

Phase I

8.1 Findings

Any exceptions to, or deletions from, this practice are described in Section 2.5 of this report. Based on the results of this assessment, the following RECs have been identified associated with the Site at this time.

SECTION # 5.1, 5.3, 5.4, & 5.5 – Historical Industrial & Manufacturing Operations

The Site included various manufacturing and industrial operations from between at least 1919 and 1980. Site occupants included Batavia Steel Products Corporation and Doehler Die Casting Co., Adria Motor Car Corporation, and Gray Machine & Parts Corporation. The south portion of the Site addressed as 60 Evans Street (Tax Parcel # 2) was identified as a NYSDEC State Superfund Site (Site Code 819016); however, no information was available from the NYSDEC or other information sources regarding this listing.

Previous environmental investigations were conducted at the Site and south adjacent parcel (100 Evans Street) from between approximately 1990 and 1992 to assess historical uses of the Site primarily associated with Doehler-Jarvis operations. It appears that the work conducted at the Site was completed under NYSDEC Spill # 9109575.

Investigative methods employed at the Site included advancement of test pits, test trenches, soil borings, and installation of groundwater monitoring wells. Soil, groundwater, and surface water samples from the Site and sediment samples from Tonawanda Creek were collected and submitted for laboratory analysis. Contaminants identified at the Site included metals, petroleum constituents, and chlorinated solvents. Remedial work performed at the Site included the following.

- Removal of one 500-gallon UST located southwest of the former Doehler-Jarvis facility proximate a small concrete foundation.
- Removal of two 10,200-gallon USTs located beneath the northwest portion of the former Doehler-Jarvis facility.
- Removal of two in-ground hydraulic lifts from the west portion of the former Doehler-Jarvis facility.
- Excavation and off-site disposal of lead impacted soil from northwest of the former Doehler-Jarvis facility.
- Excavation, stockpiling, and bio-remediation of approximately 1,700 cubic yards of petroleum impacted soil from north and west of the former Doehler-Jarvis facility.

It appears the work was completed to the satisfaction of the NYSDEC and Spill # 9109575 was assigned a closed status on April 5, 1995. However, the following concerns were identified.

- Soil laboratory analysis conducted at the Site appears to have been primarily limited to Toxicity Characteristic Leaching Procedure (TCLP) test methods. TCLP analysis is utilized to determine whether soils exhibit characteristics of a hazardous waste rather than total contaminant concentrations. Current NYSDEC soil cleanup criteria is based on total contaminant concentrations determined through alternate laboratory analysis methods. Efforts at the Site in 1992 may have removed soil identified as hazardous waste from the areas targeted for remediation; however, soils determined to be non-hazardous may exhibit contaminant concentrations in excess of current NYSDEC soil cleanup criteria. As such, the current subsurface soil conditions at the Site cannot be confirmed based on the 1990-1992 laboratory data.

- Fill material consisting of ciders, ash, glass, brick, metal fragments, and concrete is generally located throughout the Site to a maximum depth of approximately seven feet below the ground surface. It is LaBella's understanding that the Site is anticipated for redevelopment. Should the load bearing characteristics of the fill material be determined inadequate for proposed redevelopment, handling and on-site re-use of the fill materials may be contingent on the load bearing characteristics of the fill materials. As the environmental quality of the fill materials cannot be confirmed based on the 1990-1992 soil analysis, additional assessment of the fill material appears warranted.
- Chlorinated solvents were detected in groundwater samples collected in 1992 from groundwater monitoring well GW2 historically located on the west portion of Tax Parcel # 1 (26 Evans Street) at concentrations (trichloroethene 170 µg/l, vinyl chloride 150 µg/l, total 1,2-dichloroethylene 370 µg/l) exceeding NYSDEC criteria. The source and extent of the chlorinated solvent impact is unknown.
- It is LaBella's understanding that the Site is anticipated for redevelopment. Based on the historical use of the Site, review of the previous environmental investigations, and the detection of chlorinated solvents in groundwater samples collected from groundwater monitoring well GW2, there is the potential for soil vapor intrusion at the Site.

Furthermore, it should be noted that the property addressed as 1 and 61 Mill Street located 250 feet south of the Site was identified as Doehler-Jarvis Casting Division, a CERCLIS NFRAP, and State Listed Hazardous Substance Disposal Facility (NYD074021171). Investigations conducted at the property identified contamination in the soils and groundwater. Waste stream materials such as metals used in the casting process and various solvents and degreasing agents are believed to have been released into the subsurface of the property. Although the 1 and 61 Mill Street property does not appear to represent a concern for the Site at this time, as the records are associated Doehler-Jarvis Casting Division, the possibility exists for similar releases to have occurred at the Site.

SECTION # 5.5 - Fuel Oil Tanks

Based on historical Sanborn maps, three fuel oil tanks were located on the west portion of the 26 Evans Street Parcel (Tax Parcel # 1) in at least 1948. The nature of the tanks (underground/aboveground) cannot be confirmed. Although two 10,200-gallon USTs were removed from the Site in 1992 associated with Spill # 9109575, the locations of the tanks removed are not consistent with the locations of the fuel oil tanks depicted on the 1948 Sanborn map. As such, there is an apparent REC associated with the fuel oil tanks at this time.

SECTION # 6.1 – Suspect Vent

A suspect vent pipe was observed proximate the south Site boundary in the wooded portion of the 60 Evans Street property. Although the nature of the suspect vent pipe cannot be confirmed, such may be associated with an unknown UST. As such, there is an apparent REC associated with the suspect vent pipe at this time.

8.1.1 Additional Findings

Based on the results of this assessment the following Historic Recognized Environmental Conditions have been identified associated with the Site.

SECTION # 5.1 – NYSDEC Spill #9708545

According to the inactive NYSDEC Spill Report Form #9708545, dated October 21, 1997, last updated January 20, 2011 contaminated soil was encountered during a parking lot installation behind the Genesee County Court building at 1 Ellicott Street. According to associated records 40.04 tons of petroleum contaminated soil was disposed of at Modern Landfill. The NYSDEC determined that no further action was needed and closed the spill file with an inactive status on June 20, 2003.

Based on the results of this assessment the following de minimis conditions have been identified associated with the Site.

SECTION # 6.1.6 – 55-gallon Drum

One 55-gallon drum was observed proximate the south Site boundary on the 60 Evans Street parcel (Tax Parcel # 2) during the site reconnaissance. LaBella recommends that the 55-gallon drum be removed and disposed of properly. Although no evidence of release was observed proximate the 55-gallon drum, observations at the time of the Site visit were limited due to snow cover. Should evidence of release be observed during removal, additional work (i.e. soil sampling, soil removal, etc.) may be warranted. The 55-gallon drum is considered to be a de minimis condition associated with the Site and should be addressed properly.

8.2 Data Failures and Data Gaps

8.2.1 Data Failures

ASTM 1527-13 defines a data failure as a failure to achieve the historical research objectives of AAI even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Specifically, the historical research objectives include identifying all obvious uses of the Site from the present, back to the Site's first developed use, or back to 1940, whichever is earlier.

A data failure was encountered within the scope of this assessment associated with a lack of determining the first developed use of the Site. However, as use of the Site in at least 1866 appears to have consisted of various residences, a church, and a rail company, it is unlikely that determination of the historical use of the Site prior to 1866 would significantly alter the conclusions of this assessment. As such, this data failure does not appear significant.

8.2.2 Data Gaps

ASTM 1527-13 defines a data gap as a lack of or an inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, interviews, data failure, or lack of a User Questionnaire.

Data gaps were encountered within the Scope of Work of this assessment. The first data gap includes the historical data failure discussed above. This data gap does not appear significant. The second data gap is associated with the limited visual inspection of the Site grounds due to snow cover. This data gap does not appear to be significant based on the review of available historical information and interviews.

8.3 Opinion of Findings

Based on the findings of this assessment, further investigation appears warranted at this time.

9.0 DEVIATIONS

No deviations were made to the report, other than the Limitations and Exceptions as stated in Section 2.5.

10.0 ADDITIONAL SERVICES

No additional services were provided or agreed upon as part of this assessment.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to our knowledge and belief, we meet the definition of Environmental Professional as defined in ASTM Standard Practice E1527-13. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting at the subject property.

We have developed and performed the Scope of Work for this assessment in conformance with the standards, practices, and limitations set forth in ASTM Standard Practice E1527-13.

Adam Zebrowski
Project Manager
Environmental Professional

The following representatives of LaBella Associates, D.P.C. assisted in the completion of this report:

Andrew Benkleman
Environmental Engineer

GRS/AB/nz

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