

PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT

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**Three Mile Class LT 21 Site**

Three Mile Class LT 21, Town of Woodstock

ULSTER COUNTY, NEW YORK

Prepared for:

**Town of Woodstock  
45 Comeau Drive  
Woodstock, NY 12498**

Prepared by:



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June 2025

## 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 a 31.10-acre property located 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 1899. The Subject Property tax parcel encompasses 31.10-acres of municipal park 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 did not identify any RECs in association with 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 did not identify any HRECs in association with the Subject Property.**

#### **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 identified several BERs in association with the Subject Property, detailed in Section 10.0.**

**Table of Critical Dates**

Final Report Issuance Date	6/10/2025
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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## 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 Three Mile Class Lt 21 (Tax ID 38.4-3-32), 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 environmental 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 vacant municipal park land. Land use immediately adjoining the Subject Property to the north includes vacant forested land and the Zena Democratic School. Land use to the west consists of Zena Road, single-family residential properties, Route 28, the Ashokan Rail Trail, and forested greenspace. Forested vacant green/park space surrounds the Subject Property to the south and east. Site maps of the Subject Property are provided as **Figures 1 and 2**.

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 1899 and was undeveloped. A roadway (Route 28) and a railroad are depicted running adjacent to the western boundary of the Subject Property. The first aerial photograph taken in 1958 depicts the Subject Property as vacant, forested land. The aerial photographs consistently show the Subject Property to be vacant, forested land throughout the decade package to present day.

<b>Subject Property Location/Address</b>	<b>Three Mile Class LT 21</b>
<b>Tax Parcel ID(s):</b>	<b>38.4-3-32</b>
Number of Parcels and Acreage	One (1) parcel with 31.10-acres
Number of Building(s) and Square Footage	N/A
Current Property Use	Vacant and Forested Park Land
Current Zoning	R5, Res 1

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 observation notes that describes the Subject Property in **Appendix C - Phase I ESA Observation Notes and Field Site Map**.

## 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.

### 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.*”

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?	No
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
Are you aware of commonly known or reasonably ascertainable information about the property that would	Unknown

Question	Response
help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example, as user:	
Do you know the past uses of the property?	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 the records provided on the Ulster County available documents on-line database. One Quit Claim Deed was available for review. The document details an indenture between The County of Ulster, a Municipal Corporation of New York, party of the first part, and the Town of Woodstock, located at 81 Tinker Street, Woodstock, New York, party of the second part. The County released the property to the Town of Woodstock for \$2,668.50 on July 21, 1986. A detailed copy of the Quit Claim Deed record is included in **Appendix H**. A search of available environmental liens and other activity use limitations (AULs) was conducted. No environmental liens or AULs were identified on the Subject Property, a copy of the no findings 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
<b>Topography (Refer to Figure 1 for an excerpt of the Topographic Map)</b>		
Elevation	Approximately 551 feet above mean sea level	EDR Environmental Data Resources, Inc. (EDR) Report
Geographic Gradient	General Southeast	Detail Map - 7978646.11s
Nearest Surface Water	Subject Property: Waterbody ponds 001, 002, 003 Wetlands 001, 002, 003, 004, 005 Perennial Streams 001, 002	National Wetlands Inventory (NWI) Fisher Associates Wetlands and Watercourse Delineation (Figure 2)
<b>General Soil Characteristics:</b>		
Soil Type	Quaga Channery Silt Loam (0.0-6.0") Silt-Clay, silty soils Very channery loam (0.6-26.0") Granular materials, stone fragments, gravel, sand Unweathered bedrock (26.0-30.0")	United States Department of Agriculture (USDA) Soil Conservation Service (SCS) SSURGO data
Description	Class C – slow infiltration rates. Soils will impeding downward movement of water, or soils with moderately fine or fine textures.	
Geology	Era: Paleozoic System: Devonian Series: Middle Devonian Category: Continental Deposits Depth to bedrock min: > 20 inches Depth to bedrock max: > 40 inches	EDR Environmental Data Resources, Inc. (EDR) Report
Hydrogeology	Subject Property: Soil draining class – well drained. Soils have intermediate water holding capacity. Depth to water table is more than six (6) feet below ground surface.	EDR Environmental Data Resources, Inc. (EDR) Report

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
<b>Oil and Gas Wells</b>		
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
Historical Oil and Gas Wells on the Subject Property	No oil and/or gas wells were historically reported on the Subject Property.	Federal USGS, Federal FRDS PWS, State Database.

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## 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 1899 – 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, 1962, 1978, 1986, 1994, 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 vacant forested land.	The surrounding area is mostly vacant forested land. Zena Road is shown to the west, further west is the Route 28, and a railroad. Minor residential development is visible to the west and northwest. Onteora Lake is shown to the southeast.
1962	Good	No changes to the Subject Property.	More residential and commercial structures appear to the west, northwest, and southwest of the Subject Property. No changes to the immediately north, south, and east properties.
1978	Fair	No changes to the Subject Property.	Minor changes are observed to surrounding properties.
1986	Good	No changes to the Subject Property.	No changes appear to the surrounding properties.
1994	Good	No changes to the Subject Property.	No changes appear to the surrounding properties.

Historic Aerial Photography Observations			
Date	Photo Quality	Subject Property Description	Surrounding Property Description
2006	Good	No changes to the Subject Property.	To the north a new development is shown (Zena Democratic School). Additional development is shown along Route 28 to the west. The railroad is no longer shown and is now a rail trail.
2008	Very Good	No changes to the Subject Property.	No changes appear to the surrounding properties.
2011	Very Good	No changes to the Subject Property.	No changes appear to the surrounding properties.
2015	Very Good	No changes to the Subject Property.	No changes appear to the surrounding properties.
2019	Excellent	No changes to the Subject Property.	No changes appear to the surrounding properties.

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 1899/1901, 1903, 1917, 1924, 1942/1945, 1943, 1964, 1980, 1997, 2013, 2016, and 2019. It is noted that several other years of USGS topo maps were provided, however, the Subject Property was unmapped on those. 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)
1899/1901	<ul style="list-style-type: none"> <li>▪ Quadrangle:           <ul style="list-style-type: none"> <li>▪ TP, Rosendale, NY 1901 USGS 15-minute.</li> <li>▪ N, Kaaterskill, 1899, 15-minute</li> </ul> </li> </ul>

Year	Use(s)
	<ul style="list-style-type: none"> <li>Contour lines of the area show varied, gradual elevation changes throughout the Subject Property with slight sloping to the southwest. Binnewater Lake is shown to the southeast and Ashokan Reservoir to the southeast. A railroad is shown to the west and a road further west.</li> </ul>
1903	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Rosendale, NY 1903 USGS 15-minute.</li> <li>N, Kaaterskill, 1903, 15-minute</li> </ul> </li> <li>The map is unchanged from the 1899/1901 topo map.</li> </ul>
1917	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Rosendale, NY 1917 USGS 15-minute.</li> </ul> </li> <li>The map is primarily unchanged from the 1903 topo map, however, further north of the Subject Property is unmapped.</li> </ul>
1924	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Rosendale, NY 1924 USGS 15-minute.</li> </ul> </li> <li>The map is primarily unchanged from the 1917 topo map and further north of the Subject Property is unmapped.</li> </ul>
1942/1945	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Kingston West, NY 1943 USGS 7.5-minute.</li> <li>N, Woodstock, 1945, 7.5-minute</li> </ul> </li> <li>The contours and overall Subject Property is unchanged. The West Hurley R.R. Station is labeled to the west and the Town of West Hurley shown beyond that. Kingston Reservoir is shown further north. Route 28 appears to the west of the Subject Property, alongside the eastside of the railroad.</li> </ul>
1943	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Kingston West, NY 1943 USGS 7.5-minute.</li> </ul> </li> <li>The map is unchanged from the 1942/1945 topo map.</li> </ul>
1964	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Kingston West, NY 1964 USGS 7.5-minute.</li> </ul> </li> <li>The Subject Property appears unchanged. The former Binnewater Lake is now named Onteora Lake. Some new structures appear to the west.</li> </ul>
1980	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Kingston West, NY 1980 USGS 7.5-minute.</li> <li>N, Woodstock, NY 1980 USGS 7.5-minute.</li> </ul> </li> <li>The Subject Property appears unchanged. Additional development and structures appear to the west.</li> </ul>
1997	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Kingston West, NY 1964 USGS 7.5-minute.</li> </ul> </li> <li>The Subject Property appears unchanged. No significant changes appear to the surrounding properties. The northern area is unmapped.</li> </ul>
2013	<ul style="list-style-type: none"> <li>Quadrangle: <ul style="list-style-type: none"> <li>TP, Kingston West, NY 2013 USGS 7.5-minute.</li> </ul> </li> </ul>

Year	Use(s)
	<ul style="list-style-type: none"> <li>▪ N, Woodstock, NY 2013 USGS 7.5-minute.</li> <li>▪ The Subject Property appears unchanged. Additional roadway development and structures appear to the west. The railroad is no longer depicted.</li> </ul>
2016	<ul style="list-style-type: none"> <li>▪ Quadrangle:           <ul style="list-style-type: none"> <li>▪ TP, Kingston West, NY 2016 USGS 7.5-minute.</li> <li>▪ N, Woodstock, NY 2016 USGS 7.5-minute.</li> </ul> </li> <li>▪ The Subject Property and surrounding properties appear unchanged from the 2013 topo map.</li> </ul>
2019	<ul style="list-style-type: none"> <li>▪ Quadrangle:           <ul style="list-style-type: none"> <li>▪ TP, Kingston West, NY 2016 USGS 7.5-minute.</li> <li>▪ N, Woodstock, NY 2016 USGS 7.5-minute.</li> </ul> </li> <li>▪ The Subject Property appears unchanged from the 2016 topo map. The surrounding properties appear relatively unchanged except for trails shown to the west.</li> </ul>

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, however, several immediately adjacent properties are listed and detailed below.

Year	Address	Proximity/Location in relation to Subject Property	Owner/Use
2025*	26 Zena Road	Immediately adjacent west	Paul Frederick Hunnebeck/Single Family Residential
	34 Zena Road	Immediately adjacent west	Clayton Moran/Vacant with improvement
	42 Zena Road	Immediately adjacent west	Clayton Moran/Single Family Residential
	49 Zena Road	Adjacent northwest corner	Kathryn DuBois/Single Family Residential
	84 Zena Road	Immediately adjacent north	Collins Montanus Mgmt LLC
	No address	Immediately adjacent south	New York State Land/State Forest
	Binnewtr Lts 6, 7, 19 & 30	Immediately adjacent east and northeast	New York State/Forest

Year	Address	Proximity/Location in relation to Subject Property	Owner/Use
	Route 28	Adjacent southeast corner	New York State Land/State Forest
	Route 28	Adjacent southwest corner	Sylvia Fey/Rural Vacant
2020	26 Zena Road		Paul Hunnebeck
	42 Zena Road		Clayton Moran
	84 Zena Road		Hudson Valley Sudbury School
2017	26 Zena Road		William Hunnebeck
	49 Zena Road		Jerry R Klein
2014	26 Zena Road		William Hunnebeck
	34 Zena Road		Occupant Unknown
	42 Zena Road		Occupant Unknown
	49 Zena Road		Jerry R Klein
2010	26 Zena Road		William Hunnebeck
	42 Zena Road		Occupant Unknown
	49 Zena Road		Jerry R Klein
	84 Zena Road		Hudson Valley Sudbury School
2005	26 Zena Road		William Hunnebeck
	34 Zena Road		Janet L Dodd
	42 Zena Road		Occupant Unknown
	49 Zena Road		Jerry R Klein
	84 Zena Road		Hudson Valley Sudbury School
2000	26 Zena Road		William Hunnebeck
	34 Zena Road		Joseph Dodd
	49 Zena Road		Jerry R Klein
1992	26 Zena Road		William Hunnebeck
	34 Zena Road		Occupant Unknown
	42 Zena Road		Occupant Unknown
	49 Zena Road		Jerry R Klein

\*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. Fisher Associates has received a response from the department providing several documents associated with the Subject Property detailed below:

FOIL Response Document	Details
DEC Map 10912	Catskill Forest Preserve Boundary Map, showing lands acquired pursuant to Section 3-0305 of the Environmental Conservation Law. PE stamped December 20, 1991
DEC Map R496	Survey Map of Clove Class – Three Mile Class and Binnewater Class Kington Commons dated April 1838
DEC Map X-152	NYSDEC Sketch Map of 273.844 acres to be acquired pursuant to Section 3-0305. Project: Q-CFP Ulster 218 dated May 25, 1988

#### 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 one (1) document, a Quit Claim Deed, for the Subject Property, as detailed in **Section 2.1** and **Appendix H**.

#### 4.6 UTILITIES

##### 4.6.1 Municipal Water/Water Wells

The Subject Property is an undeveloped forested parcel. Fisher Associates determined that municipal water is not available in the area of the Subject Property and tax documents state that a water supply does

not currently exist for the Property. According to tax records, Fisher Associates was able to determine that the surrounding properties are supplied with water by private wells.

#### 4.6.2 Sanitary Sewer/Septic System

The Subject Property is an undeveloped forested parcel. Fisher Associates determined that municipal sewer is not available in the area of the Subject Property and tax documents state that a sewer type does not currently exist for the Property. According to tax records, Fisher Associates was able to determine that the surrounding properties have septic systems for wastewater management.

#### 4.6.3 Heat Source

The Subject Property is undeveloped and does not have a heat source. Fisher Associates was able to determine the primary heat source for the surrounding properties is by propane or LPG. No documentation of historic fuel oil use was identified during the review of reasonably ascertainable records and no visual evidence of fuel oil use was identified 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.

#### 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.

**DRAFT**

## 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**.

**DRAFT**

## 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 1899. The Subject Property has no record or indications of development and has been documented to be a vacant forested parcel since the 1899 topographic map.

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## 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:	70°F, Sunny
Escort:	Fisher Associates was escorted by several members of the Woodstock Town Board 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)	No
	Drums, Barrels and/or Containers > 5 gallons	No
	Chip Hoppers	No
	Hazardous or Petroleum Waste Streams	No
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks	No
	Fuel Dispensers	No
	Sumps or Cisterns	No
	Dry Wells	No
	Oil/Water Separators	No

Category	Feature	Observed
Exterior Observations	Floor Drains, Trench Drains, etc.	No
	Pipeline Markers	No
	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 forested parcel.

## 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 an approximately 65.29-acre parcel occupied by a school.

### East of the Subject Property

Adjoining the Subject Property immediately to the east and northeast is a vacant and forested approximately 125.63-acre parcel identified as Binnewater Lots 6, 7, 19, and 30 owned by New York State.

### West of the Subject Property

Adjoining the Subject Property to the west are several smaller single family residential properties.

### South of the Subject Property

Adjoining the Subject Property to the south is an approximately 42.17-acre forested and vacant parcel owned by New York State. To the south/southeast is an approximately 137.50-acre vacant and forested parcel owned by New York State.

## 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) 5/5/2025
- 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 <sup>1</sup>	ASTM Minimum Search Distance (AMSD)	Recent Date of Record Update <sup>2</sup>	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 <sup>1</sup>	ASTM Minimum Search Distance (AMSD)	Recent Date of Record Update <sup>2</sup>	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	1
State/Tribal Registered Storage Tank Lists	NYSDEC	0.25 miles	3/3/2025	NY UST=1 NY AST=0
State/Tribal Leaking Storage Tanks	NYSDEC	0.25 miles	4/24/2024	1
State Spills Inventory	NYSDEC	0.25 miles	4/24/2024	1
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 5/5/2025. 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 in the LOD and are not RECs in relation to the proposed expansion project. Properties within the search radius of the Subject Property are summarized below.

**Table 2**  
**Identified Environmental Listings**

Location	Address	Database(s)	Description & Report Summary
Stewarts #301	7 Zena Road, Kingston, NY 12401	PBS UST Finder Release LTANKS	<p><b>Distance:</b> 0.276-miles, WNW, higher elevation</p> <p><b>PBS No. 3-601051</b></p> <p><b>Tanks:</b></p> <p>003: 15,000-gallon gasoline UST, in service, installed 04/19/2019</p> <p>004A: 6,000-gallon gasoline UST, in service, installed 04/19/2019</p> <p>004B: 6,000-gallon diesel UST, in service, installed 04/19/2019</p> <p>1: 8,000-gallon gasoline UST, closed/removed 04/09/2019</p> <p>2A: 4,000-gallon gasoline UST, closed/removed 04/09/2019</p> <p>2B: 8,000-gallon gasoline UST, closed/removed 04/09/2019</p> <p><b>LTANKS:</b> Spill No. 8706456; 10/29/1987 Tank failure. DEC stated this is a chronic issue with this station. Gas in ground. Diesel impacted groundwater. Cleanup ceased 11/17/1987. Spill last record 06/16/2006.</p> <p><b>LUST:</b></p>

Location	Address	Database(s)	Description & Report Summary
			ID NY410560. Reported 12/23/2004. NFA. ID NY NY301376. Reported 03/26/2002. NFA. This is not identified as a REC.
Woodstock Landscaping Site Upper	Basin Road, Woodstock, NY	ILI	Distance: 0.365-miles, SW, higher elevation Inactive Solid Waste Landfills (Site 1, Site 2), recommendations pending results of landfill groundwater investigation. This is not identified as a REC.
Numrich Arms Gun Parts Corp.	226 Williams Lane, West Hurley, NY 12491	SHWS RCRA Gen Manifest SEMS- Archive	<b>Distance:</b> 0.545-miles, NW, higher elevation <b>EPA ID:</b> NYD071091490 <b>SEMS:</b> NFRAP Site does not qualify for NPL site. <b>SHWS:</b> 11/18/1999 HW Site Code 57804: "This was a weapons manufacturing plant. Phase I and Phase II Investigations have been completed. The Phase II Investigation identified two areas of concern: The first area was a dump approx. 40 ft by 100 ft adjacent to an abandoned rock quarry where improper on-site disposal of wastes related to principal manufacturing processes-reaming of gun barrels and conditioning of gun hardware. These processes required cutting oils, solvents and metal conditioning fluids. Lead and cadmium were the specific wastes spilled. The second area was an illegal shallow outdoor drain pit with a 55-gallon perforated drum set in the ground, which received overflow effluent originating from metal bluing process liquids. Discharge has been described as minimal. Samples collected from fluids that could have leached into the drain pit contained unidentified organic compounds, and a rinsewater sample from the metal processing was contaminated by pesticides. Discharge to the drainage pit was discontinued in 1983. The results of a 1983 groundwater sample from the existing on-site water supply well near the

Location	Address	Database(s)	Description & Report Summary
			<p>drainage pit did not contain contamination. This area is no longer considered a part of the site. Contamination of sediments in the dump area by metals and organic compounds was identified during the Phase II investigation. The dump area no longer exists. Sampling of the monitoring wells at the site in 2002 and 2003 indicate that lead is below the NYS groundwater standard of 25 ppm. Samples of the soils in the dump area were also collected in 2002. Testing at this site indicates that disposal of a consequential amount of hazardous waste has not occurred. The site poses minimal impact to human and environmental receptors and does not qualify for listing on the Registry."</p> <p><b>Env Problem:</b> "Elevated levels of lead can be found in the soils at levels above background, but when tested do not meet the definition of hazardous waste. The elevated levels of lead in the soil are not impacting groundwater."</p> <p>This is not identified as a REC.</p>

## 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 private water wells adjacent 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. No sites of historical significance were identified on the Subject Property and the Subject Property and surrounding area is not within an Archaeological Buffer Area.

## 10.7 WETLANDS AND SURFACE WATERS

Fisher Associates reviewed the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Map, which documented several freshwater forested/shrub wetlands (2.84-acres, 0.54-acres classified PFO1E) and a freshwater emergent wetland (0.05-acre classified PEM1E) on the Subject Property. Fisher Associates performed a formal wetland delineation in May 2025 and documented three (3) ponds, five (5) wetlands, and a perennial stream on the Subject Property. Please refer **Figure 2 – Wetland and Watercourse Delineation Maps** 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](http://www.fws.gov/endangered)). According to this source, the following endangered, threatened, or candidate species have been identified in the area of the Subject Property; Northern Long-Eared Bat (*Myotis septentrionalis*), Indiana Bat (*Myotis sodalis*), Tricolored Bat (*Perimyotis subflavus*), 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.

## 10.9 WILDLIFE SANCTUARIES AND OTHER NATURAL RESOURCE PRESERVES

The NYSDEC Environmental Resource Mapper identifies the Subject Property as an area of significant natural communities and in the vicinity of rare plants and/or animals (rare dragonflies and damselflies). Additionally, the Subject Property's south and east boundaries immediately abut DEC Lands (Bluestone Wild Forest).

## 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

The Subject Property is currently a vacant parcel with no buildings or structures, therefore, mold growth was not observed or identified during the site reconnaissance.

## 10.12 POTENTIAL PCB AND MERCURY CONTAINING MATERIALS

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

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

Fisher Associates identified several potential BER impacts or implications of environmental issues for site redevelopment and/or construction during this Phase I ESA, as detailed above. Additionally, water service to the Subject Property will require private groundwater well installations. Review of existing private well data in the area identified the following:

DEC Water Well #	Distance from Subject Property (feet)/Direction	Depth of Well (feet)	Depth to Bedrock (feet/bgs)	Drilling Date	Average Discharge Rate (gpm)
U008758	1,184/NNW	300	6	10/12/2016	3
U009431	1,506/WNW	280	68	5/7/2019	8
U009429	1,506/WNW	500	7	5/1/2019	2.5

DEC Water Well #	Distance from Subject Property (feet)/Direction	Depth of Well (feet)	Depth to Bedrock (feet/bgs)	Drilling Date	Average Discharge Rate (gpm)
U003452	2,658/NNW	225	Not reported	12/26/2003	10
U008214	2,964/SSW	202	2	5/29/2014	15
U008666	3,036/WNW	160	16	8/1/2016	6
U008218	3,112/SSW	257	2	5/28/2014	Not reported
U007743	4,130/S	273	19	1/2/2012	10

## 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 not identified Recognized Environmental Conditions connected with 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 not identified any HRECs in association with the Subject Property.

### 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 identified BERs in association with the Subject Property. Please refer to Section 10.0.

## 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 Three Mile Class LT 21 Property, 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 not revealed evidence of RECs connected with the property.

**DRAFT**

## 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: 7978646.17, Completed: May 06, 2025

Environmental Database Report (EDR), 2025. EDR Historical Aerial Report, Woodstock, NY, Report ID: 7978646.16, Completed: May 06, 2025

Environmental Database Report (EDR), 2025. EDR Historical Topographic Map Report, Woodstock, NY, Report ID: 7978646.13, Completed: May 05, 2025

Environmental Database Report (EDR), 2025. EDR Radius Map Report, Woodstock NY, Report ID: 7978646.11s, Completed: May 05, 2025

Environmental Database Report (EDR), 2025. EDR Sanborn® Map Report, Woodstock, NY, 7978646.12, 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 requests 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 28, 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 June 5, 2025

NYSDEC Info Locator, Site Investigation and Remediation Group Manager Ariadna Cheremeteff, Fisher Associates P.C., L.S., L.A., D.P.C., Visited June 5, 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 inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Author's Signature:



6/10/2025

Ariadna Cheremeteff

Date

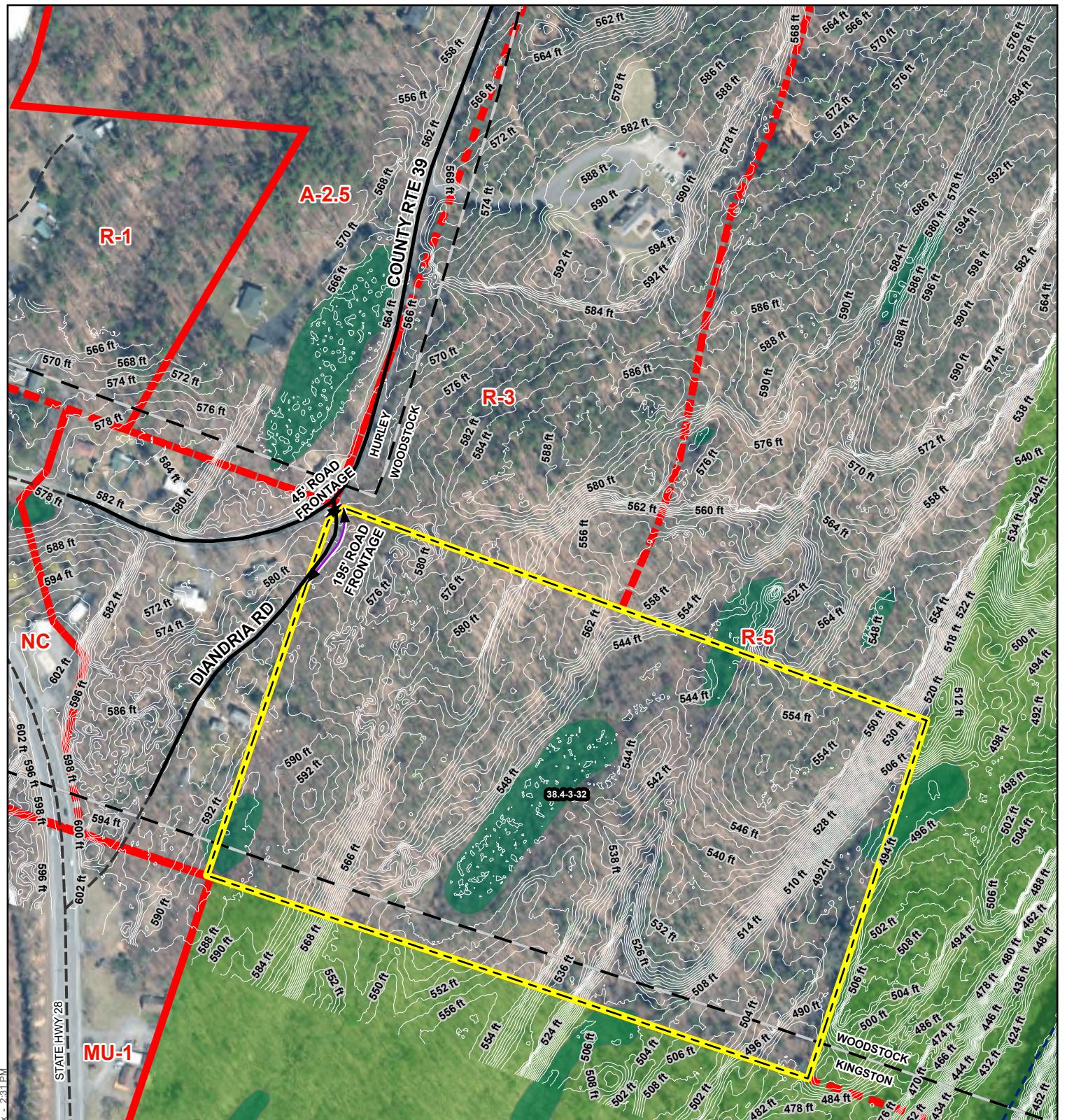
Senior Reviewer's  
Signature:

Brook Bertig-Coll

Date

## **Figures**

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Site 4: Three Mile Class LT 21

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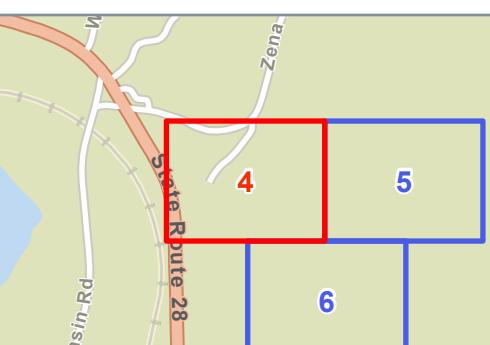
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- NYSDEC Stream
- ◆ Road Frontage Distances
- Roads
- Site Adjacent Roadways
- NYSDEC Informational Freshwater Wetland Mapping
- NYS DEC Lands
- Project Site Parcel
- Municipal Boundary
- Zoning Boundary



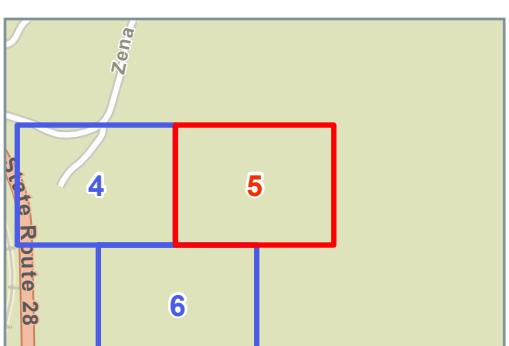
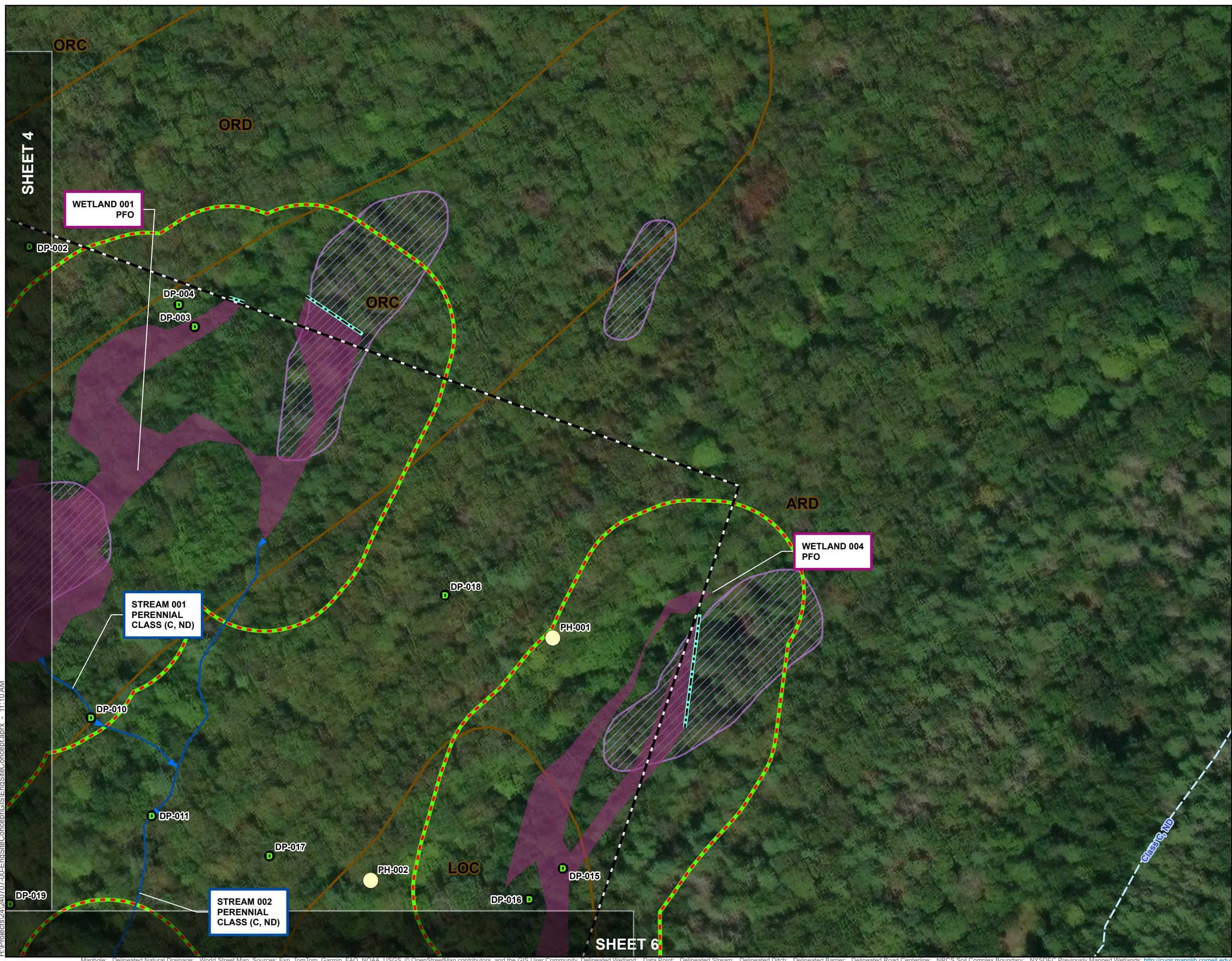
0 150 300 Feet

BLUESTONE  
WILD  
FOREST

**TOWN OF WOODSTOCK**  
ENG. STUDIES & SITE CONCEPTS PARCELS  
FIGURE 2: WETLAND AND WATERCOURSE  
DELINeATION MAP



TOWN OF WOODSTOCK  
ENG. STUDIES & SITE CONCEPTS PARCELS  
FIGURE 2: WETLAND AND WATERCOURSE  
DELINeATION MAP





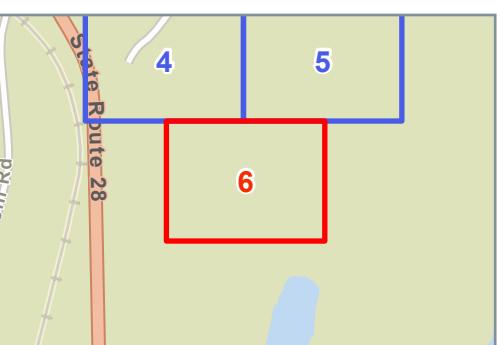
**TOWN OF WOODSTOCK  
ENG. STUDIES & SITE CONCEPTS PARCELS  
FIGURE 2: WETLAND AND WATERCOURSE  
DELINEATION MAP**

- Data Point
- Photo Point
- Drop Inlet
- Manhole
- Delineated Continuation Line
- Delineated Road Centerline
- Guard Rail
- Delineated Natural Drainage
- Delineated Ditch
- Delineated Culvert
- Delineated Perennial Stream
- NYSDEC Non-Regulated Stream
- NYSDEC Regulated Stream
- Delineated Culvert
- Delineated Waterbody
- Delineated Perennial Stream
- Delineated PEM Wetland
- Delineated PFO Wetland
- NYSDEC Presumed 100ft Wetland Adjacent Area
- NYSDEC Previously Mapped Wetlands
- NYSDEC Informational Freshwater Wetland Mapping
- NYSDEC Areas of Significant Flooding
- NYSDEC Urban Areas
- NRCS Soil Complex Boundary
- Project Study Limits
- Matchline

Map Revision Date: 6/4/2025 Aerial Date: 2023



0              50              100 Feet



SHEET 6 OF 6

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**Appendix A**

**USGS Topographic Map**

Three Mile Class  
Three Mile Class LT 21  
Kingston, NY 12401

Inquiry Number: 7978646.13  
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](http://www.edrnet.com)

# EDR Historical Topo Map Report

05/05/25

**Site Name:**

Three Mile Class  
Three Mile Class LT 21  
Kingston, NY 12401  
EDR Inquiry # 7978646.13

**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:**

<b>P.O.#</b>	240707.00	<b>Latitude:</b>	41.991623 41° 59' 30" North
<b>Project:</b>	Woodstock Housing #2	<b>Longitude:</b>	-74.082365 -74° 4' 57" West
		<b>UTM Zone:</b>	Zone 18 North
		<b>UTM X Meters:</b>	576006.66
		<b>UTM Y Meters:</b>	4649253.36
		<b>Elevation:</b>	551.77' above sea level

**Maps Provided:**

2019	1943	1892
2016	1942, 1945	
2013	1924	
1997	1917	
1980	1903	
1964	1899, 1901	
1949	1894	
1946	1893	

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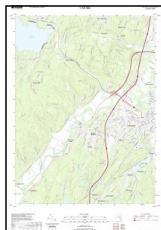
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## Topo Sheet Key

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

### 2019 Source Sheets



Kingston West  
2019  
7.5-minute, 24000



Woodstock  
2019  
7.5-minute, 24000

### 2016 Source Sheets



Kingston West  
2016  
7.5-minute, 24000



Woodstock  
2016  
7.5-minute, 24000

### 2013 Source Sheets



Kingston West  
2013  
7.5-minute, 24000



Woodstock  
2013  
7.5-minute, 24000

### 1997 Source Sheets

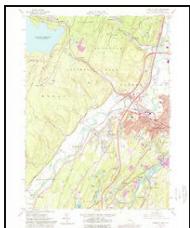


Kingston West  
1997  
7.5-minute, 24000  
Aerial Photo Revised 1978

## **Topo Sheet Key**

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

### **1980 Source Sheets**



Kingston West  
1980  
7.5-minute, 24000  
Aerial Photo Revised 1978



Woodstock  
1980  
7.5-minute, 24000  
Aerial Photo Revised 1978

### **1964 Source Sheets**



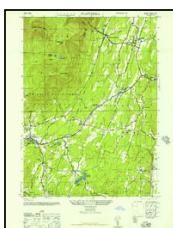
Kingston West  
1964  
7.5-minute, 24000  
Aerial Photo Revised 1963

### **1949 Source Sheets**



WOODSTOCK  
1949  
7.5-minute, 25000

### **1946 Source Sheets**



Plattekill  
1946  
7.5-minute, 24000  
Aerial Photo Revised 1943

## **Topo Sheet Key**

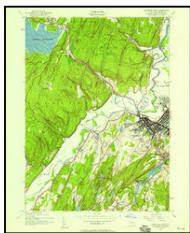
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1943 Source Sheets**



KINGSTON WEST  
1943  
7.5-minute, 25000

### **1942, 1945 Source Sheets**



Kingston West  
1942  
7.5-minute, 24000  
Aerial Photo Revised 1942



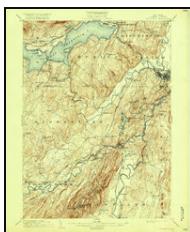
Woodstock  
1945  
7.5-minute, 24000  
Aerial Photo Revised 1943

### **1924 Source Sheets**



Rosendale  
1924  
15-minute, 62500

### **1917 Source Sheets**

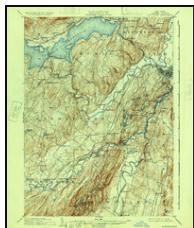


Rosendale  
1917  
15-minute, 62500

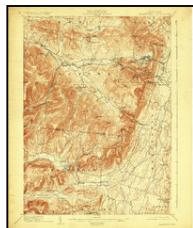
## **Topo Sheet Key**

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

### **1903 Source Sheets**

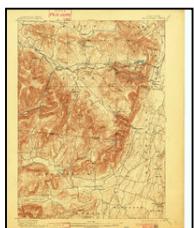


Rosendale  
1903  
15-minute, 62500



Kaaterskill  
1903  
15-minute, 62500

### **1899, 1901 Source Sheets**



Kaaterskill  
1899  
15-minute, 62500



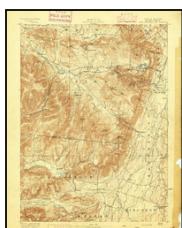
Rosendale  
1901  
15-minute, 62500

### **1894 Source Sheets**



Kaaterskill  
1894  
15-minute, 62500

### **1893 Source Sheets**



Kaaterskill  
1893  
15-minute, 62500

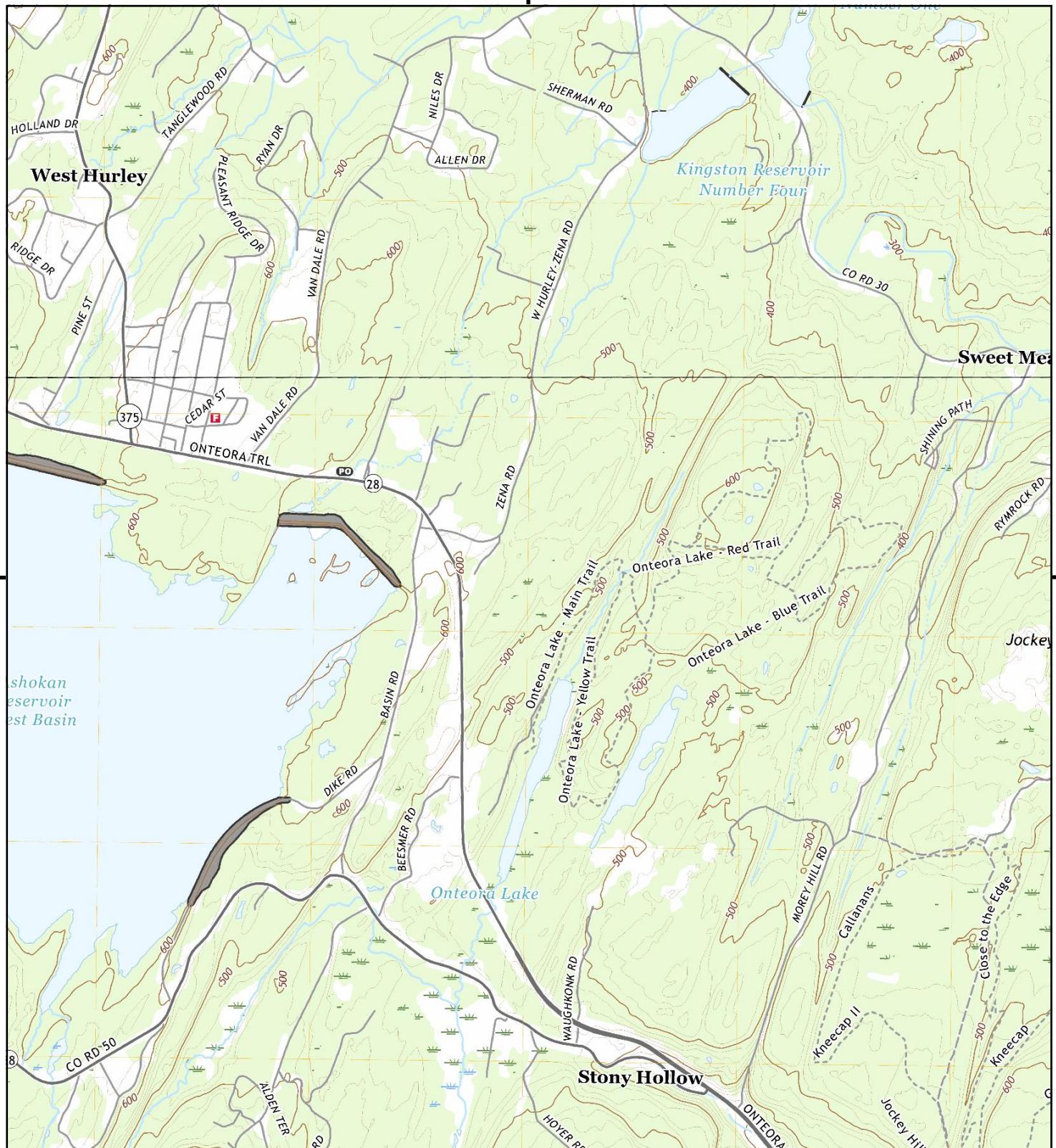
### **Topo Sheet Key**

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

#### **1892 Source Sheets**

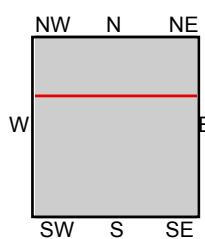


Kaaterskill  
1892  
15-minute, 62500



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

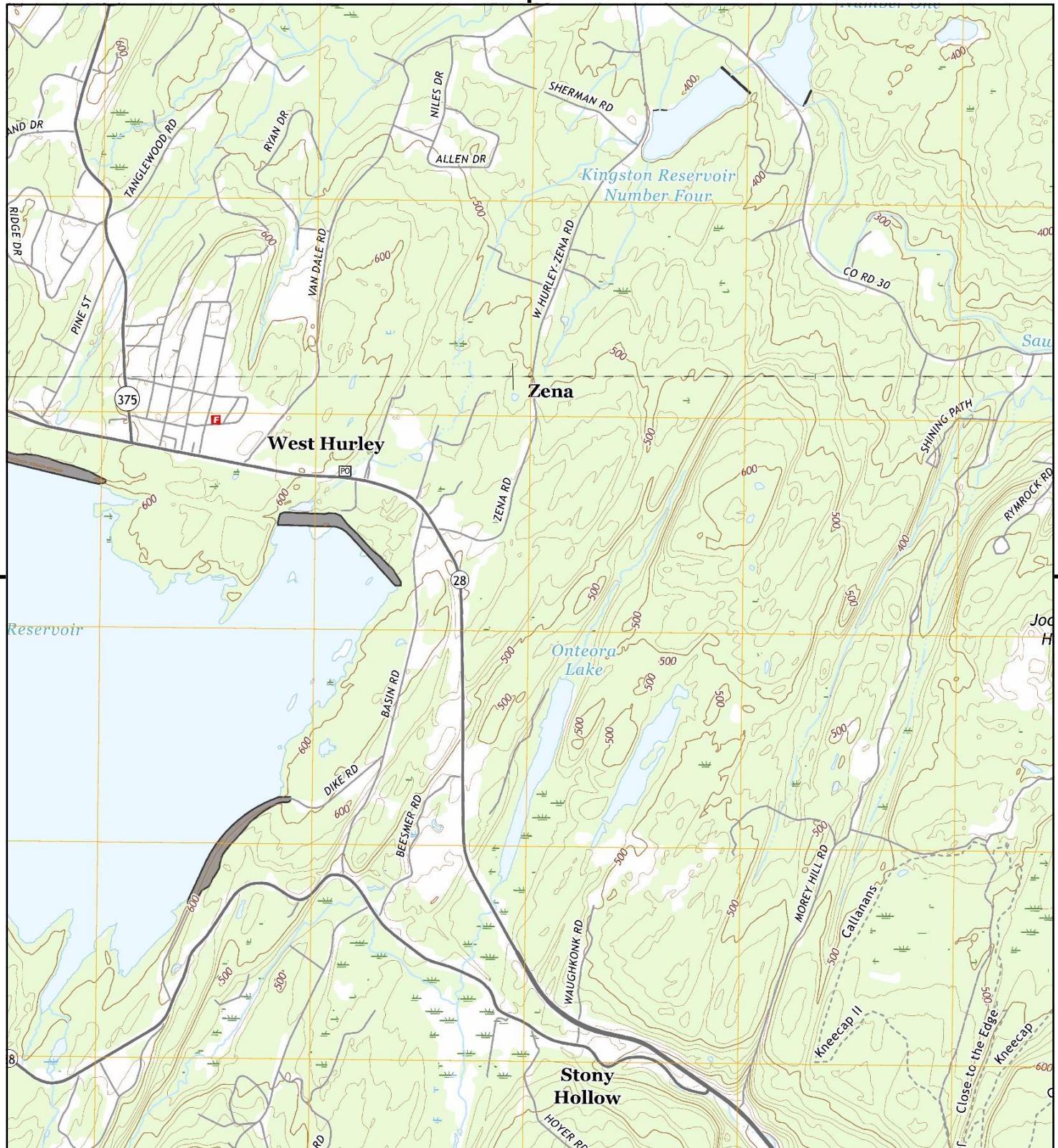
0 Miles 0.25 0.5 1 1.5



TP, Kingston West, 2019, 7.5-minute  
N, Woodstock, 2019, 7.5-minute

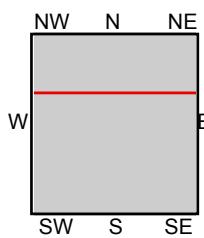
SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

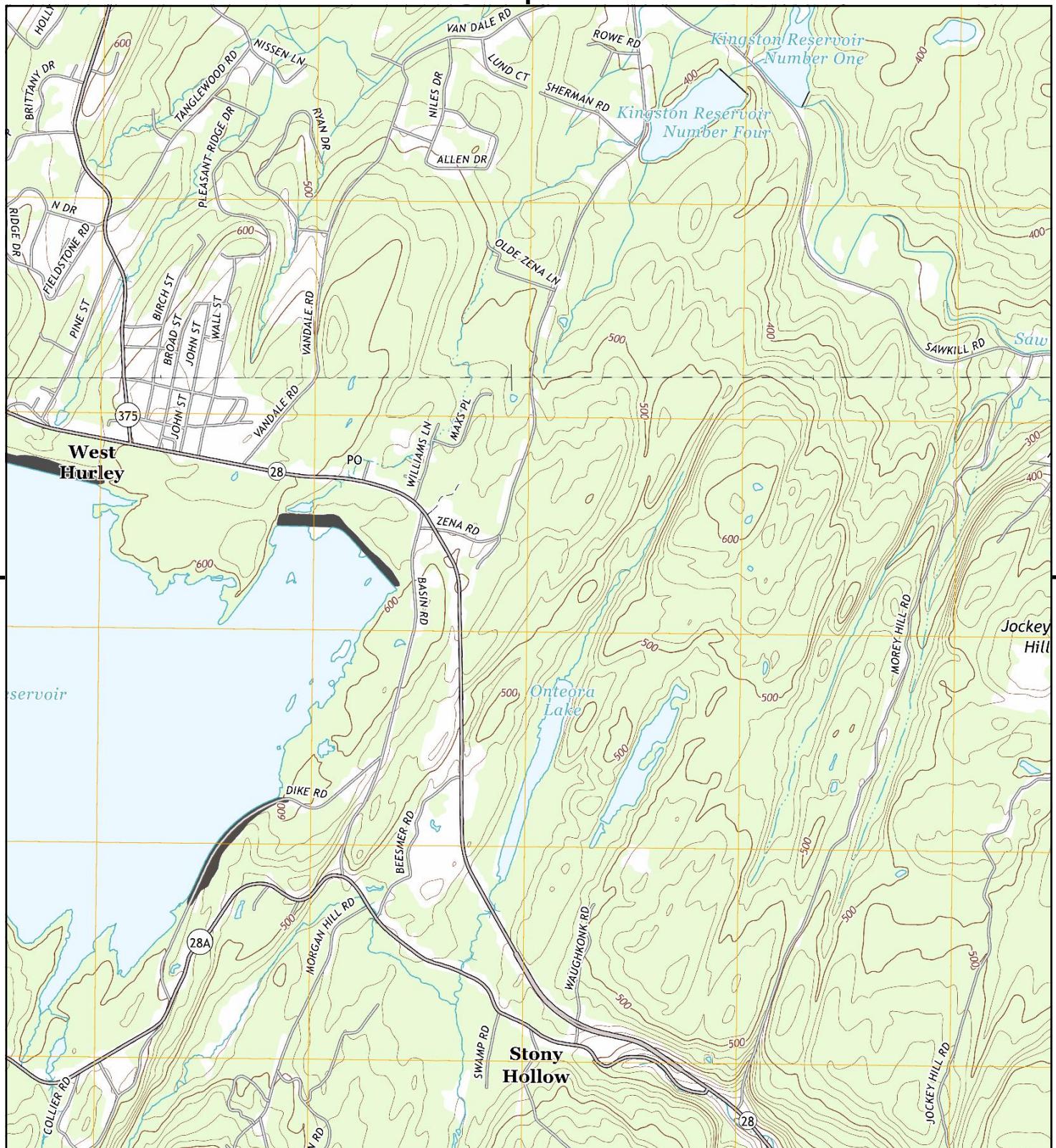
0 Miles 0.25 0.5 1 1.5



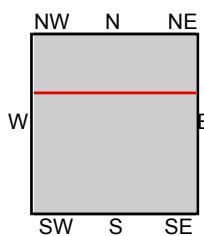
TP, Kingston West, 2016, 7.5-minute  
N, Woodstock, 2016, 7.5-minute

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

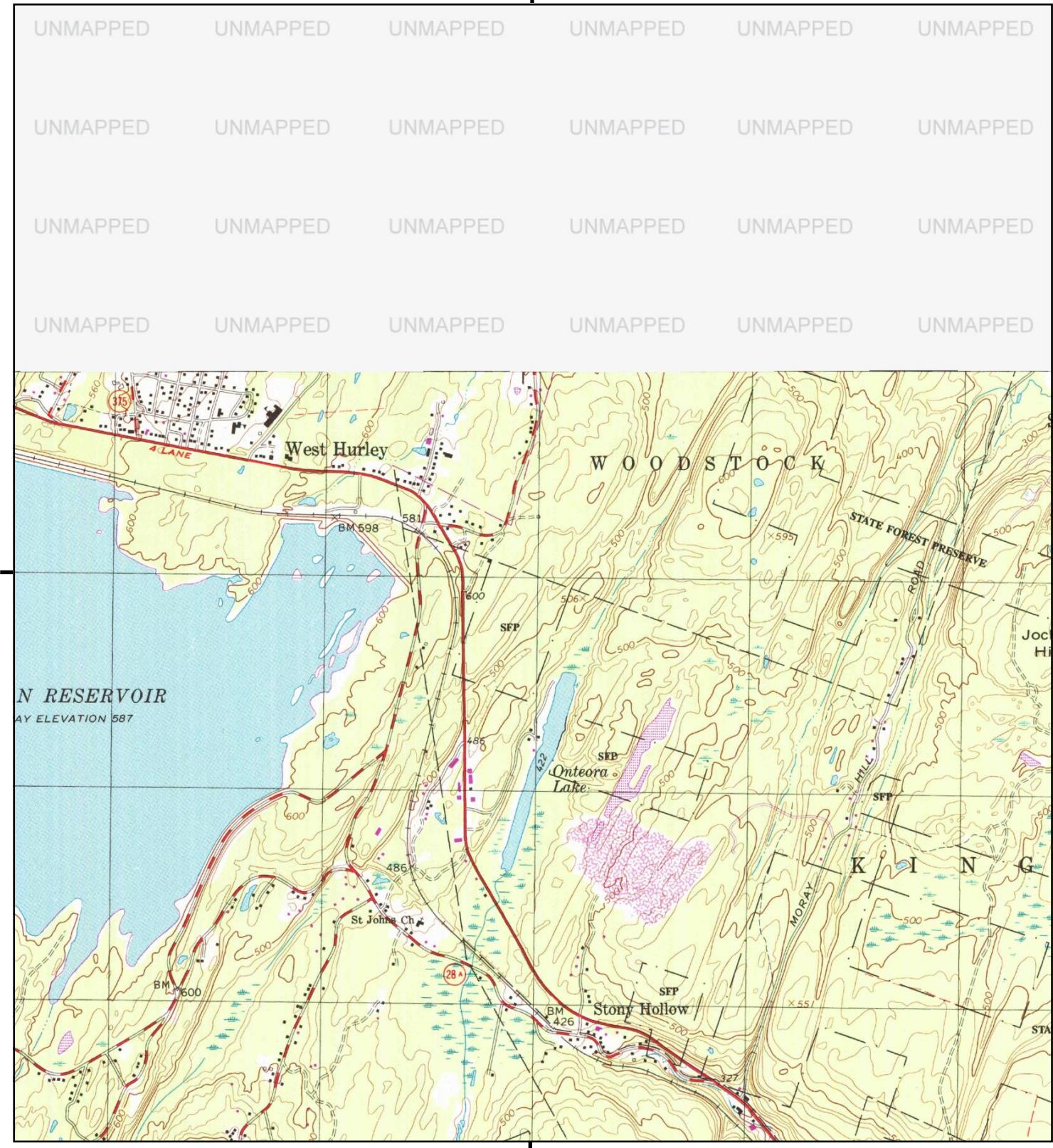


TP, Kingston West, 2013, 7.5-minute  
N, Woodstock, 2013, 7.5-minute

0 Miles 0.25 0.5 1 1.5

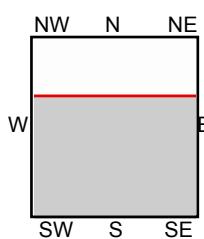
**SITE NAME:** Three Mile Class  
**ADDRESS:** Three Mile Class LT 21  
 Kingston, NY 12401  
**CLIENT:** Fisher Associates





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

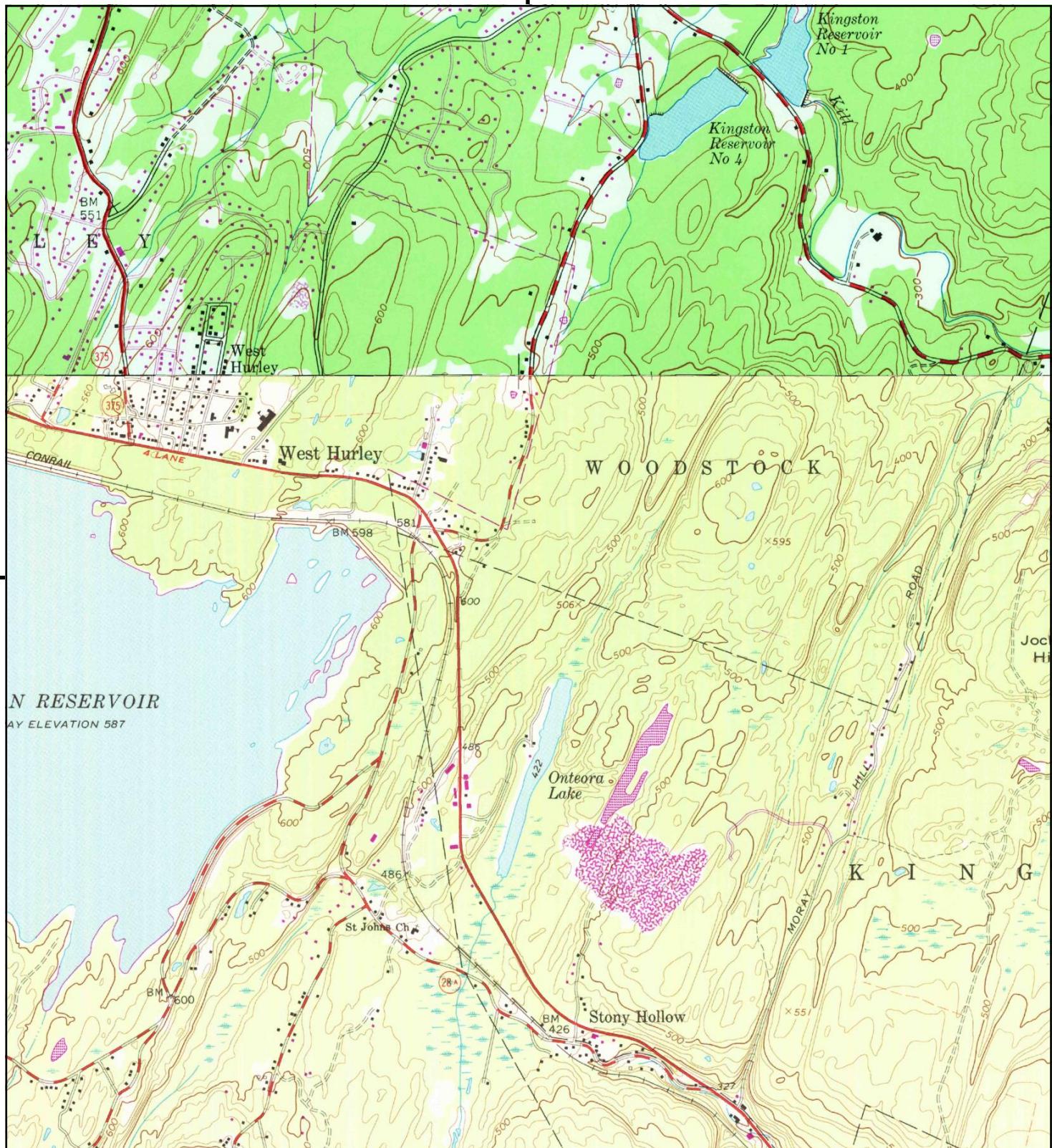
0 Miles 0.25 0.5 1 1.5



TP, Kingston West, 1997, 7.5-minute

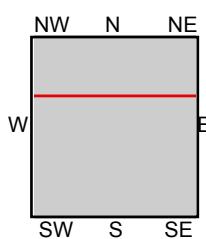
SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

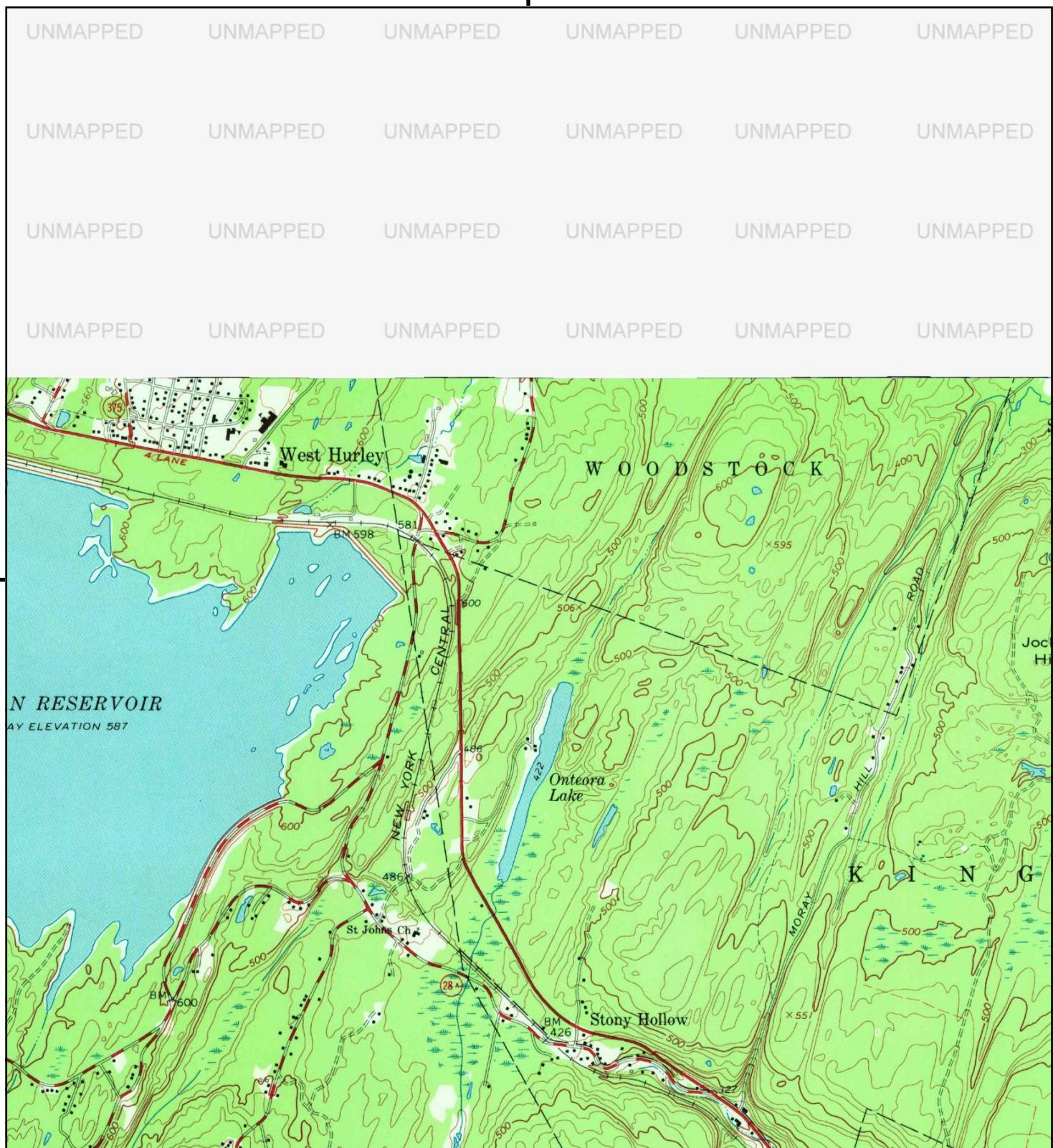
0 Miles 0.25 0.5 1 1.5



TP, Kingston West, 1980, 7.5-minute  
N, Woodstock, 1980, 7.5-minute

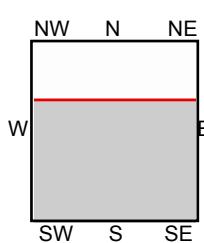
SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

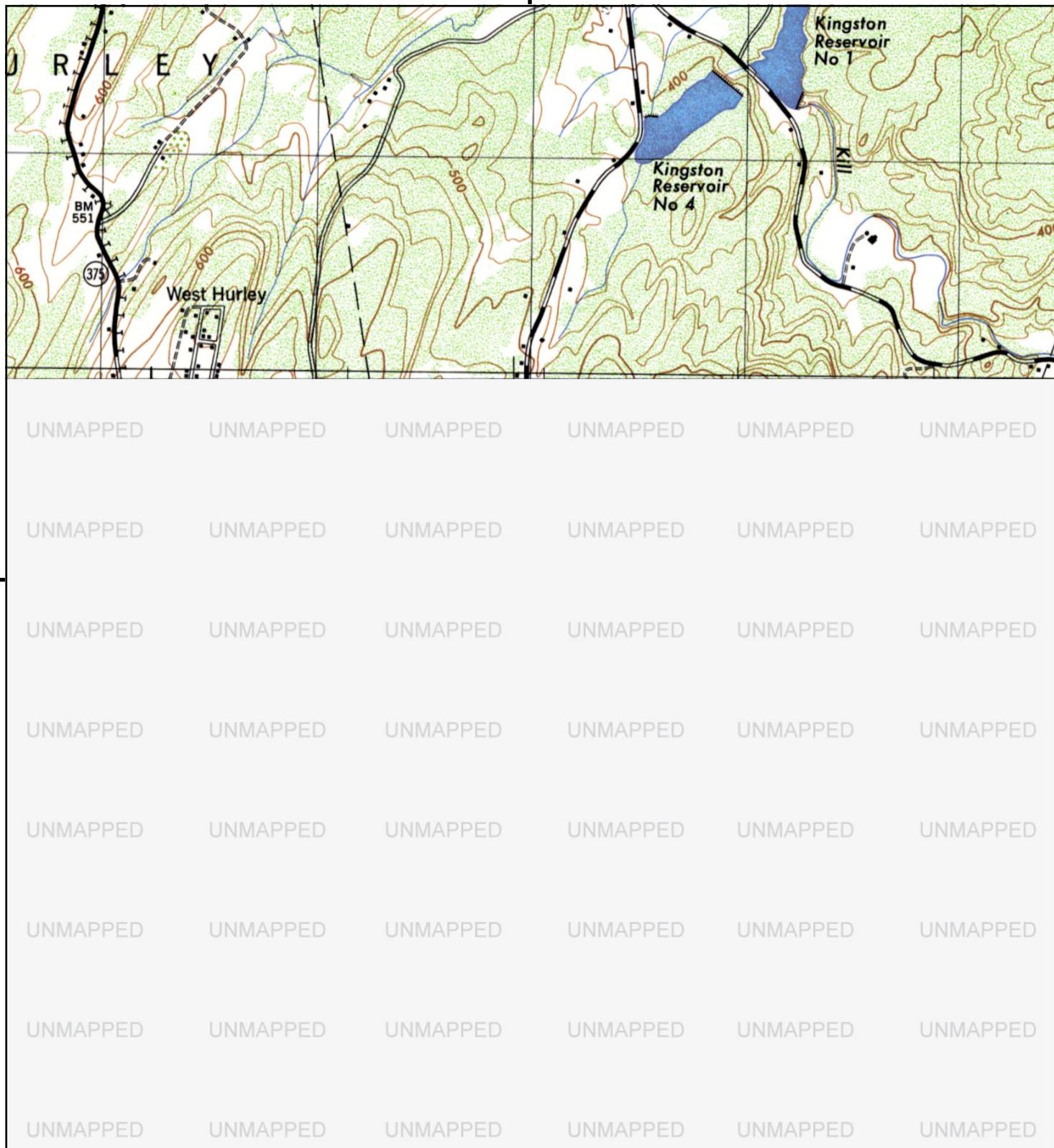
0 Miles 0.25 0.5 1 1.5



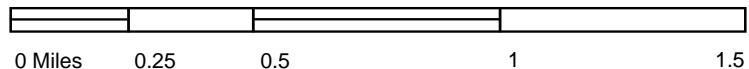
TP, Kingston West, 1964, 7.5-minute

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates

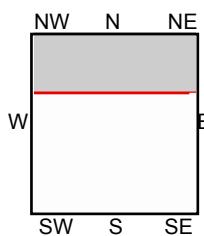




This report includes information from the following map sheet(s).



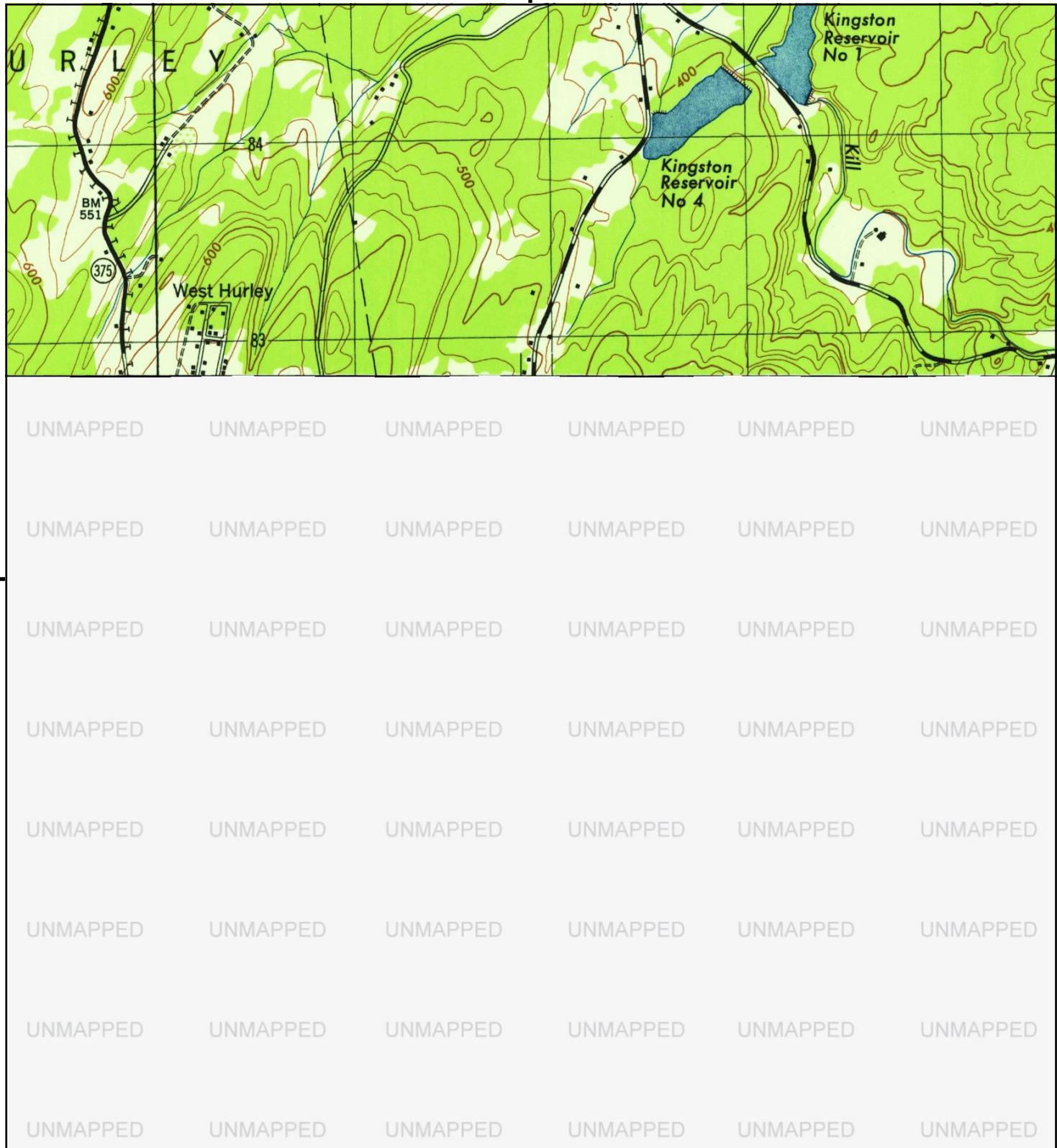
0 Miles 0.25 0.5 1 1.5



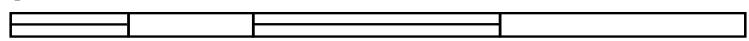
N, WOODSTOCK, 1949, 7.5-minute

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates

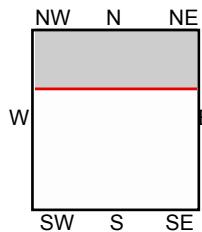




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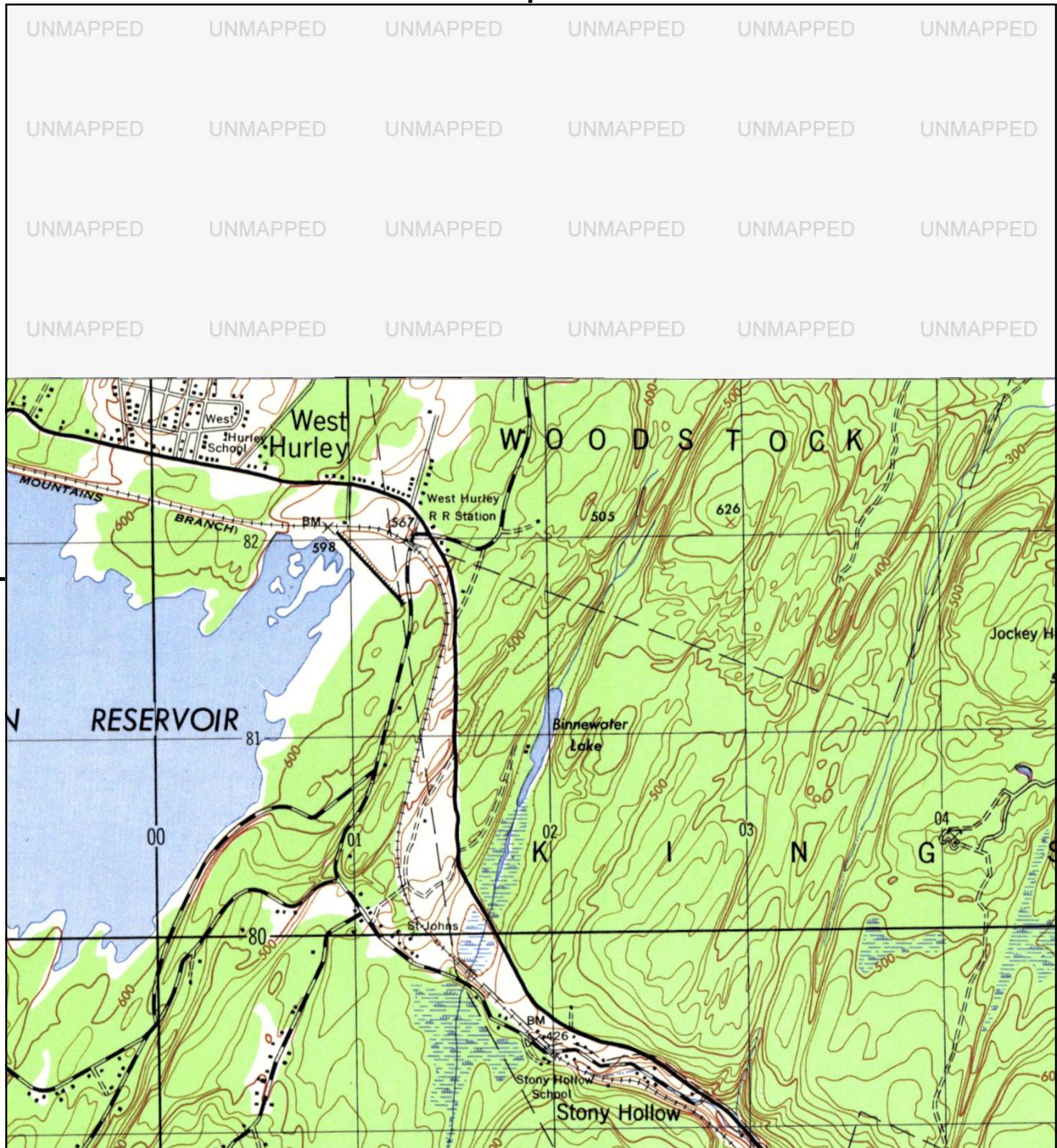
0 Miles      0.25      0.5      1      1.5



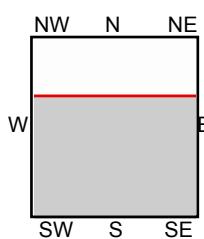
### N, Plattekill, 1946, 7.5-minute

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

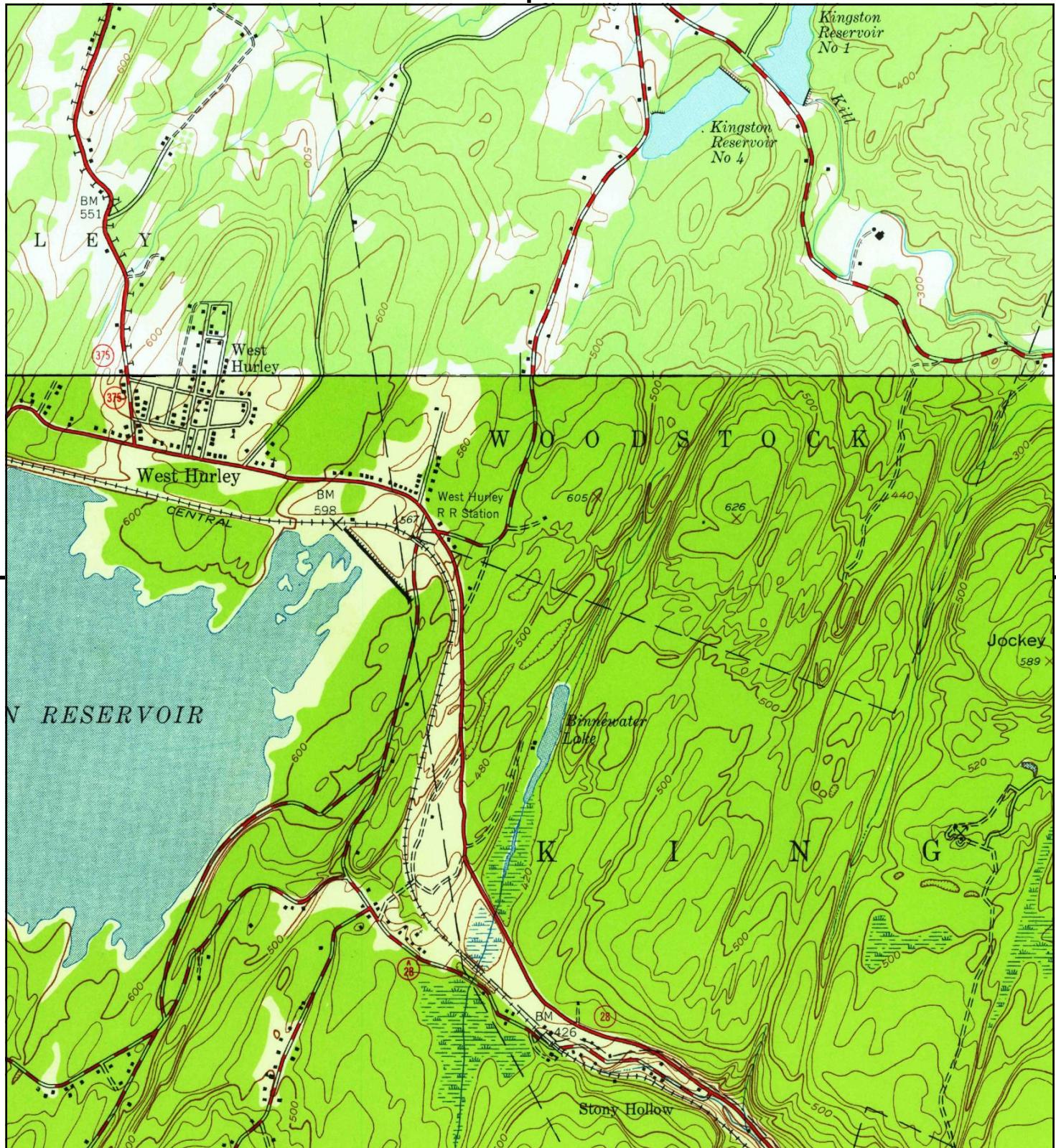


TP, KINGSTON WEST, 1943, 7.5-minute

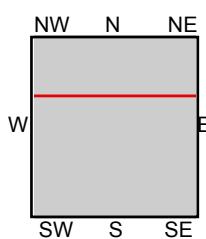
0 Miles 0.25 0.5 1 1.5

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

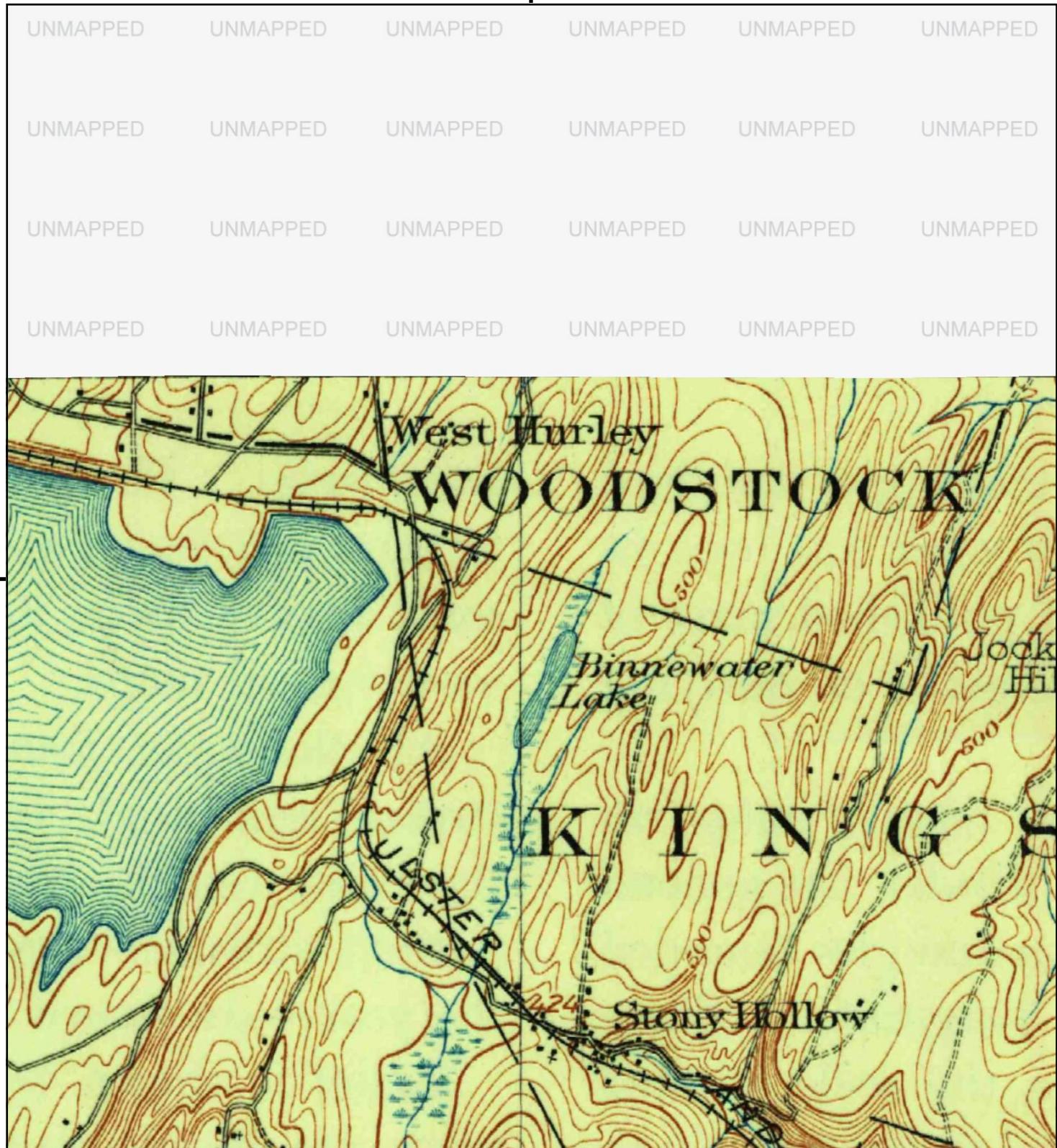


TP, Kingston West, 1942, 7.5-minute  
N, Woodstock, 1945, 7.5-minute

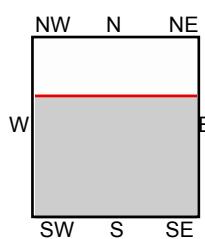
0 Miles 0.25 0.5 1 1.5

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





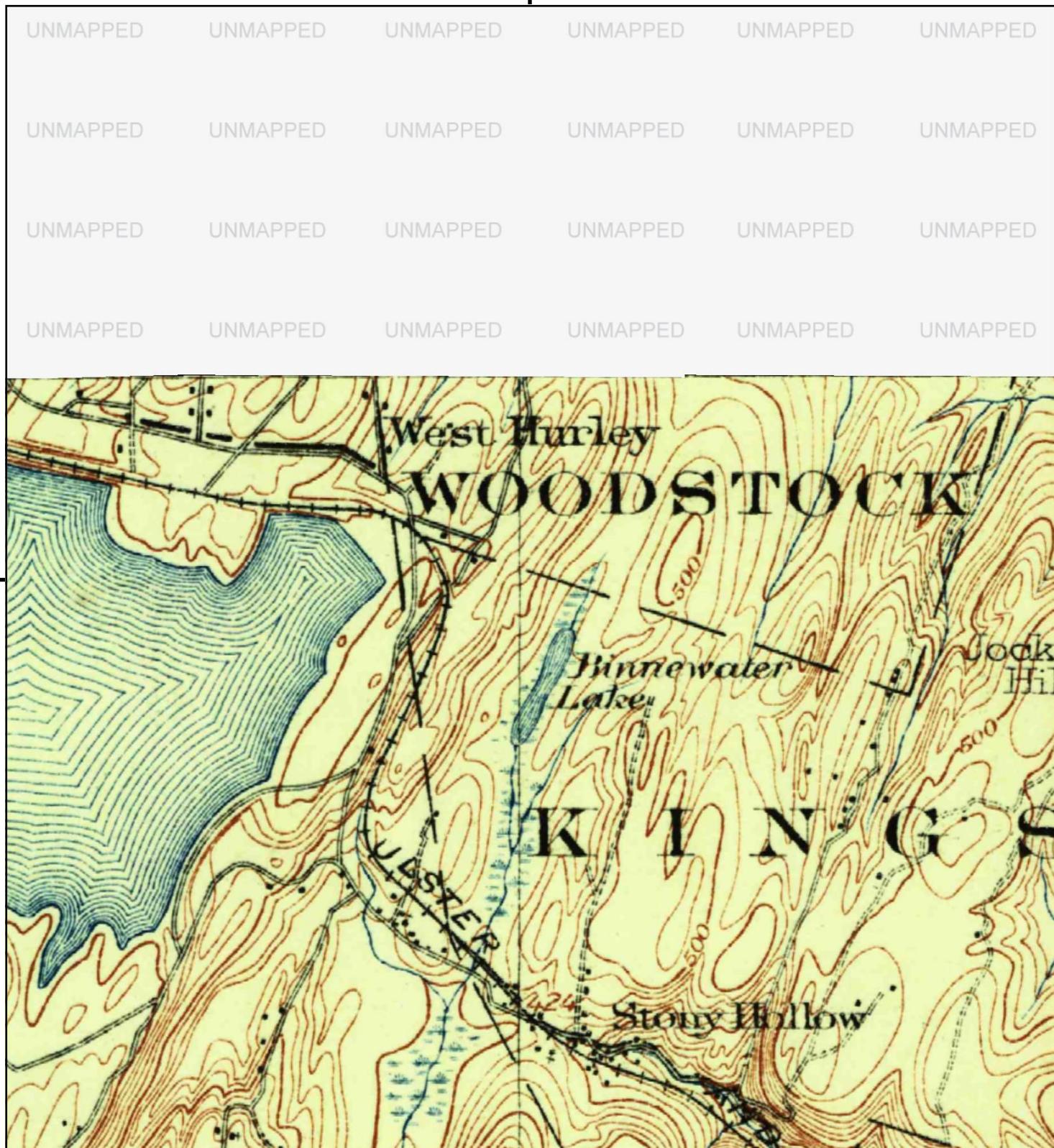
This report includes information from the following map sheet(s).



TP, Rosendale, 1924, 15-minute

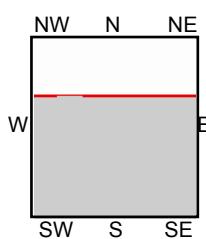
SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

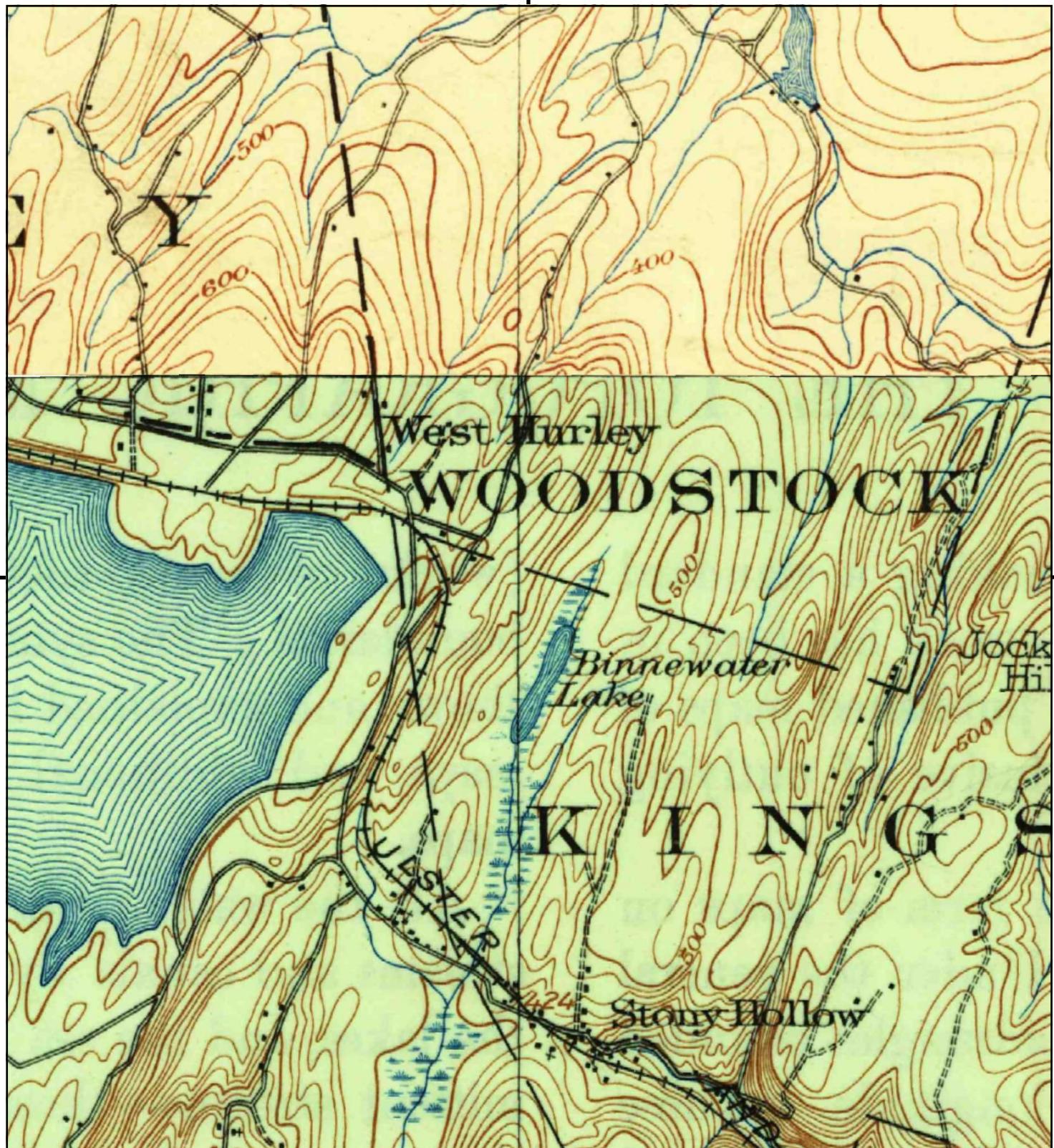
0 Miles 0.25 0.5 1 1.5



TP, Rosendale, 1917, 15-minute

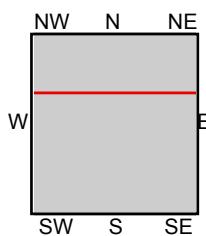
SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

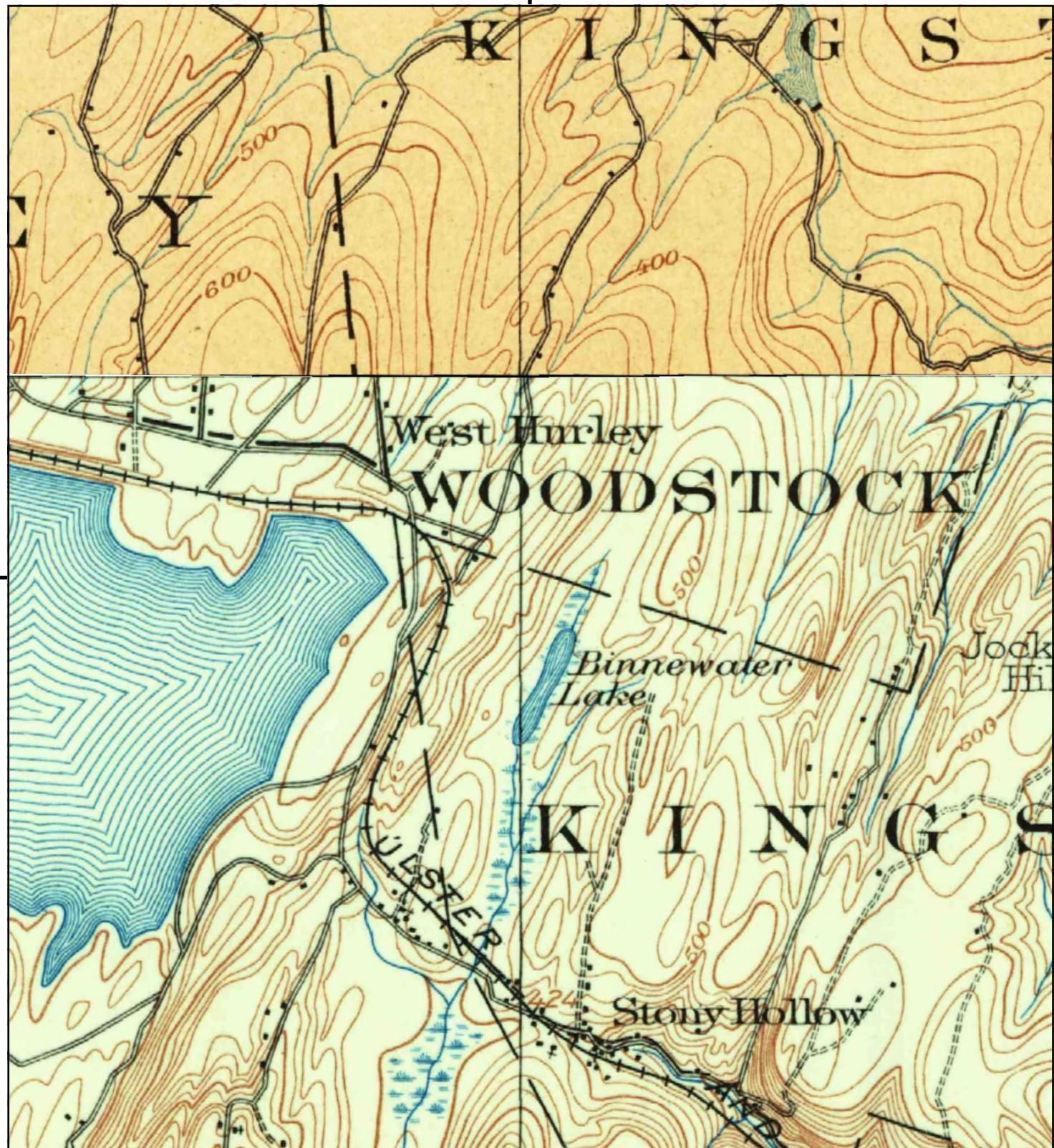
0 Miles 0.25 0.5 1 1.5



TP, Rosendale, 1903, 15-minute  
N, Kaaterskill, 1903, 15-minute

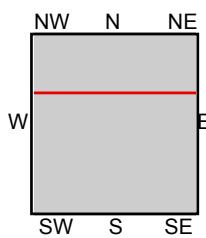
SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates





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

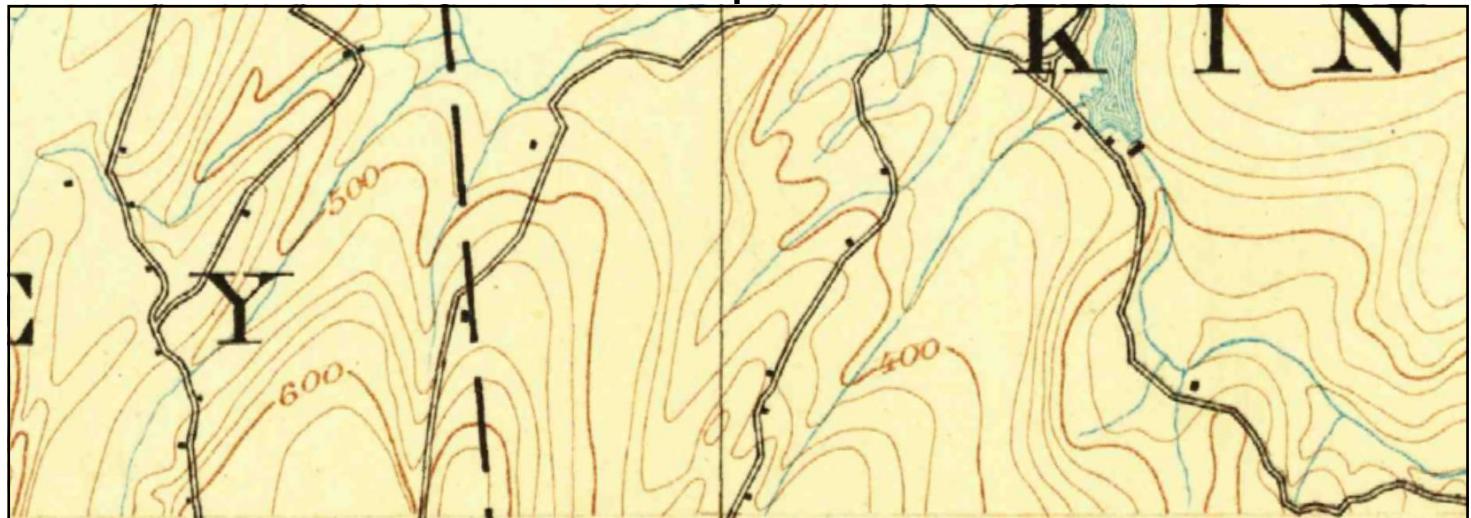
0 Miles 0.25 0.5 1 1.5



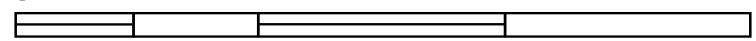
TP, Rosendale, 1901, 15-minute  
N, Kaaterskill, 1899, 15-minute

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates

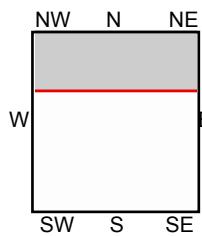




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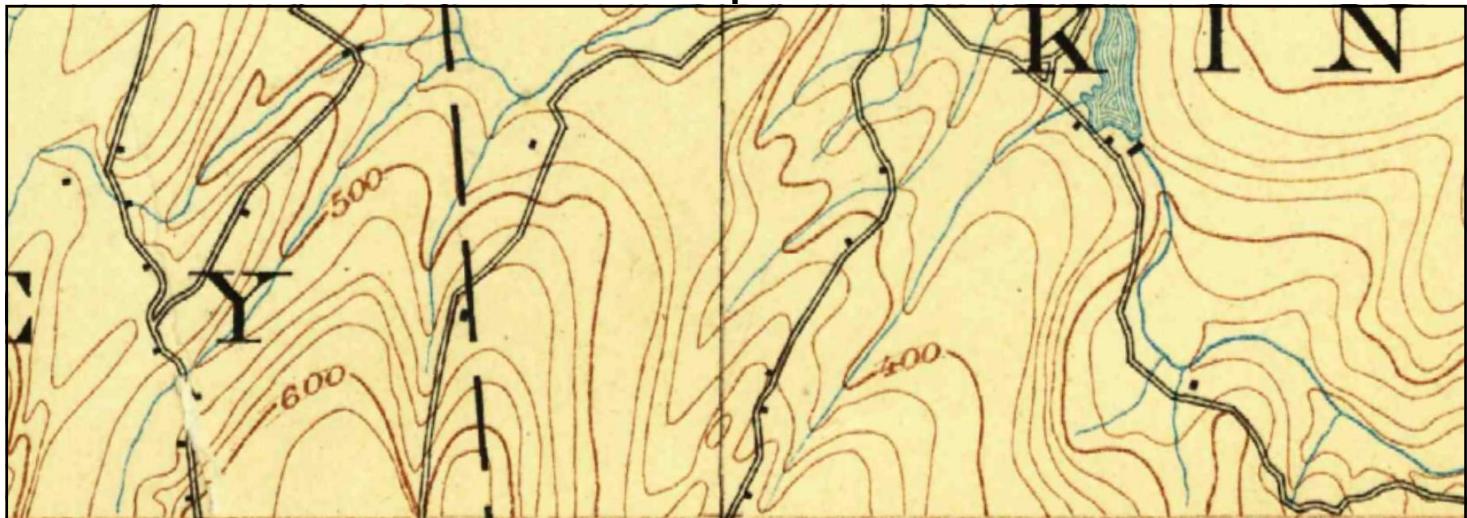


0 Miles      0.25      0.5      1      1.5

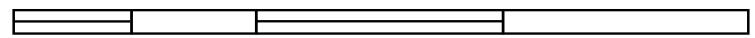


N. Kaaterskill, 1894, 15-minute

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates

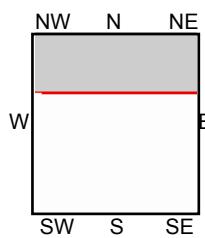


This report includes information from the following map sheet(s).



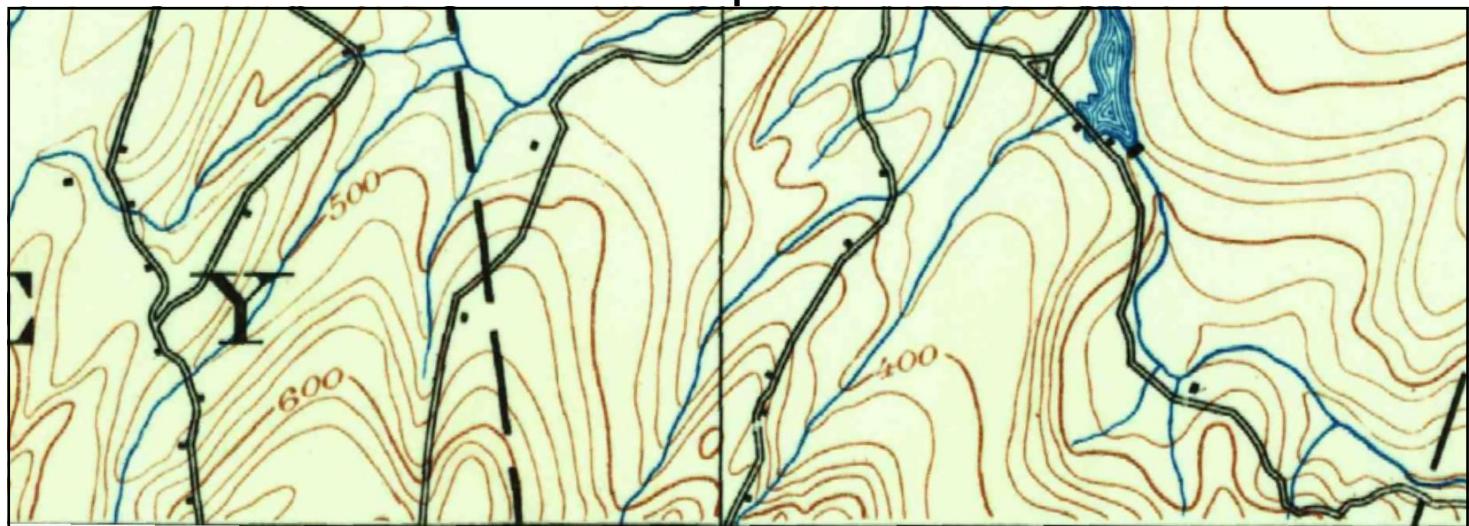
0 Miles      0.25      0.5      1      1.5

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates



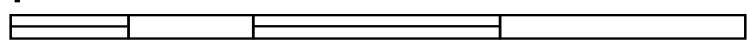
N. Kaaterskill, 1893, 15-minute



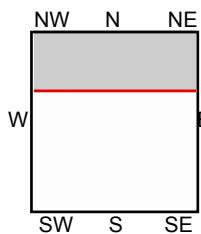


UNMAPPED

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



0 Miles 0.25 0.5 1 1.5



N, Kaaterskill, 1892, 15-minute

SITE NAME: Three Mile Class  
ADDRESS: Three Mile Class LT 21  
Kingston, NY 12401  
CLIENT: Fisher Associates



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**Appendix B**

**Aerial Photographic**

**Three Mile Class**

Three Mile Class LT 21

Kingston, NY 12401

Inquiry Number: 7978646.16

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](http://www.edrnet.com)

**Site Name:**  
 Three Mile Class  
 Three Mile Class LT 21  
 Kingston, NY 12401  
 EDR Inquiry # 7978646.16

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



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

### 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
1994	1"=500'	Acquisition Date: January 01, 1994	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
1958	1"=500'	Flight Date: August 05, 1958	USGS

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INQUIRY #: 7978646.16

YEAR: 2019



= 500'



INQUIRY #: 7978646.16

YEAR: 2015

$\equiv 500'$





INQUIRY #: 7978646.16

YEAR: 2011



= 500'



INQUIRY #: 7978646.16

YEAR: 2008



= 500'



INQUIRY #: 7978646.16

YEAR: 2006



= 500'



INQUIRY #: 7978646.16

YEAR: 1994



EDR®



INQUIRY #: 7978646.16

YEAR: 1986



= 500'



INQUIRY #: 7978646.16

YEAR: 1978

= 500'





INQUIRY #: 7978646.16

YEAR: 1962



**N**

 **EDR**<sup>®</sup>

= 500'

INQUIRY #: 7978646.16

YEAR: 1958

= 500'



## **Appendix C**

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### **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:	Three Mile Class LT 21 Site
Site Reconnaissance Date:	April 29, 2025
Weather Conditions:	Sunny, 75 F
Escort:	Town of Woodstock
Limitations:	None
Current Site Operations/ Site Use(s):	Vacant Forested Land

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	
Building Interior	Other observations	N/A	
	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	
Exterior Observations	Pipeline Markers	N/A	
	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	Y	Natural formed ponds and wetlands
Other Exterior Observations	Surface Water	N	
	Retention Ponds	N	

Category	Feature	Observed	Notes
Other Exterior Observations	Creek, Stream, or Other Navigable Waterway	N	
	Wetlands	Y	
	Parklands	Y	
	Potable Drinking Water Well(s)	N	
	Groundwater Monitoring Well(s)	N	
	Active Construction	N	
	Remedial Activities	N	
	Chillers (CFC-containing?)	N/A	
	Electrical Transformers (PCB-containing?)	N	
	Back-up Generators (diesel or natural gas?)	N/A	
	Boilers	N/A	
	Cooling Towers	N/A	
	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	Large forested parcel occupied by a school	
	South	Forested vacant State Lands	
	East	Vacant forested State Lands	
	West	Several single family residential properties	
	Additional, if needed:		

Category	Feature	Observed	Notes
Utilities	Electric Service By:		UNK
	Gas Service By:		Propane or LPG
	Water Service By:		Private Well
	Sanitary Service By:		Septic
	Steam By:		N/A
	Other Power Source By:		N/A
	Other:		

---

**Appendix D****Interview Questionnaire**

**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:**

<b>Building ID:</b>	
<b>Construction Date:</b>	
<b>Square Feet:</b>	
<b>Foundation:</b>	
<b>Heat Source and Fuel Type:</b>	
<b>Cooling Source &amp; Fuel Type:</b>	

<b>Building ID:</b>	
<b>Construction Date:</b>	
<b>Square Feet:</b>	
<b>Foundation:</b>	
<b>Heat Source and Fuel Type:</b>	
<b>Cooling Source &amp; Fuel Type:</b>	

**Past Use of Property:**

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

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

**Solid Waste/Recycling (Company):**

**Y    N    Unk**

        **Is the property currently used for any of the following purposes?**

<i>Photo Developing Lab</i>	<i>Dry Cleaning</i>
<i>Industrial/Manufacturing</i>	<i>Gasoline Station</i>
<i>Automotive Repair</i>	<i>Junkyard/Landfill</i>
<i>Hazardous Substances</i>	<i>Waste Treatment, Disposal, Recycling</i>

        **Was the property used for any of the following purposes in the past?**

<i>Photo Developing Lab</i>	<i>Dry Cleaning</i>
<i>Industrial/Manufacturing</i>	<i>Gasoline Station</i>
<i>Automotive Repair</i>	<i>Junkyard/Landfill</i>
<i>Hazardous Substances</i>	<i>Waste Treatment, Disposal, Recycling</i>

        **Do you know of specific chemicals/wastes that are present or were once present at the property?**

<i>Pesticides/Herbicides</i>	<i>Paints</i>
<i>Industrial Drums</i>	<i>Petroleum Products</i>
<i>Solvents</i>	<i>Hazardous Substances</i>
<i>Waste Tires</i>	<i>Other Chemicals/Wastes</i>
<i>Automotive/Industrial Batteries</i>	

        **Do you know of any environmental cleanups that have taken place at the property?**

If yes, please explain:

        **Are you aware of any past or present stained soil on the property?**

If yes, please explain:

        **Are there any indications of leaks or spills by substances other than water (e.g foul odors, stains, corrosion)?**

If yes, please explain:

        **Do you know of spills or other chemical releases that have taken place at or have impacted the property?**

If yes, please explain:

        **Do you know of specific chemicals that are present or once were present at the property?**

If yes, please explain:

        **Do you know of spills or other chemical releases that have taken place or impacted the property?**

If yes, please explain:

        **Are you aware of any evidence of waste disposal on the property?**

If yes, please explain:

**Y    N    Unk**

**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:

**Are there currently, or have there been any septic tanks or drain fields on the property?**

If yes, please explain:

**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:

**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:

**Are there any oil/water separators or other features designed to minimize pollution sources?**

If yes, please explain:

**Does the property discharge waste water to a municipal sewer system?**

If yes, please explain:

**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:

**Are there currently, or have there ever been, any storage tanks (aboveground or underground) on the Property?**

If yes, please explain:

**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:

**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**

**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:

**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:

**Are any preparedness/prevention plans in place? For example, spill prevention countermeasures and control plans (SPCC), etc.?**

If yes, please explain:

**Are there any existing or former wells (potable, monitoring, dry, etc.) on the property?**

If yes, please explain:

**Are you aware of any previous environmental assessments or investigations conducted on the property?**

If yes, please explain:

**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**

Previous Environmental Site Assessment Reports

Site Plans and/or Surveys/Geotechnical Reports

Title Records

Environmental Compliance/Audit Reports/Risk Assessments

Environmental Permits (i.e NPDES, Solid Waste Disposal, Wastewater, etc.)

Registrations/inspection reports for underground/aboveground storage tanks

Material Data Safety Sheets

Tier II/Community Right-to-Know Plans

SPCC Plans, Safety Plans, Facility Response Plans

Recorded Activity and Use Limitations (AULs)

Environmental Violation Notices

Hazardous Waste Generator Notices or Reports

**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**

Three Mile Class  
Three Mile Class LT 21  
Kingston, NY 12401

Inquiry Number: 7978646.12  
May 05, 2025

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

05/05/25

**Site Name:**

Three Mile Class  
Three Mile Class LT 21  
Kingston, NY 12401  
EDR Inquiry # 7978646.12

**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](http://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 #** E732-4AB3-B70F

**PO #** 240707.00

**Project** Woodstock Housing #2



Sanborn® Library search results

Certification #: E732-4AB3-B70F

**UNMAPPED PROPERTY**

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

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

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

*The Sanborn Library LLC Since 1866™*

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## **Appendix F**

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### **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: 38.4-3-32, Three Mile Class LT 21, 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** Ariane Cheremeteff **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



# W146905-050625 - Freedom of Information Law Request

## Message History (3)

 On 5/28/2025 10:15:58 AM, New York DEC FOIL Center wrote:

**Subject:** Freedom of Information Law Request :: W146905-050625

**Body:**

RE: PUBLIC RECORDS REQUEST of 5/6/2025, Reference # W146905-050625

Date: 05/28/2025

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, New York, Ulster County. Tax ID: 38.4-3-32, Three Mile Class LT 21, Woodstock, NY 12498. (please see attached figure for property reference)*

*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 records identified as responsive to your request are uploaded to DEC's online FOIL request system. Please visit our customer portal by [clicking here](#) to log into your DEC FOIL account, where you can view and download the records.

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

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

Your FOIL request is now closed. For further assistance, please reference FOIL #W146905-050625 and simply reply to this email. Thank you.

Sincerely,

Region 3 FOIL Coordinator

 On 5/6/2025 11:08:04 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 #W146905-050625 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, New York, Ulster County.**

**Tax ID: 38.4-3-32, Three Mile Class LT 21, Woodstock, NY 12498. (please see attached figure for property reference)**

**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

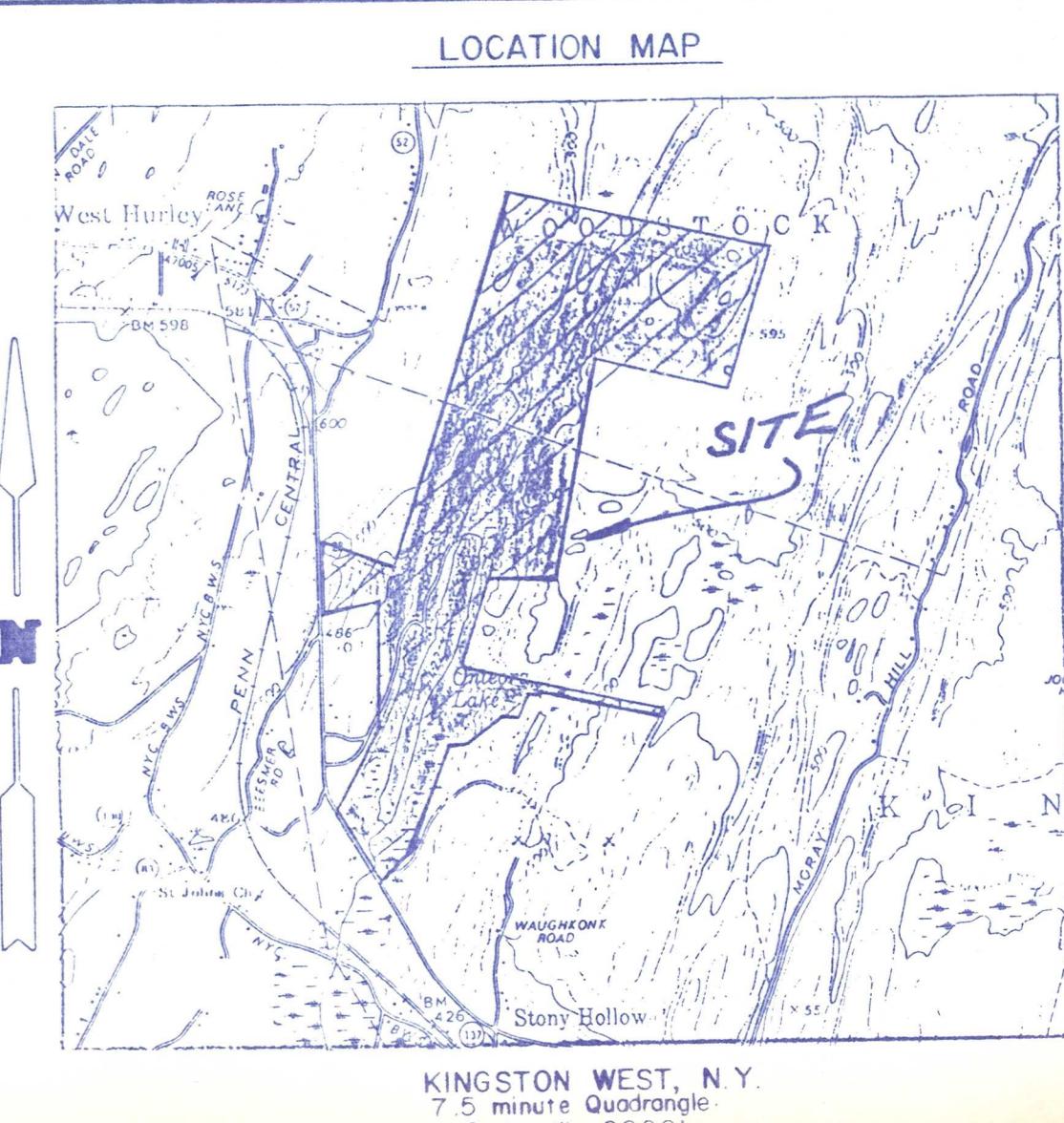
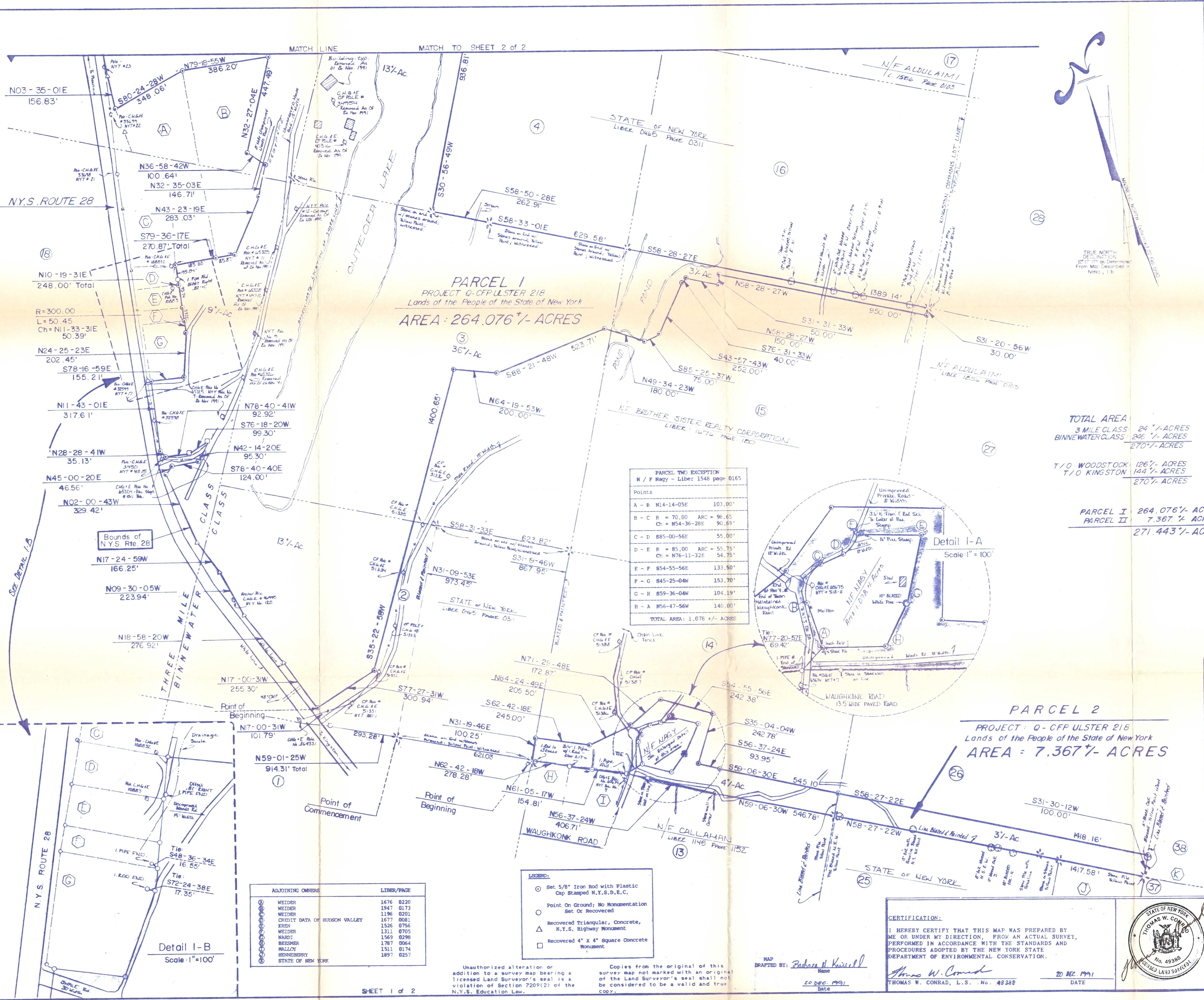
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Track the issue status and respond at:

[https://newyorkdec.govqa.us/WEBAPP//\\_rs/RequestEdit.aspx?rid=146905](https://newyorkdec.govqa.us/WEBAPP//_rs/RequestEdit.aspx?rid=146905)

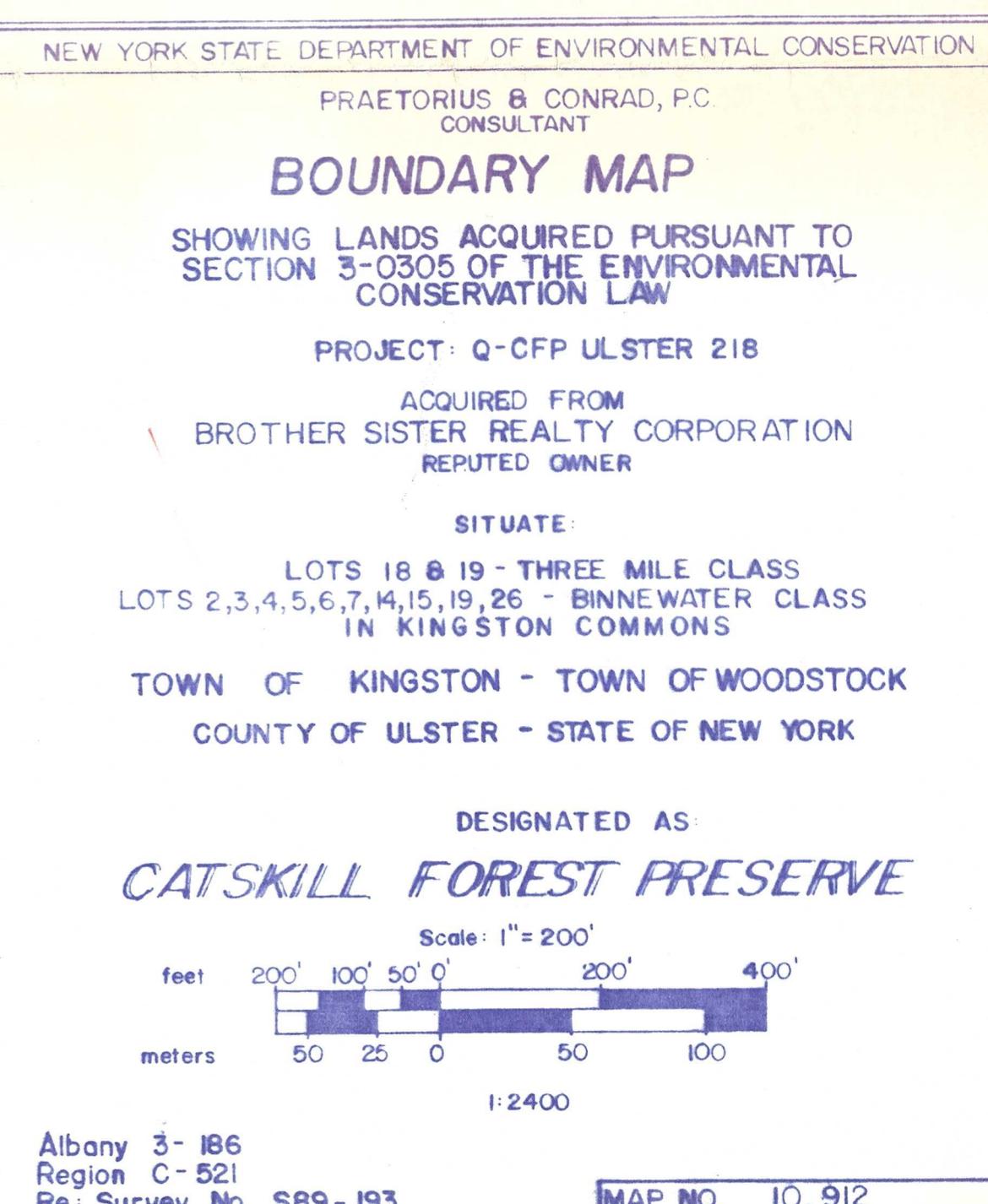
 On 5/6/2025 11:08:02 AM, Ariadna Cheremeteff wrote:

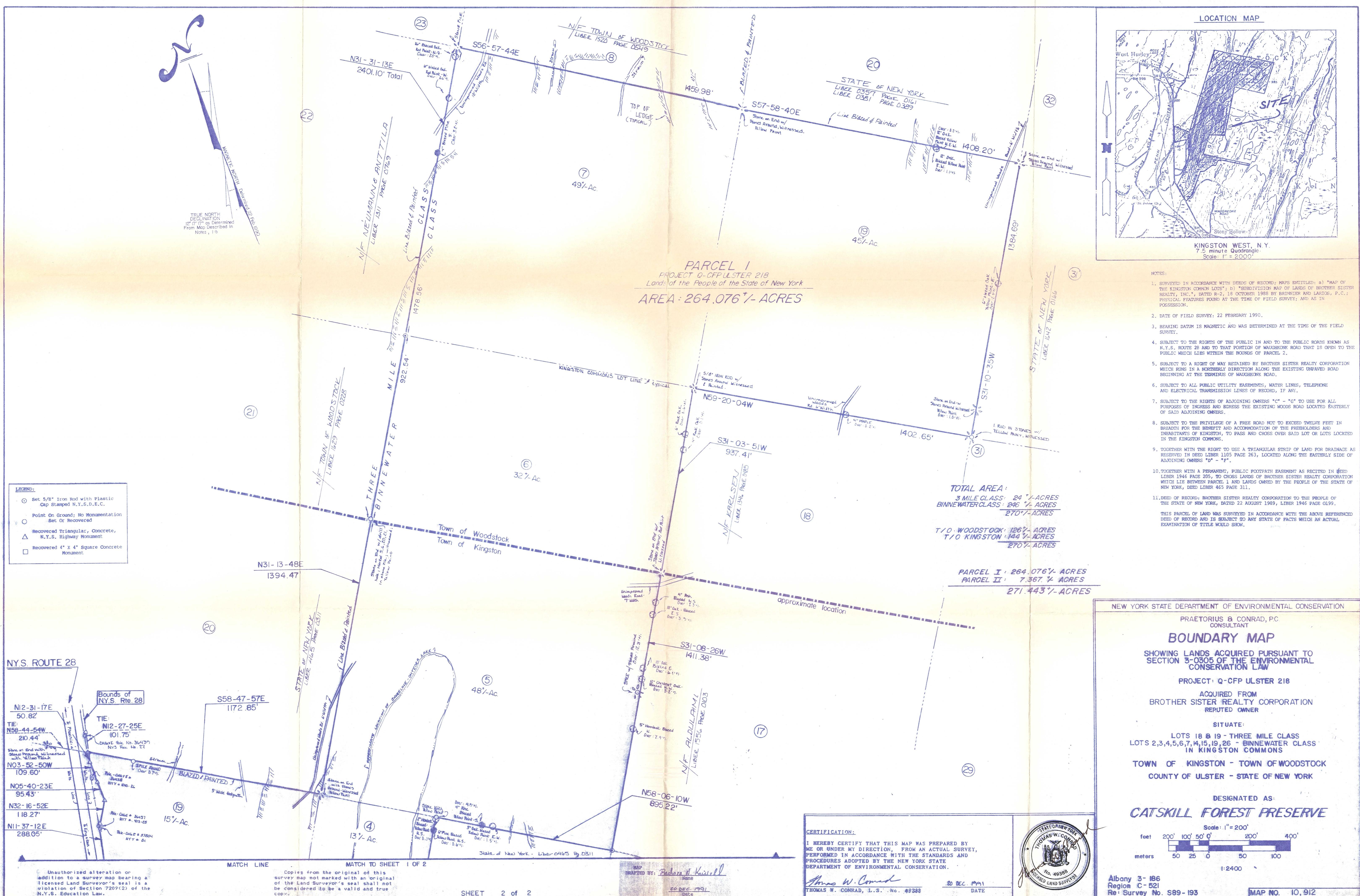
Request Created on Public Portal

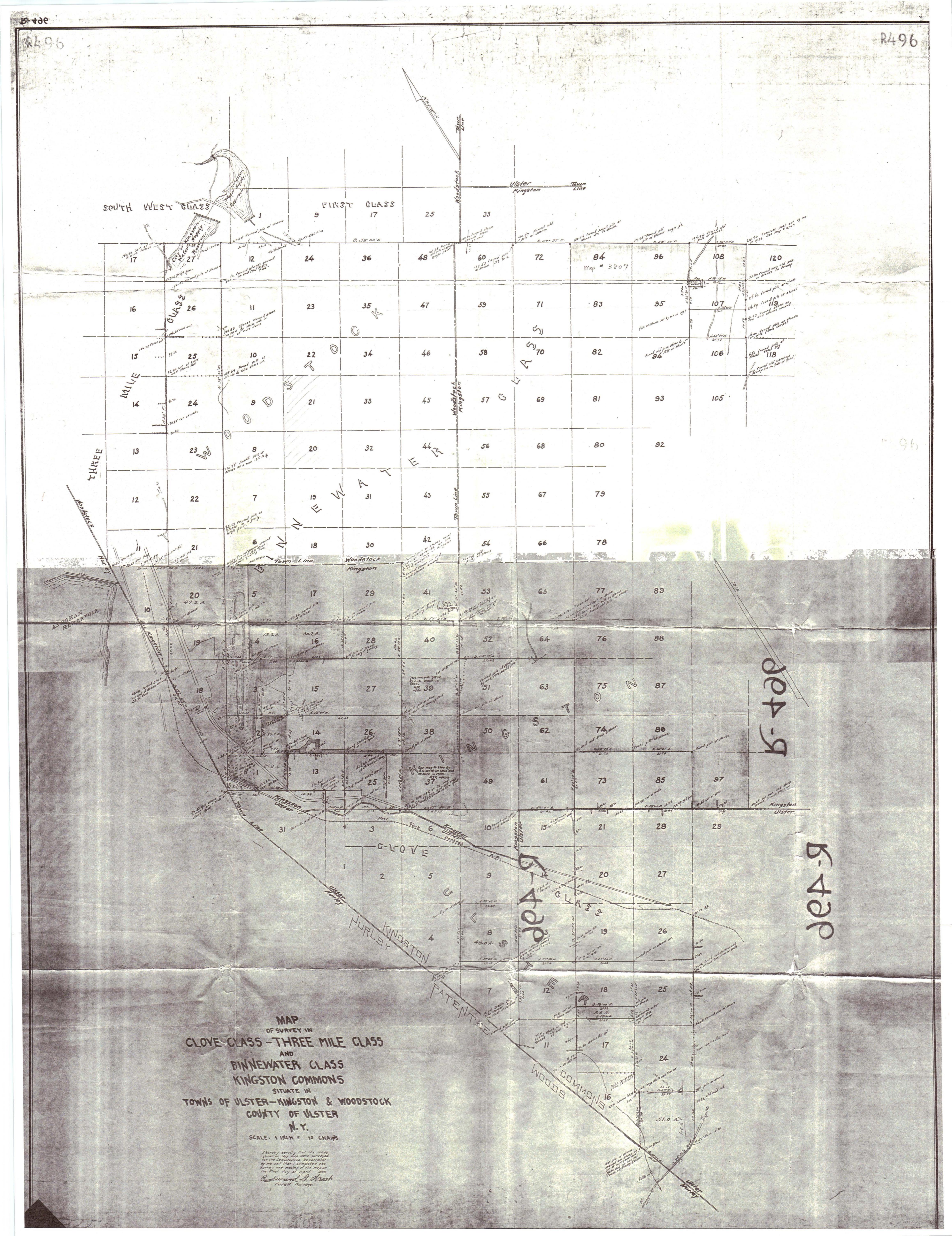


NOTES:

1. SURVEYED IN ACCORDANCE WITH REGS OF REGEN: MAPS ENTITLED: 1) "MAP OF THE KINGSTON COMMONS, LOT 15, ULSTER COUNTY, N.Y." 2) "SURVEY MAP OF LANDS OF BROTHER SISTER REALTY, INC.", DATED 22, 10 OCTOBER 1988 BY BRINNIE AND LARION, P.C.; PHYSICAL FEATURES FOUND AT THE TIME OF FIELD SURVEY; AND AS IN POSSESSION.
2. DATE OF FIELD SURVEY: 22 FEBRUARY 1990.
3. BEARING DATUM IS MAGNETIC AND WAS DETERMINED AT THE TIME OF THE FIELD SURVEY.
4. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE PUBLIC ROADS KNOWN AS N.Y.S. ROUTE 28 AND TO THAT PORTION OF WAUGHKONK ROAD THAT IS OPEN TO THE PUBLIC WHICH LIES WITHIN THE BOUNDS OF PARCEL 2.
5. SUBJECT TO A RIGHT OF WAY RETAINED BY BROTHER SISTER REALTY CORPORATION WHICH RUNS IN A NORTHERLY DIRECTION ALONG THE EXISTING UNPAVED ROAD BEGINNING AT THE TERMINUS OF WAUGHKONK ROAD.
6. SUBJECT TO ALL PUBLIC UTILITY EASEMENTS, WATER LINES, TELEPHONE AND ELECTRICAL TRANSMISSION LINES, RECORD, IF ANY.
7. SUBJECT TO THE RIGHTS OF ADJOINING OWNERS "A" - "G" TO USE FOR ALL PURPOSES OF INGRESS AND EGRESS THE EXISTING WOODS ROAD LOCATED EASTERLY OF SAID ADJOINING OWNERS.
8. SUBJECT TO THE PRIVILEGE OF A FREE ROAD NOT TO EXCEED TWELVE FEET IN BREADTH FOR THE BENEFIT AND ACCOMMODATION OF THE FREEDOMERS AND INHABITANTS OF KINGSTON, TO PASS AND CROSS OVER SAID LOT OR LOTS LOCATED IN THE KINGSTON COMMONS.
9. TOGETHER WITH THE RIGHT TO USE A TRIANGULAR STRIP OF LAND FOR DRAINAGE AS RESERVED IN DEED LIBER 1105 PAGE 263, LOCATED ALONG THE EASTERN SIDE OF ADJOINING OWNERS "D" - "F".
10. TOGETHER WITH A PERMANENT, PUBLIC FOOTPATH EASEMENT AS RECITED IN DEED LIBER 1946 PAGE 205, TO CROSS LANDS OF BROTHER SISTER REALTY CORPORATION WHICH LIE BETWEEN PARCEL 1 AND LANDS OWNED BY THE PEOPLE OF THE STATE OF NEW YORK, DEED LIBER 465 PAGE 311.
11. DEED OF RECORD: BROTHER SISTER REALTY CORPORATION TO THE PEOPLE OF THE STATE OF NEW YORK, DATED 22 AUGUST 1989, LIBER 1946 PAGE 0199.
12. THIS PARCEL OF LAND WAS SURVEYED IN ACCORDANCE WITH THE ABOVE REFERENCED DEED OF RECORD AND IS SUBJECT TO ANY STATE OF FACTS WHICH AN ACTUAL EXAMINATION OF TITLE WOULD SHOW.









---

**Appendix G**

**Database Search Report**

**Three Mile Class**

Three Mile Class LT 21  
Kingston, NY 12401

Inquiry Number: 7978646.11s  
May 05, 2025

## EDR Summary Radius Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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Overview Map	2
Detail Map	3
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Government Records Searched/Data Currency Tracking	GR-1

### **GEOCHECK ADDENDUM**

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

***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

THREE MILE CLASS LT 21  
KINGSTON, NY 12401

#### COORDINATES

Latitude (North):	41.9916230 - 41° 59' 29.84"
Longitude (West):	74.0823650 - 74° 4' 56.51"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	576008.8
UTM Y (Meters):	4649040.0
Elevation:	551 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

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

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20190826, 20190917
Source:	USDA

MAPPED SITES SUMMARY
----------------------

Target Property Address:  
THREE MILE CLASS LT 21  
KINGSTON, NY 12401

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	STEWARTS #301	7 ZENA RD	UST FINDER RELEASE	Higher	1458, 0.276, WNW
A2	ZENA ROAD SHOP 301	7 ZENA ROAD	UST FINDER RELEASE	Higher	1458, 0.276, WNW
A3	STEWARTS	RT 28	LTANKS	Higher	1508, 0.286, WNW
4	WOODSTOCK LANDSCAPIN	BASIN RD	ILI	Higher	1925, 0.365, SW
5	NUMRICH ARMS GUN PAR	226 WILLIAMS LANE	SEMS-ARCHIVE, SHWS, RCRA NonGen / NLR, MANIFEST	Higher	2880, 0.545, NW

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### 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 hazardous waste facilities***

SHWS: A review of the SHWS list, as provided by EDR, and dated 02/03/2025 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>NUMRICH ARMS GUN PAR</i></b> Site Code: 57804	<b><i>226 WILLIAMS LANE</i></b>	<b><i>NW 1/2 - 1 (0.545 mi.)</i></b>	<b><i>5</i></b>	<b><i>9</i></b>

#### ***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 is 1 LTANKS site 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>
STEWARTS Site ID: 105623 Spill Date: 1987-10-29 Spill Number/Closed Date: 8706456 / 1987-11-17	RT 28	WNW 1/4 - 1/2 (0.286 mi.)	A3	9

## EXECUTIVE SUMMARY

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Other Ascertainable Records***

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 2 UST FINDER RELEASE 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>
STEWARTS #301 ZENA ROAD SHOP 301	7 ZENA RD 7 ZENA ROAD	WNW 1/4 - 1/2 (0.276 mi.) WNW 1/4 - 1/2 (0.276 mi.)	A1 A2	9 9

ILI: A review of the ILI list, as provided by EDR, and dated 05/16/2024 has revealed that there is 1 ILI site 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>
WOODSTOCK LANDSCAPIN	BASIN RD	SW 1/4 - 1/2 (0.365 mi.)	4	9

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WEST HURLEY	S108299134	HOYT, INC.	WILLIAMS LANE		LTANKS

# OVERVIEW MAP - 7978646.11S

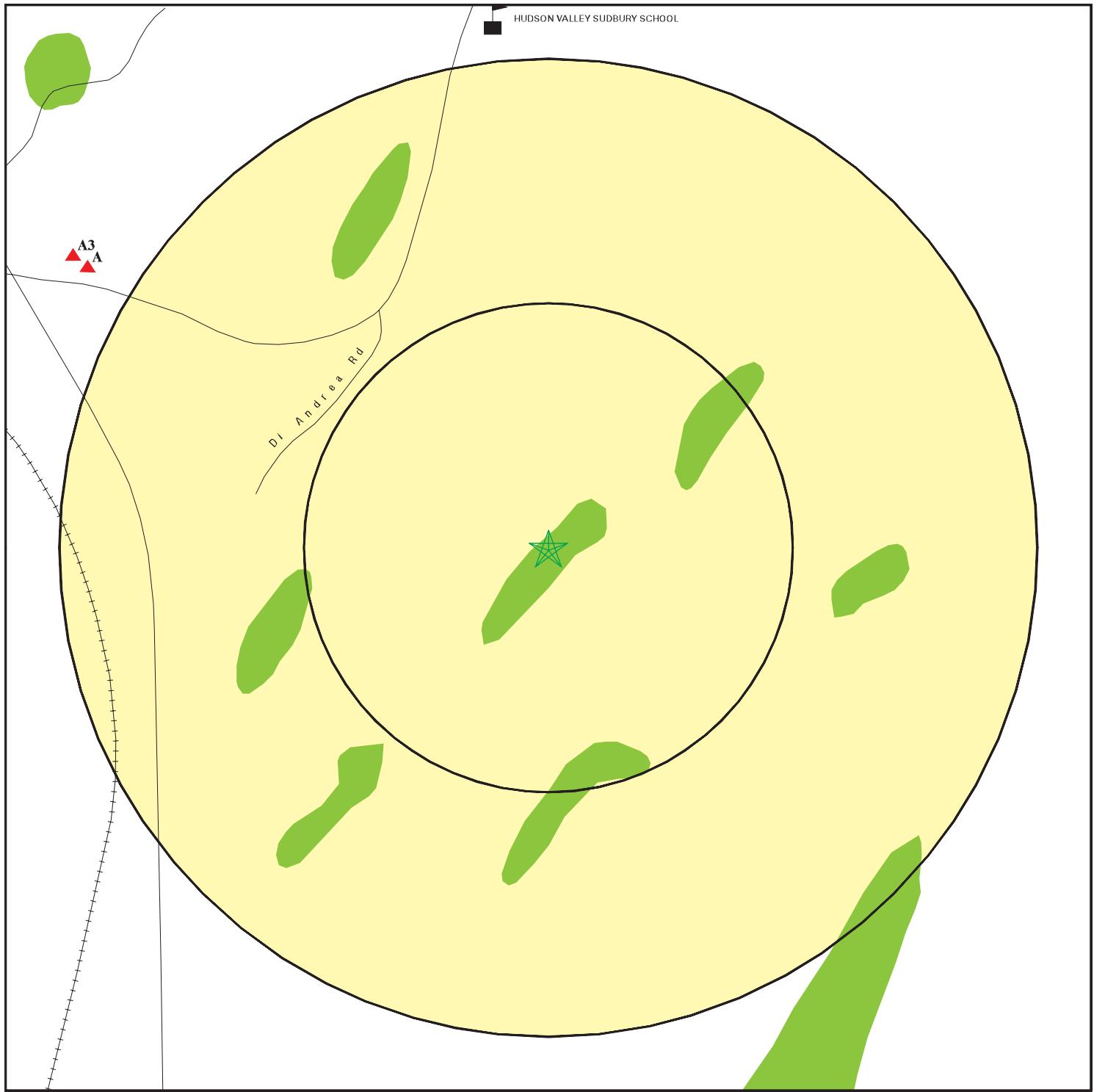


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Three Mile Class  
 ADDRESS: Three Mile Class LT 21  
 Kingston NY 12401  
 LAT/LONG: 41.991623 / 74.082365

CLIENT: Fisher Associates  
 CONTACT: Ariadna Cheremeteff  
 INQUIRY #: 7978646.11s  
 DATE: May 05, 2025 4:57 pm

# DETAIL MAP - 7978646.11S



- ★ 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:** Three Mile Class  
**ADDRESS:** Three Mile Class LT 21  
 Kingston NY 12401  
**LAT/LONG:** 41.991623 / 74.082365

**CLIENT:** Fisher Associates  
**CONTACT:** Ariadna Cheremeteff  
**INQUIRY #:** 7978646.11s  
**DATE:** May 05, 2025 5:00 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
<b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>								
<b><i>Lists of Federal NPL (Superfund) sites</i></b>								
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
<b><i>Lists of Federal Delisted NPL sites</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal CERCLA sites with NFRAP</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA facilities undergoing Corrective Action</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal RCRA TSD facilities</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA generators</i></b>								
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
<b><i>Federal institutional controls / engineering controls registries</i></b>								
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
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>Lists of state- and tribal hazardous waste facilities</i></b>								
SHWS	1.000		0	0	0	1	NR	1
<b><i>Lists of state and tribal landfills and solid waste disposal facilities</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal leaking storage tanks</i></b>								
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		0	0	1	NR	NR	1
HIST LTANKS	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal registered storage tanks</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
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		0	0	NR	NR	NR	0
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
<b><i>State and tribal institutional control / engineering control registries</i></b>								
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
<b><i>Lists of state and tribal voluntary cleanup sites</i></b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal brownfield sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ERP	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
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
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
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
<b><i>Local Lists of Registered Storage Tanks</i></b>								
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
<b><i>Local Land Records</i></b>								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
<b><i>Records of Emergency Release Reports</i></b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		0	NR	NR	NR	NR	0
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
<b><i>Other Ascertainable Records</i></b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
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
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property						Total Plotted
			< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	
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	0	NR	NR	NR	0
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		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	2	NR	NR	2
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	1	NR	NR	1
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	0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125	0	NR	NR	NR	NR	0

### 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 --		0	0	4	1	0	5

## 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
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID	Site	Database(s)	EDR ID Number
Direction			EPA ID Number
A1 WNW 1/4-1/2 0.276 mi. 1458 ft. Relative: Higher	STEWARTS #301 7 ZENA RD KINGSTON, NY 0  <a href="#">Click here for full text details</a>	UST FINDER RELEASE	1029070364 N/A
A2 WNW 1/4-1/2 0.276 mi. 1458 ft. Relative: Higher	ZENA ROAD SHOP 301 7 ZENA ROAD KINGSTON, NY 0  <a href="#">Click here for full text details</a>	UST FINDER RELEASE	1029058416 N/A
A3 WNW 1/4-1/2 0.286 mi. 1508 ft. Relative: Higher	STEWARTS RT 28 WEST HURLEY, NY  <a href="#">Click here for full text details</a>  <b>LTANKS</b> Site ID 105623 Spill Date 1987-10-29 Spill Number/Closed Date 8706456 / 1987-11-17	LTANKS	S104621268 N/A
4 SW 1/4-1/2 0.365 mi. 1925 ft. Relative: Higher	WOODSTOCK LANDSCAPING SITE UPPER BASIN RD WOODSTOCK, NY  <a href="#">Click here for full text details</a>	ILI	S129931913 N/A
5 NW 1/2-1 0.545 mi. 2880 ft. Relative: Higher	NUMRICH ARMS GUN PARTS CORP 226 WILLIAMS LANE WEST HURLEY, NY 12491  <a href="#">Click here for full text details</a>  <b>SEMS-ARCHIVE</b> Site ID 0203491 EPA Id NYD071091490	SEMS-ARCHIVE SHWS RCRA NonGen / NLR MANIFEST	1000360999 NYD071091490
	<b>SHWS</b> Site Code 57804		
	<b>RCRA NonGen / NLR</b>		

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**NUMRICH ARMS GUN PARTS CORP (Continued)**

**1000360999**

EPA Id NYD071091490

**MANIFEST**

EPA ID NYD071091490

## 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 Facilite	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 Protection	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	BIOSOLIDS	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 Pipelines	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, F	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, F	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 Listng	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	12/30/2024	01/02/2025	01/10/2025
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	12/30/2024	01/02/2025	01/10/2025
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	12/30/2024	01/02/2025	01/10/2025
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/30/2024	01/02/2025	01/10/2025
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 Protection 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 Protection	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

THREE MILE CLASS  
THREE MILE CLASS LT 21  
KINGSTON, NY 12401

### TARGET PROPERTY COORDINATES

Latitude (North):	41.991623 - 41° 59' 29.84"
Longitude (West):	74.082365 - 74° 4' 56.51"
Universal Tranverse Mercator:	Zone 18
UTM X (Meters):	576008.8
UTM Y (Meters):	4649040.0
Elevation:	551 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	14106058 KINGSTON WEST, NY
Version Date:	2019
North Map:	14106304 WOODSTOCK, 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).

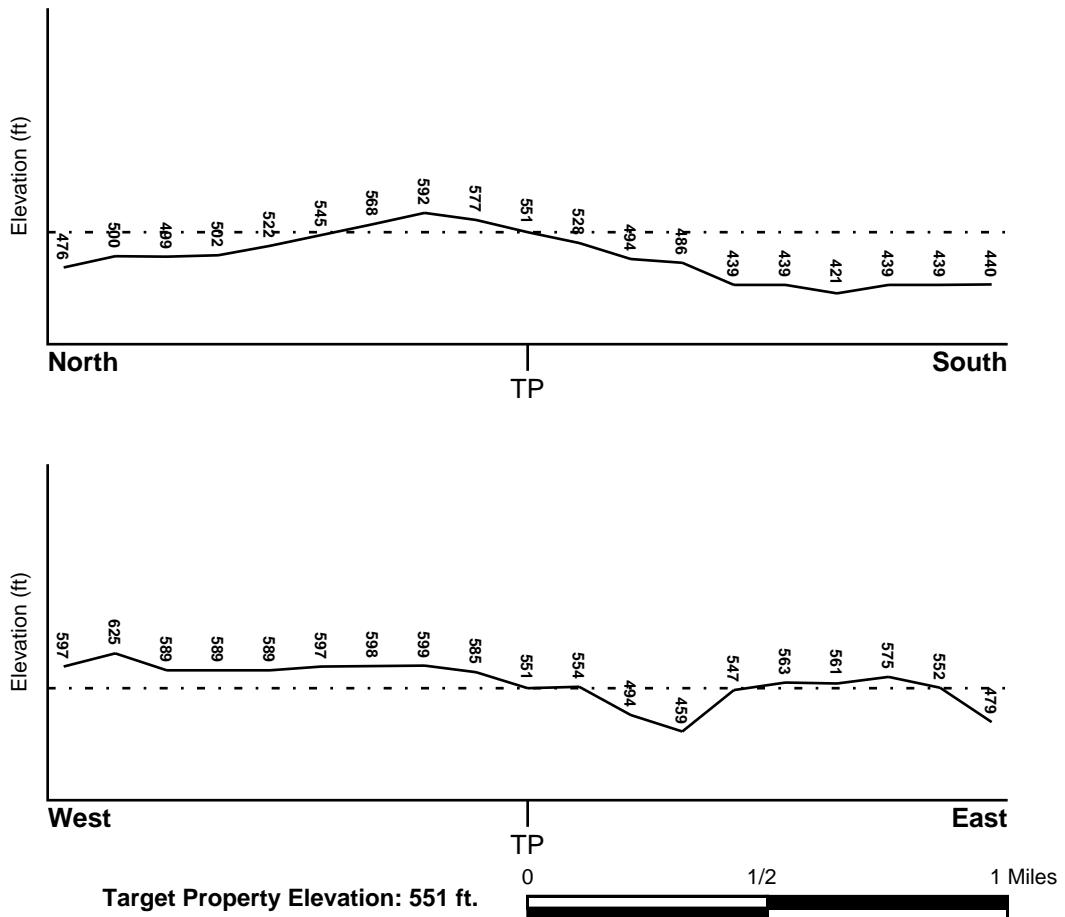
### TOPOGRAPHIC INFORMATION

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>
3608680028B	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
3608570004C	FEMA Q3 Flood data
3608570005C	FEMA Q3 Flood data
3612180003C	FEMA Q3 Flood data
3608570007C	FEMA Q3 Flood data
3608680035B	FEMA Q3 Flood data

### **NATIONAL WETLAND INVENTORY**

<u>NWI Quad at Target Property</u>	NWI Electronic
KINGSTON WEST	<u>Data Coverage</u> 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: OQUAGA  
Soil Surface Texture: channery - silt loam  
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.  
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: > 20 inches  
Depth to Bedrock Max: > 40 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information								
	Boundary			Classification				
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)	
1	0 inches	6 inches	channery - silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 6.00 Min: 3.60	
2	6 inches	26 inches	very channery - loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 2.00 Min: 0.60	Max: 6.00 Min: 3.60	
3	26 inches	30 inches	unweathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00	

### 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: very stony - silt loam

Surficial Soil Types: very stony - silt loam

Shallow Soil Types: channery - loam  
silt loam

Deeper Soil Types: loam  
silt loam  
flaggy - loam  
channery - loam

### 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.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### 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</u> <u>FROM TP</u>
No Wells Found		

### **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

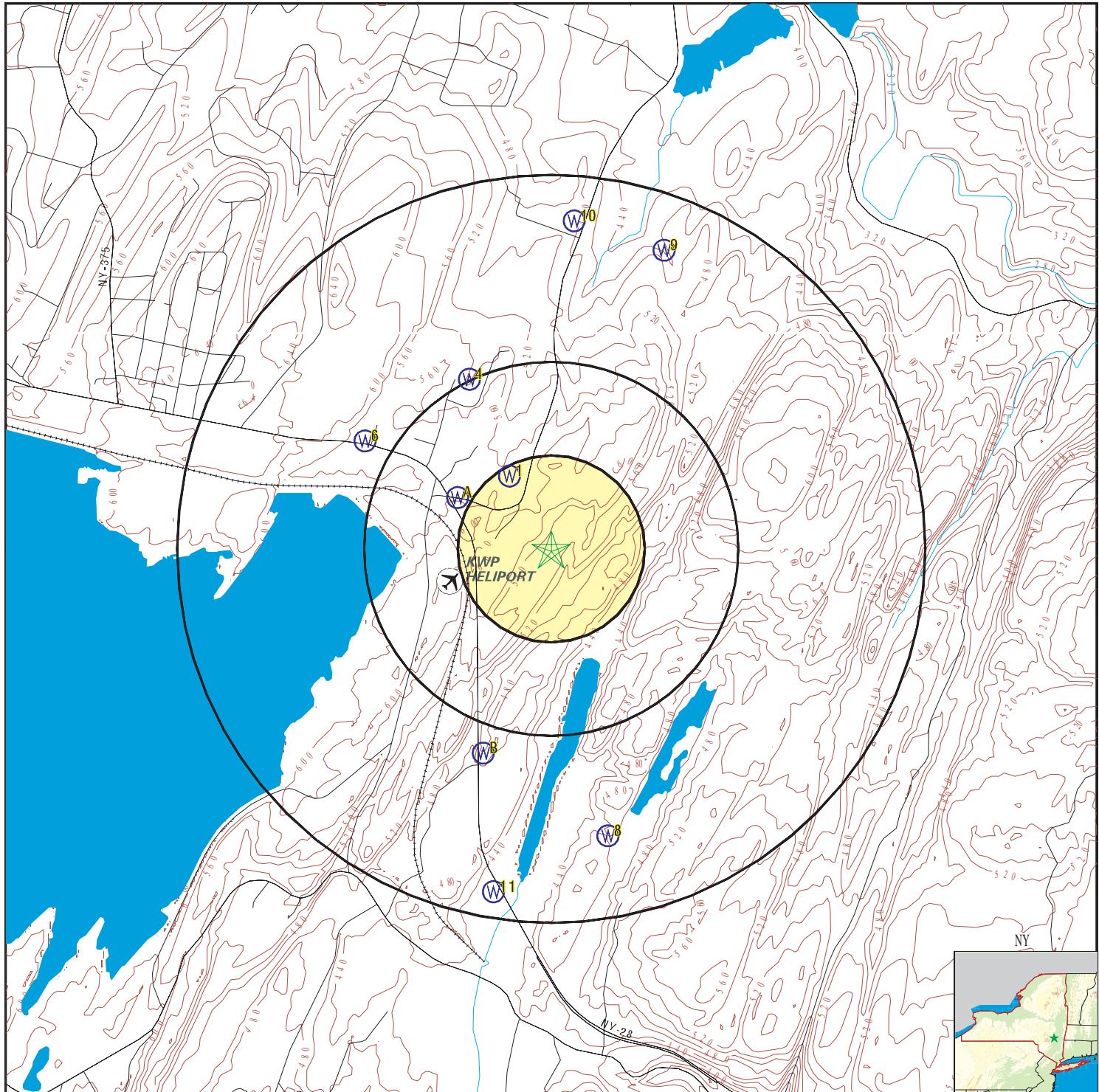
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION</u> <u>FROM TP</u>
No PWS System Found		

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</u> <u>FROM TP</u>
1	NYWS50000123725	1/8 - 1/4 Mile NNW
A2	NYWS50000124363	1/4 - 1/2 Mile WNW
A3	NYWS50000124361	1/4 - 1/2 Mile WNW
4	NYWS50000119619	1/2 - 1 Mile NNW
B5	NYWS50000123209	1/2 - 1 Mile SSW
6	NYWS50000123638	1/2 - 1 Mile WNW
B7	NYWS50000123213	1/2 - 1 Mile SSW
8	NYWS50000122755	1/2 - 1 Mile South
9	NYWS50000104386	1/2 - 1 Mile NNE
10	NYWS50000118336	1/2 - 1 Mile North
11	NYWS50000125119	1/2 - 1 Mile South

# PHYSICAL SETTING SOURCE MAP - 7978646.11s



County Boundary

Major Roads

Contour Lines

Airports

Earthquake epicenter, Richter 5 or greater

Water Wells

Public Water Supply Wells

Cluster of Multiple Icons

0 1/4 1/2 1 Miles



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

SITE NAME: Three Mile Class  
 ADDRESS: Three Mile Class LT 21  
 Kingston NY 12401  
 LAT/LONG: 41.991623 / 74.082365

CLIENT: Fisher Associates  
 CONTACT: Ariadna Cheremeteff  
 INQUIRY #: 7978646.11s  
 DATE: May 05, 2025 5:01 pm

## GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database EDR ID Number

1  
NNW [Click here for full text details](#) NY WELLS NYWS50000123725  
1/8 - 1/4 Mile  
Higher

A2  
WNW [Click here for full text details](#) NY WELLS NYWS50000124363  
1/4 - 1/2 Mile  
Higher

A3  
WNW [Click here for full text details](#) NY WELLS NYWS50000124361  
1/4 - 1/2 Mile  
Higher

4  
NNW [Click here for full text details](#) NY WELLS NYWS50000119619  
1/2 - 1 Mile  
Lower

B5  
SSW [Click here for full text details](#) NY WELLS NYWS50000123209  
1/2 - 1 Mile  
Lower

6  
WNW [Click here for full text details](#) NY WELLS NYWS50000123638  
1/2 - 1 Mile  
Higher

B7  
SSW [Click here for full text details](#) NY WELLS NYWS50000123213  
1/2 - 1 Mile  
Lower

8  
South [Click here for full text details](#) NY WELLS NYWS50000122755  
1/2 - 1 Mile  
Lower

## GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database EDR ID Number

9  
NNE [Click here for full text details](#) NY WELLS NYWS50000104386  
1/2 - 1 Mile  
Lower

10  
North [Click here for full text details](#) NY WELLS NYWS50000118336  
1/2 - 1 Mile  
Lower

11  
South [Click here for full text details](#) NY WELLS NYWS50000125119  
1/2 - 1 Mile  
Lower

# 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<sup>R</sup> 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 IRRA 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 States Geological Survey

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STREET AND ADDRESS INFORMATION

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## **Appendix H**

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### **Additional Documentation**

**Three Mile Class**

Three Mile Class LT 21  
Kingston, NY 12401

Inquiry Number: 7978646.17  
May 06, 2025

## The EDR-City Directory Image Report

## TABLE OF CONTENTS

### 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 InfoUSArecords. 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>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
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
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1968	<input type="checkbox"/>	<input type="checkbox"/>	Price & Lee's City Directory
1964	<input type="checkbox"/>	<input type="checkbox"/>	Price & Lee's City Directory

## FINDINGS

### TARGET PROPERTY STREET

Three Mile Class LT 21  
Kingston, NY 12401

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

#### ZENA RD

2020	pg A2	EDR Digital Archive
2017	pg A4	Cole Information
2014	pg A5	Cole Information
2010	pg A6	Cole Information
2005	pg A7	Cole Information
2000	pg A9	Cole Information
1992	pg A11	Cole Information
1968	-	Price & Lee's City Directory
1964	-	Price & Lee's City Directory

## FINDINGS

### CROSS STREETS

No Cross Streets Identified

## **City Directory Images**

**ZENA RD 2020**

5 ATM  
7 STEWART'S SHOPS  
15 DANIEL LYNCH  
GAY LYNCH  
LOIS LYNCH  
19 ANITA VANVALKENBURGH  
23 MARC LEVINE  
26 PAUL HUNNEBECK  
42 CLAYTON MORAN  
71 LORI ILLJES  
84 HUDSON VALLEY SUDBURY SCHOOL  
95 KIM TIANO  
PETER TIANO  
VIRGINIA NEZICH  
105 JOHN MICHELOTTI  
115 ANNITA SACKS  
IVONNE ESCUDERO  
117 CHARLES ARDITE  
DANYELLE KOVACS  
GARY SCARPA  
LUKE PUSTILNIK  
125 JANINE TATRO  
131 KRISTEN ADAMS  
THOMAS HABERNIG  
134 RUSSELL CASHDOLLAR  
145 ELISSA KRAUSS  
161 SALLY GOLDREYER  
173 BRYANA ROSATO  
THOMAS ROSATO  
226 THEA ASLANOGLOU  
257 ROBERT HOUST  
SHARON HOUST  
266 CYNTHIA TODD  
DONALD TODD  
RENEE TODD-HEWITT  
272 DONALD HEWITT  
RENEE HEWITT  
274 WICKED MEATY INC  
WILLIAM KERR  
277 MARY AHROON  
282 JENNIFER HALPERN  
WILLIAM TOPAZIO  
289 ALAN RADVINSKY  
COURTNEY DUDLEY  
291 CASSIE PUSTILNIK  
MARY RILEY  
304 KATELYN WOLGAMUTH  
TODD WOLGAMUTH  
314 ALAN COHEN  
SANDRA COHEN

**ZENA RD      2020      (Cont'd)**

319	ERIKA MONIZ
	KIM MONIZ
	STEPHEN MONIZ
339	GARY HEMPHILL
	HIEP BUI
347	ELISE PITTELMAN
359	KIM SPENCER
370	FREDERICK SEMKEN
371	TEVIS TROWER
392	GUY FISCHETTI
403	RYAN KRESGE
424	JAMES JENNINGS
431	COREY CREECH
	JEANNE CREECH

**ZENA RD 2017**

15	LYNCH, DAN J
19	VANVALKENBURG, ANITA L
23	SHULTIS, MARIETTA G
26	HUNNEBECK, WILLIAM J
31	OWENS, JEAN P
49	KLEIN, JERRY R
95	TIANO, MIKE P
105	DUFFIN, JOAN M
115	ESCUDERO, IVONNE
117	WILLIAMS, RAYMOND
131	ADAMS, KRISTEN L
161	GOLDREYER LTD
171	GOLDREYER LTD ART RESTORING
173	ROSATO, THOMAS J
226	ASLANOGLOU, THEA
257	HOUST, ROBERT M
266	TODD, DONALD E
271	ERVIN, DON
272	HEWITT, DONALD R
274	KERR, WILLIAM C
277	AHROON, MARY A
282	HALPERN, JENNIFER J
291	SIMONETTI, STEVEN J
304	WOLGAMUTH, TODD D
347	PITTELMAN, STEPHEN H
359	SWINK, KIMBERLY
371	BRUMLEY, HOWARD
403	SCHUYLER, TOBY F
431	MIKITOWICZ, ELSIE B

**ZENA RD 2014**

7 THE LIQUOR CABINET  
15 LYNCH, GAY  
16 BODGE, SOPHIE R  
19 VANVALKENBURGH, ANITA L  
23 STODDARD, SHARON S  
26 HUNNEBECK, WILLIAM J  
31 OWENS, JEAN P  
34 OCCUPANT UNKNOWN,  
42 OCCUPANT UNKNOWN,  
49 KLEIN, JERRY R  
95 TIANO, PETER F  
105 DUFFIN, JOAN M  
115 KRECK, MELISSA  
117 ARDITE, CHARLES  
125 OCCUPANT UNKNOWN,  
131 GRIMSLAND, DANIEL  
137 BARBONE, FRANK  
145 OCCUPANT UNKNOWN,  
161 OCCUPANT UNKNOWN,  
171 GOLDREYER LIMITED ART RESTORING  
173 NELSON, IRIS E  
175 OCCUPANT UNKNOWN,  
176 POPPO, WILLIAM A  
177 OCCUPANT UNKNOWN,  
215 OCCUPANT UNKNOWN,  
220 OCCUPANT UNKNOWN,  
226 GERNON, JEFFEREY L  
257 HOUST, ROBERT M  
260 HUNG, WILLIAM H  
266 TODD, DONALD E  
272 HEWITT, DONALD R  
274 OCCUPANT UNKNOWN,  
277 AHROON, MARY A  
289 OCCUPANT UNKNOWN,  
291 SIMONETTI, STEVEN J  
304 WOLGAMUTH, TODD D  
309 TAYLOR, MORTON D  
314 OCCUPANT UNKNOWN,  
319 MONIZ, STEPHEN J  
339 COLONTONIO, WILLIAM C  
347 PITTELMAN, STEPHEN H  
359 SWINK, KIMBERLY  
370 SAVIO, JAMES J  
371 BRUMLEY, HOWARD V  
391 FISCHETTI, JUDITH  
392 FISCHETTI, GUY  
403 SCHUYLER, STEVE E  
431 SULLIVAN, CAROL E

**ZENA RD 2010**

15 OCCUPANT UNKNOWN,  
16 PAUL, TODD S  
19 OCCUPANT UNKNOWN,  
23 DEGRAFF, WENDY J  
26 HUNNEBECK, WILLIAM J  
31 OWENS, JEAN P  
42 OCCUPANT UNKNOWN,  
49 KLEIN, JERRY R  
84 HUDSON VALLEY SUDBURY SCHOOL  
95 TIANO, MICHAEL C  
115 LAURETTA, LINDA M  
OCCUPANT UNKNOWN,  
117 OCCUPANT UNKNOWN,  
125 CORKERY, TIMOTHY M  
131 GRIMSLAND, PAUL V  
134 CASHDOLLAR, RUSSELL E  
137 BARBONE, DOROTHY F  
145 OCCUPANT UNKNOWN,  
161 GOLDREYER LIMITED  
173 NELSON, IRIS N  
175 OCCUPANT UNKNOWN,  
176 POPPO, WILLIAM A  
177 OCCUPANT UNKNOWN,  
215 OCCUPANT UNKNOWN,  
220 OCCUPANT UNKNOWN,  
226 GERNON, JOSEPH W  
257 HOUST, ROBERT M  
260 HUNG, WILLIAM H  
266 TODD, DONALD E  
271 ERVIN, DONALD H  
272 OCCUPANT UNKNOWN,  
274 KERR, WILLIAM C  
277 OCCUPANT UNKNOWN,  
282 TOPAZIO, BILL E  
289 SIMONETTI, JERRY J  
291 SIMONETTI, STEVEN J  
304 WOLGAMUTH, TODD D  
WOODSTOCK COPPERWORKS LTD  
309 TAYLOR, MORTON D  
314 COHEN, MARK A  
319 MONIZ, STEPHEN J  
339 OCCUPANT UNKNOWN,  
347 PITTELMAN, STEPHEN H  
370 OCCUPANT UNKNOWN,  
371 BRUMLEY, HOWARD V  
392 FISCHETTI, GUY  
403 SCHUYLER, STEVE E  
431 MIKITOWICZ, ELSIE B

**ZENA RD 2005**

1 BLANKEN, ELIZABETH S  
5 SCHULICH SAUL  
WOODSTOCK DENTISTRY PC  
15 OCCUPANT UNKNOWN,  
16 PAUL, TODD S  
19 VANVALKENBURG, ANITA L  
23 DEGRAFF, WENDY J  
26 HUNNEBECK, WILLIAM J  
31 OWENS, JEAN P  
34 DODD, JANET L  
42 OCCUPANT UNKNOWN,  
49 KLEIN, JERRY R  
84 HUDSON VALLEY SUDBURY SCHOOL  
95 TIANO, MICHAEL C  
105 SEW FINE  
115 GILMAN, ANDREW  
117 HORTON, ROB  
125 OCCUPANT UNKNOWN,  
131 GRIMSLAND, PAUL V  
134 CASHDOLLAR, RUSSELL  
137 BARBONE, FRANCIS A  
145 OCCUPANT UNKNOWN,  
161 DANIEL GOLDREYER  
171 DANIEL GOLDREYER LTD  
173 NELSON, IRIS N  
176 WAGNER, BONNIE  
215 OCCUPANT UNKNOWN,  
220 BERNSTEIN, NINA  
HUYSEN, ANDREAS  
226 GERNON, JOSEPH W  
257 HOUST, ROBERT M  
260 HUNG, WILLIAM H  
266 DONS AUTO ZENA INC  
TODD, DONALD E  
271 ERVIN, DONALD H  
272 EXSTRAND, CARL A  
277 CORBETT CREATIVE  
CORBETT, DAVID W  
282 TOPAZIO, WILLIAM E  
289 SIMONETTI, JERRY J  
304 WOLGAMUTH, TODD D  
309 TAYLOR, VANESSA M  
314 OCCUPANT UNKNOWN,  
319 MONIZ, STEPHEN J  
347 PITTELMAN, STEPHEN H  
370 SMITH, HOLLY E  
371 BRUMLEY, HOWARD V  
392 FISCHETTI, GUY  
403 SCHUYLER, STEVE F  
414 GRIFFIN, DAVID L

Target Street

✓

Cross Street

-

Source

Cole Information

**ZENA RD      2005      (Cont'd)**

431      MIKITOWICZ, ELSIE B

**ZENA RD 2000**

5 SCHULICH SAUL DDS  
26 HUNNEBECK, WILLIAM J  
31 OWENS, J P  
34 DODD, JOSEPH  
37 OCCUPANT UNKNOWN,  
49 KLEIN, JERRY  
105 DUFFIN, J  
SEW FINE  
115 OCCUPANT UNKNOWN,  
117 HOUSEKNECHT, KARL J  
125 MARTIN, THOMAS  
131 CARLZON, RICHARD A  
134 OCCUPANT UNKNOWN,  
137 BARBONE, FRANCIS A  
145 OCCUPANT UNKNOWN,  
158 OCCUPANT UNKNOWN,  
161 PALEN, BRIAN  
164 OCCUPANT UNKNOWN,  
166 HUYSSEN, ANDREAS  
171 GOLDREYER, DANIEL  
176 POPPO, WILLIAM A  
213 WAGNER, BONNIE  
215 HOFFMAN, BRENDA L  
220 OCCUPANT UNKNOWN,  
226 GERNON, JOSEPH W  
257 HOUST, ROBERT M  
260 HUNG, WILLIAM H  
277 CORBETT, DAVID  
282 TOPAZIO, WILLIAM  
289 SIMONETTI, ROSE  
299 SIMONETTI, JERRY  
301 WOLGAMUTH, TODD  
304 WOLGAMUTH, TODD D  
309 TAYLOR, EVELYN  
314 CORIA, BEATRIZ  
319 LAPP, M K  
339 OCCUPANT UNKNOWN,  
347 PITTELMAN, STEPHEN  
370 OCCUPANT UNKNOWN,  
371 DOERZBACHER, WILLIAM E  
392 FISCHETTI, RAY  
401 GROVENBURG LUCINDA MD  
KRAKOWER MARTIN MD  
LABARRE CHARLES  
MAVERICK FAMILY COUNSELING  
MAVERICK FAMILY HEALTH  
MEDI LABS  
RISSMAN BARBARA  
RISSMAN RANDALL MD  
403 SCHUYLER, STEVE

**ZENA RD      2000      (Cont'd)**

414      GRIFFIN, DAVID L  
KEHOE, MICHAEL J  
ROBBINS, L  
SANTOS, FABIO J  
418      OCCUPANT UNKNOWN,  
419      LIST, HINDY  
429      OCCUPANT UNKNOWN,  
431      DAVID, ELSIE B  
437      BLOOM, ELAINE I  
444      LAW, SYLVIA  
454      DECAMILLE, L  
459      LEAYCRAFT, E C  
464      BOIS D'ARC RESTAURANT

**ZENA RD 1992**

23 IRWIN, JO ELLEN  
115 KELLOGG, JOSEPH  
125 MARTIN, KIRK & THOMAS  
131 CROWLEY, JOAN ARNOLD & WILLIAM G  
137 BARBONE, FRANCIS A  
158 KAFTAN, FREDERICK  
164 CORBETT, DAVID  
168 STOCKL, LARRY & MARIE-CLAUDE  
220 BERNSTEIN, NINA  
226 GERNON, JOS W  
282 KERSTEIN, MARK  
304 HUNG, ARTHUR E  
314 LEISERSON, JAY L  
319 PALEN, BRIAN & ANGELA  
400 FLETCHER, TOM  
401 FRIEDMAN, WILLIAM S, MD  
GARFINKLE, GERI, CSW  
GREGORY, ELIZABETH M, MD  
MAVERICK FAMILY COUNSELING  
MAVERICK FAMILY HEALTH  
MURDOCK, JOHANNA, CSW  
RISSMAN, BARBARA  
RISSMAN, RANDALL, MD  
RONCH & MURDOCK MENTAL HEALTH ASSOCS  
RONCH JUDAH L & ASSOC  
414 BROWN, FRED A  
415 CARSLEY, ALEXANDER & MAX  
418 JENIFER, ARRON  
419 LIST, HINDY  
420 COPPER, JOHN T  
421 LIEBERMAN, MEYER F  
PARISI, RUSSELL  
423 ADAMS, EILEEN M  
MARIN, JON  
429 MILSTEIN, JEFF  
431 ZASULY, MICHAEL  
437 GERBER, BRIAN  
443 LIGHTWOMOON, RIVER  
444 LAW, SYLVIA  
459 LEAYCRAFT, E C  
460 IATRIDIS, MATTHEW  
474 MARSHALL, L

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but 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](mailto: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 species<sup>1</sup> 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 Fisheries<sup>2</sup>).

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](#).

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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 <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a>	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> Wherever found  No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found  No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found  There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	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>	Breeds Dec 1 to Aug 31

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>

## 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.

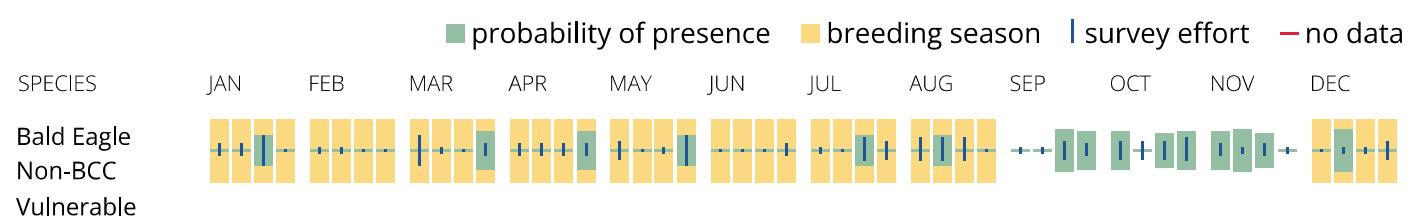
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

#### 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) <sup>1</sup> 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
American Golden-plover <i>Pluvialis dominica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds elsewhere
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. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31
Belted Kingfisher <i>Megaceryle 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. <a href="https://ecos.fws.gov/ecp/species/9399">https://ecos.fws.gov/ecp/species/9399</a>	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>	Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
Canada Warbler <i>Cardellina canadensis</i>	Breeds May 20 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
Cerulean Warbler <i>Setophaga cerulea</i>	Breeds Apr 20 to Jul 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
<a href="https://ecos.fws.gov/ecp/species/2974">https://ecos.fws.gov/ecp/species/2974</a>	
Chimney Swift <i>Chaetura peligra</i>	Breeds Mar 15 to Aug 25
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
Eastern Meadowlark <i>Sturnella magna</i>	Breeds Apr 25 to Aug 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	
Eastern Whip-poor-will <i>Antrostomus vociferus</i>	Breeds May 1 to Aug 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
Evening Grosbeak <i>Coccothraustes vespertinus</i>	Breeds May 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
Golden-winged Warbler <i>Vermivora chrysoptera</i>	Breeds May 1 to Jul 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
<a href="https://ecos.fws.gov/ecp/species/8745">https://ecos.fws.gov/ecp/species/8745</a>	
Lesser Yellowlegs <i>Tringa flavipes</i>	Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	
<a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a>	
Pectoral Sandpiper <i>Calidris melanotos</i>	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.

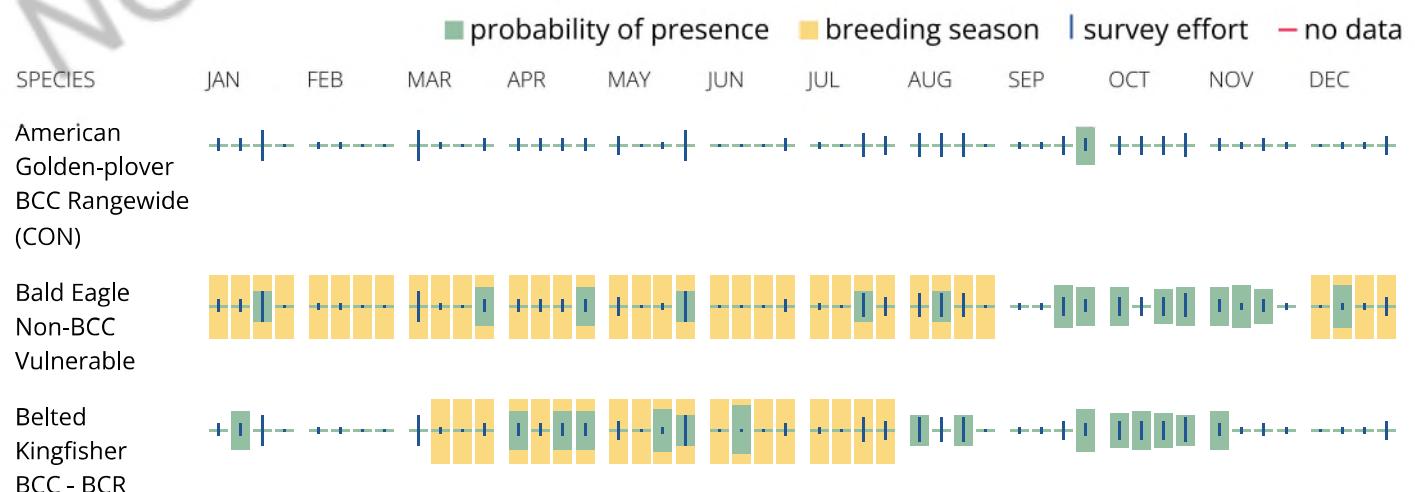
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

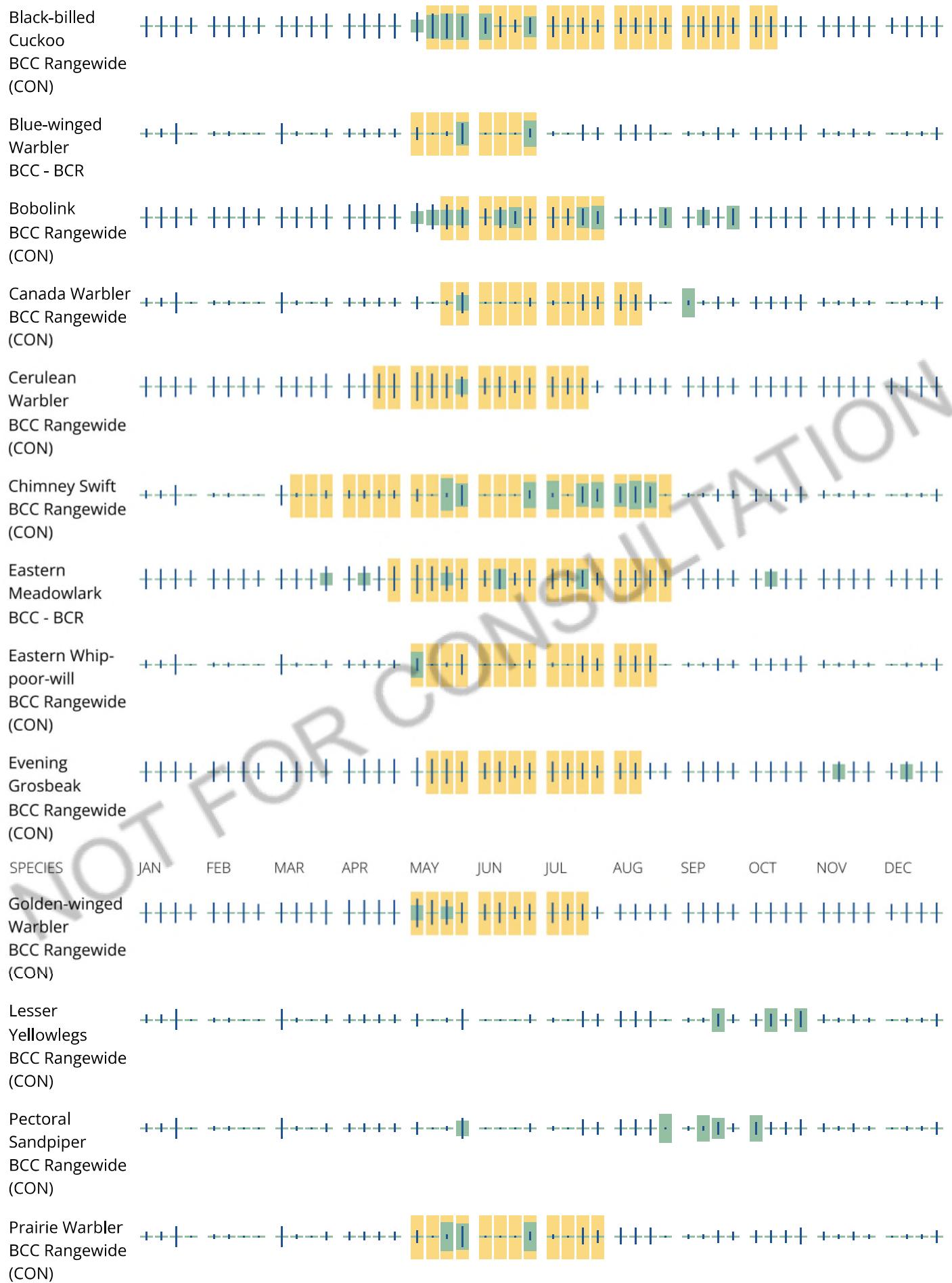
#### No Data (-)

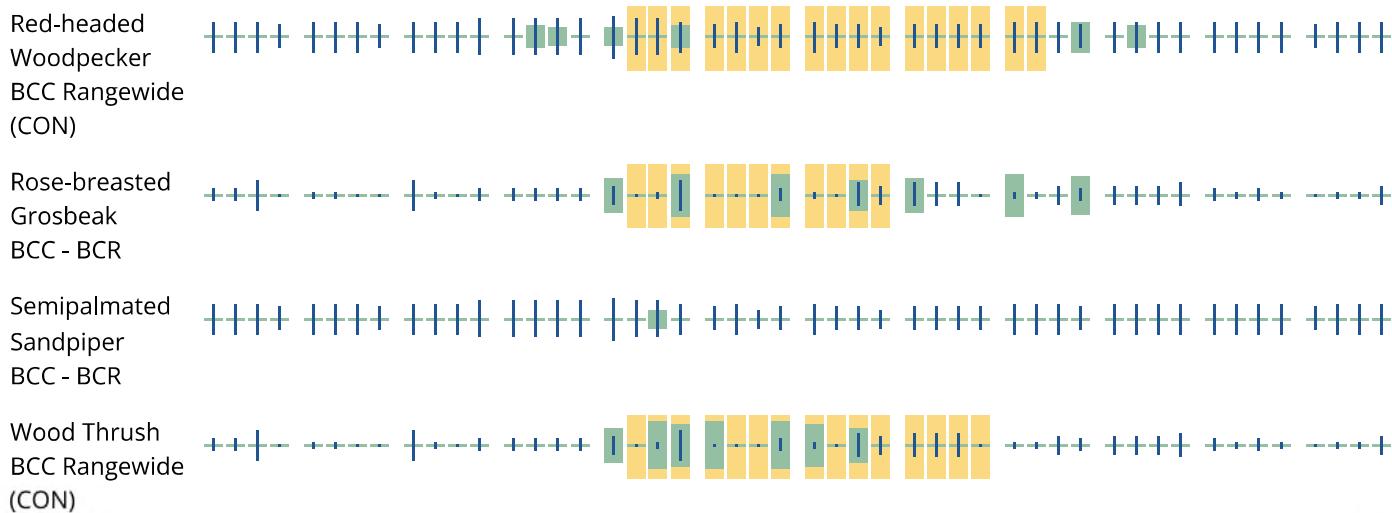
A week is marked as having no data if there were no survey events for that week.

#### 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:

FRESHWATER FORESTED/SHRUB WETLAND

PFO1E

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.



## Environmental Resource Mapper

Base

Search
Tools
Layers and Legend
<b>Wetland Layers</b>
<input checked="" type="checkbox"/> National Wetlands Inventory
<input type="checkbox"/> Estuarine and Marine Deepwater
<input type="checkbox"/> Estuarine and Marine Wetland
<input type="checkbox"/> Freshwater Emergent Wetland
<input type="checkbox"/> Freshwater Forested/Shrub Wetland
<input type="checkbox"/> Freshwater Pond
<input type="checkbox"/> Lake
<input type="checkbox"/> Other
<input type="checkbox"/> Riverine
Reference Layers
<a href="#">Tell Me More...</a>
<a href="#">Need A Permit?</a>
<a href="#">Contacts</a>





# Property Description Report For: Three Mile Class Lt 21, Municipality of Town of Woodstock

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<i>No Photo Available</i>		<b>Status:</b> Active
		<b>Roll Section:</b> Wholly Exem
		<b>Swis:</b> 515800
		<b>Tax Map ID #:</b> 38.4-3-32
		<b>Property Class:</b> 963 - Municipl park
		<b>Site:</b> RES 1
		<b>In Ag. District:</b> No
		<b>Site Property Class:</b> 963 - Municipl park
		<b>Zoning Code:</b> R5
		<b>Neighborhood Code:</b> 58002
		<b>School District:</b> Kingston
		<b>Total Assessment:</b> 2024 - \$120,000
		2023 - \$120,000
<b>Total Acreage/Size:</b>	31.10	
<b>Land Assessment:</b>	2024 - \$120,000	
	2023 - \$120,000	
<b>Full Market Value:</b>	2024 - \$258,065	
	2023 - \$258,065	
<b>Equalization Rate:</b>	----	<b>Property Desc:</b>
<b>Deed Book:</b>	1629	<b>Deed Page:</b> 228
<b>Grid East:</b>	605714	<b>Grid North:</b> 1150748

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## Area

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

---

## Structure

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

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## Owners

Woodstock Town Of  
45 Comeau Dr  
Woodstock NY 12498

## Sales

*No Sales Information Available*

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## Utilities

<b>Sewer Type:</b>	None	<b>Water Supply:</b>	None
<b>Utilities:</b>	No Public	<b>Heat Type:</b>	0
<b>Fuel Type:</b>	0	<b>Central Air:</b>	No

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## Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
-----------	------	-------	-----------	------	------------------

### Special Districts for 2024

Description	Units	Percent	Type	Value
FD201-Woodstock fire	0	0%		0
LB201-Woodstock library	0	0%		0
LB202-Woodstock Libr. Bond	0	0%		0

### Special Districts for 2023

Description	Units	Percent	Type	Value
FD201-Woodstock fire	0	0%		0
LB201-Woodstock library	0	0%		0
LB202-Woodstock Libr. Bond	0	0%		0

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## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2024		\$120,000	0	1990				0
2023		\$120,000	0	1990				0

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## Taxes

Year	Description	Amount
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**\* Taxes reflect all exemptions (except STAR) and may not include recent changes in assessment.**



# This Indenture

Made the 21st day of July , Nineteen Hundred and Eighty-Six

BETWEEN THE COUNTY OF ULMSTER, a Municipal Corporation of the State of New York, party of the first part, and Town of Woodstock, having an office at 81 Tinker Street, Woodstock, New York.

, part y of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TWO THOUSAND SIX HUNDRED SIXTY EIGHTY & 50/100-----  
(\$ 2,668.50 ), lawful money of the United States,  
and other good and valuable considerations paid by the part y of the second part, does  
hereby remise, release, and quitclaim unto the part y of the second part,  
its heirs and assigns forever,

**ALL THAT TRACT, PIECE OR PARCEL OF LAND**, situate in the  
Town of Woodstock County of Ulster, State of New York,  
bounded and described as follows:

Unknown - former reputed owner, Lot 21, described as Wild,  
Forest, Conservation Lands and Public Parks, against which the  
words "Unknown" appear on the tax roll of the Town of Woodstock  
for the levy and collection of 1981/82 Consolidated School Tax  
and 1981 Taxes.

Tax Map #050.004-03-32 .

Said above described property having been sold at a Tax Sale heretofore held and bid in by the County of Ulster, State of New York, and for which the County Treasurer of Ulster County has heretofore made and delivered a Tax Sale Deed to said County of Ulster, which deed was recorded in the Ulster County Clerk's Office on the 24th day of October, 1985.

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This conveyance is made pursuant to a Resolution of the County Legislature of Ulster County, New York, adopted on the 8th day of May, 1986 and is made, executed and delivered subject to the condition and covenant that the said County of Ulster, shall in no event be or become liable for any defects in the title so conveyed for any cause whatsoever, or that no claim or demand of any nature, shall ever be made against the said County of Ulster, arising from such sale or any proceedings leading thereto.

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, its heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

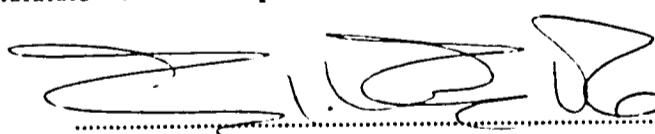
THE COUNTY OF ULMSTER

By 

RICHARD B. MATHEWS Chairman, Ulster County Legislature

STATE OF NEW YORK, } ss:  
COUNTY OF ULMSTER, }

On this 21st day of July, 1986, before me, the subscriber personally came RICHARD B. MATHEWS to me personally known and being by me duly sworn, deposes and says; that he resides in the City of Kingston, County of Ulster, New York; that he is the Chairman of the County Legislature of the County of Ulster, State of New York, the Municipal Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to said instrument is such corporate seal; that it was affixed by order of the County Legislature of said Corporation and that he signed his name thereto by like order.



RECEIVED  
ALBERT SPADA  
ULSTER COUNTY CLERK  
000252  
RECEIVED  
AUG 13 1986  
REAL ESTATE  
TRANSFER TAX  
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TRANSFER TAX  
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339 340 FILED  
AUG 13 1986  
TAX SALE  
COUNTY OF ULMSTER  
A Municipal Corporation  
of  
The State of New York  
to  
✓ 7 Town of Woodstock  
81 Tinker St.  
Woodstock, NY  
12498  
ATHN: Town Clerk

Dated: July 21, 1986

STATE OF NEW YORK, } ss:  
COUNTY OF ULMSTER,

RECORDED ON THE  
13 day of Aug A. D. 1986  
at 10:50 o'clock P. M.  
in LIBER 1629 of DEEDS  
at PAGE 0229 and examined.  
Albert Spada  
Clerk

11.00 <   
No Stamps  
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## **Appendix I**

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### **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



[fisherassoc.com](http://fisherassoc.com)

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 subconsultants, internal staffing for field efforts. Frequent coordination and communication with the City, NYSCC, 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, NYSDEC and local Towns through the SEQR 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.

**Natrium 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, Equitans, 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.