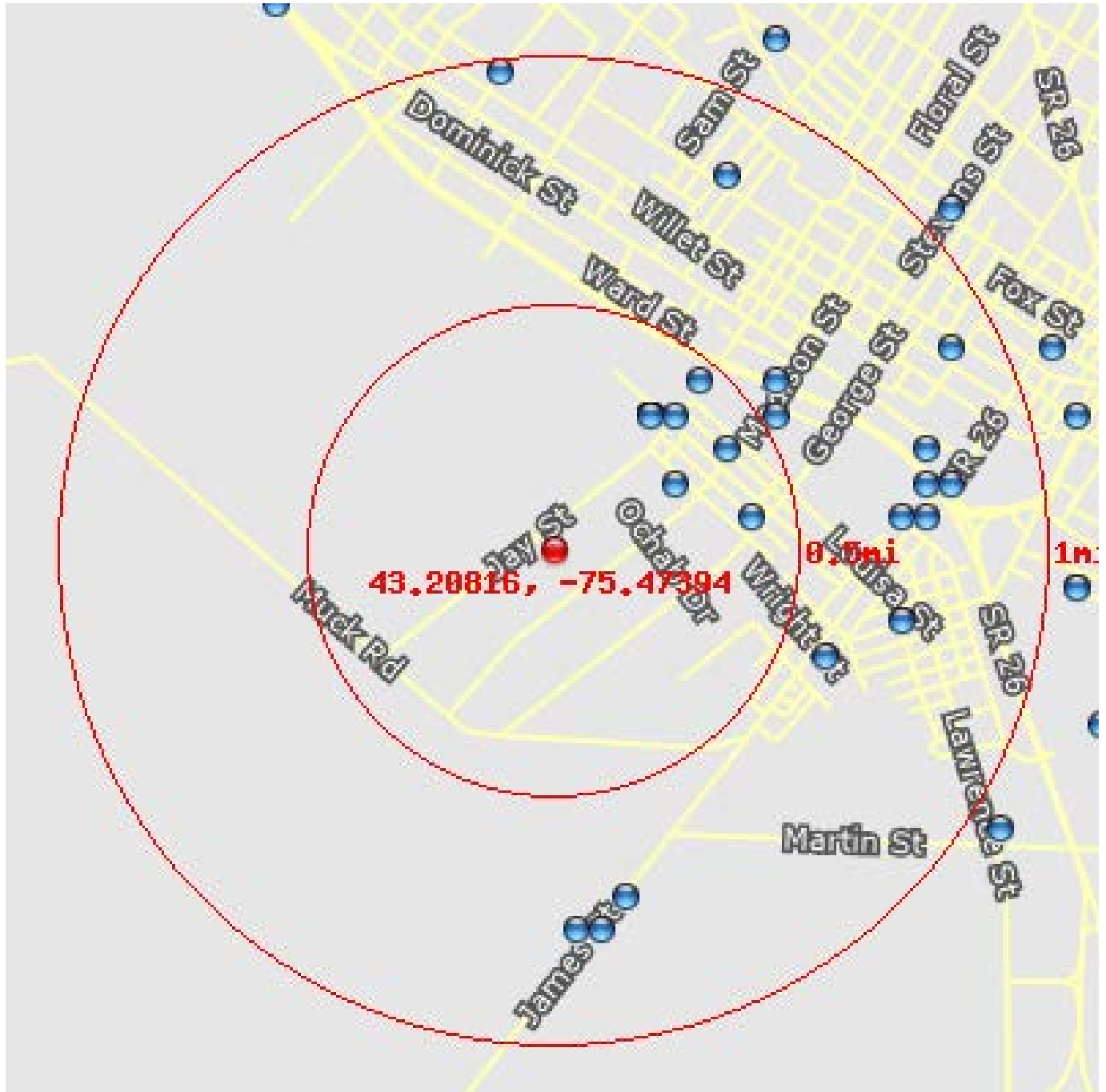
## ***NY Environmental Restoration Program***

<b>Location</b>	43.21194, -75.47361
<b>Distance to site</b>	1384 ft / 0.26 mi N
<b>Object ID</b>	1144
<b>Site Code</b>	E633073
<b>Site Name</b>	Former Rome Cable Site, Parcels 3, 5 and 6
<b>Program</b>	Environmental Restoration Program
<b>Site Class</b>	A
<b>Address</b>	Henry Street
<b>Locality</b>	Rome
<b>Zip Code</b>	13440
<b>County</b>	Oneida
<b>Town</b>	Rome (c)
<b>Region</b>	6

<b>Location</b>	43.21235, -75.46722	1,900 feet north
<b>Distance to site</b>	2352 ft / 0.45 mi NE	
<b>Object ID</b>	1133	
<b>Site Code</b>	E633053	
<b>Site Name</b>	Former Rome Cable Site, Bld. Complex #1	
<b>Program</b>	Environmental Restoration Program	
<b>Site Class</b>	A	
<b>Address</b>	421 Ridge Street	
<b>Locality</b>	Rome	
<b>Zip Code</b>	13441	
<b>County</b>	Oneida	
<b>Town</b>	Rome (c)	
<b>Region</b>	6	

<b>Location</b>	43.21674, -75.46542	>0.5 miles
<b>Distance to site</b>	3866 ft / 0.73 mi NE	
<b>Object ID</b>	1150	
<b>Site Code</b>	E633058	
<b>Site Name</b>	508 West Liberty Street	
<b>Program</b>	Environmental Restoration Program	
<b>Site Class</b>	A	
<b>Address</b>	508 WEST LIBERTY STREET	
<b>Locality</b>	ROME	
<b>Zip Code</b>	13440	
<b>County</b>	Oneida	
<b>Town</b>	Rome (c)	
<b>Region</b>	6	

## NY Leaking USTs and Spills



**This database returned 31 results for your area.**

The New York Department of Environmental Conservation maintains a database of leaking underground storage tanks (LUST) and spills.

All listed are >0.25 miles; refer to spreadsheet

## ***NY Leaking USTs and Spills***

**Location** 43.21012, -75.46857  
**Distance to site** 1595 ft / 0.3 mi E  
**Spill Number** 0408652  
**Date Reported** 11/05/2004  
**Spill Name** ROME(C) LOW LEVEL PUMP STATION  
**County** Oneida  
**City** ROME  
**Address** 425 MATTHEW STREET

**Location** 43.21183, -75.46913  
**Distance to site** 1851 ft / 0.35 mi NE  
**Spill Number** 0906549  
**Date Reported** 09/08/2009  
**Spill Name** CVS SCHOOL OF DANCE  
**County** Oneida  
**City** ROME  
**Address** 324-326 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 211785  
**Date Reported** 02/27/03  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 911152  
**Date Reported** 1/15/2010  
**Spill Name** ROME STRIP STEEL MILL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 0908960  
**Date Reported** 11/10/2009  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

## ***NY Leaking USTs and Spills***

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 812376  
**Date Reported** 2/12/2009  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 806496  
**Date Reported** 9/10/2008  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 504149  
**Date Reported** 7/8/2005  
**Spill Name** ROME STRIP STEEL COMPANY INC.  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 9815234  
**Date Reported** 03/24/99  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY ST

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 211414  
**Date Reported** 02/15/03  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

## ***NY Leaking USTs and Spills***

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 502063  
**Date Reported** 5/20/2005  
**Spill Name** ROME STRIP STEEL PLANT  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21229, -75.46983  
**Distance to site** 1860 ft / 0.35 mi NE  
**Spill Number** 513964  
**Date Reported** 3/7/2006  
**Spill Name** ROME STRIP STEEL  
**County** Oneida  
**City** ROME  
**Address** 530 HENRY STREET

**Location** 43.21251, -75.46834  
**Distance to site** 2175 ft / 0.41 mi NE  
**Spill Number** 9813802  
**Date Reported** 02/12/99  
**Spill Name** ROME CABLE  
**County** Oneida  
**City** ROME  
**Address** RIDGE ST AND JAY ST

**Location** 43.20881, -75.46571  
**Distance to site** 2200 ft / 0.42 mi E  
**Spill Number** 211206  
**Date Reported** 02/07/03  
**Spill Name** POLISH HOME  
**County** Oneida  
**City** ROME  
**Address** 415 SOUTH GEORGE STREET

**Location** 43.21149, -75.4668  
**Distance to site** 2254 ft / 0.43 mi NE  
**Spill Number** 300089  
**Date Reported** 04/02/03  
**Spill Name** ROME CABLE CORPORATION  
**County** Oneida  
**City** ROME  
**Address** 421 RIDGE STREET



Spill Number	Date Spill Reported	Spill Name	Address	Notes
106599	9/24/2001	CITY OF ROME	BEWTEEN 430 & 428 JAY ST.	200 feet northeast- CLOSED 10/4/01- raw sewage spilled to the sewer
408652	11/5/2004	Rome Low Level Pump Station	425 Matthew Street	1,200 feet north- CLOSED LTANK 7/27/06-diesel spilled to the groundwater; impacted soil was excavated and disposed of; as of July 2006 groundwater data was acceptable and no further action is needed.
9700753	4/17/1997	SMOKE IN SKY	JAY ST	unknown location,CLOSED 4/17/97- unknown material released to the air



# NYSDEC SPILL REPORT FORM



DEC REGION:	6	SPILL NUMBER:	0408652
SPILL NAME:	ROME(C) LOW LEVEL PUMP STATION	DEC LEAD:	JCDOYLE
SPILL DATE:	11/05/2004	SPILL TIME:	10:30 am
CALL RECEIVED DATE:	11/05/2004	RECEIVED TIME:	10:30 am

## SPILL LOCATION

PLACE:	ROME(C) LOW LEVEL PUMP STATION	COUNTY:	Oneida
STREET:	425 MATTHEW STREET	TOWN/CITY:	Rome (c)
		COMMUNITY:	ROME
CONTACT:	DAVE MARINO	CONTACT PHONE:	(315) 838-0437 CELL

CONT. FACTOR:	Equipment Failure	SPILL REPORTED BY:	Responsible Party
FACILITY TYPE:	Institutional, Educational, Gov., Other	WATERBODY:	

### CALLER REMARKS:

CONTRACTOR WAS DIGGING AND CAME UPON, IT IT SMELLS ,LIKE DIESEL:

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
diesel	Petroleum		0 G	GW,

## POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
CITY OF ROME	198 N. WASHINGTON ST. ROME NY 13440	FRANK TALLARINO
		(315) 339-7635

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
----------	-----------	----------	-------	--------	-------------	-----------	---------------

### DEC REMARKS:

11/05/04-Jayn called about this site, to respond for city & PID excavation. think they overdug. to take composite & disposal samples. (NC)

11/05/04 SITE VISIT W/JAYN & MARINO. Excavation open, oil locked in stone/water at bottom. can't dig clean. Advised Marino, needs inv. RP state that a 1500 ust was pulled circa 1987 and it was a leaker. No DEC record of registration or spill. Sent spill/soil letter. (NC)

11/23/04 Reply from city, has hired contractor, will be following up on spill. (NC)

05/12/05: REMINDER LETTER TO FRANK TALLARINO, COMMISSIONER DPW TO SUBMIT GWI PROPOSAL. (JD)

05/16/2005: SOIL DISPOSAL RECEIPTS FOR 132.14 TONS OF CONTAMINATED SOIL AT DANC LANDFILL. PROPOSED REMEDIAL ACTION PLAN SUBMITTED TO DEC. (JD)

05/27/2005: JAYN EGGAN SENT 9 PHOTOS OF 11/05/2004 EXCAVATION & SKETCH OF EXCAVATION AREA (JD)

Created On: 11/08/2004

Date Printed: 7/23/2019

Last Updated: 07/31/2006



# NYSDEC SPILL REPORT FORM



**DEC REGION:** 6 **SPILL NUMBER:** 0408652  
**SPILL NAME:** ROME(C) LOW LEVEL PUMP STATION **DEC LEAD:** JCDOYLE

05/27/2005: REVIEW LETTER TO EGGANS ON PROPOSED WORKPLAN. (JD)

11/16/2005: REVIEW LETTER TO TALLARINO- 4 QUARTERS OF SAMPLING DATA NEEDED TO CLOSE SPILL. (JD)

01/06/2006: REVIEWED QUARTERLY MONITORING REPORT DATED 1/6/2006. COMMENT LETTER SENT (JD)

7/27/2006: REVIEWED JUNE 2006 QUARTERLY SAMPLING REPORT. 4 QUARTERS OF ACCEPTABLE GW DATA. NO FURTHER ACTION. CLOSE SPILL. (JD)

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**PIN**

**T & A**

**COST CENTER**

**CLASS:** C3 **CLOSE DATE:** 07/27/2006 **MEETS STANDARDS:** False



# Environmental Site Remediation Database Search Details

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## Site Record

### Administrative Information

**Site Name:** Former Rome Cable Site, Bld. Complex #1

**Site Code:** E633053

**Program:** Environmental Restoration Program

**Classification:** A

**EPA ID Number:**

### Location

**DEC Region:** 6

**Address:** 421 Ridge Street

**City:**Rome Zip: 13441-

**County:**Oneida

**Latitude:** 43.21234731

**Longitude:** -75.467218695

**Site Type:** STRUCTURE

**Estimated Size:** 5 Acres

### Site Owner(s) and Operator(s)

**Current Owner Name:** Oneida County Industrial Development Agency

**Current Owner(s) Address:** 584 Phoenix Drive  
ROME,NY, 13441

### Site Document Repository

**Name:** Jervis Public Library

**Address:** 613 North Washington Street  
Rome,NY 13441

### Site Description

**Location:** The site is approximately 10 acres in size and consists of the Former Rome Cable Corporation, Building Complex No. 1 and Complex 3 in the City of Rome. The site is bounded to the north by New York Central Railroad property, to the east by South Madison Street, to the south by Ridge Street and on the west by Rome Strip Steel. **Site Features:** The predominant site features included several large industrial buildings. The entire site was covered with buildings except for a thin strip of vegetated or paved land around the perimeter of the site. In 2010, Building Complex 3 (OU2) was razed with the exception of the western tower, which is used for emergency communication equipment. Complex 3 has been covered with clean crushed concrete and sand. Buildings are still present on Complex 1 (OU1) and are occupied by a wire company. **Current Zoning and Land Use:** The entire site is currently zoned industrial and is in an Empire Development Zone. Building Complex 1 is currently occupied by the Owl Wire and Cable LLC, which manufactures and spins copper wire for various industrial uses. **Past Use of the Site:** The Rome Cable facility has been used for the manufacturing and spinning of wire in the City of Rome since the 1920's. Prior uses that have led to site contamination include the use of chlorinated solvents used to clean machines and wire, petroleum used to heat the on-site furnaces and as lubricants, and asbestos containing material used as pipe insulation. Several small petroleum spills have been documented. No previous environmental investigations were conducted prior to the

Environmental Restoration Program remedial investigation. Operable Units: The site is divided into two operable units. Operable Unit 1 (OU1) is comprised of Building Complex 1 and consists of nine buildings where the various cable making operations took place. A Further Action Record of Decision was issued for Operable Unit 2 in March 2015. Operable Unit 2 (OU2) is comprised of Building Complex 3 and consisted of six buildings. These buildings were demolished in 2010 following the completion of interim remedial measures to remove wastes and contaminated building materials. The area is now open space with the exception of the tower located on the western end of the site. A no further action Record of Decision was issued for OU2 in March 2011. Site Geology and Hydrogeology: The geology at the site consists of fill, which consists of clay and silt with cinders to depths of three to seven feet below ground surface. The fill is underlain by medium sand and gravel with silt to depths of 14-16 feet below ground surface. This layer is underlain by fine sand to depths ranging from 28-35 feet below ground surface. Soft clay with inner bedded fine sand underlies the fine sand unit to depths ranging from 52-59 feet. This layer is underlain by hard sand, gravel, clay and silt to depths of 67-78 feet below grade at which point the Utica Shale bedrock is reached. The silt and clay material exhibit low hydraulic conductivity. Groundwater flow is from northeast to southwest. The depth of groundwater ranges from six to nine feet below the surface.

## Contaminants of Concern (Including Materials Disposed)

**Contaminant Name/Type**

- benzo(a)anthracene
- mercury
- tetrachloroethene (PCE)
- trans-1,2-dichloroethene
- copper
- dibenz[a,h]anthracene
- chloroethane
- chromium
- lead
- barium
- benzene
- chrysene
- indeno(1,2,3-CD)pyrene
- 1,1 dichloroethene
- benzo(b)fluoranthene
- chloroform
- cis-1,2-dichloroethene
- trichloroethene (TCE)
- arsenic
- benzo(a)pyrene
- benzo(k)fluoranthene
- cobalt
- beryllium
- magnesium
- nickel
- vinyl chloride

## Site Environmental Assessment

Operable Unit 02 was remediated and the remaining low level contamination is being managed by an Environmental Easement and Site Management Plan. The Easement and Plan for OU2 was adopted to allow redevelopment of that unit. Redevelopment took place in 2019 and the OU is being used for industrial manufacturing. Surface soil around the perimeter

of OU1 was sampled and analyzed for semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals. The results show that surface soil has been impacted by SVOCs and metals. Contamination may extend off-site as the impacted soil is located on the perimeter of the site. The SVOCs that exceeded commercial soil cleanup objectives (SCOs) are benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, Dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene. The metals arsenic, barium, lead, and mercury also exceeded protection of groundwater SCOs in surface soil. The metal copper exceeds commercial SCOs. Subsurface soil was analyzed for volatile organic compounds (VOCs), SVOCs, PCBs, and metals. The results of the investigation show that subsurface soil is impacted primarily by copper at levels that exceed commercial SCOs. VOC contamination is present in the vicinity of MW-07/B-07, associated with a chlorinated organic groundwater plume that extends off-site to the southeast. The VOCs acetone, cis-1,2-dichloroethene, trichloroethene, and tetrachloroethene exceed the protection of groundwater SCOs. The VOC impacts are present both on-site and off-site. During delineation of the chlorinated organic groundwater plume, soil impacted by petroleum contamination was discovered in the vicinity of MW-08 and MW-15 that was attributed to a historic on-site fuel tank. Additional soil borings, a test pit, and geophysical survey were completed to assess the extent of the petroleum contamination. Neither a tank nor source material were identified by the investigation. Soil in this area was analyzed for VOCs and SVOCs. Petroleum impacted soil was observed beneath the on-site Building Complex 1 and off-site under Ridge Street, starting at six feet below ground surface. Contamination at select locations exceeds the protection of groundwater SCO, and visual and olfactory observations confirm the presence of petroleum impacts. However, petroleum related organics were not detected in groundwater monitoring wells. On-site monitoring wells were analyzed for VOCs, SVOCs, PCBs, and metals. Off-site monitoring wells were only analyzed for VOCs to delineate the extent of the chlorinated organic plume. Off-site groundwater was not analyzed for metal contamination. On-site groundwater has been impacted by metals and VOC contamination above water quality standards. Off-site groundwater is impacted by site-related (chlorinated) VOCs that exceed groundwater standards. Acetone, benzene, and toluene concentrations were above detection limits in off-site groundwater, but were not widely observed. The VOCs of concern are tetrachloroethene (PCE), trichloroethene (TCE), 1,2-cis-dichloroethene (cis-DCE), and vinyl chloride (VC). Water samples were also collected from indoor sumps from Building Complex 1 as a supplement to on-site groundwater data. In general, sump water was very turbid and may not be indicative of groundwater conditions. Samples collected from the sumps were analyzed for VOCs, SVOCs, PCBs, and metals. These results indicate contamination by VOCs, SVOCs, and inorganics (metals) exceeding groundwater quality standards. Polychlorinated biphenyls (PCBs) in one sump also exceeded groundwater quality standards. The sump pumps capture local groundwater to prevent groundwater intrusion into the building basement. The presence of chlorinated organic groundwater contamination presents a risk for soil vapor intrusion (SVI). The off-site office building located at 421 Ridge Street had a sub-slab depressurization system (SSDS) installed to address SVI concerns as an IRM. SVI was also assessed at five off-site residential properties located adjacent to the plume. The results of this sampling, along with the environmental sampling above, indicated monitoring was warranted at one property and no further action at four properties. All SVI samples were analyzed for VOCs according to USEPA Method TO-15. On-site SVI has not been conducted in Building Complex 1 to date. Based on the remedial investigation (RI) conducted, the primary contaminants of concern in the soils and groundwater are VOCs, SVOCs, and metals. The RI for OU1 indicates that surface soils have been impacted by SVOCs and metals, and subsurface soils have been impacted by copper. A chlorinated organics groundwater plume exists at OU1 and extends off-site into a commercial and residential area. The potential for vapor intrusion from the plume was documented in an off-site commercial building and residential property. On-site groundwater is also impacted by metals contamination. Due to the extensive development across the site no other ecological resources have been impacted other than groundwater.

## Site Health Assessment

Access to the site is unrestricted. However, contact with contaminated soil or groundwater is unlikely unless people dig below the ground surface. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process,

which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for people to inhale site contaminants in indoor air due to soil vapor intrusion in any on-site buildings that are occupied. A sub-slab depressurization system was installed in an adjacent off-site office building to prevent vapors beneath the slab from entering the building. Monitoring is recommended in one additional off-site building that is a residence.

For more Information: [E-mail Us](#)

Return To Results

Refine This Search

## 3

242.14-1-15.2





EA 3105 (REV. 2/91)										AUDIT CONTROL CODES		SWIS/SBL/CD			CARD NO. <u>1</u> OF <u>1</u>					
NEW YORK STATE DIVISION OF EQUALIZATION AND ASSESSMENT COMMERCIAL PROPERTY RECORD CARD										ACTIVITY N = NONE L = LISTED M = MEASURED ONLY		SITE INFORMATION SECTION			SITE NO.	PROP CLASS	USED AS			
03 85654 CR 301301 242.014-0001-015.002 NF 8 ROME NAT LITTLE LEAG 557 S JAY ST 301300  SALE PRICE SALE DATE LOT SIZE  T/V-										ENTRY 1 = INTERIOR INSPECTION 2 = INTERIOR REFUSAL 3 = TOTAL REFUSAL 4 = ESTIMATE 5 = NO ENTRY		NEIGHBORHOOD CODE			0.1			5,5,7	2,9,8	
										SOURCE 1 = DOWNER 4 = OTHER 2 = RELATIVE 5 = NOAA 3 = TENANT 6 = ASSESSOR DATA		ZONING CODE								
										SALES INFORMATION CODES		SEWER			1 NONE	2 PRIVATE	3 COMM/PUBLIC	3		
										SALE TYPE 1 = LAND ONLY 2 = BLDG. ONLY 3 = LAND & BLDG.		WATER			1 NONE	2 PRIVATE	3 COMM/PUBLIC	3		
										VALID D = INVALID SALE 1 = VALID SALE		UTILITIES			1 NONE	2 GAS	3 ELECTRIC	4 GAS & ELECTRIC	4	
LABEL CORRECTION AREA										SWIS	TAX MAP #	OWNER	PROP CLASS	LOC #	LOC	SCH DIS	LOT SIZE			
AUDIT CONTROL SECTION										QUALITY CONTROL REVIEWER		DATE		REJECT CODE ASSISTANCE CODE						
SIGNATURE BELOW DOES NOT MEAN CONTENTS VERIFIED, ONLY THAT DATA WAS COLLECTED IN YOUR PRESENCE.										NOTES:  <i>Key Punch - check map # w/assessors for lot size!</i>										
SIGNATURE _____ DATE _____																				
COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY	SOURCE															
<i>Jim M</i>		:																		
		:																		
SALES INFORMATION SECTION																				
DATE (MMDDYY)		SALE PRICE		TYPE		VALID														
ALTERNATE NAME:										I&E SENT		I&E RECEIVED		LAND CODES						
										/ /		/ /		LAND TYPES						
LAND BREAKDOWN SECTION										01 PRIMARY 06 PASTURE 11 ORCHARD 02 SECONDARY 07 WOODLAND 12 REAR 03 UNDEVELOPED 08 WASTELAND 13 VINEYARD 04 RESIDUAL 09 MUCK 14 WETLAND 05 TILLABLE 10 WATERFRONT 15 LEASED LAND										
LAND TYPE	FRONT FEET	DEPTH	ACRES	SQUARE FEET	SOIL RTNG	WTR TYP	INF CODE	INFLU-ENCE %	SOIL RATING		INFLUENCE CODE									
0.1			3.70						P POOR (05) 01 - 10	1 TOPOGRAPHY										
									N NORMAL (06) 01 - 10	2 LOCATION										
									G GOOD (07) 01 - 04	3 SHAPE										
									(08) 01 - 04	4 RESTRICTED USE										
									(11) 01 - 10	5 VIEW										
									(13) 01 - 10	6 WETNESS 7 OTHER										
										WATERFRONT TYPE										
										1 POND 2 RIVER	3 LAKE 4 CANAL	5 OCEAN 6 BAY								

COMMERCIAL BUILDING SECTION										SWIS/SBL/CD										MAP #									
BUILDING & SECTION																													
NO. IDENTICAL BLOGS.																													
MODEL																													
EFFECTIVE YEAR BUILT																													
CONSTRUCTION QUALITY																													
USER ADJUSTMENT																													
CONDITION																													
PERIMETER																													
GROSS FLOOR AREA																													
NO. STORIES																													
STORY HEIGHT																													
WALL A PERCENT																													
WALL B PERCENT																													
WALL C PERCENT																													
AIR COND. PERCENT																													
SPRINKLER PERCENT																													
ALARM PERCENT																													
NO. ELEVATORS																													
BASEMENT TYPE																													
BASEMENT PERIMETER																													
BASEMENT SQ. FT.																													
IMPROVEMENT SECTION																													
STRUC CD	MC	DIMENSION 1				DIMENSION 2				QUANTITY	GR	CD	YEAR BUILT																
FC1	2	1.2				1.6				1	C	3	2002																
COMMERCIAL RENTABLE SECTION																													
USED AS	SQUARE FEET				UNIT	# UNITS				TOTAL RENT				TYP	UNIT CODES														
															02 APTS      10 BAYS 03 ROOMS    11 GALLONS 04 SEATS      12 PADS 05 BEDS       13 RUNS 06 STALLS    14 HOLES 07 LANES     15 PLOTS 08 COURTS   16 BARRELS 09 SLIPS      17 ACRES														
APARTMENT SECTION																													
TOTAL	USED AS	SQUARE FEET				# APARTMENTS				TOTAL RENT				TYP	IMPROVEMENT CODES														
	A														MEASURE CODE 1 QUANTITY      3 SQUARE FEET 2 DIMENSIONS    4 DOLLARS GRADE            CONDITION A EXCELLENT    1 POOR B GOOD          2 FAIR C AVERAGE      3 NORMAL D ECONOMY      4 GOOD E MINIMUM      5 EXCELLENT														
E&IB																													
2BED																													
3BED																													
															I & E SUMMARY SECTION														
															RENT RESTRICTED    1=YES    2=NO														
															DOLLAR/PERCENT CODE    1=PERCENT    2=DOLLARS														
															POTENTIAL GROSS INCOME														
															VACANCY & CREDIT LOSS														
															ADDITIONAL INCOME														
															EFFECTIVE GROSS INCOME														
															TOTAL EXPENSES														
															NET OPERATING INCOME														

FC1  
12x16

# PROPERTY RECORD AND APPRAISAL CARD

TI

Dist #21

3

17-2-128 REAL ESTATE DESCRIPTION		OWNERSHIP RECORD				
S. JAY ST. 17F-3-46		NAME		MAIL ADDRESS	DATE	REMARKS
		<del>Mary Bulla</del>				
		Theresa Sciarillo, Susie DelPiano, Katherine DelPiano,				
		Leon M. Grande Jr. & Vincent D. Grande			3/8/57	WILL
		<del>Patrick DelPiano, Michael DelPiano, Philip DelPiano, Christine Giamporeca</del>			5/30/86	
		(Acquired Susan DelPiano's Interest in the Property)				

AUTHORIZED STATE PROPERTY CLASSIFICATION'S		SALES AND ASSESSMENT RECORD										
		SALES RECORD					ASSESSMENT					CITY BOARD
		Date	Sale Price	Ratio	Year	%	Land	Building	Land and Bldg. Total	Vet. Exempt.	Total	
F Farm		3/8/57	WILL		old		600		600		600	
R-1 One Family Dwelling												
R-1E One Family Dwelling Estate												
R-2 Two Family Dwelling		5/30/86	-0-									
R-3 Three Family Dwelling												
R-4 Aptm'ts (over 3 units)												
R-5 Seasonal Residences												
COM Commercial		6/4/01	-0-				1740		1740		1740	
H-1 Hotel												
H-2 Seasonal/Recreation Hotel												
O Office Building							1560		1560		1560	
IND Industrial Building							9900		9900		9900	1993 Reval
P.F. Private Forest Land							8600		8600		8600	1997 Update
P.F. 13 Private Forest Land (sec. 13 Tax Law)												
S.F. State Forest Land												
S.F. 60A State Forest Land (sec. 60A Conservation Law)												
OSL State Land (not Forest)												
CFL County Forest Land												
U-RR Utility and Railroad												
RVL Rural Vacant Land												
UVR Vacant Urban Residential												
UVO Vacant Urban Commere'l												
Other: (indicate specific type)												

LOT RECORD			ACREAGE RECORD			LAND VALUE CALCULATION									
TOPOGRAPHY	ZONING OR USE	TOPOGRAPHY	TRADING CTR.	ACRES		Size of Lot or Number of Acres	Soil Class	Base Unit Value	Depth, Corner, or Other Influence				Adjusted Unit Value	Total Value	
Level	Residential	Level	Distance to Trading Center	Cultivable		200 x 200		\$ 5	T-4	1.00	R-10		\$ 5.00	\$ 1000	
High	Apartment	Rolling		Pasture		200 x 470		5	T-4	1.18	R-10		5.90	1180	
Low	Commercial	Low	WATER	Forest Trees		179 x 200		5	T-4	1.00	R-10		5.00	895	
	Light Indust.		ROAD	Waste		179 x 470		5	T-4	1.18	R-10		5.90	1056	
	Heavy Indust.		City	Roads, Streams		179 x 339.66								1950	
IMPROVEMENTS	STREET	Paved Road	Well	Total Acres											
Sidewalks	Asphalt	All-weather Rd.	Spring	MIN'R'L LANDS											
Curbs	Brick	Dirt Road	Stream	Type											
Water	Concrete	No Road Outlet		Total Acres											
Sewers	Macadam or Gravel	Distance to All-weather Rd.	DRAINAGE												
Gas	Unpaved-Dirt		Natural												
			Artificial												

S. Jay St.

## Parcel Number \_\_\_\_\_ Card \_\_\_\_\_ of \_\_\_\_\_ Cards

Measured by M. D. Jones Date \_\_\_\_\_ Classified by \_\_\_\_\_ Date \_\_\_\_\_ Extended by \_\_\_\_\_ Date \_\_\_\_\_ Checked by \_\_\_\_\_ Date \_\_\_\_\_

RESIDENTIAL AND FARM PROPERTY RECORD CARD







# Property Description Report For: S Jay St, Municipality of City of Rome, Inside

No Photo Available

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Wholly Exem
		<b>Swis:</b>	301301
		<b>Tax Map ID #:</b>	242.014-0001-015.002
		<b>Account # and Ward:</b>	85654 03
		<b>Property Class:</b>	557 - Outdr sport
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	557 - Outdr sport
		<b>Zoning Code:</b>	R-1-8 - Single-Fam Res
		<b>Neighborhood Code:</b>	09033
		<b>School District:</b>	Rome
<b>Total Acreage/Size:</b>	3.70	<b>Total Assessment:</b>	2019 - Tentative \$72,200 2018 - \$72,200
<b>Land Assessment:</b>	2019 - Tentative \$69,700 2018 - \$69,700		
<b>Full Market Value:</b>	2019 - Tentative \$108,588 2018 - \$100,782		
<b>Equalization Rate:</b>	2019 - Tentative 71.64% 2018 - 74.45%	<b>Property Desc:</b>	
<b>Deed Book:</b>		<b>Deed Page:</b>	
<b>Grid East:</b>	0	<b>Grid North:</b>	0

## Owners

Rome Nat'l Little League  
P.O. Box 834  
Rome NY 13442-0834

## Sales

No Sales Information Available

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec		

## Inventory

<b>Overall Eff Year Built:</b>		<b>Overall Condition:</b>	0
<b>Overall Grade:</b>		<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
-----	------------	--------	-----------	---------------	------------	-----------	---------	-------------------------	---------

## Site Uses

Use	Rentable Area (sqft)	Total Units
-----	----------------------	-------------



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## Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	12 × 16	Average	Normal	2002

---

## Land Types

Type	Size
Primary	3.70 acres

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## Special Districts for 2019 (Tentative)

*No information available for the 2019 roll year.*

## Special Districts for 2018

*No information available for the 2018 roll year.*

---

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2019	NON-PROFIT	(Tentative)\$72,200	0	2018		Y		0
2018	NON-PROFIT	\$72,200	0	2018		Y		0

---

## Taxes

Year	Description	Amount
------	-------------	--------

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**



# Property Description Report For: S Jay St, Municipality of City of Rome, Inside

No Photo Available

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Wholly Exem
		<b>Swis:</b>	301301
		<b>Tax Map ID #:</b>	242.014-0001-013.001
		<b>Account # and Ward:</b>	21400 03
		<b>Property Class:</b>	311 - Res vac land
		<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	311 - Res vac land
		<b>Zoning Code:</b>	R-1-8 - Single-Fam Res
		<b>Neighborhood Code:</b>	09033
		<b>School District:</b>	Rome
<b>Total Acreage/Size:</b>	1.36	<b>Total Assessment:</b>	2019 - Tentative \$8,600 2018 - \$8,600
<b>Land Assessment:</b>	2019 - Tentative \$8,600 2018 - \$8,600		
<b>Full Market Value:</b>	2019 - Tentative \$12,934 2018 - \$12,004		
<b>Equalization Rate:</b>	2019 - Tentative 71.64% 2018 - 74.45%	<b>Property Desc:</b>	
<b>Deed Book:</b>	2972	<b>Deed Page:</b>	143
<b>Grid East:</b>	0	<b>Grid North:</b>	0

## Area

<b>Living Area:</b>	0 sq. ft.	<b>First Story Area:</b>	0 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	0
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	0	<b>Bathrooms (Full - Half):</b>	0 - 0
<b>Bedrooms:</b>	0	<b>Kitchens:</b>	0
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	0
<b>Porch Type:</b>	0	<b>Porch Area:</b>	0.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	0	<b>Overall Grade:</b>	
<b>Year Built:</b>			

## Owners

Rome Nat'l Little League  
P.O. Box 834  
Rome NY 13442-0834

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/7/2001	\$1	311 - Res vac land	Land Only	Delpiano Philip Etal	No	No	No	2972/143

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	0
<b>Fuel Type:</b>	0	<b>Central Air:</b>	No

## Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

## Land Types

Type	Size
Undeveloped	0.23 acres
Residual	1.13 acres

## Special Districts for 2019 (Tentative)

No information available for the 2019 roll year.

## Special Districts for 2018

No information available for the 2018 roll year.

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2019	NON-PROFIT	(Tentative)\$8,600	0	2018		Y		0
2018	NON-PROFIT	\$8,600	0	2018		Y		0

## Taxes

Year	Description	Amount
------	-------------	--------

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**



# Property Description Report For: S Jay St, Municipality of City of Rome, Inside

No Photo Available

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Utility/RR
		<b>Swis:</b>	301301
		<b>Tax Map ID #:</b>	242.014-0001-014
		<b>Account # and Ward:</b>	21403 03
		<b>Property Class:</b>	380 - Pub Util Vac
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	380 - Pub Util Vac
		<b>Zoning Code:</b>	R-1-8 - Single-Fam Res
		<b>Neighborhood Code:</b>	09033
		<b>School District:</b>	Rome
<b>Total Acreage/Size:</b>	1.82	<b>Total Assessment:</b>	2019 - Tentative \$17,900 2018 - \$17,900
<b>Land Assessment:</b>	2019 - Tentative \$17,900 2018 - \$17,900		
<b>Full Market Value:</b>	2019 - Tentative \$26,921 2018 - \$24,986		
<b>Equalization Rate:</b>	2019 - Tentative 71.64% 2018 - 74.45%	<b>Property Desc:</b>	
<b>Deed Book:</b>		<b>Deed Page:</b>	
<b>Grid East:</b>	0	<b>Grid North:</b>	0

## Owners

Niagara Mohawk Power Corp  
Real Estate Tax Dept  
300 Erie Blvd West  
Syracuse NY 13202-4201

## Sales

No Sales Information Available

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec		

## Inventory

<b>Overall Eff Year Built:</b>	<b>Overall Condition:</b>	0
<b>Overall Grade:</b>	<b>Overall Desirability:</b>	2

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
-----	------------	--------	-----------	------------------	---------------	-----------	---------	----------------------------	---------

Site Uses

Use	Rentable Area (sqft)	Total Units
-----	----------------------	-------------

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Undeveloped	1.82 acres

Special Districts for 2019 (Tentative)

No information available for the 2019 roll year.

Special Districts for 2018

No information available for the 2018 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**

## Janet Bissi

---

**From:** New York DEC Support <newyorkdec@mycusthelp.net>  
**Sent:** Tuesday, December 31, 2019 11:27 AM  
**To:** Janet Bissi  
**Subject:** Freedom of Information Law Request :: W062330-120919

--- Please respond above this line ---



Region 6 - Watertown  
P: 315 785-2513 | F:  
[www.dec.ny.gov](http://www.dec.ny.gov)

RE: PUBLIC RECORDS REQUEST of 12/9/2019, Reference # W062330-120919

Dated: 12/31/2019

Dear Ms. Janet Bissi,

I write in response to your Freedom of Information Law (FOIL) request seeking:

*Environmental Remediation, Hazardous Materials and Hazardous Waste, Solid Materials, Water and Environmental Permits, PBS, Spills and Soil Vapor Intrusion records associated with a parcel on S. Jay Street, City of Rome, owned by the Rome National Little League and utilized as baseball fields. Tax Account # 242.014-1-15.2, 242.014-1-15.1. 242.014-1-14 and 242.014-1-13.1.*

To enable an effective search of Department records, Public Officers Law Sec. 89.3 requires that a request reasonably describe the records sought. Department staff is unable to search for potentially responsive records based upon the terms of your request. Accordingly, your request is denied.

Your FOIL request is now closed. Please reference FOIL # W062330-120919 in all future correspondence concerning this request. Thank you.

Sincerely,

Region 6 FOIL Coordinator

Official Use Only

Time Stamp

Index Number

## Application for Public Access to Records (FOIL)

Records Management Officer - **Sandra J. De Perno**, Oneida County Clerk  
800 Park Ave., Utica, New York 13501

I am interested in the records in the possession of the Government of Oneida County

-Environmental Health Records,

-records of solid/hazardous waste disposal, and

-records of water quality and pollution

at or in the immediate vicinity of 401-421 S. Jay Street, Rome, NY and the  
Rome Little League facility on S. Jay Street in the City of Rome

(Please continue on the reverse side or on a separate sheet if necessary.)

I believe that these records are in the possession of the following County department(s):

Environmental Health, Public Works and Water Quality

- ☐ I wish to have access to these records (reserving the right to copies of any or all.)
- ☐ I wish to have copies made at \$.25 per (regular size 8 1/2 x 11) and agree to pay for these copies.
- ☒ I would like an estimate of the number of pages involved prior to any copies being made.  
If the records could be emailed, that would be preferred.

Name: Janet M. Bissi

Organization represented: Lu Engineers

Mailing address: 339 East Avenue, Suite 200, Rochester, New York 14604

Day time phone number 585-385-7417 Fax Number \_\_\_\_\_

Signature: Janet M. Bissi Date: 1/6/20

## Appendix D - Interview Documentation

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## Janet Bissi

---

**From:** Baptiste, Kimberly <kbaptiste@BERGMANNPC.com>  
**Sent:** Tuesday, November 26, 2019 12:59 PM  
**To:** Janet Bissi  
**Cc:** Aldrich, Samantha; Greg Andrus  
**Subject:** RE: Rome BOA

Hi Janet.

Would some of the answers be found in the initial environmental research you already completed?

Kimberly

Kimberly Baptiste, AICP | Government Practice Leader  
585.498.7770 (work) | 716.310.3684 (cell)  
kbaptiste@bergmannpc.com

### BERGMANN

Architects | Engineers | Planners  
280 East Broad Street, Rochester, NY 14604  
[www.bergmannpc.com](http://www.bergmannpc.com)

---

**From:** Janet Bissi <jbissi@luengineers.com>  
**Sent:** Tuesday, November 26, 2019 12:52 PM  
**To:** Matt Andrews <mandrews@romecitygov.com>  
**Cc:** Baptiste, Kimberly <kbaptiste@BERGMANNPC.com>; Greg Andrus <gregandrus@luengineers.com>  
**Subject:** FW: Rome BOA

Matt

Bergman has asked us to complete Phase I ESA assessments at 242.014-1-24 (residential property on Jay Street) and 242.014-1-15.2 (Rome National Little League). Would you please be able to answer the questions on the attached USER questionnaire regarding these properties? Thank you.  
Janet M. Bissi

---

**From:** Baptiste, Kimberly [<mailto:kbaptiste@BERGMANNPC.com>]  
**Sent:** Tuesday, November 26, 2019 11:31 AM  
**To:** Janet Bissi  
**Cc:** Aldrich, Samantha  
**Subject:** RE: Rome BOA

I don't have any of the answers in the questionnaire! Please feel free to request from Matt Andrews at the City.  
Thanks,  
Kimberly

Kimberly Baptiste, AICP | Government Practice Leader  
585.498.7770 (work) | 716.310.3684 (cell)  
[kbaptiste@bergmannpc.com](mailto:kbaptiste@bergmannpc.com)

### BERGMANN

Architects | Engineers | Planners

## Janet Bissi

---

**From:** Matt Andrews <mandrews@romecitygov.com>  
**Sent:** Friday, December 06, 2019 11:24 AM  
**To:** Janet Bissi  
**Cc:** Greg Andrus  
**Subject:** RE: Site visits and SVI sampling

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

After looking at the forms, we would not be able to provide any further information than what Bergmann has provided you for the 2 sites.

**Matthew J. Andrews, Deputy Director**  
**Community & Economic Development**  
**City of Rome, New York**  
**P: (315)339-7628**



Please consider the environment before printing this email

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---

**From:** Janet Bissi <[jbissi@luengineers.com](mailto:jbissi@luengineers.com)>  
**Sent:** Tuesday, December 3, 2019 10:29 AM  
**To:** Matt Andrews <[mandrews@romecitygov.com](mailto:mandrews@romecitygov.com)>  
**Cc:** Greg Andrus <[gregandrus@luengineers.com](mailto:gregandrus@luengineers.com)>  
**Subject:** Site visits and SVI sampling

Matt

Lu Engineers has been requested by Bergman to complete Phase I ESA assessments at 242.014-1-24 (residential property on Jay Street) and 242.014-1-15.2 (Rome National Little League).

- Would you please be able to answer the questions on the attached USER questionnaire regarding these properties?
- We plan on being in Rome next week to complete these Site visits, could you please provide site contacts?

In addition, Bergman has requested that we complete the SVI testing at 201-211 West Dominick Street.

- Can you please let us know who to contact to schedule the testing?

Thank you in advance for your assistance.

**Janet M. Bissi, CHMM**  
Environmental Scientist

**Phone:** 585.385.7417 ext. 216  
**Fax:** 585.413.3503

339 East Avenue Suite 200  
Rochester, New York 14604  
Ph 585.385.7417

## *Interview/ Record Review*

Date	<u>12/23/19</u>	Time	<u></u>
Contact	<u>Chris Russo</u>	Project No.	<u>50378-05</u>
Representing	<u>Rome National Little League</u>	Project Name	<u></u>
Phone No.	<u>315-272-7012</u>		<u></u>

☒ Telephone Conversation      ☐ Meeting      ☐ Voice Mail Message

---

Mr. Russo's information was provided by the City of Rome

Mr. Russo stated that he is no longer with the board and will forward my contact information; No response from the Rome National Little League has been received as of the date of this report



**Lu Engineers**  
ENVIRONMENTAL • TRANSPORTATION • CIVIL

Phase I ESA Site Visit Notes and Questionnaire:

Project No. 50378-05 Date: 12/11/19

Site Name/Address: Rome National Little League  
S. Jay Street, Rome

Persons Present/ Title: N/A

Lu Engineers: Gregory L. Andrus and Ben Seifert

Owner/Site Manager: Rome National Little League Phone No.

Purpose of the assessment: BOA Redevelopment

**Part I: Site Description and Operation:**

Number of Building(s): 2

Location	Sq. Ft.	Type	No. of floors	Age/Condition	Use/Past Use	Notes:

Description of Current Site Operations:

A shed and a concession stand were located on the north and northeastern portions of the property  
Both buildings were locked and inaccessible at the time of the Site visit  
A 55-gallon drum of cooking grease was observed adjacent to the concession shed  
The remainder of the property was utilized as baseball fields and dugouts  
A berm of soil and mixed concrete was observed along the border

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Utilities:** natural gas ☒ electric ☐ transformers ☐ (private or utility owned) none ☐

Notes: \_\_\_\_\_

Heating system: \_\_\_\_\_

Water: Municipal system ☒ well ☐ (refer to Part IV) \_\_\_\_\_

Sewer System: Municipal sewer ☒ septic ☐ (refer to Part IV) \_\_\_\_\_

**Part II: Questions Regarding Past Uses:** N/A- owner/manager was not able to be interviewed

What are the past use(s) of the Site and dates of occupancy?

Use/Occupancy	Date(s)	Owner

What are the past and present uses of the properties adjacent to the Site?

Direction	Current Use/Occupant	Past Uses/Occupant
North	residential	
South	residential	
East	residential	
West	residential	

Notes:

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Part III: Interior and Exterior Observations**

Description of Roadways/Parking lot: parking lot along S. Jay Street

Are you aware of or have observed the following at the Site?

Condition	Yes	No	Unk	Documentation available	Notes:
Fill Material			X		
Debris/dumping	X				Berm of tree and brush, mixed concrete and piping along perimeter
Burned or demolished buildings			X		
Solid and hazardous waste generation and/or onsite disposal <i>Refer to Section III</i>		X			
Pits, ponds or lagoons in connection with waste treatment, storage or disposal		X			
Spills/Stained soil or pavement			X		Snow cover
Stressed Vegetation			X		Snow cover
Pools of liquid		X			
Strong, Pungent or noxious odors		X			
Drains or sumps <i>Refer to Section IV</i>					
ASTs/USTs <i>Refer to Section V</i>					
Drums/containers of known or unidentified chemicals <i>Refer to Section V</i>	X				55-gallon cooking grease adjacent to the concession stand
PCBs- electrical or hydraulic equipment known to contain PCBS			X		Pole mounted transformers along poles in right of way

Notes:

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Part III: Solid and Hazardous Waste Generation and/or on-Site Disposal: N/A**

Is Solid Waste generated at the Site? Yes ☐ No ☐ Unknown ☐ Describe below  
 Is Hazardous Waste generated at the Site? Yes ☐ No ☐ Unknown ☐ Describe below  
 Listed Hazardous waste generator? Yes ☐ No ☐ Unknown ☐ (if yes please provide copies)

Description of Waste	Storage Container	Location	Disposal/Collector	Recycling? Manifest?

Any waste materials treated on-site? (i.e., land filling, neutralization, incineration)

Yes ☐ No ☐ Unknown ☐

Type: \_\_\_\_\_

Has any other entity ever been allowed to dump, store, dispose, transport, bury, incinerate, or landfill any materials at the Site? Yes ☐ No ☐ Unknown ☐

What? \_\_\_\_\_

Who/When? \_\_\_\_\_

Has fill dirt been brought onto the Site from an unknown origin or contaminated Site?

Yes ☐ No ☐ Unknown ☐

If yes, explain: \_\_\_\_\_

Notes:

**Part IV: Wastewater N/A**

Type	Discharge Point/Location	Notes
<b>Sanitary Waste</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Non-Sanitary Waste</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Floor Drains</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Sumps</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Storm Drains</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Other Drainage</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		

Are any floor drains/sumps connected to an oil/water separator?

Yes ☐ No ☐ Unknown ☐

Location: \_\_\_\_\_

Issues? Yes ☐ No ☐ Unknown ☐

How often is it serviced? \_\_\_\_\_

By who? \_\_\_\_\_

Was there ever or is there currently:

Type	Date	Location
<b>Septic tank</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Leach Field</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Injection Well</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		
<b>Dry Well</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>		

Notes:



Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Part V: Hazardous Substances and Petroleum Products: N/A**

**Usage and Storage:**

**Hazardous Materials**

Used on-site ☐      Stored on-site ☐      Not Applicable ☐

**Petroleum Products**

Used on-site ☐      Stored on-site ☐      Not Applicable ☐

ASTs or USTs?    Yes ☐ No ☐ Unknown ☐

Tanks registered? Yes ☐ No ☐ Unknown ☐ (if yes please provide copies)

Type (Drum or Tank)	# of containers	Size (Gallons)	Contents	Location	Installation/ Removal Date

Lu Engineers

Phase I ESA Site Visit Notes and Questionnaire

Are MSDS sheets readily available for these chemicals? Yes ☐ No ☐ Unknown ☐  
(if yes please provide copies)

Are there any leak detection devices in place? Yes ☐ No ☐ Unknown ☐

What types? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have any tanks been removed from property? Yes ☐ No ☐ Unknown ☐

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

Has any contamination been identified or remediation been required at the Site?

Yes ☐ No ☐ Unknown ☐

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is Waste Oil generated at the Site? Yes ☐ No ☐ Unknown ☐ Describe below

How is it disposed of? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notes:

**Part VI: Owner/Manager/Occupant Questionnaire: N/A**

Have there been any spills, unpermitted discharges, or release of hazardous or contaminated or petroleum products at or in the vicinity of the Site? Yes ☐ No ☐ Unknown ☐

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has the Site ever been the subject of an enforcement action by any federal, state, or local agency regarding environmental issues? Yes ☐ No ☐ Unknown ☐

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the Site presently under any federal, state, or local consent orders, decrees or cause of action?

Yes ☐ No ☐ Unknown ☐

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with response to the property or relating to environmental liens encumbering the property? Yes ☐ No ☐ Unknown ☐

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any activity use limitations (AULs) on the property? Yes ☐ No ☐ Unknown ☐ (if yes please provide copies)

Nature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does the purchase price being paid for this property reasonably reflect the fair market value?

Yes ☐ No ☐ Unknown ☐ If not, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes ☐ No ☐ Unknown ☐

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are any of the following documents readily available for review?

- |   |  |
|---|--|
| • Prior Phase I ESA   | • Reports regarding hydrogeological conditions of the property |
| • Environmental Compliance Report   | • Geotechnical studies   |
| • Environmental Permits (solid waste disposal permits, hazardous waste disposal permits, waste water permit, SPDES or NPDES, underground injection permits) | • Risk assessment  |
| • Community Right to Know plan  | • Abstract of Title  |
| • Safety Plans, SPCC and FRP plans  | • Property survey map  |

\_\_\_\_\_  
Signed and Date

Lu Engineers  
Phase I ESA Site Visit Notes and Questionnaire

**Additional Notes:**

## Appendix E - Qualifications

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## ■ PROFESSIONAL EXPERIENCE



### EDUCATION

Bachelor of Science  
Environmental Management and  
Technology  
Rochester Institute of Technology

### CERTIFICATIONS

Certified Hazardous Materials  
Manager (CHMM)

Certified NYSDOL Mold Assessor

40-Hour OSHA Hazardous  
Waste Site Worker

8-Hour OSHA Hazardous  
Waste Site Worker  
Refresher Training

Finger Lakes Chapter of  
the ACHMM Former President

Ms. Bissi started her professional career in 2001 and joined Lu Engineers in 2007. She is a Certified Hazardous Materials Manager with extensive experience conducting Phase I Environmental Site Assessments. Ms. Bissi has also completed Phase II investigations, soil vapor intrusion sampling, tank removals, GPR surveys, spill prevention, control and countermeasure plans (SPCC) and asbestos sampling. Janet also worked with us as an intern in 1997 while attending RIT. Site assessments and investigations have included properties such as warehouses, gas stations, manufacturing facilities, farms, commercial properties and residences. Janet is proficient in NYSDEC EQulS™ System and the Federal data management Environmental Restoration Program Information Management System.(ERPIMS)

#### ***Rochester Housing Authority Term Contract, City of Rochester, NY | Project Scientist***

Ms. Bissi performed several Phase I ESAs and Limited Due Diligence Transaction Screen Assessments at commercial residential properties with the Rochester Housing Authority in the City of Rochester. Phase I ESAs were completed in accordance with applicable ASTM 1527-13 Standard Practice, for ESA Phase I and 40 CFR Part 312. Phase II sampling and testing was also completed on a number of properties.

#### ***Brownfield Opportunity Area Site Assessments, City of Rome, NY | Project Scientist***

Ms. Bissi completed multiple Phase I Site ESAs on commercial properties located within the City of Rome as part of a USEPA-funded Brownfield Opportunity Area (BOA) reutilization plan. Janet created mapping in ArcView for detailed aerial photograph and mapping reviews for each site. Conducted extensive research into past site use and developed reports for The City of Rome and USEPA use.

#### ***City of Rochester Environmental Investigation Term Contract | Project Scientist***

Ms. Bissi completed Phase I Site ESAs and assisted in Phase II Investigations under current term contract. Properties included former industrial sites, dry cleaning facilities, gas stations and other commercial properties.

#### ***Phase I Environmental Site Assessments—Various Locations | Project Scientist***

Ms. Bissi completed Phase I ESAs for a variety of clients ranging from land developers to financial institutions. She completed numerous Limited Due Diligence Transaction Screen Assessments where full Phase I ESAs were not needed.

#### ***Private Developer Term Contract | Project Scientist***

Ms. Bissi completed several Phase I ESAs throughout New York State for housing projects for a major residential developer. Locations have ranged from vacant properties to highly developed urban areas. She assisted with development and planning of several Phase II investigations.

#### ***Air Force Research Laboratory, Former Griffiss AFB, NY | Project Scientist***

Ms. Bissi assisted with the completion of numerous Environmental Baseline Surveys following ASTM 1527 and USAF guidance requirements. She conducted extensive research on a massive collection of aerial photographs, as-built plans and hazardous waste site cleanup data relative to multiple USAF facilities within the former Griffiss AFB site.

#### ***Data Management / Project Scientist***

Ms. Bissi completed NYSDEC required Electronic Data Deliverables (EDD) for numerous Brownfield clean up sites throughout NYS using NYSDEC EQulS™ System. Janet also manages all data developed for federal environmental investigation and remediation contracts. Federal data management includes use of the Environmental Restoration Program Information Management System.(ERPIMS)



## PROFESSIONAL EXPERIENCE



### EDUCATION

Bachelor of Science Geology  
Washington & Lee University

Graduate Level Studies  
Hydrogeology  
State University at Brockport

### PROFESSIONAL ASSOCIATIONS

Professional Geologist, New York

Air and Waste Management  
Associa  
Finger Lakes Chapter)

New York State Council  
of Professional Geologists

ardous Materials  
Manager (CHMM)

OSHA 40-Hour Training  
and Refresher Courses

ACHMM Fingers Lakes Chapter  
Former President

Na oundwater Associa

EPA Work-Force Development  
"Re-Jobs" Instructor for the City of  
Rochester

Mr. Andrus started his career as a Geologist in 1987 and joined Lu Engineers in 1993 as a Geologist and Environmental Engineer. His areas of e include hazardous materials management, remedial inves a site remedia petrochemical/bulk storage, geology and hydrogeology. Projects have ranged from large industrial clients, educa ins and federal facili to small commercial and retail f Mr. Andrus provides inves a and remedial services for Brown projects for municipal and private clients and oversight of petro-chemical bulk storage f

#### ***Air Force Research Laboratory Environmental Term Contract | Program Manager***

Mr. Andrus is currently managing the sixth c e year, dollar IDIQ contract providing civil and environmental engineering services to the AFRL/RRS at the former Air Force Base. The contract has included numerous environmental and civil engineering assignments including wetland delinea ple BRAC site inves a and cleanups, decommissioning of wells, archaeological surveys, UST and disposal area closures, design of w preventers, on-call environmental sampling services, and hazmat assessment, asbestos surveys and wastewater sampling.

#### ***City of Rochester Environmental Services Term Contract, Rochester NY | Project Manager***

Mr. Andrus is the Project Manager for Phase I & II projects and various industrial hygiene-related assignments for City-owned pr Projects have included petroleum tank and contaminated soil removal, soil, water and groundwater tes , asbestos iden a and abatement, mold and lead surveys, soil vapor intrusion tes and a This contract requires our personnel to be available and responsive to on-call demands of the City.

#### ***Orchard Whitney Brownfield ERP, Rochester NY | Project Manager***

Mr. Andrus manages environmental services for the Orchard Whitney Brown site for the City of Rochester under the NYSDEC Environmental Restora Program. The project had included extensive hazardous materials sampling and tes programs, Remedial Inves a terim Remedial Measures, geophysical inves a contaminated soil, groundwater remedia oundwater monitoring and PRR compliance.

#### ***Andrews Street Brownfield ERP Rochester, NY | Project Manager***

Mr. Andrus was the Project Manager responsible for Lu Engineers' components of the Andrews Street Brown ld ERP Rochester, NY. The project included removal of areas of petroleum and chlorinated solvent contamina and environmental c that are considered to have the greatest poten for human exposure and migra This project included extensive hazardous materials assessment and abatement of on-site buildings and cleanup of chlorinated solvents and removal and disposal of accessible, a ected soils.

#### ***City of Rochester Central Vehicle Maintenance Facility Rochester, NY | Project Engineer***

Mr. Andrus provided engineering analysis rela e to environmental c and compliance status for CVMF fueling facility. He evaluated alterna es for remedia and petroleum bulk storage compliance upgrades.

#### ***Churchville Ford Site, Rochester, NY | Project Manager***

Mr. Andrus oversees this remedia project that has included iden a of the nature and extent of chlorinated solvent contamina Project-related tasks include remedial site design, hydro-geologic and engineering review and the design of an in-situ remedial approach and following source removal for site closure. The site is unique in several respects, including the fact that source area remedia was completed under requirements of the pre-exis Soils Management Plan (SMP) rather than the more elaborate workplan approval process generally required by DER-10.