

PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT

Municipal Parking Lot (Mountain View)

Rock City Road, Town of Woodstock

ULSTER COUNTY, NEW YORK

Prepared for:

Town of Woodstock
45 Comeau Drive
Woodstock, New York 12498

Prepared by:



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EXECUTIVE SUMMARY

Fisher Associates P.C., L.S., L.A., D.P.C. (Fisher Associates) was retained by the Town of Woodstock (the "Client") to conduct a Phase I Environmental Site Assessment (ESA) for the Mountain View Parking Lot (Subject Property), located at Rock City Road (Tax ID 27.54-3-6), in the Town of Woodstock, Ulster County, New York 12498. This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process/Designation E1527-21 (ASTM Standard Practice E1527-21).

The Phase I ESA for the Subject Property represents a product of Fisher Associates' professional expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: the Town of Woodstock and their respective successors, assigns, affiliates, and subsidiaries.

Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the Subject Property back to United States Geological Survey (USGS) Topographic Maps in 1892. The Subject Property tax parcel encompasses 2.5 acres of parking lot use. Fisher Associates did not identify significant data gaps during the completion of this Phase I ESA.

Fisher Associates has performed this Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-21.

Recognized Environmental Conditions (RECs)

By definition under ASTM Standard Practice E1527-21 the term REC means *(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.* This assessment has identified the following:

Fisher Associates identified one (1) REC in association with the Subject Property:

- The Subject Property is located in between two (2) cemeteries. Cemeteries are known to contain hazardous chemicals due to those used in the embalming process. Embalming chemicals have the potential to leach into the groundwater and migrate off the cemetery properties. Potential for impacted groundwater from the adjacent cemeteries' embalming fluids is identified as a REC in relation to the Subject Property.

Historical Recognized Environmental Conditions (HRECs)

HRECs are defined as *"a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls."* This assessment has identified the following:

Fisher Associates identified one (1) HREC in association with the Subject Property:

- Former Woodstock Pizza had a leaking underground storage tank (UST) noticed when the tank was cleaned in place and drilled through to encounter contaminated soil. The spill was closed to standard, however, due to the close proximity to the eastern boundary of the Subject Property, this is identified as a HREC.

Controlled Recognized Environmental Conditions (CRECs)

A CREC is defined as a *"REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substance or petroleum products allowed to remain in place subject to the implementation of required controls."* This assessment has identified the following:

Fisher Associates did not identify any CRECs in association with the Subject Property.

Vapor Encroachment Conditions

A Vapor Encroachment Condition (VEC), as defined in ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E2600-22), is the presence or likely presence of Contaminants of Concern (COC) vapors in the vadose zone of the Subject Property caused by the

release of vapors from contaminated soil and/or groundwater either on or near the Subject Property. This assessment has identified the following:

Fisher Associates did not identify any VECs in association with the Subject Property.

Business Environmental Risk Considerations (BERs)

A Business Environmental Risk (BER), as defined in the ASTM Standard Practice E1527-21, is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate. This assessment has identified the following:

Fisher Associates did not identify any BERs in association with the Subject Property.

Table of Critical Dates

Final Report Issuance Date	6/9/2025
Date of Interview of Past and Present Owners and Occupants Identified in Section 5.0	4/29/2025
Date of Recorded Environmental Lien and AUL Search	N/A
Date of Visual Inspection of Subject and Adjoining Properties	4/29/2025
Earliest Date of Interviews, Record Reviews, and Inspections	4/29/2025
Report Viability Date	10/26/2025

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- Appendix A: USGS Topographic Maps
Appendix B: Aerial Photographs
Appendix C: Phase I ESA Site Observation Notes and Field Site Map
Appendix D: Interview Questionnaire
Appendix E: Fire Insurance Map Search
Appendix F: FOIL Request Letters and Response Package
Appendix G: EDR Database Search Report
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1.0 INTRODUCTION

This Phase I Environmental Site Assessment (ESA) was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process/Designation E1527-21* (ASTM Standard Practice E1527-21).

The Phase I ESA for the parcel addressed as Rock City Road (Tax ID 27.54-3-6), located in the Town of Woodstock, Ulster County, New York 12498, is hereafter referred to as the "Subject Property". The Phase I ESA for the above referenced property represents the products of Fisher Associates' professional expertise and judgment in the environment consulting industry. This Phase I ESA represents the product of Fisher Associates' professional expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: the Town of Woodstock and their respective successors, assigns, affiliates, and subsidiaries.

Fisher Associates acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, Fisher Associates makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

1.1 PROPERTY OVERVIEW

The Subject Property consists of a vacant parking lot. Land use immediately adjoining the Subject Property to the north includes Mountainview Avenue and a residential property beyond that. To the south is a strip of green space and wetland and a residential property beyond that. Some commercial buildings and restaurants are identified immediately to the east then Rock City Road beyond those. A strip of wooded greenspace and Mountainview Avenue are identified to the west. To the northwest is the Woodstock Artists Cemetery and to the northeast, across Rock City Road, is the Woodstock Cemetery. A site map of the Subject Property is provided as **Figures 1**.

Historic aerial photographs and topographic maps indicate that the Subject Property was first mapped in the earliest United States Geographical Survey (USGS) Topographic map available in 1892 and was primarily utilized as vacant greenspace until a small residential structure is depicted in the 1949 topo map. The 1949 topo map also depicts the two cemeteries immediately adjacent to the Subject Property.

Subject Property Location/Address	Municipal Parking Lot – Rock City Road
Number of Parcels and Acreage	One (1) parcel with 2.5 acres
Number of Building(s) and Square Footage	None, not applicable
Current Property Use	Government Parking Lot
Current Zoning	R1.5, Z R1 – Residential

Figure 1 – Site Location Map shows the Subject Property Boundary and the satellite imagery of the Subject Property. Topographic Maps from USGS are presented in **Appendix A – USGS Topographic Maps**. Topographic maps indicate the geographic features of the Subject Property and surrounding area. Aerial photographs of the Subject Property and surrounding properties are presented in **Appendix B – Aerial Photographs**.

Fisher Associates has provided site observations that describes the Subject Property in **Appendix C – Phase I ESA Observation Notes**.

1.2 PURPOSE AND SCOPE OF SERVICES

The Phase I ESA practice, established by the ASTM Standard Practice E1527-21 and the USEPA All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312, is intended to 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 scope of services performed by Fisher Associates is consistent with the general specifications outlined in ASTM Standard Practice E1527-21 and 40 CFR Part 312. In general, the scope of services for this project included:

- Review environmental database search 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 4.0;
- Review available historical aerial photographs, 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 Subject Property;

- Conduct a Site visit, interview appropriate Site personnel and adjacent property owners, and record pertinent observations related to potential environmental impacts at the Subject Property;
- Contact government 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 potential RECs.

1.3 SIGNIFICANT ASSUMPTIONS

Pursuant to ASTM Standard Practice E1527-21, Fisher Associates assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

While this report provides an overview of potential current and historical RECs, the Phase I ESA is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred, which could not be identified. The conclusions and recommendations regarding the RECs that are presented in this report are based on a Scope of Work authorized by the Client.

Freedom of Information Law (FOIL) requests were submitted to the NYSDEC and Ulster County Clerk's Office. Additionally, County document databases were reviewed, as recommended by the Ulster County Clerk's Office FOIL response.

1.4 LIMITATIONS, DEVIATIONS, AND SPECIAL TERMS AND CONDITIONS

There are no deviations from the ASTM Standard Practice E1527-21. Non-ASTM Scope considerations are included in Section 10.0. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the Client may not presume the continuing applicability to the Subject Property of the conclusions in this assessment after the report's Viability Date.

Limitations

No sampling or testing of media such as soil, soil gas, surface water and groundwater, suspect asbestos containing material, radon, mold, or lead-based paint was conducted during this assessment.

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2.0 USER PROVIDED INFORMATION

The ASTM Standard Practice E1527-21 defines a User as “*the party seeking to use Practice E1527-21 to complete an Environmental Site Assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.*” The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E1527-21.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield’s Revitalization Act of 2001 (the “Brownfield Amendments”) (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the Environmental Professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

The following responses were provided by the User during the site reconnaissance on April 29, 2025. A copy of the completed User Questionnaire is included in **Appendix D – Interview Questionnaire**.

Question	Response
Name of Preparer and User Entity:	
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?	Unknown
Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	Unknown
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	Unknown
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	N/A

Question	Response
Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example, as user:	Unknown
Do you know the past uses of the property?	Unknown
Do you know of specific chemicals that are present or once were present at the property?	Unknown
Do you know of any environmental cleanups that have taken place at the property?	Unknown
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	Unknown

2.1 RECORDED LAND TITLE RECORDS

Fisher Associates reviewed one (1) record located on the Ulster County publicly available document database. The documents reviewed in the record included a Bargain and Sale Deed and Transfer Tax for the Subject Property. The Deed, recorded on December 10, 1982, details an indenture between Rondout National Bank, 635 Broadway, Kingston, Ulster County, New York (Grantor) and Town of Woodstock, a municipal corporation in the County of Ulster, State of New York (Grantee). The Grantor transferred the 2.5-acre parcel on Rock City Road to the Grantee for one (1) dollar. Additionally, the parcel was identified as the same premises described in a deed from Philip Korn, as referee to Rondout National Bank dated November 17, 1977. A transfer tax payment of \$22.00 was filed on December 21, 1982 in association with the Subject Property. A search of available environmental liens and other activity use limitations (AULs) was conducted, however, none were identified for review. A detailed copy of the Deed and Transfer Tax record is included in **Appendix H**.

2.2 REASON FOR PERFORMING THIS PHASE I ESA

According to the User, this Phase I ESA was conducted as part of environmental due diligence related to proposed future development considered for the Subject Property.

3.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography (Refer to Figure 1 for an excerpt of the Topographic Map)		
Elevation	Approximately 559 feet above mean sea level	EDR Environmental Data Resources, Inc. (EDR) Report Detail Map - 7978646.2s National Wetlands Inventory (NWI) NYSDEC Environmental Resource Mapper
Geographic Gradient	General West Southeast	
Nearest Surface Water	Immediately adjacent east runs a Riverine waterbody, tributary of Tannery Brook (Perennial Stream), classified as R3UBH. A wetland delineation identified a PEM wetland on the south end of the Subject Property.	
General Soil Characteristics:		
Soil Type	Tunkhannock Cobbly Silt Loam	United States Department of Agriculture (USDA) Soil Conservation Service (SCS) SSURGO data
Description	Class A - high infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.	
Geology	Era: Paleozoic System: Devonian Series: Middle Devonian Category: Continental Deposits	EDR Environmental Data Resources, Inc. (EDR) Report
Hydrogeology	Subject Property: No site-specific hydrogeological data was found.	EDR Environmental Data Resources, Inc. (EDR) Report
Oil and Gas Wells		
Current Oil and Gas Wells on the Subject Property	No oil and/or gas wells were reported on the Subject Property.	EDR Environmental Data Resources, Inc. (EDR) Report Federal USGS, Federal FRDS PWS, State Database.
Historical Oil and Gas Wells on the Subject Property	No oil and/or gas wells were historically reported on the Subject Property.	

4.0 RECORDS REVIEW

Fisher Associates reviewed reasonably ascertainable records to identify obvious uses of the Subject Property from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the Subject Property back to 1892 – the earliest USGS Topographic map of the Subject Property obtained by Fisher Associates. No data failures have occurred at the time of this report.

Agency correspondence is included in **Appendix F – FOIL Request Letters and Response Package**.

4.1 AERIAL PHOTOGRAPHS, SANBORN® MAPS AND TOPOGRAPHIC MAPS

Aerial Photographs:

Fisher Associates reviewed reasonably ascertainable aerial photographs for the Subject Property area. Aerial photographs from 1958, 1960, 1962, 1978, 1986, 1993, 1997, 2006, 2008, 2011, 2015, and 2019 were purchased from EDR Environmental Data Resources, Inc. (EDR). The aerial photographs obtained by Fisher Associates are summarized below:

Historic Aerial Photography Observations			
Date	Photo Quality	Subject Property Description	Surrounding Property Description
1958	Good	The Subject Property is not depicted because it exceeds the image extent or image is not georeferenced.	Map was not georeferenced, therefore, the surrounding area to the Subject Property is not identified.
1960	Good	Subject Property appears to be a wooded vacant parcel.	Surrounding area shows some minor residential development, the Town center, and a road to the east.
1962		The trees on the property have been removed on the northern portion and that area is now grass. Some trees remain on the lower third of the parcel. No development is apparent.	Residential parcels are depicted to the north and south, southeast. Some larger structures appear to the east. To the west appears to be a green space and the Artist's cemetery to the northwest. The cemetery across Rock City Road to the east/northeast is depicted.
1978	Fair	No significant changes appear.	More commercial and residential development is visible to the east, south, north, and southwest.

Historic Aerial Photography Observations			
Date	Photo Quality	Subject Property Description	Surrounding Property Description
1986	Good	The Subject Property appears to be bare with the majority of trees in the center removed.	More residential and commercial development appears throughout the Town. Properties immediately adjacent to the Subject Property appear to be unchanged.
1993	Good	No significant changes observed.	No significant changes observed.
1997	Good	The Subject Property appears to be a vacant unpaved lot with an access road from Rock City Road. A tree canopy is visible surrounding the parcel.	No significant changes observed except for the apparent expansion of the Artist's cemetery further west.
2006	Very Good	No significant changes observed from the previous arial map.	No significant changes observed.
2008	Very Good	No significant changes observed from the previous arial map.	No significant changes observed.
2011	Very Good	No significant changes observed from the previous arial map.	No significant changes observed.
2015	Very Good	No significant changes observed from the previous arial map.	No significant changes observed.
2019	Very Good	No significant changes observed from the previous arial map.	No significant changes observed.

RECs were not identified as a result of the available aerial photograph review. A copy of the EDR Aerial Maps is provided as **Appendix B - Aerial Photographs**.

Sanborn Maps:

Fisher Associates did not obtain Sanborn® Fire Insurance Maps for the Subject Property, as the property was identified as being unmapped. A copy of the EDR Certified Sanborn® Map Report, Unmapped Property statement is provided as **Appendix E - Sanborn® Fire Insurance Map Search**.

Topographic Maps:

The Subject Property was reviewed on USGS topographic maps for the years 1899, 1902, 1943, 1952, 1976, 2013, 2016, and 2019. Adjoining properties are also indicated on these maps. These maps indicate the geographic features of the Subject Property and the surrounding area. General topography in the area of the Subject Property is discussed in the following table:

Year	Use(s)
1892	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Kaaterskill, NY 1892 USGS 15-minute. ▪ Contour lines of the area appear to be mostly flat, with raised elevations to the west and east. A tributary stream is depicted on the very eastern boundary of the Subject Property. Some structures are depicted along the road to the south and in the center of the Town of Woodstock.
1893	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Kaaterskill, NY 1893 USGS 15-minute. ▪ No changes are apparent from the 1892 topo map.
1894	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Kaaterskill, NY 1894 USGS 15-minute. ▪ No changes are apparent from the 1893 topo map.
1899	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Kaaterskill, NY 1899 USGS 15-minute. ▪ No significant changes are apparent from the 1894 topo map except for more structures appearing to the north.
1903	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Kaaterskill, NY 1903 USGS 15-minute. ▪ No changes are apparent from the 1899 topo map.
1945	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Woodstock, NY 1945 USGS 7.5-minute. ▪ W, Bearsville, NY 1945 USGS 7.5-minute. ▪ Contour lines of the area appear to be the same as previous maps. The Woodstock Artist's Cemetery is shown to the northwest and the Woodstock Cemetery is shown to the northeast. More structures and roadways appear to the properties adjacent to the southwest. More structures line Rock City Road and Tinker Street to the east and south, respectively.
1946	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Plattekill, NY 1946 USGS 7.5-minute. ▪ W, Bearsville, NY 1946 USGS 7.5-minute. ▪ No significant changes are noted from the 1945 topo map.
1949	<ul style="list-style-type: none"> ▪ Quadrangle: <ul style="list-style-type: none"> ▪ TP, Woodstock, NY 1949 USGS 7.5-minute.

Year	Use(s)
	<ul style="list-style-type: none"> W, Bearsville, NY 1949 USGS 7.5-minute. No significant changes are noted from the 1945 topo map. Some minor new development in the Town is depicted.
1973	<ul style="list-style-type: none"> Quadrangle: <ul style="list-style-type: none"> W, Bearsville, NY 1973 USGS 7.5-minute. W, BEARSVILLE, NY 1973 USGS 7.5-minute. The Subject Property is unmapped.
1980	<ul style="list-style-type: none"> Quadrangle: <ul style="list-style-type: none"> TP, Woodstock, NY 1980 USGS 7.5-minute. Only half of the map is depicted, including the Subject Property. The Subject Property and area immediately surrounding it appear relatively unchanged from the 1949 topo map, except the radius surrounding the Town appear more developed.
1997	<ul style="list-style-type: none"> Quadrangle: <ul style="list-style-type: none"> W, Bearsville, NY 1997 USGS 7.5-minute. The Subject Property is unmapped.
2013	<ul style="list-style-type: none"> Quadrangle: <ul style="list-style-type: none"> TP, Woodstock, NY 2013 USGS 7.5-minute. W, Bearsville, NY 2013 USGS 7.5-minute. The Subject Property appears to have the same elevation and contouring. There is a road depicted at the southwest corner of the Subject Property.
2016	<ul style="list-style-type: none"> Quadrangle: <ul style="list-style-type: none"> TP, Woodstock, NY 2016 USGS 7.5-minute. W, Bearsville, NY 2016 USGS 7.5-minute. The Subject Property and surrounding area appear unchanged from the 2013 topo map.
2019	<ul style="list-style-type: none"> Quadrangle: <ul style="list-style-type: none"> TP, Woodstock, NY 2019 USGS 7.5-minute. W, Bearsville, NY 2019 USGS 7.5-minute. The Subject Property and surrounding area appear unchanged from the 2016 topo map.

RECs were not identified after review of the USGS Topographic Maps. Copies of relevant USGS Historic Topographic maps are provided in **Appendix A – USGS Topographic Maps**.

4.2 LOCAL STREET DIRECTORIES

The Subject Property is not listed on the City Directory records purchased from EDR. Adjacent properties, however, were listed and detailed below.

Year	Address	Proximity/Location in relation to Subject Property	Owner/Use
2025*	33 Rock City Road	Immediately adjacent east/northeast	Graveside Variety Art Space
	11-13 Rock City Road	Immediately adjacent south/southeast	Woodstock Film Festival
	15 Rock City Road	Immediately adjacent east/southeast	Good Night Restaurant
	31 Mountain View Ave.	Immediately south	Single Family Residential
	20 Mountain View Ave.	Immediately adjacent west	Mountain View Studio
		Immediately adjacent west/northwest	Woodstock Memorial Society/ Artist's Cemetery
	4 Mountain View Ave.	Immediately adjacent north	Single Family Residential
	39 Rock City Road	Immediately adjacent north	Single Family Residential
	30 Rock City Road	Adjacent east/northeast, across Rock City Road	Woodstock Cemetery Assoc. Inc. / Woodstock Cemetery
	28 Rock City Road	Adjacent east, across Rock City Road	Single Family Residential
	20-22 Rock City Road	Adjacent east, across Rock City Road	Colony - Music Venue
	18 Rock City Road	Adjacent east, across Rock City Road	Multi-Unit Residential
	16 Rock City Road	Adjacent east, across Rock City Road	Non-profit, Family of Woodstock
	12-14 Rock City Road	Adjacent east, across Rock City Road	Multi-Unit Residential
2017	33 Rock City Road		Rock City Media
	13 Rock City Road		Heckeroth Plumbing and Heating of Wood, Woodstock Film Festival In.
	22 Rock City Road		Colony - Music Venue

Year	Address	Proximity/Location in relation to Subject Property	Owner/Use
2014	33 Rock City Road		Lotus Fine Art & Design Inc., Rock City Media
	11 Rock City Road		Occupant Unknown
	13 Rock City Road		Woodstock Film Festival
	14 Rock City Road		Feiler, Richard E; Hofler, Donna L; Joffe, Judith A
	15 Rock City Road		Photosensualis
2010	11 Rock City Road		Occupant Unknown
	14 Rock City Road		Feiler, Richard E; Hofler, Donna L; Joffe, Judith A
	15 Rock City Road		Elephant Emporium, Photosensualis
	16 Rock City Road		Family of Woodstock
	18 Rock City Road		Harrigfeld, Jeffry J; Hayes, Steve; Miller, Jennifer M; Woodstock Music Shop
	33 Rock City Road		Lotus Fine Art & Design Inc., Rock City Media
2005	12 Rock City Road		Tinker Gnome
	14 Rock City Road		Feiler, Richard E; Hofler, Donna L; Shultis, Olive A
	15 Rock City Road		Not Fade Away Graphics Inc.
	16 Rock City Road		Alcoholics Anonymous District #7
	18 Rock City Road		Ulster County Townsman
	20 Rock City Road		Poggi, Lisa
	22 Rock City Road		Occupant Unknown
	28 Rock City Road		Occupant Unknown
	33 Rock City Road		Vasco Pini Frame Shop
2000	13 Rock City Road		Heckeroth Plumbing and Heating Incorporated
	14 Rock City Road		Hofler, Donna L; Joffe, Judith
	15 Rock City Road		Elephant Emporium
	16 Rock City Road		Family United Way of Ulster

Year	Address	Proximity/Location in relation to Subject Property	Owner/Use
	18 Rock City Road		Nitzky Finest Quality Prods; Turner, Rob; Ulster County Townsman Advtg & Editorial Office
	28 Rock City Road		Bieseles George Heating Plumbing & Air Conditioning
	33 Rock City Road		Cummins, James G; Vasco Pini Frame Shop
1995	13 Rock City Road		Heckeroth Plumbing and Heating Incorporated
	15 Rock City Road		Elephant Emporium
	16 Rock City Road		Family Locations Woodstock
	18 Rock City Road		Nitzky Finest Quality Prods; Turner, Rob; Ulster County Townsman Advtg & Editorial Office
	33 Rock City Road		Cummings, James; Vasco Pini Frame Shop

*2025 listings are taken from the Ulster County GIS Tax Parcel Map Viewer

A full list of City Directory findings are included in Appendix H.

4.3 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Fisher Associates reviewed the USEPA Envirofacts online database in lieu of a FOIL request on May 28, 2025. After a review of this database, no environmental records were identified for the Subject Property.

4.4 NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC)

Fisher Associates submitted a request for environmental information regarding the Subject Property to the NYSDEC via the Online FOIL Request System on May 06, 2025. The NYSDEC responded on May 06, 2025 with one (1) file of a tax map (included in **Appendix F**). However, at the time of this report, the FOIL request is still pending additional information and not completed. Once Fisher Associates receives a response, a Letter of Addendum will be submitted to the Client containing and discussing the relevant environmental information obtained.

In addition to requesting FOILs from the NYSDEC, Fisher Associates reviewed the NYSDEC InfoLocator database. Findings are included in Section 9.0 below.

4.5 ULSTER COUNTY CLERK'S OFFICE

Fisher Associates submitted an email request for environmental information regarding the Subject Property to the Ulster County Clerk's Office on May 06, 2025. Fisher Associates received a response from the agency stating they received our request, however, publicly available documentation is accessible on their document search Database. Fisher Associates reviewed the database and located several documents including a Bargain and Sale Deed and Transfer Tax for the Subject Property, as detailed in **Section 2.1**.

4.6 UTILITIES

4.6.1 Municipal Water/Water Wells

The Subject Property is an undeveloped parking lot. Fisher Associates was unable to determine when municipal water was first available in the area of the Subject Property, however, the Woodstock Water District provides water to 750 hook-ups to the Town. The Town draws water from seven (7) wells drilled 20 feet into an aquifer, yielding approximately 300,00 gallons of water per day. A state water well is identified approximately 566 feet to the north of the Subject Property with an average discharge rate of 50 gallons per minute (gpm).

4.6.2 Sanitary Sewer/Septic System

Fisher Associates was unable to determine when the municipal sanitary sewer service was first available in the area of the Subject Property. Reasonably ascertainable records indicate that sanitary sewer service in the Town of Woodstock is provided and managed by the Town of Woodstock Water and Sewer Department, however, it is unknown if the Subject Property has a pre-existing connection to the municipal sewer.

4.6.3 Heat Source

The Subject Property is currently an undeveloped parking lot and therefore does not have a heat source. Fisher Associates was able to determine the heat source for the surrounding properties are provided by individual property propane or fuel oil services. Central Hudson Gas & Electric Company has also been

identified as a service provider for this area, however, it is unknown if they service the Subject Property. No documentation of historic fuel oil use on the Subject Property was identified during the review of reasonably ascertainable records or during the site reconnaissance. There are no indications of past use of fuel oil AST or UST to have been used at the property for heating purposes or for a release to have occurred. If a fuel oil UST is discovered in the future and/or evidence of a release of historical fuel oil is identified, further evaluation may be necessary.

4.7 PETROLEUM BULK STORAGE (PBS) SYSTEMS

4.7.1 Underground Storage Tanks (USTs)

Review of reasonably ascertainable records and other historical sources, and site observations, have not identified the current or historical presence of USTs on the Subject Property. Specifically, no records of USTs were identified through review of reasonably ascertainable records and Fisher Associates did not observe any evidence of USTs (i.e., fill ports, vent pipes, etc.) during the site reconnaissance.

4.7.2 Aboveground Storage Tanks (ASTs)

Review of reasonably ascertainable standards and other historical sources, and site observations, have not identified the current and/or historical presence of ASTs on the Subject Property. It is noted that the EDR Report indicates a Leaking Underground Storage Tank (LTANK) associated with the Subject Property, however, upon further research this LTANK is associated with an adjacent parcel, not the Subject Property and is discussed in Section 9.0 in further detail. (**Appendix G – EDR Database Search Report**).

4.8 PREVIOUS ENVIRONMENTAL REPORTS

No Previous environmental reports were provided or reviewed for the Subject Property.

4.9 ENVIRONMENTAL LIENS, ACTIVITY AND USE LIMITATIONS, AND GOVERNMENT INSTITUTIONAL AND ENGINEERING CONTROLS

An Environmental Liens and/or Activity and Use Limitations (AULs) search was conducted for the Subject Property. There were no Environmental Liens, AULs and/or governmental institutional and/or engineering controls identified for the Subject Property for review.

5.0 INTERVIEW

Fisher Associates personnel interviewed the representatives from the Town of Woodstock on April 29, 2025. The Town's representatives did not have pertinent environmental information to provide regarding the Subject Property.

Copies of blank ASTM Interview Forms are included in **Appendix D - Interview Questionnaire**.

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6.0 SUMMARY OF HISTORICAL USE

Standard and other historical sources were able to document the Subject Property's uses back to the earliest USGS Topographic map in 1892. It should be noted that the earliest record obtained by Fisher Associates 1960 Aerial map indicates that the Subject Property appeared to be wooded vacant land. The following is an approximate timeline of operations and uses of the Subject Property starting in late 1892.

- 1892 - 1959: The Subject Property is depicted as undeveloped on USGS Topographic Maps.
- 1960 - 1961: The Subject Property appears to be a wooded vacant parcel.
- 1962 - 1985: The Subject Property appears to have some trees on the property removed from the northern portion.
- 1986 - 1996: The Subject Property appears to be bare with the majority of trees removed from the center.
- 1997 - Present: The Subject Property appears to be a vacant unpaved lot with an access road from Rock City Road. A tree canopy surrounds the exterior perimeter of the property.

7.0 SUBJECT PROPERTY RECONNAISSANCE

7.1 SUBJECT PROPERTY OBSERVATIONS

Reconnaissance Information	
EP Field Personnel:	Ari Cheremeteff
Site Reconnaissance Date:	4/29/2025
Weather Conditions:	75°F, Sunny
Escort:	Fisher Associates was escorted by several members of the Town of Woodstock during the site reconnaissance
Limitations:	No limitations were experienced during the site reconnaissance.

The following table summarizes the site observations during the 4/29/2025 site reconnaissance.

Category	Feature	Observed
Buildings (N/A, undeveloped property)	Elevators	N/A
	Air Compressors	N/A
	Incinerators	N/A
	Waste Treatment Systems	N/A
	Presses/Stamping Equipment	N/A
	Press Pits	N/A
	Hydraulic Lifts or In Ground Hoists	N/A
	Paint Booth	N/A
	Plating Tanks	N/A
	Lathes, Screw Machines, etc.	N/A
Aboveground Chemical or Other Waste Storage or Waste Streams	Aboveground Storage Tanks (ASTs)	N/A
	Drums, Barrels and/or Containers > 5 gallons	N/A
	Chip Hoppers	N/A
	Hazardous or Petroleum Waste Streams	N/A
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks	N/A
	Fuel Dispensers	N/A
	Sumps or Cisterns	N/A
	Dry Wells	N/A
	Oil/Water Separators	N/A

Category	Feature	Observed
	Floor Drains, Trench Drains, etc.	N/A
	Pipeline Markers	No
Exterior Observations	Stressed Vegetation	No
	Stained Soil or Pavement	No
	Pad or Pole Mounted Transformers and/or Capacitors	No
	Soil Piles of Unknown Origin	No
	Exterior Dumpsters with Staining	No
	Leachate or Other Waste Seeps	No
	Trash, Debris, and/or Other Waste Materials	No
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	No
	Pits, Ponds, Lagoons	No

7.2 CURRENT OPERATIONS

The Subject Property is currently a vacant parcel used as a parking lot.

8.0 ADJOINING PROPERTIES

The following paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through a review of reasonably ascertainable information.

North of the Subject Property

Adjoining the Subject Property to the north is Mountain View Avenue and several single-family residences.

East of the Subject Property

Adjoining the Subject Property immediately to the east/northeast is Graveside Variety Art Space, to the east/southeast is Good Night Restaurant. To the east beyond Rock City Road is the Colony Music Venue, Family of Woodstock, several single and multi-family residences, and the Woodstock Cemetery to the east/northeast.

West of the Subject Property

Adjoining the Subject Property to the west is a Mountain View Studio and the Woodstock Artist's Cemetery to the west/northwest.

South of the Subject Property

Adjoining the Subject Property to the south/southeast is a small wetland, a single-family residence, and the Woodstock Film Festival.

9.0 REGULATORY RECORDS REVIEW

Regulatory database searches were conducted for the Subject Property as part of the scope of this Phase I ESA. The regulatory database search was conducted by EDR, a nationally recognized database search service, contracted by Fisher Associates.

Regulatory database searches were conducted for the Subject Property as part of the scope of this Phase I ESA. The regulatory databases searched include the following:

- Environmental Data Resources Inc. (EDR) 3/31/2025
- Review of the US EPA web-based Envirofacts Database on 5/28/2025
- Review of the NYSDEC web-based environmental databases on 6/5/2025

The database searches were conducted at or beyond the radii established by the Federal All Appropriate Inquiries (AAI) Rule and/or ASTM Standard Practice E1527-21 whichever was greater, for all parts of the Subject Property. The most recent EDR database reviewed for this Phase I ESA is included in **Appendix G - EDR Database Search Report**.

A summary of the major environmental databases searched is provided below. The dates of the environmental databases were the most recent releases as of 4/29/2025 EDR environmental database review. Reviews were further supplemented with a search using the Federal USEPA Envirofacts web-based databases. The web-based Petroleum Bulk Storage (PBS)/ Chemical Bulk Storage (CBS)/ Major Oil Storage Facility (MOSF) registries and the NYSDEC Spills Event web-based database and findings are summarized below:

Table 1

Source Reviewed	Agency ¹	ASTM Minimum Search Distance (AMSD)	Recent Date of Record Update ²	Number of Sites within AMSD
Federal NPL List	US EPA	1.0 miles	4/24/2025	0
Federal Proposed NPL	US EPA	1.0 miles	4/24/2025	0
Federal De-listed NPL List	US EPA	1.0 miles	4/24/2025	0
Federal CERCLA List	US EPA	0.5 miles	4/21/2025	0
Federal RCRA CORRACTS List	US EPA	1.0 miles	3/6/2025	0

Source Reviewed	Agency ¹	ASTM Minimum Search Distance (AMSD)	Recent Date of Record Update ²	Number of Sites within AMSD
Federal RCRA Generators List	US EPA	0.25 miles	3/6/2025	0
Federal ERNS List	US EPA	Target Property	2/18/2025	0
LIENS 2	US EPA	Target Property	4/24/2025	0
Federal Institutional/Engineering Controls	USEPA	0.5 miles	4/29/2025	0
State/Tribal Inactive Hazardous Waste Sites	NYSDEC	0.5 miles	4/22/2025	0
Solid Waste Facility/Landfill Sites	NYSDEC	0.5 miles	4/22/2025	0
State/Tribal Registered Storage Tank Lists	NYSDEC	0.125 miles	3/3/2025	NY UST=3 NY AST=1
State/Tribal Leaking Storage Tanks	NYSDEC	0.125 miles	4/24/2024	5
State Spills Inventory	NYSDEC	0.125 miles	4/24/2024	10
State/Tribal VCP Sites	NYSDEC	0.5 miles	4/22/2025	0
State/Tribal Brownfield Sites	NYSDEC	0.5 miles	4/22/2025	0

1. US EPA – United States Environmental Protection Agency
 - a. NYSDEC – New York State Department of Environmental Conservation
2. Record updates are based on the database records reported in the Environmental Database Search conducted on **5/6/2025**. The referenced dates are the most recent government releases as of the **4/29/2025** database review.

9.1 ENVIRONMENTAL LISTINGS

Fisher Associates' review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the Subject Property, Fisher Associates considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the Subject Property.
- The direction and distance of the identified site from the Subject Property.
- Local soil conditions in the Subject Property area.
- The known or inferred groundwater flow direction in the Subject Property area.

- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the Subject Property.

The Subject Property was identified in the database review as detailed below. "Identified Environmental Listings" on the Subject Property are not identified as RECs. It is also noted that the Woodstock Pizza findings below are listed as being on the Subject Property, however, upon further research, the address for the former pizza restaurant was 33 Rock City Road, and not on the Subject Property. Properties within the search radius of the Subject Property are summarized below.

Table 2
Identified Environmental Listings

Location	Address	Database(s)	Description & Report Summary
Mountain View Parking Lot (Subject Property)	TP	FINDS	The NYSDEC Facility Information System database has this property listed, registry ID 1100195574076. Further research shows this listing is associated with Clean Water Act (Section 404) permitting.
Woodstock Pizza 33 Rock City Road		LTANKS NY SPILLS	Distance from Subject Property: 0.001-miles ENE Elevation in relation to Subject Property: same Facility ID: 79109 Spill No.: 0305188 Spill Date: 8/15/2003 Spill Closed: 11/6/2003 UST was cleaned in place. Drilled through bottom of tank and found contaminated soil (#2 Fuel Oil). Spill Closed, meets standard.

Location	Address	Database(s)	Description & Report Summary
			Due to the immediately adjacent proximity, this is identified as a Historic REC (HREC).
Mountain View Spill	24 Mountain View Ave.	NY SPILLS	<p>Distance from Subject Property: 0.001-miles NW</p> <p>Elevation in relation to Subject Property: higher</p> <p>Facility ID: 0007550</p> <p>Spill No.: 0007550</p> <p>Spill Date: 9/27/2000</p> <p>Spill Closed: 9/27/2000</p> <p>Outside A/G tank, driver noticed slow drip. Completed cleanup of impacted soil. A valve leaked on the tank spilling about 2-3 cups of #2 fuel oil onto soil. Cleaned up and tank repaired. NFA.</p> <p>Spill Closed, meets standard.</p> <p>Due to the immediately adjacent proximity, this is identified as a Historic REC (HREC).</p>
Private Residence	31 Mountain View Ave.	LTANKS NY SPILLS	<p>Distance from Subject Property: 0.012-miles SSW</p> <p>Elevation in relation to Subject Property: lower</p> <p>Site ID: 370857</p> <p>Spill No.: 0607279</p> <p>Spill Date: 9/25/2006</p> <p>Spill Closed: 2/7/2007</p> <p>Due to equipment failure, during routine service, line started leaking near furnace. #2 fuel oil leaked onto dirt floor in basement. Some oil may have gone outside.</p> <p>NYSDEC site inspection on 9/26/06 with Kosco (env. spill co.). Kosco applied speedi-dry to contain/cleanup. Equipment failure -</p> <p>Today, only droplets of oil noted in small area of Speedi-dry in water. Basement is wet and has sump pit. No oil noted in sump pit or at discharge area outside. Directed KOSCO to</p>

Location	Address	Database(s)	Description & Report Summary
			<p>install forced ventilation in spill area (crawl space). KOSCO later reported that they retained C2G Env. to install ventilation in crawl space. C2G later reported they had installed ventilation in crawl space and will monitor with PID meter. 10/16/06 - C2G reports that ventilation has been removed from residence crawl space. Resident not reporting any continuing odor issues. C2G reports no PID readings noted. C2G submitted cleanup report dated 1/9/07. NFA</p> <p>Spill Closed, meets standard.</p> <p>Due to the spill being closed to standard and a NFA issued, this is not identified as a REC.</p>
Turmo Residence	15 Mountain View Ave.	LTANKS NY SPILLS	<p>Distance from Subject Property: 0.015-miles SSW</p> <p>Elevation in relation to Subject Property: lower</p> <p>Site ID: 129601</p> <p>Spill No.: 9108865</p> <p>Spill Date: 11/16/1991</p> <p>Spill Closed: 1/3/1992</p> <p>Owner noticed oil in basement. Had fuel oil company pump tank out (#2 fuel oil). Owner attempted to uncover tank.</p> <p>Spill Closed, meets standard.</p> <p>Due to the spill being closed to standard, this is not identified as a REC.</p>
Heckeroth Electric	11-13 Rock City Road	AST UST	<p>Distance from Subject Property: 0.041-miles SSE</p> <p>Elevation in relation to Subject Property: higher</p> <p>PBS ID: 3-602135</p> <p><u>ASTs:</u></p> <p>Tank No. 2 - 275-gal #2 fuel oil AST. Closed/removed 9/10/2010</p> <p>Tank No. 3 - 275-gal #2 fuel oil AST.</p>

Location	Address	Database(s)	Description & Report Summary
			<p>Closed/removed 9/10/2010</p> <p>Tank No. 4 - 275-gal #2 fuel oil AST.</p> <p>Closed/removed 9/10/2010</p> <p>Tank No. 2 - 275-gal #2 fuel oil AST.</p> <p>Closed/removed 9/10/2010</p> <p><u>USTs:</u></p> <p>Tank No. 1 - 500-gal gasoline UST.</p> <p>Closed/removed 9/10/2010</p> <p>Due to tanks being closed/removed and no spills or violations reported, this is not identified as a REC.</p>
Heritage Energy	Mt. View Motel	LTANKS	<p>Distance from Subject Property: 0.050-miles WSW</p> <p>Site ID: 296518</p> <p>Spill No.: 8604430</p> <p>Spill Date: 10/9/1986</p> <p>Spill Closed: 10/9/1986</p> <p>#2 fuel oil leaking tank. 1.00-gallon reportedly spilled.</p> <p>Spill Closed, meets standard.</p> <p>Due to the spill being closed to standard, this is not identified as a REC.</p>

Additional findings are detailed in **Appendix G - EDR Database Search Report**, and were not identified as being RECs, HRECs, or CRECs in relation to the Subject Property.

9.2 VAPOR INTRUSION RISK ASSESSMENT

“Vapor intrusion” is an emerging concern associated with the potential for volatile chemicals, such as petroleum fuels and chlorinated solvents to migrate through the subsurface in the gas phase from contaminated soil and/or groundwater plumes. Vapor intrusion may be a concern if subsurface volatile contaminants migrate into occupied buildings through cracks and penetrations in the building slab. A Vapor Intrusion Risk Assessment (VIRA) for potential COCs was completed for the

subject property. The purpose of the VIRA was to evaluate for the potential for a Vapor Intrusion Risk, which is the presence or likely presence of COC vapors in subsurface soils at the Subject Property caused by the release of vapors from contaminated soil or groundwater on or near the Subject Property. The VIRA utilizes information regarding the potential presence of releases on or near the subject property that were collected as a normal part of the Phase I ESA process, such as governmental database records, review of governmental files, and historical data sources. Fisher Associates did not identify any Vapor Encroachment Conditions (VECs) on the Subject Property.

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10.0 BUSINESS ENVIRONMENTAL RISK CONSIDERATIONS

Although not required by the ASTM Standard Practice E1527-21, based on standard industry practices, Fisher Associates has attempted to identify BER considerations for the Subject Property which are discussed in detail below.

10.1 ASBESTOS CONTAINING BUILDING MATERIALS

An asbestos containing materials (ACM) survey was not conducted as part of this Phase I ESA. No buildings have historically been or are currently located on the Subject Property, therefore, the likelihood of encountering ACMs is not identified as a BER.

10.2 LEAD BASED PAINT

A Lead-Based paint (LBP) survey was not conducted as part of this Phase I ESA. No buildings have historically been or are currently located on the Subject Property, therefore, the likelihood of encountering LBP is not identified as a BER.

10.3 INDOOR AIR QUALITY

Review of reasonably ascertainable standards and other historical sources, and site observations, have not identified the potential for presence of hazardous substances or petroleum that could result in air quality issues in future buildings if constructed at the Subject Property.

10.4 LEAD IN DRINKING WATER

Fisher Associates was not provided with any information on the drinking water quality for municipal or well serviced potable water supplied to the Subject Property. Sampling can be conducted to verify the water quality status if future proposed development identifies the potable water source for the Subject Property.

10.5 ENVIRONMENTAL REGULATORY COMPLIANCE

Fisher Associates did not identify any documentation or observe any items related to current violations of environmental regulations at the Subject Property.

10.6 CULTURAL, HISTORIC, AND ARCHEOLOGICAL RESOURCES

Review of reasonably ascertainable records and other historical sources, and site observations, have not identified the presence of cultural, historic, or archeological resources on the Subject Property. Fisher Associates also reviewed the Cultural Resource Information System (CRIS) of Historic Places Information System. The Subject Property is located within an Archeological Buffer Area, however, the impact to the project is likely minor. A consultation with the NYS Office of Parks, Recreation, and Historical Preservation will be required.

10.7 WETLANDS AND SURFACE WATERS

Fisher Associates reviewed the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Map, which documented no regulated wetlands on the Subject Property, however, it did identify a perennial stream, tributary of Tannery Brook, running along the eastern boundary of the site. A formal wetland delineation performed in May 2025 identified a wetland on the southern end of the Subject Property. Please refer **Figure 2 – Wetland and Watercourse Delineation Map** for additional detail.

10.8 THREATENED, ENDANGERED, AND OTHER PROTECTED SPECIES

Fisher Associates reviewed the current USFWS Endangered Species online viewer (www.fws.gov/endangered). According to this source, the following endangered, threatened, or candidate species have been identified within the Town of Woodstock; Northern Long-Eared Bat (*Myotis septentrionalis*), Indiana Bat (*Myotis sodalis*) and Monarch Butterfly (*Danaus plexippus*). If tree clearing is needed, a determination key should be run through the IPaC database and further consultation with USFWS will be required. The NYSDEC Environmental Resource Mapper does not identify the Subject Property as an area of significant natural communities or being adjacent to rare plants and/or animals.

10.9 WILDLIFE SANCTUARIES AND OTHER NATURAL RESOURCE PRESERVES

Review of the NYSDEC Resource Mapper has not identified the Subject Property to be within a Significant Natural Community.

10.10 BIOLOGICAL AGENTS

Review of reasonably ascertainable records and other historical sources, and site observations, have not identified the potential presence of radiological and/or biological agents on or near the Subject Property.

10.11 MOLD

There are no structures on the Subject Property, therefore, the presence of mold growth was not identified.

10.12 POTENTIAL PCB AND MERCURY CONTAINING MATERIALS

During the site reconnaissance no electrical transformers or electrical equipment that may have PCBs or mercury containing components were observed.

10.13 POTENTIAL IMPACTS/IMPLICATIONS OF ENVIRONMENTAL ISSUES FOR SITE DEVELOPMENT AND CONSTRUCTION

Fisher Associates did not identify potential BER impacts or implications of environmental issues for site redevelopment and/or construction during this Phase I ESA.

11.0 FINDINGS, OPINIONS AND CONCLUSIONS

Fisher Associates performed this Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

11.1 SIGNIFICANT DATA GAPS

Significant data gaps were not identified during this Phase I ESA.

11.2 RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS)

This assessment has identified Recognized Environmental Conditions connected with the Subject Property.

- The Subject Property is located in between two (2) cemeteries. Cemeteries are known to contain hazardous chemicals due to those used in the embalming process. Embalming chemicals have the potential to leach into the groundwater and migrate off the cemetery properties. Potential for impacted groundwater from the adjacent cemeteries' embalming fluids is identified as a REC in relation to the Subject Property.

11.3 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS (CRECS)

This assessment has not identified any CRECs in association with the Subject Property.

11.4 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECS)

This assessment has identified HRECs in association with the Subject Property.

- Former Woodstock Pizza had a leaking underground storage tank (UST) noticed when the tank was cleaned in place and drilled through to encounter contaminated soil. The spill was closed to standard, however, due to the close proximity to the eastern boundary of the Subject Property, this is identified as a HREC.

11.5 VAPOR ENCROACHMENT CONDITIONS (VECS)

This assessment has not identified any VECs in association with the Subject Property.

11.6 BUSINESS ENVIRONMENTAL RISK CONSIDERATIONS (BER)

This assessment has not identified any BERs in association with the Subject Property.

11.7 STATEMENT OF COMPLIANCE

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-21 for the Subject Property, Mountain View Parking Lot, located in the Town of Woodstock, Ulster County, New York 12498. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed evidence of RECs connected with the property.

12.0 REFERENCES

- ASTM Standard E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."
- Environmental Database Report (EDR), 2025. EDR City Directory, Woodstock, NY, Report ID: 7978646.5, Completed: May 06, 2025
- Environmental Database Report (EDR), 2025. EDR Historical Aerial Report, Woodstock, NY, Report ID: 7978646.8, Completed: May 06, 2025
- Environmental Database Report (EDR), 2025. EDR Historical Topographic Map Report, Woodstock, NY, Report ID: 7978646.4, Completed: May 06, 2025
- Environmental Database Report (EDR), 2025. EDR Radius Map Report, Woodstock, NY, Report ID: 7978646.2s, Completed: May 06, 2025
- Environmental Database Report (EDR), 2025. EDR Sanborn® Map Report, Woodstock, NY, 7978646.3, Completed: May 05, 2025
- NYSDEC, FOIL request submitted via email, Ari Cheremeteff, Fisher Associates P.C., L.S., L.A., D.P.C., submitted May 6, 2025
- Ulster County FOIL request submitted via email, Ari Cheremeteff, Fisher Associates P.C., L.S., L.A., D.P.C., submitted May 6, 2025
- Cultural Resource Information System (CRIS), [Cultural Resource Information System \(CRIS\)](#), Viewed May 24, 2025
- Fisher Associates Phase I Environmental Site Assessment Owner/User Questionnaire. Fisher Associates P.C., L.S., L.A., D.P.C., 2025.
- NYSDEC Environmental Mapper, [Environmental Resource Mapper](#), Ari Cheremeteff, Fisher Associates P.C., L.S., L.A., D.P.C., Visited May 27, 2025
- NYSDEC Info Locator, Site Investigation and Remediation Group Manager Ariadna Cheremeteff, Fisher Associates P.C., L.S., L.A., D.P.C., Visited May 23, 2025
- United States Environmental Protection Agency (EPA) Envirofacts, [Envirofacts | US EPA](#), Viewed May 28, 2025

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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 and 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.

Author's Signature:



6/9/2025

Ariadna Cheremeteff

Date

Senior Reviewer's
Signature:



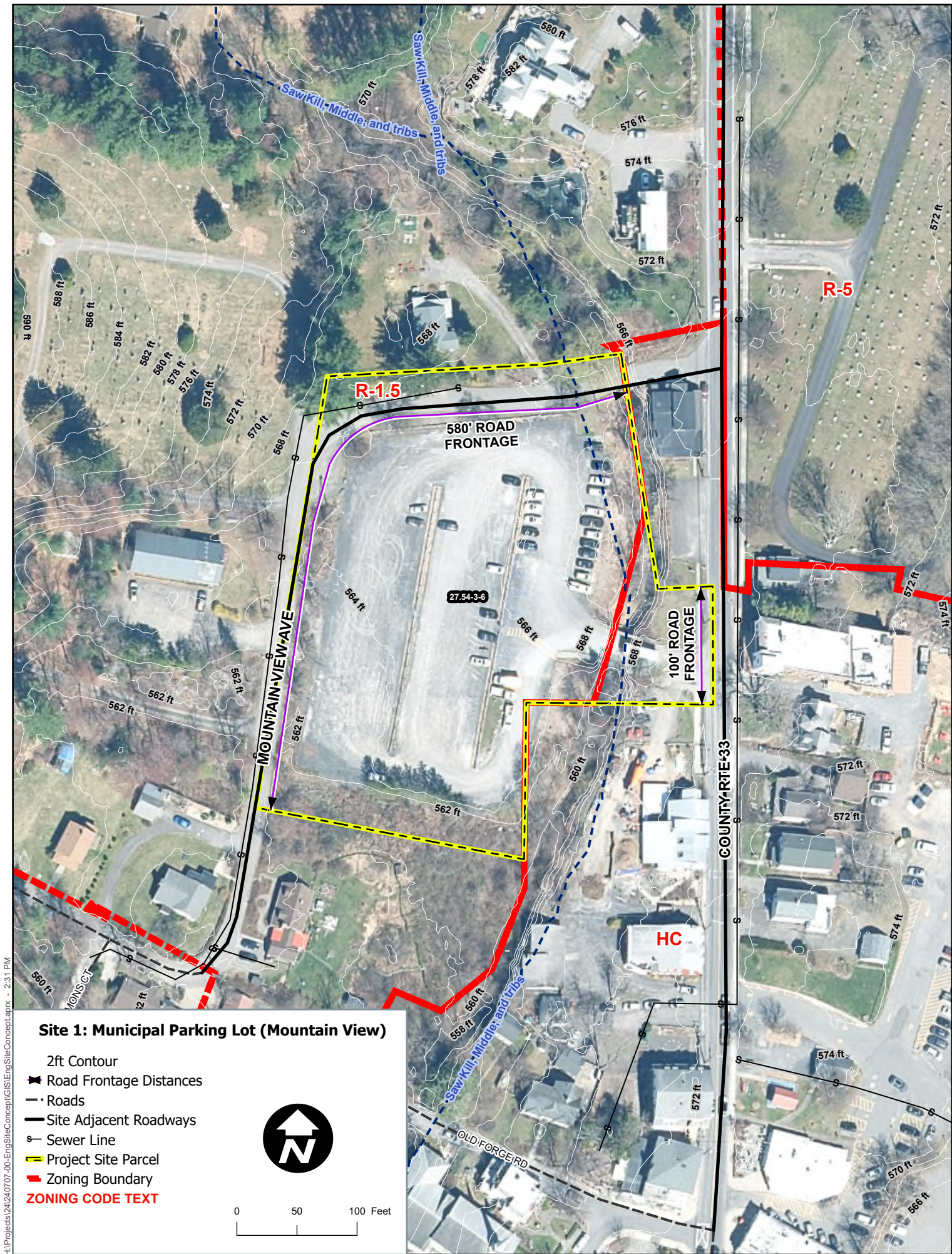
6/9/2025

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Date

Figures



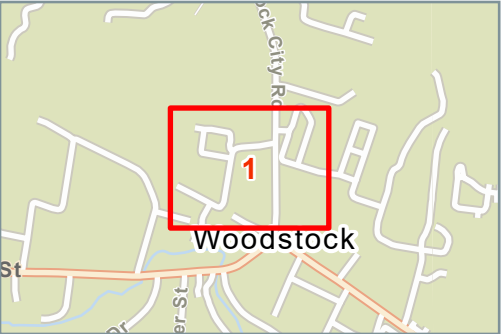


Site 1: Municipal Parking Lot (Mountain View)

- 2ft Contour
- Road Frontage Distances
- Roads
- Site Adjacent Roadways
- Sewer Line
- ▭ Project Site Parcel
- ▬ Zoning Boundary
- ZONING CODE TEXT**



0 50 100 Feet



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Appendix A

USGS Topographic Map



Mountain View

Rock City Road

Woodstock, NY 12498

Inquiry Number: 7978646.4

May 05, 2025

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

05/05/25

Site Name:

Mountain View
Rock City Road
Woodstock, NY 12498
EDR Inquiry # 7978646.4

Client Name:

Fisher Associates
55 Chicago Street, Suite 200
Buffalo, NY 14202
Contact: Ariadna Cheremeteff



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Fisher Associates were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	240707.00	Latitude:	42.042625 42° 2' 33" North
Project:	Woodstock Housing	Longitude:	-74.119066 -74° 7' 9" West
		UTM Zone:	Zone 18 North
		UTM X Meters:	572908.45
		UTM Y Meters:	4654884.21
		Elevation:	559.00' above sea level

Maps Provided:

2019	1945
2016	1903
2013	1899
1997	1894
1980	1893
1973	1892
1949	
1946	

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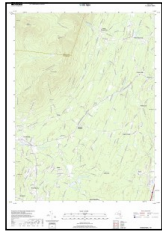
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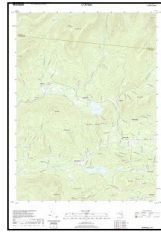
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2019 Source Sheets

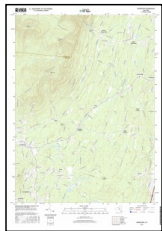


Woodstock
2019
7.5-minute, 24000

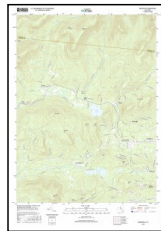


Bearsville
2019
7.5-minute, 24000

2016 Source Sheets

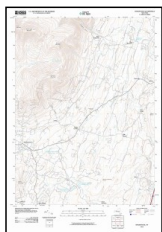


Woodstock
2016
7.5-minute, 24000

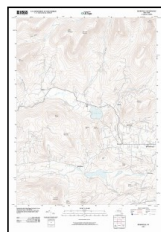


Bearsville
2016
7.5-minute, 24000

2013 Source Sheets



Woodstock
2013
7.5-minute, 24000



Bearsville
2013
7.5-minute, 24000

1997 Source Sheets



Bearsville
1997
7.5-minute, 24000
Aerial Photo Revised 1943

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1980 Source Sheets



Woodstock
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets



Bearsville
1973
7.5-minute, 24000
Aerial Photo Revised 1973



BEARSVILLE
1973
7.5-minute, 24000

1949 Source Sheets



BEARSVILLE
1949
7.5-minute, 25000

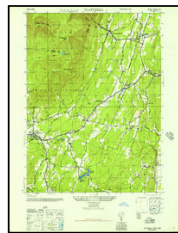


WOODSTOCK
1949
7.5-minute, 25000

1946 Source Sheets



Bearsville
1946
7.5-minute, 24000
Aerial Photo Revised 1943



Plattekill
1946
7.5-minute, 24000
Aerial Photo Revised 1943

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1945 Source Sheets

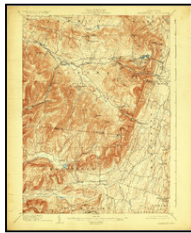


Woodstock
1945
7.5-minute, 24000
Aerial Photo Revised 1943



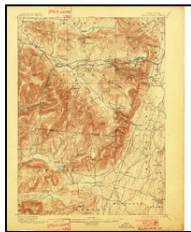
Bearsville
1945
7.5-minute, 24000
Aerial Photo Revised 1943

1903 Source Sheets



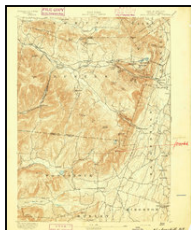
Kaaterskill
1903
15-minute, 62500

1899 Source Sheets



Kaaterskill
1899
15-minute, 62500

1894 Source Sheets

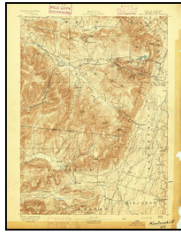


Kaaterskill
1894
15-minute, 62500

Topo Sheet Key

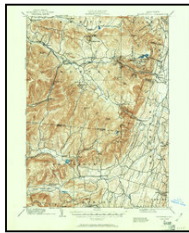
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1893 Source Sheets

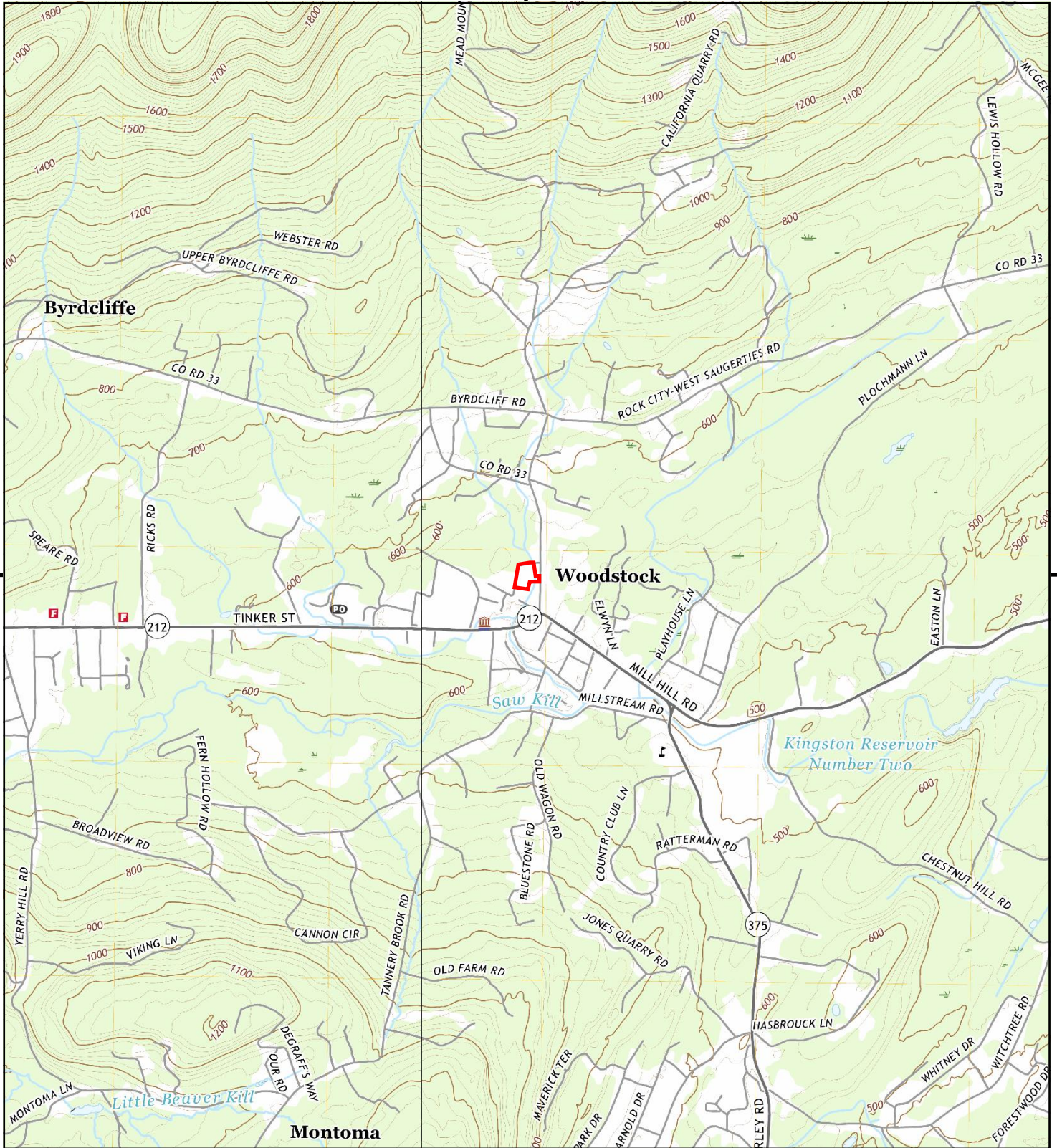


Kaaterskill
1893
15-minute, 62500

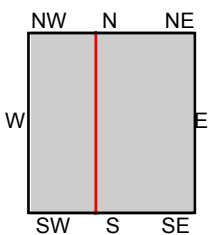
1892 Source Sheets



Kaaterskill
1892
15-minute, 62500



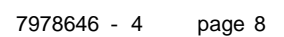
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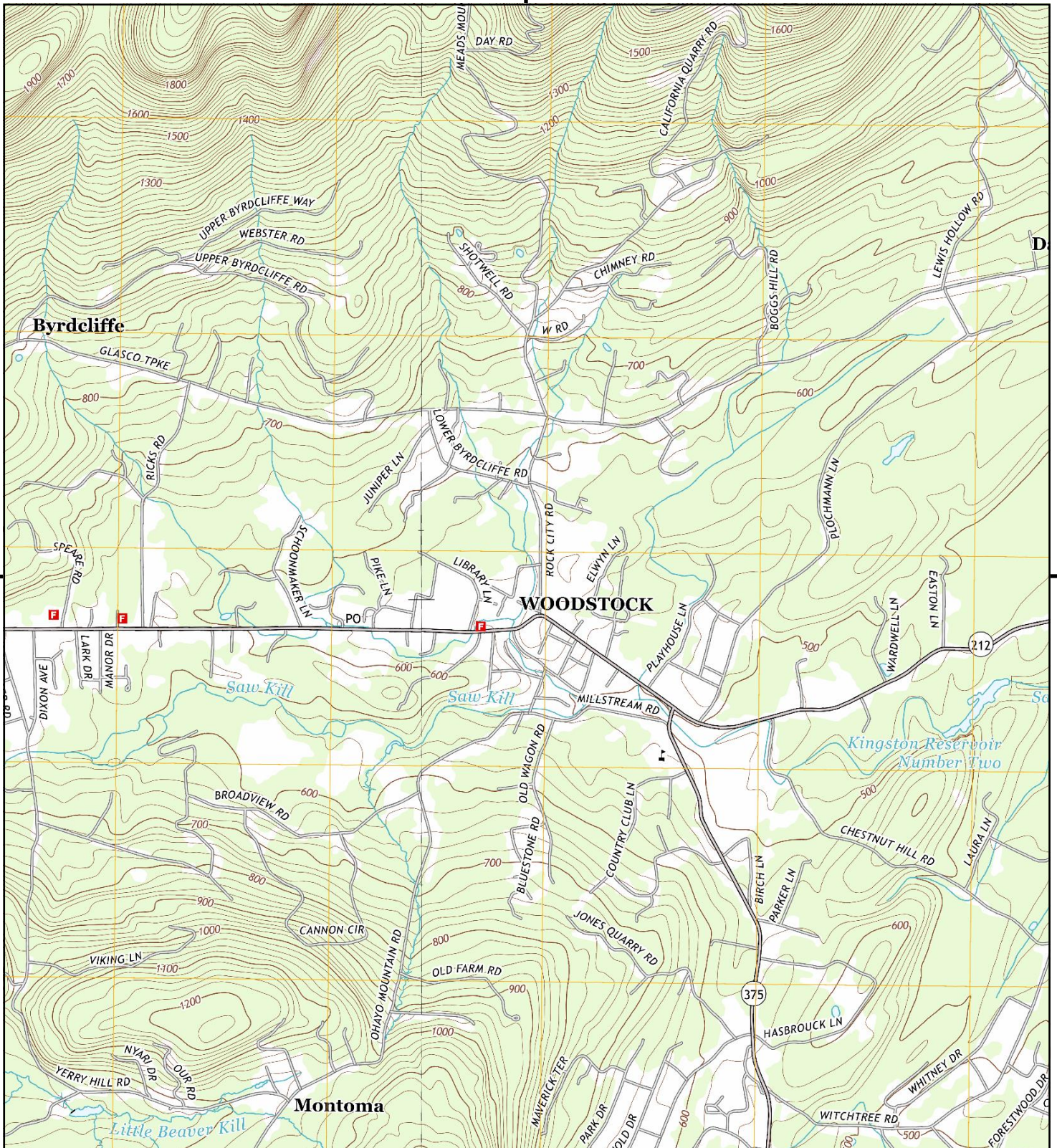


TP, Woodstock, 2019, 7.5-minute
W, Bearsville, 2019, 7.5-minute

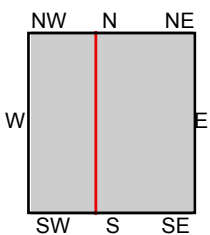
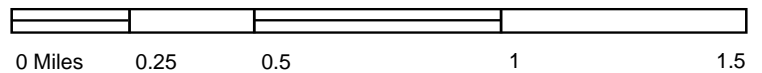
SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock, NY 12498
CLIENT: Fisher Associates







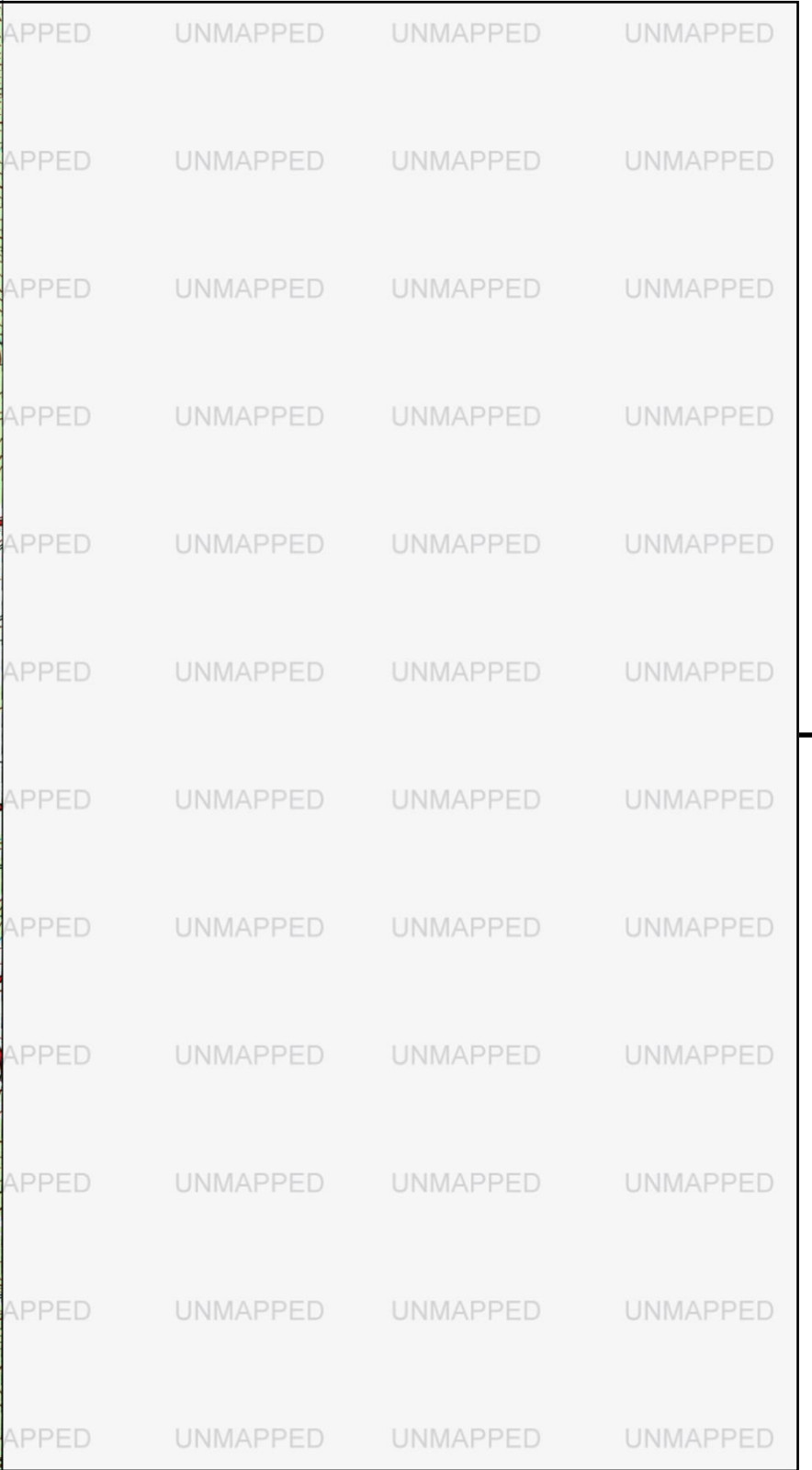
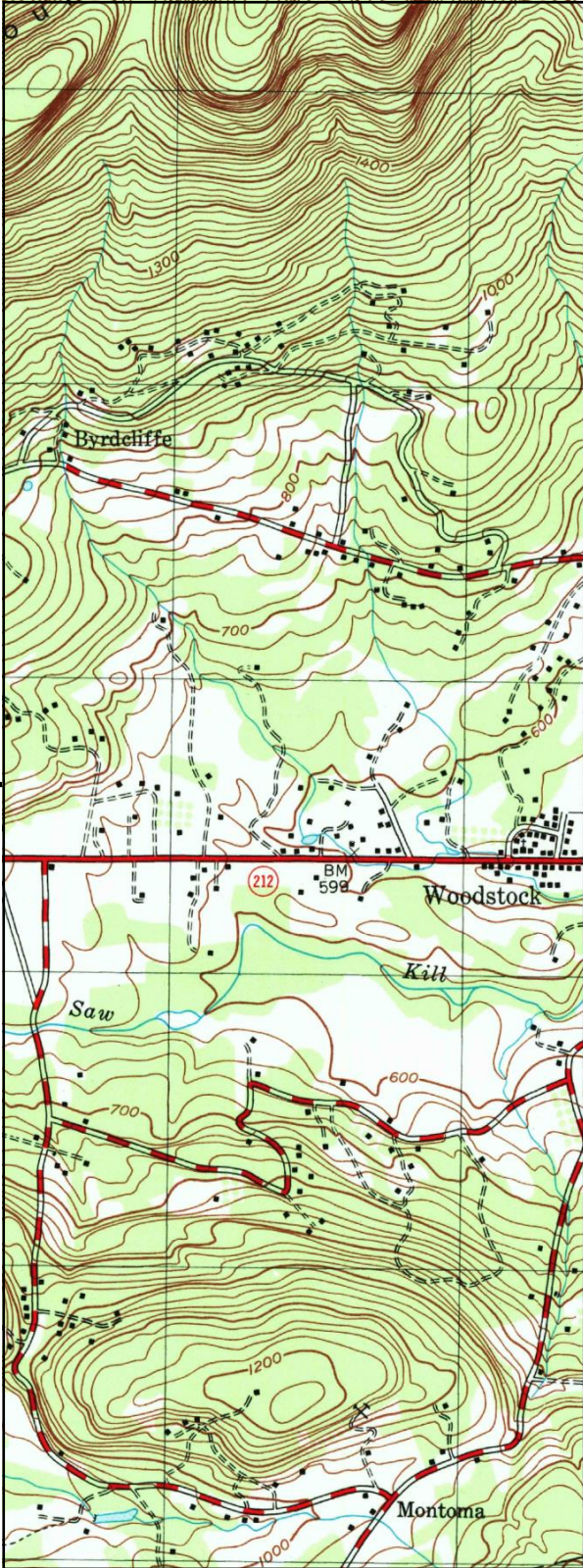
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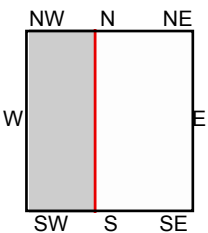
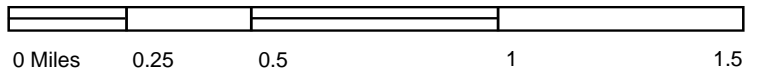
TP, Woodstock, 2013, 7.5-minute
W, Bearsville, 2013, 7.5-minute

SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock, NY 12498
CLIENT: Fisher Associates





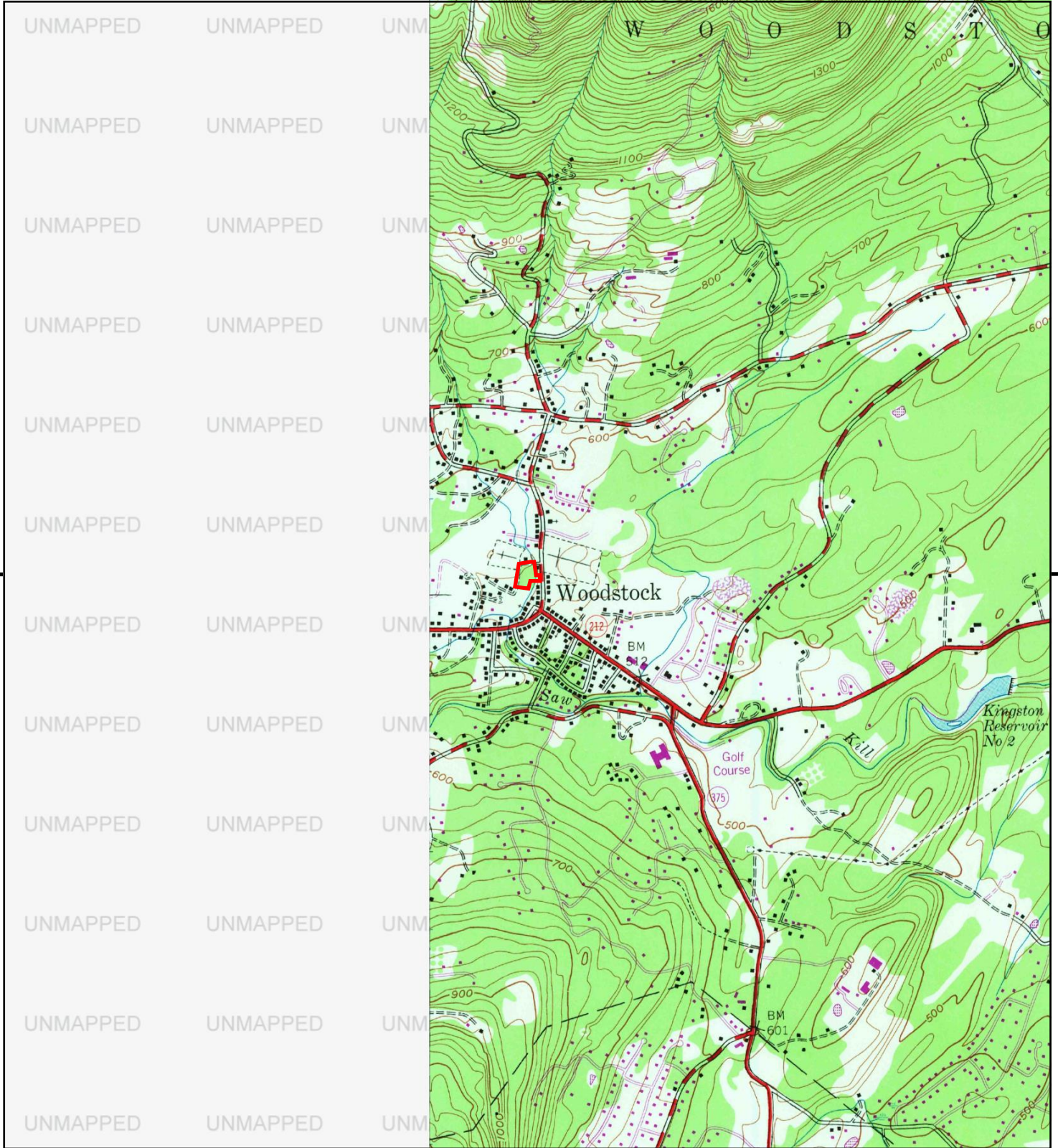
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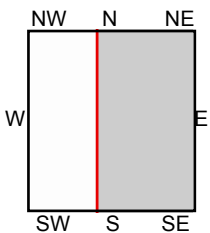
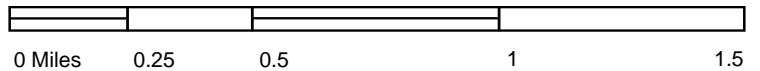
W, Bearsville, 1997, 7.5-minute

SITE NAME: Mountain View
 ADDRESS: Rock City Road
 Woodstock, NY 12498
 CLIENT: Fisher Associates





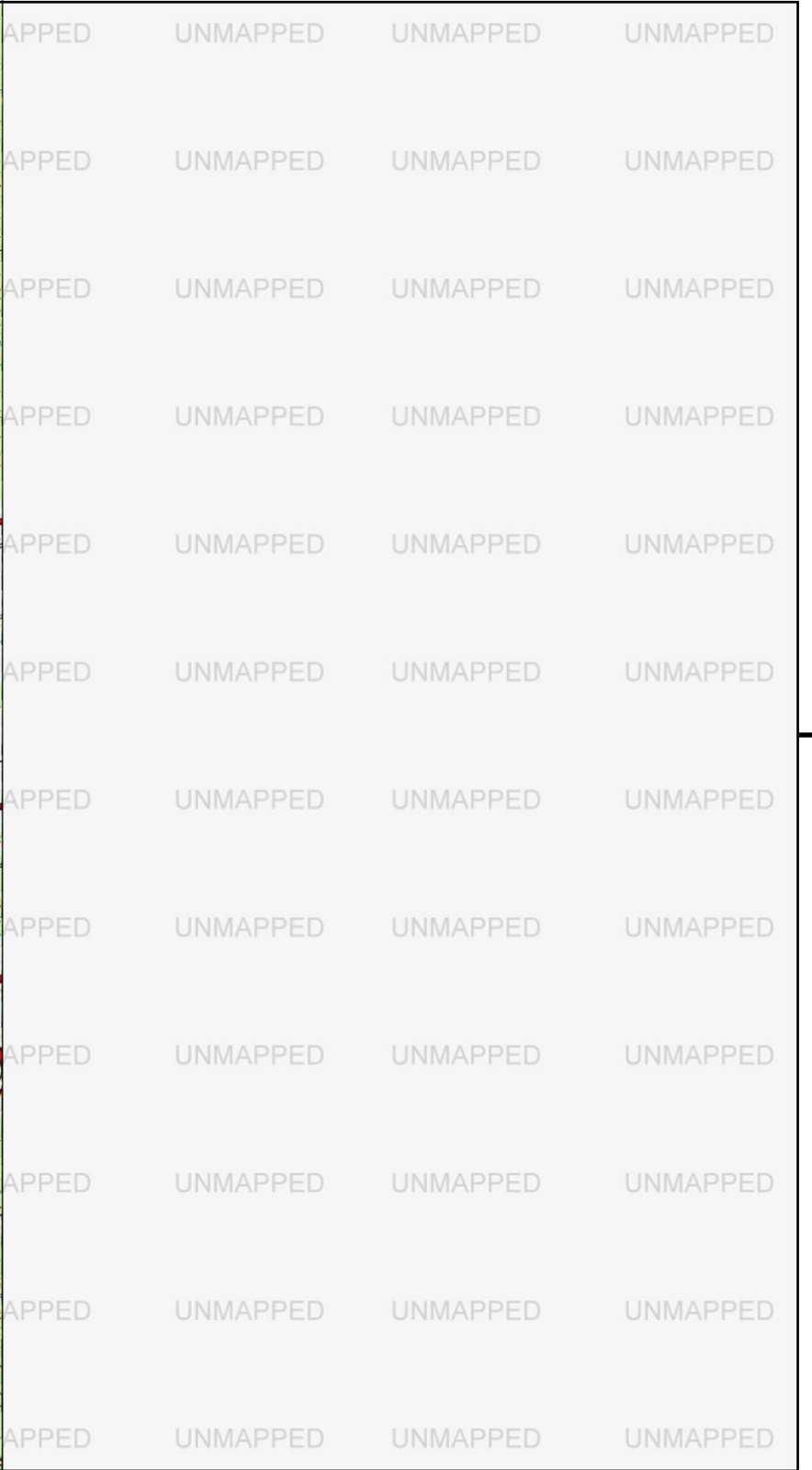
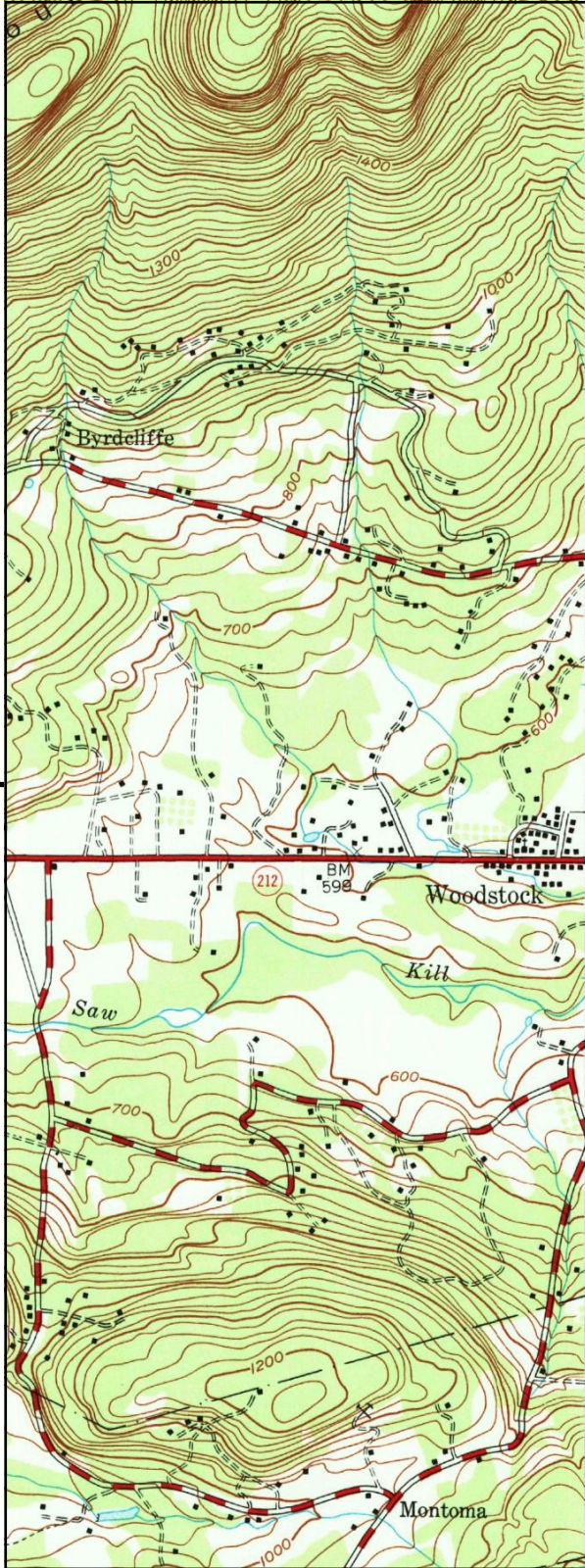
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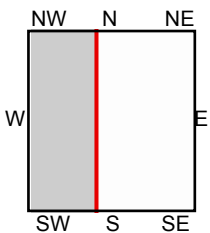
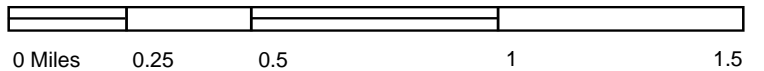
TP, Woodstock, 1980, 7.5-minute

SITE NAME: Mountain View
ADDRESS: Rock City Road
 Woodstock, NY 12498
CLIENT: Fisher Associates





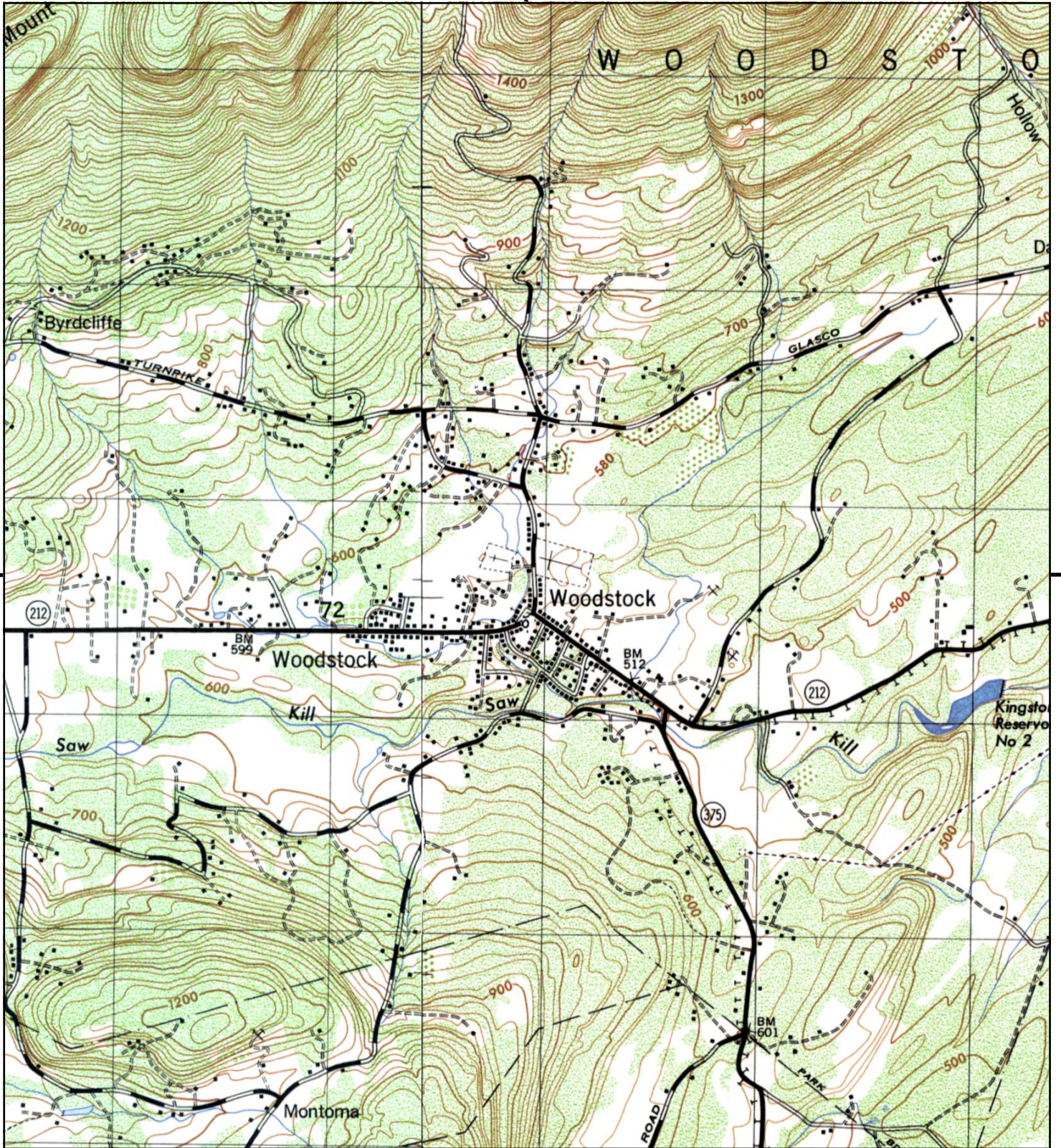
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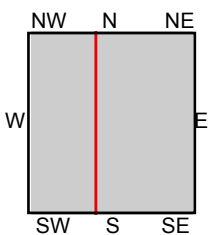
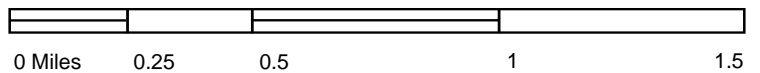
W, Bearsville, 1973, 7.5-minute
W, BEARVILLE, 1973, 7.5-minute

SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock, NY 12498
CLIENT: Fisher Associates





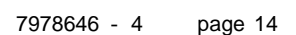
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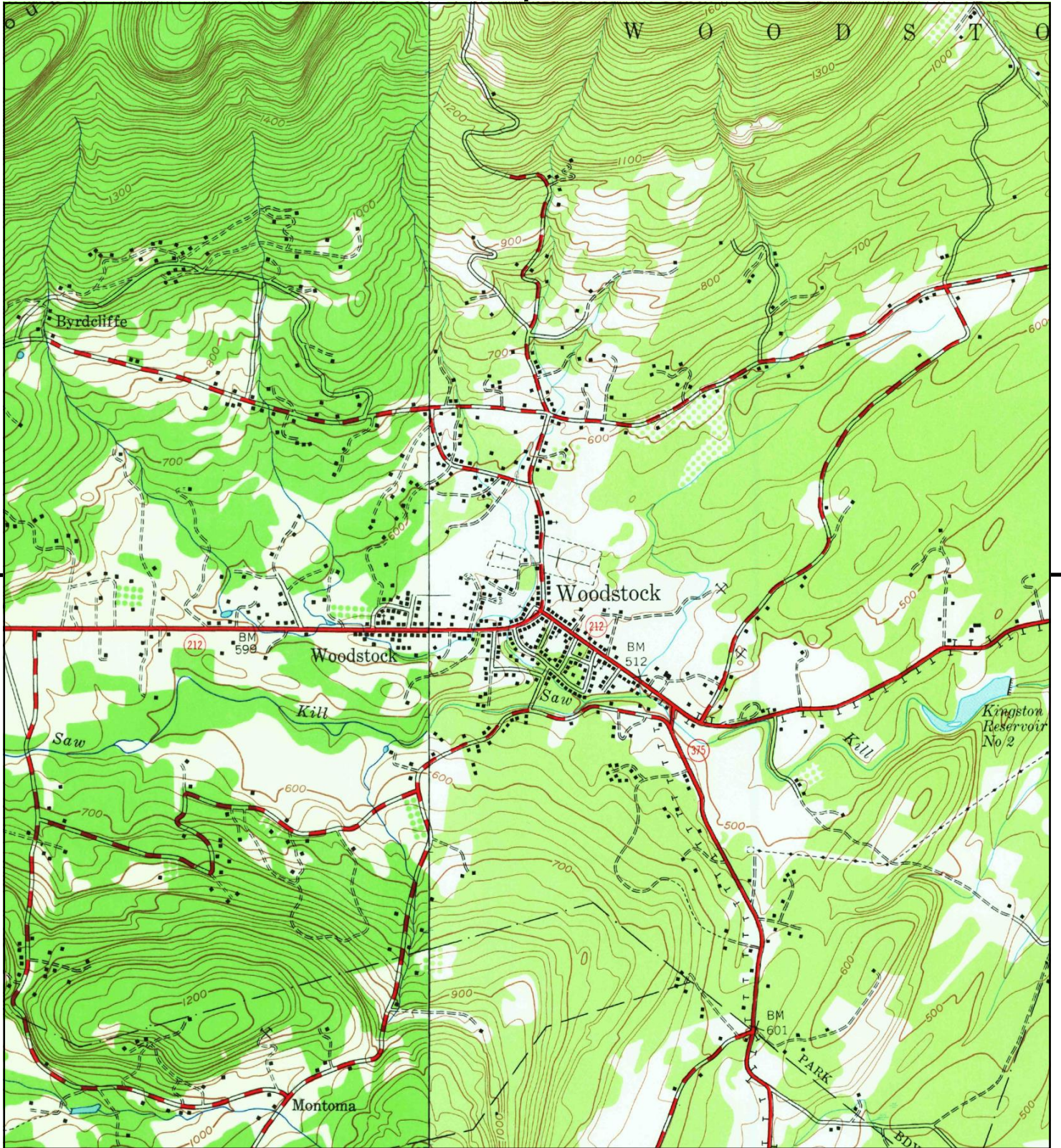


TP, WOODSTOCK, 1949, 7.5-minute
W, BEARVILLE, 1949, 7.5-minute

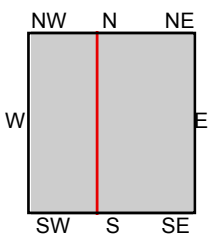
SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock, NY 12498
CLIENT: Fisher Associates







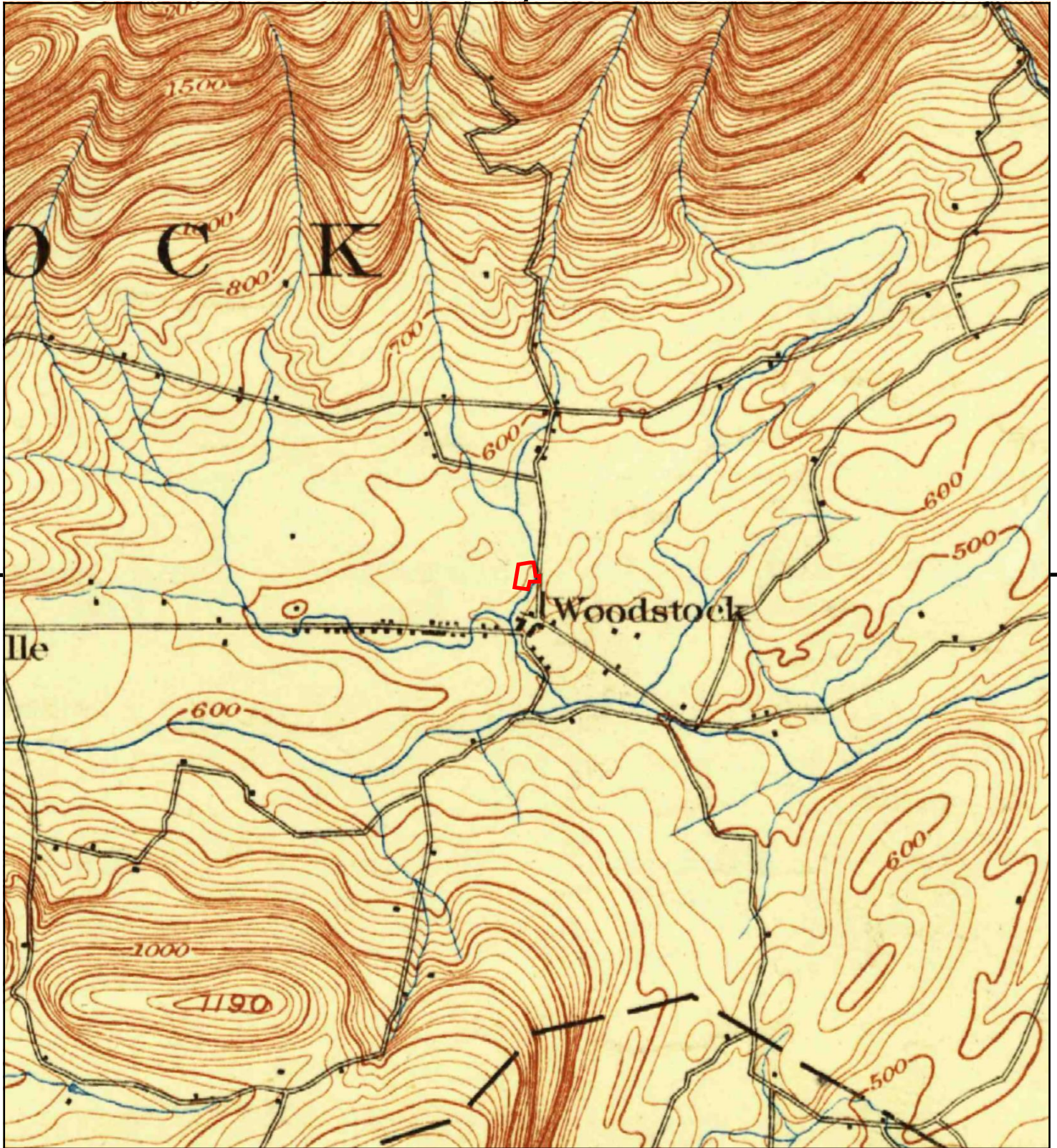
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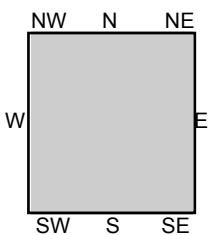
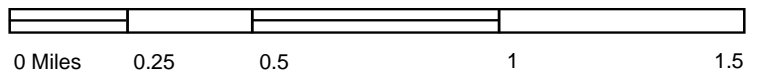
TP, Woodstock, 1945, 7.5-minute
W, Bearsville, 1945, 7.5-minute

SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock, NY 12498
CLIENT: Fisher Associates





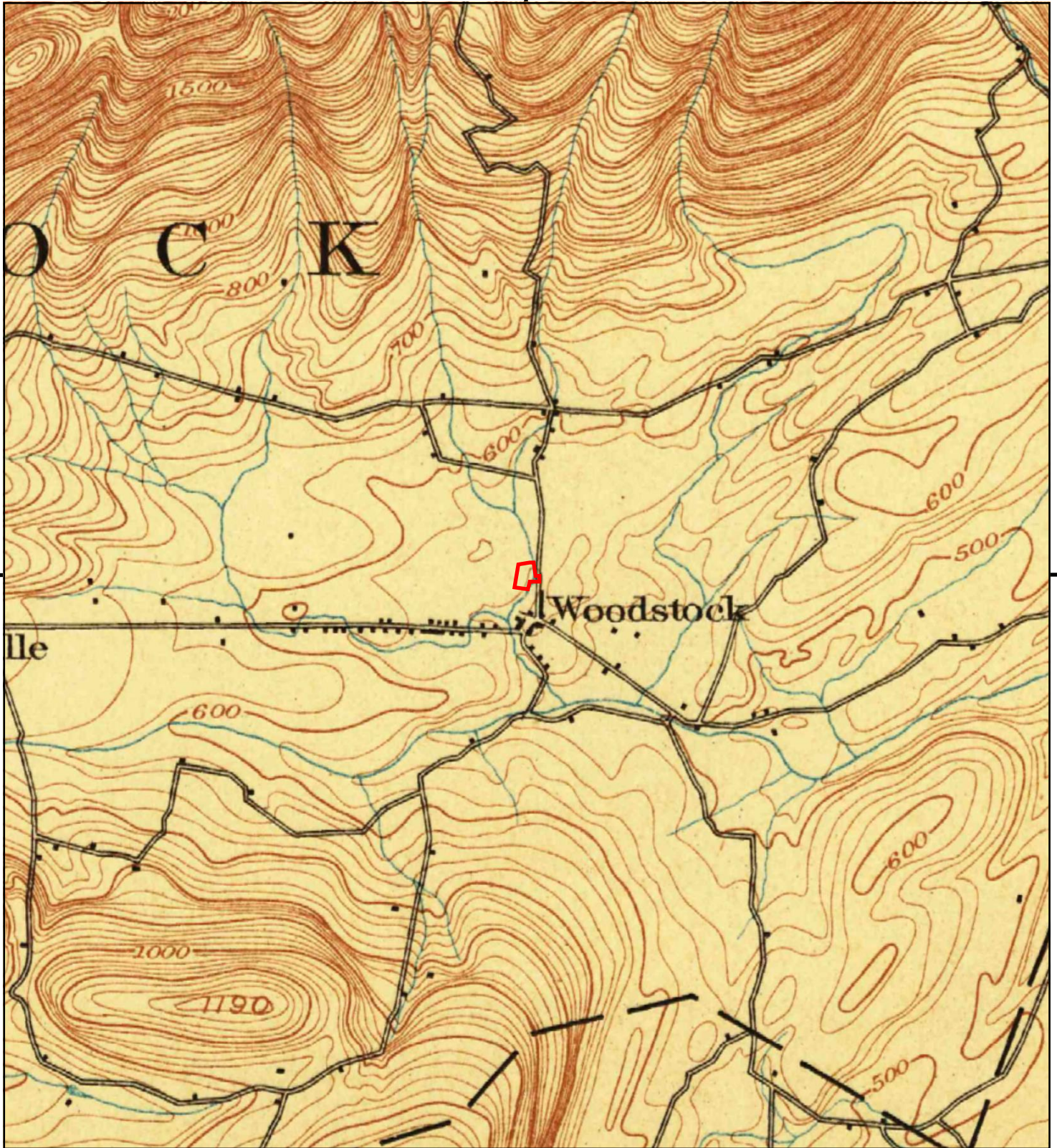
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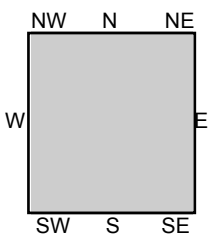
TP, Kaaterskill, 1903, 15-minute

SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock, NY 12498
CLIENT: Fisher Associates





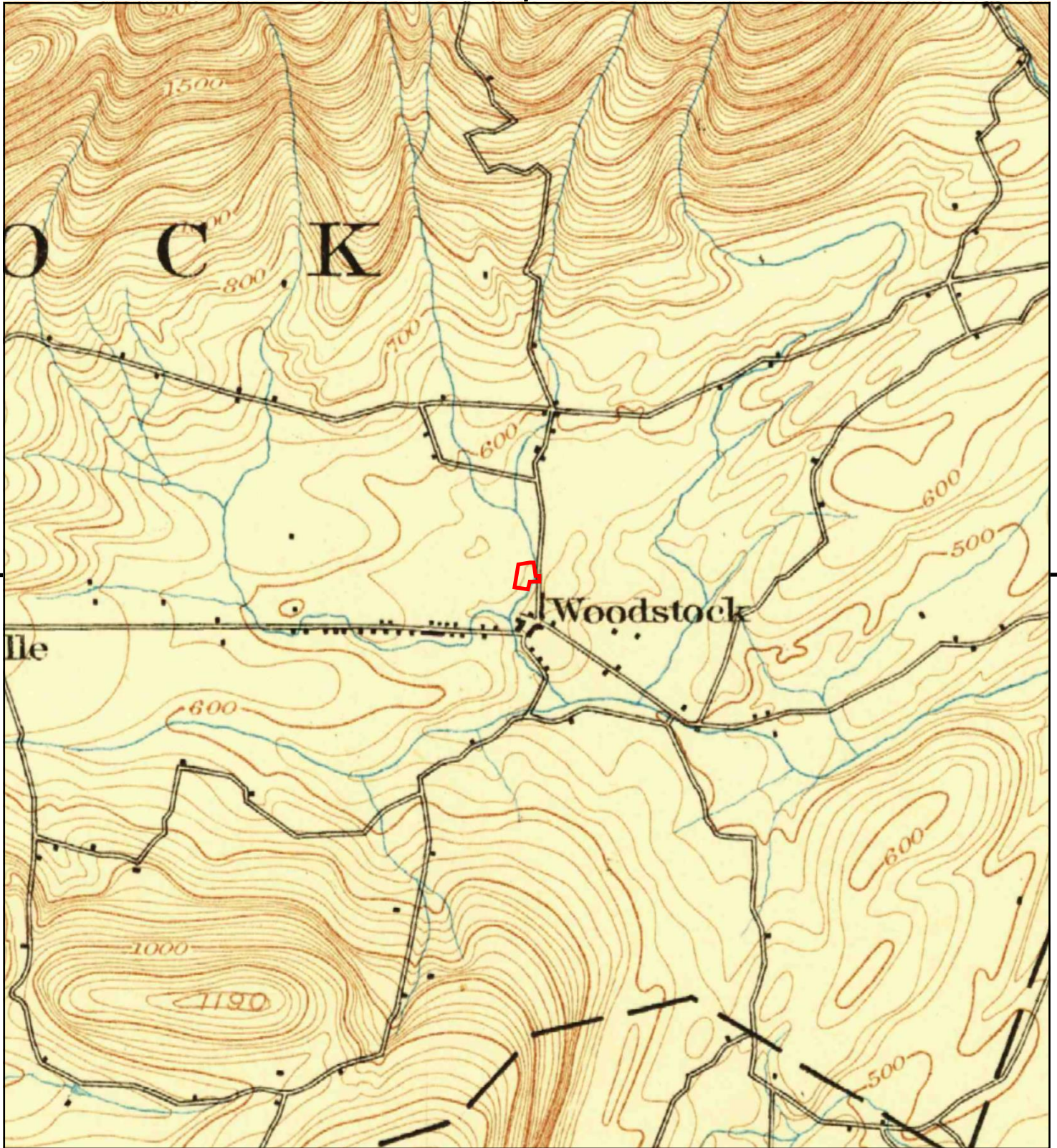
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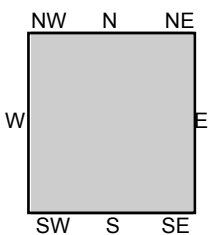
TP, Kaaterskill, 1899, 15-minute

SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock, NY 12498
CLIENT: Fisher Associates





This report includes information from the following map sheet(s).



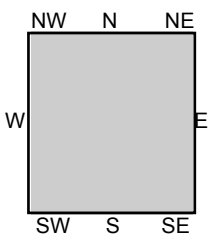
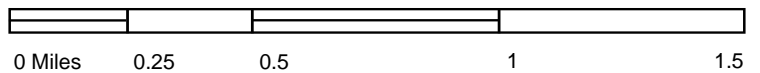
TP, Kaaterskill, 1894, 15-minute

SITE NAME: Mountain View
 ADDRESS: Rock City Road
 Woodstock, NY 12498
 CLIENT: Fisher Associates





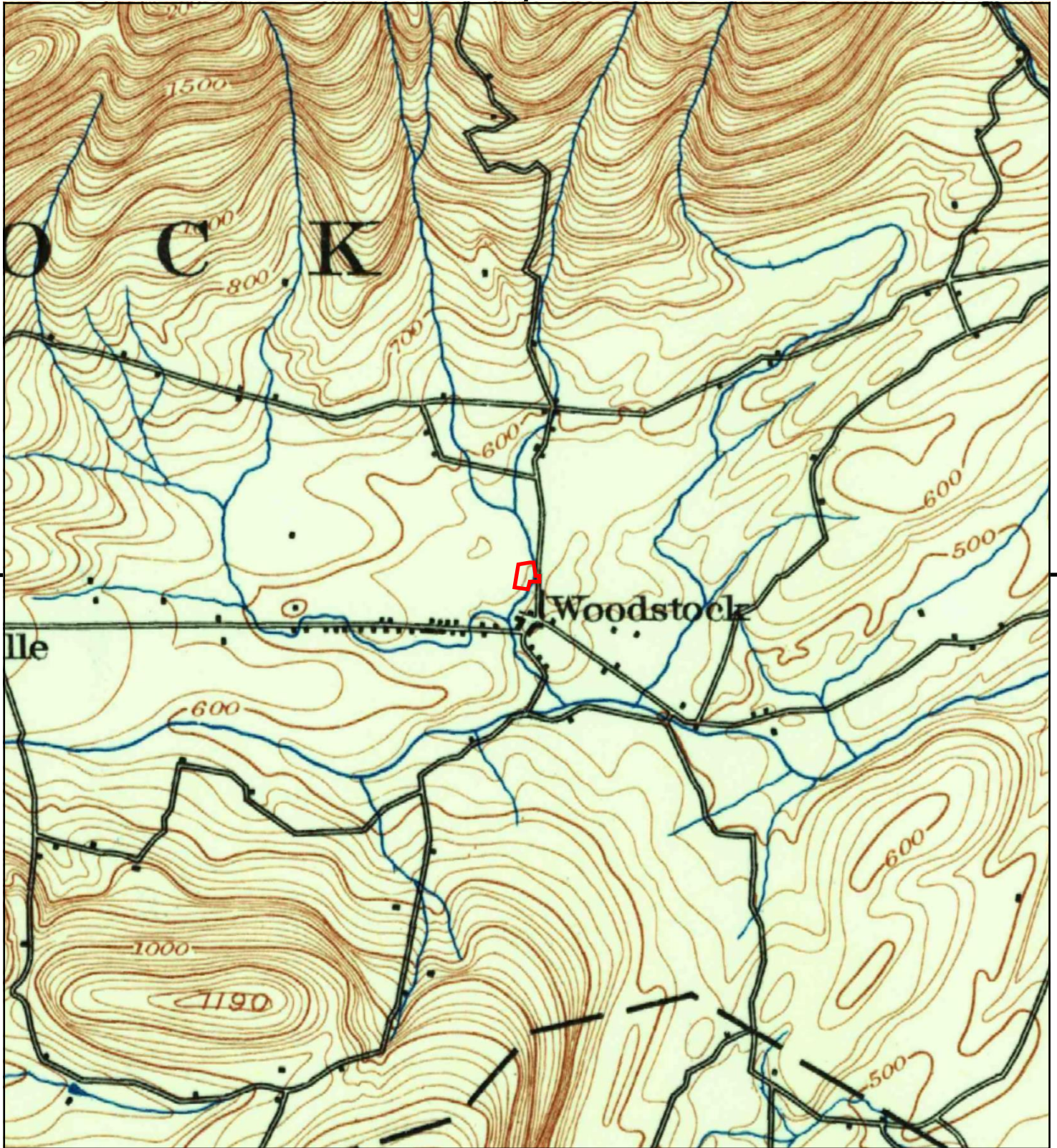
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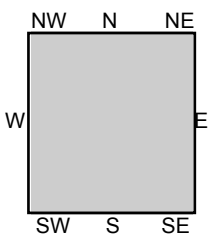
TP, Kaaterskill, 1893, 15-minute

SITE NAME: Mountain View
 ADDRESS: Rock City Road
 Woodstock, NY 12498
 CLIENT: Fisher Associates





This report includes information from the following map sheet(s).



TP, Kaaterskill, 1892, 15-minute

SITE NAME: Mountain View
 ADDRESS: Rock City Road
 Woodstock, NY 12498
 CLIENT: Fisher Associates



Appendix B

Aerial Photographic



Mountain View

Rock City Road

Woodstock, NY 12498

Inquiry Number: 7978646.8

May 06, 2025

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

05/06/25

Site Name:

Mountain View
Rock City Road
Woodstock, NY 12498
EDR Inquiry # 7978646.8

Client Name:

Fisher Associates
55 Chicago Street, Suite 200
Buffalo, NY 14202
Contact: Ariadna Cheremeteff



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Search Results:

Year	Scale	Details	Source
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1997	1"=500'	Acquisition Date: January 01, 1997	USGS/DOQQ
1993	1"=500'	Acquisition Date: January 01, 1993	USGS/DOQQ
1986	1"=500'	Flight Date: March 31, 1986	USDA
1978	1"=500'	Flight Date: May 11, 1978	USGS
1962	1"=500'	Flight Date: March 25, 1962	EDR Proprietary Aerial Viewpoint
1960	1"=500'	Flight Date: May 04, 1960	USGS
1958	1"=500'	Flight Date: August 05, 1958	USGS

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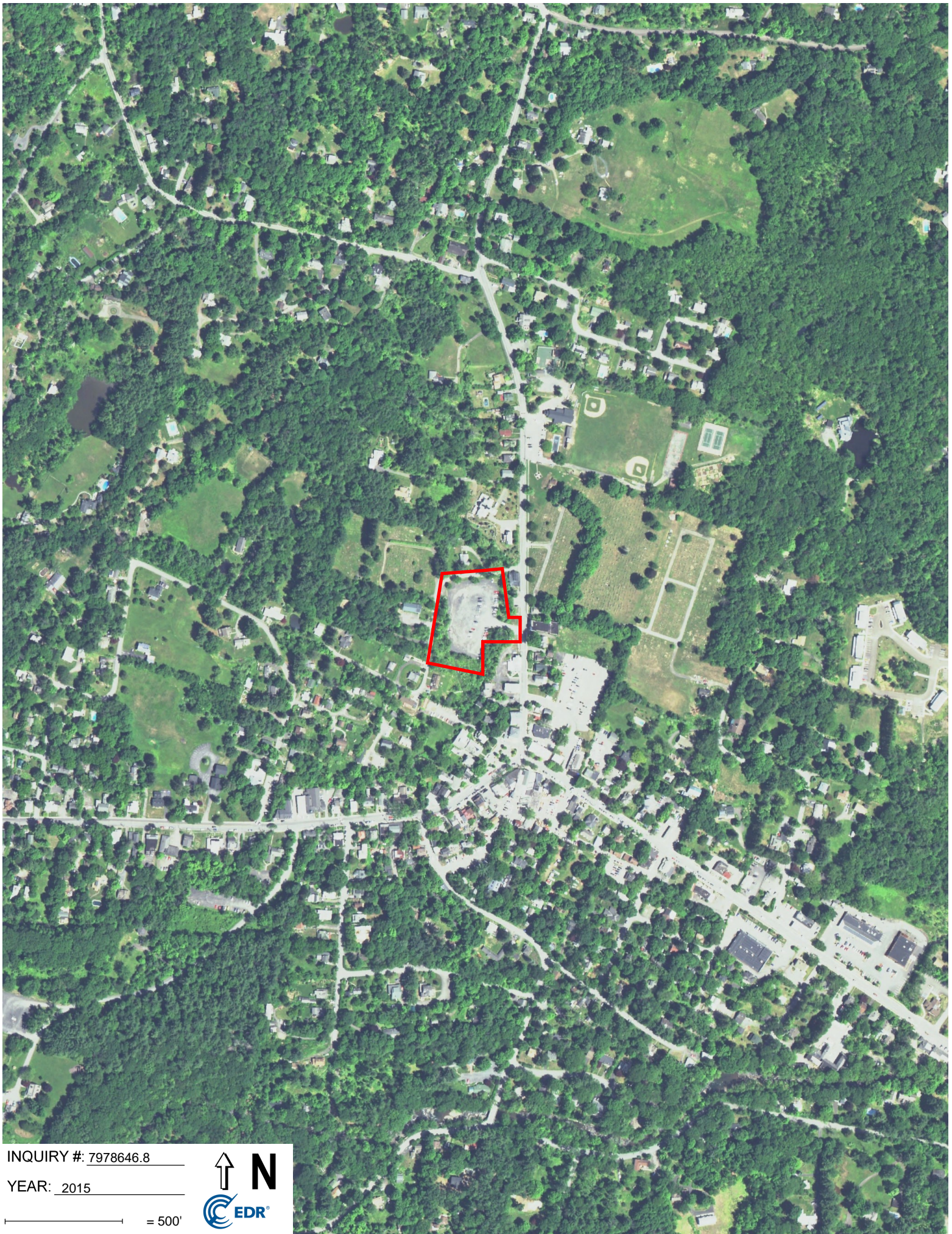


INQUIRY #: 7978646.8

YEAR: 2019

— = 500'





INQUIRY #: 7978646.8

YEAR: 2015

— = 500'





INQUIRY #: 7978646.8

YEAR: 2011

— = 500'



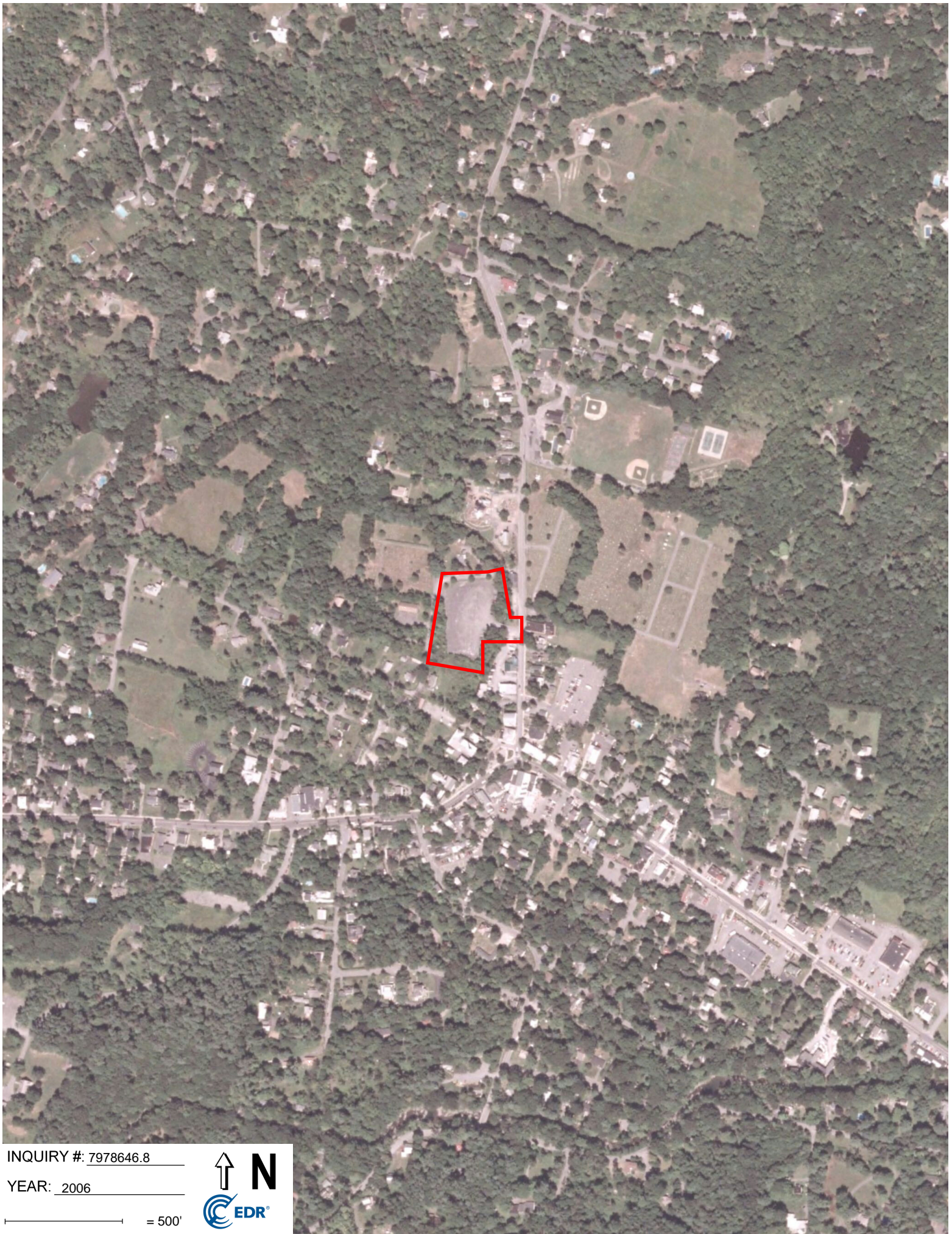


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YEAR: 2008

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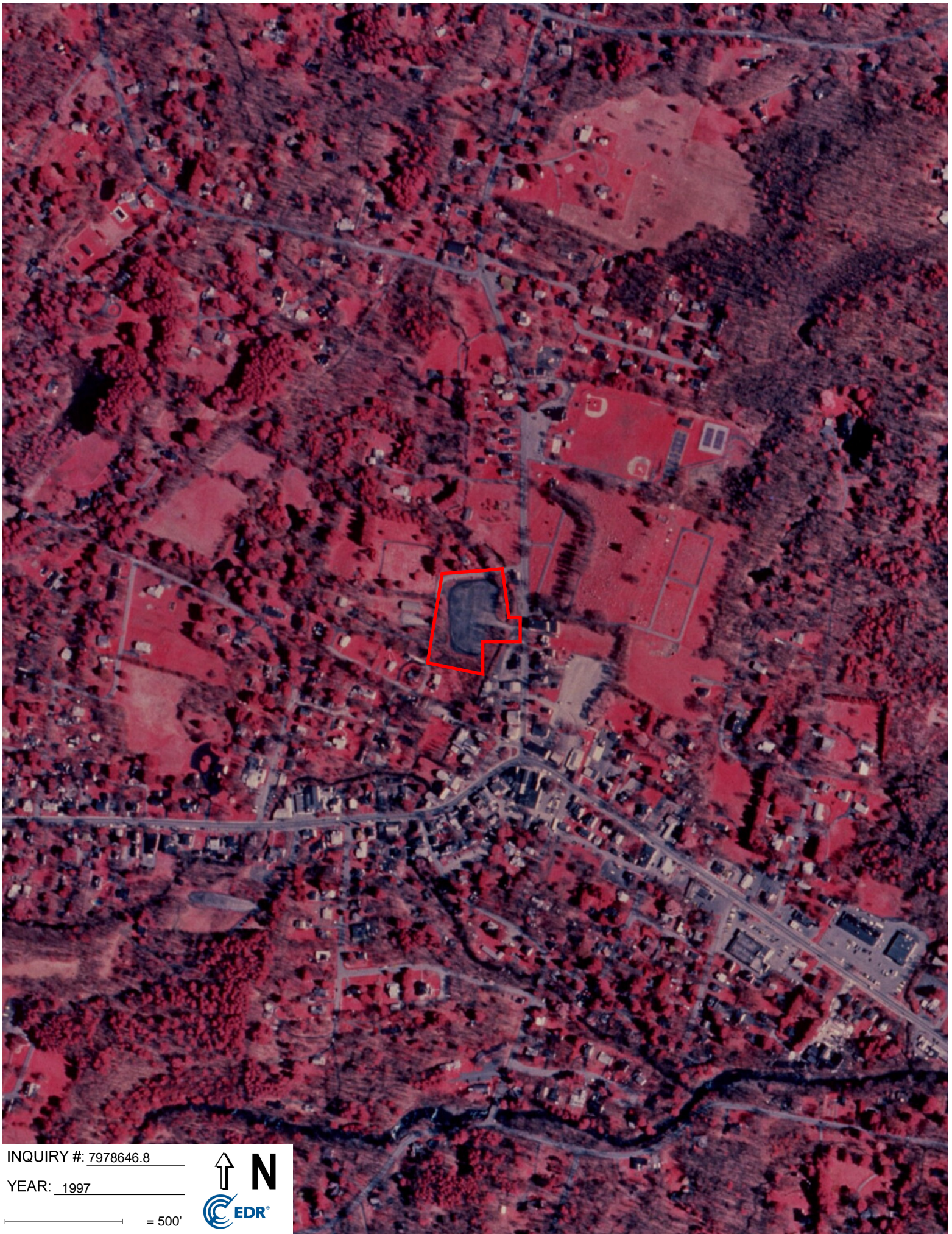


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YEAR: 2006

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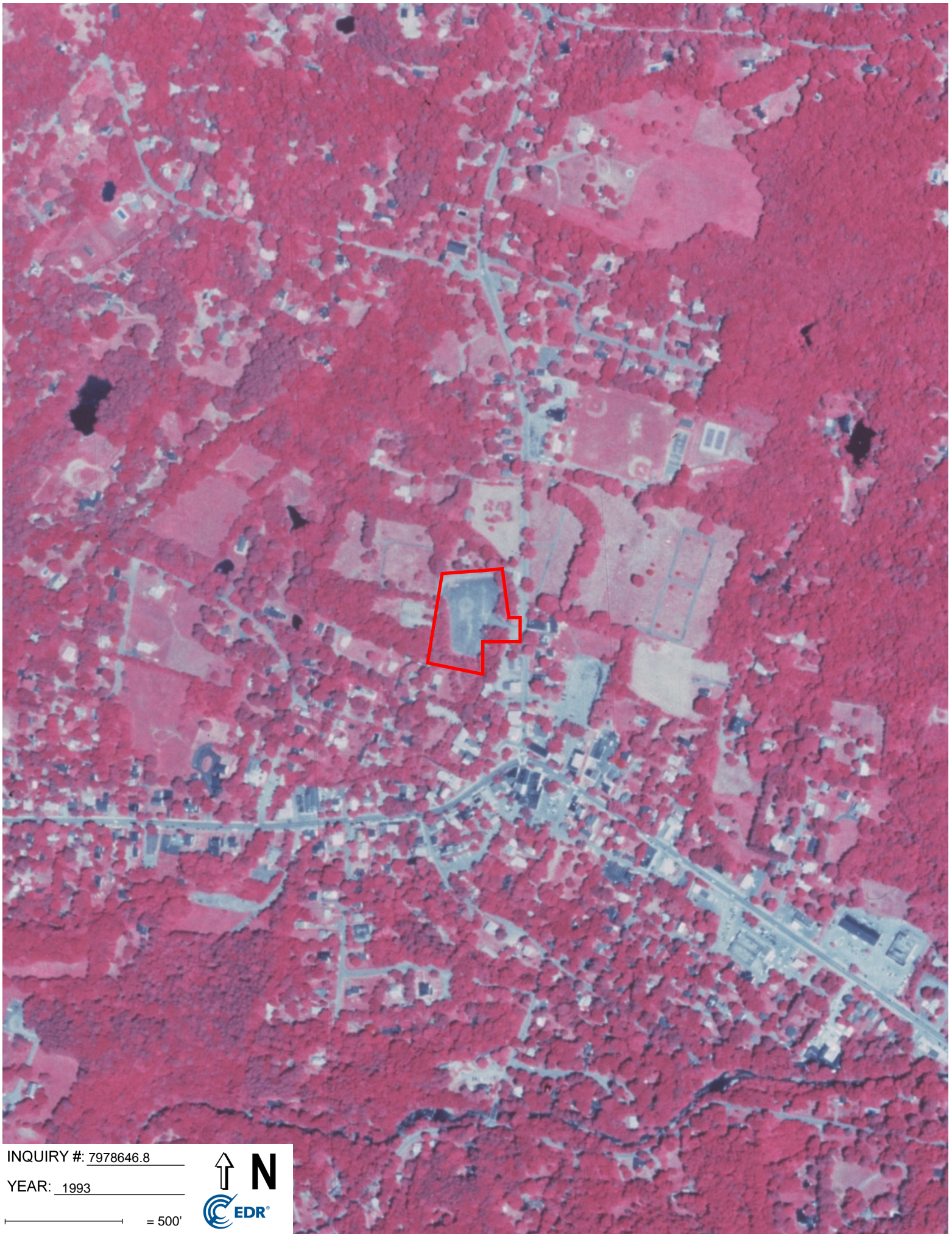


INQUIRY #: 7978646.8

YEAR: 1997

— = 500'





INQUIRY #: 7978646.8

YEAR: 1993

— = 500'





INQUIRY #: 7978646.8

YEAR: 1986

— = 500'





INQUIRY #: 7978646.8

YEAR: 1978

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7978646.8

YEAR: 1962

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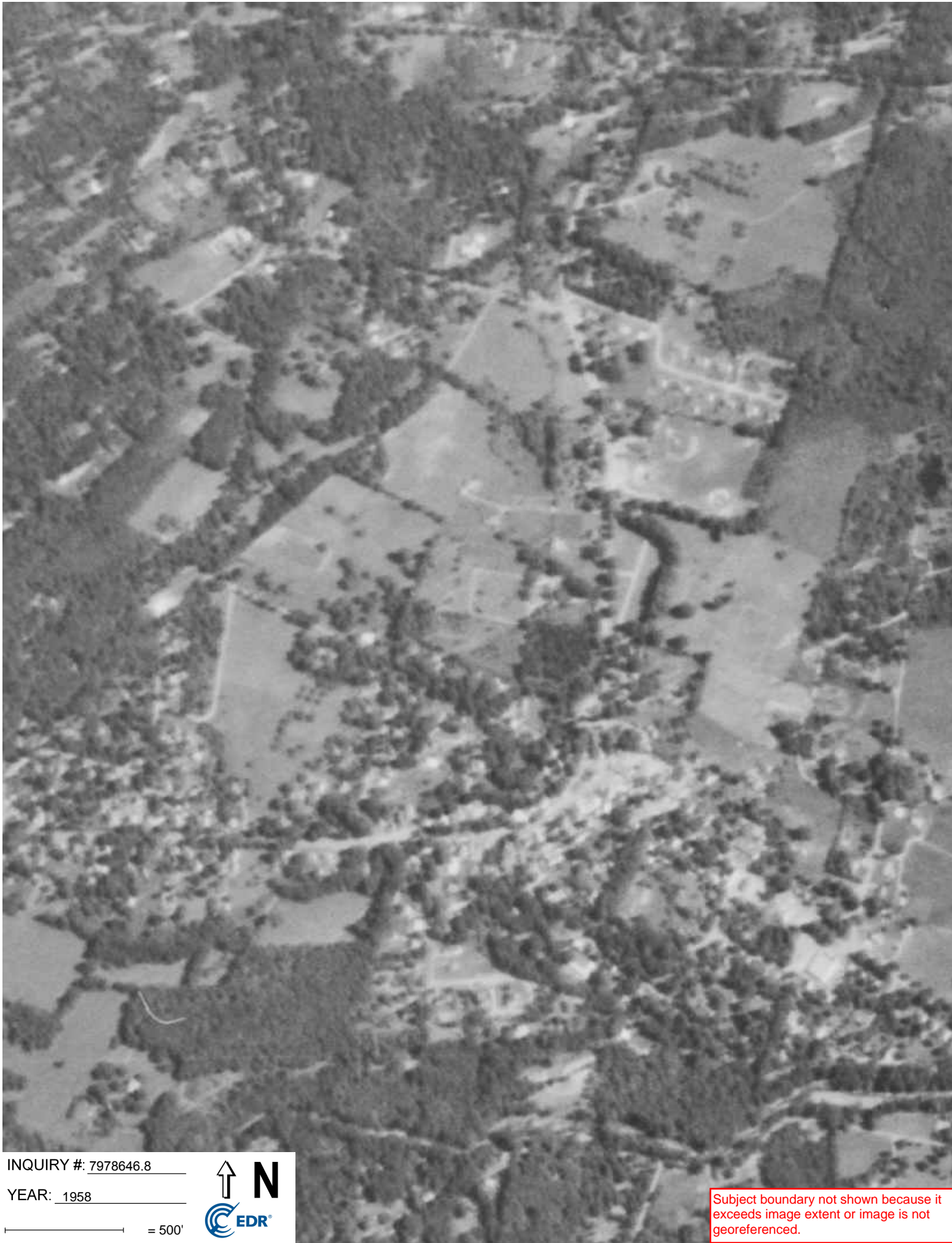


INQUIRY #: 7978646.8

YEAR: 1960

— = 500'





INQUIRY #: 7978646.8

YEAR: 1958

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

Appendix C

Phase I ESA Site Observation Notes and Field Site Map

Phase I Environmental Site Assessment – Site Reconnaissance Checklist

Site Reconnaissance Information	
Field Personnel:	Ari Cheremeteff
Project Name/FA Number:	Woodstock – Engineering Studies
Site Location/Address:	Mountain View Parking Lot, Rock City Road
Site Reconnaissance Date:	April 29, 2025
Weather Conditions:	Sunny, 75 F
Escort:	Town of Woodstock
Limitations:	None
Current Site Operations/ Site Use(s):	Vacant Parking Lot

Category	Feature	Observed	Notes
Buildings (N/A, undeveloped property)	Elevators	N/A	
	Air Compressors	N/A	
	Incinerators	N/A	
	Waste Treatment Systems	N/A	
	Presses/Stamping Equipment	N/A	
	Press Pits	N/A	
	Hydraulic Lifts or In-Ground Hoists	N/A	
	Paint Booth	N/A	
	Plating Tanks	N/A	
	Lathes, Screw Machines, etc.	N/A	
	Electrical Switches or Transformers (Mercury or PCB-containing)	N/A	
	Lead Acid Batteries	N/A	
	Other observations	N/A	
Building Interior	Mold Observed	N/A	
	Floor Drains	N/A	
	Scupper Drains	N/A	
	Sitting Water	N/A	
	Presumed Asbestos Containing Materials (PACM)	N/A	
	Sub-Slab Depressurization System (SSDS) or Radon Mitigation System (if yes is it active or passive?)	N/A	

Category	Feature	Observed	Notes
Aboveground Chemical or Other Waste Storage or Waste Streams	Aboveground Storage Tanks (ASTs) - <u>include</u> tank size, contents, quantity, condition, staining on or below tank, secondary containment	N/A	
	Drums, Barrels and/or Containers > 5 gallons - include size of containers, content, quantity, condition, location of where stored, secondary containment	N/A	
	AST Inspection or Spill Prevention Documentation	N/A	
	Chip Hoppers	N/A	
	Hazardous or Petroleum Waste Streams	N/A	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks	N/A	
	Fuel Dispensers	N/A	
	Sumps or Cisterns	N/A	
	Dry Wells	N/A	
	Oil/Water Separators	N/A	
	Floor Drains, Trench Drains, etc.	N/A	
	Pipeline Markers	N/A	
Exterior Observations	Stressed Vegetation	N	
	Stained Soil or Pavement	N	
	Pad or Pole Mounted Transformers and/or Capacitors	N	
	Soil Piles of Unknown Origin (Berms, Piles, Covered or Piles with Stormwater Booms, or fencing)	N	
	Exterior Dumpsters with Staining	N	
	Leachate or Other Waste Seeps	N	
	Trash, Debris, and/or Other Waste Materials	N	
	Uncontrolled Dumping or Disposal Areas	N	
	Surface Water Discoloration, Sheen or Free Product	N	
	Strong, Pungent or Noxious Odors	N	
	Storm Water Retention or Detention Pond(s)	N	
	Pits, Ponds, Lagoons	N	
Other Exterior Observations	Surface Water	N	
	Retention Ponds	N	

Category	Feature	Observed	Notes
Other Exterior Observations	Creek, Stream, or Other Navigable Waterway	N	
	Wetlands	N	
	Parklands	N	
	Potable Drinking Water Well(s)	N	
	Groundwater Monitoring Well(s)	N	
	Active Construction	N	
	Remedial Activities	N	
	Chillers (CFC-containing?)	N	
	Electrical Transformers (PCB-containing?)	N	
	Back-up Generators (diesel or natural gas?)	N	
	Boilers	N	
	Cooling Towers	N	
	Septic Tanks or Cisterns	N	
On Site Operations	Equipment Washing	N	
	Maintenance or Mechanical Repair	N	
	Industrial Manufacturing	N	
	Research and Development Lab(s)	N	
	Chemical storage - if yes, list type, size of container(s), location, secondary containment	N	
	On-site fueling	N	
	Generation of Hazardous Waste - if yes request EPA ID, Haz Waste Codes, Quantity Generated Annually, Storage Location(s)	N	
	Other:		
Neighboring Properties	North	Mountain View Ave	
		Residential, Artists Cemetery (W/NW), Woodstock Cemetery (E/NE)	
	South	Wetland	
		Residential, Commercial	
	East	Commercial, Rock City Road	
		Colony, Residential, Other Commercial	
	West	Mountain View Ave., Yoga Studio	
		Residential	

Category	Feature	Observed	Notes
	Additional, if needed:		
Utilities	Electric Service By:		Central Hudson Gas & Electric Company
	Gas Service By:		Central Hudson Gas & Electric Company, Propane, or Fuel Oil
	Water Service By:		Town of Woodstock
	Sanitary Service By:		Town of Woodstock
	Steam By:		N/A
	Other Power Source By:		N/A
	Other:		

Appendix D

Interview Questionnaire



AAI/Phase I ESA Property Owner Questionnaire Record of Communication

Contact Name:

Site Name/ID:

Relationship to Site:

Interviewer/Date:

Duration of Familiarity:

Current Owner Name:

Purchase Date:

Size of Property (Acres):

Current Use:

Current Occupant:

Number of Structures:

Building ID:	
Construction Date:	
Square Feet:	
Foundation:	
Heat Source and Fuel Type:	
Cooling Source & Fuel Type:	

Building ID:	
Construction Date:	
Square Feet:	
Foundation:	
Heat Source and Fuel Type:	
Cooling Source & Fuel Type:	

Past Use of Property:

Potable Water: ☐ **Public** ☐ **Private Well**

Sewer: ☐ **Public** ☐ **Septic (Septic Company):**

Solid Waste/Recycling (Company):

- | Y | N | Unk | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any transformers, capacitors, or hydraulic equipment, or other equipment on the property that may contain or have been tested for the presence of PCBs?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there currently, or have there been any septic tanks or drain fields on the property?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there currently, or have there been, any pits, ponds, or lagoons located on the property that are associated with waste treatment or disposal?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the property discharge waste water (other than storm water) directly to a ditch or stream on or adjacent to the property?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there any oil/water separators or other features designed to minimize pollution sources?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the property discharge waste water to a municipal sewer system?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the property have a separate storm water sewer that is not connected to the municipal system? If so, is there a permit involved?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there currently, or have there ever been, any storage tanks (aboveground or underground) on the Property?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there any past or existing vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground or adjacent to any structures?
If yes, please explain: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are you aware of any environmental cleanup liens against the property, governmental notifications relating to violations of environmental laws, or threatened, pending, or past lawsuits or administrative proceedings concerning a release or threatened release at the property?
If yes, please explain: |

Y	N	Unk	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any environmental permits for the property (for example, solid waste disposal, hazardous waste generation, wastewater permits, NPDES permits, tank permits)? If yes, please explain:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any controls in place at the property to control or reduce contamination or exposure to contamination? For example, land use restrictions, caps, engineered barriers? If yes, please explain:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any preparedness/prevention plans in place? For example, spill prevention countermeasures and control plans (SPCC), etc.? If yes, please explain:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any existing or former wells (potable, monitoring, dry, etc.) on the property? If yes, please explain:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any previous environmental assessments or investigations conducted on the property? If yes, please explain:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you have any other previously prepared documents for the property that may include information regarding the environmental status or past uses of the property? If yes, please explain:

Please indicate if any of the following documents listed below exist and can be provided to Fisher Associates.

Y	N	Unk	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Previous Environmental Site Assessment Reports
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plans and/or Surveys/Geotechnical Reports
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title Records
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Compliance/Audit Reports/Risk Assessments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Permits (i.e NPDES, Solid Waste Disposal, Wastewater, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Registrations/inspection reports for underground/aboveground storage tanks
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material Data Safety Sheets
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tier II/Community Right-to-Know Plans
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SPCC Plans, Safety Plans, Facility Response Plans
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recorded Activity and Use Limitations (AULs)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Violation Notices
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hazardous Waste Generator Notices or Reports



AAI/Phase I ESA Property Owner Questionnaire Record of Communication

Signature:

I represent that to the best of my knowledge; the above statements and facts are true and correct. No material facts have been suppressed or misstated.

Signature: _____

Date:

Printed Name/Title:

Company:

Address:

Phone:

Please email the completed form to Fisher Associates, P.E., L.S., L.A., D.P.C.

Property Name (if applicable):

Property Address:

Parcel ID:

Current Owner Contact Information

Name:

Phone:

Address:

Email:

Property Manager Contact Information:

☐ Same as Owner

Name:

Phone:

Address:

Email:

Site Occupant(s) Contact Information:

☐ Same as Owner

☐ Same as Property Manager

Name:

Phone:

Address:

Email:

Site Visit Contact Information:

Name:

Email:

Phone:

Reason(s) for Performing Phase I ESA/AAI Due Diligence:

☐ Prospective Purchaser

☐ Providing Funding/Financing

QUESTIONNAIRE

- ☐ **Yes** ☐ **No** **Are you the current owner of the property?**
If Yes, please indicate the length of ownership or date of purchase.
- ☐ **Yes** ☐ **No** **Are you aware of any environmental liens against the property?**
If Yes, please explain.
- ☐ **Yes** ☐ **No** **Are you aware of any Activity Use Liens (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property?**
If yes, please explain.
- ☐ **Yes** ☐ **No** **Do you have any specialized knowledge or experience related to the property or nearby properties? (i.e same line of business).**
If yes, please explain.
- ☐ **Yes** ☐ **No** **Does the purchase price being paid for this property reasonably reflect the fair market value of the property?**
If no, please explain.
- ☐ **Yes** ☐ **No** **Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?**
If yes, please explain.
- ☐ **Yes** ☐ **No** **Do you know the past uses of the property?**
If yes, please explain.

☐ **Yes** ☐ **No** **Do you know of specific chemicals that are present or once were present at the property?**
If yes, please explain.

☐ **Yes** ☐ **No** **Do you know of spills or other chemicals releases that have taken place or impacted the property?**
If yes, please explain.

☐ **Yes** ☐ **No** **Do you know of any environmental cleanups that have taken place at the property?**
If yes, please explain.

☐ **Yes** ☐ **No** **Based on your knowledge and experience in relation to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?**
If yes, please explain.

☐ **Yes** ☐ **No** **Do you have any other previously prepared environmental documents for the property?**
If yes, please explain and/or provide a copy to Fisher Associates.

Please indicate if any of the following documents listed below exist and can be provided to Fisher Associates.

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Previous Environmental Site Assessment Reports |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Site Plans and/or Surveys |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Title Records |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Environmental Compliance/Audit Reports |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Environmental Permits (i.e. NPDES, Solid Waste Disposal, Wastewater, etc.) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Registrations/inspection reports for underground/aboveground storage tanks |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Material Data Safety Sheets |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Tier II/Community Right-to-Know Plans |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | SPCC Plans, Safety Plans, Facility Response Plans |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Any other reports |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Environmental violation notices |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Hazardous waste generator notices or reports |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Geotechnical Studies |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Risk Assessments |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Recorded Activity and Use Limitations (AULs) |

User Information:

Signature:

Print Name:

Title:

Company:

Address:

Phone:

Please sign and email/fax the completed form to Fisher Associates.

Appendix E

Fire Insurance Maps



Mountain View

Rock City Road

Woodstock, NY 12498

Inquiry Number: 7978646.3

May 05, 2025

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

05/05/25

Site Name:

Mountain View
Rock City Road
Woodstock, NY 12498
EDR Inquiry # 7978646.3

Client Name:

Fisher Associates
55 Chicago Street, Suite 200
Buffalo, NY 14202
Contact: Ariadna Cheremeteff



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

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

Certified Sanborn Results:

Certification # D599-4EF4-BCB0

PO # 240707.00

Project Woodstock Housing

UNMAPPED PROPERTY

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



Sanborn® Library search results

Certification #: D599-4EF4-BCB0

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

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

The Sanborn Library LLC Since 1866™

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Appendix F

FOIL Request Letters and Response Package

#E-07

**APPLICATION FOR PUBLIC ACCESS TO RECORDS
PAGE ONE**

Clearly print or type all appropriate information below.

Name of Department Ulster County Clerk

I hereby apply to inspect the following record. (Please describe the record sought. If possible, supply a date, a file title and number, and any other information that will help locate the record desired.):

Property Tax ID/Address: 27.54-3-6, Mountain View Parking Lot, Rock City Road, Woodstock, NY 12498

- | | |
|--|--|
| 1. Title Record | 2. Building Permits, recorded additions or demolitions. |
| 3. Petroleum Bulk Storage | 4. Property Zoning information |
| 5. Chemical Bulk Storage | 6. Titles, Deeds, Land Use Restrictions, Activity Use Limitations, Liens |
| 7. Spill Records | 8. Fire Department Records |
| 9. Hazardous and/or Solid Waste | 10. Potable Water Supply |
| 11. Remedial Actions under BCP, CERCLA, RCRA, Superfund, or other | |
| 12. Utility services to property (water/sewage), discharge permits, etc. | |

Signature  **Date of Application** 05/06/2025

Printed Name Ari Cheremeteff

Mailing Address ACHeremeteff@fisherassoc.com

180 Charlotte Street, Rochester, NY 14607

By submitting this form, I hereby agree to pay fees associated with the following request.

Fees

As set forth in Public Officers Law Section 87(1)(b)(iii) and (c) and 16 NYCRR 6-1.2, except when a different fee is otherwise prescribed by statute:

(a) the fee for copies of records from originals 8 1/2" x 11" and 8 1/2" x 15" shall be 25 cents per photocopy and

(b) the fee for preparing and reproducing any other record shall be the actual cost, which shall include only:

(1) an amount equal to the hourly salary attributed to the lowest paid department employee who has the necessary skill required to prepare a copy of the requested record;

(2) the actual cost of the storage devices or media provided to the person making the request in complying with such request; and

(3) the actual cost to the agency of engaging an outside professional service to prepare a copy of a record, but only when the agency's information technology equipment is inadequate to prepare a copy, if such service is used to prepare the copy.

(c) Preparing and reproducing a copy shall not include search time or administrative costs, and no fee shall be charged unless at least two hours of County employee time is needed to prepare a copy of the record requested.

An additional written statement, from the requester/authorized representative, expressing consent to pay all applicable fees is required for requests expected to cost \$100 or more.

**APPLICATION FOR PUBLIC ACCESS TO RECORDS
PAGE TWO**

This page is to be completed by the Department's Records Access Officer

Date received: _____

If approved:

Number of pages requested: _____

Media costs or other actual costs: _____

Billing Date: _____

Bill Number: _____

Bill Amount: _____

Receipt of your request is acknowledged with this form. This form serves as your bill. Kindly send a check or money order for \$_____ for this FOIL request to _____.

The Records Access Officer must check A, B or C below:

☐ A. Once the funds have been received, this FOIL request will be filled.

☐ B. There will be a delay in supplying the requested record until: _____
For the following reason: _____

☐ C. **If denied, check one or more of the reasons below:**

☐ Confidential Disclosure

☐ Part of Investigatory Files

☐ Unwarranted Invasion of Privacy

☐ Record of which this Department is Legal Custodian, Cannot be Found

☐ Record is not Maintained by the Department

☐ Exempted by Statute Other than Freedom of Information Act

☐ Other (specify): _____

Signature of Record's Access Officer _____ Date _____

Notice to Applicant

You have the right to appeal a denial of this application to the FOIL Appeals Hearing Officer in writing within 30 days of the denial. The FOIL Appeals Hearing Officer must respond to you in writing within ten business days of receipt of your appeal.

FOIL Appeals Officer
Ulster County Executive's Office
244 Fair Street, PO Box 1800
Kingston, New York 12402
Tel.: (845) 340-3800

Ariadna Cheremeteff

From: Ariadna Cheremeteff
Sent: Tuesday, May 6, 2025 11:12 AM
To: County Clerk
Subject: RE: FOIL Requests

Thank you for your quick response. I will reach out to the other county departments and search on the link.

I appreciate your help!
Ari

From: County Clerk <countyclerk@co.ulster.ny.us>
Sent: Tuesday, May 6, 2025 11:03 AM
To: Ariadna Cheremeteff <ACheremeteff@fisherassoc.com>
Subject: RE: FOIL Requests

Ariadna,

The only record in the request that our department has would be deeds. These are publicly available using our document search site [here](#). Select "Search as Guest" to access the search function.

You should reach out to the county health department and the municipal building department.

Andrew Harris
Chief Deputy County Clerk
Ulster County Clerk's Office
845-340-3040

From: Ariadna Cheremeteff <ACheremeteff@fisherassoc.com>
Sent: Tuesday, May 6, 2025 10:51 AM
To: County Clerk <countyclerk@co.ulster.ny.us>
Subject: FOIL Requests

[EXTERNAL SENDER]

Good morning,

I am submitting this email for a formal FOIL request regarding three (3) separate properties in Woodstock NY. I have attached the County's FOIL request documents for each parcel. Please let me know if you require additional information.

Thank you,
Ariadna Cheremeteff
Site Investigation & Remediation Group Manager





CELEBRATING OUR FIFTH CONSECUTIVE YEAR AS

A ROCHESTER TOP WORKPLACE!

Thank you to our employees!

180 Charlotte St.
Rochester, NY 14607

585.334.1310 ext. 263 (office)

585.507.0111 (cell)



Basemaps

Map Layers

Measurements & Coordinates

Parcel Details

View Full Property Details

Printable Property Report

View Official Tax Map

Share This Parcel (link)

SBL: 27.54-3-6

Address: Rock City Rd

City: Woodstock

Property Class: Govt pk lot

Acres: 2.5

Deed Book: 1475 | Page: 333




Owner: Woodstock Town Of

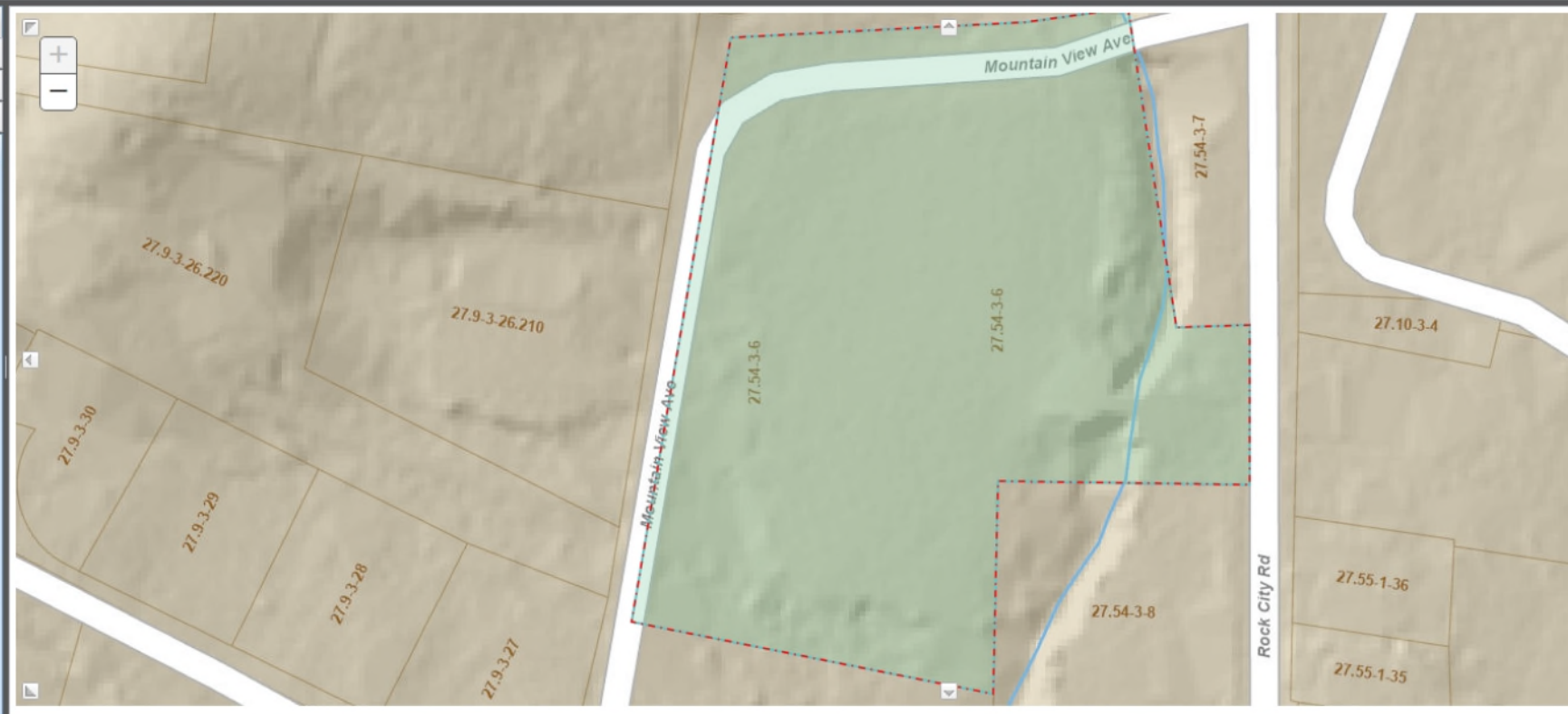
Mailing Address: 45 Comeau Dr

PO Box: undefined

Mail City: Woodstock NY

Mail Zip: 12498





Search Results

Clear All Results


Zoom to Highlighted

Remove Highlighted

Download All Results

Download Highlighted

Clear Buffer

 Buffer Highlighted

50 ft Buffer

<input type="checkbox"/>	IMO	Parcel	Owner	Owner 2	Parcel Address	Parcel City	Mailing Address	Mailing 1	Mailing 2	Mailing City	Mailing Zip	Property Class	Acres	Book	Page
<input type="checkbox"/>	Property Details	27.54-3-6	Woodstock Town Of		Rock City Rd	Woodstock	45 Comeau Dr			Woodstock NY	12498	Govt pk lot	2.5	1475	333

Annual Drinking Water Quality Report for 2017
Town of Woodstock
45 Comeau Drive, Woodstock, NY 12498
(Public Water Supply Identification Number NY5503394)

INTRODUCTION

To comply with State regulations the Woodstock Water District annually issues a report describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources. Last year, your drinking water met all State drinking water health standards. This report is a snapshot of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to New York State standards. Our constant goal is and always has been, to provide to you a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and to protect our water resources. If you have any questions concerning this report or concerning your drinking water please contact: *Mr. Larry Allen Jr., Water & Wastewater Superintendent, Town of Woodstock Water Department, 45 Comeau Drive., Woodstock, NY 12498; Telephone (845) 679-2356.* We want our valued water users to be informed about their water service.

WHERE DOES OUR WATER COME FROM?

The Woodstock Water District draws its water from a groundwater source. Groundwater or well water is stored below the surface of the earth in deep, porous rocks called "aquifers." Groundwater is purified naturally as it filters through layers of soil, clay, rock and sand. This process, known as percolation, takes years to complete. As a result, groundwater requires less treatment than surface water. We are served by seven drilled wells, with a depth of 20 feet. The wells yield approximately 300,000 gallons per day. The water is disinfected with chlorine in the form of hypochlorite, and the pH is adjusted with sodium carbonate for corrosion control. Additionally, as part of our corrosion control program we feed Carus 8100 a blended phosphate solution. The wells are plumbed through two pumphouses and then into a series of storage tanks with a total capacity of 1.3 million gallons.

The source water assessment performed by the New York State Health Department has rated our source water having a high susceptibility to microbials and nitrates, and a medium to high susceptibility to industrial solvents, and other industrial contaminants. It should be noted that the SWAP looks at the untreated water only. Our water is treated to minimize the potential sources of contamination. The SWAP summary for our water supply is attached to this report.

In general, the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activities. Contaminants that may be present in source water include microbial contaminants, inorganic contaminants, pesticides and herbicides, organic chemical contaminants, and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and EPA prescribe regulations, which limit the amount of certain contaminants in water provided by public water systems. The State Health Department's and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

FACTS AND FIGURES

The Woodstock Water District provides water to 750 hook-ups serving a population of approximately 2,500 people. The Water District's average daily demand is 123,167 gallons. Our single highest day was 308,000 gallons. The total water pumped was 45,837,000 gallons. A total of 36,168,625 gallons was billed to customers. As a result, a total of 7,537,331 gallons of water (or 16.4%) was lost through leaks, flushing tanks and hydrants, fighting fires and draining tanks. The charge for water in 2017 was \$4.10 per 1000 gallons.

ARE THERE CONTAMINANTS IN OUR DRINKING WATER?

In accordance with State regulations Woodstock Water District personnel routinely monitor your drinking water for numerous contaminants. We test your drinking water for inorganic contaminants, radiological contaminants, lead and copper, nitrate, volatile organic contaminants, and synthetic organic contaminants. In addition, we test (4) samples for coliform bacteria each month. The table presented below depicts which contaminants were detected in your drinking water. The State allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of the data, though representative of the water quality, is more than one year old and is noted.

It should be noted that all drinking water, including bottled drinking water, reasonably may be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily pose a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791) or the Ulster County Health Department at 845-340-3150.

WHAT DOES THIS INFORMATION MEAN?

As you can see by the table on page 4, our system had no violations. We have learned through our monitoring and testing that some constituents have been detected; however, these compounds were detected below New York State requirements. MCL's are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?

During 2017, our system was in compliance with applicable State drinking water, operating, monitoring and reporting requirements

DO I NEED TO TAKE SPECIAL PRECAUTIONS?

Although our drinking water met or exceeded state and federal regulations, some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium, Giardia and other microbiological pathogens are available from the Safe Drinking Water Hotline (800-426-4791).

INFORMATION ON LEAD

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The Town of Woodstock is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>

CAPITAL IMPROVEMENTS

During 2017 there were no major capital projects. There are no projects planned for 2018.

WATER CONSERVATION TIPS

The Woodstock Water District encourages water conservation. There are a lot of things you can do to conserve water in your own home. Conservation tips include:

- ◆ Only run the dishwasher and clothes washer when there is a full load
- ◆ Use water saving showerheads
- ◆ Install faucet aerators in the kitchen and the bathroom to reduce the flow from 4 to 2.5 gallons per minute
- ◆ Check faucets, pipes and toilets for leaks and repair all leaks promptly
- ◆ Take shorter showers

In cases of drought or other water emergencies, the Woodstock Town Board may implement the following water restrictions:

- ◆ No watering of lawns or gardens.
- ◆ No washing of cars, driveways or sidewalks.
- ◆ No filling of pools.

Violations of these provisions of Section 8-4-5 of the Water District Regulations are punishable under Section 11.

Watch for notices concerning the Woodstock Water District in the Kingston Daily Freeman and the Woodstock Times. Questions may be directed to the Woodstock Town Clerk's office at (845) 679-2113 extension 4.

CLOSING

Thank you for allowing us to continue providing your family with clean, quality water this year. In order to maintain a safe and dependable water supply we sometimes need to make improvements that will benefit our water users. We ask that all our water users help us protect our water sources, which are the heart of our community. Please call our office if you have questions.

TOWN OF WOODSTOCK TABLE OF DETECTED CONTAMINANTS Public Water Supply Identification Number NY5503394						
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Inorganic Contaminants (sample data from 7/7/15, range of values for two pumphouses unless otherwise noted; numbers in boldface are from Pumphouse #1, plain type Pumphouse #2)						
Barium	N	6-12	ppb	2000	2000	Naturally occurring
Chloride (sample from 7/17/12)	N	10-13	ppm	N/A	250	Geology; Naturally occurring
Copper (samples from 7/7/15) Range of copper concentrations	N	0.71 ¹ 0.26-0.75	ppm	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (samples 7/7/15) Range of lead concentrations	N	2 ² ND-6	ppb	0	AL=15	Corrosion of household plumbing systems, erosion of natural deposits
Manganese (sample from 7/17/12)	N	ND-10	ppb	N/A	300	Geology; Naturally occurring
Nitrate (as Nitrogen) samples from Pump House #1 & 2 (samples from 7/11/17)	N	0.403- 0.273	ppm	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
pH	N	6.9/6.9	units		6.5-8.5	
Sodium ³ (sample from 7/11/17)	N	38.3	ppm	N/A	N/A	Geology; Road Salt
Sulfate (sample from 7/17/12)	N	6-16	ppm	N/A	250	Geology;
Disinfection Byproducts (2 sample sets from 7/11/17 unless otherwise noted)						
Chlorine Residual, Free (average) daily samples Range	N	1.2 0.4- 2.0	ppm	MRDLG N/A	MRDL 4	Used in the treatment and disinfection of drinking water
Stage 2 Haloacetic Acids [HAA5]	N	ND-5.29	ppb	N/A	60	By product of drinking water chlorination
Stage 2 Total Trihalomethanes [TTHM]	N	ND-12	ppb	0	80	By product of drinking water chlorination
NOTES- 1. The level presented represents the 90 th percentile of 10 test sites. The action level for copper was not exceeded at any of the sites tested 2. The level presented represents the 90 th percentile of 10 test sites. The action level for lead was not exceeded at any of the sites tested 3. Water containing more than 20 mg/l should not be consumed by persons on severely restricted sodium diets. Non-Detects (ND) - laboratory analysis indicates that the contaminant is not present. Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000. Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000. Picrouries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water. 90 th Percentile Value- The values reported for lead and copper represent the 90 th percentile. A percentile is a value on a scale of 100 that indicates the percent of a distribution that is equal to or below it. The 90 th percentile is equal to or greater than 90% of the lead and copper values detected at your water system Action Level - the concentration of a contaminant, which, if exceeded, triggers treatment, or other requirements, which a water system must follow. Treatment Technique (TT) - A treatment technique is a required process intended to reduce the level of a contaminant in drinking water. Maximum Contaminant Level - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology. Maximum Contaminant Level Goal The "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety. Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants. Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. N/A-Not applicable						

As illustrated in the table, our monitoring and testing detected some contaminants; all other contaminants were below the maximum levels permitted by the State, known as the maximum contaminant levels (MCL). Many of the test results were NON DETECTABLE. The type/group (number of contaminants in each group) tested for were as follows: volatile organic compounds (52) +MTBE, synthetic organic compounds (38), asbestos, color, and radiological chemicals (4). The inorganic contaminants tested for were: iron, arsenic, barium cadmium, chromium, mercury, silver, selenium, zinc, antimony, beryllium, thallium and cyanide. The microbiological contaminants (2) total coliform, *E. coli*.

Woodstock Water District
NY5503394
Source Water Assessment Summary

The NYSDOH has completed a source water assessment for this system, based on available information. Possible and actual threats to this drinking water source were evaluated. The state source water assessment includes a susceptibility rating based on the risk posed by each potential source of contamination and how easily contaminants can move through the subsurface to the wells. The susceptibility rating is an estimate of the potential for contamination of the source water, it does not mean that the water delivered to consumers is, or will become contaminated. *While nitrates were detected in our water, it should be noted that all drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants from natural sources. The presence of contaminants does not necessarily indicate that the water poses a health risk.* See section "Are there contaminants in our drinking water?" for a list of the contaminants that have been detected. The source water assessments provide resource managers with additional information for protecting source waters into the future.

As mentioned before, our water is derived from 7 drilled wells. The source water assessment has rated these wells as having a high susceptibility to microbials and nitrates, and a medium to high susceptibility to industrial solvents, and other industrial contaminants. These ratings are due primarily to the close proximity of a permitted discharge facility (industrial/commercial facilities that discharge wastewater into the environment and are regulated by the state and/or federal government.) In addition, the wells draw from fractured bedrock and the overlying soils do not provide adequate protection from potential contamination. Please note that, while the source water assessment rates our well as being susceptible to microbials, our water is disinfected to ensure that the finished water delivered into your home meets the New York State drinking water standards for microbial contamination.

A copy of this assessment, including a map of the assessment area, can be obtained by contacting us, as noted below:

W146903-050625 - Freedom of Information Law Request

Message History (3)

✉ On 6/9/2025 11:57:13 AM, New York DEC FOIL Center wrote:

Subject: Freedom of Information Law Request :: W146903-050625

Body:

RE: PUBLIC RECORDS REQUEST of 5/6/2025, Reference # W146903-050625

Date: 06/09/2025

Dear Ariadna Cheremeteff,

In response to your Freedom of Information Law (FOIL) request seeking:

Fisher Associates is requesting copies of records for the property listed below in Woodstock, Ulster County, New York.

Tax ID: 27.54-3-6, Mountain View Parking Lot, Rock City Road, Woodstock, NY 12498 (see figure attached).

Please include all environmental records such as:

- 1. Title Record*
- 2. Petroleum Bulk Storage*
- 3. Chemical Bulk Storage*
- 4. Spills*
- 5. Hazardous Waste*
- 6. Solid Waste*
- 7. Actions or anticipated actions under CERCLA, RCRA, Superfund*
- 8. Building Permits, including current and previous owners and occupants, any recorded additions or demolitions, zoning information*
- 9. Titles or Deeds, Land Use Restrictions, Activity Use Limitations, Liens*
- 10. Fire Department Records*
- 11. Potable Water Supply type*
- 12. Utility services to the facility (water/sewage), including any discharge permits and information pertaining to retention ponds/basins, detention ponds, catch basins, etc.*

If the estimated total fee for processing this request exceeds \$25, please notify us in writing of the estimated cost.

Thank you,

Ari Cheremeteff

Please be advised that a diligent search of the files maintained by DEC produced no responsive records.

If you believe you have been unlawfully denied access to responsive records, you have the right to appeal. Any such appeal must be submitted in writing and within thirty (30) days of the date of this email. Appeals must be directed to:

FOIL Appeals Officer
Office of General Counsel
New York State Department of Environmental Conservation
625 Broadway, 14th Floor
Albany, NY 12233-1500

Your FOIL request is now closed. For further assistance, please reference FOIL #W146903-050625, and simply reply to this email. Thank you.

Sincerely,

Region 3 FOIL Coordinator

 On 5/6/2025 11:04:31 AM, New York DEC FOIL Center wrote:

Dear Ariadna:

Thank you for your Freedom of Information Law (FOIL) request. Your request has been received and is being processed. Your request was received in this office on 5/6/2025 and given the reference number FOIL #W146903-050625 for tracking purposes. You may expect the Department's response to your request no later than **6/4/2025**.

Record Requested: Fisher Associates is requesting copies of records for the property listed below in Woodstock, Ulster County, New York.

Tax ID: 27.54-3-6, Mountain View Parking Lot, Rock City Road, Woodstock, NY 12498 (see figure attached).

Please include all environmental records such as:

- 1. Title Record**
- 2. Petroleum Bulk Storage**
- 3. Chemical Bulk Storage**
- 4. Spills**
- 5. Hazardous Waste**
- 6. Solid Waste**
- 7. Actions or anticipated actions under CERCLA, RCRA, Superfund**
- 8. Building Permits, including current and previous owners and occupants, any recorded additions or demolitions, zoning information**
- 9. Titles or Deeds, Land Use Restrictions, Activity Use Limitations, Liens**
- 10. Fire Department Records**
- 11. Potable Water Supply type**
- 12. Utility services to the facility (water/sewage), including any discharge permits and information pertaining to retention ponds/basins, detention ponds, catch basins, etc.**

If the estimated total fee for processing this request exceeds \$25, please notify us in writing of the estimated cost.

**Thank you,
Ari Cheremeteff**


You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the FOIL Center.

[Click here to login to the FOIL Center.](#)

New York State Department of Environmental Conservation, Record Access Office

Track the issue status and respond at:

https://newyorkdec.govqa.us/WEBAPP/_rs/RequestEdit.aspx?rid=146903

 On 5/6/2025 11:04:29 AM, Ariadna Cheremeteff wrote:

Request Created on Public Portal

Details from Spill Incidents Database Search

Spill Record

An official website of New York State.
[Here's how you know](#) ✓



NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Spill Date/Time

Spill Date: 08/15/2003
Spill Time: 03:30:00 PM
Call Received Date: 08/15/2003
Call Received Time: 05:51:00 PM

Location

Spill Name: WOODSTOCK PIZZA
Address: ROCK CITY RD
City: WOODSTOCK
County: Ulster


Spill Description

Material Spilled	Amount Spilled	Resource Affected
#2 fuel oil	Unknown	Soil

Cause: Tank Overfill
Source: Commercial/Industrial
Waterbody:

Record Close

Date Spill Closed: 11/06/2003
"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

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

Refine This Search

DER Environmental Remediation Databases [Privacy Policy](#) [Terms of Service](#)

• [Agencies](#)• [App Directory](#)• [Counties](#)• [Events](#)• [Programs](#)• [Services](#)

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Appendix G

Database Search Report



Mountain View

Rock City Road

Woodstock, NY 12498

Inquiry Number: 7978646.2s

May 06, 2025

EDR Summary Radius Map Report



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

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

ROCK CITY ROAD
WOODSTOCK, NY 12498

COORDINATES

Latitude (North): 42.0426250 - 42° 2' 33.45"
Longitude (West): 74.1190660 - 74° 7' 8.63"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 572910.4
UTM Y (Meters): 4654670.5
Elevation: 559 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	W
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20190826
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
ROCK CITY ROAD
WOODSTOCK, NY 12498

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	WOODSTOCK PIZZA	ROCK CITY RD	LTANKS		TP
A2	MOUNTAIN VIEW PARKIN	ROCK CITY RD & MOUNT	FINDS		TP
A3	SPILL NUMBER 0007550	24 MOUNTAINVIEW AVE	NY Spills	Higher	1 ft.
B4	PRIVATE RESIDENCE	31 MOUNTAINVIEW AVE	NY Spills	Lower	63, 0.012, SSW
B5	TURMO RESIDENCE	15 MT. VIEW AVE	LTANKS	Lower	79, 0.015, SSW
C6	HECKEROTH ELECTRIC	11-13 ROCK CITY ROAD	AST	Higher	214, 0.041, SSE
C7	HECKEROTH ELECTRIC	11-13 ROCK CITY ROAD	UST	Higher	214, 0.041, SSE
D8	HERITAGE ENERGY	MT VIEW MOTEL	LTANKS	Lower	265, 0.050, WSW
C9	ELUYN RESIDENCE	12 OLD FORGE ROAD	NY Spills	Higher	344, 0.065, SSE
C10	TALES OF WOODSTOCK	3 MILL HILL ROAD	LTANKS	Higher	394, 0.075, SSE
D11	SPILL NUMBER 9610919	REYNOLDS LANE	NY Spills	Lower	419, 0.079, SW
C12	HOUST & SONS	2-6 MILL HILL RD	LTANKS	Higher	421, 0.080, SSE
E13	WOODSTOCK GUILD CRAF	34 TINKER ST	NY Spills	Lower	511, 0.097, SSW
E14	OLD FORGE BLDG MENS	54 TINKER STREET	UST FINDER	Lower	523, 0.099, SSW
E15	OLD FORGE BLDG MENS	54 TINKER STREET	UST	Lower	523, 0.099, SSW
F16	PEPERS GARAGE INC	21 MILL HILL RD	EDR Hist Auto	Lower	561, 0.106, SE
E17	NYSDOT BIN 1041100	RTE 212 OVER TANNERY	RCRA NonGen / NLR	Lower	563, 0.107, SSW
E18	ROAD WAY	29 TINKER STREET	NY Spills	Higher	574, 0.109, South
19	IN RESIDENCE	22 LIBRARY LN	NY Spills	Higher	582, 0.110, West
E20	TACO	31 TINKER ST	LTANKS	Higher	583, 0.110, South
E21	WOODSTOCK DRY CLEANE	5 TANNERY BROOK RD	EDR Hist Cleaner	Higher	633, 0.120, South
E22	SPILL NUMBER 9600799	TANNER BROOK RD/ROUT	NY Spills	Lower	641, 0.121, SSW
E23	WOODSTOCK LIQUORS	33 TINKER ST	LTANKS	Higher	642, 0.122, South
G24	KISLIN RESIDENCE	74 TINKER ST (BASEME	NY Spills	Higher	650, 0.123, SW
F25	CHURCH-OWNED PROPERT	26 MILL HILL RD	NY Spills	Lower	658, 0.125, SSE
G26	WOODSTOCK SANITARY L		PFAS ECHO	Higher	854, 0.162, SW
27	MADISON	85 ROCK CITY ROAD	LTANKS	Higher	959, 0.182, North
H28	F & M AUTO	39 MILL HILL ROAD	UST FINDER	Lower	966, 0.183, SE
H29	WOODSTOCK AUTOMOTIVE	39 MILL HILL ROAD	UST FINDER	Lower	966, 0.183, SE
H30	F & M AUTO	39 MILL HILL ROAD	AST	Lower	966, 0.183, SE
H31	WOODSTOCK AUTOMOTIVE	39 MILL HILL ROAD	AST	Lower	966, 0.183, SE
H32	F & M AUTO	39 MILL HILL ROAD	UST, NY Spills	Lower	966, 0.183, SE
H33	GETTY #98456	39 MIND HILL ROAD	UST FINDER RELEASE	Lower	1004, 0.190, SE
34	VERIZON NEW YORK, IN	13 NEHER STREET	UST	Higher	1128, 0.214, SSW
35	LISS RESIDENCE	8 SIMMONS DR	LTANKS	Higher	1136, 0.215, NNE
36	MOTZKIN	9 BELLOWS LANE	LTANKS	Higher	1168, 0.221, NNW
37	WHITE RESIDENCE	10A ELWIGN LANE	LTANKS	Lower	1281, 0.243, ESE
38	RESIDENCE	20-22 ELWYN LANE	LTANKS	Lower	1302, 0.247, ESE
39	T.WOODSTOCK COMM. CN	58 ROCK CITY RD	LTANKS	Higher	1335, 0.253, North

MAPPED SITES SUMMARY

Target Property Address:
 ROCK CITY ROAD
 WOODSTOCK, NY 12498

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40	MCKILL	23PINE GROVE	LTANKS	Lower	1469, 0.278, SE
I41	CUMBERLAND FARMS	63 MILL HILL RD & EL	LTANKS	Lower	1494, 0.283, SE
42	WHEELER RESIDENCE	38 TANNERY BROOK ROA	LTANKS	Lower	1501, 0.284, South
J43	GULF OIL	MAIN & ELVIN ST	LTANKS	Lower	1583, 0.300, SE
J44	CUMBERLAND FARMS #31	63 MILL HILL RD	UST FINDER RELEASE	Lower	1588, 0.301, SE
J45	CUMBERLAND GAS STATI	63 MILL HILL ROAD	UST FINDER RELEASE	Lower	1588, 0.301, SE
J46	CUMBERLAND FARMS#315	63 MILL HILL ROAD	UST FINDER RELEASE	Lower	1588, 0.301, SE
J47	CUMBERLAND FARMS #31	63 63 MILL HILL ROAD	RCRA-VSQG, LTANKS, NY Spills, FINDS, ECHO, E...	Lower	1588, 0.301, SE
J48	CUMBERLAND STORE	63 MILL HILL ROAD	UST FINDER RELEASE	Lower	1588, 0.301, SE
49	TUNJAB PROPERTIES	120 TINKER STREET	LTANKS	Higher	1641, 0.311, WSW
50	DONALD SCHOEFF, OWNE	14 PIKE LANE	LTANKS	Higher	2084, 0.395, West
51	SPILL NUMBER 9810273	145 TINKER ST	LTANKS	Higher	2312, 0.438, WSW
52	WINSTON RESIDENCE	7 WOODHOUSE LANE	LTANKS	Lower	2318, 0.439, SE
53	MADEIRA RESIDENCE	10 MILL STREAM ROAD	LTANKS	Lower	2601, 0.493, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
WOODSTOCK PIZZA ROCK CITY RD WOODSTOCK, NY	LTANKS Site ID: 79109 Spill Date: 2003-08-15 Spill Number/Closed Date: 0305188 / 2003-11-06	N/A
MOUNTAIN VIEW PARKIN ROCK CITY RD & MOUNT WOODSTOCK, NY 12498	FINDS Registry ID:: 110019574076	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal leaking storage tanks

LTANKS: A review of the LTANKS list, as provided by EDR, and dated 02/02/2025 has revealed that there are 22 LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TALES OF WOODSTOCK Site ID: 146841 Spill Date: 2004-02-19 Spill Number/Closed Date: 0312817 / 2004-02-28	3 MILL HILL ROAD	SSE 0 - 1/8 (0.075 mi.)	C10	11
HOUST & SONS Site ID: 151411 Spill Date: 1987-12-16 Spill Number/Closed Date: 8707774 / 1988-02-15	2-6 MILL HILL RD	SSE 0 - 1/8 (0.080 mi.)	C12	11
TACO	31 TINKER ST	S 0 - 1/8 (0.110 mi.)	E20	13

EXECUTIVE SUMMARY

Site ID: 190705 Spill Date: 1986-12-16 Spill Number/Closed Date: 8605855 / 1987-03-17				
WOODSTOCK LIQUORS	33 TINKER ST	S 0 - 1/8 (0.122 mi.)	E23	13
Site ID: 183520 Spill Date: 2000-07-27 Spill Number/Closed Date: 0005027 / 2003-05-23				
MADISON	85 ROCK CITY ROAD	N 1/8 - 1/4 (0.182 mi.)	27	14
Site ID: 285342 Spill Date: 1988-09-21 Spill Number/Closed Date: 8805364 / 1988-12-06				
LISS RESIDENCE	8 SIMMONS DR	NNE 1/8 - 1/4 (0.215 mi.)	35	16
Site ID: 118976 Spill Date: 1999-07-30 Spill Number/Closed Date: 9905218 / 1999-09-15				
MOTZKIN	9 BELLOWS LANE	NNW 1/8 - 1/4 (0.221 mi.)	36	16
Site ID: 221545 Spill Date: 1999-12-15 Spill Number/Closed Date: 9910953 / 2001-11-05				
T.WOODSTOCK COMM. CN	58 ROCK CITY RD	N 1/4 - 1/2 (0.253 mi.)	39	17
Site ID: 243072 Spill Date: 1989-09-25 Spill Number/Closed Date: 8906231 / 1989-10-10				
TUNJAB PROPERTIES	120 TINKER STREET	WSW 1/4 - 1/2 (0.311 mi.)	49	20
Site ID: 203520 Spill Date: 1988-11-29 Spill Number/Closed Date: 8807132 / 1989-01-25				
DONALD SCHOEFF, OWNE	14 PIKE LANE	W 1/4 - 1/2 (0.395 mi.)	50	20
Site ID: 181586 Spill Date: 1989-07-13 Spill Number/Closed Date: 8903761 / 1989-08-08				
SPILL NUMBER 9810273	145 TINKER ST	WSW 1/4 - 1/2 (0.438 mi.)	51	20
Site ID: 231157 Spill Date: 1998-11-13 Spill Number/Closed Date: 9810273 / 2000-01-01				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TURMO RESIDENCE	15 MT. VIEW AVE	SSW 0 - 1/8 (0.015 mi.)	B5	9
Site ID: 129601 Spill Date: 1991-11-16 Spill Number/Closed Date: 9108865 / 1992-01-03				
HERITAGE ENERGY	MT VIEW MOTEL	WSW 0 - 1/8 (0.050 mi.)	D8	10
Site ID: 296518 Spill Date: 1986-10-09 Spill Number/Closed Date: 8604430 / 1986-10-09				
WHITE RESIDENCE	10A ELWIGN LANE	ESE 1/8 - 1/4 (0.243 mi.)	37	16
Site ID: 206683 Spill Date: 1988-12-21 Spill Number/Closed Date: 8807714 / 1988-12-29				
RESIDENCE	20-22 ELWYN LANE	ESE 1/8 - 1/4 (0.247 mi.)	38	16

EXECUTIVE SUMMARY

Site ID: 358609 Spill Date: 2006-01-24 Spill Number/Closed Date: 0512317 / 2006-05-17				
MCKILL	23PINE GROVE	SE 1/4 - 1/2 (0.278 mi.)	I40	17
Site ID: 263678 Spill Date: 1987-10-05 Spill Number/Closed Date: 8705762 / 1988-03-15				
CUMBERLAND FARMS	63 MILL HILL RD & EL	SE 1/4 - 1/2 (0.283 mi.)	I41	17
Site ID: 107574 Spill Date: 1994-08-11 Spill Number/Closed Date: 9406504 / 1995-01-10				
WHEELER RESIDENCE	38 TANNERY BROOK ROA	S 1/4 - 1/2 (0.284 mi.)	42	17
Site ID: 198077 Spill Date: 1991-06-05 Spill Number/Closed Date: 9102624 / 1992-07-29				
GULF OIL	MAIN & ELVIN ST	SE 1/4 - 1/2 (0.300 mi.)	J43	18
Site ID: 95527 Spill Date: 1998-09-10 Spill Number/Closed Date: 9807083 / 1998-09-17				
CUMBERLAND FARMS #31	63 63 MILL HILL ROAD	SE 1/4 - 1/2 (0.301 mi.)	J47	18
Site ID: 195882 Site ID: 71539 Site ID: 668104 Spill Date: 2004-05-18 Spill Date: 1998-09-09 Spill Date: 2024-05-28 Spill Number/Closed Date: 0401742 / 2004-05-18 Spill Number/Closed Date: 9807068 / 1998-09-24 Spill Number/Closed Date: 2401741 / Not Reported				
WINSTON RESIDENCE	7 WOODHOUSE LANE	SE 1/4 - 1/2 (0.439 mi.)	52	20
Site ID: 309381 Spill Date: 1994-11-11 Spill Number/Closed Date: 9410708 / 1994-11-15				
MADEIRA RESIDENCE	10 MILL STREAM ROAD	SE 1/4 - 1/2 (0.493 mi.)	53	21
Site ID: 62581 Spill Date: 1994-06-29 Spill Number/Closed Date: 9404404 / 1995-02-02				

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HECKEROTH ELECTRIC Database: UST, Date of Government Version: 12/12/2024	11-13 ROCK CITY ROAD	SSE 0 - 1/8 (0.041 mi.)	C7	10
VERIZON NEW YORK, IN Database: UST, Date of Government Version: 12/12/2024	13 NEHER STREET	SSW 1/8 - 1/4 (0.214 mi.)	34	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OLD FORGE BLDG MENS Database: UST, Date of Government Version: 12/12/2024	54 TINKER STREET	SSW 0 - 1/8 (0.099 mi.)	E15	12

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
F & M AUTO Database: UST, Date of Government Version: 12/12/2024	39 MILL HILL ROAD	SE 1/8 - 1/4 (0.183 mi.)	H32	15

AST: A review of the AST list, as provided by EDR, has revealed that there are 3 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HECKEROTH ELECTRIC Database: AST, Date of Government Version: 12/12/2024 Facility Id: 3-602135	11-13 ROCK CITY ROAD	SSE 0 - 1/8 (0.041 mi.)	C6	10

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
F & M AUTO Database: AST, Date of Government Version: 12/12/2024 Facility Id: 3-464562	39 MILL HILL ROAD	SE 1/8 - 1/4 (0.183 mi.)	H30	15
WOODSTOCK AUTOMOTIVE Database: AST, Date of Government Version: 12/12/2024 Facility Id: 3-601221	39 MILL HILL ROAD	SE 1/8 - 1/4 (0.183 mi.)	H31	15

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

NY Spills: A review of the NY Spills list, as provided by EDR, and dated 02/02/2025 has revealed that there are 10 NY Spills sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SPILL NUMBER 0007550 Spill Number/Closed Date: 0007550 / 2000-09-27 Site ID: 209342 Spill Date: 2000-09-27	24 MOUNTAINVIEW AVE	0 - 1/8 (0.000 mi.)	A3	9
ELUYN RESIDENCE Spill Number/Closed Date: 9413843 / 1995-01-31 Site ID: 272934 Spill Date: 1995-01-18	12 OLD FORGE ROAD	SSE 0 - 1/8 (0.065 mi.)	C9	10
ROAD WAY Spill Number/Closed Date: 1406977 / 2014-10-06 Site ID: 500471 Spill Date: 2014-10-02	29 TINKER STREET	S 0 - 1/8 (0.109 mi.)	E18	12
IN RESIDENCE Spill Number/Closed Date: 1004012 / 2010-07-12 Site ID: 437265	22 LIBRARY LN	W 0 - 1/8 (0.110 mi.)	19	13

EXECUTIVE SUMMARY

Spill Date: 2010-07-10

KISLIN RESIDENCE 74 TINKER ST (BASEME SW 0 - 1/8 (0.123 mi.) G24 14
 Spill Number/Closed Date: 2008363 / 2021-06-14
 Site ID: 615298
 Spill Date: 2020-12-25

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PRIVATE RESIDENCE Spill Number/Closed Date: 0607279 / 2007-02-07 Site ID: 370857 Spill Date: 2006-09-25	31 MOUNTAINVIEW AVE	SSW 0 - 1/8 (0.012 mi.)	B4	9
SPILL NUMBER 9610919 Spill Number/Closed Date: 9610919 / 1997-03-20 Site ID: 192690 Spill Date: 1996-12-04	REYNOLDS LANE	SW 0 - 1/8 (0.079 mi.)	D11	11
WOODSTOCK GUILD CRAFT Spill Number/Closed Date: 0911892 / 2010-02-09 Site ID: 424741 Spill Date: 2010-02-09	34 TINKER ST	SSW 0 - 1/8 (0.097 mi.)	E13	11
SPILL NUMBER 9600799 Spill Number/Closed Date: 9600799 / 1997-03-20 Site ID: 251719 Spill Date: 1996-04-17	TANNER BROOK RD/ROUTE	SSW 0 - 1/8 (0.121 mi.)	E22	13
CHURCH-OWNED PROPERTY Spill Number/Closed Date: 2206472 / 2023-04-18 Site ID: 644706 Spill Date: 2022-10-27	26 MILL HILL RD	SSE 0 - 1/8 (0.125 mi.)	F25	14

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/17/2025 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NYSDOT BIN 1041100 EPA ID: NYD987018702	RTE 212 OVER TANNERY	SSW 0 - 1/8 (0.107 mi.)	E17	12

PFAS ECHO: A review of the PFAS ECHO list, as provided by EDR, and dated 12/30/2024 has revealed that there is 1 PFAS ECHO site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WOODSTOCK SANITARY L		SW 1/8 - 1/4 (0.162 mi.)	G26	14

EXECUTIVE SUMMARY

UST FINDER: A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 3 UST FINDER sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OLD FORGE BLDG MENS	54 TINKER STREET	SSW 0 - 1/8 (0.099 mi.)	E14	12
F & M AUTO	39 MILL HILL ROAD	SE 1/8 - 1/4 (0.183 mi.)	H28	14
WOODSTOCK AUTOMOTIVE	39 MILL HILL ROAD	SE 1/8 - 1/4 (0.183 mi.)	H29	15

UST FINDER RELEASE: A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 5 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GETTY #98456	39 MIND HILL ROAD	SE 1/8 - 1/4 (0.190 mi.)	H33	15
CUMBERLAND FARMS #31	63 MILL HILL RD	SE 1/4 - 1/2 (0.301 mi.)	J44	18
CUMBERLAND GAS STATI	63 MILL HILL ROAD	SE 1/4 - 1/2 (0.301 mi.)	J45	18
CUMBERLAND FARMS#315	63 MILL HILL ROAD	SE 1/4 - 1/2 (0.301 mi.)	J46	18
CUMBERLAND STORE	63 MILL HILL ROAD	SE 1/4 - 1/2 (0.301 mi.)	J48	19

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPERS GARAGE INC	21 MILL HILL RD	SE 0 - 1/8 (0.106 mi.)	F16	12

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

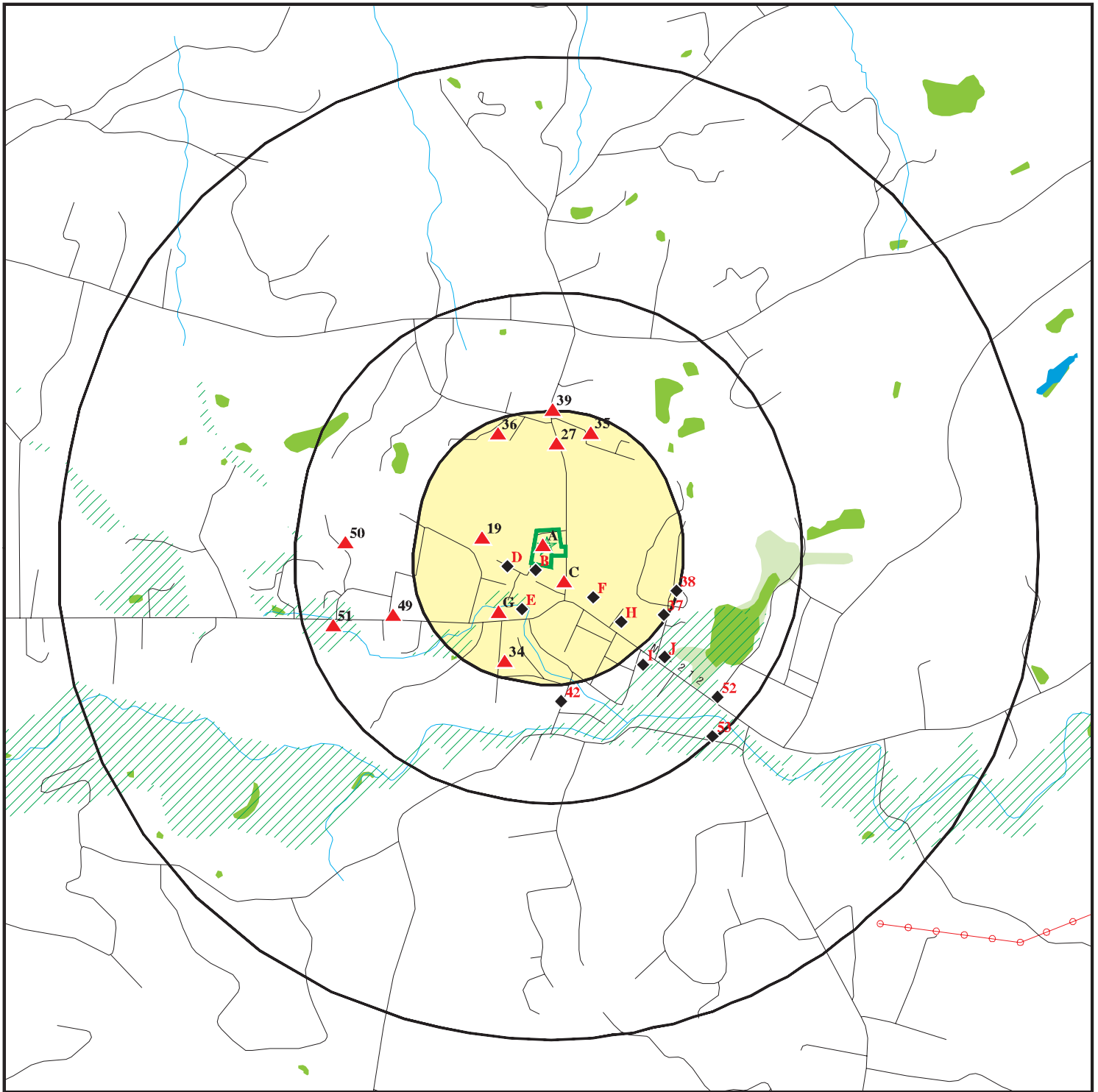
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WOODSTOCK DRY CLEANE	5 TANNERY BROOK RD	S 0 - 1/8 (0.120 mi.)	E21	13

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WOODSTOCK WOODSTOCK	S106702785 S118462543	WOODSTOCK MEADOWS-BLDG C HOME- TTF	ROUTE 212 22 ROCK CITY RD		LTANKS LTANKS

OVERVIEW MAP - 7978646.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

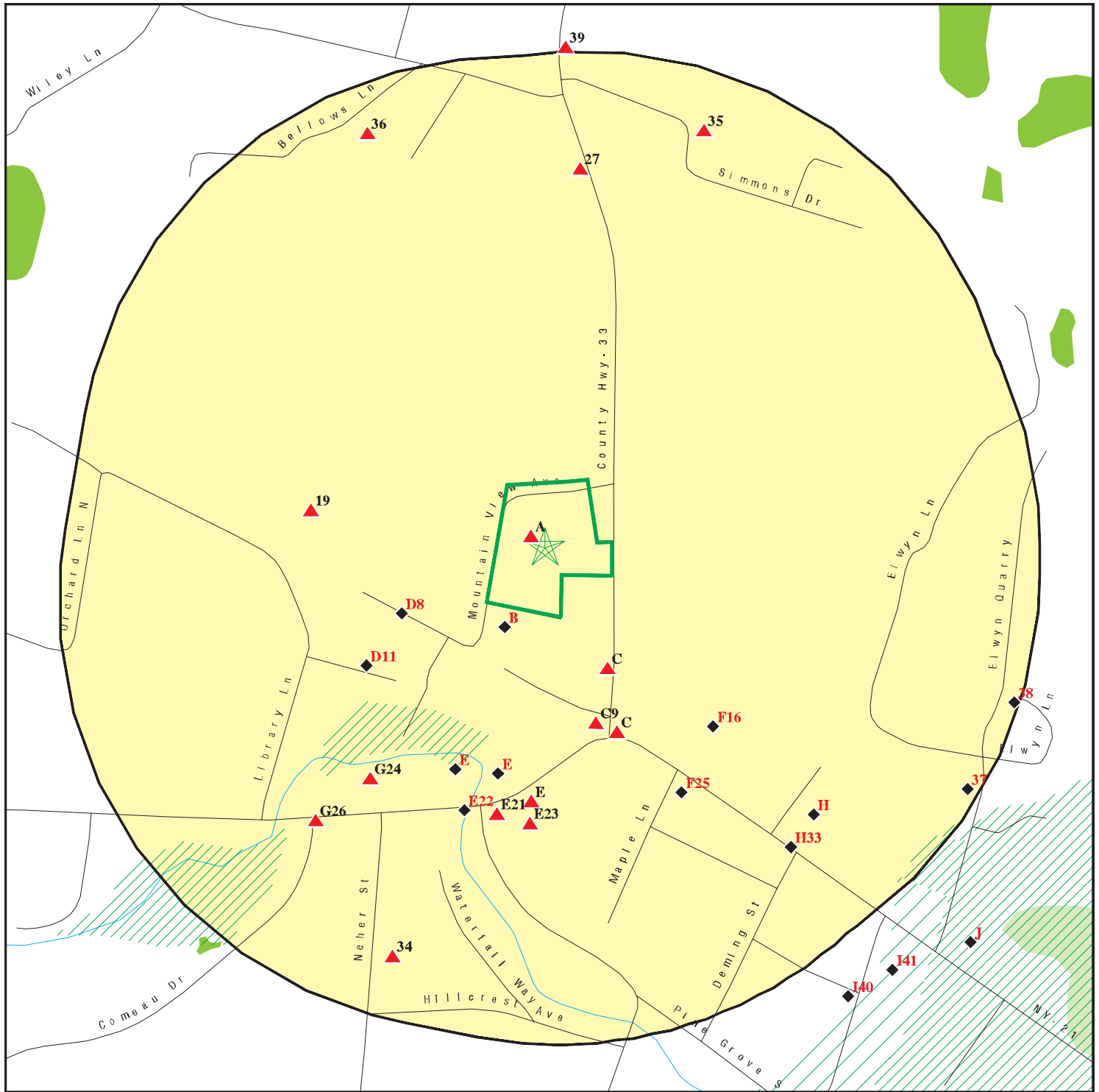
State Wetlands





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

SITE NAME: Mountain View
ADDRESS: Rock City Road
Woodstock NY 12498
LAT/LONG: 42.042625 / 74.119066

CLIENT: Fisher Associates
CONTACT: Ariadna Cheremeteff
INQUIRY #: 7978646.2s
DATE: May 06, 2025 12:23 pm

DETAIL MAP - 7978646.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

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

SITE NAME: Mountain View
 ADDRESS: Rock City Road
 Woodstock NY 12498
 LAT/LONG: 42.042625 / 74.119066

CLIENT: Fisher Associates
 CONTACT: Ariadna Cheremeteff
 INQUIRY #: 7978646.2s
 DATE: May 06, 2025 12:27 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LTANKS	0.500	1	6	5	11	NR	NR	23
HIST LTANKS	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	2	NR	NR	NR	4
CBS UST	0.250		0	0	NR	NR	NR	0
MOSF UST	0.500		0	0	0	NR	NR	0
CBS	0.250		0	0	NR	NR	NR	0
MOSF	0.500		0	0	0	NR	NR	0
AST	0.250		1	2	NR	NR	NR	3
CBS AST	0.250		0	0	NR	NR	NR	0
MOSF AST	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
RES DECL	0.125		0	NR	NR	NR	NR	0
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ERP	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWTIRE	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
HIST UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HIST AST	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		10	NR	NR	NR	NR	10
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
SPILLS 90	0.125		0	NR	NR	NR	NR	0
SPILLS 80	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	1	NR	NR	NR	1
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		1	2	NR	NR	NR	3
UST FINDER RELEASE	0.500		0	1	4	NR	NR	5
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
E DESIGNATION	0.125		0	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HSWDS	0.500		0	0	0	NR	NR	0
LEAD	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
SPDES	TP		NR	NR	NR	NR	NR	0
VAPOR REOPENED	0.500		0	0	0	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
COOLING TOWERS	TP		NR	NR	NR	NR	NR	0
ILI	0.500		0	0	0	NR	NR	0
MGP	1.000		0	0	0	0	NR	0
NYC LAND USE	TP		NR	NR	NR	NR	NR	0
NYC OER	1.000		0	0	0	0	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0

- Totals --		2	23	13	15	0	0	53
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MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
-----------------	--	----------------------------	-----------------	------------------	------------------	----------------	---------------	--------------------------

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID Direction Distance Elevation	MAP FINDINGS		Database(s)	EDR ID Number EPA ID Number
	Site			
A1 Target Property	WOODSTOCK PIZZA ROCK CITY RD WOODSTOCK, NY		LTANKS	S105999640 N/A
Actual: 559 ft.	Click here for full text details LTANKS Site ID 79109 Spill Date 2003-08-15 Spill Number/Closed Date 0305188 / 2003-11-06			
A2 Target Property	MOUNTAIN VIEW PARKING LOT ROCK CITY RD & MOUNTAIN VIEW AVE WOODSTOCK, NY 12498		FINDS	1007794900 N/A
Actual: 559 ft.	Click here for full text details FINDS Registry ID: 110019574076			
A3 < 1/8 1 ft.	SPILL NUMBER 0007550 24 MOUNTAINVIEW AVE WOODSTOCK, NY		NY Spills	S104790011 N/A
Relative: Higher	Click here for full text details NY Spills Spill Number/Closed Date 0007550 / 2000-09-27 Site ID 209342 Spill Date 2000-09-27			
B4 SSW < 1/8 0.012 mi. 63 ft.	PRIVATE RESIDENCE 31 MOUNTAINVIEW AVE WOODSTOCK, NY		NY Spills	S108294436 N/A
Relative: Lower	Click here for full text details NY Spills Spill Number/Closed Date 0607279 / 2007-02-07 Site ID 370857 Spill Date 2006-09-25			
B5 SSW < 1/8 0.015 mi. 79 ft.	TURMO RESIDENCE 15 MT. VIEW AVE WOODSTOCK, NY		LTANKS	S100153604 N/A
Relative: Lower	Click here for full text details LTANKS Site ID 129601 Spill Date 1991-11-16			

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TURMO RESIDENCE (Continued)

S100153604

Spill Number/Closed Date 9108865 / 1992-01-03

C6
SSE
< 1/8
0.041 mi.
214 ft.

HECKEROTH ELECTRIC
11-13 ROCK CITY ROAD
WOODSTOCK, NY 12498

AST **A100353120**
N/A

Relative:
Higher

[Click here for full text details](#)

AST

Facility Id 3-602135

C7
SSE
< 1/8
0.041 mi.
214 ft.

HECKEROTH ELECTRIC
11-13 ROCK CITY ROAD
WOODSTOCK, NY 12498

UST **U004157022**
N/A

Relative:
Higher

[Click here for full text details](#)

D8
WSW
< 1/8
0.050 mi.
265 ft.

HERITAGE ENERGY
MT VIEW MOTEL
WOODSTOCK, NY

LTANKS **S102674640**
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 296518

Spill Date 1986-10-09

Spill Number/Closed Date 8604430 / 1986-10-09

C9
SSE
< 1/8
0.065 mi.
344 ft.

ELUYN RESIDENCE
12 OLD FORGE ROAD
WOODSTOCK, NY

NY Spills **S102110202**
N/A

Relative:
Higher

[Click here for full text details](#)

NY Spills

Spill Number/Closed Date 9413843 / 1995-01-31

Site ID 272934

Spill Date 1995-01-18

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C10
SSE
< 1/8
0.075 mi.
394 ft.

TALES OF WOODSTOCK
3 MILL HILL ROAD
WOODSTOCK, NY

LTANKS S106385377
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 146841
Spill Date 2004-02-19
Spill Number/Closed Date 0312817 / 2004-02-28

D11
SW
< 1/8
0.079 mi.
419 ft.

SPILL NUMBER 9610919
REYNOLDS LANE
SHADY, NY

NY Spills S104645523
N/A

Relative:
Lower

[Click here for full text details](#)

NY Spills

Spill Number/Closed Date 9610919 / 1997-03-20
Site ID 192690
Spill Date 1996-12-04

C12
SSE
< 1/8
0.080 mi.
421 ft.

HOUST & SONS
2-6 MILL HILL RD
WOODSTOCK, NY

LTANKS S100139758
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 151411
Spill Date 1987-12-16
Spill Number/Closed Date 8707774 / 1988-02-15

E13
SSW
< 1/8
0.097 mi.
511 ft.

WOODSTOCK GUILD CRAFTSMAN
34 TINKER ST
WOODSTOCK, NY

NY Spills S110140192
N/A

Relative:
Lower

[Click here for full text details](#)

NY Spills

Spill Number/Closed Date 0911892 / 2010-02-09
Site ID 424741
Spill Date 2010-02-09

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E14
SSW
< 1/8
0.099 mi.
523 ft.

OLD FORGE BLDG MENS BLDG ICE
54 TINKER STREET
WOODSTOCK, NY 12498

UST FINDER

1028575123
N/A

Relative:
Lower

[Click here for full text details](#)

E15
SSW
< 1/8
0.099 mi.
523 ft.

OLD FORGE BLDG MENS BLDG ICE
54 TINKER STREET
WOODSTOCK, NY 12498

UST

U000378125
N/A

Relative:
Lower

[Click here for full text details](#)

F16
SE
< 1/8
0.106 mi.
561 ft.

PEPERS GARAGE INC
21 MILL HILL RD
WOODSTOCK, NY 12498

EDR Hist Auto

1020753301
N/A

Relative:
Lower

[Click here for full text details](#)

E17
SSW
< 1/8
0.107 mi.
563 ft.

NYSDOT BIN 1041100
RTE 212 OVER TANNERY BROOK
WOODSTOCK, NY 12498

RCRA NonGen / NLR

1000790386
NYD987018702

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id NYD987018702

E18
South
< 1/8
0.109 mi.
574 ft.

ROAD WAY
29 TINKER STREET
WOODSTOCK, NY

NY Spills

S117363317
N/A

Relative:
Higher

[Click here for full text details](#)

NY Spills
Spill Number/Closed Date 1406977 / 2014-10-06
Site ID 500471
Spill Date 2014-10-02

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

19
West
< 1/8
0.110 mi.
582 ft.

IN RESIDENCE
22 LIBRARY LN
WOODSTOCK, NY

NY Spills

S110488600
N/A

Relative:
Higher

[Click here for full text details](#)

NY Spills

Spill Number/Closed Date 1004012 / 2010-07-12
Site ID 437265
Spill Date 2010-07-10

E20
South
< 1/8
0.110 mi.
583 ft.

TACO
31 TINKER ST
WOODSTOCK, NY

LTANKS

S100492584
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 190705
Spill Date 1986-12-16
Spill Number/Closed Date 8605855 / 1987-03-17

E21
South
< 1/8
0.120 mi.
633 ft.

WOODSTOCK DRY CLEANERS
5 TANNERY BROOK RD
WOODSTOCK, NY 12498

EDR Hist Cleaner

1018746620
N/A

Relative:
Higher

[Click here for full text details](#)

E22
SSW
< 1/8
0.121 mi.
641 ft.

SPILL NUMBER 9600799
TANNER BROOK RD/ROUTE 212
WOODSTOCK, NY

NY Spills

S104644824
N/A

Relative:
Lower

[Click here for full text details](#)

NY Spills

Spill Number/Closed Date 9600799 / 1997-03-20
Site ID 251719
Spill Date 1996-04-17

E23
South
< 1/8
0.122 mi.
642 ft.

WOODSTOCK LIQUORS
33 TINKER ST
WOODSTOCK, NY

LTANKS

S104781978
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 183520
Spill Date 2000-07-27
Spill Number/Closed Date 0005027 / 2003-05-23

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G24
SW
< 1/8
0.123 mi.
650 ft.

KISLIN RESIDENCE
74 TINKER ST (BASEMENT)
WOODSTOCK, NY

NY Spills

S127291360
N/A

Relative:
Higher

[Click here for full text details](#)

NY Spills

Spill Number/Closed Date 2008363 / 2021-06-14
Site ID 615298
Spill Date 2020-12-25

F25
SSE
< 1/8
0.125 mi.
658 ft.

CHURCH-OWNED PROPERTY
26 MILL HILL RD
WOODSTOCK, NY

NY Spills

S129116024
N/A

Relative:
Lower

[Click here for full text details](#)

NY Spills

Spill Number/Closed Date 2206472 / 2023-04-18
Site ID 644706
Spill Date 2022-10-27

G26
SW
1/8-1/4
0.162 mi.
854 ft.

WOODSTOCK SANITARY LANDFILL
LAKE HILL, NY

PFAS ECHO

1027441075
N/A

Relative:
Higher

[Click here for full text details](#)

27
North
1/8-1/4
0.182 mi.
959 ft.

MADISON
85 ROCK CITY ROAD
WOODSTOCK, NY

LTANKS

S103592958
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 285342
Spill Date 1988-09-21
Spill Number/Closed Date 8805364 / 1988-12-06

H28
SE
1/8-1/4
0.183 mi.
966 ft.

F & M AUTO
39 MILL HILL ROAD
WOODSTOCK, NY 12498

UST FINDER

1028576761
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
H29 SE 1/8-1/4 0.183 mi. 966 ft. Relative: Lower	WOODSTOCK AUTOMOTIVE, INC. 39 MILL HILL ROAD WOODSTOCK, NY 12498 Click here for full text details	UST FINDER	1028577844 N/A
H30 SE 1/8-1/4 0.183 mi. 966 ft. Relative: Lower	F & M AUTO 39 MILL HILL ROAD WOODSTOCK, NY 12498 Click here for full text details AST Facility Id 3-464562	AST	A100521507 N/A
H31 SE 1/8-1/4 0.183 mi. 966 ft. Relative: Lower	WOODSTOCK AUTOMOTIVE, INC. 39 MILL HILL ROAD WOODSTOCK, NY 12498 Click here for full text details AST Facility Id 3-601221	AST	A100521534 N/A
H32 SE 1/8-1/4 0.183 mi. 966 ft. Relative: Lower	F & M AUTO 39 MILL HILL ROAD WOODSTOCK, NY 12498 Click here for full text details NY Spills Spill Number/Closed Date 0908779 / 2010-10-18 Spill Number/Closed Date 0905263 / 2010-08-16 Spill Number/Closed Date 0501535 / 2006-05-31 Site ID 421434 Site ID 417524 Site ID 345706 Spill Date 2009-11-04 Spill Date 2009-08-05 Spill Date 2005-05-06	UST NY Spills	U003644617 N/A
H33 SE 1/8-1/4 0.190 mi. 1004 ft. Relative: Lower	GETTY #98456 39 MIND HILL ROAD WOODSTOCK, NY 0 Click here for full text details	UST FINDER RELEASE	1029073603 N/A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

34
SSW
1/8-1/4
0.214 mi.
1128 ft.

VERIZON NEW YORK, INC. (NY99225)
13 NEHER STREET
WOODSTOCK, NY 12498

UST

U004438997
N/A

Relative:
Higher

[Click here for full text details](#)

35
NNE
1/8-1/4
0.215 mi.
1136 ft.

LISS RESIDENCE
8 SIMMONS DR
WOODSTOCK, NY

LTANKS

S104191602
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 118976
Spill Date 1999-07-30
Spill Number/Closed Date 9905218 / 1999-09-15

36
NNW
1/8-1/4
0.221 mi.
1168 ft.

MOTZKIN
9 BELLOWS LANE
WOODSTOCK, NY

LTANKS

S104620719
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 221545
Spill Date 1999-12-15
Spill Number/Closed Date 9910953 / 2001-11-05

37
ESE
1/8-1/4
0.243 mi.
1281 ft.

WHITE RESIDENCE
10A ELWIGN LANE
WOODSTOCK, NY

LTANKS

S100164440
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 206683
Spill Date 1988-12-21
Spill Number/Closed Date 8807714 / 1988-12-29

38
ESE
1/8-1/4
0.247 mi.
1302 ft.

RESIDENCE
20-22 ELWYN LANE
WOODSTOCK, NY

LTANKS

S107523471
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 358609
Spill Date 2006-01-24
Spill Number/Closed Date 0512317 / 2006-05-17

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

39
North
1/4-1/2
0.253 mi.
1335 ft.

T.WOODSTOCK COMM. CNTR.
58 ROCK CITY RD
WOODSTOCK, NY

LTANKS

S100138040
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 243072
Spill Date 1989-09-25
Spill Number/Closed Date 8906231 / 1989-10-10

I40
SE
1/4-1/2
0.278 mi.
1469 ft.

MCKILL
23PINE GROVE
WOODSTOCK, NY

LTANKS

S100139510
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 263678
Spill Date 1987-10-05
Spill Number/Closed Date 8705762 / 1988-03-15

I41
SE
1/4-1/2
0.283 mi.
1494 ft.

CUMBERLAND FARMS
63 MILL HILL RD & ELWIN
WOODSTOCK, NY

LTANKS

S101341340
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 107574
Spill Date 1994-08-11
Spill Number/Closed Date 9406504 / 1995-01-10

42
South
1/4-1/2
0.284 mi.
1501 ft.

WHEELER RESIDENCE
38 TANNERY BROOK ROAD
WOODSTOCK, NY

LTANKS

S100177325
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 198077
Spill Date 1991-06-05
Spill Number/Closed Date 9102624 / 1992-07-29

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J43
SE
1/4-1/2
0.300 mi.
1583 ft.

GULF OIL
MAIN & ELVIN ST
WOODSTOCK, NY

LTANKS

S105054513
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 95527
Spill Date 1998-09-10
Spill Number/Closed Date 9807083 / 1998-09-17

J44
SE
1/4-1/2
0.301 mi.
1588 ft.

CUMBERLAND FARMS #3154
63 MILL HILL RD
WOODSTOCK, NY 0

UST FINDER RELEASE

1029065602
N/A

Relative:
Lower

[Click here for full text details](#)

J45
SE
1/4-1/2
0.301 mi.
1588 ft.

CUMBERLAND GAS STATION
63 MILL HILL ROAD
WOODSTOCK, NY 0

UST FINDER RELEASE

1029077444
N/A

Relative:
Lower

[Click here for full text details](#)

J46
SE
1/4-1/2
0.301 mi.
1588 ft.

CUMBERLAND FARMS#3154
63 MILL HILL ROAD
WOODSTOCK, NY 0

UST FINDER RELEASE

1029077443
N/A

Relative:
Lower

[Click here for full text details](#)

J47
SE
1/4-1/2
0.301 mi.
1588 ft.

CUMBERLAND FARMS #3154
63 63 MILL HILL ROAD (RTE 212 & ELWYN)
WOODSTOCK, NY 12498

RCRA-VSQQ

1004761095
NYR000074138

LTANKS

NY Spills

FINDS

ECHO

E MANIFEST

MANIFEST

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQQ

EPA Id NYR000074138

LTANKS

Site ID 195882
Site ID 71539
Site ID 668104

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CUMBERLAND FARMS #3154 (Continued)

1004761095

Spill Date 2004-05-18
Spill Date 1998-09-09
Spill Date 2024-05-28
Spill Number/Closed Date 0401742 / 2004-05-18
Spill Number/Closed Date 9807068 / 1998-09-24
Spill Number/Closed Date 2401741 / Not Reported

NY Spills

Spill Number/Closed Date 1000579 / 2010-04-14
Spill Number/Closed Date 1604818 / 2016-08-11
Spill Number/Closed Date 2204678 / Not Reported
Spill Number/Closed Date 9214083 / 1993-03-26
Spill Number/Closed Date 0705573 / 2007-08-15
Spill Number/Closed Date 0304888 / 2003-08-20
Spill Number/Closed Date 0304899 / 2004-08-11
Spill Number/Closed Date 0804754 / 2008-07-25
Spill Number/Closed Date 1407169 / 2014-10-09
Site ID 431749
Site ID 531341
Site ID 641843
Site ID 71538
Site ID 385908
Site ID 259230
Site ID 259231
Site ID 401722
Site ID 500671
Spill Date 2010-04-12
Spill Date 2016-08-11
Spill Date 2022-08-26
Spill Date 1993-03-24
Spill Date 2007-08-15
Spill Date 2003-08-08
Spill Date 2008-07-25
Spill Date 2014-10-08

FINDS

Registry ID: 110004554777

ECHO

Registry ID 110004554777

MANIFEST

EPA ID NYR000074138

J48
SE
1/4-1/2
0.301 mi.
1588 ft.

CUMBERLAND STORE
63 MILL HILL ROAD
WOODSTOCK, NY 0

UST FINDER RELEASE **1029077445**
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

49
WSW
1/4-1/2
0.311 mi.
1641 ft.

TUNJAB PROPERTIES
120 TINKER STREET
WOODSTOCK, NY

LTANKS **S100140454**
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 203520
Spill Date 1988-11-29
Spill Number/Closed Date 8807132 / 1989-01-25

50
West
1/4-1/2
0.395 mi.
2084 ft.

DONALD SCHOEFF, OWNER
14 PIKE LANE
WOODSTOCK, NY

LTANKS **S100137849**
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 181586
Spill Date 1989-07-13
Spill Number/Closed Date 8903761 / 1989-08-08

51
WSW
1/4-1/2
0.438 mi.
2312 ft.

SPILL NUMBER 9810273
145 TINKER ST
WOODSTOCK, NY

LTANKS **S104619813**
N/A

Relative:
Higher

[Click here for full text details](#)

LTANKS

Site ID 231157
Spill Date 1998-11-13
Spill Number/Closed Date 9810273 / 2000-01-01

52
SE
1/4-1/2
0.439 mi.
2318 ft.

WINSTON RESIDENCE
7 WOODHOUSE LANE
WOODSTOCK, NY

LTANKS **S102674332**
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 309381
Spill Date 1994-11-11
Spill Number/Closed Date 9410708 / 1994-11-15

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

53
SE
1/4-1/2
0.493 mi.
2601 ft.

MADEIRA RESIDENCE
10 MILL STREAM ROAD
WOODSTOCK, NY

LTANKS S102660742
N/A

Relative:
Lower

[Click here for full text details](#)

LTANKS

Site ID 62581
Spill Date 1994-06-29
Spill Number/Closed Date 9404404 / 1995-02-02

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
NY	AIRS	Air Emissions Data	Department of Environmental Conservation	01/09/2025	01/29/2025	04/11/2025
NY	AST	Petroleum Bulk Storage	Department of Environmental Conservation	12/12/2024	12/12/2024	02/28/2025
NY	BROWNFIELDS	Brownfields Site List	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	CBS	Chemical Bulk Storage Site Listing	Department of Environmental Conservation	12/12/2024	12/12/2024	03/03/2025
NY	CBS AST	Chemical Bulk Storage Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	CBS UST	Chemical Bulk Storage Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	COAL ASH	Coal Ash Disposal Site Listing	Department of Environmental Conservation	12/18/2024	12/18/2024	03/10/2025
NY	COOLING TOWERS	Registered Cooling Towers	Department of Health	12/31/2024	01/07/2025	03/25/2025
NY	DEL SHWS	Delisted Registry Sites	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	DRYCLEANERS	Registered Drycleaners	Department of Environmental Conservation	11/27/2024	12/09/2024	03/03/2025
NY	E DESIGNATION	E DESIGNATION SITE LISTING	New York City Department of City Planning	10/07/2024	12/19/2024	03/11/2025
NY	ENG CONTROLS	Registry of Engineering Controls	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	ENV RES DECL	Environmental Restrictive Declarations	New York City Department of City Planning	12/06/2024	12/11/2024	03/03/2025
NY	ERP	Environmental Restoration Program Listing	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	FIN ASSURANCE 1	Financial Assurance Information Listing	Department of Environmental Conservation	12/11/2024	12/18/2024	01/22/2025
NY	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Environmental Conservation	08/30/2024	08/30/2024	09/13/2024
NY	HIST AST	Historical Petroleum Bulk Storage Database	Department of Environmental Conservation	01/01/2002	06/02/2006	07/20/2006
NY	HIST LTANKS	Listing of Leaking Storage Tanks	Department of Environmental Conservation	01/01/2002	07/08/2005	07/14/2005
NY	HIST SPILLS	SPILLS Database	Department of Environmental Conservation	01/01/2002	07/08/2005	07/14/2005
NY	HIST UST	Historical Petroleum Bulk Storage Database	Department of Environmental Conservation	01/01/2002	06/02/2006	07/20/2006
NY	HSWDS	Hazardous Substance Waste Disposal Site Inventory	Department of Environmental Conservation	01/01/2003	10/20/2006	11/30/2006
NY	ILI	New York State Inactive Landfill Initiative	Department of Environmental Conservation	05/16/2024	05/30/2024	08/26/2024
NY	INST CONTROL	Registry of Institutional Controls	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	LIENS	Spill Liens Information	Office of the State Comptroller	01/24/2025	01/27/2025	04/11/2025
NY	LTANKS	Spills Information Database	Department of Environmental Conservation	02/02/2025	02/04/2025	04/24/2025
NY	MGP	Manufactured Gas Plants Listing	Department of Environmental Conservation	12/02/2024	12/03/2024	02/25/2025
NY	MOSF	Major Oil Storage Facility Site Listing	Department of Environmental Conservation	12/12/2024	12/12/2024	03/03/2025
NY	MOSF AST	Major Oil Storage Facilities Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	MOSF UST	Major Oil Storage Facilities Database	NYSDEC	01/01/2002	02/20/2002	03/22/2002
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2019	11/30/2023	12/01/2023
NY	NYC LAND USE	New York City Land Use Information	New York City Department of City Planning	09/30/2024	12/09/2024	03/06/2025
NY	NYC LEAD	Lead-based Paint Testing Results	New York City Department of Education	12/12/2024	01/28/2025	04/11/2025
NY	NYC LEAD 2	Recent Lead Paint Violations	New York City Department of Housing Preservat	01/27/2025	01/28/2025	04/11/2025
NY	NYC OER	OER Cleanup Sites Listing	Office of Environmental Remediation	12/02/2024	12/04/2024	02/25/2025
NY	PFAS	PFAS Contamination Site Location Listing	Department of Environmental Conservation	01/16/2019	05/08/2019	06/24/2019
NY	PFAS 2	New York State Inactive Landfill Initiative	Department of Environmental Conservation	12/12/2022	08/10/2023	10/25/2023
NY	PFAS 3	PFAS Environmental Site Remediation List	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	RES DECL	Restrictive Declarations Listing	NYC Department of City Planning	12/04/2024	12/09/2024	03/03/2025
NY	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Conservation		07/01/2013	12/30/2013
NY	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Conservation		07/01/2013	01/10/2014
NY	SHWS	Inactive Hazardous Waste Disposal Sites in New York State	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	SPDES	State Pollutant Discharge Elimination System	Department of Environmental Conservation	01/09/2025	01/15/2025	04/04/2025
NY	SPILLS	Spills Information Database	Department of Environmental Conservation	02/02/2025	02/04/2025	04/24/2025
NY	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	11/02/2010	01/03/2013	03/07/2013
NY	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/14/2012	01/03/2013	02/12/2013
NY	SWF/LF	Facility Register	Department of Environmental Conservation	12/11/2024	12/17/2024	12/27/2024
NY	SWRCY	Registered Recycling Facility List	Department of Environmental Conservation	12/11/2024	12/17/2024	12/27/2024

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
NY	SWTIRE	Registered Waste Tire Storage & Facility List	Department of Environmental Conservation	02/27/2018	04/06/2018	06/08/2018
NY	TANKS	Storage Tank Facility Listing	Department of Environmental Conservation	12/12/2024	12/12/2024	03/03/2025
NY	UIC	Underground Injection Control Wells	Department of Environmental Conservation	11/19/2024	11/20/2024	02/14/2025
NY	UST	Petroleum Bulk Storage (PBS) Database	Department of Environmental Conservation	12/12/2024	12/12/2024	02/28/2025
NY	VAPOR REOPENED	Vapor Intrusion Legacy Site List	Department of Environmental Conservation	01/01/2022	02/08/2022	05/06/2022
NY	VCP	Voluntary Cleanup Agreements	Department of Environmental Conservation	02/03/2025	02/04/2025	04/22/2025
NY	VCP NYC	Voluntary Cleanup Program Listing NYC	New York City Office of Environmental Protect	12/02/2024	12/04/2024	02/25/2025
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	12/10/2024	12/11/2024	02/18/2025
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	03/24/2025	04/02/2025	04/29/2025
US	BIOSEDIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	01/12/2025	01/14/2025	03/20/2025
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2023	02/19/2025	03/07/2025
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2023	10/16/2024	01/14/2025
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2024	01/27/2025	04/21/2025
US	CORRACTS	Corrective Action Report	EPA	02/17/2025	02/19/2025	03/06/2025
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/10/2025	01/22/2025	04/21/2025
US	Delisted NPL	National Priority List Deletions	EPA	03/27/2025	04/01/2025	04/24/2025
US	E MANIFEST	Hazardous Waste Electronic Manifest System	Environmental Protection Agency	02/17/2025	02/19/2025	03/14/2025
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	12/21/2024	12/27/2024	01/10/2025
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA Watch List	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/03/2024	12/11/2024	02/18/2025
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/20/2024	12/18/2024	12/20/2024
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	04/08/2025	04/23/2025	04/24/2025
US	FINDS	Facility Index System/Facility Registry System	EPA	11/11/2024	11/20/2024	02/18/2025
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/30/2025	02/11/2025	04/24/2025
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/13/2025	02/13/2025	04/29/2025
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/10/2024	12/11/2024	02/27/2025
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	02/07/2024	11/13/2024	11/19/2024
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/18/2024	01/16/2025	04/07/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	01/07/2025	01/16/2025	04/07/2025
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/07/2025	01/16/2025	04/07/2025
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/08/2024	01/16/2025	04/07/2025
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	01/07/2025	01/16/2025	04/07/2025
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/15/2024	01/16/2025	04/07/2025
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	03/27/2025	04/01/2025	04/24/2025
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	03/27/2025	04/01/2025	04/24/2025
US	LUCIS	Land Use Control Information System	Department of the Navy	11/11/2024	11/25/2024	02/18/2025
US	MINES MRDS	Mineral Resources Data System	USGS	06/04/2024	11/22/2024	02/18/2025
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	02/19/2025	02/21/2025	03/20/2025
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	10/12/2024	10/17/2024	11/19/2024
US	NPL	National Priority List	EPA	03/27/2025	04/01/2025	04/24/2025
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2024	10/02/2024	01/10/2025
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	03/31/2025	04/02/2025	05/05/2025
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	12/30/2024	01/02/2025	01/14/2025
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	03/31/2025	04/02/2025	05/05/2025
US	PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT	Social Science Environmental Health Research	05/19/2023	04/05/2024	06/06/2024
US	PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	03/23/2025	04/02/2025	05/05/2025
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	03/07/2025	04/02/2025	05/05/2025
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	03/31/2025	04/02/2025	05/05/2025
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	12/13/2024	01/02/2025	01/10/2025
US	PRP	Potentially Responsible Parties	EPA	02/26/2025	03/03/2025	04/07/2025
US	Proposed NPL	Proposed National Priority List Sites	EPA	03/27/2025	04/01/2025	04/24/2025
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	RMP	Risk Management Plans	Environmental Protection Agency	01/01/2025	01/17/2025	04/07/2025
US	ROD	Records Of Decision	EPA	01/29/2025	02/03/2025	02/27/2025
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	03/27/2025	04/01/2025	04/24/2025
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	03/27/2025	04/01/2025	04/24/2025
US	SSTS	Section 7 Tracking Systems	EPA	01/13/2025	01/15/2025	04/07/2025
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2023	02/11/2025	02/18/2025
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	02/12/2025	02/12/2025	02/27/2025
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/09/2024	09/11/2024	12/06/2024
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/31/2024	02/20/2025	04/29/2025
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	01/29/2025	02/18/2025	04/29/2025
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/17/2025	02/19/2025	03/06/2025
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/31/2024	02/20/2025	04/29/2025
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	01/29/2025	02/18/2025	04/29/2025
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/03/2025	02/18/2025	03/20/2025
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/02/2024	08/20/2024	10/09/2024
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protecton Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/02/2025	02/04/2025	04/24/2025
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	10/28/2019	10/29/2019	01/09/2020
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NY	Daycare Centers	Sensitive Receptor: Day Care Providers	Department of Health			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
NY	State Wetlands	Freshwater Wetlands	Department of Environmental Conservation			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MOUNTAIN VIEW
ROCK CITY ROAD
WOODSTOCK, NY 12498

TARGET PROPERTY COORDINATES

Latitude (North):	42.042625 - 42° 2' 33.45"
Longitude (West):	74.119066 - 74° 7' 8.64"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	572910.4
UTM Y (Meters):	4654670.5
Elevation:	559 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	14106304 WOODSTOCK, NY
Version Date:	2019
West Map:	14106192 BEARSVILLE, NY
Version Date:	2019

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

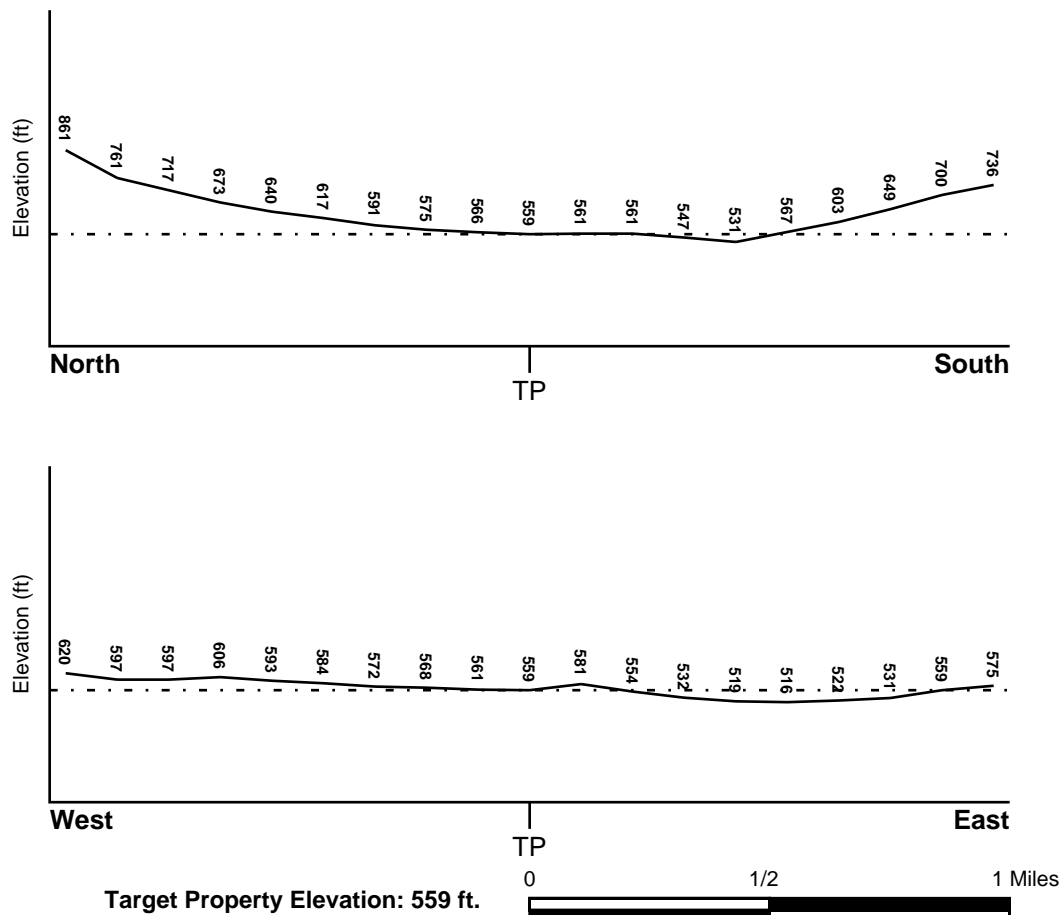
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
3608680022B	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
3608680008B	FEMA Q3 Flood data
3608680009B	FEMA Q3 Flood data
3608680021B	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
WOODSTOCK	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Paleozoic
System: Devonian
Series: Middle Devonian
Code: D2c *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: TUNKHANNOCK

Soil Surface Texture: cobbly - silt loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	8 inches	cobbly - silt loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 6.00 Min: 3.60
2	8 inches	30 inches	gravelly - silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 6.00 Min: 3.60
3	30 inches	65 inches	gravelly - sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 2.00	Max: 6.00 Min: 3.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: gravelly - silt loam
silt loam
very stony - silt loam
extremely gravelly - sand loam

Surficial Soil Types: gravelly - silt loam
silt loam
very stony - silt loam
extremely gravelly - sand loam

Shallow Soil Types: loam

Deeper Soil Types: loamy sand
fine sandy loam
stratified
very gravelly - sand
very gravelly - fine sandy loam
gravelly - loam
loam
very gravelly - coarse sandy loam
channery - loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

extremely gravelly - sand
gravelly - loamy sand

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
5	USGS40000849439	1/4 - 1/2 Mile SE
A14	USGS40000849519	1/2 - 1 Mile NW
26	USGS40000849386	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	NY0008107	1/8 - 1/4 Mile SSE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

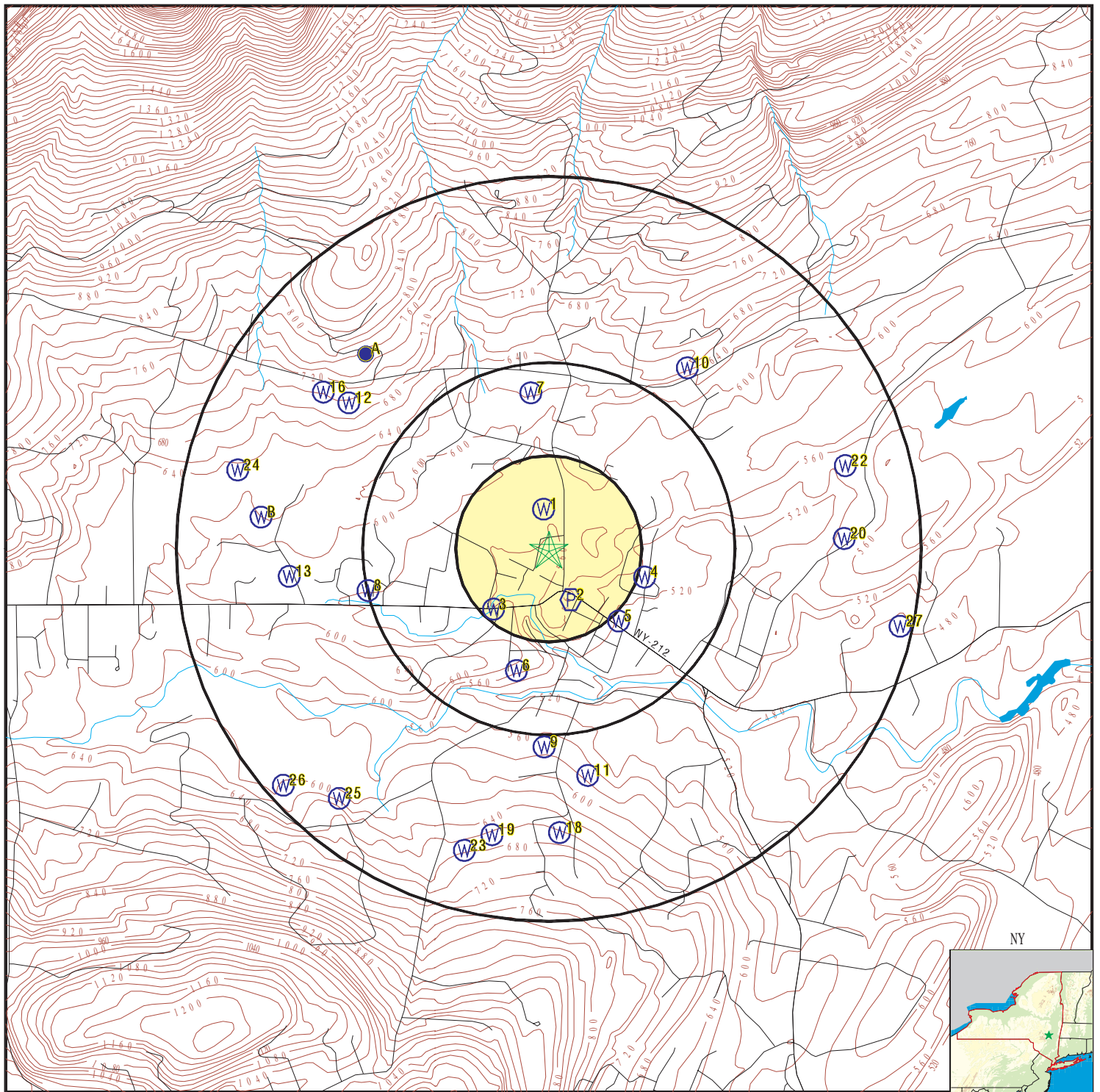
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	NYWS50000119281	0 - 1/8 Mile North
3	NYWS50000124536	1/8 - 1/4 Mile SW
4	NYWS50000124979	1/4 - 1/2 Mile ESE
6	NYWS50000119148	1/4 - 1/2 Mile SSW
7	NYWS50000124986	1/4 - 1/2 Mile North
8	NYWS50000120111	1/4 - 1/2 Mile WSW
9	NYWS50000121351	1/2 - 1 Mile South
10	NYWS50000119704	1/2 - 1 Mile NE
11	NYWS50000118939	1/2 - 1 Mile South
12	NYWS50000123405	1/2 - 1 Mile NW
13	NYWS50000122492	1/2 - 1 Mile West
A15	NYWS50000120071	1/2 - 1 Mile NW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
16	NYWS50000123451	1/2 - 1 Mile NW
B17	NYWS50000119329	1/2 - 1 Mile West
18	NYWS50000122695	1/2 - 1 Mile South
19	NYWS50000123103	1/2 - 1 Mile South
20	NYWS50000122256	1/2 - 1 Mile East
B21	NYWS50000122456	1/2 - 1 Mile West
22	NYWS50000119359	1/2 - 1 Mile ENE
23	NYWS50000122101	1/2 - 1 Mile SSW
24	NYWS50000120105	1/2 - 1 Mile WNW
25	NYWS50000119627	1/2 - 1 Mile SW
27	NYWS50000124125	1/2 - 1 Mile ESE

PHYSICAL SETTING SOURCE MAP - 7978646.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Mountain View
 ADDRESS: Rock City Road
 Woodstock NY 12498
 LAT/LONG: 42.042625 / 74.119066

CLIENT: Fisher Associates
 CONTACT: Ariadna Cheremeteff
 INQUIRY #: 7978646.2s
 DATE: May 06, 2025 12:29 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

1 North 0 - 1/8 Mile Higher	Click here for full text details	NY WELLS	NYWS50000119281
2 SSE 1/8 - 1/4 Mile Lower	Click here for full text details	FRDS PWS	NY0008107
3 SW 1/8 - 1/4 Mile Higher	Click here for full text details	NY WELLS	NYWS50000124536
4 ESE 1/4 - 1/2 Mile Lower	Click here for full text details	NY WELLS	NYWS50000124979
5 SE 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000849439
6 SSW 1/4 - 1/2 Mile Higher	Click here for full text details	NY WELLS	NYWS50000119148
7 North 1/4 - 1/2 Mile Higher	Click here for full text details	NY WELLS	NYWS50000124986
8 WSW 1/4 - 1/2 Mile Higher	Click here for full text details	NY WELLS	NYWS50000120111

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

9 South 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000121351
10 NE 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000119704
11 South 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000118939
12 NW 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000123405
13 West 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000122492
A14 NW 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000849519
A15 NW 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000120071
16 NW 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000123451
B17 West 1/2 - 1 Mile Higher	Click here for full text details	NY WELLS	NYWS50000119329

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

18
South
1/2 - 1 Mile
Higher

[Click here for full text details](#)

NY WELLS

NYWS50000122695

19
South
1/2 - 1 Mile
Higher

[Click here for full text details](#)

NY WELLS

NYWS50000123103

20
East
1/2 - 1 Mile
Lower

[Click here for full text details](#)

NY WELLS

NYWS50000122256

B21
West
1/2 - 1 Mile
Higher

[Click here for full text details](#)

NY WELLS

NYWS50000122456

22
ENE
1/2 - 1 Mile
Lower

[Click here for full text details](#)

NY WELLS

NYWS50000119359

23
SSW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

NY WELLS

NYWS50000122101

24
WNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

NY WELLS

NYWS50000120105

25
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

NY WELLS

NYWS50000119627

26
SW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000849386

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

27
ESE
1/2 - 1 Mile
Lower

[Click here for full text details](#)

NY WELLS

NYWS50000124125

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: NY Radon

Radon Test Results

County	Town	Num Tests	Avg Result	Geo Mean	Max Result
ULSTER	DENNING	6	13.02	6.92	45.4
ULSTER	ESOPUS	50	3.52	2.41	15.6
ULSTER	GARDINER	48	4.3	2.76	24.6
ULSTER	HARDENBURGH	3	3.33	2.22	7.6
ULSTER	HURLEY	75	5.05	3.41	30.2
ULSTER	KINGSTON	229	4.09	2.88	21.6
ULSTER	LLOYD	96	5.7	3.31	38.1
ULSTER	MARBLETOWN	65	5.96	3.15	99.5
ULSTER	MARLBOROUGH	44	5.41	3.79	17.1
ULSTER	NEW PALTZ	132	4.18	2.75	44.3
ULSTER	OLIVE	45	5.09	3.37	27.6
ULSTER	PLATTEKILL	29	3.23	2.15	14
ULSTER	ROCHESTER	38	4.27	2.63	21.3
ULSTER	ROSENDALE	39	3.08	2.3	10.3
ULSTER	SAUGERTIES	169	7.41	2.59	175.7
ULSTER	SHANDAKEN	13	6.82	3.71	24.2
ULSTER	SHAWANGUNK	82	7.22	3.78	56.1
ULSTER	ULSTER	52	3.44	2.48	11.4
ULSTER	WAWARSING	48	4.8	2.63	31.2
ULSTER	WOODSTOCK	105	5.12	2.71	114.3

Federal EPA Radon Zone for ULSTER County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ULSTER COUNTY, NY

Number of sites tested: 95

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	1.190 pCi/L	95%	4%	1%
Basement	2.610 pCi/L	68%	29%	2%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells

Source: New York Department of Health

Telephone: 518-458-6731

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Source: Department of Environmental Conservation

Telephone: 518-402-8072

These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon

Source: Department of Health

Telephone: 518-402-7556

Radon Test Results

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Appendix H

Additional Documentation

Mountain View

Rock City Road
Woodstock, NY 12498

Inquiry Number: 7978646.5
May 06, 2025

The EDR-City Directory Image Report

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information

FINDINGS

TARGET PROPERTY STREET

Rock City Road
Woodstock, NY 12498

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

ROCK CITY RD

2017	pg A1	Cole Information
2014	pg A2	Cole Information
2010	pg A3	Cole Information
2005	pg A5	Cole Information
2000	pg A7	Cole Information
1995	pg A9	Cole Information
1992	pg A10	Cole Information

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

ROCK CITY RD 2017

4	YUM YUM NOODLE BAR
5	AMELL, ALISSA R
	CALDERON, MARTHA
	ROSUM, TRACEY L
	TALISMAN OF WOODSTOCK
7	TIBETAN ARTS & CRAFTS
10	WOODSTOCK CHAMBER OF COMMERCE & ARTS
13	HECKEROTH PLUMBING & HEATING OF WOOD
	WOODSTOCK FILM FESTIVAL INC MILLER
22	COLONY
33	ROCK CITY MEDIA
43	PESEK, GEORGE K
47	STEFFEN, ELEANOR R
51	PURO, HILDA A
53	WALKER, JESS
55	HEART, SEPTEMBER E
56	TOWN OF WOODSTOCK COMM CNTR
57	ESTRADA, JOSE M
63	MCNIFF, WILLIAM T
66	THE WILD ROSE INN
72	PLANCHON, SARAH A
74	HAMILTON, DUNCAN
80	NELSON, JOHN
81	GLIST, ADAM O
85	GIUSTI, CLAIRE C
86	CARRE, LYNDA
90	SHAUGHNESSY, GREENE
91	LEN, ALEX
96	LEONE, PAUL V

ROCK CITY RD 2014

4	YUM YUM NOODLE BAR
5	CALDERON, MARTHA
	FLEISSNER, KATHERINE
	TALISMAN OF WOODSTOCK
	WYCEL, KADIR
7	TIBETAN ARTS & CRAFTS
9	BACK DOOR STUDIO
10	WOODSTOCK CHAMBER OF COMMERCE & ARTS
11	OCCUPANT UNKNOWN,
13	WOODSTOCK FILM FESTIVAL INCORPORATED
14	FEILER, RICHARD E
	HOFER, DONNA L
	JOFFE, JUDITH A
15	PHOTOSENSUALIS
33	LOTUS FINE ART & DESIGN INC
	ROCK CITY MEDIA
39	OCCUPANT UNKNOWN,
43	PESEK, MARION A
47	STEFFEN, ELEANOR R
51	BARBARO, JOHN N
53	WALKER, JESS
55	HEART, SEPTEMBER E
57	ESTRADA, JOSE M
59	WILLIAMS, IAN S
	WOODSTOCK ACCESS TELEVISION
63	SACKS, VICTOR B
66	THE WILD ROSE INN
72	OCCUPANT UNKNOWN,
80	NELSON, JOHN
81	GLIST, ADAM O
82	OCCUPANT UNKNOWN,
84	GEISLER, CHRISTINE E
85	BALSAMO, RONALD R
86	LAURETTA, LINDA
88	LUNT, JESSICA
90	SHAUGHNESSY, MICHAEL F
91	LEN, ALEXANDER
96	LEONE, PAUL V
100	OCCUPANT UNKNOWN,

ROCK CITY RD 2010

2	BINGO XCLUSIVE BOUTIQUE
4	COLDWELL BANKER VILLAGE GREEN
5	ASHFORD, SALLY CALDERON, MARTHA KATZ, JASON LEVINE, YOLAN LOUGHLIN, NANCY MAY, CHRISTOPHER RHODE, JEAN M TALISMAN
7	TIBETAN ART & CRAFT
11	OCCUPANT UNKNOWN,
14	FEILER, RICKEY HOFER, DONNA L JOFFE, JUDITH A
15	ELEPHANT EMPORIUM PHOTO SENSUALIS
16	FAMILY OF WOODSTOCK
18	HARRIGFELD, JEFFRY J HAYES, STEVE MILLER, JENNIFER M WOODSTOCK MUSIC SHOP
33	LOTUS FINE ART & DESIGN INC ROCK CITY MEDIA
39	ELENSON, JOANN A
43	PESEK, MARION A
45	OCCUPANT UNKNOWN,
47	STEFFEN, ELEANOR R
51	LAZZARA, SEBASTIAN
53	ESSIG, ELLEN A
55	HEART, SEPTEMBER E
57	ESTRADA, JOSE M
59	WILLIAMS, MICHAEL
60	WOODSTOCK YOUTH CTR
63	SACKS, VICTOR B
66	HALL, DAVIS M WILD ROSE INN
72	DECKER, J
74	BONILLA, NATASHA
80	CROSS, PAMELA A GORDON, DANIEL V NELSON, JOHN
81	ARNOLD-WAHLFORSS, DAGMAR
82	OCCUPANT UNKNOWN,
84	GEISLER, NANCY J
85	BALSAMO, RONALD R PEACE ANTIQUES
86	OCCUPANT UNKNOWN,
88	SINGLETON, J

ROCK CITY RD**2010****(Cont'd)**

90	SHAUGHNESSY, MICHAEL F
91	OCCUPANT UNKNOWN,
96	OCCUPANT UNKNOWN,
100	OCCUPANT UNKNOWN,

ROCK CITY RD 2005

4	COLDWELL BANKER VILLAGE GREEN REALTY ROCK CITY WOOL INC ROCK CITY YARN VILLAGE GREEN REALTY OF ULSTER
5	AGUERO, MABEL M ANDREW LARSEN INC ATTARDI, SUSAN CASSIDY, RENATE CASTRO, JOSE M DIPPOLD, LEXIE EDELMAN, RICHARD GULLA, L KATHERYN, LOVE KIMMET, DARREN LARSEN, ANDREW C OAKLEY, ADAM TIBETAN EMPORIUM
7	OCCASIONS OF WOODSTOCK
9	HAP, SYDNEY
12	TINKER GNOME
13	HECKEROTH PLUMBING ELECTRIC HEATING
14	HOFLER, DONNA L JOFFE, JUDITH A SHULTIS, OLIVE M
15	NOT FADE AWAY GRAPHICS INC
16	ALCOHOLICS ANONYMOUS DISTRICT # 7 FAMILY OF WOODSTOCK INC
18	ULSTER COUNTY TOWNSMAN WOODSTOCK MUSIC SHOP
20	POGGI, LISA
22	OCCUPANT UNKNOWN,
28	OCCUPANT UNKNOWN,
33	VASCO PINI FRAME SHOP
39	ELENSON, JOANN A
43	PESEK, MARION A
45	CUPURDIJA, MILAN
47	STEFFEN, ELEANOR R
49	BRUNELL, C
51	PURO, HILLARY
53	ESSIG, ELLEN A
55	HEART, SEPTEMBER E
57	ESTRADA, JOSE M
59	WILLIAMS, MICHAEL
60	WOODSTOCK YOUTH CENTER
63	SACKS, VICTOR B
66	HALL DAVIS MARTI HUSBY, JAMES A WILD ROSE INN
72	FORSTER, ADRIAN
73	TASHJIAN, CHRISTIAN M

ROCK CITY RD

2005

(Cont'd)

74	BONILLA, NATASHA
80	CROSS, PAMELA
	GORDON, DANIEL V
81	ARNOLD-WAHLFORSS, DAGMAR
82	OCCUPANT UNKNOWN,
84	GEISLER, RON R
85	BALSAMO, RONALD
	PEACE ANTIQUES
86	OCCUPANT UNKNOWN,
88	LIDLAW, CHRISTOPHER T
	SINGLETON, J
90	SHAUGHNESSY, MICHAEL K
91	LEN, ALLAN G
96	YOUNGELSON, GAIL
100	OCCUPANT UNKNOWN,

ROCK CITY RD 2000

4	CHANGES INCORPORATED
	FIGARO JEWELERS
	MILAGRO
	VILLAGE GREEN REALTY
	WOODSTOCK IMAGES
5	CARLSON, DAVID
	FORD, LEIGHLA
	GLASSMAN, S
	KATHERYN LOVE
	ROSS, N
	SILVERMAN, JEROME
	TIBETAN EMPORIUM
	WANGMO, DECHEN
7	OCCASIONS OF WOODSTOCK
9	BLUE MOUNTAIN BOOKS & MANUSCRIPTS
13	HECKEROTH PLUMBING ELECTRIC & HEATING INCORPORATED
14	HOFLER, D
	JOFFE, JUDITH
	METES & BOUNDS REALTY
	SHULTIS, VICTOR L
	WESTWOOD METES & BOUNDS REALTY
15	ELEPHANT EMPORIUM
16	FAMILY
	UNITED WAY OF ULSTER
18	NITZKY FINEST QUALITY PRODS
	TURNER, ROB
	ULSTER COUNTY TOWNSMAN ADVTG & EDITORIAL OFFICE
28	BIESELE GEORGE HEATING PLUMBING & AIR CONDITIONING PLUMBING
	OCCUPANT UNKNOWN,
33	CUMMINS JAMES G
	VASCO PINI FRAME SHOP
41	SHAPIRO, SAM
43	PESEK, MARION A
45	MCMANUS, BONNIE
47	STEFFEN, ELEANOR
49	FRANKLIN, G
	LIPKINS, SUSAN
51	CUMMINS, JAMES G
	SAHULKA, K
53	OCCUPANT UNKNOWN,
55	NAWY, JOYCE
57	ESTRADA, RITA
59	SCLIRIS, TED
	WOODSTOCK ACCESS TELEVISION
60	WOODSTOCK YOUTH CENTER
63	SACKS, VICTOR
66	HALL, MARTI L
	HALLDAVIS, AUSTIN
	HUSBY, JAMES
	WILD ROSE INN

ROCK CITY RD

2000

(Cont'd)

70	KENCOS WORK STORE
	SPECTRAL RESOURCES INCORPORATED
72	SIERRA, ERIK
74	BONILLA, HANNAH D
80	CROSS, PAMELA
81	OCCUPANT UNKNOWN,
82	GORDON, ROBERT J
84	EASTHAM, C G
85	BALSAMO, JOYCE
86	LAVALLE, JOSEPH A
	MORELLI, J
	SEROFF, D
88	LAIDLAW, CHRIS
90	MOORE, STEVEN
91	LEN, ALLAN
100	OCCUPANT UNKNOWN,

ROCK CITY RD

1995

4	CHANGES INC
	FIGARO JEWELERS
	MILAGRO
	WOODSTOCK IMAGES
5	KATHERYN LOVE
	VILLAGE GREEN REALTY
7	WOODSTOCK FRAMING GALLERY
9	BLUE MOUNTAIN BOOKS & MANUSCRIPTS
13	HECKEROTH PLUMBING ELECTRIC & HEATING INC
15	ELEPHANT EMPORIUM
16	FAMILY-LOCATIONS-WOODSTOCK
18	NITZKY-FINEST QUALITY PRODS
	ULSTER COUNTY TOWNSMAN ADVTG & EDITORIAL OFC
33	CUMMINS, JAMES G
	VASCO PINI FRAME SHOP
59	WOODSTOCK ACCESS TELEVISION
60	WOODSTOCK YOUTH CENTER
70	KENCO SALES INC
	KENCO'S WORK STORE
	KENNEDY JAMES P, OPTOMETRIST

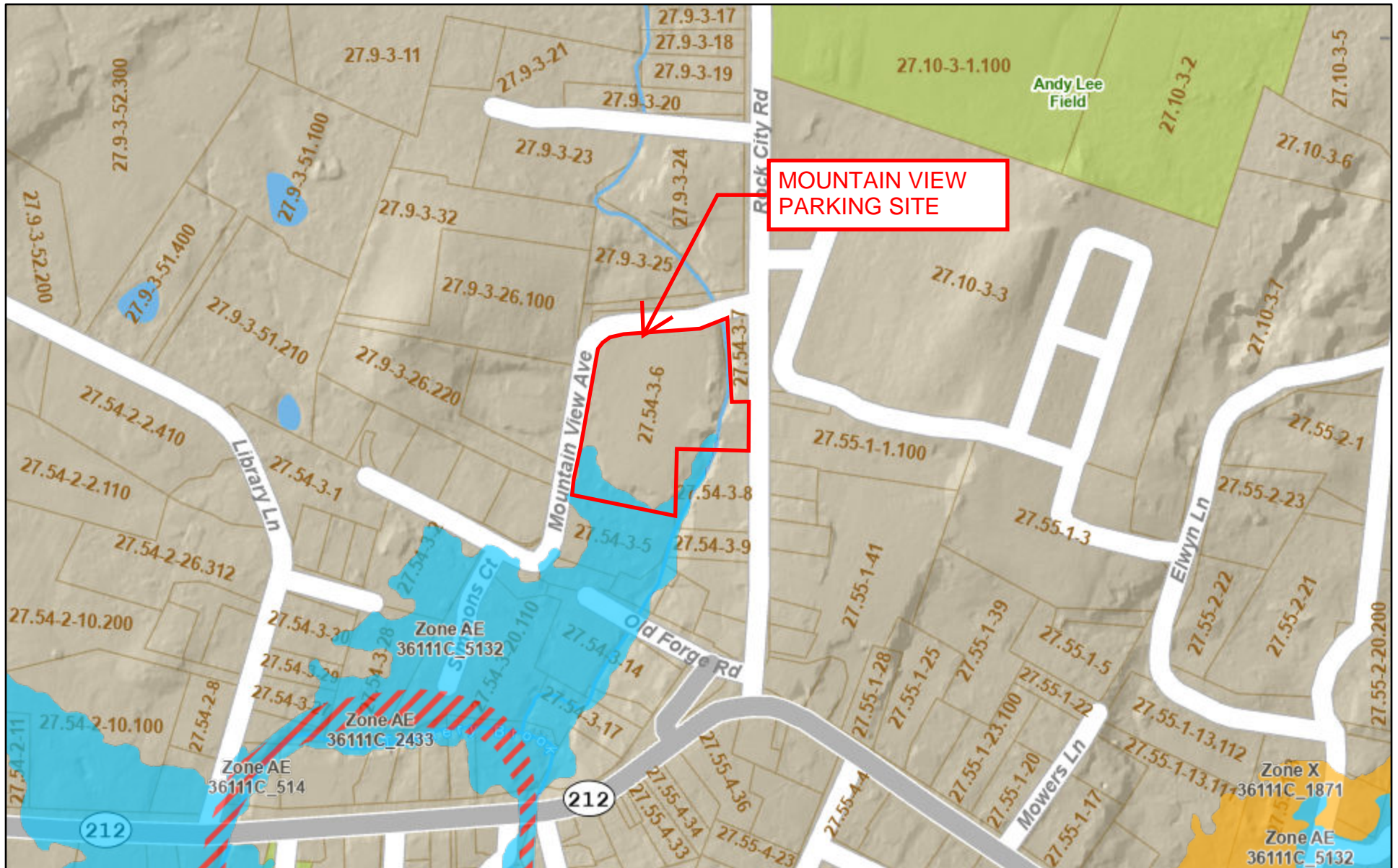
ROCK CITY RD 1992

4	CHANGES INC
	JODI DEE'S CORNER CLOSET
	WOODSTOCK NEW YORKER
5	BREDIN, ANN MARIE
	DOMPIERI, W
	GALLAGHER, BYRNE
	GLASSMAN, S
	KATHERYN LOVE
	LONERGAN, J C
	STEFFY, DELCY
	VILLAGE GREEN REALTY
7	HOFFMAN, RICHARD
	WOODSTOCK FRAMING GALLERY
9	BLUE MOUNTAIN BOOKS & MANUSCRIPTS
13	HECKEROTH PLUMBING ELECTRIC & HEATING INC
14	ODDO, JOSEPHINE
	SHULTIS, VICTOR L
15	ELEPHANT EMPORIUM
16	FAMILY-LOCATIONS-WOODSTOCK
18	FINEST QUALITY PRODS
	TURNER, ROB
	ULSTER COUNTY TOWNSMAN ADVTG & EDITORIAL OFC
33	CUMMINS, JAMES G
	VASCO PINI FRAME SHOP
41	SHAPIRO, SAM
43	PESEK, M A
45	MC MANUS, BONNIE
	SULLIVAN, D
47	DINGER, ANNE
49	FRANKLIN, G
	SHELDON, NINA
51	CUMMINS, JAMES G-RESIDENCE
	SAHULKA, K
59	SCLIRIS, TED
	WOODSTOCK ACCESS TELEVISION
60	WOODSTOCK YOUTH CENTER
63	SACKS, VICTOR
66	CARLSON, DAVID G
	HOCHMUTH, ROLAND
	RIGGLES, LAURAL
70	KENCO SALES INC
	KENCO'S WORK STORE
	KENNEDY JAMES P, OPTOMITRIST
72	KLEIN, SAMUEL S
74	BONILLA, H & N
80	GORDON, ROBERT J, JR
	GRAVER, VARICK
	STIGA, BRIAN
82	GORDON, ROBT J
84	TUCKER, SHELDON

ROCK CITY RD**1992****(Cont'd)**

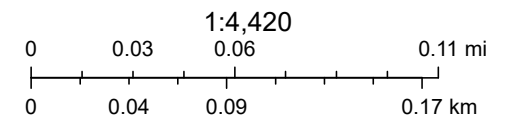
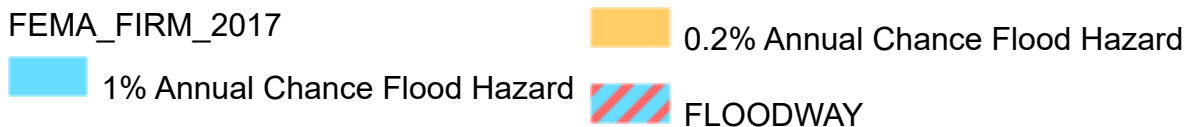
86	LA VALLE, JOSEPH A
	SVEEN, PHYLLIS
88	HAZARD, C
90	MC DONOUGH, JAMES T & CHRISTINE J
91	BICKERMAN, MILTON
1412	TODAY'S KITCHEN
	WOODSTOCK KITCHENS & BATH

Ulster County Parcel Viewer



January 24, 2025

FEMA_FIRM_2017





ULSTER COUNTY PARCEL VIEWER

27.54-3-6

Search



Basemaps
Map Layers
Measurements & Coordinates

Parcel Details

[View Full Property Details](#)
[Printable Property Report](#)
[View Official Tax Map](#)
[Share This Parcel \(link\)](#)

SBL: 27.54-3-6
Address: Rock City Rd
City: Woodstock
Property Class: Govt pk lot
Acres: 2.5
Deed Book: 1475 | **Page:** 333

Owner: Woodstock Town Of
Mailing Address: 45 Comeau Dr
PO Box: undefined
Mail City: Woodstock NY
Mail Zip: 12498



Search Results

[Clear All Results](#) [Zoom to Highlighted](#) [Remove Highlighted](#) [Download All Results](#) [Download Highlighted](#) [Clear Buffer](#) [Buffer Highlighted](#) ft Buffer

<input type="checkbox"/>	IMO	Parcel	Owner	Owner 2	Parcel Address	Parcel City	Mailing Address	Mailing 1	Mailing 2	Mailing City	Mailing Zip	Property Class	Acres	Book	Page
<input type="checkbox"/>	Property Details	27.54-3-6	Woodstock Town Of		Rock City Rd	Woodstock	45 Comeau Dr			Woodstock NY	12498	Govt pk lot	2.5	1475	333



IPaC resource list

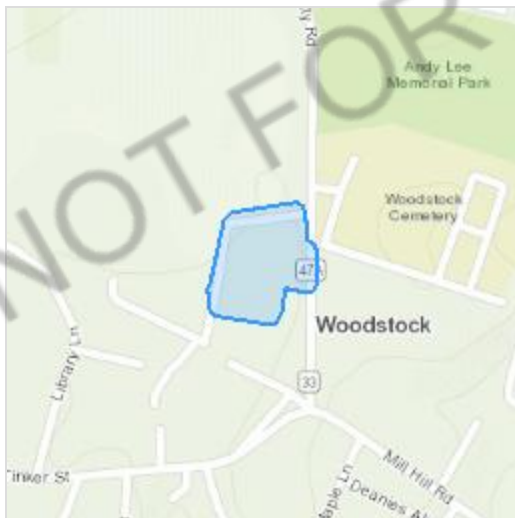
Please note that the Federal Highways Programmatic Consultation for Transportation Projects affecting NLEB or Indiana Bat Determination Key is temporarily offline for updates and will be available soon. We apologize for any inconvenience this may cause.

that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Ulster County, New York



Local office

New York Ecological Services Field Office

☎ (607) 753-9334

📅 (607) 753-9699

✉ fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found There is proposed critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey

effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

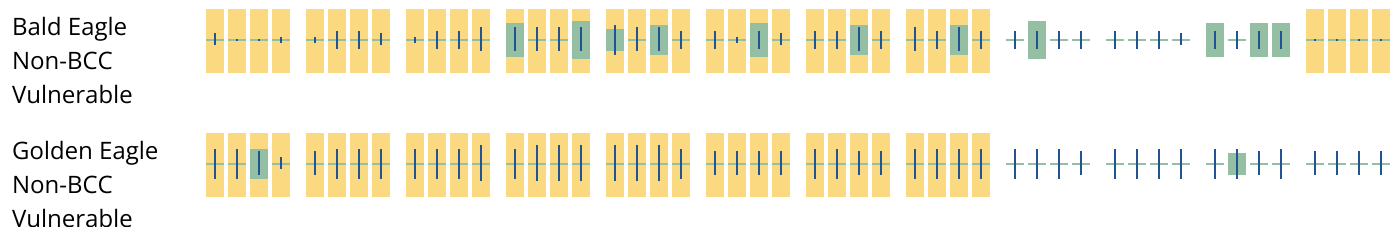
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of

presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA)¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and->

[golden-eagles-may-occur-project-action](#)

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Belted Kingfisher <i>Megasceryle alcyon</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 15 to Jul 25
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10

Blue-winged Warbler <i>Vermivora cyanoptera</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 20 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Meadowlark <i>Sturnella magna</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 31
Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Evening Grosbeak <i>Coccothraustes vespertinus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10
Golden Eagle <i>Aquila chrysaetos</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Long-eared Owl *asio otus*

Breeds Mar 1 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3631>

Pectoral Sandpiper *Calidris melanotos*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prairie Warbler *Setophaga discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rose-breasted Grosbeak *Pheucticus ludovicianus*

Breeds May 15 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Wood Thrush *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

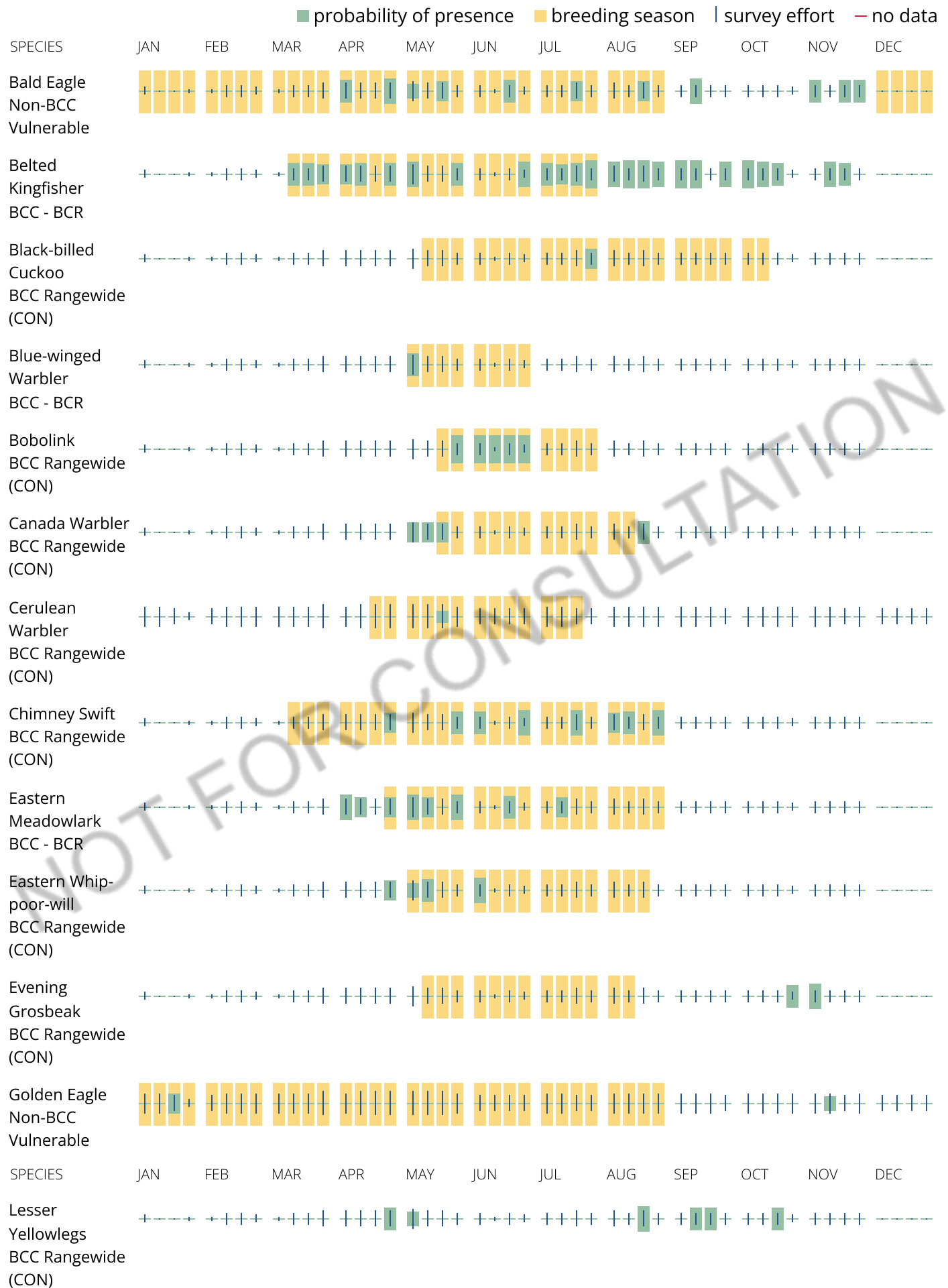
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

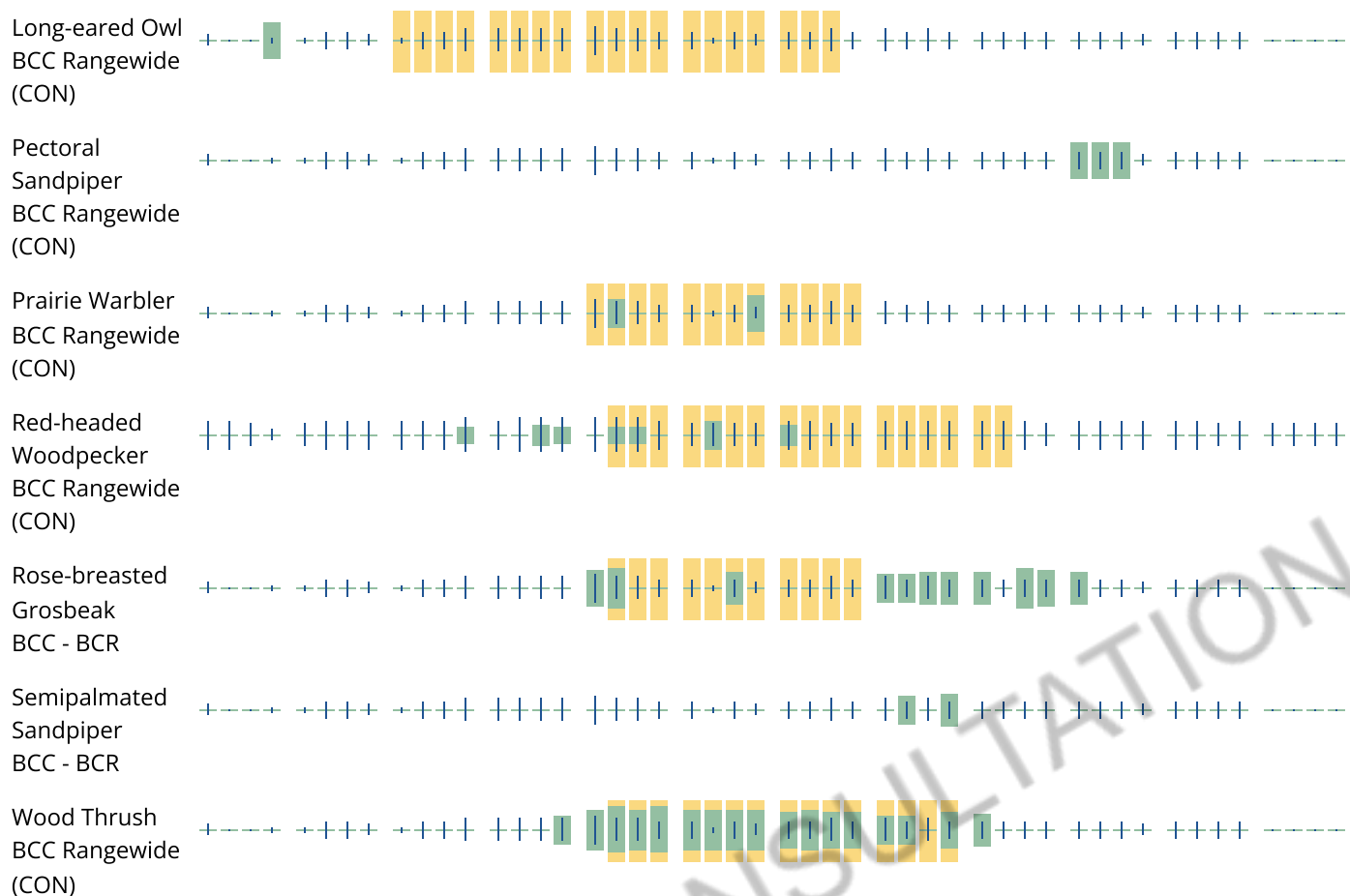
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

[R3UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local

government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION





[Services](#) [News](#) [Government](#)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Environmental Resource Mapper

Base Map: [Satellite with Labels](#) [Using this map](#)

Search

Tools

Layers and Legend

- ☐ Estuaries
- ☐ Rivers and Streams
- ☐ Shorelines
- ☒ Previously Mapped Freshwater Wetlands (Outside of the Adirondack Park)
- ☒ Informational Freshwater Wetland Mapping
- ☒ Imperiled Mussels
 - ☐ Mussel Screening Ponded Waters
 - ☐ Mussel Screening Streams
- ☒ Significant Natural Communities
 - ☐ Natural Communities Near This Location
- ☒ Rare Plants or Animals

Wetland Layers

Reference Layers

[Tell Me More...](#)

[Need A Permit?](#)

[Contacts](#)



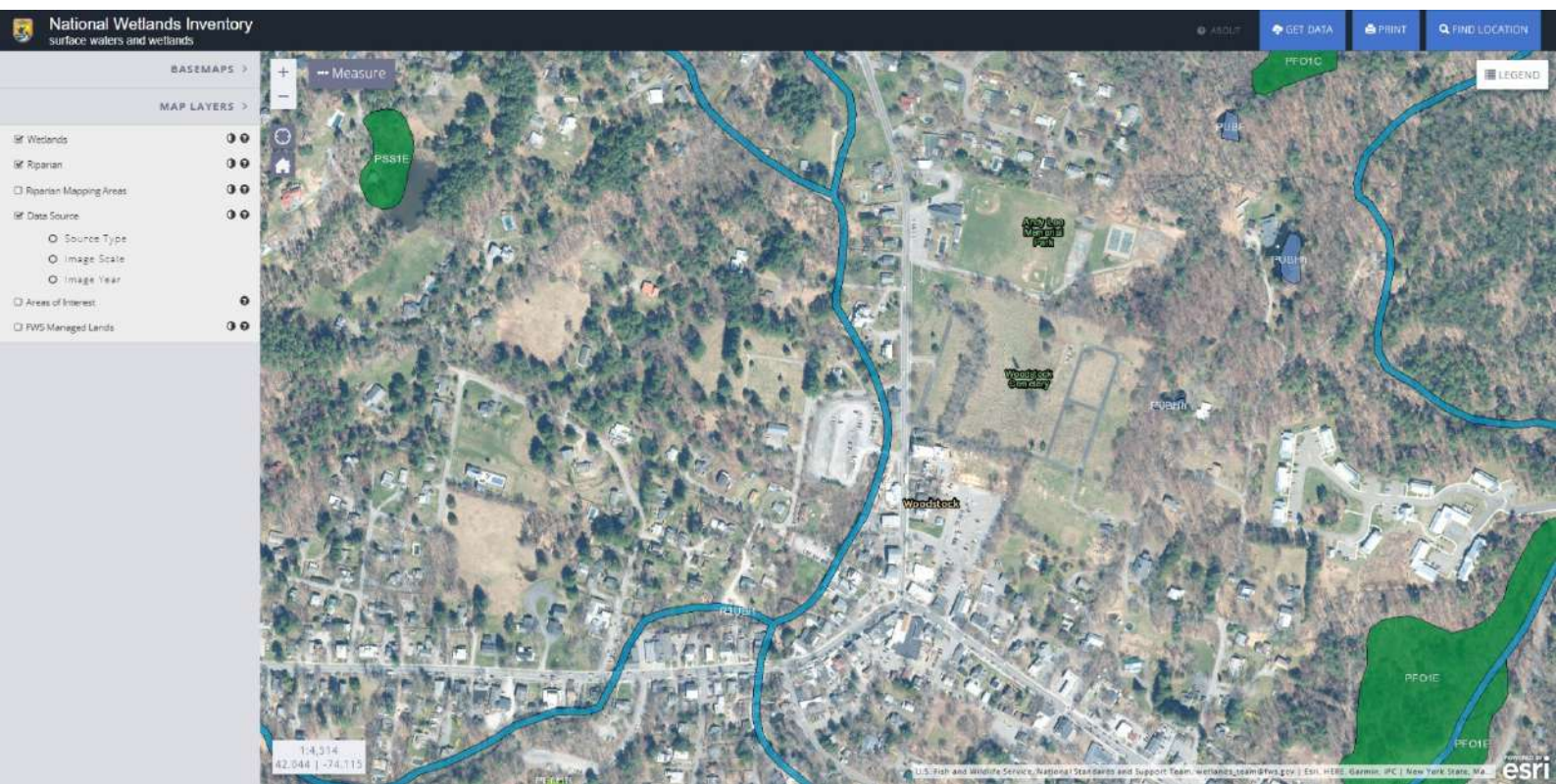
[Agencies](#)
[Services](#)

[App Directory](#)

[Counties](#)

[Events](#)

[Programs](#)



DECinfo Locator

Base Map: Satellite with Labels [Help](#)

Search

Tools

DEC Information Layers

Environmental Quality Outdoor Activity

Permits and Regulations

☒ Check / Uncheck all 1 Layer Information

☒ ☐ Municipal Separate Storm Sewer System (MS4) Automatically Designated

☐ MS4 Additionally Designated Area (Criterion 3)

☒ ☐ Hazardous Waste Treatment, Storage & Disposal Facilities

☒ Air Facility Registrations

☒ Title V Air Facilities

☒ Air State Facilities

☒ Hazardous Waste Reduction Planning Program Generators

☒ Radiation Control Permit Facilities

Environmental Cleanup

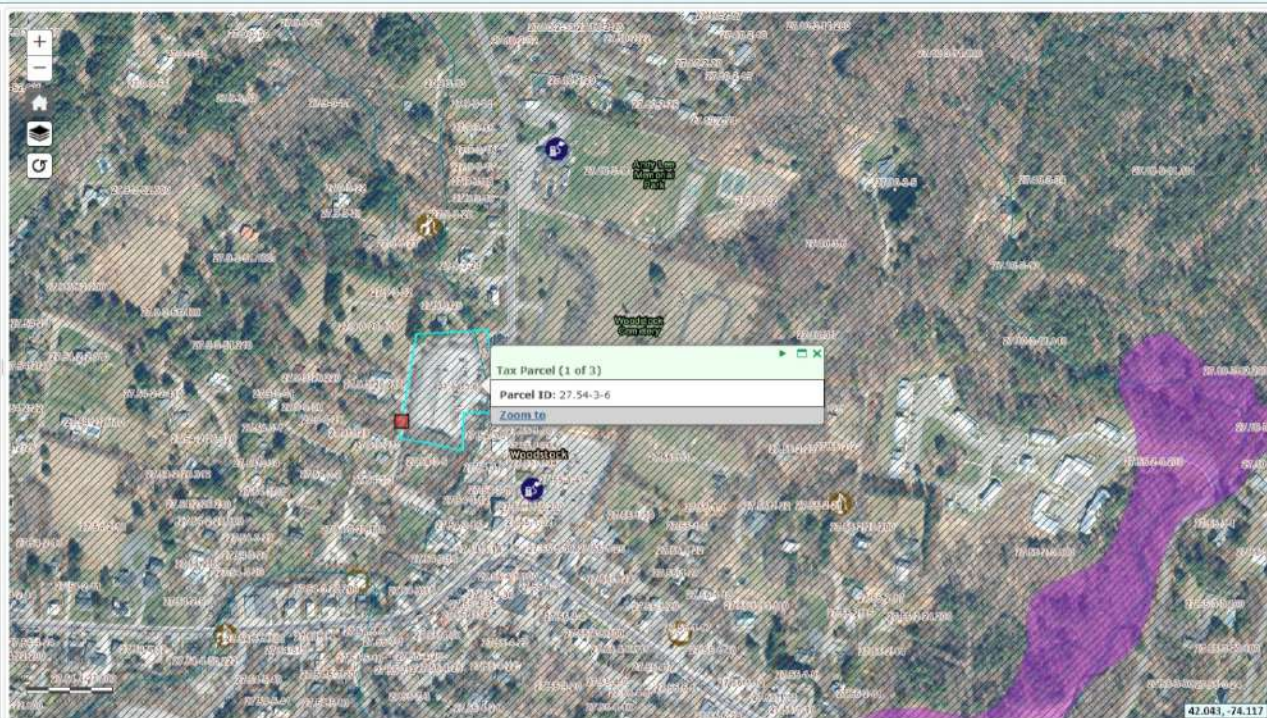
Environmental Monitoring

Public Involvement

Environmentally Sensitive Areas

Legal Information

Reference Layers





Search Place: 20 Mountain View Ave, Woodstock, New York, 12498

Basemap

Tools

More Data

Search Envirofacts

Find address or place



×

Clear

Select an industry to map:

Unassigned(2)

Views:

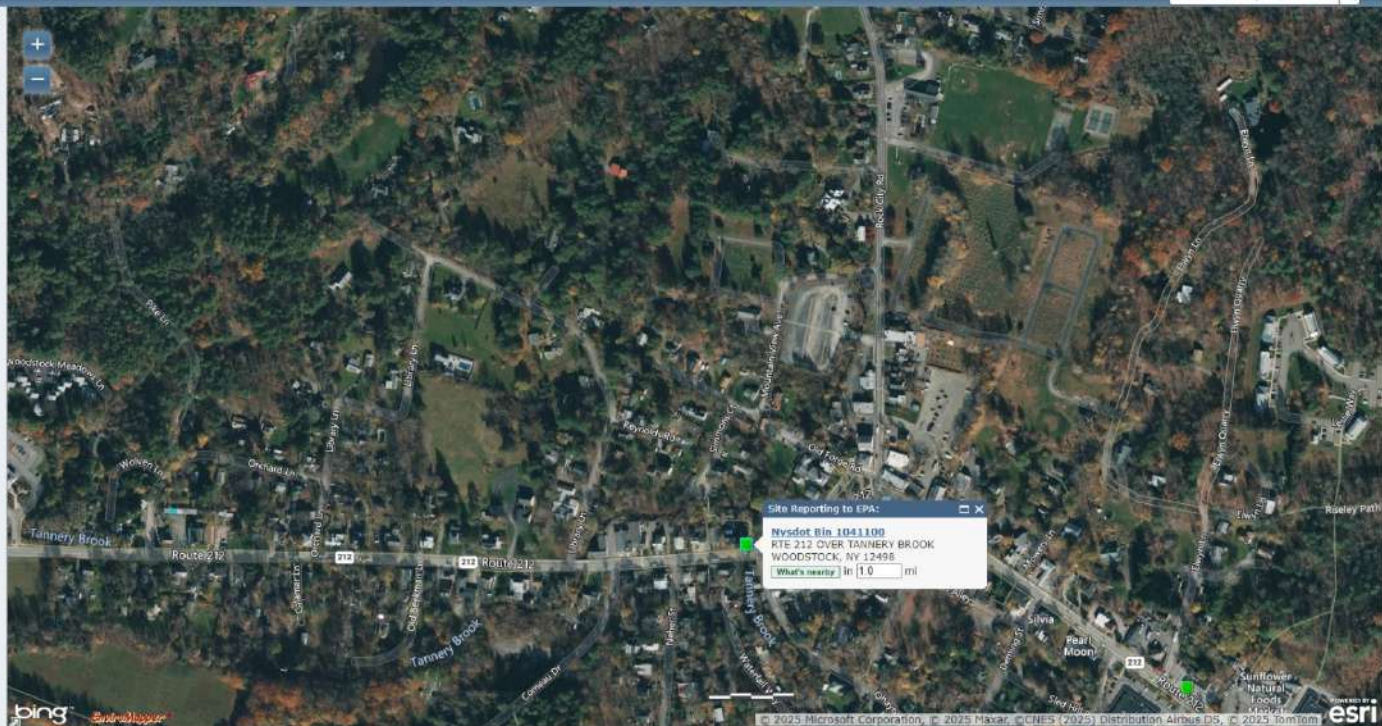
All

20 per page

Single facility

Clustered facilities

Download



bing

EnviroMapper

© 2025 Microsoft Corporation. © 2025 Maxar. © CHES (2025) Distribution Airbus DS. © 2025 TomTom

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26 min

29.4 mi

16 hr

15.35 mi

Homestead Appraisals, 20 Mountainview

Northern Dutchess Hospital, 6511 Spring

Add destination

Leave now

Options

Send directions to your phone

Copy link

via Sawkill Rd

26 min

Fastest route, the usual traffic

16.8 miles

▲ This route has tolls.

Details

Explore nearby Northern Dutchess Hospital

Restaurants

Hotels

Gas stations

Parking Lots

More

Best

14 min

2h 35m

37 min

Homestead Appraisals, 20 Mountainview

Mt. Marion Elementary School, 744 Glasco

Add destination

Leave now

Options

Send directions to your phone

Copy link

via Glasco Turnpike

Best route

14 min

7.3 miles

Details

via NY-212 E and Glasco Turnpike

14 min

7.2 miles

Explore nearby Mt. Marion Elementary School

Restaurants

Hotels

Gas stations

Parking Lots

More

A satellite map view from Google Maps showing a route from Homestead Appraisals to Mt. Marion Elementary School. The route is highlighted in blue and follows Glasco Turnpike. The map includes various landmarks such as Lake Hill, Shady, Bearsville, Homestead Appraisals, Woodstock, The Cornbeau Property, Hotel Dylan, Glenford, West Hurley, Zena, Ruby, and Lake Katrine. The map also shows the Ashokan Reservoir and the Overlook Mountain House ruins. The route is labeled with a 14-minute travel time and 7.3 miles. The map includes a search bar at the top, a 'Sign in' button, and a 'Layers' button at the bottom left.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 10th day of December, nineteen hundred and Eighty-two
BETWEEN RONDOUT NATIONAL BANK, a banking corporation having its principal place of business at 635 Broadway, Kingston, Ulster County, New York

LIBER 1475 PAGE 333

party of the first part, and

TOWN OF WOODSTOCK, a municipal corporation in the County of Ulster, State of New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100----- (\$1.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

~~ALL THAT TRACT OR PARCEL OF LAND, situate lying and being in the Town of Woodstock, Ulster County, New York, more particularly described as follows:~~

~~lying and being in the~~

ALL THAT TRACT OR PARCEL OF LAND, situate lying and being at Woodstock, Town of Woodstock, Ulster County, New York, more particularly described as follows:

BEGINNING at a point in the center of Tannery Brook, south of a bridge and being 77 feet more or less on a course north 89 degrees 56 minutes west from the center of Rock City Road at its intersection with Mountain View Avenue and from said point and place of beginning running thence north 85 degrees 52 minutes west for a distance of 74.2 feet to a pipe set in the ground; and running thence along said Mountain View Avenue on a course north 80 degrees 35 minutes west for a distance of 174.53 feet to a bolt set in the ground and running thence along Mountain View Avenue as it turns, south 22 degrees 44 minutes west 361.84 feet to a pipe set in the ground at the northwest corner of Turmo and running thence along the line of the remains of an old wire fence south 66 degrees 23 minutes east 229.02 feet to a pipe set in the ground on the edge of Tannery Brook, and running thence north 13 degrees 14 minutes east 129.37 feet to an axle set in the ground and running thence along the lands of formerly Stillwell south 75 degrees 42 minutes east for a distance of 157 feet through an axle set in the ground to the center of Rock City Road, and running thence north 13 degrees 14 minutes east along the center of said Rock City Road, a distance of 99.29 feet to the southeast corner of Shannon and running thence north 79 degrees 27 minutes west through a utility pole a distance of 48 feet to a point in said Tannery Brook and running Thence north 5 degrees 25 minutes east for a distance of 199.86 feet to the point or place of beginning. Being a parcel of land containing 2.5 acres of land, more or less.

BEING the same premises described in a deed from Philip Korn, as referee to Rondout National Bank dated November 17, 1977, and duly recorded in the Ulster County Clerk's Office in book of deeds 1385 at page 110.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

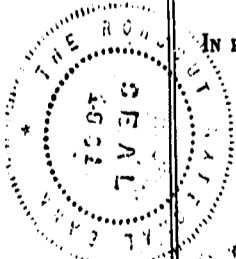
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



HELENE M. KLINGER
NOTARY PUBLIC, STATE OF NEW YORK
COMMISSION EXPIRES MARCH 30, 1984

Helene M. Klinger

RONDOUT NATIONAL BANK

By: James F. Dwyer Pres

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

LIBER 1475 PAGE 335

STATE OF NEW YORK, COUNTY OF Ulster

SS:

On the 10th day of December 19 82, before me
personally came James F. Dwyer
to me known, who, being by me duly sworn, did depose and
say that he resides at No. Woodstock, New York,

that he is the President
of Rondout National Bank

the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

NOTARY PUBLIC

Handwritten signature: Hendry Kart Jr.
Commission 8/3/84
Qualified in Ulster County
New York

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION

BLOCK

LOT

COUNTY OR TOWN

RONDOUT NATIONAL BANK
TO

TOWN OF WOODSTOCK

RETURN BY MAIL TO:

Woodstock Abstract Company
P.O. Box 572
Woodstock NY Zip No. 12498

Reserve this space for use of Recording Office.
10.00K

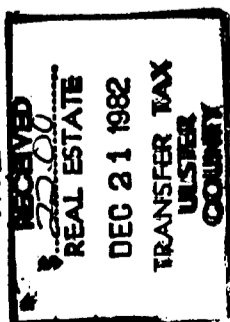
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11-H08M

DEC 21 1982

ALBERT SPADA
ULSTER COUNTY CLERK

02158



Recorded on the day of 19 at 11:08
o'clock A.M. Min. 333
of Deeds at page 333
Handwritten signature: Albert Spada

Stamp: 22.00 tax #58

Commercial

[Property Info](#)
[Owner/Sales](#)
[Inventory](#)
[Improvements](#)[Tax Info](#)[Report](#)
[Comparables](#)

Parcel History

[View parcel history data](#)

Municipality of Town of Woodstock

SWIS:	515800	Tax ID:	27.54-3-6
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	Rock City Rd		
Property Class:	653 - Govt pk lot	Site Property Class:	653 - Govt pk lot
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	R1.5 -	Bldg. Style:	Not Applicable
Neighborhood:	58007 -	School District:	Onteora
Total Acreage/Size:	2.50	Equalization Rate:	----
Land Assessment:	2024 - \$66,500 2023 - \$66,500	Total Assessment:	2024 - \$66,500 2023 - \$66,500
Full Market Value:	2024 - \$143,011 2023 - \$143,011		
Deed Book:	1475	Deed Page:	333
Grid East:	595618	Grid North:	1169294

Special Districts for 2024

Description	Units	Percent	Type	Value
FD201-Woodstock fire	0	0%		0
HS101-Hamlet sewer dist.	120	0%		0
LB201-Woodstock library	0	0%		0
LB202-Woodstock Libr. Bond	0	0%		0
WD203-Woodstock water	0	0%		0

Special Districts for 2023

Description	Units	Percent	Type	Value
FD201-Woodstock fire	0	0%		0
HS101-Hamlet sewer dist.	120	0%		0
LB201-Woodstock library	0	0%		0
LB202-Woodstock Libr. Bond	0	0%		0
WD203-Woodstock water	0	0%		0

Land Types

Type	Size
Undeveloped	1.00 acres
Residual	1.50 acres

Photographs

No Photo Available

Documents

- [Property Record Card](#)

Maps

[View Tax Map](#)[Pin Property on GIS Map](#)[View in Google Maps](#)[View in Bing Maps](#)[Map Disclaimer](#)

Appendix I

Resumes of Authors

Ariadna Cheremeteff

Site Investigation and Remediation Group Manager



Years of Experience
20

Education

- B.S., Environmental Management and Technology, Rochester Institute of Technology
- A.S., Liberal Arts, Monroe Community College

Certifications

- OSHA 40 Hour Hazardous Waste Operations and Emergency Response
- NYSDOL-certified Asbestos Project Designer
- NYSDOL-certified Asbestos Building Inspector

Areas of Specialization

- Phase I and Phase II Environmental Site Assessments
- Environmental Program Cleanup Sites
- Hazardous waste remediation
- Construction oversight
- Project management
- Asbestos building inspections and abatement design
- NEPA and SEQR process
- Environmental Impact Statements
- Housing and Community Renewal (HCR)
- Federal Housing Trust Fund (FHTF)
- Housing and Urban Development (HUD) funding-required environmental studies
- Environmental regulatory compliance and permitting

* = work performed with previous employers

Ariadna Cheremeteff is an experienced environmental professional who specializes in a wide range of environmental remediation areas including Phase I and Phase II Environmental Site Assessments, Environmental Program Cleanup Sites, hazardous waste remediation, environmental construction oversight, project management, asbestos building inspections and abatement design, NEPA and SEQR processes, Environmental Impact Statements, and compliance with environmental regulations and permitting requirements. Ari has a proven track record of providing valuable insights and solutions for site renovation, remediation, residential redevelopment, federal/state/local government, and industrial projects.

RELEVANT EXPERIENCE

GreenSpark | Environmental Investigations Smith Street Property | Rochester, NY:

Fisher Associates performed a Phase I Environmental Site Assessment (ESA) and a Limited Phase II ESA on a vacant industrial site in the City of Rochester as part of a larger redevelopment and proposed future building construction project. Fisher Associates' Site Investigation and Remediation (SIR) team established that historic site uses as a former railroad yard, coal storage, and freight house including a tar and grease loading station had negative environmental impacts on the property. Additionally, the property was identified as a local waste disposal site containing Construction and Demolitions debris. Adjacent properties include several Brownfields Cleanup Program Sites, a former garbage incinerator, and a former coal fired power plant. Currently, responsible for preparing an Environmental Management Plan (EMP) to be implemented during site redevelopment activities, field screening and collecting additional subsurface soil samples in areas previously not investigated for additional data on existing site conditions, and will provide Environmental Oversight during construction to assist the project in proper handling, storage, management, and disposal of impacted site materials.

GreenSpark | Environmental Support for Solar Project on Former Hazardous Waste

Landfill | Glens Falls, NY: Responsible for high level environmental support for a solar project development on a former hazardous waste landfill State Superfund Site in Glens Falls, New York. The project is being constructed on a former industrial manufacturing site comprised of approximately 60-acres. Also, high level review for preparation of a 15-day notification to the NYSDEC detailing the proposed site work on select Operable Units including installations below the landfill cap and details on replacement of the cap post construction, summary of environmental conditions, schedule of work, applicable Excavation Work Plan components, disposal facility information, back fill source information, quantities, and required analytical data. Responsible for team that will provide environmental oversight and community air monitoring during the installations within select OUs to assure the Site Management Plan and associated Excavation Work Plan requirements are adhered to during construction, collection of confirmatory samples, providing guidance to the site contractor regarding management, storage, and disposal of impacted materials not suitable for reuse.

City of Rochester | West River Wall Segment 2 | Environmental Project Manager |

Former Vacuum Oil Project, Rochester, NY*: Environmental Discipline Leader providing environmental management support on a large Master Plan Design Project for the Former Vacuum Oil BOA. Responsible for review of existing extensive reporting and data available for Segment 2 to identify data gaps and required additional investigations, cost estimate based upon the data gap analysis, and environmental staff support for design, construction, and final reporting. Prepared a Sampling and Analysis Work Plan (SAWP) for parcels not previously investigated and a Sediment Sampling Plan for data collection of sediments in the Genesee River. Oversight of implementation of both plans, coordination with subsconsultants, internal staffing for field efforts. Frequent coordination and communication with the City, NYSCE, USACE, and NYSDEC.

City of Rochester | West River Wall Segment 1 | Environmental Project Manager | Corn Hill Neighborhood and Vacuum Oil, Rochester, NY*: Environmental Discipline Leader provided environmental management support on a large trail redesign and redevelopment project. Responsible for budgeting, prepared and implemented a Phase II ESA, oversight of subcontractor that performed surface soil sampling and reporting, provided QC review of an Environmental Management Plan (EMP) and high-level oversight for EMP implementation for Segment 1, including CAMP and soil movement documentation. Prepared and received approval for two (2) case-specific BUD petitions. Provided weekly updates, communication between Project Managers, City of Rochester, Regulatory Agencies, and subcontractors in relation to work identified in the EMP. Additionally, closure of a spill encountered during a Phase II ESA. High-level review of annual BUD submissions, final EMP submission, and other project closeout documentation.

University of Rochester Medical Center | NYSDEC Site No. 828166 Tower Bed Expansion – PCB Remediation | Rochester, NY*: High level oversight, project planning, financial planning, and implementation of a self-implemented RCRA PCB remediation project as part of a larger expansion project for the hospital's emergency department. Providing environmental project and budget management, regulatory review, daily communication with the client, regulators, and project, internal, and construction team members. Engineering review, comment, and input on remedial measures, excavation procedures, TSCA facility profiles, confirmatory data, and final reporting requirements.

Providence Culver Housing, LLC | NYSDEC BCP Site No. C828226 Wambach Farm Site Rochester, NY*: Project and financial planning, reporting preparation and reviews, high level oversight, agency coordination, and implementation of a NYSDEC Brownfield Cleanup Program remediation project to achieve NYSDEC Restricted-Residential Site Cleanup Objectives for proposed site redevelopment. Project lead for previous due diligence environmental investigations completed included Phase I and II ESAs, Supplemental Phase II ESA, and a Brownfield Cleanup Program Investigation to acquire additional information to submit towards the BCP application and acceptance. Currently prepared and submitted a Remedial Investigation Work Plan. Continued work will include agency coordination, RIWP implementation and subsequent reporting, Alternatives Analysis, Remedial Action selection, Remedial Action Work Plan and implementation concurrent with site redevelopment.

City of Rochester | Final Engineering Report and Site Management Plan | NYSDEC ERP Site B-00129-8 1200 East Main Street Rochester, NY*: Responsible for coordination between stamping professional engineers, communication with the NYSDEC and the City, addressing revisions and comments and ultimately final submittal packages of the Final Engineering Report (FER) and Site Management Plan (SMP) for the City of Rochester 1200 East Main Street Environmental Restoration Project (ERP). Due to these efforts, the property has received an executed Certificate of Completion from the NYSDEC. Currently responsible for the Periodic Review Report and SMP update to address current site conditions and the previous year's Site activities, decommissioning, and proposed future work.

DePaul Properties | Environmental Remediation and Management Planning | True North Housing Redevelopment Project Rochester, NY*: Provided project management, budgeting, staff planning, and frequent communication with the Client, construction contractors, and representatives from the City of Rochester, Monroe County, and State Agencies. Responsible for planning and implementing Phase I ESAs and Phase II ESAs on three (3) separate City-owned vacant parcels as part of the project. Provided spill support for spill encountered during Phase II work. Responsible for team preparation, reviews, and submittal of HCR funding-required environmental studies. Conducted subsequent funding-required engineered studies and reporting for the properties.

DePaul Properties | Environmental Remediation and Management Planning | Upper Falls Site and Housing Redevelopment Project Rochester, NY*: Provided project management, budgeting, staff planning, and frequent communication with the Client, construction contractors, and representatives from the City of Rochester, Monroe County, and State Agencies. Responsible for

planning and implementing Phase II assessments for the housing development project on 21 parcels prior to construction. Subsequently prepared an Environmental Management Plan (EMP) to address site conditions throughout all phases of the construction and redevelopment. Responsible for appropriate coordination and approves for disposal of petroleum-impacted and reworked native soil. Provided project oversight to confirm EMP specifications and guidelines were adhered to throughout intrusive work during the Site redevelopment. Planned and executed a bioremediation application to petroleum-impacted area along bedrock in concurrence with the NYSDEC. Attend bi-monthly meetings during peak construction and intrusive activities. Prepared and submitted required monthly project update reports and the Final EMP Progress Report.

Home Leasing | Environmental Remediation and Management Planning | Warfield

Square/The Community on East Main Street Site Redevelopment Rochester, NY*: Provided project management, staff planning, and communication with the Client, and representatives from the City of Rochester, County of Monroe, and State Agencies. Prior to construction, conducted Phase II assessments for the housing development project that included six parcels including an on-site HUD lead surface soil survey and submittal of required reports including recommendations for the Site. Prepared the Environmental Management Plan (EMP) in accordance with City requirements to address site conditions throughout all phases of the construction and redevelopment. Responsible for appropriate coordination and approves for disposal of petroleum-impacted and reworked native soil. Project oversight to confirm EMP specifications and guidelines were adhered to throughout intrusive work during the Site redevelopment. Attend bi-monthly meetings during peak construction and intrusive activities. Prepared and submitted required monthly project update reports and the Final EMP Progress Report.

Brook Bertig-Coll

Quality Control | Director of Environmental



Years of Experience
29 (6 with Fisher)

Certifications

- 1987 USACE Manual Wetland Delineation Training; Wetland Training Institute, 40 hours.
- OSHA 10 Hour Outreach Training for Construction
- CSX Contractor Safety & Roadway Worker Protection
- American Red Cross First Aid/CPR Training
- SafeLand USA Training

Education

- B.S., Biology, Indiana University of Pennsylvania, 1994

Affiliations

- American Council of Engineering Companies (ACEC)
- Pennsylvania Independent Oil & Gas Association (PIOGA): Previous Board Member
- Women in Energy Network
- Women of Renewable Industries and Sustainable Energy

Areas of Specialization

- Critical Issues Analysis
- Emergency Preparedness and Management Plans
- Environmental Compliance
- Environmental Permitting
- FERC Section 7c Reports
- Quality Assurance/Quality Control
- Wetland and Watercourse Delineation

* = work performed with previous employers

Based in Canonsburg, Pennsylvania, Brook Bertig-Coll oversees Fisher's team of more than 10 environmental professionals who handle a diverse range of private and public sector projects across Pennsylvania and throughout the Northeast, Midwest and Mid-Atlantic states. Brook and her team have provided environmental services for various industries including oil and gas, commercial, power, and chemical, as well as the federal government. Her team specializes in regulatory compliance and environmental permitting, environmental impact assessments, wetland and waterbody delineations, natural resource services, invasive species monitoring, site investigation and remediation services and hazardous materials assessments.

As the Director of Environmental, Brook is responsible for implementing and upholding our professional standards and quality control procedures for reports, mapping, drawings and other documents produced by our team. She draws from her broad environmental expertise, and decades of experience managing projects, to perform independent technical and detail check reviews of project deliverables. She also supports and directs the team as they progress projects from start-up through close-out, ultimately helping to ensure our clients experience the communication, responsiveness, and high-quality work product they expect from Fisher as their trusted environmental consultant.

Brook specializes in oil and gas and renewables, and she has long served as Principal-in-Charge, Senior Project Manager or Technical Expert for numerous multi-disciplined projects requiring extensive environmental concerns, regulatory challenges, and federal, state and local agency coordination. In Pennsylvania, she has hands-on experience with natural gas projects involving well abandonment, transmission lines, gathering line pipelines, well pads, and more.

RELEVANT EXPERIENCE

Ball Hill Wind Farm Project, Northland Power, Chautauqua County, NY: This is a proposed 100MW onshore wind power project that is expected to generate 261.137GWh of electricity from approximately 29 turbines and has been an on-going project for several years. Brook is the Project Manager for the environmental portion of this project which included managing complex budgets and schedules. Environmental work includes wetland and stream delineations, GIS mapping, aerial mapping, invasive species studies, Phase I Environmental Site Assessments (ESAs), Limited Phase 2 ESAs, agency consultations with the United States Fish & Wildlife Service (USFWS), New York Department of Environment and Conservation (NYDEC), NY State Historic Preservation Office (NY SHPO), preparation of construction and operational management plans, tree surveys, initial habitat surveys, environmental permitting with the USACE, NYSDEC and local towns, and environmental monitoring.

Multiple Community Solar Projects, Green Street Power Partners, Various Counties, New York: Brook is the Project Manager for over 15 community solar projects, ranging from 2.5-5 megawatts (MW) on approximately 25-35 acres in various counties throughout New York. The projects include a proposed fence, access road, solar array and other associated equipment and poles. Project work includes wetland and stream delineations, GIS mapping, agency consultations with the United States Fish & Wildlife Service (USFWS), New York Department of Environment and Conservation (NYDEC), and the NY State Historic Preservation Office (NY SHPO), environmental permitting with the USACE/NYSDEC at select sites, Town approval through the NY State Environmental Quality Review (SEQR), New York Stormwater Permitting Discharge and Erosion and Sediment Control permitting, including development of erosion and sediment controls and a Stormwater Pollution Prevention Plan (SWPPP) to satisfy the needs of the client, glint and glare analysis, and SWPPP inspections at select sites.

Multiple Community Solar Projects, Various Clients, Various Counties, Pennsylvania:

Brook was the technical lead and provided QA/QC for the environmental tasks for the projects. The projects include a proposed fence, access road, solar array and other associated equipment and poles. Project work includes wetland and stream delineations, GIS mapping, agency consultations with the United States Fish & Wildlife Service (USFWS), Pennsylvania Department of Conservation and Natural Resources (PA DCNR), Pennsylvania Fish and Boat Commission, Pennsylvania Game Commission, and the Pennsylvania Historic and Museum Commission (PHMC), environmental permitting with the USACE/PADEP/County Conservation Districts at select sites, Town approval Erosion and Sediment Control permitting, including development of erosion and sediment controls Phase I Environmental Site Assessments (ESAs) to satisfy the needs of the client, glint and glare analysis, and SWPPP inspections at select sites.

ORU Lovett Substation Project, Orange Rockland Utility, Rockland County, New York:

Brook was the Project Manager for this project which included managing complex budgets and schedules. Professional services included wetland and stream delineations, wetland mitigation coordination, GIS mapping, site plan preparation and design, tree surveys, invasive species studies, agency consultations with the United States Fish & Wildlife Service (USFWS), New York Department of Environment and Conservation (NYDEC), NY State Historic Preservation Office (NY SHPO), NY DEC Coastal Management coordination, initial habitat surveys, environmental permitting with the USACE, NYDEC and local Towns through the SEQRA process.

Sysco SPDES Sampling Project, Sysco International, Syracuse, New York: Served as QA/QC technical lead. Provided technical review of stormwater sampling inspection and reporting for.

Summit Well Abandonment Project, National Fuel Gas Supply Corporation, Erie County, Pennsylvania: Served as QA/QC technical lead. Provided technical review of year one of a five-year wetland mitigation monitoring report. Work entailed reviewing the technical report and associated appendices and included a thorough detail check of calculations.

Atlantic Sunrise Project, Transcontinental Gas Pipe Line Company LLC, Multiple Locations & Facilities in PA and VA*: As Sr. Environmental Scientist, provided expertise and guidance in the technical review of the preparation, submission, and implementation of conditions associated with federal permit applications for project-specific actions, including Section 404 Clean Water Act for Pennsylvania and Virginia. Coordinated and assisted in technical review of the preparation and submission of supplemental data submissions to the FERC and United States Army Corps of Engineers (USACE). Provided expertise in the preparation, development, coordination, management, and tracking of state environmental permit documents for PA Department of Environmental Protection (PADEP) Erosion and Sediment Control General Permit 2 and Water Obstruction and Encroachment Permits. Provided expertise in the development and design of Erosion & Sediment Control Plans.

Natrum to Market Project, Dominion Transmission, Inc. (Pennsylvania)*: Served as Project Manager for construction of a new compression, gas measurement and pressure regulating facilities and modifications to an existing pipeyard at existing facilities located in Greene and Westmoreland Counties, Pennsylvania. Project involves applying for a Federal Energy Regulatory Certificate with the Federal Energy Regulatory Commission (FERC) being the lead agency in reviewing the project, preparing environmental resource reports, an implementation plan and environmental permits. Responsibilities include project staffing, preparing the FERC application, preparing cost estimates, preparing open house documents, overseeing the permitting phase of the project and routine interaction with the client and federal, state and local agencies. Also, responsible for overseeing Phase I and Phase II cultural resource surveys in Pennsylvania.

Sunrise Project, Equitrans, Pennsylvania and West Virginia*: Served as Project Manager for construction of an approximate 50-mile natural gas pipeline traversing through Pennsylvania and West Virginia. Project involved preparation of environmental resource reports in order for the client to obtain a FERC Certificate. Additional key aspects of the project involved preparation of environmental permits and approvals, conducting rare, threatened and endangered species surveys and cultural resource surveys. Responsibilities included project staffing, preparing the FERC application, cost and schedule control, attending public meetings, organizing a project web-site for public outreach, overseeing permitting and rare, threatened and endangered species and cultural resource surveys, deliverable control and routine interaction with the client and agencies.

Marcellus and Utica Shale Project Planning, Shell Global Solutions, Pennsylvania and Ohio*: Served as Project Manager for environmental services on project planning for routing of potential projects located in the Marcellus and Utica Shale. Services include desktop analysis for route constructability and environmental impacts of the proposed and alternative routes. Additionally, managed a subcontractor for a detailed right-of-way cost assessment of the proposed route.

Natural Gas Pipeline Facilities, Access Midstream, Ohio*: Served as Project Manager for environmental services on multiple natural gas pipeline projects located in the Utica and Marcellus Shales. Environmental services included preparation of a routing/feasibility analysis, environmental surveys, environmental clearances, environmental permitting, civil engineering, erosion and sediment control plans, SPCC plan preparation, preparation of alignment sheets, utility line coordination, roadway and railroad permitting, and preparation of permitting manuals used for construction. Responsibilities include client and project management, agency interactions, cost and schedule control, staffing, and permit review.

Natural Gas Pipeline Facilities, Williams, Pennsylvania and Ohio*: Served as Project Manager for environmental services on two natural gas pipeline projects located in the Utica and Marcellus Shale. Environmental services included preparation of a feasibility analysis, environmental surveys, environmental clearances and permitting. Responsibilities include client and agency interactions, cost and schedule control, staffing, and permit review.

Natural Gas Pipeline Facility, EQT, Pennsylvania*: Served as Project Manager for permitting efforts on three pipeline replacement and 13 pipeline removal projects throughout Allegheny and Washington Counties in Pennsylvania. The pipeline replacements and removals are located in the Monongahela River. The permit applications/approvals include a joint permit application between the United States Army Core of Engineers (USACOE) and the Pennsylvania Department of Environmental Protection (PADEP), general permits for stream crossings and road crossings, ecological clearances for threatened and endangered species, cultural resource clearances, erosion and sedimentation control plans and notifications to the appropriate agencies. Project work also includes pre-application meetings with the USACOE, PADEP and the local county conservation districts. Responsibilities as Project Manager include client interaction, cost and schedule control, staffing, permit and plan review and agency interaction.