STATE ENVIRONMENTAL QUALITY REVIEW ACT
DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION)

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION PROJECT

DATE: September 14, 2017

NAME OF ACTION: Town of Nichols Highway Garage Relocation Project

LOCATION: Stanton Hill Road, Nichols, NY 13812

SEQRA CLASSIFICATION: [ ] Type I; [X] Unlisted

REVIEW TYPE: [X] Coordinated; [ ] Uncoordinated

DETERMINATION OF SIGNIFICANCE: [X] Negative Declaration; [ ] Positive Declaration

The Proposed Project:
GOSR is managing the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013). The NYS Housing Trust Fund Corporation (HTFC), which administers the CDBG-DR program funds on behalf of GOSR, intends to approve funding for the new pre-engineered building to house critical highway equipment and supplies, and office space for the Department of Public Works (DPW) staff located in the Town of Nichols, Tioga County, New York, from the CDBG-DR Community Reconstruction and Infrastructure Program Fund. The Project would disturb approximately 3 acres of undeveloped land, on an approximately 6.96-acre Project site.

The proposed Project involves construction of a new pre-engineered building with seven truck repair bays, one wash bay, two seasonal equipment bays, offices, toilets, mezzanine, and storage spaces. The garage building will be of steel-frame/steel skin building, with an on-grade slab foundation with footers 4 feet below grade. The proposed Project will also include construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000-square-foot highway garage, 2,110-square-foot covered storage area, 4,200-square-foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area, and site utilities.

The Town of Nichols will provide water and sewer service. Electric power and natural gas will be provided...
by New York State Electric and Gas (NYSEG). An access road to the Project site from Stanton Road is under construction as part of construction of the new FedEx Facility immediately adjacent to the west side of the Project site. Also part of the FedEx Facility development are extensions of the water supply and public sewer system, and electrical power and natural gas lines down the access road corridor. The Project will connect to these services at the road adjacent to the western Project site boundary.

The Project will include two aboveground storage tanks (AST), one 1,000-gallon gasoline tank, and one 2,000-gallon diesel tank that are be equipped with secondary containment due to proximities of surface waters and the sole source aquifer. The Project includes an emergency generator that will be fueled by natural gas.

The facility floor and wash drains will drain to the sewer line that is being constructed as part of the FedEx Facility. Some stormwater runoff from uphill of the Project site will be directed around the site via underdrains and diversion swales that will discharge to the existing unnamed tributary to the northwest. A riprap outlet apron will be installed in the tributary, involving placement of up to 0.10 acre of fill below mean high water. A combination of sheet flow and catch basins will be utilized to direct runoff generated on site to proposed stormwater features that may consist of dry swales, bioretention areas, infiltration basins, or detention ponds.

**Purpose and Need:**

The Susquehanna River and Wappasening Creek overflowed their banks during Tropical Storm Lee, causing extensive damage to the Town’s highway garage and its equipment. As a result, municipal services were hampered during and after the storms. Fuel, salt, and sand were stored in the facility and as flood waters rose, these materials were released into the environment. To ensure continuous municipal service provision, the Project proposed to relocate the Town Highway Garage outside of the floodplain.

Implementation of the proposed Project would positively benefit residents of the Town of Nichols by ensuring the availability of municipal highway and public works services, equipment, and supplies during storms and floods. The Project would contribute to the quality of life for the Town residents by ensuring continuous operation of municipal services during severe weather events, which is essential to the health, safety, and welfare of the residents.

**Existing Conditions:**

The proposed Project is located in the Town of Nichols, Tioga County, New York. The Town of Nichols is a rural community located in the Southern Tier Region of New York State. The Town, established in 1824, encompasses approximately 34 square miles, and shares its entire northern border with the Susquehanna River and its southern border with Bradford County, Pennsylvania. The Town is easily accessible by the Southern Tier Expressway (NYS 17/I-86), Main Street (NYS Route 282), and East and West River Roads.

The Town’s population has been relatively stable during the past decade. In 2010, the U.S. Census reported the population of the Town of Nichols as 2,525 residents. This is a 59-person decrease from the 2,584-person population reported in 2000. The median age of community residents was 41.6 years, slightly less than the 42.6 years of age reported for the County. The 2010 census also reported the Town population as predominantly white (96.2%), and the median household income as $47,009 (slightly less than the County figure of $53,789 and the NYS reported figure of $56,951); approximately 81.6% of the Town’s housing units were owner occupied, and the remaining 18.4% were rentals.

**Funding:**

The total Project cost is estimated at $2,500,000. GOSR proposes to allocate funding pursuant to the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) program as authorized by the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013). The NYS Housing Trust Fund Corporation (HTFC), which administers the CDBG-DR program funds on behalf of GOSR, intends to approve funding for the proposed Project as described in this notice.
Environmental Considerations:
The proposed Project site is located outside of the 100-year floodplain and the Town of Nichols experienced flooding during Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks during Tropical Storm Lee, causing extensive damage to the Town’s highway garage and its equipment. As a result, municipal services were hampered during and after the storms. Fuel, salt, and sand were stored in the facility and as flood waters rose, these materials were released into the environment. To ensure continuous municipal service provision, the Project proposed to relocate the Town Highway Garage outside of the floodplain. The Project would contribute to the quality of life for the Town residents by ensuring continuous operation of municipal services during severe weather events, which is essential to the health, safety, and welfare of the residents.

Land Use, Zoning, Public Policy and Urban Design – The proposed Project is consistent with existing zoning regulations, land use types, building height and scale. The Project would maintain current land use and would therefore be compatible with existing land use. The Project site would continue to be zoned as a mix of A (Agricultural), B (Business), I (Industrial), and R (Residential). The proposed Project falls under the 2014 Tioga County NY Rising Community Reconstruction Plan (NYRCR), which notes that constructing a highway garage outside of the floodplain would positively benefit residents of the Town of Nichols by ensuring the availability of municipal highway and public works services, equipment, and supplies during storms and floods. The proposed Project would not result in the creation of new jobs and/or an increase in the number of employees and would therefore not have an urbanizing effect.

Soil Suitability, Slope, Erosion, Drainage, and Storm Water Runoff – The proposed site is undeveloped land overgrown with brush. The surrounding area is a mix of forested land, open fields, and minimal residential and commercial development. A farmhouse and associated structures are located along Stanton Hill Road, approximately 600 feet northwest of the Project site. A sand and gravel quarry is located across Stanton Road approximately 900 feet to the northwest of the Project site, between Stanton Hill Road and Route 17. The Army Reserve Center is adjacent to the northwest, and the new FedEx Facility is adjacent to the west. Undeveloped land and agricultural land lie to the south and southeast. The proposed Project site is mildly sloped and will require grading and compaction for the proposed activities including building foundations, stormwater features, and paved parking areas. Because the amount of ground disturbance at the Project site is greater than one acre, a State Pollutant Discharge Elimination System (SPDES) Permit for Phase II regulations for Stormwater Discharges Associated with Construction Activities is required. In addition, best management practices (BMPs), such as silt fence and erosion prevention, would be implemented to eliminate erosion impacts for program locations that require excavation or soil modification, so impacts from erosion are not anticipated as a result of this Project. Approximately 0.5 acres of tree removal is anticipated. Although in-ground disturbance will occur for the new facility, any soil impacts during construction would be considered negligible. Stormwater runoff above the site will be directed around the Project site via underdrains and diversion swales which will discharge to the existing unnamed tributary northwest of the Project site. A combination of sheet flow and catch basins will be utilized to direct runoff generated on-site to the proposed stormwater features. Project construction would be in accordance with Section 402 of the Clean Water Act that required authorization by a National Pollutant Discharge Elimination System (NDPES) permit or by a state permit program. New York State’s Pollutant Discharge Elimination System (SPDES) is a NPDES-approved program. Coverage under the NYSDEC GP-15-002 permit would be obtained prior to the commencement of construction activity.

Hazards and Nuisances, including Site Safety and Noise – The proposed Project will not adversely affect air quality. The proposed Project is not located in a designated non-attainment area for air quality and the proposed activities will not affect transportation patterns or levels of service thereby aiding the preservation of local air quality. Standard BMPs will be implemented during construction to control dust and other emissions. No significant impacts on air quality will result due to the proposed Project.

No hazardous or solid waste storage is evident on the site, and the Project would not expose new populations to hazardous or nuisances because no new populations would reside on the Project site. A search of the New York State Department of Environmental Conservation (NYSDEC) Bulk Storage Program Database identified two petroleum bulk storage facilities within 1 mile of the Project site. A search of the NYSDEC Remedial Site Database identified no records of the sites being addressed under one of DER's remedial
programs (State Superfund, Brownfield Cleanup, Environmental Restoration and Voluntary Cleanup, the Registry of Inactive Hazardous Waste Disposal Sites, and Institutional and Engineering Controls) within 1 mile of the Project site.

Some noise may be generated during construction; however, this will be temporary and will not adversely impact the surrounding areas. The proposed activities will not significantly increase the level of noise or vibration compared to current conditions. In addition, no blasting will be required.

Energy Consumption – The proposed Project will not cause an increase in the use of energy as the new facility will be replacing existing older municipal facilities. The new facility would use more modern and energy-saving building materials and practices. Some energy savings may be realized. No impacts would occur to existing nearby suppliers.

Socioeconomic Impacts and Community Facilities and Services – The proposed Project would create temporary construction jobs. However, these jobs would not significantly increase employment opportunities or impact income patterns. The proposed Project would not result in the creation of new permanent jobs and/or result in an increase in the number of employees in the Town of Nichols and therefore would not impact employment and income patterns or alter the demographic characteristics of the surrounding community.

In addition, the Project would not increase the demand for educational, health care or social service facilities, nor would it directly or indirectly displace people, businesses, institutions, or community facilities as it would occur within existing undeveloped parcel owned by the Town of Nichols.

The Project site does not contain a structure that is listed on either the State or National Register of Historic Places (NRHP). Consultation with the NY State Historic Preservation Office (SHPO) was initiated on February 22, 2016 to confirm that the proposed Project would not affect listed state or NRHP sites or districts. A response was received on February 23, 2016, recommending a Phase I Archaeological Survey be completed for all portions of the Project site that will involve ground disturbance.

In addition, a consultation request for the proposed Project was sent to Tribal Historic Preservation Office for the Cayuga Nation of New York and Onondaga Nation on March 3, 2016, and the Seneca-Cayuga Nation on April 22, 2016. A response from the three Tribes is pending.

The Project site has been identified as being sensitive for archaeological sites, which indicates that the Project site contains an archaeologically sensitive resource designated on the SHPO archaeological site inventory. A Phase I Archaeological Survey was conducted on March 11, 2016, which found no archaeological sites or cultural material within the Project area. In an April 05, 2016 letter, the SHPO found that the Project will have “No Effect” on historic resources.

Site development will include site grading, a 13,000-square-foot highway garage, 2,110-square-foot covered storage area, 4,200-square-foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area, and site utilities. These construction activities would result in the generation of waste. The amount of solid waste generated from the construction would not significantly increase short-term generation of municipal solid waste as the total acreage would be 3 acres. All Project-generated solid waste materials must be managed and transported in accordance with the state’s solid and hazardous waste rules.

No expansion of the sanitary sewer system would be required. Wastewater and sewage generated by the proposed Project will be accommodated by the Town of Nichols Municipal sanitary sewer system. The Project will not place additional demand on a public sewer system because demand at the existing facility also served by the Town of Nichols Municipal sanitary sewer system will be eliminated.

No changes to the public/public water systems are anticipated. The water supply for the new Highway Garage will be from the Town of Nichols Municipal water system. The Project will not place additional demand on a public water system because demand at the existing facility also served by the Town of Nichols Municipal water system will be eliminated.
The proposed Project would not result in the creation of new jobs and/or result in an increase in the number of employees in the Town of Nichols and therefore would not increase demand for police protection, fire protection, or emergency medical services. The proposed new facility would be constructed in compliance with local building codes. The Project is expected to ensure that the critical municipal facilities are relocated outside of the floodplain which will reduce the risk of flood damage and environmental contamination from fuel, salt, and sand that is often stored at these facilities, and is expected to have a beneficial impact on public safety.

The proposed Project of constructing the new facility would not impact open space or recreation.

The proposed Project would not impact transportation. There would be a negligible increase in construction traffic.

Natural Features – The Project site is not located within a state listed Critical Environmental Area (CEA). The nearest CEA is the Candor Wellhead Projection Area CEA, located approximately 10.8 miles north of the Project site.

A National Wetlands Inventory (NWI) wetland is located approximately 150 feet southeast of the Project site (classified as PEM1B – palustrine emergent persistent saturated). The offsite NWI wetland is under the jurisdiction of the U.S. Army Corps. of Engineers (USACE). There are no NYSDEC mapped wetlands within the immediate vicinity of the Project site. A wetland delineation was performed on June 24, 2016. One delineated wetland occurs at the northern corner of the Project site and extends outward from the site; the second occurs in the eastern portion of the site. The second delineated wetland occupies most of the eastern corner of the site. While these wetlands were not pictured on NWI wetland mapping, nor the NYSDEC resource maps, they matched the NWI classifications given to the offsite NWI wetland to the southeast. The field delineation concluded that this NWI wetland extends into the Project site. However, the area of disturbance for the new Highway Garage is in the west-northwest potion of the parcel, and will not affect the delineated wetlands.

Coordination with the NYSDEC identified an unnamed Class C stream tributary to Smith Creek, flows to the southwest along the northwest boundary of the Project site. Also on the Project site is a short ephemeral stream that drains the area the northern corner into the tributary to Smith Creek. Stormwater will be directed to the existing tributary northwest of the Project site. A USACE Section 404 Nationwide Permit # 7 for Outfall Structures and Associated Intake Structures, and a NYSDEC Article 15, Protection of Waters Permit will be obtained prior to construction.

The Project site is within an EPA regulated Sole Source Aquifer (SSA), the Clinton Street Ballpark SSA. Consultation with the EPA occurred on March 25, 2016. A response was received on April 15, 2016, indicating that the Project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act.

The Project site is not within the 100-year or 500-year floodplain. In addition, the proposed Project will not result in an increase in the potential for erosion, flooding or drainage problems. The proposed actions will not create additional stormwater runoff that would adversely affect the existing of drainage systems. There will be an increase in impervious surface on the Project site of approximately 3 acres.

The NY Natural Heritage Program (NYNHP) has no records of any rare or state-listed species in the Project area. On March 25, 2016, GOSR provided the USFWS with a letter documenting the Endangered Species Act review and requesting informal consultation. The consultation stated that up to approximately 0.5 acres of tree removal may occur between April and October and due to the NLEB habitat preferences, the trees being removed on the project site are not likely to be considered suitable habitat. GOSR determined that this project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule and determined that the project would have no effect on migratory birds.

The Project will not convert farmland to nonagricultural use; will not require preparation of an Agricultural Impact Statement and Notice of Intent, and is exempt under the Farmland Protection Policy Act (FPPA).

The proposed Project is classified as an Unlisted action, and GOSR, as the lead agency, prepared a Short Environmental Assessment Form (SEAF) under SEQRA. The proposed Project is funding the new facility to house the Town of Nichols Highway Garage outside of the 100-year floodplain to protect these critical
facilities during major storm events, and as such is not of sufficient scale to result in adverse effects to existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, or to create erosion or drainage problems.

The proposed Project would include the following measures to avoid or reduce environmental effects:

• Implementation of standard best management practices (BMP) would control dust and other emissions during construction.

**Standard Requirements:**
Any change to the proposed Project as described will require re-evaluation by GOSR’s Certifying Officer for compliance with SEQRA and other law, regulations and policies.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

**Additional Mitigation Measures:**
To the extent practicable, the following mitigation measures recommended by the United States Environmental Protection Agency would be implemented by the Responsible Entity to minimize environmental impacts and create a more sustainable Project:

• Construction and demolition – utilize local and recycled materials in the construction process and to recycle materials generated onsite to the maximum extent possible

• Clean diesel – implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:
  - Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
  - Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.

• Stormwater – utilize low impact development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the Project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements;

• Cost-efficient, environmentally friendly landscaping – EPA’s GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping;

• Energy efficiency – energy-efficient technologies should be incorporated into the firehouse when possible; and

• Water conservation and efficiency – promote water conservation and efficiency through the use of water efficient products and practices.
  - The use of products with the WaterSense label where appropriate.

In addition to the factors considered above, the GOSR considered the following guidance from the State Environmental Quality Review Act and its implementing regulations and determined that the Proposed Action would:

i. Not result in “a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;” (§617.7(c)(1)(i))

ii. Not result in “the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; or other significant adverse impacts to natural resources;”(§617.7(c)(1)(iii))
iii. Not result in “the creation of a material conflict with a community’s current plans or goals as officially approved or adopted;” (§617.7(c)(1)(iv))

iv. Not result in “the creation of a hazard to human health;” (§617.7(c)(1)(vii))

v. Not result in “a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;” (§617.7(c)(1)(viii))

vi. Not result in “the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;” (§617.7(c)(1)(ix))

vii. Not result in “the creation of a material demand for other actions that would result in one of the above consequences;” (§617.7(c)(1)(x))

viii. Not result in “changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

Therefore, GOSR, acting as Lead Agency, and having prepared a Short Environmental Assessment Form (SEAF), has determined that the proposed action will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

Lori A. Shirley
Date: September 14, 2017
Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street, Albany, NY 12207
Office: (518) 474-0755

Attachments:

Environmental Assessment Form (Parts, 1, 2 and 3)
Site Location Figure
Site Plan
Negative Declaration Distribution List

A copy of this Notice is available at the following web address:

http://www.stormrecovery.ny.gov/environmental-docs
### Short Environmental Assessment Form

#### Part 1 - Project Information

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<table>
<thead>
<tr>
<th>Part 1 - Project and Sponsor Information</th>
</tr>
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<tbody>
<tr>
<td><strong>Name of Action or Project:</strong></td>
</tr>
<tr>
<td>Town of Nichols Highway Garage Relocation</td>
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<tr>
<td><strong>Project Location (describe, and attach a location map):</strong></td>
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<tr>
<td>1,500 feet southeast of the US Army Reserve Center on Stanton Hill Rd, Nichols, Tioga County, NY.</td>
</tr>
<tr>
<td><strong>Brief Description of Proposed Action:</strong></td>
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<tr>
<td>The proposed project involves the construction of a new facility located outside of the floodplain to ensure continuous provision of municipal services during major storm events. The proposed Project involves construction of a new pre-engineered building with seven truck repair bays, one wash bay, two seasonal equipment bays, offices, toilets, mezzanine, and storage spaces. The garage building will be of steel-frame/steel skin building, with an on-grade slab foundation with footers 4 feet below grade. The proposed Project will also include construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000-square-foot highway garage, 2,110-square-foot covered storage area, 4,200-square-foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area, and site utilities.</td>
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<tr>
<td><strong>Name of Applicant or Sponsor:</strong></td>
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<tr>
<td>Town on Nichols</td>
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<tr>
<td><strong>Telephone:</strong> 607-699-3110</td>
</tr>
<tr>
<td><strong>E-Mail:</strong> <a href="mailto:nichols-supervisor@stny.rr.com">nichols-supervisor@stny.rr.com</a></td>
</tr>
<tr>
<td><strong>Address:</strong></td>
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<tr>
<td>P.O. Box 359, 54 East River Road</td>
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<tr>
<td><strong>City/PO:</strong></td>
</tr>
<tr>
<td>Nichols</td>
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<tr>
<td><strong>State:</strong> NY</td>
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<tr>
<td><strong>Zip Code:</strong> 13812</td>
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1. **Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?**  
   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  
   - **NO** ✔
   - **YES**

2. **Does the proposed action require a permit, approval or funding from any other governmental Agency?**  
   If Yes, list agency(s) name and permit or approval:  
   - NYSDEC: SPDES Permit for Construction, Protection of Waters Permit; USACE: NWP #7; NYSDOT: Highway Work Permit; TOWN OF NICHOLS: building permit, Planning Board Site Plan approval; HUD: funding through NYSDHCR/GOSR.  
   - **NO**
   - **YES** ✔

3. **a. Total acreage of the site of the proposed action?**  
   - 6.96 acres  
   **b. Total acreage to be physically disturbed?**  
   - 3 acres  
   **c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?**  
   - 44 acres

4. **Check all land uses that occur on, adjoining and near the proposed action.**  
   - ☐ Urban  
   - ☑ Rural (non-agriculture)  
   - ☐ Industrial  
   - ☐ Commercial  
   - ☐ Residential (suburban)  
   - ☐ Forest  
   - ☑ Agriculture  
   - ☐ Aquatic  
   - ☐ Other (specify): ____________________________  
   - ☐ Parkland
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
   [ ] NO  [ ] YES  [ ] N/A
   b. Consistent with the adopted comprehensive plan?  
   [ ] NO  [ ] YES  [ ] N/A

| 6. | Is the proposed action consistent with the predominant character of the existing built or natural landscape? | [ ] NO  [ ] YES  [ ] N/A |
| 7. | Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify: __________________________________________________________________________  
   _________________________________________________________________________________________ | [ ] NO  [ ] YES  [ ] N/A |

| 8. | a. Will the proposed action result in a substantial increase in traffic above present levels?  
   [ ] NO  [ ] YES  [ ] N/A |
|    | b. Are public transportation service(s) available at or near the site of the proposed action?  
   [ ] NO  [ ] YES  [ ] N/A |
|    | c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  
   [ ] NO  [ ] YES  [ ] N/A |

| 9. | Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
   Project meets state energy code standards consistent with the Energy Conservation Construction Code of New York State (ECCCNYS) | [ ] NO  [ ] YES  [ ] N/A |

| 10. | Will the proposed action connect to an existing public/private water supply?  
   If No, describe method for providing potable water: ______________________________________  
   _________________________________________________________________________________________ | [ ] NO  [ ] YES  [ ] N/A |

| 11. | Will the proposed action connect to existing wastewater utilities?  
   If No, describe method for providing wastewater treatment: ______________________________________  
   _________________________________________________________________________________________ | [ ] NO  [ ] YES  [ ] N/A |

| 12. | a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
   [ ] NO  [ ] YES  [ ] N/A |
|    | b. Is the proposed action located in an archeological sensitive area?  
   [ ] NO  [ ] YES  [ ] N/A |

| 13. | a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
   [ ] NO  [ ] YES  [ ] N/A |
|    | b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
   If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _______________  
   _________________________________________________________________________________________ | [ ] NO  [ ] YES  [ ] N/A |

| 14. | Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
   - Shoreline  - Forest  - Agricultural/grasslands  - Early mid-successional  
   - Wetland  - Urban  - Suburban | [ ] NO  [ ] YES  [ ] N/A |

| 15. | Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
   [ ] NO  [ ] YES  [ ] N/A |

| 16. | Is the project site located in the 100 year flood plain?  
   [ ] NO  [ ] YES  [ ] N/A |

| 17. | Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
   a. Will storm water discharges flow to adjacent properties?  
      [ ] NO  [ ] YES  
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
      If Yes, briefly describe:  
      [ ] NO  [ ] YES  
   Upgradient stormwater runoff will be directed around the site via underdrains and diversion swales which will discharge to existing tributary to the northwest. A combination of sheet flow and catch basins will direct runoff generated on-site to proposed stormwater features which may consist of dry swales, bioretention areas, infiltration basins or detention ponds. | [ ] NO  [ ] YES  [ ] N/A |
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
If Yes, explain purpose and size:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
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<tr>
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<td>✓</td>
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</tbody>
</table>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Town of Nichols
Signature: [Signature]
Date: 4.14.16

Supervisor
### Part 1 / Question 7  [Critical Environmental Area]
No

### Part 1 / Question 12a  [National Register of Historic Places]
No

### Part 1 / Question 12b  [Archeological Sites]
Yes

### Part 1 / Question 13a  [Wetlands or Other Regulated Waterbodies]
Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

### Part 1 / Question 15  [Threatened or Endangered Animal]
No

### Part 1 / Question 16  [100 Year Flood Plain]
No

### Part 1 / Question 20  [Remediation Site]
No

---

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.
ATTACHMENT A

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
PART 1 – PROJECT INFORMATION

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION PROJECT

DESCRIPTION AND CLASSIFICATION OF ACTION

This supplemental information has been prepared for the Project listed above as a companion to the Short Environmental Assessment Form (6 NYCRR Part 617.20 - Appendix B) completed by GOSR as part of an independent review as an Involved Agency, with consideration of Criteria for Determining Significance listed in 6 NYCRR 617.7.

Project Description: The Town of Nichols is proposing to construct a new highway garage facility located at approximately 1,500 feet southeast of the US Army Reserve Center on Stanton Hill Road, in Nichols, Tioga County (See Attachment A1_Project Site Map). The Town of Nichols’ current Highway Garage is located on East River Road, near the banks of the Susquehanna River. The garage stores critical highway equipment and supplies, and provides office space for Department of Public Works (DPW) staff. The Susquehanna River overflowed its banks during Tropical Storm Lee, causing extensive damage to the highway garage and its equipment, and releasing stored fuel, salt, and sand into the environment. To ensure continuous provision of municipal service, the Project proposes to relocate the Town Highway Garage outside of the floodplain.

The proposed Project site is situated on a 6.96-acre parcel within a 44-acre undeveloped parcel owned by the Town of Nichols and is located at approximately 1,500 feet southeast of the US Army Reserve Center on Stanton Hill Road, in Nichols.

The proposed Project involves construction of a new pre-engineered building with seven truck repair bays, one wash bay, two seasonal equipment bays, offices, toilets, mezzanine, and storage spaces. The garage building will be of steel-frame/steel skin building, with an on-grade slab foundation with footers 4 feet below grade. The proposed Project will also include construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000-square-foot highway garage, 2,110-square-foot covered storage area, 4,200-square-foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area, and site utilities (See Attachment A2_Site Plans).

The Town of Nichols will provide water and sewer service. Electric power and natural gas will be provided by New York State Electric and Gas (NYSEG). An access road to the Project site from Stanton Road is under construction as part of construction of the new FedEx Facility immediately adjacent to the west side of the Project site. Also part of the FedEx Facility development are extensions of the water supply and public sewer system, and electrical power and natural gas lines down the access road corridor. The Project will connect to these services at the road adjacent to the western Project site boundary.
The Project will include two aboveground storage tanks (AST), one 1,000-gallon gasoline tank, and one 2,000-gallon diesel tank that are be equipped with secondary containment due to proximities of surface waters and the sole source aquifer. The Project includes an emergency generator that will be fueled by natural gas.

The facility floor and wash drains will drain to the sewer line that is being constructed as part of the FedEx Facility. Some stormwater runoff from uphill of the Project site will be directed around the site via underdrains and diversion swales that will discharge to the existing unnamed tributary to the northwest. A riprap outlet apron will be installed in the tributary, involving placement of up to 0.10 acre of fill below mean high water. A combination of sheet flow and catch basins will be utilized to direct runoff generated on site to proposed stormwater features that may consist of dry swales, bioretention areas, infiltration basins, or detention ponds.

The Town of Nichols will function as the Subrecipient for this $2,500,000.00 Project. Accordingly, the Town will be responsible for the entire implementation of the proposed Project in accordance with all local, state, and federal requirements.

Environmental Issues

The subject property is situated on a 6.96-acre parcel within a 44-acre undeveloped parcel owned by the Town of Nichols. The site, while used for agriculture in the past, is currently overgrown with brush. Topography of the Project site slopes to the northwest. An unnamed Class C stream tributary to Smith Creek, flows to the southwest along the northwest boundary of the Project site. Smith Creek is located approximately 1,500 feet southwest of the Project site, flows to the northwest, and discharges into the Susquehanna River about 6,000 feet west-northwest of the Project site. Coordination with the New York State Department of Environmental Conservation (NYSDEC) identified the unnamed tributary to Smith Creek as a Class C stream. Also on the Project site is a short ephemeral stream that drains the area the northern corner into the tributary to Smith Creek. A riprap outlet apron will be installed in the unnamed tributary, involving placement of up to 0.10 acre of fill below mean high water.

The Project site is within the boundaries of the Clinton Street Ballpark Sole Source Aquifer.

The Project site is located outside of the 100-year and 500-year floodplains. The National Wetlands Inventory (NWI) Mapper available on the U.S. Department of the Interior (USDOI) Fish and Wildlife Service (USFWS) website shows no federally designated wetlands present at the Project site. An NWI wetland is located approximately 150 feet southeast of the Project site (classified as PEM1B - palustrine emergent persistent saturated). The offsite NWI wetland is under the jurisdiction of the U.S. Army Corps of Engineers (USACE). There are no NYSDEC freshwater wetlands shown in the vicinity of the Project site.

A wetland delineation was performed on June 24, 2016, within the Project site, to assess any wetlands associated with these streams. The delineation identified two wetlands; one located at the northern corner of the Project site and one located at the eastern portion of the Project site. The field delineation
concluded that these wetlands were part of the offsite NWI wetland to the southeast of the Project site. The area of disturbance for the new Highway Garage is in the west-northwest portion of the parcel, and will not affect the wetland.

**SEQR Classification:** Operating under the auspices of New York State Homes and Community Renewal (HCR), the Governor’s Office of Storm Recovery (GOSR) disburses funding made available by the U.S. Department of Housing & Urban Development’s (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program. For this proposed Project, GOSR serves Lead Agency and must make a discretionary decision to fund the proposed action. It is independently responsible for ensuring that its own decision is consistent with the requirements of SEQR.

The proposed Town of Nichols Highway Garage Relocation Project involves the construction of a new pre-engineered building of steel-frame/steel skin building, with an on-grade slab foundation with footers 4 feet below grade. The proposed Project will also include construction of a salt storage building and parking for employees and visitors. Site development will include site grading, new buildings totaling 19,310 square feet, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area, and site utilities. The new facility will be located in the Town of Nichols, on 6.96-acre parcel within a 44-acre undeveloped parcel owned by the Town of Nichols approximately 1,500 feet southeast of the US Army Reserve Center on Stanton Hill Road, Nichols.

The proposed Project has been classified as an Unlisted Action pursuant to SEQR (617.4) because it:

- Involves construction of a non-residential facility that would physical alter less than 10 acres; would not use ground or surface water in excess of 2,000,000 gallons per day; only includes parking for approximately 14 vehicles; and would involve construction of a facility with 19,310 square feet of gross floor area located in a town having a population of 2,525 (617.4(b)(6));
- Does not involve granting of a zoning change requested by the applicant (617.4(b)(3));
- Does not involve construction of a structure exceeding 100 feet above original ground level (617.4(b)(7));
- Does not occur wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site; is not listed on the National Register of Historic Places; has not been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register; and is not listed on the State Register of Historic Places (617.4(b)(9));
- Does not exceed 25 percent of any threshold in section 617.4; does not occur wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of National Natural Landmarks (617.4(b)(10));
- Does not exceed a Type I threshold established by an involved agency pursuant to section (617.4(b)(11)).
GOSR conducted a coordinated review to make its determination of significance and decision to fund the action. GOSR used the Short Environmental Assessment Form (SEAF) as the basis for its determination of significance for the proposed action. For an Unlisted, there are no filing requirements for a negative declaration; however, GOSR will maintain the Administrative Record, provide a copy of the negative declaration to the applicant and to any other involved agencies, and make its files available for public reference.
ATTACHMENT B

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
PART 1 – PROJECT AND SPONSOR INFORMATION

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION PROJECT

This supplemental information has been prepared for the Project listed above as a companion to the Short Environmental Assessment Form (6 NYCRR Part 617.20 - Appendix B) completed by GOSR as part of an independent review as an Involved Agency, with consideration of Criteria for Determining Significance listed in 6 NYCRR 617.7.

1. Legislative adoption of a plan, local law, ordinance administrative rule, or regulation

- N/A

2. Permit, Approval or Funding from other Government Agency

Approvals (required and/or received) (See Attachment B1_NYSDEC Response)

- New York State Department of Environmental Conservation (NYSDEC) – State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities
- NYSDEC – Article 15, Protection of Waters Permit
- NYS Department of Transportation (NYSDOT) - Highway Work Permit
- Town of Nichols - Building Permit
- Town of Nichols - Planning Board Site Plan Approval
- US Army Corps of Engineers (USACE) - Section 404 Nationwide Permit # 7 - Outfall Structures and Associated Intake Structures

Funding

- Governor’s Office of Storm Recovery (GOSR) – Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds

3. Total Acreage

The proposed footprint of disturbance is approximately 3 acres of the entire 6.96-acre parcel which will be subdivided from a larger 44-acre parcel owned by the Town of Nichols, Tioga County, New York (See Attachment A1).

4. Land Use On, Adjoining and Near the Proposed Action

The site, while used for agriculture in the past, is currently overgrown with brush. A farmhouse and associated structures are located along Stanton Hill Road, approximately 600 feet northwest of the Project site. A sand and gravel quarry is located across Stanton Road approximately 900 feet to the
northwest of the Project site, between Stanton Hill Road and Route 17. The Army Reserve Center is adjacent to the northwest, and the new Fedex Facility is adjacent to the west. Undeveloped land and agricultural land lie to the south and southeast.

5. Permitted Use under Zoning Regulations

The Town of Nichols Zoning Ordinance divides the Town into four zoning districts and combinations thereof: A (Agricultural), B (Business), I (Industrial), and R (Residential). The Project site is designated as a combination of all four zonings (A, B, I, and R). The Project will not require rezoning. However, Municipal buildings are not allowed as of right in the Project site district. An exemption can be granted by the Zoning Board of Appeals (ZBA) if the Project is of inherent benefit to the Town’s residents and businesses.

The Project is consistent with goals and funding priorities identified in the New York Rising Community Reconstruction (NYRCR) Tioga Plan.

6. Character of the existing built or natural landscape

The Project site was used for agricultural purposes but is currently fallow and overgrown with brush. The surrounding area is characterized primarily by agricultural (crop) fields, with a few, scattered residential structures along the main roads.

7. State Listed Critical Environmental Area(s)

The Project site is not located within nor adjoins a state listed Critical Environmental Area (CEA). The nearest CEA is the Candor Wellhead Protection Area CEA, located approximately 10.8 miles north of the Project site (See Attachment B2_Candor Wellhead Protection Area CEA).

8.a. Traffic Levels

The 2015 Average Annual Daily Traffic (AADT) provides traffic data along Stanton Hill Road which provides access to the Project site from the northwest. Annual average daily traffic on Stanton Hill Road is listed as 813 to 583 vehicles per day which indicates low traffic volumes in the immediate vicinity of the Project. The proposed Project is not expected to increase traffic significantly above the present levels (See Attachment B3_NYS DOT AADT). If construction traffic would affect adjacent roads, the applicant would coordinate with local transportation authorities to identify alternate routes or time-of-day mitigations to reduce potential temporary increases in vehicular traffic during construction.

8.b. Public Transportation Service(s)

There is no local bus service in Nichols. Therefore, the Project will not require the development of new transit services or create population demand that will exceed the capacity of current transportation infrastructure or transit service systems.
8.c. Pedestrian Accommodations or Bicycle Routes

The Project site is not located in the vicinity of a NYS Scenic Byway and bike path. Stanton Hill Road which provides access to the Project site do not have pedestrian sidewalks.

9. State Energy Code Requirements

The proposed Project will meet state energy code requirements as the proposed Project will be replacing existing older municipal facilities. The new facility would use more modern and energy-saving building materials and practices. Some energy savings may be realized. No impacts would occur to existing nearby suppliers.

10. Public/Private Water Supply

The water supply for the new Highway Garage will be from the Town of Nichols Municipal water system. The Project will not place additional demand on a public water system because demand at the existing facility also served by the Town of Nichols Municipal water system will be eliminated.

11. Wastewater Utilities

Wastewater and sewage generated by the proposed Project will be accommodated by the Town of Nichols Municipal sanitary sewer system. The Project will not place additional demand on a public sewer system because demand at the existing facility also served by the Town of Nichols Municipal sanitary sewer system will be eliminated.

12.a. Listed State or National Register of Historic Places

The Project site does not contain a structure that is listed on either the State or National Register of Historic Places (NRHP). Consultation with the NY State Historic Preservation Office (SHPO) was initiated on February 22, 2016 to confirm that the proposed Project would not affect listed state or NRHP sites or districts (See Attachment B4_SHPO Consultation). A response was received on February 23, 2016, recommending a Phase I Archaeological Survey be completed for all portions of the Project site that will involve ground disturbance (See Attachment B5_SHPO Response I).

In addition, a consultation request for the proposed Project was sent to the Tribal Historic Preservation Office (THPO) for the Cayuga Nation of New York and Onondaga Nation on March 3, 2016 (See Attachment B6_THPO Letter Cayuga Nation and Attachment B7_THPO Letter Onondaga Chief), and the Seneca-Cayuga Nation on April 22, 2016 (See, Attachment B8_THPO Letter Seneca-Cayuga Nation). A response from the three Tribes is pending.

12.b. Archaeological Sensitive Area

The Project site has been identified as being sensitive for archaeological sites, which indicates that the Project site contains an archaeologically sensitive resource designated on the SHPO archaeological site
inventory. A Phase I Archaeological Survey was conducted on March 11, 2016, which found no archaeological sites or cultural material within the Project area (See Attachment B9_Phase I Archaeological Survey). In an April 05, 2016 letter, the SHPO found that the Project will have “No Effect” on historic resources (See Attachment B10_SHPO Response II).

13.a. Regulated Wetlands or Other Waterbodies

A National Wetlands Inventory (NWI) wetland is located approximately 150 feet southeast of the Project site (classified as PEM1B – palustrine emergent persistent saturated). The offsite NWI wetland is under the jurisdiction of the U.S. Army Corps of Engineers (USACE) (See Attachment B11_NWI Wetlands). There are no NYSDEC mapped wetlands within the immediate vicinity of the Project site (See Attachment B12_NYSDEC Freshwater Wetlands).

A wetland delineation was performed on June 24, 2016, within the Project site. One delineated wetland occurs at the northern corner of the Project site and extends outward from the site; the second occurs in the eastern portion of the site. The second delineated wetland occupies most of the eastern corner of the site. While these wetlands were not pictured on NWI wetland mapping, nor the NYSDEC resource maps, they matched the NWI classifications given to the offsite NWI wetland to the southeast. The field delineation concluded that this NWI wetland extends into the Project site. (See Attachment B13_Wetland Delineation Letter).

Coordination with the NYSDEC identified an unnamed Class C stream tributary to Smith Creek, flows to the southwest along the northwest boundary of the Project site (See Attachment B1). Also on the Project site is a short ephemeral stream that drains the area the northern corner into the tributary to Smith Creek.

13.b. Alteration or Encroachment on Wetland or Waterbody

Some stormwater runoff from uphill of the Project site will be directed around the site via underdrains and diversion swales that will discharge to the existing unnamed tributary to Smith Creek to the northwest. A riprap outlet apron will be installed in the tributary, involving placement of up to 0.10 acre of fill below mean high water.

14. Habitat Types

The Project site is situated on undeveloped land, while used for agriculture in the past, is currently overgrown with brush. The surrounding area is a mix of forested land, open fields, and minimal residential and commercial development. A farmhouse and associated structures are located along Stanton Hill Road, approximately 600 feet northwest of the Project site. A sand and gravel quarry is located across Stanton Road approximately 900 feet to the northwest of the Project site, between Stanton Hill Road and Route 17. The Army Reserve Center is adjacent to the northwest, and the new FedEx Facility is adjacent to the west. Undeveloped land and agricultural land lie to the south and
southeast. The Susquehanna River is located approximately 6,000 feet west-northwest of the Project site.

15. State or Federal Government Threatened or Endangered Species

The US Fish and Wildlife Service (USFWS) online review process, completed on March 2, 2016 using the Information, Planning, and Conservation (IPaC) planning tool, indicated that the area around the Project site may have habitat for the northern long-eared bat (NLEB) (*Myotis septentrionalis*), federal listing as threatened. Several migratory birds of concern could also potentially be affected by the proposed Project. However, it has been determined that the proposed Project may affected the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule. It has also been determined that the proposed Project will have no significant adverse impacts on migratory birds or their habitat (See Attachment B14_USFWS Consultation).

In addition, consultation with the New York Natural Heritage Program (NYNHP) occurred on March 2, 2016 to identify the potential presence of any federal and/or state listed or rare species, and any other species or habitats of special concern in the vicinity of the proposed Project as the Project site is within a location that is in vicinity of one or more rare plants or animals (See Attachment B15_NYNHP Consultation). A response was received from the NYNHP on March 22, 2016 indicating that there are no records of rare or state-listed animals or plants, or significant natural communities at the Project site or in its immediate vicinity (See Attachment B16_NYNHP Response).

16. 100-year Flood Plain

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the Project site is not located within the 1% annual chance of flood (or 100-year flood hazard zone) or the 0.2% annual chance of flood (or 500-year flood hazard zone) (See Attachment B17_FEMA Floodplain).

The Project site is within an Environmental Protection Agency (EPA) regulated Sole Source Aquifer (SSA), the Clinton Street Ballpark SSA. Consultation with the EPA occurred on March 25, 2016 (See Attachment B18_EPA Consultation). A response was received on April 15, 2016, indicating that the Project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act with the following suggestions to minimize environmental impacts:

- Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities;
- Utilize Low Impact Development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the Project site for stormwater management purposes;
- Encourage cost-efficient, environmentally friendly landscaping;
- Incorporate energy-efficient technologies and;
• Promote water conservation and efficiency through the use of water efficient products and practices in the facility (See Attachment B19_EPA Response).

17. Storm Water Discharge

Stormwater runoff above the site will be directed around the Project site via underdrains and diversion swales which will discharge to the existing unnamed tributary northwest of the Project site. A combination of sheet flow and catch basins will be utilized to direct runoff generated on-site to the proposed stormwater features (See Attachment B18).

18. Impoundment of Water or Other Liquids

Not Applicable

19. Solid Waste Management Facility

Not Applicable

20. Remediation for Hazardous Waste

The Project site or adjoining properties have not been the subject of ongoing or completed remediation for hazardous waste.

A search of the NYSDEC Bulk Storage Program Database identified two petroleum bulk storage facilities within 1 mile of the Project site (See Attachment B20_Bulk Storage Facilities). The F S Lopke Contracting Inc. site (Site No. 7-601487), located approximately 880 feet west of the Project site, has one (1) 500 gallon AST that is currently in service and is located on saddles, legs, stilts, rack or cradles. Two (2) AST’s ranging in size from 1,000 to 1,250 gallons have been closed and removed from the site. The Lounsberry Truck Stop (Site No. 7-128384), located approximately 3,150 feet west of the Project site, has six (6) underground storage tanks (UST) currently in service ranging in size from 500 to 25,000 gallons. These tanks are vaulted with no access for inspection. Six (6) UST’s ranging in size from 8,000 to 20,000 gallons, and one (1) 1,000 gallon above ground storage tank (AST) have been closed and removed from the site. A search of the NYSDEC Remedial Site Database identified no records of sites being addressed under one of Division of Environmental Remediation (DER) remedial programs (State Superfund, Brownfield Cleanup, Environmental Restoration and Voluntary Cleanup, the Registry of Inactive Hazardous Waste Disposal Sites, and Institutional and Engineering Controls) within 1 mile of the Project site (See Attachment B21_Remediation Sites).

A Phase I Environmental Assessment (ESA) was performed by PARS Environmental, Inc. (PARS), under the direction of The Louis Berger Group, Inc. (Louis Berger) on February 26, 2016. One recognized environmental conditions (REC) was identified in connection with the Project site. As the Project site was previously used as crop land, there is the potential prior use of pesticides, which may have adversely impacted the Project site soils. It is recommended that the Project site soils be sampled and
analyzed prior to construction. This will determine if there is any potential impacts to the health and safety of the workers during the construction, and verify compliance with relevant regulatory requirements in the event that excavated soils be transported off-site for reuse or disposal (See Attachment B22_Phase I ESA).
List of Sources, Agencies and Persons Consulted

Federal Emergency Management Agency (FEMA)
https://msc.fema.gov/portal/search?AddressQuery

New York Rising Community Reconstruction

New York State Department of Agriculture & Markets
http://www.agriculture.ny.gov/AP/agservices/foodstuffs.html
http://www.agriculture.ny.gov/AP/agservices/soilcounty.htm

New York State Department of Environmental Conservation (NYSDEC)
http://gis.ny.gov/gisdata/inventories/member.cfm?organizationid=529&nysgis=
http://www.dec.ny.gov/animals/7494.html
http://www.dec.ny.gov/animals/29392.html
http://www.dec.ny.gov/chemical/32501.html
http://www.dec.ny.gov/gis/erm/
http://www.dec.ny.gov/imsmaps/facilities/viewer.htm
http://www.dec.ny.gov/natureexplorer/app/
http://www.dec.ny.gov/permits/6184.html
http://www.dec.ny.gov/permits/53826.html

New York State Department of Transportation (NYSDOT)
https://www.dot.ny.gov/tdv

New York State Natural Heritage Program
http://www.acris.nynhp.org/

U.S. Census Bureau, 2011 American Community Survey
http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml

United States Department of Agriculture
http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

U.S. Department of Agriculture - Natural Resources Conservation Service (NRCS)

U.S. Environmental Protection Agency
http://nepassisttool.epa.gov/nepassist/entry.aspx
https://www.epa.gov/dwssa/map-sole-source-aquifer-locations
https://www.epa.gov/green-book

U.S. Department of Fish and Wildlife
http://ecos.fws.gov/ecos/home.action
http://ecos.fws.gov/ipac/
http://refuges.fws.gov
http://www.fws.gov/CBRA/Maps/Boundaries.html
http://www.fws.gov/CBRA/Maps/Mapper.html
https://www.fws.gov/wetlands/data/Mapper.html
http://www.rivers.gov/new-york.php

U.S. Geological Society
http://viewer.nationalmap.gov/viewer/
### Short Environmental Assessment Form

**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
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<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✔</td>
<td></td>
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<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✔</td>
<td></td>
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<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✔</td>
<td></td>
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<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✔</td>
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<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✔</td>
<td></td>
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<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✔</td>
<td></td>
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<tr>
<td>7. Will the proposed action impact existing: a. public / private water supplies?</td>
<td>✔</td>
<td></td>
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<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td></td>
<td></td>
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<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✔</td>
<td></td>
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Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

2. Land Use/Intensity: The proposed Project will change the current land use of the proposed site from undeveloped land to the new 13,000 square foot highway garage and ancillary facilities that will house critical municipal operations for the Town of Nichols. However, this impact has been determined to be small as the new facility will be consistent in size with the surrounding development patterns. Approximately 3 acres are proposed to physically disturbed. Propose construction activities will not extend beyond the property owned by the Town of Nichols. The action will not convert farmland to nonagricultural use and will not require preparation of an Agricultural Impact Statement and Notice of Intent. The Project will not require rezoning; however, municipal buildings are not allowed as of right in the Project site district. An exemption can be granted by the Zoning Board of Appeals (ZBA) if the Project is of inherent benefit to the Town's residents and businesses.

8. Important Historic, Archaeological, Architectural or Aesthetic Resources: The Project site has been identified as being sensitive for archaeological sites. A Phase I Archaeological Survey was conducted on March 11, 2016, which found no archaeological sites or cultural material within the Project area. The NY State Historic Preservation Office (SHPO) concurred that the proposed Project will have 'No Effect' on historic resources listed or eligible for listing on the National Register of Historic Places.

9. Natural Resources: One listed federal wildlife species, the northern long-eared bat (Myotis septentrionalis), was identified on or adjacent to the Project area through database searches. Several migratory birds of concern could also potentially be affected by the propose Project. However, it is unlikely that these species or any other endangered or threatened species are in the Project area as there is no critical or suitable habitat. There are also currently no known maternity roost trees or hibernacula known to be occupied by NLEB within the vicinity of the Project site.

Stormwater will be directed to the existing unnamed tributary Smith Creek to the northwest of the Project site. A US Army Corps of Engineers (USACE) Section 404 Nationwide Permit # 7 for Outfall Structures and Associated Intake Structures, and a NYSDEC Article 15, Protection of Waters Permit will be obtained prior to construction.

10. Erosion, Flooding or Drainage: The proposed Project will not result in an increase in the potential for erosion, flooding or drainage problems. Stormwater runoff wabove the site will be directed around the Project site via underdrains and diversion swales which will discharge to the existing tributary to the south of the Project site. A combination of sheet flow and catch basins will be utilized to direct runoff generated on-site to the proposed stormwater features. Project construction would be in accordance with Section 402 of the Clean Water Act that required authorization by a National Pollutant Discharge Elimination System (NDPES) permit or by a state permit program.
ATTACHMENT C
NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
PART 2 – IMPACT ASSESSMENT

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION PROJECT

This supplemental information has been prepared for the Project listed above as a companion to the Short Environmental Assessment Form (6 NYCRR Part 617.20 - Appendix B) completed by GOSR as part of an independent review as an Involved Agency, with consideration of Criteria for Determining Significance listed in 6 NYCRR 617.7.

1. Adopted Land Use Plan or Zoning Regulations

The Town of Owego Municipal Facility Project (Project) involves the construction of a new pre-engineered building to house critical highway equipment and supplies, and office space for the Department of Public Works (DPW) staff in the Town of Nichols. The Project site, which will encompass approximately 6.96 acres, is located along Stanton Hill Road, approximately 1,500 feet southeast of the US Army Reserve Center (See Attachment A1). The proposed Project will disturb approximately 3 acres. The Project falls under the 2014 Tioga County NY Rising Community Reconstruction Plan (NYRCR), which notes that constructing a highway garage outside of the floodplain would positively benefit residents of the Town of Nichols by ensuring the availability of municipal highway and public works services, equipment, and supplies during storms and floods.

The Project site is designated as a combination of all four zonings in the Town of Nichols which include A (Agricultural), B (Business), I (Industrial), and R (Residential). The proposed Project will not require rezoning. However, municipal buildings are not allowed as of right in the Project site district. An exemption can be granted by the Zoning Board of Appeals (ZBA) if the Project is of inherent benefit to the Town’s residents and businesses.

2. Land Use / Intensity

There will be a small impact on the intensity of land use. The proposed Project involves construction of a new pre-engineered building with seven truck repair bays, one wash bay, two seasonal equipment bays, offices, toilets, mezzanine, and storage spaces. The garage building will be of steel-frame/steel skin building, with an on-grade slab foundation with footers 4 feet below grade. The proposed Project will also include construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000-square-foot highway garage, 2,110-square-foot covered storage area, 4,200-square-foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area, and site utilities (See Attachment A2). Proposed Project activities will not extend beyond the property owned by the Town of Nichols. Approximately 3-acres is anticipated to be physically disturbed. The action will not convert farmland to nonagricultural use and will not require preparation of an Agricultural Impact Statement and Notice of Intent.
3. Existing Community

Project scale and height will be comparable and consistent with the surrounding area. The proposed Project site is an approximately 6.96-acre parcel within a 44-acre undeveloped parcel owned by the Town of Nichols. The Project site was used for agriculture in the past, and is currently overgrown with brush. A farmhouse and associated structures are located along Stanton Hill Road, approximately 600 feet northwest of the Project site. A sand and gravel quarry is located across Stanton Road approximately 900 feet to the northwest of the Project site, between Stanton Hill Road and Route 17. The Army Reserve Center is adjacent to the northwest, and the new FedEx Facility is adjacent to the west. Undeveloped land and agricultural land lie to the south and southeast. The Susquehanna River is located approximately 6,000 feet west-northwest of the Project site. The Project site is located over the Clinton Street Ballpark Sole Source Aquifer.

The Project would contribute to the quality of life for the Town residents by ensuring continuous operation of municipal services during severe weather events, which is essential to the health, safety, and welfare of the residents. The Project would not negatively impact the adjacent properties or the surrounding neighborhood.

4. Critical Environmental Areas

The Project site is not located within nor adjoins a state listed Critical Environmental Area (CEA). The nearest CEA is the Candor Wellhead Projection Area CEA, located approximately 10.8 miles north of the Project site (See Attachment B2).

5. Level of Traffic / Infrastructure

The 2015 Average Annual Daily Traffic (AADT) provides traffic data along Stanton Hill Road which provides access to the Project site from the northwest. Annual average daily traffic on Stanton Hill Road is listed as 813 to 583 vehicles per day which indicates low traffic volumes in the immediate vicinity of the Project. The proposed Project is not expected to increase traffic significantly above the present levels (See Attachment B3). If construction traffic would affect adjacent roads, the applicant would coordinate with local transportation authorities to identify alternate routes or time-of-day mitigations to reduce potential temporary increases in vehicular traffic during construction.


The proposed Project will meet state energy code requirements as the proposed Project will be replacing existing older municipal facilities. The new facility would use more modern and energy-saving building materials and practices. Some energy savings may be realized. No impacts would occur to existing nearby suppliers.
7.a. Public / Private Water Supplies

The water supply for the new Highway Garage will be from the Town of Nichols Municipal water system. The Project will not place additional demand on a public water system because demand at the existing facility also served by the Town of Nichols Municipal water system will be eliminated.

7.b. Public / Private Wastewater Treatment Utilities

Wastewater and sewage generated by the proposed Project will be accommodated by the Town of Nichols Municipal sanitary sewer system. The Project will not place additional demand on a public sewer system because demand at the existing facility also served by the Town of Nichols Municipal sanitary sewer system will be eliminated.

8. Important Historic, Archaeological, Architectural or Aesthetic Resources

The Project site does not contain a structure that is listed on either the State or National Register of Historic Places (NRHP). Consultation with the NY State Historic Preservation Office (SHPO) was initiated on February 22, 2016 to confirm that the proposed Project would not affect listed state or NRHP sites or districts (See Attachment B4). A response was received on February 23, 2016, recommending a Phase I Archaeological Survey be completed for all portions of the Project site that will involve ground disturbance (See Attachment B5).

In addition, a consultation request for the proposed Project was sent to Tribal Historic Preservation Office (THPO) for the Cayuga Nation of New York and Onondaga Nation on March 3, 2016 (See Attachments B6 and B7), and the Seneca-Cayuga Nation on April 22, 2016 (See Attachment B8). A response from the three Tribes is pending.

The Project site has been identified as being sensitive for archaeological sites, which indicates that the Project site contains an archaeologically sensitive resource designated on the SHPO archaeological site inventory. A Phase I Archaeological Survey was conducted on March 11, 2016, which found no archaeological sites or cultural material within the Project area (See Attachment B9). In an April 05, 2016 letter, the SHPO found that the Project will have “No Effect” on historic resources (See Attachment B10).

9. Natural Resources (e.g., Wetlands, Waterbodies, Groundwater, Air Quality, Flora and Fauna)

The Project will not result in an adverse change to natural resources.

A National Wetlands Inventory (NWI) wetland is located approximately 150 feet southeast of the Project site (classified as PEM1B – palustrine emergent persistent saturated). The offsite NWI wetland is under the jurisdiction of the U.S. Army Corps. of Engineers (USACE) (See Attachment B11). There are no New York State Department of Environmental Conservation (NYSDEC) mapped wetlands within the immediate vicinity of the Project site (See Attachment B12). A wetland delineation was performed on June 24, 2016. One delineated wetland occurs at the northern corner of the Project site and extends...
outward from the site; the second occurs in the eastern portion of the site. The second delineated wetland occupies most of the eastern corner of the site. While these wetlands were not pictured on NWI wetland mapping, nor the NYSDEC resource maps, they matched the NWI classifications given to the offsite NWI wetland to the southeast. The field delineation concluded that this NWI wetland extends into the Project site. (See Attachment B13). However, the area of disturbance for the new Highway Garage is in the west-northwest portion of the parcel, and will not affect the delineated wetlands.

Coordination with the NYSDEC identified an unnamed Class C stream tributary to Smith Creek, flows to the southwest along the northwest boundary of the Project site (See Attachment B1). Also on the Project site is a short ephemeral stream that drains the area the northern corner into the tributary to Smith Creek. Stormwater will be directed to the existing unnamed tributary to Smith Creek northwest of the Project site. A US Army Corps of Engineers (USACE) Section 404 Nationwide Permit # 7 for Outfall Structures and Associated Intake Structures, and a NYSDEC Article 15, Protection of Waters Permit will be obtained prior to construction.

The Project site is within an Environmental Protection Agency (EPA) regulated Sole Source Aquifer (SSA), the Clinton Street Ballpark SSA. Consultation with the EPA occurred on March 25, 2016 (See Attachment B18). A response was received on April 15, 2016, indicating that the Project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act with the following suggestions to minimize environmental impacts:

- Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities;
- Utilize Low Impact Development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the Project site for stormwater management purposes;
- Encourage cost-efficient, environmentally friendly landscaping,
- Incorporate energy-efficient technologies and;
- Promote water conservation and efficiency through the use of water efficient products and practices in the facility (See Attachment B19).

The Town of Nichols Highway Garage Relocation Project site is not located within an EPA Nonattainment Area (See Attachment C1_Nonattainment Areas). The Project would not require an NYS Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit. The Project activities would not substantively affect air quality. The Project size is consistent with the New York State Implementation Plan (SIP). Implementation of standard best management practices (BMP) would control dust and other emissions during construction. Air quality impacts would be short term and localized. Air quality effects of permanent increases in traffic would be minimal. Therefore, air quality impacts would be short-term and localized during construction and therefore no significant adverse impacts to air quality are anticipated.
One listed federal wildlife species, the northern long-eared bat (NLEB) (*Myotis septentrionalis*), was identified on or adjacent to the Project area through database searches. Several migratory birds of concern could also potentially be affected by the propose Project. However, it has been determined that the proposed Project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule. It has also been determined that the proposed Project will have no significant adverse impacts on migratory birds or their habitat (See Attachment B14). Furthermore, it is unlikely that these species or any other endangered or threatened species are in the Project area as there is no critical or suitable habitat. There are also currently no known maternity roost trees or hibernacula known to be occupied by NLEB within the vicinity of the Project location according to geospatial information provided by USFWS. Up to approximately 0.5 acres of tree removal may occur, and may occur between April and October. However, due to the NLEB habitat preferences, the trees being removed on the Project site are not likely to be considered suitable habitat. (See Attachment B14).

Consultation was initiated with the U.S. Fish and Wildlife Service (USFWS) on March 25, 2016 for a concurrence on the ‘No Effect’ determination to NLEB and migratory birds (See Attachment B14). A response had not been received within 30 days of the consultation, therefore, concurrence with the ‘No Effect’ determination is assumed.

The New York Natural Heritage Program (NYNHP) confirmed that that there are no records of rare or state-listed animals or plants, or significant natural communities at the site or in its immediate vicinity (See Attachment B16).

**10. Erosion, Flooding or Drainage**

The Project site is not located within the 1% annual chance of flood (or 100-year flood hazard zone), or the 0.2% annual chance of flood (or 500-year flood hazard zone) (See Attachment B17). The proposed Project will not result in an increase in the potential for erosion, flooding or drainage problems. Stormwater runoff above the site will be directed around the Project site via underdrains and diversion swales which will discharge to the existing unnamed tributary northwest of the Project site. A combination of sheet flow and catch basins will be utilized to direct runoff generated on-site to the proposed stormwater features (See Attachment B18). Project construction would be in accordance with Section 402 of the Clean Water Act that required authorization by a National Pollutant Discharge Elimination System (NDPES) permit or by a state permit program. New York State’s Pollutant Discharge Elimination System (SPDES) is a NPDES-approved program. Coverage under the NYSDEC GP-15-002 permit would be obtained prior to the commencement of construction activity.

**11. Hazard to Environmental Resources or Human Health**

HUD policy requires that the Project site and adjacent areas be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the
health and safety of occupants of the property. All Project-related solid waste materials must be managed and transported in accordance with the NYS’s solid and hazardous waste rules.

According to the EPA, the Town of Nichols Highway Garage Relocation Project is in Radon Zone 1, where the predicted average indoor radon screening level greater than 4 picocuries per liter (pCi/L), the highest potential for elevated indoor radon levels. Therefore, a vapor barrier would be installed to prevent radon gas from entering the building.

A Phase I Environmental Assessment (ESA) was performed by PARS Environmental, Inc. (PARS), under the direction of The Louis Berger Group, Inc. (Louis Berger) on February 26, 2016. One recognized environmental conditions (REC) was identified in connection with the Project site. As the Project site was previously used as crop land, there is the potential prior use of pesticides, which may have adversely impacted the Project site soils. It is recommended that the Project site soils be sampled and analyzed prior to construction. This will determine if there is any potential impacts to the health and safety of the workers during the construction, and verify compliance with relevant regulatory requirements in the event that excavated soils be transported off-site for reuse or disposal (See Attachment B22).
Project Location Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Figure 1
Project Site Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Figure 2
TOWN OF NICHOLS
HIGHWAY GARAGE RELOCATION

700 BUCK ROAD NICHOLS,
NY 13812

PROJECT NUMBER 2110.11115
06/16/2017

Funded:
NEW YORK STATE GOVERNOR'S OFFICE OF STORM RECOVERY (GOSR)
NEW YORK RISING COMMUNITY RECONSTRUCTION PROGRAM (NYRCP)

ARCHITECT / ENGINEER:

KEystone ASSOCIATES
58 Exchange Street
Binghamton, New York 13919
Phone: 607.722.1100
Fax: 607.722.2135
Email: info@keyscomp.com

www.keyscomp.com

TOWN BOARD
SUPERVISOR - KEVIN ENGLEBERT

CONTRACTS:
1. GENERAL CONSTRUCTION CONTRACT
2. PLUMBING CONSTRUCTION CONTRACT
3. HVAC CONSTRUCTION CONTRACT
4. ELECTRICAL CONSTRUCTION CONTRACT

ALTERNATES

1. ADD ALTERNATE GC-1:
   INDICATE THE AMOUNT TO BE ADDED TO THE BASE BID IF ALL GENERAL
   CONSTRUCTION WORK ASSOCIATED WITH ADDING BAY 1-2 TO THE BUILDING IS
   ADDED TO THE CONTRACT. EXTERIOR WALLS MUST MOVE TO LINE 2 IF ALTERNATE
   IS NOT SELECTED. CONCRETE PAD NEXT TO BAY 1-2 SHALL REMAIN IN BASE BID
   AND WILL REMAIN AT THE SAME LOCATION. THE GROUND AT BAY 1-2 WILL BE
   GRADED, COMPACTED AND PROOF ROLLED TO ACCEPT FUTURE CONCRETE SLAB.

2. ADD ALTERNATE GC-2:
   INDICATE THE AMOUNT TO BE ADDED TO THE BASE BID IF ALL GENERAL
   CONSTRUCTION WORK ASSOCIATED WITH ADDING BAY 7-8 TO THE BUILDING IS
   ADDED TO THE CONTRACT. EXTERIOR WALLS MUST MOVE TO LINE 2 IF ALTERNATE
   IS NOT SELECTED. CONCRETE PAD NEXT TO BAY 7-8 SHALL REMAIN IN BASE BID
   AND WILL REMAIN AT THE SAME LOCATION. THE GROUND AT BAY 7-8 WILL BE
   GRADED, COMPACTED AND PROOF ROLLED TO ACCEPT FUTURE CONCRETE SLAB.

3. ADD ALTERNATE GC-3:
   INDICATE THE AMOUNT TO BE ADDED TO THE BASE BID TO ADD MOBILE
   COLUMN LIFTS AS SPECIFIED.

PLUMBING CONSTRUCTION CONTRACT

1. ADD ALTERNATE PC-1:
   INDICATE THE AMOUNT TO BE ADDED TO THE BASE BID IF ALL PLUMBING
   CONSTRUCTION WORK ASSOCIATED WITH ADDING BAY 1-2 TO THE BUILDING IS
   ADDED TO THE CONTRACT. EXTERIOR HOSE BIBS MUST MOVE TO LINE 2 IF
   ALTERNATE IS NOT SELECTED.

HVAC CONSTRUCTION CONTRACT

1. ADD ALTERNATE HVAC-1:
   INDICATE THE AMOUNT TO BE ADDED TO THE BASE BID IF ALL HVAC
   CONSTRUCTION WORK ASSOCIATED WITH ADDING BAY 1-2 TO THE BUILDING IS
   ADDED TO THE CONTRACT. PROVIDE CONNECTION TO RADIANT HEATING LINE
   FOR FUTURE CONNECTION TO BAY 1-2.

ELECTRICAL CONSTRUCTION CONTRACT

1. ADD ALTERNATE GC-1:
   INDICATE THE AMOUNT TO BE ADDED TO THE BASE BID IF ALL ELECTRICAL
   WORK ASSOCIATED WITH ADDING BAY 1-2 TO THE BUILDING IS ADDED TO THE
   CONTRACT. ANY EXTERIOR LIGHT FIXTURES MUST MOVE TO LINE 2 IF ALTERNATE
   IS NOT SELECTED.

2. ADD ALTERNATE GC-2:
   INDICATE THE AMOUNT TO BE ADDED TO THE BASE BID IF ALL ELECTRICAL
   WORK ASSOCIATED WITH ADDING BAY 7-8 TO THE BUILDING IS ADDED TO THE
   CONTRACT.

LIST OF DRAWINGS

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LOCATION MAP
No table content is visible in the provided image.
UNOBSTRUCTED FORWARD REACH 32" MIN

MINIMUM OPENING CLEARANCE

MIN. 90.00°

MIN.

20" MAX.

FRONT HINGE SIDE OBSTRUCTED SIDE REACH APPROACH

MIN. 12" MIN.

MIN.

90.00° MIN.

MIN.

20" MAX.

48" MIN

MIN. 34" MAX

MIN. 34" MAX

MIN. 10" MAX.

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1. GENERAL CONTRACTOR SHALL CUT AND FRAME OPENING FOR THE HVAC CONSTRUCTION CONTRACTOR TO INSTALL UNIT.

2. FLASHING OF ROOF AS PER METAL BUILDING MANUFACTURER RECOMMENDATION.
WARNING:

Copyright © 01/30/16

TOWN OF NICHOLS

HIGHWAY GARAGE RELOCATION

742 EAST RIVER ROAD
NICHOLS NY, 13812

PS100

1" = 60'-0"
## Plumbing Fixture Schedule

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**NOTES**
- All items shown in black are existing.
- All new items are shown in red and blue.
- Items shown in red are additions.
- Items shown in blue are modifications.
- Items shown in green are new.

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**WARNING:** Copyright © 2016. All rights reserved.
**BOILER SCHEDULE**

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**EXHAUST FAN SCHEDULE**

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**HEAT RECOVERY UNIT SCHEDULE (PLATE TYPE)**

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**ENERGY RECOVERY UNIT SCHEDULE (PLATE TYPE)**

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WARNING: EUH-1
NOTES: HP
1
SRV-4
Involved/Interested Agencies – Town of Nichols Highway Garage Relocation Project

Involved

Keven Engelbert, Supervisor
Town of Nichols
P.O. Box 359
54 East River Road
Nichols, NY 13812

Jack Williams, P.E., Regional Director
New York State Department of Transportation Region 9
44 Hawley Street
Binghamton, NY 13901

David Bimber, Regional Permit Administrator, Region 7
New York State Department of Environmental Conservation
615 Erie Blvd. West
Syracuse, NY 13204

Mr. Ron Rausch, Director
Environmental Management Bureau
Office of Parks, Recreation and Historic Preservation
625 Broadway, 2nd Floor
Albany, New York 12238

Larry Moss, Technical Specialist
Division for Historic Preservation
New York State Historic Preservation Office
Peebles Island Resource Center
P.O. Box 189
Waterford, NY 12188-0189

Mr. Richard Lord
Chief of Mitigation Programs & Agency Preservation Officer
NYS Division of Homeland Security & Emergency Services
1220 Washington Avenue
Bldg 7A, Floor 4
Albany NY 12242

John Strepelis, P.E., M.E.
Regional Environmental Health Director
NYS Department of Health
Central New York Regional Office
217 South Salina St.
Syracuse NY 13202
Lisa McCafferty, R.S., MPH  
Public Health Director, Tioga County  
1062 State Route 38  
PO Box 120  
Owego, NY 13827

Wendy Walsh, Director  
Tioga County Soil and Water Conservation District  
183 Corporate Drive  
Owego, NY 13827

LeeAnn Tinney, Director of Economic Development & Planning  
Tioga County  
56 Main Street  
Owego, NY 13827

Richard LeCount  
Director of Emergency Management  
103 Corporate Drive  
Owego, NY 13827

Susquehanna River Basin Commission  
1760 Elmira Street  
Sayre, PA 18840

Gary Hammond, Commissioner of Public Works  
Tioga County Department of Public Works  
477 Route 96  
Owego, NY 13827

**Interested**

Andrea Klett, County Clerk  
Tioga County  
16 Court Street  
P.O. Box 307  
Owego, NY 13827
Figure 2

Project Site Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Site
TOWN OF NICHOLS
HIGHWAY GARAGE RELOCATION
700 BUCK ROAD NICHOLS,
NY 13812
PROJECT NUMBER 2110.11115
06/16/2017

Funded:
NEW YORK STATE GOVERNOR’S OFFICE OF STORM RECOVERY (GOSR)
NEW YORK RISING COMMUNITY RECONSTRUCTION PROGRAM (NYRCR)

Contracts:
1. General Construction Contract
2. Plumbing Construction Contract
3. HVAC Construction Contract
4. Electrical Construction Contract

Architect / Engineer:
KLEPPER, HAHN & HYATT
KEystone Associates
58 Exchange Street
Binghamton, New York 13910
Phone: 607.722.1100
Fax: 607.722.2151
Email: info@keysomp.com
www.keysomp.com

RAM-TECH Engineers, P.C.
6100 Farnam Cr.
PO Box 10
Syracuse, NY 13211-0010
Ph: 315-463-7716
Fx: 315-463-7750
V.I. Associates Inc. of Suffolk
100 Duffy Avenue, Hicksville, NY 11801
Ph 516.932.1010 Fax 516.932.8520
www.viasociates.com

Town Board
Supervisor - Kevin Englebert

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A102
Building Elevations
A103
Building Sections
A104
Reception Ceiling Plan, Mezz. Stair Section & Details
A105
Wall Sections
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Roof Plan and Details
A107
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Floor Plans - Fire Protection
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Site Details

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H102
Floor Plans - HVAC Piping
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Underdrain Plan - Plumbing
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Underdrain Plan - Plumbing

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C102
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Utility Plan
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Details

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Schedules - HVAC
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Schedules - HVAC
F103
Schedules - HVAC
F104
Schedules - HVAC
F105
Schedules - HVAC
F106
Schedules - HVAC

G101
Project Number 2110 11115
G102
6/16/2017
G103
TOWN OF NICHOLS
G104
HIGHWAY GARAGE RELOCATION
G105
ARCHITECT / ENGINEER:
G106
KEystone Associates
G107
RAM-TECH Engineers, P.C.
G108
V.I. Associates Inc. of Suffolk
G109
KLEPPER, HAHN & HYATT
G110
KEystone Associates
G111
RAM-TECH Engineers, P.C.
G112
V.I. Associates Inc. of Suffolk

Location Map

Set No.

FOR GOSR REVIEW

Alternates

General Construction Contract
1. Add Alternate GC-1:
Indicate the amount to be added to the base bid if all general construction work associated with adding Bay 1-2 to the building is added to the contract. Exterior wall, road, move to Line 2 if alternate is selected. Exterior wall, concrete slab to be added to the contract. Exterior wall, road, move to Line 2 if alternate is selected. Exterior wall, concrete slab to be added to the contract.

2. Add Alternate GC-2:
Indicate the amount to be added to the base bid if all general construction work associated with adding Bay 7-8 to the building is added to the contract. Exterior wall, road, move to Line 2 if alternate is selected. Exterior wall, concrete slab to be added to the contract.

3. Add Alternate GC-3:
Indicate the amount to be added to the base bid if all general construction work associated with adding Bay 1-2 to the building is added to the contract.

Plumbing Construction Contract
1. Add Alternate PC-1:
Indicate the amount to be added to the base bid if all plumbing construction work associated with adding Bay 1-2 to the building is added to the contract. Exterior wall, road, move to Line 2 if alternate is selected. Exterior wall, concrete slab to be added to the contract.

2. Add Alternate PC-2:
Indicate the amount to be added to the base bid if all plumbing construction work associated with adding Bay 7-8 to the building is added to the contract. Exterior wall, road, move to Line 2 if alternate is selected. Exterior wall, concrete slab to be added to the contract.

HVAC Construction Contract
1. Add Alternate HVAC-1:
Indicate the amount to be added to the base bid if all HVAC construction work associated with adding Bay 1-2 to the building is added to the contract. Exterior wall, road, move to Line 2 if alternate is selected. Exterior wall, concrete slab to be added to the contract.

2. Add Alternate HVAC-2:
Indicate the amount to be added to the base bid if all HVAC construction work associated with adding Bay 7-8 to the building is added to the contract.

Electrical Construction Contract
1. Add Alternate EC-1:
Indicate the amount to be added to the base bid if all electrical construction work associated with adding Bay 1-2 to the building is added to the contract. Exterior wall, road, move to Line 2 if alternate is selected. Exterior wall, concrete slab to be added to the contract.

2. Add Alternate EC-2:
Indicate the amount to be added to the base bid if all electrical construction work associated with adding Bay 7-8 to the building is added to the contract.
WARNING:

It is a violation of Section 7209, Education Law for any person unless the Architect, Engineer, or Surveyor has been applied.

Key: Keystone Associates, Architects, Engineers and Surveyors, LLC

2017

Copyright

www.keyscomp.com

58 Exchange Street
Binghamton, New York 13901

Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keyscomp.com

TOWN OF NICHOLS
HIGHWAY GARAGE RELOCATION
700 BUCK ROAD
NICHOLS NY, 13812
06/16/2017

FOR GOSER REVIEW

SALT STORAGE BUILDING FOUNDATION PLAN

SECTION AT PERIMETER WALL
UNOBSTRUCTED FORWARD REACH
FIRE EXTINGUISHER CABINET
12" MIN.
CABINET CAN ONLY PROTRUDE 4" MAX INTO THE CLEAR CIRCULATION PATH
90.0°
42" MIN
MIN.
48" MAX
MIN.
44" MAX
FRONT
HINGE SIDE
LATCH SIDE
Fax: 607.722.2515
Phone: 607.722.1100
48" MAX
18"
80"
X > 8"
MINIMUM OPENING CLEARANCE
MIN.
X > 8"
1/4" = 1'-0"
COMPLY WITH THE REQUIREMENTS FOR SITTING PERSONS AND ONE
TOILET TISSUE DISPENSER
ABOVE FLOOR
MIN.
34" - 38"
5" MAX.
EQUIPMENT PERMITTED IN SHADED AREA
X = TREAD DEPTH
12"
56"
CLEAR FLOOR SPACE
MIN.
33" - 36"
9"
MAX.
MIN.
9" FOR ADULT 12" FOR CHILDREN
NOTE:
1. LAVATORY SHALL NOT OVERLAP WATER CLOSET CLEARANCE. 2. DOOR SHALL NOT SWING INTO FIXTURE CLEARANCE EXCEPT FOR INDIVIDUAL USE
5. HANDRAILS EXTENSIONS SHALL RETURN TO AN END WALL WHERE THE MAXIMUM REACH
AT TOP OF RAMP
PROVIDE LANDING
RAMP (60" MIN LONG BY THE
WHERE NO MORE THAN ONE URINAL IS PROVIDED IN A TOILET ROOM OR BATHING FACILITY, AT LEAST ONE WHEEL-CHAIR ACCESSIBLE COMPARTMENT SHALL BE PROVIDED.  WHERE THE EXCEEDS SIX OR MORE, AT LEAST ONE AMBULATORY-ACCESSIBLE WATER CLOSET COMPARTMENT SHALL BE PROVIDED IN
EXTEND PAST THE FRONT EDGE OF THE RIM UNLESS PARTITIONS ARE SPACED AT LEAST 30" APART.
NICHOLS NY, 13812
AAAarrrrcccchhhhiiiittteeeeccccttttssss,,,,    EEEEnnnnniiinnnneeeeeeeerrrrssss
FOR GOSER REVIEW
TOWN OF NICHOLS
HIGHWAY GARAGE RELocation
MAGNOLIA RISE
TYPICAL ACCESSIBILITY DETAILS
BUILDING BLOCKS
ACCESSIBLE ROUTES
PROTRUDING OBJECTS
VERTICAL CLEARANCE
REACH RANGES
SPACES
RAMP/ GUARDS/ HANDRAILS
HANDRAILS
PLUMBING ELEMENTS AND FACILITIES
TOILET ADULT
URINAL ADULT
LAVATORY ADULT
COMMUNICATION ELEMENTS AND FEATURES
SPECIAL ROOMS AND SPACES
TACTILE CHARACTERS
KITCHEN MANEUVERING CLEARANCES
STORAGE BUILDING PLAN AND SECTION

TOWN OF NICHOLS
HIGHWAY GARAGE RELOCATION
700 BUCK ROAD
NICHOLS NY, 13812

1/8" = 1'-0"

A101

SALT STORAGE BUILDING PLAN

BUILDING SECTION

KEY PLAN

GRAVEL STORAGE AREA

SALT STORAGE

HIGHWAY GARAGE

STORAGE BUILDING PLAN AND SECTION

FOR REVIEW

6/16/2017 12:59:23 PM
1. **GENERAL CONTRACTOR SHALL CUT AND FRAME OPENING FOR HVAC.** CONTRACTOR TO INSTALL LOUVERS. COORDINATE SIZE AND SUPPORTS AND TRIM (SEE DRAWINGS).

2. **GENERAL CONTRACTOR SHALL CUT OPENINGS FOR HVAC.** CONTRACTOR TO INSTALL INTAKE OR EXHAUST VENTS IN WALL GUTTER AND DOWNSPOUT (TYPICAL) AND ROOF, PATCH OPENING AND PAINT.

3. **GENERAL CONTRACTOR SHALL REVIEW PLUMBING AND HVAC DRAWINGS FOR ANY ADDITIONAL VENTS OR EXHAUST REQUIRED FOR HIM TO CUT AND FRAME.** COORDINATE WITH PLUMBING AND HVAC CONTRACTOR.

**NOTES:**

- PEAK HEIGHT 25' - 10" 
- HVAC. CONTRACTOR TO INSTALL LOUVERS. COORDINATE SIZE AND SUPPORTS AND TRIM (SEE DRAWINGS).
- SNOW GUARD
- GUTTER AND DOWNSPOUT (TYPICAL)
- CAST ALUMINUM LETTERS
- SNOW GUARD
- CAST ALUMINUM LETTERS
- SNOW GUARD
- GUTTER AND DOWNSPOUT (TYPICAL)
- PE 1"/1'-0" SLO
REPAIR BAY

101

TYP. 4" TYP. 1'-0"

12" HI-R UNITS DOOR (SEE DOOR SCHEDULE FOR TYPE)

STEEL CHANNEL JAMB AND HEAD @ ALL OVERHEAD DOORS (PAINT) TYPICAL

OVERHEAD DOOR (TYPICAL)

6" STEEL BOLLARD WITH CONCRETE FILL AND ROUNDED CAP (TYPICAL) AT ALL OVERHEAD DOORS

ALUMINUM DOOR FRAME DOOR (SEE DOOR SCHEDULE FOR TYPE)

5/8" TYPE 'X' GYPSUM BOARD TO 6" ABOVE CEILING AT EXTERIOR OFFICE WALL

ALUMINUM SLIDING WINDOW

FLASHING BELOW

2" INSULATED METAL PANEL

6" WHITE REINFORCED VINYL FACED BATT INSULATION

METAL LINER PANEL

EQUIPMENT BAY

6" WHITE REINFORCED VINYL FACED BATT INSULATION

2" INSULATED METAL PANEL

FLASHING BELOW

METAL LINER PANEL UP TO ROOF AT WALL TYPE C ONLY

EQUIPMENT SHED

REPAIR BAY

OIL ROOM

DOOR (SEE DOOR SCHEDULE FOR TYPE)

11" 6" WHITE REINFORCED VINYL FACED BATT INSULATION

2" INSULATED METAL PANEL

FLASHING BELOW

METAL LINER PANEL
**PLUMBING FIXTURE SCHEDULE**

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<th>Trimmed</th>
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<td>Bath</td>
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**PLUMBING SYMBOL LIST**

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<td>Galvanized Steel Pipe</td>
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**WATER HEATER SCHEDULE**

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**WATER HAMMER ARRESTOR (WHA)**

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**DRAIN SCHEDULE**

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<tr>
<td>Schedule B</td>
<td>Include all traps</td>
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**NOTES**

1. All drains shall be vented properly.
2. All traps shall be connected properly.
3. All plumbing shall be concealed within the walls.
4. All materials shall be specified in the contract.
WARNING:

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TOWN OF NICHOLS
HIGHWAY GARAGE RELOCATION
742 EAST RIVER ROAD
NICHOLS NY, 13812

SHEET NO.

SCHEMATICS - HVAC

HYDRONIC SCHEMATIC

NO SCALE

P:\15056\HVAC\15056_H104.dwg, 6/16/2017 3:09:57 PM
### BOILER SCHEDULE

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**NOTES**: Use R-12 on all boilers, except for the one in the mainplate metal.

### SPLIT AIR CONDITIONING UNIT/HEAT PUMP SCHEDULE

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**NOTES**: Use R-12 on all boilers, except for the one in the mainplate metal.

### PUMP SCHEDULE

<table>
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**NOTES**: Use R-12 on all boilers, except for the one in the mainplate metal.

### EXHAUST FAN SCHEDULE

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<th>UNIT NO.</th>
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<th>CAPACITY</th>
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### RADIANT FLOOR HEATING SCHEDULE

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<th>CAPACITY</th>
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**NOTES**: Use R-12 on all boilers, except for the one in the mainplate metal.

### HEAT RECOVERY UNIT SCHEDULE (PLATE TYPE)

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<th>UNIT DESCRIPTION</th>
<th>LOCATION</th>
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### ENERGY RECOVERY UNIT SCHEDULE (PLATE TYPE)

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<th>UNIT DESCRIPTION</th>
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**NOTES**: Use R-12 on all boilers, except for the one in the mainplate metal.
AUTOMATIC AIR DAMPER

HP

HORSEPOWER

DUCTWORK

ACCESS DOOR

HR

HOUR

EQUIPMENT

AFF

ABOVE FINISH FLOOR

IN.

INCH

APD

AIR PRESSURE DROP

KW

KILOWATT

AAD
AD

THERMOSTAT, SENSOR, THERMISTOR

T

DUCT SIZE, FIRST FIGURE
IS SIDE SHOWN

20x12

BHP

BRAKE HORSE POWER

LAT

BTU

BRITISH THERMAL UNIT

CFM

CUBIC FEET PER MINUTE

MAX.

MAXIMUM

DIA

DIAMETER

MBH

THOUSAND BRITISH THERMAL UNITS

LEAVING AIR TEMPERATURE
DUCT SECTION - SUPPLY

LV

LOUVER
DUCT SECTION - RETURN, EXHAUST OR OUTSIDE AIR

MIN.

SUPPLY DUCT UP

MINIMUM

RETURN, EXHAUST OR OUTSIDE AIR DUCT UP

EAH

ENTERING AIR HUMIDITY

NO.

NUMBER

EAT

ENTERING AIR TEMPERATURE

OA

OUTSIDE AIR

EXHAUST FAN

RA

RETURN AIR

EWH

ELECTRIC WALL HEATER

RH

INFRA-RED RADIANT HEATER

ERU

ENERGY RECOVERY UNIT

RPM

FAHRENHEIT

SA

SUPPLY AIR

FDC

FLEXIBLE DUCT CONNECTOR

SP

STATIC PRESSURE

FPM

FEET PER MINUTE

V

GC

GENERAL CONTRACTOR

VD
VEF

VOLT

SUPPLY DUCT THRU FLOOR OR ROOF

VOLUME DAMPER

RETURN DUCT THRU FLOOR OR ROOF

VEHICLE EXHAUST FAN

NECK
CFM

A(TYPE)

NECK
CFM

1(TYPE)

AAD
LOCATIO
N

SYSTEM

TYPE

SIZE

FLOW

WPD

BUILT-IN
STRAINER

AS-1

MECH.
RM

HEATING LOOP

FULL FLOW
TANGENTIAL

2.5

47

1.0

YES

UNIT NO.

TYPE

DESCRIPTION

CONSTRUCTION

FEATURES

1

12"x12" OR 24"x24" (AS SHOWN)
MULTI-CORE FACE DIFFUSER
SUPPLY AIR

STEEL FLUSH STAMPED
MULTI-CORE

4-WAY ADJUSTABLE PATTERN
DAMPER OPERABLE FROM FACE

SUPPLY AIR REGISTER

STEEL DOUBLE DEFLECTED
ADJUSTABLE BLADES,
FRONT SPACED
3/4" ON CENTER.

BLADES SHALL HAVE STEEL FRICTION
PIVOT ENDS. DAMPER OPERABLE
FROM FACE, FRONT BLADES
PARALLEL TO HORIZONTAL.

TITUS 300 RL

BLADES SHALL HAVE STEEL FRICTION
PIVOT ENDS, DAMPER OPERABLE
FROM FACE, FRONT BLADES
PARALLEL TO VERTICAL.

TITUS DL

HEAVY GAUGE EXTRUDED
ALUMINUM DRUM CAPABLE OF
3

A

B

SUPPLY AIR DRUM LOUVER

FROM CENTER, INDIVIDUALLY
ADJUSTABLE HEAVY GAUGE
EXTRUDED ALUMINUM BLADES,
5" ON CENTER.

TITUS TMSA

12"x12" OR 24"x24" (AS SHOWN)
PERFORATED FACE DIFFUSER
RETURN AIR

STEEL FLUSH PERFORATED
FACE WITH 3/16" HOLES ON 1/4"
STAGGERED CENTERS

RETURN, EXHAUST OR MAKE-UP
AIR REGISTER

STEEL FIXED BLADES
PARALLEL TO LENGTH
SPACED AT 1/2" ON CENTER

BLADES SHALL BE FIXED BY
MULLIONS BEHIND THE GRILLE AND
FIXED TO GRILLE BY WELDING,
PROVIDE OPPOSED BLADE DAMPER
ADJUSTABLE FROM FACE

MANUAL VOLUME DAMPER

SERVICE

LOCATION

ASSOC. FAN/AHU

CFM

THROAT SIZE (IN.)

HOOD SIZE
(IN.)

SP

(IN

DESIGN MAKE

WG)

SRV-1

OUTSIDE AIR

ROOF

ERU-1

800

12x12

---

0.05

COOK GR

SRV-2

EXHAUST AIR

ROOF

ERU-1

800

12x12

---

0.05

COOK GR

SRV-3

OUTSIDE AIR

ROOF

HRU-1

5500

26x26

---

0.05

COOK GR

SRV-4

EXHAUST AIR

ROOF

HRU-1

5500

26x26

---

0.05

COOK GR

GENERAL NOTES:
A. PROVIDE 18" HIGH ROOF CURB
B. PROVIDE AAD CONTROLLED BY DDC SYSTEM.

UNIT NUMBER
UN-LATCHABLE FACE
WITHOUT DAMPER OR PATTERN
CONTROL
FOR LAY-IN CEILING

AUTOMATIC AIR DAMPER ELECTRIC
OR PNEUMATICALY OPERATED.

NO.

2

BASIS OF DESIGN

NOTE
S

SUPPLY DIFFUSER/ IDENTIFICATION

2016

UNIT NO.

RETURN/EXHAUST - GRILLE/REGISTER IDENTIFICATION

DATE:

FEET

TYPICAL

REVISIONS AND DESCRIPTIONS

FT

TYP.

EUH-1
TITUS PAR

TITUS 355 RL

KW

LOCATION

MBH OUTPUT

2.2

ELECTRIC SERVICE
112

CFM

7.5

NOTES:
1. PROVIDE INTEGRAL THERMOSTAT.
2. PROVIDE PRE-WIRED DISCONNECT SWITCH.
3. PROVIDE REMOTE WALL MOUNTED THERMOSTAT.

350

FAN MOTOR
HP

RPM

VOLTS

PHASE

1/100

1600

208

1

DESIGN EQUIPMENT

NOTES

Q-MARK/ MUH03-21

1,2

GENERAL NOTES:
A. PROVIDE WALL BRACKET HANGER KIT.

NOTES:
1.

P:\15056\HVAC\15056_H108.dwg, 6/16/2017 3:10:45 PM

GENERAL NOTES:
A. PROVIDE FRAMES FOR GYPSUM BOARD CEILING AS NECESSARY. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE.
B. PROVIDE BAKED ENAMEL FINISH WITH COLOR AS SELECTED BY ARCHITECT.
C. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE. SELECT DIFFUSER, REGISTER OR GRILLE ACCORDINGLY.
D. PROVIDE SIZE AND CONFIGURATION FOR 25 NC MAXIMUM.

UNIT NO.

AREA SERVED

UNIT
SERVED

COIL WIDTH
(IN)

COIL
HEIGHT (IN)

FACE
VELOCITY
(FPM)

CFM

EAT

LAT

GPM

MBH

APD
(MAX.)

WPD

ROWS

EWT

LWT

HC-1

CORE AREAS

ERU-1

18

18

356

800

0

75

6.5

65

0.2

1

2

140

120

NOTES:
1.

NOTES

SCHEDULES & SYMBOL LIST

F

REVOLUTIONS PER MINUTE

c Copyright

EF

NICHOLS NY, 13812

EXHAUST AIR

RETURN, EXHAUST OR OUTSIDE AIR DUCT DOWN

MANUAL DAMPER

742 EAST RIVER ROAD

EA

MD

TOWN OF NICHOLS
HIGHWAY GARAGE RELOCATION

DOWN

WARNING:

DN

SUPPLY DUCT DOWN

SHEET NO.

H108
PROJECT NO.
2110.11115
DATE:

CAD FILE NO.:

01/30/16


SAINT/SAID STORAGIE BUILDING PLAN - LIGHTING AND POWER

ELECTRICAL SYMBOL LIST


SITE PLAN SYMBOL LIST

WARNING: Copyright © 2016 Town of Nichols
June 15, 2016

Mr. Thomas J. King
Governor's Office of Storm Recovery
99 Washington Avenue
Suite 1224
Albany, NY 12260

RE: Highway Garage Relocation
Town of Nichols, Tioga County

Dear Mr. King:

We received your jurisdictional inquiry request for the Town of Nichols Highway Garage Relocation located on Stanton Hill Rd. in the Town of Nichols, Tioga County. It is our understanding that a new construction highway garage would be built. The facility will house municipal trucks, office space, and storage space for salt, sand, and fuel. The construction will require earthwork, ground work, and site preparation. Based on our understanding of the project and review of the Application for Funding dated December 2015, we have the following comments on the project:

WATER

Protection of Waters: A stream/pond is located within your project/site. The following provides a summary of the stream(s)/pond(s) within the project/site:

<table>
<thead>
<tr>
<th>Name</th>
<th>Class</th>
<th>Waters Index Number</th>
</tr>
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<tbody>
<tr>
<td></td>
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<td>SR-13-1-2</td>
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</table>

In Article 15, Protection of Waters Permit, pursuant to 6NYCRR Part 608 is required for any disturbance to the bed and banks of this/these stream(s)/pond(s).

Please note that any project undertaken shall not result in the degradation or contravening of water quality standards of the stream. Activities resulting in sedimentation and/or turbid waters may constitute a violation of water quality standards and the Environmental Conservation Law (ECL). Care needs to be taken to stabilize the disturbed areas promptly after construction, and all necessary precautions be taken to prevent contamination of the stream by silt, sediment, fuels, solvents, lubricants, or
any other pollutant associated with the project.

Stormwater Permit:  If your project will disturb more than one acre of land, you must comply with the State Pollutant Discharge Elimination System (SPDES) Phase II regulations for Stormwater Discharges Associated with Construction Activities. Information regarding the SPDES General Permit for Stormwater Discharges can be found on the Department’s website at: http://www.dec.ny.gov/chemical/8468.html.

STATE-LISTED SPECIES

We have reviewed the available information in the New York Natural Heritage Program database on known occurrences of rare or state-listed animals and plants, significant communities and other significant habitats. No records of known occurrences were found in the (immediate) vicinity of the project/site.

All threatened or endangered species are subject to regulation under Article 11, Title 5 of the Environmental Conservation Law and a permit is required for a taking of that species pursuant to 6 NYCRR Part 182. Besides death of individuals, taking includes harassment, interference with essential behaviors, and adverse modification of habitat. Additional information on the proposal will be required for a determination on the need for a permit.

The absence of data does not necessarily mean that any other rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

CULTURAL RESOURCES

Your project/site appears to be located within an area of potential historical or archeological significance. If approvals/permits are needed from this Department, we may require consultation with the Office of Parks, Recreation and Historic Preservation (OPRHP) in order to better evaluate this project’s impact to these resources.

For more information, please visit the New York State Office of Historic Preservation website at http://www.nysparks.com/shpo/.

OTHER
Natural Resources of the State:

Work in certain wetlands and other waters of the United States may require a permit from the U.S. Army Corps of Engineers (USACOE). If a USACOE permit is required, the Department may need to make a determination that discharges from the proposed activities will comply with the applicable effluent limitations, water quality standards, and any other applicable conditions of the State Law. A Water Quality Certification, pursuant to Section 401 of the Federal Clean Water Act, may be required from this Department for impacts to federally regulated wetlands. Please contact the Department for further details. It is recommended that you contact the Corps at (518) 266-6350 to discuss their permitting requirements.

Please note that this letter only addresses the requirements for the following permits from the Department:

Protection of Waters

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at www.dec.ny.gov under “Programs” then “Division of Environmental Permits.”

Please contact this office if you have questions regarding the above information.

Sincerely,

May O’Malley

May O’Malley
Division of Environmental Permits
may.omalley@dec.ny.gov
518-402-9154

Cc: NYSDEC Region 7 Environmental Permits
Wellhead Protection Area
Critical Environmental Area (CEA)

Effective Date of Designation: 11-26-2011
Designating Agency: Village of Candor

Legend

- Wellhead Protection CEA

Base Map: DOT 1:24,000 Planemetric Images

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data. Please contact the designating authority for additional information regarding legal boundary descriptions.
Annual Average Daily Traffic
February 22, 2016

John Bonafide  
Director, Technical Preservation Bureau  
Division for Historic Preservation  
NYS Office of Parks, Recreation & Historic Preservation  
P.O. Box 189 – Peebles Island State Park  
Waterford, NY 12188-0189

Re: Section 106 Compliance for the Town of Nichols Highway Garage Relocation  
Nichols, Tioga County, New York

Dear Mr. Bonafide,

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds from the United States Department of Housing and Urban Development (HUD). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and request for consultation.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. A consultation request for the project described herein will also be sent to the Tribal Historic Preservation Offices for the Cayuga and the Onondaga Nations. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C. 470a), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action.

Area of Potential Effect: The Town of Nichols Highway Garage Relocation (Proposed Project) will be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Nichols, Tioga County (Figure 1). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

Proposed Project Description: The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks, causing extensive damage to the highway garage and its equipment. As a result, municipal services were hampered during and after the storms. Fuel, salt and sand were stored in the facility. As flood and ground waters rose, these materials were released into the nearby area, resulting in environmental contamination. The Town of Nichols has applied to GOSR under the NYRCR program to fund the relocation of the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.

The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.
The purpose of this letter is to initiate consultation pursuant to Section 106 of the National Historic Preservation Act (NHPA) per the implementing regulations at 36 Code of Federal Regulations (CFR) Part 800. GOSR respectfully requests your review of the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance, please respond within 15 days or sooner. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at Alicia.Shultz@nyshcr.org or call (518) 474-0647. Thank you for your time and consideration.

Sincerely,

Alicia Shultz
Community Developer - Environmental Services
New York State Homes & Community Renewal
38-40 State St., 408N,
Hampton Plaza, Albany, NY 12207

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Figure 3: Aerial View of Project Location
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Aerial View of Project Location

Figure 3
February 23, 2016

Ms. Alicia Shultz
New York State Homes & Community Renewal
38 State Street
Albany, NY 12207

Re: GOSR/ NYSHCR
Town of Nichols Highway Garage Relocation
Town of Nichols, Tioga County, NY
16PR01080

Dear Ms. Shultz:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based on available information, your project is located in an archaeologically sensitive area. Multiple archaeological sites have been recorded in this vicinity. While a portion of the project area was previously subjected to a Phase I archaeological survey, the remainder has not.

Therefore, SHPO recommends that a Phase I archaeological survey is warranted for all portions of the project that will involve ground disturbance, excluding the area previously surveyed, unless substantial prior ground disturbance can be documented. If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by SHPO. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many significant sites have been identified in previously cultivated land.

Please note that in areas with alluvial soils or fill, archaeological deposits may exist below the depth of superficial disturbances, such as pavement or even deeper disturbances, depending...
on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

Also, please note that wetlands may have areas of higher elevation that were suitable for habitation and/or the staging of temporary resource procurement camps. In addition, past climatic variations or modern changes in hydrology may have inundated areas formerly available for occupation.

A Phase I survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's area of potential effect. The SHPO can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the SHPO.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase I survey. Many archaeological consulting firms advertise their availability in the yellow pages. The services of qualified archaeologists can also be obtained by contacting local, regional, or statewide professional archaeological organizations. Phase I surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before any archaeological survey activities are conducted on State-owned land. If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities. The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private land.

If you have any questions please don't hesitate to contact me, or Larry Moss at Larry.Moss@parks.ny.gov.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
via e-mail only

CC: Tom King, GOSR
    Gwendolyn Sivirichi, AKRF
March 3, 2016

Clint Halfdown, Chief
Cayuga Nation of New York
P.O. Box 803
Seneca Falls, NY 13148

Re: Section 106 Compliance for the Town of Nichols Highway Garage Relocation Project
Town of Nichols, Tioga County, New York

Dear Chief Clint Halfdown:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for the relocation of the Town of Nichols Highway Garage in the Town of Nichols, Tioga County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Cayuga Nation of New York and the Onondaga Nation.

Area of Potential Effect: The Town of Nichols Highway Garage Relocation (Proposed Project) will be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Nichols, Tioga County (Figure 1). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

Proposed Project Description: The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks, causing extensive damage to the highway garage and its equipment. As a result, municipal services
were hampered during and after the storms. Fuel, salt and sand were stored in the facility. As flood and ground waters rose, these materials were released into the nearby area, resulting in environmental contamination. The Town of Nichols has applied to GOSR under the NYRCR program to fund the relocation of the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.

The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

Pursuant to NHPA Section 106, GOSR has initiated consultation with the State Historic Preservation Office (SHPO) concerning this Project and its potential to affect historic resources that are listed on or eligible for listing on the NRHP. GOSR is completing an environmental review for this project pursuant to HUD NEPA regulations. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 30 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

Mr. Thomas King  
Certifying Environmental Officer  
Governor’s Office of Storm Recovery  
99 Washington Avenue  
Suite 1224  
Albany, New York 12210
I am available to answer any questions that you may have regarding this action. If you have any questions, please feel free to contact me at (518) 473-0015 or via email at Thomas.King@stormrecovery.ny.gov.

Sincerely,

Thomas J. King
Assistant General Counsel and Certifying Officer
Governor’s Office of Storm Recovery

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Figure 3: Aerial View of Project Location
Figure 1: Project Location Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION
Figure 2

Project Site Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Aerial View of Project Location

Figure 3
March 3, 2016

Irving Powless, Chief
Onondaga Nation
RR#1, Box 319-B
Onondaga Nation via Nedrow, NY 13120

Re: Section 106 Compliance for the Town of Nichols Highway Garage Relocation Project
Town of Nichols, Tioga County, New York

Dear Chief Irving Powless:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for the relocation of the Town of Nichols Highway Garage in the Town of Nichols, Tioga County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Cayuga Nation of New York and the Onondaga Nation.

Area of Potential Effect: The Town of Nichols Highway Garage Relocation (Proposed Project) will be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Nichols, Tioga County (Figure 1). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

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The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

Pursuant to NHPA Section 106, GOSR has initiated consultation with the State Historic Preservation Office (SHPO) concerning this Project and its potential to affect historic resources that are listed on or eligible for listing on the NRHP. GOSR is completing an environmental review for this project pursuant to HUD NEPA regulations. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 30 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

Mr. Thomas King  
Certifying Environmental Officer  
Governor’s Office of Storm Recovery  
99 Washington Avenue  
Suite 1224  
Albany, New York 12210
I am available to answer any questions that you may have regarding this action. If you have any questions, please feel free to contact me at (518) 473-0015 or via email at Thomas.King@stormrecovery.ny.gov.

Sincerely,

Thomas J. King  
Assistant General Counsel and Certifying Officer  
Governor’s Office of Storm Recovery

Enclosures:
Figure 1: Project Location Map  
Figure 2: Project Site Map  
Figure 3: Aerial View of Project Location
Figure 1

Project Location Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Location
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Site Map

Figure 2

Project Site
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Aerial View of Project Location

Figure 3
April 22, 2016

William Fisher, Chief
Seneca-Cayuga Nation
PO Box 453220
Grove, OK 74345-3220

Re: Section 106 Compliance for the Town of Nichols Highway Garage Relocation Project
Nichols, Tioga County, New York

Dear Chief William Fisher:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for the relocation of the Town of Nichols Highway Garage in the Town of Nichols, Tioga County. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Cayuga Nation of New York and the Onondaga Nation, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Town of Nichols Highway Garage Relocation (Proposed Project) will be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Nichols, Tioga County (Figure 1). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

Proposed Project Description: The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks, causing extensive damage to the highway garage and its equipment. As a result, municipal services...
were hampered during and after the storms. Fuel, salt and sand were stored in the facility. As flood and ground waters rose, these materials were released into the nearby area, resulting in environmental contamination. The Town of Nichols has applied to GOSR under the NYRCR program to fund the relocation of the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.

The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

Pursuant to NHPA Section 106, GOSR has initiated consultation with the State Historic Preservation Office (SHPO) concerning this Project and its potential to affect historic resources that are listed on or eligible for listing on the NRHP. The SHPO directed GOSR to a Phase I which has been completed and submitted. Based on the report SHPO has determined that No Historic Properties will be Affected. GOSR is completing an environmental review for this project pursuant to HUD NEPA regulations. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 20 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

Mr. Thomas King  
Certifying Environmental Officer  
Governor’s Office of Storm Recovery  
99 Washington Avenue  
Suite 1224  
Albany, New York 12210
I am available to answer any questions that you may have regarding this action. If you have any questions, please feel free to contact me at (518) 473-0015 or via email at Thomas.King@stormrecovery.ny.gov.

Sincerely,

[Signature]

Thomas J. King
Assistant General Counsel and Certifying Officer
Governor’s Office of Storm Recovery

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Figure 3: Aerial View of Project Location

Electronic letter sent to:
Paul Barton, THPO Representative
Seneca-Cayuga Nation
PO Box 453220
Grove, OK 74345-3220
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Aerial View of Project Location

Figure 3
April 05, 2016

Ms. Alicia Shultz
HCR
38 State Street
Albany, NY 12207

Re: GOSR
Town of Nichols Highway Garage Relocation
Town of Nichols, Tioga County, NY
16PR01080

Dear Ms. Shultz:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Title 54, Section 306108 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/ Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

SHPO has reviewed the following report for the above-referenced project – Phase 1 Archaeological Survey, Town of Nichols Highway Garage, Tioga County, New York (EDR, April 2016). Based on this and previous surveys of other portions of this project area, this office recommends that the planned project will have No Effect on historic resources listed or eligible for listing on the National Register of Historic Places. Should the project design be changed SHPO recommends further consultation with this office.

If you have any questions please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

cc: Gwendolyn Sivirichi, AKRF
Lauren Hayden, Louis Berger
Thomas King, GOSR
Phase 1 Archaeological Survey
Town of Nichols Highway Garage
Tioga County, New York

Prepared for:
Louis Berger
20 Corporate Woods Boulevard
Albany, NY
P: 518.432.9545
www.louisbeger.com

Prepared by:
Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.
217 Montgomery Street, Suite 1000
Syracuse, New York 13202
P: 315.471.0688
F: 315.471.1061
www.edrdpc.com

April 2016
Phase 1 Archaeological Survey

Town of Nichols Highway Garage Project

Town of Nichols, Tioga County, New York

Prepared for:

Louis Berger
412 Mount Kemble Ave.
Morristown, NJ
973-407-1000
http://www.louisberger.com/

Prepared by:

Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.
217 Montgomery Street, Suite 1000
Syracuse, New York 13202
P: 315.471.0688
F: 315.471.1061
www.edrdpc.com

April 2016
MANAGEMENT SUMMARY

SHPO Project Review Number:  16PR01080

Involved State/Federal Agencies:  Governor’s Office of Storm Recover (GOSR) (lead agency under SEQRA and acting lead agency under Section 106, NHPA)
US Department of Housing and Urban Development (lead agency under Section 106, NHPA)

Phase of Survey:  Phase 1 Archaeological Survey

Location Information:  Town of Nichols, Tioga County

Survey Area:
Project Description:  7.0-acre parcel proposed for development (~3.6 acres previously surveyed; ~3.4 acres previously un-surveyed)

USGS 7.5-Minute Quadrangle:  Owego, NY

Archaeological Survey Overview:

   Shovel tests:  44 shovel tests at 50-foot intervals (grid pattern)

   Excavation units:  n/a

   Surface survey:  n/a

Results of Archaeological Survey:

Pre-contact sites:  None

Historic sites:  None

Report Authors:  Nicholas P. Freeland, RPA and Susan G. Lawson

Date of Report:  April 2016
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1.0 INTRODUCTION

1.1 Purpose of the Investigation

On behalf of Louis Berger (Berger), Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) conducted a Phase 1 Archaeological Survey for the proposed Town of Nichols Highway Garage Relocation in Nichols, Tioga County, New York (Figure 1). The purpose of the Phase 1 survey is to determine whether archaeological sites are located in the areas that may be affected by the proposed Project. Approximately 3.6 acres of the current 7.0-acre Project Area of Potential Effect (APE) were previously investigated for archaeological resources by Pars Environmental, Inc. (Pars) (2010) and the Public Archaeology Facility, State University of New York at Binghamton (PAF) (2015) during Phase 1 surveys for the Department of the Army and FedEx, respectively. The Current Phase 1 Archaeological Survey accounts for the remaining 3.4 acres within the Project APE. This 3.4-acre portion of the 7.0-acre APE is referred to herein as the Phase 1 Archaeological Survey Area (Figures 2 and 3).

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. Section 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (CDBH-DR) funds from the United States Department of Housing and Urban Development (HUD). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR, Part 58. GOSR is acting on behalf of HUD in consulting with the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) in its capacity as State Historic Preservation Office (SHPO) (Appendix A), for the current Project. GOSR is also consulting with the Tribal Historic Preservation Offices for the Cayuga and Onondaga Nations for the proposed Project.

The Phase 1 Archaeological Survey was conducted under the supervision of a Registered Professional Archaeologist (RPA) in a manner consistent with the New York Archaeological Council’s (NYAC’s) 1994 Standards for Cultural Resources Investigations and the Curation of Archaeological Collections in New York State (the NYAC Standards; NYAC, 1994). This report was prepared in accordance with NYSOPRHP’s Phase 1 Archaeological Report Format Requirements (NYSOPRHP, 2005).

1.2 Project Location and Description

The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks, causing extensive damage to the highway garage and its equipment. As a result, municipal services were hampered during and after the storms. Fuel, salt, and sand were
stored in the facility. As flood and ground waters rose, these materials were released into the nearby area, resulting in environmental contamination. The Town of Nichols has applied to GOSR, under the New York Rising Community Reconstruction Program, to fund the relocation of the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.

The construction for the Project will necessitate significant vegetation clearing, grading and recontouring of the APE. The entire 7.0-acre APE has the potential to be disturbed during the construction process. The degree to which the APE has already been disturbed is discussed below in Section 2.4. The following terms are used throughout the document to describe the proposed action:

- **The Project**: The Town of Nichols Highway Garage Relocation Project, which involves the construction of a new pre-engineered building with seven truck repair bays, one wash bay, two seasonal equipment bays, office, toilets, mezzanine, and storage spaces. The proposed Project will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

- **The Area of Potential Effect (APE)**: The approximately 7.0-acre parcel of land indicated in Figures 2 and 3. All Project-related construction will occur within this parcel and the entire parcel has the potential to be impacted by Project-related activities. Approximately 3.6 acres of the APE has been previously surveyed for cultural resources at the Phase 1 level by Pars (2010) and PAF (2015).

- **Phase 1 Archaeological Survey Area**: An approximately 3.4-acre portion of the Project APE that has not been previously surveyed for cultural resources at the Phase 1B level (see Figures 2 and 3). The methods and results of Phase 1B archaeological survey testing of this area are described in this report.
2.0 BACKGROUND RESEARCH

2.1 Geology and Soils
The Project is located within the Glaciated Allegheny Plateau physiographic province which is part of the larger Appalachian Plateau. The Glaciated Allegheny Plateau is underlain by roughly horizontally-oriented sedimentary rocks. It is characterized by rugged topography which is the result of water and ice erosion. The current Project occurs within the Susquehanna Hills subdivision of the province which consists of hilly terrain with narrow valleys along the upper Susquehanna River and its tributaries (New York State Department of Transportation [NYSDOT], 2013).

Soils within the Glaciated Allegheny Plateau physiographic province consist largely of glacial till-derived soils on valley walls and uplands with alluvial and lacustrine soils deposits in the valley bottoms (NYSDOT, 2013). Mapped soils within the Project APE include Chenango Gravelly Silt Loam, Chippewa Channery Silt Loam, Tioga Silt Loam, and Woostern Gravelly Silt Loam (Esri and Natural Resources Conservation Service [NRCS], 2016; NRCS, 2016). Soils within the APE are depicted in Figure 4 and summarized below in Table 1.

<table>
<thead>
<tr>
<th>Map Unit Name</th>
<th>% of Project APE</th>
<th>Soil Horizon Depth</th>
<th>Color</th>
<th>Texture, Inclusions</th>
<th>Slope %</th>
<th>Drainage</th>
<th>Landform</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chenango Gravelly Silt Loam</td>
<td>6%</td>
<td>H1 - 0 to 8 inches: H2 - 8 to 28 inches:</td>
<td>Unavailable</td>
<td>Gravelly silt loam</td>
<td>0-3%</td>
<td>Well drained</td>
<td>Terraces and valley trains.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>H3 - 28 to 60 inches:</td>
<td>Gravelly silt loam</td>
<td>Unavailable</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chippewa Channery Silt Loam</td>
<td>69%</td>
<td>Ap - 0 to 7 inches: Eg - 7 to 15 inches:</td>
<td>Unavailable</td>
<td>Channery silt loam</td>
<td>0-8%</td>
<td>Poorly drained</td>
<td>Depressions.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bgx - 15 to 45 inches: C - 45 to 72 inches:</td>
<td></td>
<td>Channery silt loam</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Channery silt loam</td>
<td>Channery silt loam</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Channery silt loam</td>
<td>Channery silt loam</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tioga Silt Loam</td>
<td>15%</td>
<td>H1 - 0 to 18 inches: H2 - 18 to 36 inches:</td>
<td>Unavailable</td>
<td>Silt loam</td>
<td>0-3%</td>
<td>Well drained</td>
<td>Floodplains.</td>
</tr>
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<td></td>
<td></td>
<td>H3 - 36 to 60 inches:</td>
<td>Loam</td>
<td>Unavailable</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Woostern Gravelly Silt Loam</td>
<td>10%</td>
<td>H1 - 0 to 8 inches: H2 - 8 to 30 inches:</td>
<td>Unavailable</td>
<td>gravelly silt loam</td>
<td>6-15%</td>
<td>Well drained</td>
<td>End moraines, lateral moraines, and/or valley sides.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>H3 - 30 to 60 inches:</td>
<td>gravelly silt loam</td>
<td>gravelly silt loam</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.2 Previous Archaeological Surveys and Sites

As noted in Sections 1.1 and 1.2, approximately 3.6 acres of the current 7.0-acre Project APE were previously surveyed for archaeological resources by Pars (2010) for the Department of the Army’s U.S. Army Reserve Center and PAF (2015) for the FedEx Freight Facility (Figure 5). The current Phase 1 Archaeological Survey accounts for the remaining 3.4 acres within the current Project APE. This 3.4-acre portion of the 7.0-acre Project APE is referred to herein as the Phase 1 Survey Area. Neither of the two previous Phase 1 archaeological surveys located within the
current Project APE (Pars, 2009; PAF, 2015) identified any archaeological sites and no previously recorded archaeological sites are located within the Project APE.

In addition to the Pars (2010) and PAF (2015) surveys, three other archaeological projects were conducted within 1-mile (1.6 kilometers) of the Project APE between 1998 and 2015. The additional archaeological projects consist of a 1998 Phase I/II investigation for a proposed gravel mine (Hartgen Archaeological Associates [Hartgen], 1998), a 2009 Phase III data recovery of a prehistoric Late Woodland site for the same gravel mine (Hartgen, 2009), and a Phase 1B archaeological survey for the Tioga County Industrial Development Agency’s Lounsberry South Property (Hartgen, 2015). None of these three previously conducted archaeological projects overlap with the current Project APE.

According to the NYSOPRHP’s online Cultural Resources Information System (CRIS) database, fifteen previously recorded archaeological sites are located within 1 mile (1.6 kilometers) of the Project APE (Table 2). They consist of 10 prehistoric archaeological sites and two prehistoric New York State Museum (NYSM) Areas, as well as three historic archaeological sites. Four of the previously recorded sites are eligible for listing on the State/National Register of Historic Places (S/NRHP), five have undetermined eligibilities, and six are ineligible for listing on the S/NRHP.

Table 2. Previously Archaeological Sites within 1-Mile of the Project APE.

<table>
<thead>
<tr>
<th>NYSOPRHP Site No./USN</th>
<th>Additional Site No./Site Name</th>
<th>Distance from Project APE</th>
<th>Time Period</th>
<th>Site Type</th>
<th>NRHP Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>10705.000009</td>
<td>SUBI 302</td>
<td>1 mile</td>
<td>Prehistoric</td>
<td>Lithic scatter</td>
<td>Undetermined</td>
</tr>
<tr>
<td>10705.000010</td>
<td>Stanton Hill Road (RMSC Owg 006, LO 1)</td>
<td>0.8 mile</td>
<td>Prehistoric (Late Woodland)</td>
<td>Lithic/ceramic scatter with net sinkers</td>
<td>Undetermined</td>
</tr>
<tr>
<td>10705.000022</td>
<td>Hunts Creek Site (SUBI-1726)</td>
<td>0.8 mile</td>
<td>Prehistoric</td>
<td>Lithic scatter</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>10705.000023</td>
<td>Middendorf I Site (SUBI-1727)</td>
<td>0.7 mile</td>
<td>Prehistoric (Late Woodland)</td>
<td>Isolated projectile point</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>10705.000024</td>
<td>Middendorf II Site (SUBI-1728)</td>
<td>0.7 mile</td>
<td>Prehistoric</td>
<td>Lithic scatter</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>10705.000025</td>
<td>Middendorf III Site (SUBI-1729)</td>
<td>0.7 mile</td>
<td>Prehistoric</td>
<td>Lithic scatter</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>10705.000026</td>
<td>Berry Site (SUBI-1730)</td>
<td>0.6 mile</td>
<td>Prehistoric</td>
<td>Lithic scatter</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>10705.000027</td>
<td>J. White Site (SUBI-1731)</td>
<td>0.4 mile</td>
<td>Historic</td>
<td>Historic foundation and artifact scatter</td>
<td>Not Eligible</td>
</tr>
<tr>
<td>10705.000029</td>
<td>Locus 1 Haner Prehistoric Site</td>
<td>0.9 mile</td>
<td>Prehistoric (Late Archaic – Middle Woodland)</td>
<td>Camp</td>
<td>Eligible</td>
</tr>
<tr>
<td>NYSOPRHP Site No./USN</td>
<td>Additional Site No./Site Name</td>
<td>Distance from Project APE</td>
<td>Time Period</td>
<td>Site Type</td>
<td>NRHP Status</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-----------------------------</td>
<td>--------------------------</td>
<td>-------------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>10705.000030</td>
<td>Locus 2 Haner Prehistoric Site</td>
<td>0.8 mile</td>
<td>Prehistoric (Transitional through Late Woodland)</td>
<td>Camp</td>
<td>Eligible</td>
</tr>
<tr>
<td>10705.000031</td>
<td>Locus 3 Haner Prehistoric Site</td>
<td>0.9 mile</td>
<td>Prehistoric</td>
<td>Camp or village with burials</td>
<td>Eligible</td>
</tr>
<tr>
<td>10705.000032</td>
<td>Chenango Canal Extension (Haner Property)</td>
<td>0.8 mile</td>
<td>Historic</td>
<td>Canal</td>
<td>Eligible</td>
</tr>
<tr>
<td>10705.000033</td>
<td>S.B. Smith Historic Site</td>
<td>0.8 mile</td>
<td>Historic</td>
<td>Historic artifact scatter</td>
<td>Undetermined</td>
</tr>
<tr>
<td>NYSM 4979 (Area)</td>
<td>N/A</td>
<td>Partially overlaps APE</td>
<td>Prehistoric</td>
<td>General area defined based on other NYSM sites noted by Parker (1922).</td>
<td>Undetermined</td>
</tr>
<tr>
<td>NYSM 4988 (Area)</td>
<td>Parker (1922:702), Tioga County No. 39</td>
<td>Partially overlaps APE</td>
<td>Prehistoric</td>
<td>“Early village site on the La Monte property” (Parker, 1922:702).</td>
<td>Undetermined</td>
</tr>
</tbody>
</table>

Other than the two NYSM Areas, no previously recorded archaeological sites are located closer than 0.4 mile (0.6 kilometer) from the Project APE. Both NYSM Areas overlap with small portions of the Project APE (NYSM Area 4979 in the northwest of the APE and NYSM Area 4988 in the southwest of the APE). The NYSM Areas represent vaguely defined areas of prehistoric occupation reported by Parker (1922), and are not equivalent to formally delineated archaeological site boundaries.

EDR also reviewed NYSOPRHP’s CRIS database to determine whether any previously identified historically and/or architecturally significant properties are located within the Project APE, or within a 1-mile radius. No buildings were identified as eligible, or listed on, the S/NHRP within a 1-mile radius of the Project APE.

### 2.3 History of the Project Site

EDR reviewed historical narratives and cartographic sources to investigate the history of the Project APE. Historical sources that were reviewed for the Project include the Outline History of Tioga and Bradford Counties in Pennsylvania, Chemung, Steuben, Tioga, Tompkins and Schuyler in New York (Gazette Company, 1885), Our County and Its People: A Memorial History of Tioga County (Kingman, 1896), and A History of the Town of Nichols (Everett, 1974). Historical maps examined by EDR included the 1869 Beers Atlas of Tioga County (Figure 6), and the 1903 and 1956 USGS Owego, N.Y. topographic quadrangles (Figures 7 and 8) from the University of New Hampshire Library Digital Collections.
At the time of European colonization and contact in the seventeenth and eighteenth centuries, the Onondaga and Cayuga Nations of the Iroquois Confederacy occupied Tioga County, though it was previously territory of the Owasco culture from approximately 1100-1350 A.D. In 1779, American Generals John Sullivan and James Clinton led a force of 3,500 men through the Finger Lakes region of New York to inflict retribution upon the western Iroquois groups for their loyalty to the British during the Revolutionary War. Military forces under General Clinton raided and burned the Onondaga village and orchards at Ahwaga (the 18th century predecessor to Owego), and in 1788 and 1789 the Onondaga and Cayuga ceded their lands in what would become Tioga County to New York State.

By 1800 very few Native Americans remained in Tioga County (Everett, 1974; Quest and Canavan, 2005). Euro-American settlers from Pennsylvania, Connecticut, Massachusetts, New Jersey, and the Hudson Valley began to populate the area of Tioga County around 1785, attracted by the rich, alluvial soils of the area, settlements formed at Owego, and several other future villages. The county population approached 7,000 people by 1800, and continued to grow dramatically throughout the 1810s and 1820s, reaching 25,000 by the mid-nineteenth century. Timbering and agriculture were the dominant industries in the early years of the county, with wheat and feed crops, and dairy products shipped down the Susquehanna River, and later by railroad to other, distant markets throughout the state and northeastern U.S. (Quest and Canavan, 2005).

Historical sources note that the first permanent Euro-American settlers in the Town of Nichols arrived in the 1780s and settled along the fertile agricultural areas of the river flats (Caloroso, 2010; Kingman, 1896:472-473). The State Legislature formally established the Town of Nichols in 1824. At the time it was founded, there were 951 residents in the Town but the population had reached 1,986 residents by 1840 (Gazette Company, 1885:221; Kingman, 1896:479-480). The early residents were for the most part farmers and the only local industrial concerns during the early-nineteenth century were sawmills (Lindstrom, 2005). The Pearsall brothers undertook extensive lumbering operations and established a sawmill, which encouraged settlement and cultivation of the surrounding area (Kingman, 1896: 481). The Village of Owego (approximately 3 miles northwest of the Project APE) was historically the nearest principal settlement and commercial center to the current Project APE.

The Delaware, Lackawanna, and Western (DL&W) Railroad was constructed through the Town of Nichols in 1882 (Caloroso, 1990; 2010; Lindstrom, 2005) and ran along the south side of the Susquehanna River. The expansion of rail lines in the county during the late-nineteenth century encouraged many local farmers to turn to dairying and numerous creameries were built along the rail lines beginning in the 1870s. By 1900 there were over 3,000 farms in Tioga County, most of which were dairies. By the end of the twentieth century, total farm acreage declined by two-thirds with only approximately 500 farms remaining in the county (Caloroso, 1990; Quest and Canavan, 2005).
Important industries in the Town of Nichols during the twentieth century included the Borden Evaporated Milk Company (1906-1951; subsequently Crowley until 1971), the Nichols Knitting Mills (ca. 1900-1920), the Johnson and Son Furniture Company (1908-1948), and the Nichols Industrial Corporation – a precision parts manufacturer (1952-1958) (Lindstrom, 2005; Quest and Canavan, 2005). Passenger train service through Nichols ended in 1959. The next year the DL&W merged with the Erie Railroad to form the Erie-Lackawanna Railroad. In 1965, the Erie-Lackawanna Railroad ceased all operations on the former DL&W Railroad tracks (Caloroso, 1990).

During the late-twentieth century many Tioga County residents commuted to jobs in the surrounding area, such as Broome County, Ithaca, Cortland, and Elmira. This trend was largely encouraged by the construction of the Southern Tier Expressway (NYS Route 17/Interstate 86), which was completed through Nichols in 1969 (Caloroso, 2010; Quest and Canavan, 2005). The Southern Tier Expressway between Nichols and Waverly opened in 1973 (Caloroso, 1990).

Historic maps reviewed for the Project depict the following within and adjacent to the Project APE:

- The 1869 Beers Atlas of Tioga County shows Stanton Hill Road in its current location, with structures on its north and south sides, but does not depict any structures within the Project APE.
- The 1903 USGS Owego, NY Topographic Map continues to show Stanton Hill Road in its current location, with fewer structures alongside it, none of which are within the Project APE.
- The 1956 USGS Owego, NY Topographic Map shows Stanton Hill Road in its current location, with even fewer structures alongside it, none of which are within the Project APE.

2.4 Existing Conditions

Existing conditions within the Project site were observed and photographed during the Phase 1 archaeological survey fieldwork on March 11, 2015. Existing conditions within the Project site are shown on Figures 2 and 9 and in photographs included in Appendix B (see Photographs 1-12):

- The Project APE is located on gently to moderately northwest sloping terrain on the second major terrace above the Susquehanna River and the lower slopes of a small southwest-northeast-trending ridge that leads to the uplands along the south/southeast side of the river valley (Appendix B, Photographs 1-8).
- A small stream trends southwest along the base of the slope within the APE and feeds into Smith Creek which trends west to northwest and feeds into the Susquehanna River west of the Project APE (Appendix B, Photograph 9).
• The flat portion of the APE located on the river terrace consists of an active cornfield which contained last year's corn stalks as well as various weedy grasses and forbs at the time of the survey.

• The creek within the APE is surrounded by a narrow band of willows, other deciduous trees and shrubs, and various grasses, sedges, and forbs (Appendix B, Photograph 9).

• The sloping portion of the APE consists of successional pasture and agricultural field that contains various weedy grasses, sedges, and forbs, scatter briars and wild rose, scattered white pine saplings, one mature apple tree, and a northeast/southwest-trending tree line consisting of mixed deciduous trees (Appendix B, Photographs 1-8).

• The sloped portion of the APE contains a large wetland which had been delineated with flagging at the time of the archaeological survey. Soil in this area ranged from inundated to dry and EDR archaeologists were able to excavate shovel tests throughout much of the wetland (Figures 2 and 9; Appendix B, Photographs 11-12; and see discussion below in Section 3.3).
3.0  ARCHAEOLOGICAL SENSITIVITY ASSESSMENT

3.1  Prehistoric Native-American Archaeological Sensitivity Assessment
There is a high density of previously recorded prehistoric archaeological sites within 1 mile (1.6 kilometers) of the Project APE, including two New York State Museum areas. However, all the previously recorded prehistoric sites in the vicinity of the Project APE are between the Susquehanna River and the Project APE (i.e., closer to the river than the APE). Topographically, the previously recorded prehistoric sites in the vicinity occur on the first two major terraces above the Susquehanna River; whereas the Project APE occurs partially on the second terrace and partially on the lower slope of a small ridge at the edge of the uplands overlooking the river valley.

It should also be noted that previous archaeological surveys in the area have focused on the flat terrain on the first two river terraces and there have been no previous archaeological surveys in the hillier upland terrain nearby. Therefore, the apparent concentration of sites along the river terraces may be a result of the biased distribution of archaeological survey rather than an accurate representation of prehistoric land use. However, it has been well documented in New York State that prehistoric settlement tends to be concentrated in close proximity to major rivers and lakes (e.g., Funk, 1993). Therefore, the Project APE is considered to be moderately sensitivity for undiscovered prehistoric archaeological materials.

3.2  Historic Period Archaeological Sensitivity Assessment
Euro-American settlement began in what would become the Town of Nichols as early as the late eighteenth century, and early farmers settled along the terraces of the Susquehanna River. During background research for the Project, EDR did not identify any records of historic structures within or immediately adjacent to the Project APE, although there are three historic archaeological sites between 0.4 and 0.8 miles away from the APE. As described in Section 2.3, EDR reviewed historic maps from the nineteenth and twentieth centuries that depict the vicinity of the Project APE (Figures 6-8). No structures are depicted within the Project APE on any of the historic maps reviewed for the Project. Therefore, the Project APE is considered to have a low sensitivity for historic-period archaeological sites to be present.

3.3  Ground Slope & Disturbance
The NYAC Standards indicate that Phase 1 archaeological survey is not necessary in wetland areas, previously disturbed areas, and areas where slopes exceed 12-15% (NYAC, 1994). Much of the Phase 1 Archaeological Survey Area occurs on a moderate northwest-facing slope that and much of the area is a delineated wetland (Figure 2). However, the slope was not estimated to be greater than 12% and EDR archaeologists were able to place shovel tests within the wetland area on areas of slightly raised or otherwise drier land. Some portions of the delineated
wetland which were completely inundated or saturated were not tested (Appendix B, Photograph 11). The Phase 1 Survey Area showed evidence of having been used as an agricultural field in the recent past, including some approximately 1-foot deep ruts from tractors (see Appendix B, Photograph 10), but overall the area is not considered to have been significantly previously disturbed.
4.0 PHASE 1 ARCHAEOLOGICAL SURVEY FIELDWORK

4.1 Phase 1 Archaeological Survey Fieldwork Methods
EDR conducted a Phase 1 archaeological field survey of the Phase 1 Archaeological Survey Area in accordance with the NYAC Standards. The archaeological survey included the excavation of 44 shovel tests at 50-foot (approximately 15-meter) intervals in a grid pattern across the Project site (see Figure 9). Shovel tests were approximately 12-20 inches (30-50 cm) in diameter and excavated to a depth of at least 4 inches (10 cm) into the “B” horizon subsoil stratum or to the limits of practical hand excavation. Each shovel test was identified with standard provenience information consisting of a transect letter followed by a period and sequential shovel test number within each transect (e.g. shovel tests A.01, A.02, B.01, B.02, etc...). The locations of all shovel tests were recorded with professional-grade GPS equipment and noted on field maps. Stratigraphic profiles, including depth, soil color, and texture, for all shovel tests were recorded on standardized field record sheets (see Appendix C).

All soils excavated from shovel tests were screened through 0.25-inch hardware cloth.

4.2 Phase 1 Archaeological Survey Fieldwork Results
EDR conducted the Phase 1 archaeological survey fieldwork for the Project on March 11, 2016. Field conditions consisted of overcast to partly cloudy skies with no precipitation. The fieldwork was supervised by Nicholas Freeland, RPA (Project Archaeologist), assisted by Heather Little (Archaeological Field Assistant). EDR personnel excavated 44 shovel tests at 50-foot intervals within the Project APE (see Figure 9). Shovel tests were excavated to depths ranging between 15 and 45 cm (6-18 inches) below ground surface (bgs). As previously discussed, inundated or completely saturated areas were not tested.

Soils observed in shovel tests varied throughout the Project site but typically included dark to very dark grayish brown silty loam to depths between 5 and 35 cm (2 and 14 inches) bgs, underlain by light brownish gray to light yellowish brown silty loam to depths of 45 cm bgs (Appendix B, Photographs 13-15; Appendix C). Soils contained moderate to high concentrations of gravel and cobbles throughout the Phase 1 Archaeological Survey Area (see Appendix C).

In summary, no cultural materials of any sort, and therefore no potentially significant prehistoric or historic archaeological artifacts, features or sites, were identified within the Phase 1 Survey Area:
5.0 SUMMARY AND CONCLUSIONS

5.1 Summary of Phase 1 Archaeological Survey

The results of the Phase 1 archaeological survey can be summarized as follows:

- Approximately 3.6-acres of the current 7-acre Project APE were previously surveyed for archaeological resources during two previous Phase 1 archaeological surveys (Pars, 2010; PAF, 2015).
- The two previous surveys did not identify any archaeological resources within or near the APE for the current Project.
- The current Project APE occurs partially within two NYSM Archaeological Areas but the nearest formally defined archaeological site is approximately 0.6 miles (1.0 kilometers) away from the APE.
- No S/NRHP-listed or eligible sites are located within or immediately adjacent to the Project APE.
- No former structure locations were identified within or immediately adjacent to the Project APE during the historic map review which encapsulated the 1869 Beers Tioga County Atlas, the 1903 USGS Owego, NY topographic map, and the 1956 USGS Owego, NY topographic map.
- The Project site consists of a mix of active agricultural field, successional agricultural field/wetland, and a narrow undeveloped stream corridor.
- Phase 1 archaeological survey fieldwork (shovel testing and pedestrian survey) was conducted within the 3.4-acre Phase 1 Archaeological Survey Area.
- A large portion of the Phase 1 Archaeological Survey Area is a delineated wetland and inundated or saturated portions of the wetland were not tested during the current survey.
- With the exception of current and past agricultural activities, the Project APE is largely undisturbed.
- EDR archaeologists excavated a total of 44 shovel tests at 50-foot (approximately 15-meter) intervals in a grid pattern within the 3.4-acre Phase 1 Archaeological Survey Area (see Figure 9).
- No cultural material was identified during the current Phase 1 archaeological survey.

5.2 Conclusions and Recommendations

Based on the results of the current Phase 1 archaeological survey, and two previous Phase 1 archaeological surveys (Pars, 2010; PAF, 2015), no archaeological sites are located within the APE for the Town of Nichols Highway Garage Project. Construction of the Project will not affect any potentially significant cultural resources. In the opinion of EDR, no additional archaeological investigations should be required for the proposed Project.
6.0 REFERENCES


Figures
GOSR Nichols Highway Garage
Town of Nichols, Tioga County, New York

Figure 1: Regional Project Location
April 2016

Notes:
1. Basemap: ESRI Street Map of North America
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY
Figure 2: Existing Conditions
April 2016
Notes: 1. Basemap: Esri ArcGIS “World Imagery” Online Map Service
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY

Figure 3: Project Topography
April 2016

Notes:
1. Basemap: Esri ArcGIS “USA Topo Maps” Online Map Service
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
Figure 4: Project Soils

Notes:
1. Basemap: Esri ArcGIS "World Imagery" Online Map Service
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
3. Soils data from Esri and NRCS, "SSURGO" online map service.

Source: Esri, DIGITALGLOBE, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo and the GIS User Community

GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY

Figure 4: Project Soils
April 2016

Phase 1 Archaeology Survey Area
Project APE
GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY

Figure 5: Previous Archaeological Surveys
April 2016

Notes:
1. Basemap: Esri ArcGIS "World Imagery" Online Map Service
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
Note: This historic map has been geo-referenced with modern map features. Potential sources of error inherent in this process include cartographic inaccuracies, differences in scale, and changes in the modern landscape. The geo-referenced map therefore presents approximate locations of historic map-documented features, and is not intended to depict survey-accurate information.

GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY
Figure 6: 1869 Beers Map of Tioga County, Nichols Sheet
April 2016
Notes: 1. Basemap: 1869 Beers Tioga County Atlas, Nichols Sheet
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY
Figure 7: 1903 Owego NY Topographic Map
April 2016

Notes:
1. Basemap: Owego, NY USGS Topographic Map
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
3. Historic topographic map downloaded as a geo-referenced .tiff file from the USGS online "TopoView" map service
GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY
Figure 8: 1956 Owego NY Topographic Map
April 2016

Notes:
1. Basemap: 1956 USGS Owego, NY USGS Topographic Map
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
3. Historic topographic map downloaded as a geo-referenced .tiff file from the USGS online "TopoView" map service
GOSR Nichols Highway Garage
Town of Nichols, Tioga County, NY

Figure 9: Archaeological Survey Results
April 2016

Notes: 1. Basemap: Esri ArcGIS 'World Imagery' Online Map Service
2. This is a color graphic. Reproduction in grayscale may misrepresent the data.
Appendix A:
NYSOPRHP Correspondence
February 22, 2016

John Bonafide
Director, Technical Preservation Bureau
Division for Historic Preservation
NYS Office of Parks, Recreation & Historic Preservation
P.O. Box 189 – Peebles Island State Park
Waterford, NY 12188-0189

Re: Section 106 Compliance for the Town of Nichols Highway Garage Relocation
Nichols, Tioga County, New York

Dear Mr. Bonafide,

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR) is acting under the auspices of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds from the United States Department of Housing and Urban Development (HUD). GOSR is the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and request for consultation.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. A consultation request for the project described herein will also be sent to the Tribal Historic Preservation Offices for the Cayuga and the Onondaga Nations. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C. 470a), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action.

Area of Potential Effect: The Town of Nichols Highway Garage Relocation (Proposed Project) will be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Nichols, Tioga County (Figure 1). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

Proposed Project Description: The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappaseening Creek overflowed their banks, causing extensive damage to the highway garage and its equipment. As a result, municipal services were hampered during and after the storms. Fuel, salt and sand were stored in the facility. As flood and ground waters rose, these materials were released into the nearby area, resulting in environmental contamination. The Town of Nichols has applied to GOSR under the NYRCR program to fund the relocation of the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.

The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.
The purpose of this letter is to initiate consultation pursuant to Section 106 of the National Historic Preservation Act (NHPA) per the implementing regulations at 36 Code of Federal Regulations (CFR) Part 800. GOSR respectfully requests your review of the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance, please respond within 15 days or sooner. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at Alicia.Shultz@nyshcr.org or call (518) 474-0647. Thank you for your time and consideration.

Sincerely,

Alicia Shultz
Community Developer - Environmental Services
New York State Homes & Community Renewal
38-40 State St., 408N,
Hampton Plaza, Albany, NY 12207

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Figure 3: Aerial View of Project Location
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Location Map

Figure 1
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Site Map

Figure 2
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Aerial View of Project Location

Figure 3
February 23, 2016

Ms. Alicia Shultz
New York State Homes & Community Renewal
38 State Street
Albany, NY 12207

Re: GOSR/ NYSHCR
Town of Nichols Highway Garage Relocation
Town of Nichols, Tioga County, NY
16PR01080

Dear Ms. Shultz:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based on available information, your project is located in an archaeologically sensitive area. Multiple archaeological sites have been recorded in this vicinity. While a portion of the project area was previously subjected to a Phase I archaeological survey, the remainder has not.

Therefore, SHPO recommends that a Phase I archaeological survey is warranted for all portions of the project that will involve ground disturbance, excluding the area previously surveyed, unless substantial prior ground disturbance can be documented. If you consider the project area to be disturbed, documentation of the disturbance will need to be reviewed by SHPO. Examples of disturbance include mining activities and multiple episodes of building construction and demolition.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many significant sites have been identified in previously cultivated land.

Please note that in areas with alluvial soils or fill, archaeological deposits may exist below the depth of superficial disturbances, such as pavement or even deeper disturbances, depending
on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

Also, please note that wetlands may have areas of higher elevation that were suitable for habitation and/or the staging of temporary resource procurement camps. In addition, past climatic variations or modern changes in hydrology may have inundated areas formerly available for occupation.

A Phase I survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's area of potential effect. The SHPO can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the SHPO.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase I survey. Many archaeological consulting firms advertise their availability in the yellow pages. The services of qualified archaeologists can also be obtained by contacting local, regional, or statewide professional archaeological organizations. Phase I surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best product.

Please also be aware that a Section 233 permit from the New York State Education Department (SED) may be necessary before any archaeological survey activities are conducted on State-owned land. If any portion of the project includes the lands of New York State you should contact the SED before initiating survey activities. The SED contact is Christina B. Rieth and she can be reached at (518) 402-5975. Section 233 permits are not required for projects on private land.

If you have any questions please don't hesitate to contact me, or Larry Moss at Larry.Moss@parks.ny.gov.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

CC: Tom King, GOSR
Gwendolyn Sivirichi, AKRF
Appendix B:
Photographs
Phase 1 Archaeological Survey: Site Photographs

Photo 1
Conditions within Phase 1 Archaeological Survey Area, view to the north.

Photo 2
Conditions within the Phase 1 Archaeological Survey Area and Project APE, view to the northwest, looking toward the Susquehanna River.
Photo 3

Conditions within the Phase 1 Archaeological Survey Area and Project APE, view to the north-northwest, looking toward the Susquehanna River.

Photo 4

Conditions within the Phase 1 Archaeological Survey Area, view to the north.
Photo 5

Conditions within the Phase 1 Archaeological Survey Area and northern portion of Project APE, view to the north.

Photo 6

Conditions within the Main portion of the Project APE, view to the northeast.
Phase 1 Archaeological Survey: Site Photographs

Nichols Highway Garage Project
Town of Nichols, Tioga County, New York

April 2016

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Photo 7
Conditions within the Phase 1 Archaeological Survey Area, view to the southeast.

Photo 8
Conditions within the Main portion of the Project APE, view to the southeast.
Photo 9
Stream running through the Project APE, view to the northeast.

Photo 10
Example of rutted ground from agricultural activity, view to the northeast.
Photo 11
Example of inundated area, not tested, view to the southwest.

Photo 12
Wetland vegetation within the delineated wetland, view to the northwest.
Phase 1 Archaeological Survey: Site Photographs

Nichols Highway Garage Project
Town of Nichols, Tioga County, New York

Photo 13
Stratigraphy of Shovel Test B.01, view to the southeast.

Photo 14
Stratigraphy of Shovel Test C.05, view to the north.
Stratigraphy of Shovel Test, E.06, view to the southeast.
Appendix C:
Shovel Test Field Data
<table>
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April 05, 2016

Ms. Alicia Shultz
HCR
38 State Street
Albany, NY 12207

Re: GOSR
Town of Nichols Highway Garage Relocation
Town of Nichols, Tioga County, NY
16PR01080

Dear Ms. Shultz:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Title 54, Section 306108 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/ Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

SHPO has reviewed the following report for the above-referenced project – Phase 1 Archaeological Survey, Town of Nichols Highway Garage, Tioga County, New York (EDR, April 2016). Based on this and previous surveys of other portions of this project area, this office recommends that the planned project will have No Effect on historic resources listed or eligible for listing on the National Register of Historic Places. Should the project design be changed SHPO recommends further consultation with this office.

If you have any questions please don't hesitate to contact me.

Sincerely,

[Signature]

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov
via e-mail only

cc: Gwendolyn Sivirichi, AKRF
Lauren Hayden, Louis Berger
Thomas King, GOSR
Figure 6

Project Site
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Freshwater Pond

Source: USGS Aerials, NWI Mapped Wetlands, USFWS, 2014

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

NWI Wetlands
Figure 6

2/5/2016
Project Site

Freshwater Wetland

NYSDEC FRESHWATER WETLANDS

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Figure 7
Alicia Shultz
Community Developer - Environmental Services
New York State Homes & Community Renewal
38-40 State Street., 408N, Hampton Plaza
Albany, NY 12207

March 16, 2016

RE: Wetland Delineation Report
Town of Nichols Highway Garage Relocation, Stanton Hill Road, Nichols, NY

Dear Ms. Shultz,

Louis Berger has prepared this wetland delineation letter report for the Town of Nichols Highway Garage Relocation Site 3 located at 42.0658393 latitude and -76.309682 longitude off of Stanton Hill Road in the Town of Nichols, Tioga County, NY (Refer to attached Figure 1 for site location). This letter will describe the wetlands and waterbodies located within the project area.

Background investigations identified no U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) wetlands mapped within the project area. However there is one NWI mapped emergent wetland located approximately 150 feet southeast of the project area (Refer to Figure 2 for NWI wetland locations). This wetland has been field verified, with it extending into the project area. This NWI wetland is under the jurisdiction of the U.S. Army Corps of Engineers (USACE). According to the New York State Department of Environmental Conservation (NYSDEC) resource mapper, no state freshwater mapped wetlands are present within, or adjacent to the project area (Refer to Figure 3 for NYSDEC wetland locations). In review of soils within the project area, the Chippewa channery silt loam, 0 to 8 percent slopes present in the project area is listed on the National Hydric Soils List (2015) as a hydric soil (Refer to Figure 4 for soil locations).

Site investigations conducted on March 1, 2016 identified two streams and two wetland areas within the project area (Refer to Figure 5 for the location of delineated wetlands/open waters on-site).

Louis Berger recommends that NYSDEC and USACE be contacted early in the site planning process to determine which project components are exempt from agency jurisdiction and which would require permit review and approval.
Waterbodies and Wetlands – Definitions and Regulatory Jurisdictions

**Wetlands**

The USACE and Environmental Protection Agency (EPA) defines a wetland as “an area that is inundated or saturated by surface water or groundwater at a frequency and duration to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.”

- **State Jurisdiction** – NYSDEC regulates activities within wetlands and waterbodies within the state of New York. The Freshwater Wetlands Act requires NYSDEC to map all protected wetlands with the exception of the Adirondack Park (Article 24, Environmental Conservation Law; Implementing Regulations: 6 New York Codes, Rules and Regulations [NYCRR] Part 663, Part 664, and Part 665). Mapping is used to identify wetlands that meet the limits set forth in the law, and to notify affected landowners that a wetland is protected. The law allows for maps to be amended to reflect changes however all changes are subject to due process of law and require public hearing after all affected landowners have been notified. In order to be protected under the State Freshwater Wetlands Act, a wetlands must be 12.4 acres or larger in size. Smaller wetlands may still be protected if they are considered to be of unusual local importance. NYSDEC regulates activities within mapped wetlands as well as activities within 100 feet of mapped wetlands (adjacent area).

- **Federal Jurisdiction** – USACE has jurisdiction over all defined “waters of the United States.” Certain activities within these waters are regulated by the USACE under section 404 of the Clean Water Act (33 U.S.C 1344) or Section 10 of the Rivers and Harbors Act of 1899 (22 U.S.C 403). Federal jurisdictional wetlands must have positive wetland indicators for all three environmental parameters: hydrology, soil, and vegetation. USACE authorizes and issues preliminary jurisdictional determinations, comprehensive jurisdictional determinations, nationwide permits, and individual permits.

**Waterbodies**

The definition of a waterbody includes both still water habitats as well as those with surface flows, provided that they show evidence of an ordinary high water mark (OHWM). The USACE defines an OHWM as “a line of the shore coincident with the elevation contour that represents the approximate location of the line of shore established by fluctuations of water, and indicated by physical characteristics such as shelving, destruction of terrestrial vegetation, presence of litter or debris, or changes in the character of soil.”

- **State Jurisdiction** – Lakes, rivers, streams, and ponds are protected under the NYSDEC Protection of Waters Program (Article 15, Environmental Conservation Law; Implementing Regulations: 6NYCRR Part 608). All waterbodies under state jurisdiction are given a class and standard designation based on the existing or expected best usage of the waterbody or segment of the waterbody. Streams and small
waterbodies located in the course of a stream classified as ‘AA’, ‘A’, or ‘B’; or classified as ‘C’ streams coupled with a standard of (T) or (TS) are collectively referred to as “protected streams” by NYSDEC. Protected streams are subject to the Protection of Waters regulations. Class ‘C’ streams not sustaining trout populations may or may not be regulated by NYSDEC and require agency coordination to confirm jurisdiction.

- Federal Jurisdiction – USACE claims jurisdiction over all defined “waters of the United States.” A waterbody is considered a jurisdictional water of the United States if, during a year with normal patterns of precipitation, it has water flowing or standing above ground to the extent that an OHWM or other indicators of jurisdiction can be determined as well as any wetland areas (33CFR 328.3(b)). If a jurisdictional wetland is adjacent to a jurisdictional waterbody displaying an OHWM or other indicators of jurisdiction, that waterbody and its adjacent wetlands are considered together as a single aquatic unit (33 CFR 328.4(c) (2)). Isolated wetlands, man-made ditches, and man-made depressions may be excluded from this rule if they do not connect to navigable waters or wetlands. Federal regulations identified under wetlands also apply to waterbodies, including discharges of dredge or fill material into waters of the U.S.

**Methodology**

Louis Berger evaluated the project area for the presence of any mapped or unmapped state and federal wetlands and waterbodies. The following agency resources were reviewed to obtain information prior to conducting field investigations:

- USFWS NWI Map
- NYSDEC Resource Mapper
- U.S. Geological Service (USGS) topographic maps
- Natural Resource Conservation Service (NRCS) Soils Maps
- Orthoimagery

The desktop review of background information prior to the field survey showed a high probability for state and federally regulated wetlands and streams within the project area. A field survey was conducted to verify these findings.

Wetlands found during the field survey were delineated using guidelines established in the NYSDEC Freshwater Wetlands Delineation Manual (1995) and methods set forth in the 1987 USACE Wetland Delineation Manual and Regional Supplement-Northcentral and Northeast Region (Version 2.0, January 2012). These manuals use the three-parameter method of delineating wetlands based on field confirmation of positive indicators for hydrophytic vegetation, hydric soils, and wetland hydrology.
The USACE National Wetland Plant List: Northcentral Northeast Region (NWPL) (2014) was used as a guide to identify hydrophytic vegetation. The NWPL is a list of wetland plants and their assigned indicator status. An indicator status suggests the likelihood that a specific species will occur in a wetland or an upland. The five indicator statuses include:

- Obligate (OBL) – These plants always occur in standing water or in saturated soils.
- Facultative Wet (FACW) – These plants almost always occur in areas of prolonged flooding, standing water, or saturated soils, but may also rarely occur in non-wetlands.
- Facultative (FAC) – These plants occur in a wide range of habitats including both wetland and non-wetland habitats.
- Facultative Upland (FACU) – These plants typically occur in non-wetland areas but may on occasion grow in standing water or saturated soils.
- Upland (UPL) – These plants rarely occur in standing water or saturated soils.

Wetlands will have saturated soils for a long enough time period to support hydrophytic vegetation. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Existing soils data were used to identify any hydric soils within the project area. Hydrologic status was determined based on visual observation of indicators including but not limited to inundation, saturation, drainage patterns, redoxymorphic features and microtopography.

Findings

Desktop Analysis

According to the NRCS Soils Map (Figure 4) there is one hydric soil found within the project area. This soil is identified as the Chippewa channery silt loam, 0 to 8 percent slopes.

According to NWI map there are no NWI wetlands within the project area. However, there is one classified as PEM1B, located approximately 150 feet southeast of the project area (Figure 2). This wetland is considered to be connected to the unmapped wetlands within the project area. The PEM1B classification can be defined as follows:

- PEM1B – This palustrine system (P) includes all non-tidal wetlands dominated by trees, shrubs, emergent, mosses or lichens. The emergent class (EM) is characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants. The subclass ‘1’ refers to persistent vegetation dominating the wetland. These species remain standing at least until the beginning of the next growing season. The modifier ‘B’ indicates that the water regime is saturated. The substrate is saturated to the surface for extended periods during the growing season, but surface water is rarely present.
According to the NYSDEC resource mapper there are no wetlands under the jurisdiction of NYSDEC within the project area (Figure 3).

One Class ‘C’ stream, a tributary of Smith Creek, is present within the project area (shown on Figure 5 as stream GRA-S). The classification ‘C’ is given to waters that support fisheries and are suitable for non-contract activities. Class ‘C’ streams fall under the jurisdiction of NYSDEC and USACE. Louis Berger recommends agency coordination to determine whether NYSDEC claims jurisdiction of this particular Class ‘C’ stream due to its close proximity and connection to the Susquehanna River.

**Field Delineation**

On March 1st 2016, Louis Berger scientists Justin Baker and Gregory Russo delineated streams and wetlands within the project area (Refer to Figure 5 for location of wetlands and stream within the project area). Wetland and stream boundaries were marked in the field with wetland delineation flagging tape. Photos of the delineated areas are included as Attachment 1.

Two wetlands were verified and flagged on site by Louis Berger. The first (flag sequence GRC) is located in the north corner of the project area and extends northeast out of the project boundary. The second wetland (flag sequence GRD) occupies most of the eastern corner of the site. Hydrology indicators for these wetlands included standing water (1-2 inches), saturation to ground surface, drainage patterns, and oxidized rhizospheres along roots. These wetlands were not pictured on NWI wetland mapping, nor the NYSDEC resource maps but matched the NWI classifications given to the adjacent NWI wetland mapped off site (PEM1B). Hydrophytic vegetation in these wetlands included: arrowleaf tearthumb (*Polygonum sagittatum*), skunk cabbage (*Symplocarpus foetidus*), blue vervain (*Verbena hastata*), tussock sedge (*Carex stricta*), sensitive fern (*Onoclea sensibilis*), giant goldenrod (*Solidago gigantea*), lurid sedge (*Carex lurida*), creeping bentgrass (*Agrostis stolonifera*), silky dogwood (*Cornus amomum*), switchgrass (*Panicum virgatum*), purple loosestrife (*Lythrum salicaria*), fox sedge (*Carex vulpinoidea*), soft rush (*Juncus effusus*), cinnamon fern (*Osmunda cinnamomea*), New York ironweed (*Vernonia noveboracensis*).

Two streams were verified and flagged on site by Louis Berger. The first stream (flag sequence GRA) follows the northwest border of the site from end to end. It is not shown on the NYSDEC resource maps, but flos downstream into a Class ‘C’ stream. The second stream (flag sequence GRB) is not shown on NWI wetland mapping nor NYSDEC resource maps. It is a short ephemeral stream draining wetland GRC into stream GRA. Vegetation in these riparian areas included: giant goldenrod (*Solidago gigantea*), mugwort (*Artemisia vulgaris*), riverbank grape (*Vitis riparia*), multiflora rose (*Rosa multiflora*), silky dogwood (*Cornus amomum*), Allegheny blackberry (*Rubus alleghaniensis*), black willow (*Salix nigra*), black locust (*Robinia pseudoacacia*), sycamore (*Platanus occidentalis*), red maple (*Acer rubrum*), arrowleaf tearthumb (*Polygonum sagittatum*), Japanese barberry (*Berberis thunbergii*), black ash (*Fraxinus nigra*), and bush honeysuckle (*Diervilla lonicera*).
Vegetation in upland areas on–site included: Queen Anne’s lace (*Daucus carota*), common yarrow (*Achillea millefolium*), common mullein (*Verbasium thapsus*), yellow foxtail (*Setaria pumila*), narrowleaf plantain (*Plantago lanceolata*), American pokeweed (*Phytolacca Americana*), Carolina horsenettle (*Solanum carolinense*), Kentucky bluegrass (*Poa pratensis*), giant goldenrod (*Solidago gigantea*), white snakeroot (*Ageratina altissima*), common milkweed (*Asclepias syriaca*), barnyardgrass (*Echinochloa crus-galli*), white oak (*Quercus alba*), shagbark hickory (*Carya ovata*), chestnut oak (*Quercus montana*), bush honeysuckle (*Diervilla lonicera*), multiflora rose (*Rosa multiflora*), white pine (*Pinus strobus*), and switchgrass (*Panicum virgatum*).

**Summary**

Based on a March 1, 2016 field delineation, the following wetlands and waterbodies were located within the proposed Nichols Garage project area:

- Two non-NWI-mapped wetlands;
- One Class ‘C’ stream under jurisdiction of NYSDEC and USACE;
- One unmapped ephemeral stream;

Agency coordination with USACE and NYSDEC would be necessary to determine and obtain the required permit approvals prior to the commencement of work within the vicinity of these two wetlands and streams. Within New York State the NYSDEC could regulate impacts to the stream bed and banks. Additionally, as no NYSDEC regulated/mapped wetlands were delineated, there are no adjacent areas (buffers) around these 2 wetlands that would be regulated by NYSDEC. The USACE would also regulate impacts to the streams, as well as the 2 delineated wetlands. If impacts to the wetlands and/or streams is proposed, a Joint Application for Permit could be prepared and submitted to the USACE/NYSDEC for review.

If you have any questions or require additional information, please contact myself at chanlon@louisberger.com or 973-407-1462.

Sincerely,

Craig P. Hanlon, PWS, CE
Principal Environmental Scientist
Position: 42.0658393° N 76.309682° W

March 2016

Figure 1
On-Call Wetland Screening and Delineation
Highway Garage Relocation Site
Topographical Map
Town of Nichols, Tioga County, NY

Governor's Office of
Storm Recovery (GOSR)
Projection: NAD1983 State Plane New York Central (Feet)
Sources: ESRI BING Imagery Map Service, 2016; NWI Mapping

Legend
- NWI Wetlands
- Site Boundary

Figure 2
On-Call Wetland Screening and Delineation
Highway Garage Relocation Site
NWI Map
Town of Nichols, Tioga County, NY

Governor’s Office of Storm Recovery (GOSR)

March 2016

PEM1B - Palustrine, Emergent, Persistent, Saturated
PEM1E - Palustrine, Emergent, Persistent, Seasonally Flooded/Saturated
PEM/PSS1E - Palustrine, Emergent, Persistent/Palustrine, Scrub-Shrub, Broad-Leaved Deciduous, Seasonally Flooded/Saturated
PSS1E - Palustrine, Scrub-Shrub, Broad-Leaved Deciduous, Seasonally Flooded/Saturated
PUBHh - Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded
Al - Atherton silt loam
Cc - Chippewa channery silt loam, 0 to 8 percent slopes
Cdr - Canfield gravelly silt loam, 9 to 16 percent slopes
Cdu - Canfield gravelly silt loam, 0 to 8 percent slopes
Cln - Chenango gravelly silt loam, 0 to 3 percent slopes
Hl - Holly silt loam
Lft - Lordstown flaggy silt loam, 25 to 45 percent slopes
Ts - Tioga silt loam
Vcl - Volusia channery silt loam, 0 to 8 percent slopes
Wh - Woostern gravelly silt loam, 16 to 25 percent slopes
Wr - Woostern gravelly silt loam, 6 to 15 percent slopes
Wu - Woostern gravelly silt loam, 0 to 5 percent slopes

Figure 4
On-Call Wetland Screening and Delineation
Highway Garage Relocation Site
Soils Map
Town of Nichols, Tioga County, NY

Legend

Soil Units
Site Boundary

Governor’s Office of Storm Recovery (GOSR)
March 2016
Figure 5
On-Call Wetland Screening and Delineation:
Highway Garage Relocation Site
Delineated Wetlands Map
Town of Nichols, Tioga County, NY

Legend
- Site Boundary
- Streams
- Wetlands
- Wetland Data Point

March 2016
Louis Berger

Projection: NAD1983 State Plane New York Central Feet

Sources:

Streams
- Stream GRA-S
- Stream GRB-S

Wetlands
- Wetland GRC
- Wetland GRD

Data Points
- P1
- P2
- P3
- P4
- P5
- P6
- P7
- P8
- P9
- P10
Photo location 1 during the March site visit. Overview of the Site, facing north.

Photo location 2 during the March site visit. View of the upland fallow field, facing east.

Photo location 3 during the March site visit. View of stream GRA-S, facing northeast.
Photo location 4 during the March site visit. View of stream GRA-S, facing northeast.

Photo location 5 during the March site visit. View of stream GRB-S and wetland GRC; facing east.

Photo location 6 during the March site visit. View of wetland GRC; facing north.
Photo location 7 during the March site visit. View of potential bat roost trees; facing north.

Photo location 8 during the March site visit. View of wetland GRD; facing east.

Photo location 9 during the March site visit. View of wetland GRD; facing south.
Photo location 10 during the March site visit. View of potential bat roost tree; facing west.
Hydrophytic Vegetation Present? Yes ☒ No ☐

Hydric Soil Present? Yes ☒ No ☐

Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area within a Wetland? Yes ☒ No ☐

If yes, optional Wetland Site ID: __________________________

Remarks: (Explain alternative procedures here or in a separate report.)

### HYDROLOGY

<table>
<thead>
<tr>
<th>Wetland Hydrology Indicators</th>
<th>Secondary Indicators (minimum of two required)</th>
</tr>
</thead>
<tbody>
<tr>
<td>x Surface Water (A1)</td>
<td>Surface Soil Cracks (B6)</td>
</tr>
<tr>
<td>x High Water Table (A2)</td>
<td>x Drainage Patterns (B10)</td>
</tr>
<tr>
<td>x Saturation (A3)</td>
<td>x Aquatic Fauna (B13)</td>
</tr>
<tr>
<td>x Water Marks (B1)</td>
<td>x Marl Deposits (B15)</td>
</tr>
<tr>
<td>x Sediment Deposits (B2)</td>
<td>x Oxidized Rhizospheres on Living Roots (C3)</td>
</tr>
<tr>
<td>x Drift Deposits (B3)</td>
<td>x Presence of Reduced Iron (C4)</td>
</tr>
<tr>
<td>x Algal Mat or Crust (B4)</td>
<td>x Recent Iron Reduction in Tilled Soils (C6)</td>
</tr>
<tr>
<td>x Iron Deposits (B5)</td>
<td>x Thin Muck Surface (C7)</td>
</tr>
<tr>
<td>x Inundation Visible on Aerial Imagery (B7)</td>
<td>x Other (Explain in Remarks)</td>
</tr>
<tr>
<td>x Sparsely Vegetated Concave Surface (B8)</td>
<td>x FAC-Neutral Test (D5)</td>
</tr>
</tbody>
</table>

Field Observations:
- Surface Water Present? Yes ☒ No ☐ Depth (inches): __________
- Water Table Present? Yes ☒ No ☐ Depth (inches): __________
- Saturation Present? Yes ☒ No ☐ Depth (inches): __________
  (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
VEGETATION – Use scientific names of plants.

### Absolute % Cover

<table>
<thead>
<tr>
<th>Tree Stratum (Plot size: ______ )</th>
<th>1.</th>
<th>2.</th>
<th>3.</th>
<th>4.</th>
<th>5.</th>
<th>6.</th>
<th>7. =Total Cover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dominant Species?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indicator Status</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

### Prevalence Index worksheet:

<table>
<thead>
<tr>
<th>Total % Cover of:</th>
<th>Multiply by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>OBL species 10</td>
<td>x 1 = 10</td>
</tr>
<tr>
<td>FACW species 75</td>
<td>x 2 = 150</td>
</tr>
<tr>
<td>FAC species 0</td>
<td>x 3 = 0</td>
</tr>
<tr>
<td>FACU species 5</td>
<td>x 4 = 20</td>
</tr>
<tr>
<td>UPL species 10</td>
<td>x 5 = 50</td>
</tr>
<tr>
<td>Column Totals: 100</td>
<td>(A) 230 (B)</td>
</tr>
</tbody>
</table>

Prevalence Index = B/A = 2.30

### Hydrophytic Vegetation Indicators:

1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is >50%
3. Prevalence Index is ≤3.0
4. Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet)
5. Problematic Hydrophytic Vegetation (Explain)

### Definitions of Vegetation Strata:

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

### Remarks:

Include photo numbers here or on a separate sheet.
Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Matrix Color (moist)</th>
<th>%</th>
<th>Redox Features Color (moist)</th>
<th>%</th>
<th>Type</th>
<th>Loc</th>
<th>Texture</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>10YR 4/2</td>
<td>80</td>
<td>10YR 4/1</td>
<td>15</td>
<td>C</td>
<td>M</td>
<td>Loamy/Clayey</td>
<td>Faint redox concentrations</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10YR 4/6</td>
<td>5</td>
<td>C</td>
<td>M</td>
<td></td>
<td>Prominent redox concentrations</td>
</tr>
<tr>
<td>4-14</td>
<td>2.5Y 4/1</td>
<td>58</td>
<td>2.5Y 5/2</td>
<td>10</td>
<td>D</td>
<td>M</td>
<td>Loamy/Clayey</td>
<td>Prominent redox concentrations</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5YR 5/8</td>
<td>2</td>
<td>C</td>
<td>M</td>
<td></td>
<td>Prominent redox concentrations</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5YR 3/4</td>
<td>20</td>
<td>C</td>
<td>M</td>
<td></td>
<td>Prominent redox concentrations</td>
</tr>
</tbody>
</table>

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:
- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)

Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
Thin Dark Surface (S9) (LRR R, MLRA 149B)
High Chroma Sands (S11) (LRR K, L)
Loamy Mucky Mineral (F1) (LRR K, L)
Loamy Gleyed Matrix (F2)
Depleted matrix (F3)
Redox Dark Surface (F6)
Depleted Dark Surface (F7)
Redox Depressions (F8)
Mari (F10) (LRR K, L)

Indicators for Problematic Hydric Soils:
- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

Restrictive Layer (if observed):
- Type: rock
- Depth (inches): 14

Hydric Soil Present? Yes \( \times \) No

Remarks:
Data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to reflect the NRCS Field Indicators of Hydric Soils version 7.0 March 2013 Errata. (http://soils.usda.gov/use/hydric)
Hydrophytic Vegetation Present? Yes x No ___
Hydric Soil Present? Yes x No ___
Wetland Hydrology Present? Yes x No ___

Is the Sampled Area within a Wetland? Yes X No ___

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)

Secondary Indicators (minimum of two required)

- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- Marl Deposits (B15)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Field Observations:

Surface Water Present? Yes x No ___ Depth (inches): 1
Water Table Present? Yes x No ___ Depth (inches): 10
Saturation Present? Yes x No ___ Depth (inches): 0
(includes capillary fringe)

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
## VEGETATION - Use scientific names of plants.

### Sampling Point:  
**grd wet**

<table>
<thead>
<tr>
<th>Tree Stratum (Plot size: _________)</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status</th>
<th>Dominance Test worksheet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
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<td>7.</td>
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<tr>
<td><strong>Total Cover</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Sapling/Shrub Stratum (Plot size: _________)</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status</th>
<th>Dominance Test worksheet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
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<td>2.</td>
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<td>3.</td>
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<td>4.</td>
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<td>5.</td>
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<td>6.</td>
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<tr>
<td>7.</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Cover</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Herb Stratum (Plot size: _________)</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status</th>
<th>Dominance Test worksheet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>juncus effusus</strong></td>
<td>35</td>
<td>Yes</td>
<td>OBL</td>
<td></td>
</tr>
<tr>
<td>2. <strong>osmunda cinnamomea</strong></td>
<td>10</td>
<td>No</td>
<td>FACW</td>
<td></td>
</tr>
<tr>
<td>3. <strong>vernonia fasciculata</strong></td>
<td>10</td>
<td>No</td>
<td>FACW</td>
<td></td>
</tr>
<tr>
<td>4. <strong>artemisia vulgaris</strong></td>
<td>25</td>
<td>No</td>
<td>UPL</td>
<td></td>
</tr>
<tr>
<td>5. <strong>solidago rugosa</strong></td>
<td>55</td>
<td>Yes</td>
<td>FAC</td>
<td></td>
</tr>
<tr>
<td>6. <strong>carex vulpinoidea</strong></td>
<td>20</td>
<td>No</td>
<td>OBL</td>
<td></td>
</tr>
<tr>
<td><strong>Total Cover</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Woody Vine Stratum (Plot size: _________)</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status</th>
<th>Dominance Test worksheet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2.</td>
<td></td>
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<td>3.</td>
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<tr>
<td>4.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Cover</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Prevalence Index worksheet:

<table>
<thead>
<tr>
<th>Total % Cover of:</th>
<th>Multiply by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>OBL species</td>
<td>55 x 1 = 55</td>
</tr>
<tr>
<td>FACW species</td>
<td>20 x 2 = 40</td>
</tr>
<tr>
<td>FAC species</td>
<td>55 x 3 = 165</td>
</tr>
<tr>
<td>FACU species</td>
<td>0 x 4 = 0</td>
</tr>
<tr>
<td>UPL species</td>
<td>25 x 5 = 125</td>
</tr>
<tr>
<td><strong>Column Totals</strong></td>
<td>155 (A) 385 (B)</td>
</tr>
</tbody>
</table>

Prevalence Index = B/A = 2.48

### Hydrophytic Vegetation Indicators:

1. **1 - Rapid Test for Hydrophytic Vegetation**
2. **2 - Dominance Test is >50%**
3. **3 - Prevalence Index is ≤3.0**
4. **4 - Morphological Adaptations** (Provide supporting data in Remarks or on a separate sheet)
5. **Problematic Hydrophytic Vegetation** (Explain)

1Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

### Definitions of Vegetation Strata:

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** - All woody vines greater than 3.28 ft in height.

### Hydrophytic Vegetation Present?

Yes [X]  No _

Remarks: (Include photo numbers here or on a separate sheet.)
**Profile Description:** (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Matrix</th>
<th>Redox Features</th>
<th>Texture</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-12</td>
<td>10YR 3/1</td>
<td>75</td>
<td>10YR 3/4</td>
<td>C PL Loamy/Clayey Distinct redox concentrations</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7.5YR 3/4</td>
<td>C M Loamy/Clayey Prominent redox concentrations</td>
</tr>
<tr>
<td>12-16</td>
<td>10YR 4/1</td>
<td>50</td>
<td>7.5YR 5/8</td>
<td>C M Loamy/Clayey Prominent redox concentrations</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5YR 3/4</td>
<td>C PL Loamy/Clayey Prominent redox concentrations</td>
</tr>
</tbody>
</table>

1 Type: C=Concentration, D=Depletion, RM=Redundant Matrix, CS=Covered or Coated Sand Grains.  
2 Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**
- Histosol (A1)
- Histic Epipedon (A2)
- Black Hist (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)

- Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Thin Dark Surface (S9) (LRR R, MLRA 149B)
- High Chroma Sands (S11) (LRR K, L)
- Loamy Mucky Mineral (F1) (LRR K, L)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR K, L)

**Indicators for Problematic Hydric Soils:**
- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

**Restrictive Layer (if observed):**

<table>
<thead>
<tr>
<th>Type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth (inches):</td>
</tr>
</tbody>
</table>

**Hydric Soil Present?**  Yes X  No ___

**Remarks:**

US Army Corps of Engineers
Northcentral and Northeast Region – Version 2.0
WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Nichols - Highway Garage Relocation Site  
City/County: Nichols/Trina  
Sampling Date: 3/1/2016

Applicant/Owner: GOSR  
State: NY  
Investigator(s): G.Russo, J.Baker  
Sampling Point: 

Landform (hillside, terrace, etc.): terrace  
Local relief (concave, convex, none): none  
Slope (%): 2

Subregion (LRR or MLRA): LRR R  
Lat: 47.8558374  
Long: -69.8604954  
Datum: WGS 84

Soil Map Unit Name: Chippewa channery silt loam 0-8% slopes  
NWI classification:

Are climatic/hydrologic conditions on the site typical for this time of year?  Yes  No (if no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed?  Are “Normal Circumstances” present?  Yes  No

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic?  (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

<table>
<thead>
<tr>
<th>Hydrophytic Vegetation Present?</th>
<th>Yes  No  x</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydric Soil Present?</td>
<td>Yes  No  x</td>
</tr>
<tr>
<td>Wetland Hydrology Present?</td>
<td>Yes  No  x</td>
</tr>
</tbody>
</table>

Is the Sampled Area within a Wetland?  Yes  No

If yes, optional Wetland Site ID: ____________________________

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Moss Trim Lines (B16)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Microtopographic Relief (D4)
- FAC-Neutral Test (D5)

Field Observations:

- Surface Water Present?  Yes  No  x  Depth (inches): __________
- Water Table Present?  Yes  No  x  Depth (inches): __________
- Saturation Present?  Yes  No  x  Depth (inches): __________

(Wetland Hydrology Present?  Yes  x  No)

(includes capillary fringe)

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
**VEGETATION** – Use scientific names of plants.

<table>
<thead>
<tr>
<th>Tree Stratum (Plot size: 30')</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. quercus alba</td>
<td>55</td>
<td>Yes</td>
<td>FACU</td>
</tr>
<tr>
<td>2. carya ovata</td>
<td>10</td>
<td>No</td>
<td>FACU</td>
</tr>
<tr>
<td>3. castanea dentata</td>
<td>35</td>
<td>Yes</td>
<td>UPL</td>
</tr>
</tbody>
</table>

**Sampling Point:** [grc/grad upl]

<table>
<thead>
<tr>
<th>Dominance Test worksheet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)</td>
</tr>
<tr>
<td>Total Number of Dominant Species Across All Strata: 6 (B)</td>
</tr>
<tr>
<td>Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Prevalence Index worksheet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total % Cover of:</td>
</tr>
<tr>
<td>OBL species 0 x 1 = 0</td>
</tr>
<tr>
<td>FACW species 0 x 2 = 0</td>
</tr>
<tr>
<td>FAC species 15 x 3 = 45</td>
</tr>
<tr>
<td>FACU species 78 x 4 = 312</td>
</tr>
<tr>
<td>UPL species 40 x 5 = 200</td>
</tr>
<tr>
<td>Column Totals: 133 (A) 557 (B)</td>
</tr>
<tr>
<td>Prevalence Index = B/A = 4.19</td>
</tr>
</tbody>
</table>

**Hydrophytic Vegetation Indicators:**
1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is >50%
3. Prevalence Index is ≤3.0\(^1\)
4. Morphological Adaptations\(^1\) (Provide supporting data in Remarks or on a separate sheet)

\(^1\)Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

- **Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
- ** Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
- **Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
- **Woody vines** – All woody vines greater than 3.28 ft in height.

**Remarks:** (Include photo numbers here or on a separate sheet.)

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**US Army Corps of Engineers**

Northcentral and Northeast Region – Version 2.0
### Profile Description:
(Describe to the depth needed to document the indicator or confirm the absence of indicators.)

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Color (moist)</th>
<th>%</th>
<th>Color (moist)</th>
<th>%</th>
<th>Type</th>
<th>Loc</th>
<th>Texture</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>10YR 3/2</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Loamy/Clayey</td>
<td></td>
</tr>
<tr>
<td>4-12</td>
<td>10YR 4/3</td>
<td>90</td>
<td>10YR 4/6</td>
<td>10</td>
<td>C</td>
<td>M</td>
<td>Loamy/Clayey</td>
<td>Distinct redox concentrations</td>
</tr>
<tr>
<td>12-16</td>
<td>10YR 5/4</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Loamy/Clayey</td>
<td></td>
</tr>
</tbody>
</table>

1. Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.
2. Location: PL=Pore Lining, M=Matrix.

### Hydric Soil Indicators:
- Histosol (A1) Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- Histie Eppidon (A2) Thin Dark Surface (S9) (LRR R, MLRA 149B)
- Black Histic (A3) High Chroma Sands (S11) (LRR K, L)
- Hydrogen Sulfide (A4) Loamy Mucky Mineral (F1) (LRR K, L)
- Depleted Below Dark Surface (A11) Loamy Gleyed Matrix (F2)
- Thick Dark Surface (A12) Depleted Matrix (F3)
- Sandy Mucky Mineral (S1) Redox Dark Surface (F6)
- Sandy Gleyed Matrix (S4) Depleted Dark Surface (F7)
- Sandy Redox (S5) ? Redox Depressions (F8)
- Stripped Matrix (S6)Mari (F10) (LRR K, L)
- Dark Surface (S7)______________

### Indicators for Problematic Hydric Soils:
- 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- Coast Prairie Redox (A16) (LRR K, L, R)
- 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- Polyvalue Below Surface (S8) (LRR K, L)
- Thin Dark Surface (S9) (LRR K, L)
- Iron-Manganese Masses (F12) (LRR K, L, R)
- Piedmont Floodplain Soils (F19) (MLRA 149B)
- Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

3. Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

### Restrictive Layer (if observed):
- Type: __________________________
- Depth (inches): __________________

### Hydric Soil Present?
- Yes
- No
- X

### Remarks:
Data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to reflect the NRCS Field Indicators of Hydric Soils version 7.0 March 2013 Errata. (http://soils.usda.gov/use/hydric)
March 25, 2016

Robyn A. Niver
Endangered Species Biologist USFWS
New York Field Office (Region 5)
3817 Luker Rd
Cortland, NY 13045
VIA EMAIL: robyn_niver@fws.gov

Re: ESA/MBTA/BGEPA consultation for the Town of Nichols Highway Garage Relocation in Nichols, Tioga County, New York

Dear Ms. Niver:

The Governor's Office of Storm Recovery (GOSR), acting under the auspices of New York State Homes and Community Renewal's (HCR) Housing Trust Fund Corporation (HTFC), on behalf of the Department of Housing & Urban Development (HUD), is preparing an Environmental Assessment (EA) for the Town of Nichols Highway Garage Relocation (Proposed Project) to be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Tioga County (Figure 1 and Figure 2). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.


Program Overview

The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks, causing extensive damage to the highway garage and its equipment. As a result, municipal services were hampered during and after the storms. Fuel, salt and sand were stored in the facility. As flood and ground waters rose, these materials were released into the nearby...
area, resulting in environmental contamination. The project will relocate the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.

The need for the project was identified in the Town of Nichols 2013 Long Term Community Recovery Strategy and 2014 NYRCR Tioga NY Rising Community Reconstruction Plan.

Compliance

ESA - According to the USFWS IPaC Trust Resource Report, accessed March 2, 2016, there is one threatened species that is potentially associated with the project site – the Northern Long-Eared Bat (NLEB) (see Attachment 1). GOSR has completed the Northern Long-Eared Bat 4(d) Rule Streamlined Consultation Form (Attachment 2). The official species list for the proposed project indicated that there is no critical habitat in the project area. There are currently no known maternity roost trees or hibernacula known to be occupied by NLEB within the vicinity of the project location according to geospatial information provided by the USFWS. The consultation response from the New York Natural Heritage Program dated March 22, 2016 (Attachment 3) indicated no known presence of state-listed animals or plants or significant natural communities in the vicinity of the project site. The project may include clearing of up to 0.5 acres of trees during the active season (April-October).

The NLEB, listed as federally threatened, is a temperate, insectivorous bat whose life cycle can be coarsely divided into two primary phases - reproduction and hibernation. NLEB hibernate in caves or mines during winter and then emerge in early spring, with males dispersing and remaining solitary until mating season at the end of the summer, and pregnant females forming maternity colonies in which to rear young. No caves or mines occur near the project site. Summer habitat of the NLEB generally includes upland and riparian forest within heavily forested landscapes (Ford et al. 2005, Henderson et al. 2008). The NLEB is sensitive to fragmentation and urbanization, and requires interior forest for both foraging and breeding (Foster and Kurta 1999, Broders et al. 2006, Henderson et al. 2008). Roost trees are usually in intact forest, close to the core and away from large clearings, roads, or other sharp edges (Menzel et al. 2002, Owen et al. 2003, Carter and Feldhammer 2005). The project site consists of an undeveloped parcel overgrown with brush (previously used for farming) with a narrow band of trees protruding into the project site from the adjacent forested area (see Figure 2).

Up to approximately 0.5 acres of tree removal may occur, and may occur between April and October. However, due to the NLEB habitat preferences, the trees being removed on the project site are not likely to be considered suitable habitat.

As indicated on Attachment 2, GOSR determines that this project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule.

MBTA – According to the USFWS IPaC Trust Resource Report, accessed March 2, 2016, there are several migratory birds of concern that could potentially be affected by the proposed project. The project takes place within the Atlantic Flyway. GOSR determined that the project would have no significant adverse impact on migratory birds or their habitat. It is anticipated that passerine birds would temporarily leave the area during construction due to noise and disturbance.

BGEPA – Bald Eagle (Haliaeetus leucocephalus) habitat and breeding sites can be found throughout Tioga County; however, the response from the New York Natural Heritage Program dated March 22, 2016 (Attachment 3) indicated no known Bald Eagle nests within the vicinity of the project site. GOSR has
determined that the proposed action would have no impact on the Bald Eagle.

If you have questions or require additional information regarding this request, please contact me at Alicia.Shultz@nyshcr.org or call (518) 474-0647. Thank you for your time and consideration.

Sincerely,

Alicia Shultz
Community Developer - Environmental Services
New York State Homes & Community Renewal
38-40 State St., 408N,
Hampton Plaza, Albany, NY 12207

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: IPaC Trust Resource Report
Attachment 2: Northern Long-Eared Bat 4(d) Rule Streamlined Consultation Form
Attachment 3: NYNHP Response

Literature Cited


TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Site Map

Figure 2
March 22, 2016

Alicia Shultz  
New York State Homes & Community Renewal  
38-40 State Street, 408N, Hampton Plaza  
Albany, NY 12207

Re: Town of Nichols highway garage relocation  
Town/City: Nichols.  
County: Tioga.

Dear Alicia Shultz:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Andrea Chaloux  
Environmental Review Specialist  
New York Natural Heritage Program
Northern Long-Eared Bat 4(d) Rule Streamlined Consultation Form

Federal agencies should use this form for the optional streamlined consultation framework for the northern long-eared bat (NLEB). This framework allows federal agencies to rely upon the U.S. Fish and Wildlife Service’s (USFWS) January 5, 2016, intra-Service Programmatic Biological Opinion (BO) on the final 4(d) rule for the NLEB for section 7(a)(2) compliance by: (1) notifying the USFWS that an action agency will use the streamlined framework; (2) describing the project with sufficient detail to support the required determination; and (3) enabling the USFWS to track effects and determine if reinitiation of consultation is required per 50 CFR 402.16.

This form is not necessary if an agency determines that a proposed action will have no effect to the NLEB or if the USFWS has concurred in writing with an agency's determination that a proposed action may affect, but is not likely to adversely affect the NLEB (i.e., the standard informal consultation process). Actions that may cause prohibited incidental take require separate formal consultation. Providing this information does not address section 7(a)(2) compliance for any other listed species.

Information to Determine 4(d) Rule Compliance:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Does the project occur wholly outside of the WNS Zone?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>2. Have you contacted the appropriate agency to determine if your project is near known hibernacula or maternity roost trees?</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>3. Could the project disturb hibernating NLEBs in a known hibernaculum?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>4. Could the project alter the entrance or interior environment of a known hibernaculum?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>5. Does the project remove any trees within 0.25 miles of a known hibernaculum at any time of year?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>6. Would the project cut or destroy known occupied maternity roost trees, or any other trees within a 150-foot radius from the maternity roost tree from June 1 through July 31.</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

You are eligible to use this form if you have answered yes to question #1 or yes to question #2 and no to questions 3, 4, 5 and 6. The remainder of the form will be used by the USFWS to track our assumptions in the BO.

Agency and Applicant

Applicant: Town of Nichols (Kevin Engelbert), nichols-supervisor@stny.rr.com, (607) 699-3110

Project Name: Town of Nichols Highway Garage Relocation

Project Location (include coordinates if known): Stanton Hill Rd, Nichols, NY (Lat. 42.0658393, Long. -76.309682)

Basic Project Description (provide narrative below or attach additional information): Project description included with enclosed letter.

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2 See http://www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html
3 If applicable - only needed for federal actions with applicants (e.g., for a permit, etc.) who are party to the consultation.
General Project Information

<table>
<thead>
<tr>
<th>Does the project occur within 0.25 miles of a known hibernaculum?</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the project occur within 150 feet of a known maternity roost tree?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Does the project include forest conversion? (if yes, report acreage below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Estimated total acres of forest conversion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If known, estimated acres of forest conversion from April 1 to October 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If known, estimated acres of forest conversion from June 1 to July 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the project include timber harvest? (if yes, report acreage below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Estimated total acres of timber harvest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If known, estimated acres of timber harvest from April 1 to October 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If known, estimated acres of timber harvest from June 1 to July 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the project include prescribed fire? (if yes, report acreage below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Estimated total acres of prescribed fire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If known, estimated acres of prescribed fire from April 1 to October 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If known, estimated acres of prescribed fire from June 1 to July 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the project install new wind turbines? (if yes, report capacity in MW below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Estimated wind capacity (MW)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Agency Determination:

By signing this form, the action agency determines that this project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule.

If the USFWS does not respond within 30 days from submittal of this form, the action agency may presume that its determination is informed by the best available information and that its project responsibilities under 7(a)(2) with respect to the NLEB are fulfilled through the USFWS January 5, 2016, Programmatic BO. The action agency will update this determination annually for multi-year activities.

The action agency understands that the USFWS presumes that all activities are implemented as described herein. The action agency will promptly report any departures from the described activities to the appropriate USFWS Field Office. The action agency will provide the appropriate USFWS Field Office with the results of any surveys conducted for the NLEB. Involved parties will promptly notify the appropriate USFWS Field Office upon finding a dead, injured, or sick NLEB.

Signature: ___________________________ Date Submitted: _03/25/2016_

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4 Any activity that temporarily or permanently removes suitable forested habitat, including, but not limited to, tree removal from development, energy production and transmission, mining, agriculture, etc. (see page 48 of the BO).

5 If the project removes less than 10 trees and the acreage is unknown, report the acreage as less than 0.1 acre.

6 If the activity includes tree clearing in June and July, also include those acreage in April to October.
This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.
NAME
Town of Nichols Highway Garage Relocation

LOCATION
Tioga County, New York

IPAC LINK
http://ecos.fws.gov/ipac/project/PED3O-IZ7PV-CYRG0-JWWQ4-4TZFJQ

U.S. Fish & Wildlife Contact Information
Trust resources in this location are managed by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9349
(607) 753-9334
Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require FWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

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 the Regulatory Documents section in IPaC.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Mammals

Northern Long-eared Bat Myotis septentrionalis Threatened

CRITICAL HABITAT
No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A0JE

Critical Habitats

There are no critical habitats in this location
Migratory Birds


Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service ([1](#)). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

Additional information can be found using the following links:

- Birds of Conservation Concern
- Conservation measures for birds
- Year-round bird occurrence data

The following species of migratory birds could potentially be affected by activities in this location:

- **American Bittern** Botaurus lentiginosus
  Season: Breeding

- **Bald Eagle** Haliaeetus leucocephalus
  Year-round

- **Black-billed Cuckoo** Coccyzus erythropthalmus
  Season: Breeding
  [https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HI](https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HI)

- **Blue-winged Warbler** Vermivora pinus
  Season: Breeding

- **Canada Warbler** Wilsonia canadensis
  Season: Breeding

- **Golden-winged Warbler** Vermivora chrysoptera
  Season: Breeding

- **Kentucky Warbler** Oporornis formosus
  Season: Breeding

Bird of conservation concern
Least Bittern  Ixobrychus exilis  
Season: Breeding  
Bird of conservation concern

Louisiana Waterthrush  Parkesia motacilla  
Season: Breeding  
Bird of conservation concern

Olive-sided Flycatcher  Contopus cooperi  
Season: Breeding  
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0AN  
Bird of conservation concern

Peregrine Falcon  Falco peregrinus  
Season: Breeding  
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU  
Bird of conservation concern

Pied-billed Grebe  Podilymbus podiceps  
Season: Breeding  
Bird of conservation concern

Prairie Warbler  Dendroica discolor  
Season: Breeding  
Bird of conservation concern

Red-headed Woodpecker  Melanerpes erythrocephalus  
Season: Breeding  
Bird of conservation concern

Short-eared Owl  Asio flammeus  
Season: Wintering  
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD  
Bird of conservation concern

Willow Flycatcher  Empidonax traillii  
Season: Breeding  
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F6  
Bird of conservation concern

Wood Thrush  Hylocichla mustelina  
Season: Breeding  
Bird of conservation concern

Worm Eating Warbler  Helmitheros vermivorum  
Season: Breeding  
Bird of conservation concern
Refuges

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

There are no refuges in this location
Wetlands in the National Wetlands Inventory

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](#).

**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.

**There are no wetlands in this location**
March 2, 2016

Nicholas Conrad  
New York State Department of Environmental Conservation  
Division of Fish, Wildlife & Marine Resources  
New York Natural Heritage Program – Information Services  
625 Broadway, 5th Floor  
Albany, New York 12233-4757

Re: Natural Heritage Compliance Process Request for the  
Town of Nichols Highway Garage Relocation, Nichols, Tioga County, New York

Dear Mr. Conrad:

The Governor’s Office of Storm Recovery (GOSR), acting under the auspices of New York State Homes and Community Renewal’s (HCR) Housing Trust Fund Corporation (HTFC), on behalf of the Department of Housing & Urban Development (HUD) is currently preparing an environmental review for the Town of Nichols Highway Garage Relocation (the “Proposed Action”, see Figure 1 Project Location Map, Figure 2 Project Site Map.)

The purpose of this letter is to provide the New York State Department of Environmental Conservation (DEC) Natural Heritage Program (NYNHP) notice of the Proposed Action and determine whether the Proposed Action has the potential to impact any state or federal endangered, threatened, or rare species or significant natural communities.

Area of Potential Effect: The Proposed Action will be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Tioga County (Figure 1). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

Proposed Action Description: The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks, causing extensive damage to the highway garage and its equipment. As a result, municipal services were hampered during and after the storms. Fuel, salt and sand were stored in the facility. As flood and ground waters rose, these materials were released into the nearby area, resulting in environmental contamination. The Town of Nichols has applied to GOSR under the NYRCR program to fund the relocation of the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.
The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

**Compliance:** According to information reviewed from the New York State Environmental Resource Mapper, rare, threatened or endangered plant or animal species are known to exist in the property’s vicinity. See Figure 3, Environmental Resource Mapper Findings.

GOSR respectfully requests NYNHP review the Proposed Action and location and provide consultation on whether or not the Proposed Action is likely to adversely affect any rare, threatened, or endangered species.

If you have questions or require additional information regarding this request, please contact me at Alicia.Shultz@nyshcr.org or call (518) 474-0647. Thank you for your time and consideration.

Sincerely,

Alicia Shultz
Community Developer - Environmental Services
New York State Homes & Community Renewal
38-40 State St.,408N,
Hampton Plaza, Albany, NY 12207

**Enclosures:**
Figure 1: Project Location Map
Figure 2: Project Site Map
Figure 3: Environmental Resource Mapper Findings
Figure 4: Aerial View of Project Location
Figure 5: Floodplain Map
Figure 6: NWI Wetlands Map
Figure 7: NYSDEC Wetlands Map
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Site Map
Figure 2
Source: http://www.dec.ny.gov/imsmaps/ERM/viewer.htm

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

DEC Mapper Results
Figure 3
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Aerial View of Project Location

Figure 4
Alicia Shultz
New York State Homes & Community Renewal
38-40 State Street, 408N, Hampton Plaza
Albany, NY 12207

Re: Town of Nichols highway garage relocation

Dear Alicia Shultz:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program
March 25, 2016

Ms. Grace Musemeci  
Chief, Environmental Impacts Branch  
U.S. Environmental Protection Agency  
Region II Main Regional Office  
290 Broadway, 25th Floor  
New York, NY 10007

RE: CDBG-DR Funding Application for Town of Nichols Highway Garage Relocation, Stanton Hill Road, Nichols NY

Dear Ms. Musemeci:

The New York State Governor's Office of Storm Recovery (GOSR) received a funding application for the Town of Nichols Highway Garage Relocation project. The proposed project will be located 1000 feet SE of the US Army Reserve site on Stanton Hill Road, Nichols NY in Tioga County. The site coordinates are Latitude 42.0658393, Longitude -76.309682.

The project is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), GOSR is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) and is the entity responsible for compliance with the HUD NEPA environmental review procedures set forth in 24 C.F.R. Part 58. 24 C.F.R. Part 58 requires GOSR to review projects for conformance with the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et seq., and 21 U.S.C. 349) as amended, and Environmental Protection Agency (EPA) regulations pertaining to Sole Source Aquifers found at 40 C.F.R. Part 149.

In accordance with the Memorandum of Understanding (“MOU”) between EPA and HUD dated August 24, 1990, GOSR hereby requests an Initial Screen/Preliminary Review for the Town of Nichols Highway Garage Relocation.

Please review the attached documentation, including Attachment 2.A and 3 to the MOU. Responses can be sent to me via email at thomas.king@stormrecovery.ny.gov. In accordance with the MOU, a non-response within fifteen days shall constitute a favorable review of the project/activity.
If you have questions or require additional information regarding this request, please contact me at (518) 473-0015.

Thank you for your time and consideration.

Sincerely,

Thomas J. King
Assistant General Counsel and Certifying Officer

Enclosures
ATTACHMENT 2.A

NON-HOUSING/PROJECT ACTIVITY INITIAL SCREEN CRITERIA

The following list of criteria questions are to be used as an initial screen to determine which non-housing projects/activities should be forwarded to the Environmental Protection Agency (EPA) for Preliminary Sole Source Aquifer (SSA) Review. (For housing projects/activities see Attachment 2.B) If any of the questions are answered affirmatively, Attachment 3, SSA Preliminary Review Requirements, should also be completed. The application/final statement, this Attachment, Attachment 3, and any other pertinent information should than be forwarded to EPA at the address below.

Any project/activity not meeting the criteria in this Attachment, but suspected of having a potential adverse effect on the Sole Source Aquifer should also be forwarded.

<table>
<thead>
<tr>
<th>CRITERIA QUESTIONS</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Is the project/activity located within a currently designated or proposed</td>
<td>☒</td>
<td></td>
<td></td>
</tr>
<tr>
<td>groundwater sensitive area such as a special Ground Water Protection Area, Critical</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supply Area, Wellhead Protection Area, etc.? [This information can be obtained</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>from the County or Regional Planning board, the local health department, the State</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>health department or the State environmental agency.]</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

|                                                                               | YES | NO | N/A |
|                                                                               | ☒   |    |     |
| 2. Is the project/activity located within a one half mile radius (2640 feet) of  | ☒   |    |     |
| a current or proposed public water supply well or wellfield? [This information  | ☒   |    |     |
| can be obtained from the local health department, the State health department   | ☒   |    |     |
| or the State environmental agency.]                                             | ☒   |    |     |
3. Will the project/activity include or directly cause (check appropriate items):

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>construction or expansion of solid waste disposal, recycling or conversion facilities</td>
<td>☐</td>
<td>❒</td>
<td>☐</td>
</tr>
<tr>
<td>construction or expansion or closure of landfills</td>
<td>☐</td>
<td>❒</td>
<td>☐</td>
</tr>
<tr>
<td>construction or expansion of water supply facilities</td>
<td>☐</td>
<td>❒</td>
<td>☐</td>
</tr>
<tr>
<td>construction or expansion of on-site wastewater treatment plants or sewage trunk lines</td>
<td>☐</td>
<td>❒</td>
<td>☐</td>
</tr>
<tr>
<td>construction or expansion of gas or petroleum trunk lines greater than 1320 feet</td>
<td>☐</td>
<td>❒</td>
<td>☐</td>
</tr>
<tr>
<td>construction or expansion of railroad spurs or similar extensions</td>
<td>☐</td>
<td>❒</td>
<td>☐</td>
</tr>
<tr>
<td>construction or expansion of municipal sewage treatment plants</td>
<td>☐</td>
<td>❒</td>
<td>☐</td>
</tr>
</tbody>
</table>

4. Will the project/activity include storage or handling of any hazardous constituents as listed in Attachment 4, Hazardous Constituents | ☐   | ❒  | ☐   |

5. Will the project/activity include bulk storage of petroleum in underground or above ground tanks in excess of 1100 gallons? (Please give what assurance they are done in a proper manner.) | ❒  | ☐  | ☐   |

6. Will the project/activity require a federal or state discharge elimination permit or modification of an existing permit? | ❒  | ☐  | ☐   |
This attachment was completed by:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Thomas King</th>
</tr>
</thead>
</table>
| Title:      | Assistant General Counsel and Certifying Officer  
Governor’s Office of Storm Recovery |
| Address:    | 99 Washington Avenue  
Suite 1224  
Albany, NY 12260 |
| Telephone number: | (518) 473-0015 |
| Date:       | March 25, 2016 |
ATTACHMENT 3

SSA PRELIMINARY REVIEW INFORMATION REQUIREMENTS

Where currently available, the information in this Attachment should be provided to the Environmental Protection Agency (see address below) along with the application/final statement; Attachment 2.A, Non-Housing Initial Screen Criteria or Attachment 2.B, Housing Initial Screen Criteria; and any other information which may be pertinent to a Sole Source Aquifer review. Where applicable, indicate the source of your information.

<table>
<thead>
<tr>
<th>I. Project/Activity Location</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Provide the geographic location and total acreage of the project/activity site. Include a site map which identifies the site in relation to the surrounding area.</td>
<td></td>
</tr>
<tr>
<td>Yes ☒ No ☐</td>
<td></td>
</tr>
<tr>
<td>[Examples of maps which can be used include: 1:24,000 or 1:25,000 U.S. Geological Survey quadrangle sheet, Hagstroms Street Map.]</td>
<td></td>
</tr>
<tr>
<td>2. If applicable, identify which groundwater sensitive areas (Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area, etc.) the project/activity is located within or adjacent to.</td>
<td></td>
</tr>
<tr>
<td>Yes ☒ No ☐</td>
<td></td>
</tr>
<tr>
<td>[This information may be obtained from the County or Regional planning board, the local health department, the State health department or the State environmental agency.]</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>II. Nature of Project/Activity</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Provide a general narrative describing the project/activity including but not limited to: type of facility; type of activities to be conducted; number and type of units; number of residents, etc. Provide the general layout of the project/activity site and site-plan if available.</td>
<td></td>
</tr>
<tr>
<td>Yes ☒ No ☐</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>III. Public Water Supply</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Provide a description of plans to provide water supply.</td>
<td></td>
</tr>
<tr>
<td>Yes ☒ No ☐</td>
<td></td>
</tr>
</tbody>
</table>
5. Provide the location of nearby existing or proposed public water supply wells or wellfields within one half mile radius (2640 feet) of the project/activity. Provide the name of the supplier(s) of those wells or wellfields. This information should be available from the local health department, State health department or the State environmental agency.

<table>
<thead>
<tr>
<th>IV. Wastewater and Sewage Disposal</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>6. Provide a description of plans to handle wastewater and sewage disposal. If the project/activity is to be served by existing public sanitary sewers provide the name of the sewer district.</td>
<td>☒</td>
</tr>
<tr>
<td>7. Provide a description of plans to handle storm water runoff.</td>
<td>☒</td>
</tr>
<tr>
<td>8. Identify the location, design, size of any on-site recharge basins, dry wells, leaching fields, retention ponds, etc.</td>
<td>☒</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>V. Use, Storage, Transport of Hazardous or Toxic Materials</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Applies only to non-housing projects/activities)</td>
<td>Yes</td>
</tr>
<tr>
<td>9. Identify any products listed in Attachment 4, Hazardous Constituents, of the Housing and Urban Development-Environmental Protection Agency Memorandum of Understanding which may be used, stored, transported, or released as a result of the project not related to construction</td>
<td>☐</td>
</tr>
<tr>
<td>10. Identify the number and capacity of underground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site</td>
<td>☐</td>
</tr>
<tr>
<td>11. Identify the number and capacity of above ground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site</td>
<td>☒</td>
</tr>
</tbody>
</table>
This form was completed by:

Name: Thomas King
Title: Assistant General Counsel and Certifying Officer
Governor’s Office of Storm Recovery
Address: 99 Washington Avenue
Suite 1224
Albany, NY 12260
Telephone number: (518) 473-0015
Date: March 25, 2016
List of Attachments / Figures

Attachment 3 Detailed Responses

Figure 1: Project Location Map
Figure 2: Project Site Map
Figure 3a: Site Design Plan
Figure 3b: Site Grading Plan
Figure 4: Aerial View of Project Location
Figure 5: Floodplain Map
Figure 6: NWI Wetlands Map
Figure 7: NYSDEC Wetlands Map
Figure 8: FEMA FIRM
Figure 9: SWAP Map
Figure 10: NYS Sole Source Aquifer Map
ATTACHMENT 3

SSA PRELIMINARY REVIEW INFORMATION REQUIREMENTS

Detailed Responses

RE: CDBG-DR Funding Application for Town of Nichols Highway Garage Relocation
Nichols, Tioga County, New York

I. Project/Activity Location

1. Project Location: The Town of Nichols Highway Garage Relocation (Proposed Project) will be located at 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Nichols, Tioga County (Figure 1). It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

II. Nature of Project/Activity

3. Project Description: The proposed project includes the relocation of the Nichols Highway garage involving the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces (see Figure 3a). The proposed project will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area and site utilities.

III. Public Water Supply

4. The Nichols highway garage project will tie-in to a public water supply system that will be extended by others, as shown on Figure 3a.

IV. Wastewater and Sewage Disposal

6. The Nichols highway garage project will tie-in to public sewer system to be extended by others. The floor and vehicle wash drains will discharge to the public sewer system through an oil water separator (Figure 3a).

7. Stormwater runoff above the site will be directed around site via underdrains and diversion swales which will discharge to existing tributary to the south. A combination of sheet flow and catch basins will be utilized to direct runoff generated on-site to proposed stormwater features.

8. Stormwater features may consist of dry swales, bioretention areas, infiltration basins or detention ponds (see Figure 3b). Design has not yet been finalized.

V. Use, Storage, Transport of Hazardous or Toxic Materials

9. No hazardous constituents to be used.

10. There will be no underground storage tanks on the site.

11. Two (2) above ground tanks, one 1,000 gallon gasoline tank and one 2,000 gallon diesel tank will be located at the rear of facility. Tanks will be equipped with secondary containment due to the proximity of surface waters and the sole source aquifer.
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

FEMA FIRM

Figure 8
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

SWAP Map
Figure 9
NYS Sole Source Aquifer Map

Source: http://www.dec.ny.gov/lands/36119.html
Mr. Thomas J. King  
Director, Bureau of Environmental Review  
and Assessment  
Assistant General Counsel  
Governor’s Office of Storm Recovery  
99 Washington Avenue, Suite 1224  
Albany, NY 12260

Dear Mr. King:

This is in response to your letter dated March 25, 2016 requesting a Sole Source Aquifer (SSA) review of the proposed “Highway Garage Relocation” project to be located in the Town of Nichols, Tioga County, New York. The new facility will consist primarily of a highway garage with areas for vehicle maintenance and repair, as well as for equipment storage. The project is to receive funding from the U.S. Department of Housing and Urban Development’s Community Development Block Grant – Disaster Recovery program (CDBG-DR). The project site is located in the Clinton Street Ballpark Aquifer System, designated by the U.S. Environmental Protection Agency (EPA) as a Sole Source Aquifer on January 14, 1985 (citation 50 CFR 2025). Therefore, our review has been conducted in accordance with Section 1424(e) of the Safe Drinking Water Act (SDWA).

The new facility will occupy 6.96 acres of a 44-acre vacant lot, owned by the Town of Nichols, which consists mainly of an overgrown field with some brush and streams. The proposed project will be located 1,000 feet southeast of the U.S. Army Reserve site on Stanton Hill Road. More specifically, the existing highway garage is located along the Susquehanna River, on the west side of Route 17 (near a point where East River Road/Route 502 passes under Route 17). As a result of the flooding of this highway garage, the garage will be relocated approximately 3.6 miles to the northeast, to a site that is approximately 60 feet higher in elevation. We note that the water table is approximately 12 feet below grade.

The information provided states that the project involves the following: construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The project will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, a 2,110 square foot covered storage area, a 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, 3,600 square feet of gravel storage area, and site utilities. We understand that the salt storage barn will be closed on three sides, with one side open for salt transfer off and onto trucks.
We understand that the garage building will be of steel-frame construction with steel skin. It will have no basement but will be slab-on-grade, with a concrete footer 4 feet below grade that is topped with “Subbase Type 4 Fill” (per New York State Department of Transportation specification).

The information provided indicates that there will be no underground storage tanks on site, but there will be a 1,000-gallon above-ground storage tank (AST) for gasoline, and a 2,000-gallon AST for diesel. We note that both tanks will have secondary containment.

The facility will be served by public water and sewer provided by the Town of Nichols. The existing lines run along Stanton Hill Road/Route 509, and will turn in towards the facility along an access road yet to be built. The water and sewer utilities will also serve a FedEx complex being built just south of the garage, on the other side of the access road. The sewer will be a force main with sewage being driven from a pump station being built by FedEx and shared by the garage. We note that the pump(s) will be powered by electricity.

We understand, based on the information provided, that floor and vehicle wash drains will discharge to the public sewer. We further note that some stormwater runoff will be directed around the site through underdrains and diversion swales, and will discharge into the Susquehanna tributary, Smith Creek, to the south; a National Pollutant Discharge Elimination System (NPDES) discharge permit will be obtained. The information provided indicates that other stormwater runoff will be managed through bio-retention areas, infiltration basins or detention basins, but the final design is not yet complete. Please see our recommendations below on environmentally-friendly landscaping as well as on stormwater and Low Impact Development. Our recommendations on stormwater include utilizing permeable pavement for road, parking and other surfaces.

Based on the information provided, the project satisfies the requirements of Section 1424(e) of the SDWA. Please be advised that meeting the requirements of 1424(e) does not preclude the need to meet National Environmental Policy Act (NEPA) requirements to address direct, indirect, and cumulative impacts. This review does not constitute a review under Section 309 of the Clean Air Act; EPA therefore reserves the right to review additional environmental documents on this project.

EPA offers the following for your consideration to reduce environmental impacts and to create a more sustainable project.

**Clean Diesel:**
Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:

- Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
- Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.
For more information on diesel emission controls in construction projects, please see:  

*Stormwater:*  
We emphasize the importance of Low Impact Development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. For further information, please see the following website:  
http://water.epa.gov/polwaste/green/

*Encourage cost-efficient, environmentally friendly landscaping:*  
There are many benefits to making greener landscaping choices. For additional information, please see the following website:  
http://www2.epa.gov/greenerproducts/identifying-greener-landscaping-choices

*Energy-Efficiency:*  
Energy-efficient technologies should be incorporated into all aspects of the project. Please see the following website:  
http://www.energystar.gov

*Water conservation and efficiency:*  
Promote water conservation and efficiency through the use of water efficient products and practices. We recommend considering the use of products with the WaterSense label where appropriate. Please refer to the WaterSense website for tips on water efficiency, a WaterSense labeled product search tool, a list of WaterSense Partners, and access to the Water Budget Tool at:  
http://www.epa.gov/watersense/

In addition to using WaterSense labeled products and certified professionals, there are many water conservation strategies and best management practices that can be used in new construction. Here are some useful links to water conservation information:  
http://www.wbdg.org/resources/water_conservation.php  
http://www.allianceforwaterefficiency.org/  

If you have any questions concerning this matter or would like additional information, please feel free to contact Rajini Ramakrishnan of my staff at (212) 637-3731.

Sincerely yours,

[Signature]

Grace Musumeci, Chief  
Environmental Review Section
Bulk Storage Facilities
Nichols Highway Garage Relocation
Stanton Hill Road
Town of Nichols
Tioga County, New York
Remediation Sites
Nichols Highway Garage Relocation
Stanton Hill Road
Town of Nichols
Tioga County, New York
PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Proposed Highway Garage Relocation Site
Stanton Hill Road
Town of Nichols, Tioga County, New York
Tax ID No. 138-1-44

PREPARED FOR

GOVERNOR'S OFFICE OF STORM RECOVERY
Housing Trust Fund Corporation
38-40 State Street
Albany, NY 12207

PREPARED BY

PARS Environmental, Inc.
500 Horizon Center, Suite 540
Robbinsville, New Jersey 08691

PARS PROJECT NO. 701-36A

and

The Louis Berger Group, Inc.
48 Wall Street, 16th Floor
New York, NY 10005

MARCH 2016
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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF SERVICES
PARS Environmental, Inc. (PARS) was subcontracted by The Louis Berger Group, Inc. (Louis Berger), under its contract called “Environmental Review, Management and Testing”, Task Order TO #22, with the New York Housing Trust Fund Corporation, Governor’s Office of Storm Recovery (“Client”), to perform a Phase I Environmental Site Assessment (ESA) of the proposed Highway Garage Relocation Site, located off of Stanton Hill Road, in the Town of Nichols, Tioga County, New York, hereinafter the "Site."

The Phase I ESA was conducted in accordance with ASTM Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs) on the Site or the surrounding area that have the potential to impact the Site. A REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not considered to be RECs.

1.2 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

This Phase I ESA Report has been prepared for the sole use of Louis Berger's Client. The purpose of this Report is to provide information to the Client on the environmental conditions of the Site. The use of and reliance on this Report by any person or entity other than the Client is not authorized without an agreement between the user and Louis Berger. Without an agreement with Louis Berger, the use of this report by an unauthorized user is for their information only and shall be solely at the unauthorized user's risk.

PARS’ and Louis Berger's work presented in this Report was performed pursuant to an Agreement between Louis Berger and Client. This Agreement included the scope of work as described in Louis Berger's proposal to the Client. Any modifications, deviations or exceptions to the services proposed or limitations in the scope of the Phase I ESA arising out of Site access issues and the actual availability of data and information related to the Site are as described in Section 6.0 of this Report.

The conclusions in this Report have been based, in part, on information obtained from third parties including historical aerial photographs, environmental agency records, well logs, and other public geologic records regarding the Sites obtained from various sources. Unless noted, PARS and Louis Berger has not independently evaluated or verified the accuracy or completeness of such third party information. Visual observations of the Site only represent conditions at the time of the site visit. PARS and Louis Berger make no warranties that the on-site observations made during the Phase I ESA are representative of historical or future conditions at the Site. PARS and Louis Berger performed their services and prepared this Report at the level customary for other prudent and competent environmental professionals performing such services at the time and place where the services are provided. The Report shall be
construed neither as a legal opinion nor as compliance with any environmental law. PARS and Louis Berger make no other warranty, expressed or implied.
2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION
The Site is located off of Stanton Hill Road, between Berry Road and Ketchum Road, in the Town of Nichols, Tioga County, New York. A Site Location Map and Site Plan are included as Figure 1 and Figure 2, respectively. According to a drawing provided by the Town of Nichols, the Site is comprised of a 6.96-acre rectangular parcel of land (approximately 640 feet long and 475 feet wide), which is a portion of a larger 44-acre parcel with a Tax ID No. 138.00-1-44. Tax information obtained as part of the assessment is included in Appendix A.

2.2 SITE AND VICINITY CHARACTERISTICS
The vicinity of the Site is characterized primarily by agricultural (crop) fields, with a few, scattered residential structures along the main roads. A farmhouse and associated structures are located along Stanton Hill Road, approximately 600 feet northwest of the Site. A sand and gravel quarry is located approximately 900 feet to the northwest of the Site, between Stanton Hill Road and Route 17. A large warehouse (Best Buy) is located approximately 1,300 feet west of the Site. A truck stop is located at the Intersection of Route 17 and Stanton Hill Road, approximately 3,000 feet west of the Site.

2.3 DESCRIPTION OF SITE IMPROVEMENTS
There are no improvements on the Site.

2.4 CURRENT USE OF THE SITE
The Site consists of vacant land overgrown with brush.

2.5 CURRENT USE OF ADJOINING PROPERTIES
The adjoining properties to the northwest and southwest of the Site are currently used for agricultural purposes (crop fields). A farmhouse and associated structures are located along Stanton Hill Road, approximately 600 feet northwest of the Site. The properties to the southeast and northeast of the Site are partially wooded, undeveloped lands overgrown with brush. A recently-constructed (2014-2015) United States Army Reserve Center is located about 1,500 feet west of the Site (Figure 2).

2.6 SITE TOPOGRAPHY, GEOLOGY, HYDROGEOLOGY, FLOOD HAZARDS, AND WETLANDS
The topography of the Site slopes to the northwest. According to the United States Geological Survey (USGS) 2013 Owego Quadrangle topographic map (Figure 1) and a survey provided by the Town of Nichols (Appendix B), elevations at the Site range approximately 835 feet above mean sea level (MSL) along the northwest boundary of the Site to approximately 870 feet above MSL in the southwest corner of the Site.

The surficial and near surface soils at the site consist primarily of poorly drained silts and clays with low infiltration rates. Depth to bedrock is estimated to be greater than five feet. The bedrock geology of Tioga County includes the Gardeau Formation, which is comprised of shale and siltstone. The underlying parent rocks of this region are sedimentary rocks that were deposited in shallow seas existing during the Upper Devonian Period of the Paleozoic Era.
An unnamed tributary to Smith Creek flows to the southwest along the northwest boundary of the Site. Smith Creek is located approximately 1,500 feet southwest of the site, flows to the northwest, and discharges into the Susquehanna River about 6,000 feet west-northwest of the Site. Based on field observations, it appears that the depth to groundwater in the vicinity of the Site is less than 10 feet. Flow direction for shallow groundwater is presumed to mimic surface topography. Therefore, movement of shallow groundwater in the vicinity of the Site is anticipated to flow to the northwest, towards the unnamed stream. Actual local groundwater flow direction can be influenced by factors such as surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, and production wells, none of which were considered during this study.

PARS reviewed the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM) for the Town of Nichols and the Town of Tioga, Panel Number 383 OF 551, dated April 17, 2012. The Site is located within a Class X flood zone. A Class X flood zone is defined as an area determined to be outside the 0.2% annual chance floodplain. A copy of FIRM Panel Number 383 OF 551 is provided in Appendix C.

According to the National Wetlands Inventory Mapper available on the U.S. Department of the Interior (USDOI) Fish and Wildlife Service (FWS) website, there are no wetlands present at the Site. The nearest wetlands are located approximately 250 feet southeast of the Site. A copy of the USDOI Wetlands map is provided in Appendix D.
3.0 SITE HISTORY

3.1 SITE OWNERSHIP/OCCUPANCY
The Site is currently owned by the Town of Nichols. The previous owners of the Site, JAME Enterprises, Inc., owned the Site from 1997 to 2006. Prior owners of the Site from 1940 to 1997 included S. Douglas Buck and Marie C. Buck, Russell B. Chilson, and George H. Cowles. No RECs were identified based on the review of the prior ownership of the Site. Copies of the various deeds obtained from the County of Tioga are provided in Appendix E.

3.2 SANBORN MAPS
According to Environmental Data Resources, Inc. (EDR), there is no Sanborn Fire Insurance Map coverage for the Site. A copy of the certified Sanborn Map report is included in Appendix F.

3.3 HISTORIC AERIAL PHOTOGRAPHS
PARS reviewed historical aerial photographs for the years 1944, 1948, 1957, 1960, 1968, 1974, 1986, 1988, 1995, 1999, 2006, 2008, 2009, and 2011. All photographs show the Site and surrounding properties to consist of crop fields, pasture lands, and/or undeveloped wooded or partially wooded lands. Because of the Site’s prior use as crop land, there is the potential for the prior use of pesticides, which may have impacted the soils. This is considered a REC. No other AOCs were identified as a result of the review of historic aerial photographs. The historic aerial photographs listed above are included in Appendix G.
4.0 USER PROVIDED INFORMATION

The following section summarizes information provided by the owner and/or client regarding the user responsibilities as outlined in ASTM Standard E1527-13.

4.1 COMMONLY KNOWN OR REASONABLE ASCERTAINABLE INFORMATION

A User Questionnaire and a Transaction Screen Questionnaire was provided to the owner of the Site. The purpose of these questionnaires is to gather information that may assist in identifying RECs at the Site. The User Questionnaire and Transaction Screen Questionnaire are included in Appendix H and Appendix I, respectively.

4.2 ENVIRONMENTAL LIENS AND ACTIVITY AND USE LIMITATIONS

An online search of the Tioga County eSearch site did not identify any environmental liens or any other activity and use limitations for the Site.

4.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The owner has provided no information regarding valuation reductions for environmental issues related to the Site.

4.4 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

A User Questionnaire completed by the owner (Appendix H) indicated that the Site has always been used as crop and pasture land. Because of the Site’s prior use as crop land, there is the potential for the prior use of pesticides, which may have impacted the soils. This is considered a REC. No other RECs were identified based on the information provided in the completed questionnaire.
5.0 RECORDS REVIEW

5.1 STATE AND COUNTY FILE RECORDS
A Freedom of Information Law (FOIL) request was submitted to the New York State Department of Environmental Conservation (NYSDEC) and the County of Tioga on February 24, 2016, to review documents related to the Site. NYSDEC responded that they no files related to the Site. As of the time of the preparation of this report, a response had not been received from the County of Tioga. Given the current and past uses of the Site, it is not anticipated that RECs will be identified by the County of Tioga. However, if any RECs are identified, this report will be amended accordingly. Copies of the FOIL requests are provided in Appendix J.

5.2 FEDERAL AND STATE DATABASE SEARCH
EDR was engaged to conduct a search of federal and state databases relating to contaminated properties and other facilities that may potentially impact the Site. The search radii reported by EDR meets the applicable radii for each database as defined by ASTM. No federal or state “plotable” sites were identified in the EDR report. Therefore, no RECs were identified as a result of the review of the EDR report, which is provided for reference in Appendix K.

5.3 LOCAL AGENCIES
On February 26, 2016, PARS conducted an interview with Mr. Bill Middleton, an Administrator/Supervisor with the Town of Nichols. Mr. Middleton indicated that, to his knowledge, there were no records in the town’s files regarding environmental or other related conditions at the Site.
6.0 SITE RECONNAISSANCE

The observations noted below were made during a visit to the Site by Mr. Daniel Habecker of PARS on February 26, 2016. Mr. Habecker was accompanied by Mr. Bill Middleton, a Town of Nichols employee. At the time of the Site visit, the site was covered with about ¼ inch of snow, which did not hinder Site observations. The site was observed to consist of crop land overgrown with brush. There was no evidence of prior structures or foundations, dumping, or buried waste. The areas surrounding the Site were observed to be as described in Sections 2.2 and 2.5 of this report. Photographs taken during the Site visit are included in Appendix L.

Because of the Site’s prior use as crop land, there is the potential for the prior use of pesticides, which may have impacted the soils. This is considered a REC.
7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the information reviewed and observations made during the Site reconnaissance, one REC was identified: because of the Site’s prior use as crop land, there is the potential prior use of pesticides may have adversely impacted the Site’s soils. It is recommended that the Site soils be sampled and analyzed prior to construction to: (1) assess if there is a potential to impact the health and safety of workers during the proposed construction; and (2) verify compliance with relevant regulatory requirements in case excavated excess soils may have to be transported off-Site for reuse or disposal.
SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The following environmental professional(s) were involved in the preparation of this document by PARS Environmental, Inc.

“I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.”

_____________________________    ________________________
Constantine Tsentas, LSRP, PG       Date
Senior Vice President

P:\projects\LouisBerger.701\701-36A Nichols, NY\Deliverables\Final Draft Phase I 3-14-16.doc
FIGURES
<table>
<thead>
<tr>
<th>Parcel</th>
<th>Description</th>
<th>ACCT</th>
<th>Town Owned</th>
<th>County</th>
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<th>Total Tax</th>
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<td>Owego Apalachin 493001</td>
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<td>45,580</td>
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<td>3634 E River Rd</td>
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<td>3612 E River Rd</td>
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APPENDIX C

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

User Remarks:

Wetland
APPENDIX E

SITE DEEDS
Robert L Woodburn  
TIoga COUNTY CLERk  
16 Court St PO Box 307  
Owego, NY 13827  
(607) 687-8660  
Fax: (607) 687-4612  

No. of Pages: 4  
Delivered By: COUGHLIN & GERHART  

Receipt No. 131348  
Return To: COUGHLIN & GERHART  
DATE: 4/17/2006  
PO BOX 2039  
Time: 09:51 AM  
BINGHAMTON, NY 13902  

Document Type: DEED  

Parties To Transaction: JAME ENTERPRISES - TOWN OF NICHOLS  

---  

**Deed Information**  

- Consideration: $0.00  
- Transfer Tax: $0.00  
- RETT No: 01950  

**Mortgage Information**  

- Mortgage Amount:  
- Basic Mtge. Tax:  
- Special Mtge. Tax:  
- Additional Mtge. Tax:  
- Mortgage Serial No.:  

State of New York  
Tioga County Clerk  

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York. DO NOT DETACH  

[Signature]  

Tioga County Clerk  

*131348-002*
This Indenture, made the 6th day of April, 2006

Between

JAME ENTERPRISES, INC., a New York Corporation with an address of 3430 Route 434, Apalachin, New York 13732,

grantor,

And

TOWN OF NICHOLS, a municipal corporation with an address of P.O. Box 22, Nichols, New York 13812,

grantee,

Witnesseth, that the grantor, in consideration of One Dollar, lawful money of the United States and other good and valuable consideration, paid by the grantee, does hereby grant and release unto the grantee, the successors and assigns of the grantee forever,

All that tract or parcel of land, situate in the Town of Nichols, County of Tioga and State of New York being more particularly described on Schedule "A" attached hereto and made a part hereof.


The property described herein does not constitute all or substantially all of the assets of the party of the first part.

The above described premises are conveyed subject to all easements, covenants and restrictions of record, to the extent that they are presently in force and effect.

Together with the appurtenances and all the estate and rights of the grantor in and to said premises,

To have and to hold the premises herein granted unto the grantee, the successors and assigns of the grantee forever.

And said grantor covenants as follows:

First. That the grantee shall quietly enjoy the said premises;

Second. That said grantor will forever warrant the title to said premises.
This conveyance is subject to the trust fund provisions of Section Thirteen of the Lien Law.

In Witness Whereof, the undersigned has hereunto signed on the day and year first above written.

In Presence of:

JAME ENTERPRISES, INC.

Name: Dolene E. Riley
Title: Corp Secretary

STATE OF NEW YORK )
COUNTY OF BROOME )

On the 6th day of April, 2006, before me, the undersigned, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

RECORD AND RETURN TO:

Name:
Address:
Schedule "A"

All that tract or parcel of land situate in the Town of Nichols, County of Tioga and State of New York more particularly described as follows:

BEGINNING at a point in the centerline of STANTON HILL ROAD, said point being located 30.37' west of the center of the concrete deck of the bridge over SMITH CREEK, said point also being located easterly as measured along the centerline of said STANTON HILL ROAD a distance of 48.72' from the intersection of said centerline and the centerline of BERRY ROAD;

THENCE running SOUTH 35 degrees, 19 minutes, 05 seconds EAST along the easterly line, of LOT 213 as marked by an existing fence and hedgerow, of the easterly line of lands of the TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, reputed owner per deed filed at LIBER L.605, PAGE 031, (see filed map 305 in cabinet A), and the easterly line of lands of HESS, reputed owner per deed filed at LIBER 473, PAGE 167, a distance of 1739.21 feet to a point marked by a #5 rebar with plastic cap stamped "RJ STOCKWIN/PLS 049012" set in the northerly line of lands of LOUNSBERY, reputed owner per deed filed at LIBER 373, PAGE 622;

THENCE running NORTH 54 degrees, 46 minutes, 06 seconds EAST along a fence and tree row marked said northerly line of LOUNSBERY, reputed owner, a distance of 1972.00 feet to a point marked by an iron rod with survey cap found in the westerly line of lands of WESTERVELT, reputed owner per deed filed at LIBER 700, PAGE 283;

THENCE running NORTH 35 degrees, 21 minutes, 03 seconds WEST along a fence and tree row marked said westerly line of lands of WESTERVELT, reputed owner, a distance of 974.71 feet to a point marked by an iron rod with survey cap found in the southeasterly corner of lands of DECKER, reputed owner per deed filed at LIBER 591, PAGE 217;

THENCE running SOUTH 66 degrees, 44 minutes, 09 seconds WEST along a wire fence marking the southerly line of said lands of DECKER, reputed owner, a distance of 237.13 feet to a point marked by an iron rod with survey cap found at the easterly side of a large maple;

THENCE running NORTH 21 degrees, 03 minutes, 26 seconds WEST along a railroad tie fence marking a westerly line of said lands of DECKER, reputed owner, a distance of 84.34 feet to a point marked by an iron rod with survey cap;

THENCE running SOUTH 73 degrees, 36 minutes, 27 seconds WEST along a railroad tie fence marking a northerly line of said lands of DECKER, reputed owner, a distance of 58.32 feet to a point marked by an iron rod with survey cap;

THENCE running NORTH 19 degrees, 21 minutes, 51 seconds WEST along a westerly line of said lands of DECKER, reputed owner, and passing through an iron rod with survey cap found at 49.45 feet, a total distance of 74.82 feet to a point in the centerline of STANTON HILL ROAD;

THENCE running SOUTH 69 degrees, 41 minutes, 49 seconds WEST along said centerline of STANTON HILL ROAD a distance of 1231.94 feet to a point of curvature;

THENCE running southwesterly and westerly along the arc of a circle to the right, having a radius of 1,025.00 feet, a central angle of 10 degrees, 05 minutes, 18 seconds and an arc length of 180.47 feet to a point in the northeasterly corner of lands of CHILSON, reputed owner per deed filed at LIBER 429, PAGE 167; said arc having a chord length of 180.24 feet at SOUTH 74 degrees, 44 minutes, 28 seconds WEST;

THENCE running SOUTH 38 degrees, 33 minutes, 09 seconds EAST along a wire fence marking the easterly line of said lands of CHILSON, reputed owner, and passing through an iron rod with survey cap found at 39.97 feet, a total
distance of 247.89 feet to a point marked by an iron rod with survey cap found in the southeasterly corner of said lands of CHILSON, reputed owner;

THENCE running SOUTH 68 degrees, 14 minutes, 49 seconds WEST along a wire fence marking the southerly line of said lands of CHILSON, reputed owner, a distance of 267.13 feet to a point marked by an iron rod with survey cap found in the southwesterly corner of said lands of CHILSON, reputed owner;

THENCE running NORTH 34 degrees, 27 minutes, 23 seconds WEST along a wire fence marking the westerly line of said lands of CHILSON, reputed owner, and passing through an iron rod with survey cap found at 278.39 feet, a total distance of 305.77 feet to a point in the centerline of STANTON HILL ROAD;

THENCE running westerly and southwesterly along the arc of a circle to the left, having a radius of 955.29 feet, a central angle of 04 degrees, 51 minutes, 50 seconds and an arc length of 81.10 feet to a point of tangency in said centerline, said point also being at the easterly end of the concrete deck bridge over SMITH CREEK, said arc having a chord length of 81.07 feet at SOUTH 74 degrees, 44 minutes, 45 seconds WEST;

THENCE running SOUTH 72 degrees, 18 minutes, 50 seconds WEST along said centerline of STANTON HILL ROAD (and in part along the centerline of said bridge over SMITH CREEK), a distance of 51.71 feet to the PLACE OF BEGINNING and CONTAINING 61.114 acres (2,662,123 square feet) more or less of land.


Subject to all easements, agreements, covenants and restrictions of record.
This Indenture

Made the 3rd day of November
Nineteen Hundred and ninety-seven

Between

S. DOUGLAS BUCK and JANIE C. BUCK, husband and wife, both of 1018 Stanton Hill Road, Nichols, New York, individually and as tenants by the entirety,

parties of the first part, and

JANE Enterprises Inc., c/o Donald Walls, 1007 Press Building, Binghamton, New York 13901, party of the second part,

Witnessesthat the part leased of the first part, in consideration of

- ONE and xx/100

Dollar ($ 1.00)

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

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Nichols, County of Tioga and State of New York, bounded and described as follows: Beginning at an iron stake set in the line of between the lands of Stephen M. Lounsberry and the lands conveyed to George McNeill and wife on November 11, 1939; thence easterly along the lands of the said Stephen M. Lounsberry to the lands of Charles McNeill; thence northerly along the lands of Charles McNeill and Anthony Field to the highway leading easterly to Stanton Hill; thence easterly along said highway to the lands of A. R. Wheeler; thence northerly along the lands of A. R. Wheeler to the lands of George Pringle; thence westerly along the lands of the said George Pringle to an iron post; thence southerly at right angles to the point of beginning, containing eighty-two acres of land, more or less.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Nichols, County of Tioga and State of New York, beginning at an iron post set in the line of the lands of Stephen H. Lounsberry and the southwest corner of lands described in the first parcel herein conveyed, and running thence northerly along said lands to an iron post set on the line between the lands herein conveyed and the lands of George Pringle; thence westerly along the lands of said George Pringle and Myron D. Albro to lands of William Benjamin, formerly of Fred C. Robertson, and Myron D. Albro; thence southerly along the lands formerly of Fred C. Robertson to an iron post; thence easterly at right angles along the lands formerly of said Fred C. Robertson to an iron post; thence southerly along lands formerly of Fred C. Robertson to lands of Stephen M. Lounsberry; thence easterly along the lands of Stephen M. Lounsberry to the place of beginning, containing eighty-three acres of land, more or less.

SUBJECT TO an easement given to the Binghamton Light, Heat and Power Company and recorded in Book 180 of Deeds at Page 401, and an Oil and Gas Lease recorded in Book 203 of Deeds at Page 533; so far as the above are in force and effect.


EXCEPTING AND RESERVING from the above described premises a parcel conveyed to Russell B. Chilton by deed dated October 10, 1965, recorded on the same date in Book 429 of Deeds, Page 167.
ALSO EXCEPTING AND RESERVING a parcel of .892 acres lying on the south side of Stanton Hill Road being conveyed to William Decker and Brenda J. Decker by deed dated December 21, 1996 to be recorded.

All recordings are in the Tioga County Clerk's Office.
This Indenture

Made the 10th day of October, Nineteen Hundred and Eighty-six,

Between S. DOUGLAS BUCK and MARIE C. BUCK of the Town of Nichols, County of Tioga, and State of New York (P. O. Address: R.D.#1 Box 376, Nichols, New York 14812),

parties of the first part, and

RUSSELL E. CHILSON of the Town of Nichols, County of Tioga, and State of New York (P. O. Address: R.D.#1, Nichols, New York 14812),

parties of the second part,

Witnesseth that the parties of the first part, in consideration of

- one dollar ($1.00)

lawsful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, his assigns forever, all THAT TRACT OR PARCEL OF LAND situate in the Town of Nichols, County of Tioga, and State of New York bounded and described as follows: Beginning at a point on the center line of Stanton Hill Road, which point is easterly a distance of 102.41 feet as measured along the center line of Stanton Hill Road from the intersection of the center lines of said road and the bridge on said road over Smith Creek, and running thence south 34° 51' 48" east a distance of 27.89 feet to an iron pin set in the southerly right of way line of Stanton Hill Road; thence continuing on the same bearing through lands of the grantors a distance of 278.59 feet to an iron pin; thence north 67° 43' 12" east through lands of the grantors a distance of 207.82 feet to an iron pin; thence continuing on the same bearing a distance of 38.88 feet to a point on the center line of Stanton Hill Road; thence south 81° 12' 47" west along the center line of Stanton Hill Road a distance of 270.44 feet to the place of beginning containing 1.578 acres of land according to a survey map made by Duane L. Sheffield licensed land surveyor dated November 19, 1968 a copy of which map is attached hereto.


This conveyance is subject to all easements and rights of way of record.

This conveyance is also subject to the first right of the grantors, or either one of them should the other be deceased, or their daughter Rowena Buck to purchase the above described premises in the event the grantor or his heirs or distributees elect to sell, transfer or convey the above described property. The purchase price shall be determined by averaging the three appraised values of the property as determined by three appraisers, one selected by the grantors, one by the grantee, and the third by the two appraisers so chosen. The fees of the appraisers shall be borne equally by the parties to the transaction.

The right to purchase shall expire 30 days after the grantors, or either one of them should the other be deceased or Rowena Buck are notified by the grantee or the grantee's heirs, executors or administrators, by certified mail, return receipt requested, that the said premises are intended to be sold or transferred by the grantee or his heirs, or distributees, unless a written notice of the exercise of such right to purchase is mailed by the grantors, or either of them should the other be deceased, or their daughter Rowena Buck by certified mail, return receipt requested, within said 30-day period to the address stated in the notice sent by the grantee or his heirs or distributees. If the right to purchase is exercised, the closing shall take place within 60 days after the mailing of the notice of exercise of the right to purchase.
The right to purchase shall be extinguished upon the transfer of title to the remaining adjoining lands of the grantors by the grantors to anyone other than their daughter Rowena Buck, or by a transfer of the remaining lands by the said Rowena Buck.

A sworn affidavit by the grantee or his heirs or distributees that they have complied with the provisions herein set forth and that the grantors or their daughter did not elect to purchase the property shall be sufficient proof of that fact and a subsequent purchaser need not require any further proof of the fact that the right of the grantors or their daughter Rowena Buck to purchase is extinguished.
Together with the appurtenances and all the estate and rights of the parties 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, his distributors, executors, administrators, and assigns forever.

And said S. Douglas Buck and Marie C. Buck, parties of the first part, covenant as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said parties of the first part will forever warrant the title to said premises.

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

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

S. Douglas Buck

Marie C. Buck

State of New York
County of Tioga

On this 10th day of August, October, Nineteen Hundred and Eighty-six, before me, the subscriber, personally appeared

S. Douglas Buck and Marie C. Buck,

to me personally known and known to me to be the same persons described in and who executed the within instrument, and they severally acknowledged to me that they executed the same.

Notary Public

Recorded on the 2nd day of Oct., 1986, at 12:45 o'clock P.M.

Tioga County Clerk
This Indenture, made the 9th day of January, Nineteen Hundred and Forty-six, BETWEEN George H. Cowles of the Village of Gander, County of Tioga, State of New York, (no street address), party of the first part, and S. Douglas Buck and Lottie C. Buck, his wife, of 106 South Main Street in the Village of Nichols, County of Tioga and State of New York, party of the second part.

WITNESSETH, That the party of the first part, is in consideration of the sum of One Dollar, lawful money of the United States, and other good and valuable considerations, paid by the party of the second part, hereby grants and conveys unto the party of the second part, the following parcel of land, situate in the Town of Nichols, County of Tioga, State of New York, bounded and described as follows: Beginning at an iron stake set in the line between the lands of Stephen M. Loumbsberry and the lands conveyed to George McCull and wife the lands of Charles McNeil; thence northerly along the lands of Charles McNeil and Anthony Field to the highway leading easterly to Stanton Hill; thence easterly along said highway to the lands of A. W. Wheeler; thence northerly along the lands of A. W. Wheeler to the lands of George Pringle; thence westerly along the lands of said George Pringle to an iron post; thence southerly at right angles to the point of beginning, containing eighty-two acres of land, more or less.

Being the easterly portion of the farm conveyed by Clara A. Wickham and others to Frank McNeil by deed dated March 6, 1916, and recorded March 8, 1916, in Tioga County Clerk’s Office in Book 167 of Deeds at Page 73.

And further, all that tract or parcel of land, situate in the Town of Nichols, County of Tioga, State of New York, beginning at an iron post set in the line of the lands of Stephen M. Loumbsberry and the southeast corner of lands described in the first parcel; thence westerly along said lands to an iron post set on the line between the lands herein conveyed and the lands of George Pringle; thence westerly along the lands of said George Pringle and Myron J. Albright to lands of William J. McNeil, formerly of Fred C. Roberton and Myron J. Albright; thence southerly along the lands of Fred C. Roberton to an iron post; thence southerly at right angles along the lands formerly of Fred C. Roberton to the lands of Stephen M. Loumbsberry; thence easterly along the lands of Stephen M. Loumbsberry to the place of beginning, containing eighty-three acres of land, more or less.

Being a part of the same premises conveyed by Clara A. Wickham and others to Frank McNeil by deed dated March 6, 1916 and recorded on March 8, 1916 in Book 167 of Deeds at Page 73.

Subject to an encumbrance given to the Stoughton Lumber, Heat and Power Company and recorded in the Tioga County Clerk’s Office in Book 160 of Deeds at Page 401, and an Oil and Gas Lien recorded in the Tioga County Clerk’s Office in Book 203 of Deeds at Page 333, so far as the above are in force and effect.

In consideration of the premises herein conveyed to the party of the first part, the party of the first part agrees to pay all taxes now due on said premises, and reserves from this conveyance the right to make and receive the crop now standing on said premises on or before the 1st day of January, 1946. Possession to be given the 16th day of January, 1946.

Together with the appurtenances and all the easies and rights of the party of the first part, to the premises herein granted, the party of the second part to have and to hold the same forever.

And said George H. Cowles covenants as follows:

FIRST. That the party of the first part shall be entitled to said premises.
SECOND. That said George H. Cowles will forever reserve the Liens on said premises.

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

In presence of

George H. Cowles

[Signature]

A true copy of the original—Recorded January 11, 1946 at 2:14 p.m. by F. M. Whaley.
Deed Book No. 167

et al by deed bearing date February 1, 1904, and recorded in Tioga County Clerk's Office in Book 144 of Deeds at page 135.

The parties of the first part also hereby except and reserve from the above described premises 361,000 acres of land covered by David T. Easton and Jennie L. Easton, his wife, to the New York, Lackawanna & Hudson Company by deed dated November 22, 1912, and recorded in Tioga County Clerk's Office in Liber 160 of deeds at page 511.

Together with the appurtenances; and all the estate and rights of the said parties of the first part in and to said premises. To have and to hold the above granted premises unto the said party of the second part, his heirs and assigns forever.

And the said parties of the first part do covenant with the said party of the second part as follows:

That the party of the second part shall quietly enjoy the said premises.

That the said parties of the first part will forever warrant the title to said premises.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Mary E. Kinsell \(\text{L. S.}\)

John E. Kinsell \(\text{L. S.}\)

\(\$1.00\) Rev. Stamp Attached

State of New York, County of Tioga, ss. On this 3rd day of February, in the year 1915, one thousand nine hundred and sixteen, before me, the subscriber, personally appeared Mary E. Kinsell and John E. Kinsell to me personally known to be the same persons described in and who executed the foregoing instrument, and they severally acknowledged to me that they executed the same.

Albert H. Andrews,

Notary Public

Recorded March 6, 1915, at 10 o'clock A.M. 

Warranty Deed:

This Indenture, made the sixth day of March

Clara A. Wissman, et al. \(\text{To}\)

Frank McNeil

of the Town of Nichols, Tioga Co., N.Y., of the first part, and

Frank McNeil, of the Town of Nichols, Tioga Co., N.Y., of the second part. Witnesseth, that

For One dollar, and other good and valuable consideration, the said parties of the first part, in consideration of the sum of One dollar, to have and to hold, and to the use and enjoyment of the said party of the second part, his heirs and assigns forever, All that Tract or Parcel of Land, situate in the Town of Nichols, County of Tioga, and State of New York, bounded and described as follows: Bounded northerly by lands formerly owned by Benjamin Lounsberry and lands formerly of Albert Widdam; westerly by lands formerly owned by Benjamin Lounsberry, lands of Horace Lounsberry; lands formerly of Cyrus Evans and lands of Fred Robertson; southerly by said lands so formerly owned by Cyrus Evans and the said lands of the said Fred Robertson and westerly by lands formerly of Frank E. Colby and lands formerly of Fred C. Hill, containing one hundred eighteen (118) acres of land, be the same more or less, and being the same premises conveyed to the said Harvey F. Lane, Clara A. Widdam and Jud C. Lane, by deed bearing date December 8, 1905, and recorded in Tioga County Clerk's Office.
on the same day in Liber 147 of Deeds at page 559.

Also all that other Tract or Parcel of Land, situated in the Town of Nichols, County of Tioga and State of New York, being the Southwesterly half of Lot No. 212, more or less; on the southwest corner of the same, containing forty-seven acres of land, and being the same premises conveyed to George S. Lane by Martin V. Lewis and wife, by deed bearing date on the 10th day of September, 1911, and recorded in Tioga County Clerk's Office on the same day in Liber 140 of Deeds at page 142.

Also all of the interest of the parties of the first part in all stock, poultry, tools, grain, livestock, hay and straw now on said lands.

Possession of the above described premises and personal property is hereby reserved until April 1st, 1916, when possession thereof is to be given.

The whole of the purchase price of the above described real estate is secured by a mortgage bearing date hereafter given by said grantor.

Together with the appurtenances and all the estate and rights of the part of the first party in and to the said premises.

To have and to hold the above granted premises unto the said party of the second part, his heirs and assigns forever.

And the said parties of the first part do covenant with said party of the second part as follows:

First: That the party of the second part shall quietly enjoy the said premises.

Second: That the said parties of the first part will forever warrant the title to said premises.

In witness whereof, the said parties of the first part have hereunto set their hands and seals this day and year first above written.

In Presence of

J. R. Edsell

Clara A. Wickham (L.S.)

Harvey P. Lane (L.S.)

Linnie B. Lane (L.S.)

Judd C. Lane (L.S.)

Lucille M. Lane (L.S.)

State of New York

County of Tioga

On this 7th day of March, in the year Nineteen Hundred and Sixteen, before me, the undersigned, personally appeared Clara A. Wickham, Harvey P. Lane and Linnie B. Lane, his wife, and Judd C. Lane and Lucille M. Lane, his wife, to me personally known and known to me to be the same persons described in, and who executed the within instrument, and they severally acknowledged to me that they executed the same.

J. R. Edsell

Notary Public

Recorded March 8th, 1916, at 11:30 o'clock A.M. by

Adam P. Searce, Clerk.
Highway Garage Relocation Site
Stanton Hill Rd.
Nichols, NY 13812

Inquiry Number: 4547105.3
February 24, 2016
Certified Sanborn® Map Report

Site Name: Highway Garage Relocation Site
Address: Stanton Hill Rd.
City, State, Zip: Nichols, NY 13812
Cross Street: P.O. # 701-36
Project: Highway Garage Relocation Site
Certification #: D185-4B45-A5DC

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.

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APPENDIX G

HISTORIC AERIAL PHOTOGRAPHS
Highway Garage Relocation Site
Stanton Hill Rd.
Nichols, NY 13812

Inquiry Number: 4547105.5
February 25, 2016
EDR Aerial Photo Decade Package

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

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**Date EDR Searched Historical Sources:**
Aerial Photography
February 25, 2016

**Target Property:**
Stanton Hill Rd.
Nichols, NY 13812

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<th>Year</th>
<th>Details</th>
<th>Source</th>
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<tbody>
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<td>1944</td>
<td>Flight Date: May 18, 1944</td>
<td>EDR</td>
</tr>
<tr>
<td>1948</td>
<td>Flight Date: April 10, 1948</td>
<td>EDR</td>
</tr>
<tr>
<td>1957</td>
<td>Flight Date: June 21, 1957</td>
<td>EDR</td>
</tr>
<tr>
<td>1960</td>
<td>Flight Date: May 04, 1960</td>
<td>EDR</td>
</tr>
<tr>
<td>1968</td>
<td>Flight Date: March 30, 1968</td>
<td>EDR</td>
</tr>
<tr>
<td>1974</td>
<td>Flight Date: April 20, 1974</td>
<td>EDR</td>
</tr>
<tr>
<td>1986</td>
<td>Flight Date: April 01, 1986</td>
<td>EDR</td>
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<tr>
<td>1988</td>
<td>Flight Date: June 19, 1988</td>
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<td>1995</td>
<td>DOQQ - acquisition dates: March 28, 1995</td>
<td>USGS/DOQQ</td>
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<tr>
<td>1999</td>
<td>Flight Date: April 13, 1999</td>
<td>EDR</td>
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<tr>
<td>2006</td>
<td>Flight Year: 2006</td>
<td>USDA/NAIP</td>
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<tr>
<td>2008</td>
<td>Flight Year: 2008</td>
<td>USDA/NAIP</td>
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<tr>
<td>2009</td>
<td>Flight Year: 2009</td>
<td>USDA/NAIP</td>
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<tr>
<td>2011</td>
<td>Flight Year: 2011</td>
<td>USDA/NAIP</td>
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</table>
APPENDIX H

USER QUESTIONNAIRE
User Questionnaire

Please complete this questionnaire to address the user responsibilities as outlined in the ASTM Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13).

The user is required to perform tasks that will help identify the possibility of recognized environmental conditions. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing a Phase I Environmental Site Assessment.

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Property Name: **Town of Nichols Highway Garage**  
Address: **Steffen Hill Road**  

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<tr>
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<tbody>
<tr>
<td>1)</td>
<td>Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local laws?</td>
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<td><strong>YES</strong></td>
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<td>If yes, explain:</td>
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<td>2)</td>
<td>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?</td>
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<td></td>
<td><strong>YES</strong></td>
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<td>If yes, explain:</td>
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<td>3)</td>
<td>As the user of this ESA, do you have any specific 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 specific knowledge of the chemicals and processes used by this type of business?</td>
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<td></td>
<td><strong>YES</strong></td>
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<td>If yes, explain:</td>
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</tbody>
</table>
User Questionnaire

4) 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? YES NO

Explain:

The Town of Nichols already owns the property.

5) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user, (a) Do you know of past uses of the property? (b) Do you know of specific chemicals that are present or once present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property? YES NO

Explain:

(a) Past uses were crop & pasture land.
(b) no
(c) no
(d) no

6) 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? YES NO

Explain:

Completed By: Kevin K. Engelsdort
Title: Supervisor
Company: Town of Nichols
Date: 2/27/16
APPENDIX I

TRANSACTION SCREEN QUESTIONNAIRE
Facility Name: **Town of Nichols Highway Garage**
Address: **400 Hill Road, Nichols, NY 13812**
Tax Assessor’s Lot and Block: **136.00 - 1 - 44**
Operator: **Town of Nichols**
Type of Business: **Highway Garage**
Site Contact: **Kevin K. Engelbert**
Individual Completing “Owner” Section of Report: **Kevin K. Engelbert**
Individual Completing “Occupant” Section of Report: **Kevin K. Engelbert**

<table>
<thead>
<tr>
<th>Question</th>
<th>Owner</th>
<th>Occupants (if applicable)</th>
<th>Observed During Site Visit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. Is the property used for an industrial use?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
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<tr>
<td>Owner Comments:</td>
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<tr>
<td>Occupant Comments:</td>
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<td>Preparer Comments:</td>
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<tr>
<td>1b. Is any adjoining property used for an industrial use?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
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<tr>
<td>Owner Comments:</td>
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<tr>
<td>Occupant Comments:</td>
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<td>Preparer Comments:</td>
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<tr>
<td>List adjoining properties land use below:</td>
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<tr>
<td>Use of adjoining properties to the North:</td>
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<tr>
<td>Facility Name (if commercial land):</td>
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<tr>
<td>Address (if developed):</td>
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<tr>
<td>Use of adjoining properties to the East:</td>
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<td>Facility Name (if commercial land):</td>
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<tr>
<td>Address (if developed):</td>
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<tr>
<td>Use of adjoining properties to the West:</td>
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<td>Facility Name (if commercial land):</td>
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<tr>
<td>Address (if developed):</td>
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<tr>
<td>Use of adjoining properties to the South:</td>
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<tr>
<td>Facility Name (if commercial land):</td>
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<td></td>
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<tr>
<td>Address (if developed):</td>
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</tbody>
</table>

| 2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past? | Yes | No | Unk | Yes | No | Unk | Yes | No |
| Owner Comments: | | | | | | | | |
| Occupant Comments: | | | | | | | | |
| Preparer Comments: | | | | | | | | |
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Owner Comments: 

Occupant Comments: 

Preparer Comments: 

List the past use of the adjoining properties below:

Adjoining properties to the North:
- Facility Name (if commercial land):
- Address (if developed):

Adjoining properties to the East:
- Facility Name (if commercial land):
- Address (if developed):

Adjoining properties to the West:
- Facility Name (if commercial land):
- Address (if developed):

Adjoining properties to the South:
- Facility Name (if commercial land):
- Address (if developed):

3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

<table>
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<tr>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Owner Comments: 

Occupant Comments: 

Preparer Comments: 

3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal processing, or recycling facility (if applicable, identify which)?

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<tr>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
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</table>

Owner Comments: 

Occupant Comments: 

Preparer Comments: 


## PARS Environmental, Inc.
### Transaction Screen Questionnaire

| 4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing, or recycling facility (if applicable, identify which)? |
|---|---|---|---|---|---|---|---|
| Owner Comments: | | | | | | |
| Occupant Comments: | | | | | | |
| Preparer Comments: | | | | | | |

| 4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)? |
|---|---|---|---|---|---|---|
| Owner Comments: | | | | | | |
| Occupant Comments: | | | | | | |
| Preparer Comments: | | | | | | |

| 5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate stored on or used at the property or at the facility? |
|---|---|---|---|
| Owner Comments: | | | |
| Occupant Comments: | | | |
| Preparer Comments: | | | |

<p>| 5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of &gt;5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility? |
|---|---|---|---|
| Owner Comments: | | | |
| Occupant Comments: | | | |
| Preparer Comments: | | | |</p>
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<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
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<td>6a. Are there currently any industrial <strong>drums</strong> (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?</td>
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<td>6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <strong>drums</strong> (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?</td>
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<td>7a. Did you observe evidence or do you have any prior knowledge that <strong>fill dirt</strong> has been brought onto the property that originated from a contaminated site?</td>
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<td>7b. Did you observe evidence or do you have any prior knowledge that <strong>fill dirt</strong> has been brought onto the property that is of an unknown origin?</td>
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<td>8a. Are there currently any <strong>pits, ponds, or lagoons</strong> located on the property in connection with waste treatment or waste disposal?</td>
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<tr>
<td>8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
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<td>Owner Comments:</td>
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<td>9a. Is there currently any stained soil on the property?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
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<td>Owner Comments:</td>
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<td>9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
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<td>Owner Comments:</td>
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<td>10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
<td>No</td>
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<td>Owner Comments:</td>
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<tr>
<td>10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
<td>Yes</td>
<td>No</td>
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<td>Owner Comments:</td>
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<td>Preparer Comments:</td>
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### PARS Environmental, Inc.
**Transaction Screen Questionnaire**

<table>
<thead>
<tr>
<th>Question</th>
<th>Owner Comments</th>
<th>Occupant Comments</th>
<th>Preparer Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>11a.</strong> Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
</tr>
<tr>
<td><strong>11b.</strong> Did you observe evidence or do you have any prior knowledge that there have been previously any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
</tr>
<tr>
<td><strong>12a.</strong> Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
</tr>
<tr>
<td><strong>12b.</strong> Did you observe evidence or do you have any prior knowledge that there have been previously any flooring, drains, or walls within the facility that were stained by substances other than water or were emitting foul odors?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
</tr>
<tr>
<td><strong>13a.</strong> If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?</td>
<td>Yes</td>
<td>No</td>
<td>Unk</td>
</tr>
</tbody>
</table>

**Owner Comments:** No well or water system on the property

**Occupant Comments:** Same

**Preparer Comments:**
13b. If the property is served by a private well or non-public water system is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
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<td>n/a</td>
<td>n/a</td>
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</table>

Owner Comments: no well nor water system on the property

Occupant Comments: Same

Preparer Comments: ____________________________

14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

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<th></th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
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Owner Comments: ____________________________

Occupant Comments: ____________________________

Preparer Comments: ____________________________

15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

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<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
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Owner Comments: ____________________________

Occupant Comments: ____________________________

Preparer Comments: ____________________________

15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

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<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
<th>No</th>
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Owner Comments: ____________________________

Occupant Comments: ____________________________

Preparer Comments: ____________________________

15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?

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<th></th>
<th>Yes</th>
<th>No</th>
<th>Unk</th>
<th>Yes</th>
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Owner Comments: ____________________________

Occupant Comments: ____________________________

Preparer Comments: ____________________________
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<th>Question</th>
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<th>Yes</th>
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<td>15d. Has the owner or occupant of the property been informed of the</td>
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<td>current existence of environmental violations with respect to the</td>
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<td>property or any facility located on the property?</td>
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<td>16. Does the owner or occupant of the property have any knowledge</td>
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<td>of any environmental site assessment of the property or facility that</td>
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<td>indicated the presence of hazardous substances or petroleum products</td>
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<td>on, or contamination of, the property or recommended further</td>
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<td>assessment of the property?</td>
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<td>17. Does the owner or occupant of the property know of any past,</td>
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<td>threatened, or pending lawsuits or administrative proceedings</td>
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<td>concerning a release or threatened release of any hazardous</td>
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<td>substance or petroleum products involving the property by any owner</td>
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<td>or occupant of the property?</td>
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<td>18a. Does the property discharge waste water, on or adjacent to the</td>
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<td>property, other than storm water, into a storm water sewer system?</td>
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<td>18b. Does the property discharge waste water, on or adjacent to the</td>
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<td>property, other than storm water, into a sanitary sewer system?</td>
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<td>19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?</td>
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<td>Yes</td>
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<th>Question</th>
<th>Owner Comments</th>
<th>Occupant Comments</th>
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<tbody>
<tr>
<td>20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?</td>
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<td></td>
<td>Yes</td>
<td>No</td>
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<th>Occupant Comments</th>
<th>Preparer Comments</th>
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<td>21. Excluding any concerns outlined in questions 1-20, is the owner or occupant aware of any environmental conditions which may present a current of future liability to the property owner? (Please specify below.)</td>
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<td></td>
<td>Yes</td>
<td>No</td>
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</table>

Owners and (or) occupants represent that to the best of the owner's and (or) occupant's knowledge the above statements and facts are true and correct and to the best of the owner's and (or) occupant's actual knowledge, no material facts have been suppressed or misstated.

Signature: Kerri K. Englebert  
(Owner)  
Date: 2.27.16

Signature: Kerri K. Englebert  
(Occupant)  
Date: 2.27.16
APPENDIX J

FOIL AND OTHER REQUESTS
FREEDOM OF INFORMATION LAW REQUEST FORM

TO: RECORDS ACCESS OFFICER  DATE: 2.24.16
COUNTY OF TIoga  
LAW DEPARTMENT  
56 MAIN STREET  
OWEGO, NY 13827 or e-mail: foil@co.tioga.ny.us

PRINT THE FOLLOWING INFORMATION:

NAME: DANIEL HABECKER  ADDRESS: 500 Horizon Dr. 
PHONE: 609-880-7277  ROBBINSVILLE, NJ  08691
EMAIL: dhabecker@parsenviron.com

I HEREBY APPLY TO INSPECT THE FOLLOWING RECORDS:
UNDEVELOPED SITE (TAX ID#: 138.00-1-144) OWNED BY: TOWN OF NICHOLS
REQUESTING: CONSTRUCTION/BUILDING PERMITS; NOTICES OF VIOLATION
PROPERTY RECORD CARDS; REPORTS OF EMERGENCY RESPONSE TO THE "PROPERTY"
"REGARDING FIRE, SPILLS, HAZARDOUS WASTE"; REPORTED SPILLS, AST'S, UST's, OR DISCHARGES
AT THE PROPERTY.
TIME PERIOD COVERED BY REQUEST:
1900 TO PRESENT.
(If no time period given, we reserve the right to deny as too broad or burdensome to comply.)

REPRESntING: PARS ENVIRONMENTAL, INC.

*If this request is sent via email, the typing of your name shall constitute a valid and legal signature for submission of your request. Tioga County has the right to rely upon the information submitted and shall assume no obligation to verify the “signature” provided. Any submission not using the proper and legal name of the individual requesting the information is subject to denial and/or prosecution.

Your request will be granted, denied or acknowledged within five (5) business days of receipt of this request.

**FOR COUNTY USE ONLY**

☐ APPROVED
☐ DENIED (For reasons checked below)
☐ Unwarranted invasion of personal privacy
☐ Record not maintained by this Agency
☐ Exempted from disclosure by state or federal statute
☐ Compiled for law enforcement purposes - part of investigatory files
☐ Request too broad
☐ Inter-agency or intra-agency communication
☐ Disclosure would impair present or imminent contract awards or collective bargaining negotiations
☐ Disclosure would cause substantial injury to competitive position of subject enterprise
☐ Other ____________________________

Signature  Title  Date

NOTICE: You have the right to appeal this decision. If you wish to do so, you must file a written appeal with the Tioga County Legislature within thirty (30) days of the date of denial. The appeal must contain the following information: the date and location of a request for records, the records that were denied and the name and address of the appellant.
Dear Daniel:

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 2/24/2016 and given the reference number FOIL #W004201-022416 for tracking purposes. You may expect the Department's response to your request no later than 3/23/2016.

Record Requested: Undeveloped Site (Tax ID#: 138.00-1.44) Owned by Town of Nichols Located on Stanton Hill Road, Nichols, NY 13812 (no street address exists for site at this time) See attached for FOIL form.

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.

https://mycusthelp.com/NEWYORKDEC/_rs/RequestLogin.aspx

New York State Department of Environmental Conservation, Record Access Office

Track the issue status and respond at:
See below.

Sent from my Verizon Wireless 4G LTE smartphone

-------- Original message --------
From: New York DEC Support <newyorkdec@mycusthelp.net>
Date: 3/10/2016 4:00 PM (GMT-05:00)
To: Daniel Habecker <dhabecker@parsenviro.com>
Subject: Freedom of Information Law Request :: W004201-022416

--- Please respond above this line ---

RE: PUBLIC RECORDS REQUEST of 2/24/2016, Reference # W004201-022416

Dear Daniel Habecker,

In response to your Freedom of Information Law (FOIL) request seeking:
Undeveloped Site (Tax ID#: 138.00-1.44)Owned by Town of Nichols Located on Stanton Hill Road, Nichols, NY 13812(no street address exists for site at this time)See attached for FOIL form.

Department staff has identified one file from our Environmental Permits office in Cortland re: FedEx Cross Dock as responsive records. Please contact me at 315 426-7404 within two weeks to either make arrangements for copies or to schedule a mutually convenient time for you to review the records in our office.

Be advised that some (# of pages or approximate volume) responsive documents or portions thereof are withheld from disclosure in accordance with one or more of the following provisions of the Public Officers Law (POL): Section 87.2(g) are inter-agency or intra-agency materials.
You have the right to appeal the Department's denial of access to these records. Any such appeal must be submitted in writing and within thirty days of the date of this email or letter. Please direct any appeal, in writing, to:

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

Please reference FOIL #W004201-022416 in all future communications concerning this request.

Sincerely,
Kim Wentworth
Region 7 FOIL Coordinator
NYSDEC
615 Erie Boulevard West
Syracuse, NY 13204-2400
315-426-7404 - phone
APPENDIX K
EDR REPORT
Highway Garage Relocation Site
Stanton Hill Rd.
Nichols, NY 13812

Inquiry Number: 4547105.2s
February 24, 2016
A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA’s Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

**TARGET PROPERTY INFORMATION**

**ADDRESS**

STANTON HILL RD.  
NICHOLS, NY 13812

**COORDINATES**

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**USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY**

Target Property Map: 5937531 OWEGO, NY  
Version Date: 2013

**AERIAL PHOTOGRAPHY IN THIS REPORT**

Portions of Photo from: 20110511  
Source: USDA
Target Property Address:
STANTON HILL RD.
NICHOLS, NY 13812

Click on Map ID to see full detail.

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<th>ADDRESS</th>
<th>DATABASE ACRONYMS</th>
<th>RELATIVE DIST (ft. &amp; mi.)</th>
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<th>DIRECTION</th>
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NO MAPPED SITES FOUND
TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

**Federal NPL site list**

NPL________________________ National Priority List
Proposed NPL________________ Proposed National Priority List Sites
NPL LIENS___________________ Federal Superfund Liens

**Federal Delisted NPL site list**

Delisted NPL_________________ National Priority List Deletions

**Federal CERCLIS list**

FEDERAL FACILITY__________ Federal Facility Site Information listing
CERCLIS___________________ Comprehensive Environmental Response, Compensation, and Liability Information System

**Federal CERCLIS NFRAP site List**

CERCLIS-NFRAP_________ CERCLIS No Further Remedial Action Planned

**Federal RCRA CORRACTS facilities list**

CORRACTS___________________ Corrective Action Report

**Federal RCRA non-CORRACTS TSD facilities list**

RCRA-TSDF______________ RCRA - Treatment, Storage and Disposal

**Federal RCRA generators list**

RCRA-LQQ______________ RCRA - Large Quantity Generators
RCRA-SQG______________ RCRA - Small Quantity Generators
RCRA-CESQG____________ RCRA - Conditionally Exempt Small Quantity Generator

**Federal institutional controls / engineering controls registries**

LUCIS________________________ Land Use Control Information System
US ENG CONTROLS__________ Engineering Controls Sites List
EXECUTIVE SUMMARY

US INST CONTROL. Sites with Institutional Controls

Federal ERNS list
ERNS. Emergency Response Notification System

State- and tribal - equivalent CERCLIS
SHWS. Inactive Hazardous Waste Disposal Sites in New York State
VAPOR REOPENED. Vapor Intrusion Legacy Site List

State and tribal landfill and/or solid waste disposal site lists
SWF/LF. Facility Register

State and tribal leaking storage tank lists
INDIAN LUST. Leaking Underground Storage Tanks on Indian Land
LTANKS. Spills Information Database
HIST LTANKS. Listing of Leaking Storage Tanks

State and tribal registered storage tank lists
FEMA UST. Underground Storage Tank Listing
UST. Petroleum Bulk Storage (PBS) Database
CBS UST. Chemical Bulk Storage Database
MOSF UST. Major Oil Storage Facilities Database
CBS. Chemical Bulk Storage Site Listing
MOSF. Major Oil Storage Facility Site Listing
AST. Petroleum Bulk Storage
CBS AST. Chemical Bulk Storage Database
MOSF AST. Major Oil Storage Facilities Database
INDIAN UST. Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries
RES DECL. Restrictive Declarations Listing
ENG CONTROLS. Registry of Engineering Controls
INST CONTROL. Registry of Institutional Controls

State and tribal voluntary cleanup sites
VCP. Voluntary Cleanup Agreements
INDIAN VCP. Voluntary Cleanup Priority Listing

State and tribal Brownfields sites
BROWNFIELDS. Brownfields Site List
ERP. Environmental Restoration Program Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists
US BROWNFIELDS. A Listing of Brownfields Sites
EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites
- SWRCY: Registered Recycling Facility List
- SWTIRE: Registered Waste Tire Storage & Facility List
- INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
- ODL: Open Dump Inventory
- DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites
- US HIST CDL: National Clandestine Laboratory Register
- DEL SHWS: Delisted Registry Sites
- US CDL: Clandestine Drug Labs

Local Lists of Registered Storage Tanks
- HIST UST: Historical Petroleum Bulk Storage Database
- HIST AST: Historical Petroleum Bulk Storage Database

Local Land Records
- LIENS: Spill Liens Information
- LIENS 2: CERCLA Lien Information

Records of Emergency Release Reports
- HMIRS: Hazardous Materials Information Reporting System
- NY Spills: Spills Information Database
- NY Hist Spills: SPILLS Database
- SPILLS 90: SPILLS 90 data from FirstSearch
- SPILLS 80: SPILLS 80 data from FirstSearch

Other Ascertainable Records
- RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
- FUDS: Formerly Used Defense Sites
- DOD: Department of Defense Sites
- SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
- US FIN ASSUR: Financial Assurance Information
- EPA WATCH LIST: EPA WATCH LIST
- 2020 COR ACTION: 2020 Corrective Action Program List
- TSCA: Toxic Substances Control Act
- TRIS: Toxic Chemical Release Inventory System
- SSTS: Section 7 Tracking Systems
- ROD: Records Of Decision
- RMP: Risk Management Plans
- RAATS: RCRA Administrative Action Tracking System
- PRP: Potentially Responsible Parties
- PADS: PCB Activity Database System
- ICIS: Integrated Compliance Information System
- FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
- MLTS: Material Licensing Tracking System
- COAL ASH DOE: Steam-Electric Plant Operation Data
COAL ASH EPA, Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER, PCB Transformer Registration Database
RADINFO, Radiation Information Database
HIST FTTS, FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS, Incident and Accident Data
CONSENT, Superfund (CERCLA) Consent Decrees
INDIAN RESERV, Indian Reservations
FUSRAP, Formerly Utilized Sites Remedial Action Program
UMTRA, Uranium Mill Tailings Sites
LEAD SMELTERS, Lead Smelter Sites
US AIRS, Aerometric Information Retrieval System Facility Subsystem
US MINES, Mines Master Index File
FINDS, Facility Index System/Facility Registry System
AIRS, Air Emissions Data
COAL ASH, Coal Ash Disposal Site Listing
DRYCLEANERS, Registered Drycleaners
E DESIGNATION, E DESIGNATION SITE LISTING
Financial Assurance, Financial Assurance Information Listing
HSWDS, Hazardous Substance Waste Disposal Site Inventory
MANIFEST, Facility and Manifest Data
SPDES, State Pollutant Discharge Elimination System
UIC, Underground Injection Control Wells
FUELS PROGRAM, EPA Fuels Program Registered Listing
ECHO, Enforcement & Compliance History Information

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records
EDR MGP, EDR Proprietary Manufactured Gas Plants
EDR Hist Auto, EDR Exclusive Historic Gas Stations
EDR Hist Cleaner, EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives
RGA HWS, Recovered Government Archive State Hazardous Waste Facilities List
RGA LF, Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS
Surrounding sites were not identified.
Unmappable (orphan) sites are not considered in the foregoing analysis.
There were no unmapped sites in this report.
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.
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### 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     | NR   | 0   |
| RGA LF   | TP      | NR     | NR     | NR     | NR     | NR     | NR   | 0   |

- **Totals --**
  - 0 0 0 0 0 0 0 0

### NOTES:

- **TP = Target Property**
- **NR = Not Requested at this Search Distance**
- Sites may be listed in more than one database
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To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

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

**STANDARD ENVIRONMENTAL RECORDS**

**Federal NPL site list**

**NPL:** National Priority List

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

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**NPL Site Boundaries**

Sources:
- EPA’s Environmental Photographic Interpretation Center (EPIC)
  - Telephone: 202-564-7333
- EPA Region 1
  - Telephone 617-918-1143
- EPA Region 2
  - Telephone 231-566-4995
- EPA Region 3
  - Telephone 215-814-5418
- EPA Region 4
  - Telephone 404-562-8033
- EPA Region 5
  - Telephone 312-886-6686
- EPA Region 6
  - Telephone 214-655-6565
- EPA Region 7
  - Telephone 913-551-7247
- EPA Region 8
  - Telephone 303-312-6774
- EPA Region 9
  - Telephone 415-947-4246
- EPA Region 10
  - Telephone 206-553-8665

**Proposed NPL:** Proposed National Priority List Sites

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

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**NPL LIENS:** Federal Superfund Liens

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

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<td>02/02/1994</td>
<td>Telephone: 202-564-4267</td>
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<td>03/30/1994</td>
<td>Last EDR Contact: 08/15/2011</td>
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<td>Number of Days to Update</td>
<td>56</td>
<td>Next Scheduled EDR Contact: 11/28/2011</td>
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</tbody>
</table>

Data Release Frequency: No Update Planned
Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 10/30/2015  Source: EPA
Date Data Arrived at EDR: 11/07/2015  Telephone: N/A
Date Made Active in Reports: 01/04/2016  Last EDR Contact: 01/26/2016
Number of Days to Update: 58  Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 03/26/2015  Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015  Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015  Last EDR Contact: 01/06/2016
Number of Days to Update: 64  Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

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

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

Date of Government Version: 10/25/2013  Source: EPA
Date Data Arrived at EDR: 11/11/2013  Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014  Last EDR Contact: 02/19/2016
Number of Days to Update: 94  Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

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

Date of Government Version: 10/25/2013  Source: EPA
Date Data Arrived at EDR: 11/11/2013  Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014  Last EDR Contact: 02/19/2016
Number of Days to Update: 94  Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

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

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

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

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13
Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53
Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53
Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82
Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/29/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Waste Disposal Sites in New York State
Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites.

Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 01/13/2016
Number of Days to Update: 1
Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Annually
New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

VAPOR REOPENED: Vapor Intrusion Legacy Site List

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

SWF/LF: Facility Register

State and tribal leaking storage tank lists

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.
Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 118
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada.
Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/27/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
Date of Government Version: 01/07/2016
Date Data Arrived at EDR: 01/08/2016
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 41
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.
Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

LTANKS: Spills Information Database
Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.
Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/19/2015
Date Made Active in Reports: 12/09/2015
Number of Days to Update: 20
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks
A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.
Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6
Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists
FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

UST: Petroleum Bulk Storage (PBS) Database
Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

CBS UST: Chemical Bulk Storage Database
Facilities that store regulated hazardous substances in underground tanks of any size

MOSF UST: Major Oil Storage Facilities Database
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

MOSF: Major Oil Storage Facility Site Listing
These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

CBS: Chemical Bulk Storage Site Listing
These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

AST: Petroleum Bulk Storage
Registered Aboveground Storage Tanks.
CBS AST: Chemical Bulk Storage Database
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30
Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30
Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/20/2015
Date Data Arrived at EDR: 10/29/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 67
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 34
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 111
Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).
### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

<table>
<thead>
<tr>
<th>Date of Government Version: 10/13/2015</th>
<th>Source: EPA Region 8</th>
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<td>Date Data Arrived at EDR: 10/23/2015</td>
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<td>Date Made Active in Reports: 02/18/2016</td>
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<td>Number of Days to Update: 118</td>
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### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

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<tr>
<th>Date of Government Version: 12/14/2014</th>
<th>Source: EPA Region 9</th>
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<td>Date Made Active in Reports: 03/13/2015</td>
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### INDIAN UST R10: Underground Storage Tanks on Indian Land


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<td>Number of Days to Update: 41</td>
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### INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

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<th>Date of Government Version: 11/05/2015</th>
<th>Source: EPA Region 5</th>
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<td>Date Made Active in Reports: 01/04/2016</td>
<td>Last EDR Contact: 01/25/2016</td>
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<td>Number of Days to Update: 52</td>
<td>Next Scheduled EDR Contact: 05/09/2016</td>
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<td>Data Release Frequency: Quarterly</td>
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State and tribal institutional control / engineering control registries

ENV RES DECL: Environmental Restrictive Declarations

The Environmental Restrictive Declarations (ERD) listed were recorded in connection with a zoning action against the noted Tax Blocks and Tax Lots, or portion thereof, and are available in the property records on file at the Office of the City Register for Bronx, Kings, New York and Queens counties or at the Richmond County Clerk’s office. They contain environmental requirements with respect to hazardous materials, air quality and/or noise in accordance with Section 11-15 of this Resolution.

<table>
<thead>
<tr>
<th>Date of Government Version: 11/18/2015</th>
<th>Source: New York City Department of City Planning</th>
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<tr>
<td>Date Data Arrived at EDR: 12/28/2015</td>
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<td>Date Made Active in Reports: 02/11/2016</td>
<td>Last EDR Contact: 12/21/2015</td>
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<td>Data Release Frequency: Varies</td>
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A restrictive declaration is a covenant running with the land which binds the present and future owners of the property. As a condition of certain special permits, the City Planning Commission may require an applicant to sign and record a restrictive declaration that places specified conditions on the future use and development of the property. Certain restrictive declarations are indicated by a D on zoning maps.

RES DECL: Restrictive Declarations Listing
Date of Government Version: 11/18/2010
Date Data Arrived at EDR: 06/30/2014
Date Made Active in Reports: 07/21/2014
Number of Days to Update: 21
Source: NYC Department of City Planning
Telephone: 212-720-3401
Last EDR Contact: 12/23/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Varies

ENG CONTROLS: Registry of Engineering Controls
Environmental Remediation sites that have engineering controls in place.
Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 01/13/2016
Number of Days to Update: 1
Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

INST CONTROL: Registry of Institutional Controls
Environmental Remediation sites that have institutional controls in place.
Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 01/13/2016
Number of Days to Update: 1
Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites
VCP: Voluntary Cleanup Agreements
New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 01/13/2016
Number of Days to Update: 1
Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Semi-Annually

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/28/2015
Next Scheduled EDR Contact: 04/11/2016
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies
State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site List
A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 01/13/2016
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Semi-Annually

ERP: Environmental Restoration Program Listing
In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

Date of Government Version: 01/12/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 01/13/2016
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 02/18/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2015
Date Data Arrived at EDR: 12/23/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/21/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Registered Recycling Facility List
A listing of recycling facilities.

Date of Government Version: 01/05/2016
Date Data Arrived at EDR: 01/06/2016
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 36

Source: Department of Environmental Conservation
Telephone: 518-402-8705
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Semi-Annually

SWTIRE: Registered Waste Tire Storage & Facility List
A listing of facilities registered to accept waste tires.
INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.
Date of Government Version: 12/31/1998
Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/07/2009
Number of Days to Update: 137
Number of Days to Update: 52
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside
County and northern Imperial County, California.
Date of Government Version: 01/12/2009
Source: EPA, Region 9
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Next Scheduled EDR Contact: 12/14/2015
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258
Subtitle D Criteria.
Date of Government Version: 06/30/1985
Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this
web site as a public service. It contains addresses of some locations where law enforcement agencies reported
they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites.
In most cases, the source of the entries is not the Department, and the Department has not verified the entry
and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example,
contacting local law enforcement and local health departments.
Date of Government Version: 09/17/2015
Source: Drug Enforcement Administration
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 76
Next Scheduled EDR Contact: 12/14/2015
Data Release Frequency: No Update Planned

DEL SHWS: Delisted Registry Sites
A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.
Date of Government Version: 01/12/2016
Source: Department of Environmental Conservation
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 01/13/2016
Number of Days to Update: 1
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Annually
US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this
web site as a public service. It contains addresses of some locations where law enforcement agencies reported
they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites.
In most cases, the source of the entries is not the Department, and the Department has not verified the entry
and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example,
contacting local law enforcement and local health departments.

Date of Government Version: 09/17/2015
Date Data Arrived at EDR: 12/04/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/25/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

HIST UST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This
database contains detailed information per site. It is no longer updated due to the sensitive nature of the information
involved. See UST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Varies

HIST AST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons.
This database contains detailed information per site. No longer updated due to the sensitive nature of the information
involved. See AST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Spill Liens Information
Lien information from the Oil Spill Fund.

Date of Government Version: 11/09/2015
Date Data Arrived at EDR: 11/10/2015
Date Made Active in Reports: 12/08/2015
Number of Days to Update: 28

Source: Office of the State Comptroller
Telephone: 518-474-9034
Last EDR Contact: 02/08/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent
Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination.
CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

Records of Emergency Release Reports

TC4547105.2s   Page GR-13
HMIRS: Hazardous Materials Information Reporting System
HMIRS contains hazardous material spill incidents reported to DOT.

- Date of Government Version: 06/24/2015
- Source: U.S. Department of Transportation
- Telephone: 202-366-4555
- Last EDR Contact: 12/30/2015
- Next Scheduled EDR Contact: 04/11/2016
- Data Release Frequency: Annually

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

- Date of Government Version: 11/16/2015
- Source: Department of Environmental Conservation
- Telephone: 518-402-9549
- Last EDR Contact: 02/18/2016
- Next Scheduled EDR Contact: 05/30/2016
- Data Release Frequency: Varies

HIST SPILLS: SPILLS Database
This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

- Date of Government Version: 01/01/2002
- Source: Department of Environmental Conservation
- Telephone: 518-402-9549
- Last EDR Contact: 07/07/2005
- Next Scheduled EDR Contact: N/A
- Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

- Date of Government Version: 12/14/2012
- Source: FirstSearch
- Telephone: N/A
- Last EDR Contact: 01/03/2013
- Next Scheduled EDR Contact: N/A
- Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

- Date of Government Version: 11/02/2010
- Source: FirstSearch
- Telephone: N/A
- Last EDR Contact: 01/03/2013
- Next Scheduled EDR Contact: N/A
- Data Release Frequency: No Update Planned

Other Ascertainable Records
RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRANInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.
FUDS: Formerly Used Defense Sites
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

DOD: Department of Defense Sites
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

FEDLAND: Federal and Indian Lands

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.
EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

TSCA: Toxic Substances Control Act

 Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

TRIS: Toxic Chemical Release Inventory System

 Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77
ROD: Records Of Decision
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Annually

RMP: Risk Management Plans
When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g. the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69
Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35
Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/12/2016
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/12/2016
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Annually
ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31
Source: Environmental Protection Agency
Telephone: 202-564-5088
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/26/2015
Date Data Arrived at EDR: 07/10/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 95
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Next Scheduled EDR Contact: 05/23/2016
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Next Scheduled EDR Contact: 04/25/2016
Data Release Frequency: Quarterly

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies
PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011  Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011  Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012  Last EDR Contact: 01/29/2016
Number of Days to Update: 83  Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015  Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/09/2015  Telephone: 202-343-9775
Date Made Active in Reports: 09/16/2015  Last EDR Contact: 01/07/2016
Number of Days to Update: 69  Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007  Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007  Last EDR Contact: 12/17/2007
Number of Days to Update: 40  Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSPI: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007  Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007  Last EDR Contact: 12/17/2008
Number of Days to Update: 40  Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  Source: Department of Transporation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012  Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012  Last EDR Contact: 02/03/2016
Number of Days to Update: 42  Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.
BRS: Biennial Reporting System
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation
and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG)
and Treatment, Storage, and Disposal Facilities.

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater
than 640 acres.

FUSRAP: Formerly Utilized Sites Remedial Action Program
DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where
radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills
shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from
the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings
were used as construction materials before the potential health hazards of the tailings were recognized.

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites
may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.
US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.
FINDS: Facility Index System/Facility Registry System
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more
detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric
Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial
enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal
Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities
Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55
Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

AIRS: Air Emissions Data
Point source emissions inventory data.

Date of Government Version: 11/12/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/08/2015
Number of Days to Update: 25
Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: Annually

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 01/05/2016
Date Data Arrived at EDR: 01/06/2016
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 36
Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Varies

DRYCLEANERS: Registered Drycleaners
A listing of all registered drycleaning facilities.

Date of Government Version: 10/16/2015
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 30
Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

E DESIGNATION: E DESIGNATION SITE LISTING
The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties,
and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations
would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate,
to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant
to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations
also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 12/28/2015
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 45
Source: New York City Department of City Planning
Telephone: 718-595-6658
Last EDR Contact: 12/21/2015
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 01/11/2016
Date Data Arrived at EDR: 01/12/2016
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 30
Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 01/04/2016
Next Scheduled EDR Contact: 04/18/2016
Data Release Frequency: Quarterly
Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to
ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures
if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/01/2015
Date Data Arrived at EDR: 12/29/2015
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 02/16/2016
Next Scheduled EDR Contact: 05/30/2016
Data Release Frequency: Varies

HSWDS: Hazardous Substance Waste Disposal Site Inventory
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted
from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary
Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal
Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed.
This means that the study inventory has served its purpose and will no longer be maintained as a separate entity.
The last version of the study inventory is frozen in time. The sites on the study will not automatically be made
Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will
be added to the registry or not.

Date of Government Version: 01/01/2003
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-9564
Last EDR Contact: 05/26/2009
Next Scheduled EDR Contact: 08/24/2009
Data Release Frequency: No Update Planned

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

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 11/08/2015
Date Made Active in Reports: 12/09/2015
Number of Days to Update: 31

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/03/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Annually

SPDES: State Pollutant Discharge Elimination System
New York State has a state program which has been approved by the United States Environmental Protection Agency
for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York
State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in
scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as
well as surface waters.

Date of Government Version: 11/10/2015
Date Data Arrived at EDR: 11/13/2015
Date Made Active in Reports: 12/08/2015
Number of Days to Update: 25

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 01/25/2016
Next Scheduled EDR Contact: 05/09/2016
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells
A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 12/07/2015
Date Data Arrived at EDR: 12/09/2015
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 64

Source: Department of Environmental Conservation
Telephone: 518-402-8056
Last EDR Contact: 12/09/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly
FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/23/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 96
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/20/2015
Date Data Arrived at EDR: 09/23/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 103
Next Scheduled EDR Contact: 04/04/2016
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR’s researchers. Manufactured gas sites were used in the United States from the 1800’s to 1950’s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as “High Risk Historical Records”, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as “High Risk Historical Records”, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.
EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182
Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193
Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing
A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/18/2015
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 55
Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/11/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

Cortland County Storage Tank Listing
A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 12/14/2015
Date Data Arrived at EDR: 12/18/2015
Date Made Active in Reports: 02/11/2016
Number of Days to Update: 55
Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 02/11/2016
Next Scheduled EDR Contact: 05/16/2016
Data Release Frequency: Quarterly

NASSAU COUNTY:

Registered Tank Database
A listing of aboveground storage tank sites located in Nassau County.
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Storage Tank Database
A listing of aboveground storage tank sites located in Nassau County.

Registered Tank Database
A listing of underground storage tank sites located in Nassau County.

ROCKLAND COUNTY:

Petroleum Bulk Storage Database
A listing of aboveground storage tank sites located in Rockland County.

Petroleum Bulk Storage Database
A listing of underground storage tank sites located in Rockland County.

SUFFOLK COUNTY:

Storage Tank Database
A listing of aboveground storage tank sites located in Suffolk County.
Storage Tank Database
A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 03/03/2015  
Source: Suffolk County Department of Health Services  
Telephone: 631-854-2521  
Last EDR Contact: 02/01/2016  
Next Scheduled EDR Contact: 05/16/2016  
Data Release Frequency: No Update Planned

WESTCHESTER COUNTY:

Listing of Storage Tanks
A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 10/13/2015  
Source: Westchester County Department of Health  
Telephone: 914-813-5161  
Last EDR Contact: 02/02/2016  
Next Scheduled EDR Contact: 05/16/2016  
Data Release Frequency: Varies

Listing of Storage Tanks
A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 10/13/2015  
Source: Westchester County Department of Health  
Telephone: 914-813-5161  
Last EDR Contact: 02/02/2016  
Next Scheduled EDR Contact: 05/16/2016  
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013  
Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 02/18/2016  
Next Scheduled EDR Contact: 05/30/2016  
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013  
Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 01/15/2016  
Next Scheduled EDR Contact: 04/25/2016  
Data Release Frequency: Annually
PA MANIFEST: Manifest Information
Hazardous waste manifest information.
Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25
Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest Information
Hazardous waste manifest information
Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26
Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/22/2016
Next Scheduled EDR Contact: 06/06/2016
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.
Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 01/07/2016
Number of Days to Update: 45
Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 01/19/2016
Next Scheduled EDR Contact: 05/02/2016
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.
Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19
Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/09/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association’s annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.
Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics’ primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics’ primary database on private school locations in the United States.

Daycare Centers: Day Care Providers
Source: Department of Health
Telephone: 212-676-2444

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION
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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.

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 principal investigative components:

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

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.
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

<table>
<thead>
<tr>
<th>Target Property County</th>
<th>FEMA Flood Electronic Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIoga, NY</td>
<td>YES - refer to the Overview Map and Detail Map</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Flood Plain Panel at Target Property</th>
<th>3608370004B - FEMA Q3 Flood data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Panels in search area</td>
<td>3608370002B - FEMA Q3 Flood data</td>
</tr>
<tr>
<td></td>
<td>3608370001B - FEMA Q3 Flood data</td>
</tr>
<tr>
<td></td>
<td>3608370003B - FEMA Q3 Flood data</td>
</tr>
</tbody>
</table>

NATIONAL WETLAND INVENTORY

<table>
<thead>
<tr>
<th>NWI Quad at Target Property</th>
<th>NWI Electronic Data Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owego</td>
<td>YES - refer to the Overview Map and Detail Map</td>
</tr>
</tbody>
</table>

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*:

<table>
<thead>
<tr>
<th>Search Radius:</th>
<th>Status:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.25 miles</td>
<td>Not found</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>LOCATION</th>
<th>GENERAL DIRECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Reported</td>
<td>FROM TP</td>
<td>GROUNDWATER FLOW</td>
</tr>
</tbody>
</table>

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.
**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.

<table>
<thead>
<tr>
<th>ROCK STRATIGRAPHIC UNIT</th>
<th>GEOLOGIC AGE IDENTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Era: Paleozoic</td>
<td>Category: Stratified Sequence</td>
</tr>
<tr>
<td>System: Devonian</td>
<td></td>
</tr>
<tr>
<td>Series: Upper Devonian</td>
<td>(decoded above as Era, System &amp; Series)</td>
</tr>
<tr>
<td>Code: D3</td>
<td></td>
</tr>
</tbody>
</table>

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. The following information is based on Soil Conservation Service SSURGO data.

### Soil Map ID: 1

**Soil Component Name:** Chippewa  
**Soil Surface Texture:** channery silt loam  
**Hydrologic Group:** Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.  
**Soil Drainage Class:** Poorly drained  
**Hydric Status:** All hydric

**Corrosion Potential - Uncoated Steel:** High

**Depth to Bedrock Min:** > 0 inches  
**Depth to Watertable Min:** > 0 inches

### Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>channery silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td>Max: 14 Min: 4 Max: 6.5 Min: 4.5</td>
</tr>
<tr>
<td>2</td>
<td>5 inches</td>
<td>channery silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay</td>
<td>Max: 14 Min: 4 Max: 6.5 Min: 4.5</td>
</tr>
<tr>
<td>3</td>
<td>24 inches</td>
<td>59 inches</td>
<td>channery silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay</td>
</tr>
</tbody>
</table>
Well drained

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 91 inches

Depth to Watertable Min: > 0 inches

**Soil Layer Information**

<table>
<thead>
<tr>
<th>Layer</th>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity (micro m/sec)</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>channery silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6.5 Min: 4.5</td>
</tr>
<tr>
<td>2</td>
<td>35 inches</td>
<td>unweathered bedrock</td>
<td>Not reported</td>
<td>Not reported</td>
<td>Max: 0.01 Min: 0</td>
<td>Max: Min:</td>
</tr>
<tr>
<td>4</td>
<td>18 inches</td>
<td>channery silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 5.1</td>
</tr>
</tbody>
</table>

**Soil Map ID: 3**

Soil Component Name: Tioga

Soil Surface Texture: stratified sand to silt to gravel

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 137 inches

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>35 inches</td>
<td>59 inches</td>
<td>stratified sand to silt to gravel</td>
<td>Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 141 Min: 4</td>
<td>Max: 7.8 Min: 5.6</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>0 inches</td>
<td>18 inches</td>
<td>silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td>Max: 42 Min: 4</td>
<td>Max: 7.3 Min: 5.1</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>18 inches</td>
<td>35 inches</td>
<td>loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td>Max: 42 Min: 4</td>
<td>Max: 7.3 Min: 5.1</td>
<td></td>
</tr>
</tbody>
</table>

**Soil Map ID: 4**

Soil Component Name: Valois (Woostern)

Soil Surface Texture: gravelly silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches
## Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>7 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 3.6</td>
</tr>
<tr>
<td>2</td>
<td>7 inches</td>
<td>29 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 3.6</td>
</tr>
<tr>
<td>3</td>
<td>29 inches</td>
<td>59 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel</td>
<td>Max: 42 Min: 4</td>
<td>Max: 7.3 Min: 4.5</td>
</tr>
</tbody>
</table>

### Soil Map ID: 5

- **Soil Component Name:** Valois (Woostern)
- **Soil Surface Texture:** gravelly silt loam
- **Hydrologic Group:** Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- **Soil Drainage Class:** Well drained
- **Hydric Status:** Not hydric
- **Corrosion Potential - Uncoated Steel:** Low
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 0 inches
### Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>7 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 3.6</td>
</tr>
<tr>
<td>2</td>
<td>7 inches</td>
<td>29 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 3.6</td>
</tr>
<tr>
<td>3</td>
<td>29 inches</td>
<td>59 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel</td>
<td>Max: 42 Min: 4</td>
<td>Max: 7.3 Min: 4.5</td>
</tr>
</tbody>
</table>

### Soil Map ID: 6

- **Soil Component Name:** Chenango
- **Soil Surface Texture:** gravelly silt loam
- **Hydrologic Group:** Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.
- **Soil Drainage Class:** Well drained
- **Hydric Status:** Not hydric
- **Corrosion Potential - Uncoated Steel:** Low
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 0 inches
Soil Layer Information

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layer 1</td>
<td>0 inches 7 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 42 Min: 4</td>
<td>Max: 6 Min: 4.5</td>
</tr>
<tr>
<td>Layer 2</td>
<td>7 inches 27 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel</td>
<td>Max: 42 Min: 4</td>
<td>Max: 6 Min: 4.5</td>
</tr>
<tr>
<td>Layer 3</td>
<td>27 inches 59 inches</td>
<td>stratified sand to silt to gravel</td>
<td>Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel</td>
<td>Max: 141 Min: 42</td>
<td>Max: 7.8 Min: 5.1</td>
</tr>
</tbody>
</table>

Soil Map ID: 7

Soil Component Name: Mardin (Canfield)

Soil Surface Texture: gravelly 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: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 38 inches
### Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>7 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6.5 Min: 3.6</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>7 inches</td>
<td>20 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6.5 Min: 3.6</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>20 inches</td>
<td>31 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay</td>
<td>Max: 1.4 Min: 0.42</td>
<td>Max: 7.3 Min: 4.5</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>31 inches</td>
<td>59 inches</td>
<td>very gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel</td>
<td>Max: 1.4 Min: 0.42</td>
<td>Max: 8.4 Min: 5.1</td>
<td></td>
</tr>
</tbody>
</table>

**Soil Map ID: 8**

- **Soil Component Name:** Lordstown
- **Soil Surface Texture:** flaggy 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
- **Hydric Status:** Not hydric
- **Corrosion Potential - Uncoated Steel:** Low
- **Depth to Bedrock Min:** > 91 inches
- **Depth to Watertable Min:** > 0 inches
# Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5 inches</td>
<td>flaggy silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 4.5</td>
</tr>
<tr>
<td></td>
<td>18 inches</td>
<td></td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>18 inches</td>
<td>very flaggy silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 5.1</td>
</tr>
<tr>
<td></td>
<td>29 inches</td>
<td></td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>0 inches</td>
<td>flaggy silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6.5 Min: 4.5</td>
</tr>
<tr>
<td></td>
<td>5 inches</td>
<td></td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>29 inches</td>
<td>unweathered bedrock</td>
<td>Not reported</td>
<td>Max: 0.01 Min: 0</td>
<td>Max: Min:</td>
</tr>
<tr>
<td></td>
<td>33 inches</td>
<td></td>
<td>Not reported</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Soil Map ID: 9

- **Soil Component Name:** Valois (Woostern)
- **Soil Surface Texture:** gravelly silt loam
- **Hydrologic Group:** Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- **Soil Drainage Class:** Well drained
- **Hydric Status:** Not hydric
- **Corrosion Potential - Uncoated Steel:** Low
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 0 inches
### Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>7 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 3.6</td>
</tr>
<tr>
<td>2</td>
<td>7 inches</td>
<td>29 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 14 Min: 4</td>
<td>Max: 6 Min: 3.6</td>
</tr>
<tr>
<td>3</td>
<td>29 inches</td>
<td>59 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel</td>
<td>Max: 42 Min: 4</td>
<td>Max: 7.3 Min: 4.5</td>
</tr>
</tbody>
</table>

### Soil Map ID: 10

- **Soil Component Name:** Wayland (Holly)
- **Soil Surface Texture:** silt loam
- **Hydrologic Group:** Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.
- **Soil Drainage Class:** Poorly drained
- **Hydric Status:** All hydric
- **Corrosion Potential - Uncoated Steel:** High
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 0 inches
# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>5 inches</td>
<td>silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td>Max: 14 Min: 1.4</td>
<td>Max: 7.8 Min: 5.1</td>
</tr>
<tr>
<td>2</td>
<td>5 inches</td>
<td>29 inches</td>
<td>silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td>Max: 1.4 Min: 0.42</td>
<td>Max: 8.4 Min: 5.1</td>
</tr>
<tr>
<td>3</td>
<td>29 inches</td>
<td>59 inches</td>
<td>stratified silt to clay to sand to gravel</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay</td>
<td>Max: 1.4 Min: 0.42</td>
<td>Max: 8.4 Min: 5.6</td>
</tr>
</tbody>
</table>

## Soil Map ID: 11

- **Soil Component Name:** Mardin (Canfield)
- **Soil Surface Texture:** gravelly 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:** Moderately well drained
- **Hydric Status:** Not hydric
- **Corrosion Potential - Uncoated Steel:** Moderate
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 38 inches
Soil Layer Information

<table>
<thead>
<tr>
<th>Boundary Classification</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layer</td>
<td>Upper</td>
<td>Lower</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>0 inches</td>
<td>7 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel</td>
</tr>
<tr>
<td>2</td>
<td>7 inches</td>
<td>20 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.</td>
</tr>
<tr>
<td>3</td>
<td>20 inches</td>
<td>31 inches</td>
<td>gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay</td>
</tr>
<tr>
<td>4</td>
<td>31 inches</td>
<td>59 inches</td>
<td>very gravelly silt loam</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.</td>
<td>COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel</td>
</tr>
</tbody>
</table>

Soil Map ID: 12

Soil Component Name: Atherton

Soil Surface Texture: silt loam

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches
### Soil Layer Information

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layer 1</td>
<td>0 inches 7 inches silt loam</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.</td>
<td>Max: 14  Min: 4  Max: 7.3  Min: 5.1</td>
</tr>
<tr>
<td>Layer 2</td>
<td>7 inches 29 inches silt loam</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay</td>
<td>Max: 14  Min: 4  Max: 7.8  Min: 5.6</td>
</tr>
<tr>
<td>Layer 3</td>
<td>29 inches 59 inches stratified sandy clay to silt loam to sand to gravel</td>
<td>COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.</td>
<td>Max: 42  Min: 4  Max: 7.8  Min: 5.6</td>
</tr>
</tbody>
</table>

### Local / Regional Water Agency Records

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

### Well Search Distance Information

<table>
<thead>
<tr>
<th>DATABASE</th>
<th>SEARCH DISTANCE (miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal USGS</td>
<td>1.000</td>
</tr>
<tr>
<td>Federal FRDS PWS</td>
<td>Nearest PWS within 1 mile</td>
</tr>
<tr>
<td>State Database</td>
<td>1.000</td>
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</table>

### Federal USGS Well Information

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION FROM TP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>USGS40000849702</td>
<td>1/8 - 1/4 Mile NW</td>
</tr>
<tr>
<td>2</td>
<td>USGS40000849721</td>
<td>1/8 - 1/4 Mile NNE</td>
</tr>
<tr>
<td>3</td>
<td>USGS40000849678</td>
<td>1/4 - 1/2 Mile West</td>
</tr>
</tbody>
</table>
### FEDERAL USGS WELL INFORMATION

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>USGS400000849648</td>
<td>1/4 - 1/2 Mile WSW</td>
</tr>
<tr>
<td>5</td>
<td>USGS400000849675</td>
<td>1/4 - 1/2 Mile West</td>
</tr>
<tr>
<td>6</td>
<td>USGS400000849599</td>
<td>1/2 - 1 Mile SSW</td>
</tr>
<tr>
<td>7</td>
<td>USGS400000849691</td>
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<td>USGS400000849657</td>
<td>1/2 - 1 Mile West</td>
</tr>
<tr>
<td>10</td>
<td>USGS400000849671</td>
<td>1/2 - 1 Mile West</td>
</tr>
</tbody>
</table>

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION</th>
</tr>
</thead>
</table>

No PWS System Found

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

### STATE DATABASE WELL INFORMATION

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>NYWS003574</td>
<td>1/2 - 1 Mile WSW</td>
</tr>
</tbody>
</table>

### OTHER STATE DATABASE INFORMATION

### STATE OIL/GAS WELL INFORMATION

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>NYOG80000039814</td>
<td>1/2 - 1 Mile NNE</td>
</tr>
<tr>
<td>2</td>
<td>NYOG80000039829</td>
<td>1/2 - 1 Mile East</td>
</tr>
</tbody>
</table>
### Map ID
- **Countrycode:** NGVD29
- **Vert coord refsys:** Interpolated from topographic map
- **Vert acc measure units:** feet
- **Vert acc measure val:** 5
- **Vert measure units:** feet
- **Vert measure val:** 858.00

### Horiz coord refsys
- **Horiz coord refsys:** NGD83
- **Horiz measure units:** feet

### Ground-water levels, Number of Measurements: 0

<table>
<thead>
<tr>
<th>Database</th>
<th>EDR ID Number</th>
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</thead>
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<tr>
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<td>USGS40000849721</td>
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</table>

### Monloc Identifier
- **TI 205**

### Org. Identifier
- **USGS-420404076184401**

### Monloc name
- **TI 205**

### Monloc type
- **Well**

### Wellholedepth units
- **ft**

### Welldepth
- **Not Reported**

### Welldepth value
- **1963**

### Wellholedepth units
- **Not Reported**

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### Map ID
- **Countrycode:** NGVD29
- **Horiz coord refsys:** NGD83
- **Horiz measure units:** feet
- **Horiz measure val:** 842.00

### Horiz Acc measure units
- **1 seconds**

### Horiz Acc measure
- **24000**

### Horiz Collection method
- **Interpolated from map**

### Horiz Collection method units
- **Not Reported**

### Contrib area units
- **Not Reported**

### Contrib area value
- **02050103**

### Huc code
- **02050103**

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### Org. Identifier
- **USGS-420404076184701**

### Monloc Identifier
- **USGS-420404076184701**

### Monloc name
- **TI 205**

### Monloc type
- **Well**

### Wellholedepth units
- **feet**

### Welldepth
- **Not Reported**

### Welldepth value
- **Not Reported**

### Wellholedepth units
- **Not Reported**

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### Map ID
- **Countrycode:** NGVD29
- **Horiz coord refsys:** NGD83
- **Horiz measure units:** feet
- **Horiz measure val:** 842.00

### Horiz Acc measure units
- **1 seconds**

### Horiz Acc measure
- **24000**

### Horiz Collection method
- **Interpolated from map**

### Horiz Collection method units
- **Not Reported**

### Contrib area units
- **Not Reported**

### Contrib area value
- **02050103**

### Huc code
- **02050103**

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### Org. Identifier
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### Monloc Identifier
- **USGS-420404076184701**

### Monloc name
- **TI 205**

### Monloc type
- **Well**

### Wellholedepth units
- **feet**

### Welldepth
- **Not Reported**

### Welldepth value
- **Not Reported**

### Wellholedepth units
- **Not Reported**

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### Map ID
- **Countrycode:** NGVD29
- **Horiz coord refsys:** NGD83
- **Horiz measure units:** feet
- **Horiz measure val:** 842.00

### Horiz Acc measure units
- **1 seconds**

### Horiz Acc measure
- **24000**

### Horiz Collection method
- **Interpolated from map**

### Horiz Collection method units
- **Not Reported**

### Contrib area units
- **Not Reported**

### Contrib area value
- **02050103**

### Huc code
- **02050103**

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### Org. Identifier
- **USGS-420404076184701**

### Monloc Identifier
- **USGS-420404076184701**

### Monloc name
- **TI 205**

### Monloc type
- **Well**

### Wellholedepth units
- **feet**

### Welldepth
- **Not Reported**

### Welldepth value
- **Not Reported**

### Wellholedepth units
- **Not Reported**

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### Map ID
- **Countrycode:** NGVD29
- **Horiz coord refsys:** NGD83
- **Horiz measure units:** feet
- **Horiz measure val:** 842.00

### Horiz Acc measure units
- **1 seconds**

### Horiz Acc measure
- **24000**

### Horiz Collection method
- **Interpolated from map**

### Horiz Collection method units
- **Not Reported**

### Contrib area units
- **Not Reported**

### Contrib area value
- **02050103**

### Huc code
- **02050103**
GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type: Not Reported
Construction date: 1947
Welldepth units: ft
Wellholedepth units: Not Reported

Ground-water levels, Number of Measurements: 0

3 West
1/4 - 1/2 Mile
Lower

Org. Identifier: USGS-NY
Formal name: USGS New York Water Science Center
Monloc Identifier: USGS-420355076190101
Monloc name: TI 577
Monloc type: Well
Monloc desc: Not Reported
Huc code: 02050103
Drainagearea Units: Not Reported
Drainagearea value: Not Reported
Contrib drainagearea units: Not Reported
Contrib drainagearea: Not Reported
Longitude: -76.3166016
Source map scale: 24000
Horiz Acc measure: 1
Horiz Collection method: Interpolated from map
Horiz coord refsy: NAD83
Vert measure units: feet
Vert collection method: Interpolated from topographic map
Vert coord refsy: NGVD29
Vert measure val: 828.00
Vert acc measure units: feet
Vert measure val: 5.
Vert acc measure units: feet
Aquifer type: Quaternary System
Formation type: Sand and gravel aquifers (glaciated regions)

Construction date: 1964
Welldepth units: ft
Welldepth: 1964
Wellholedepth units: Not Reported
Wellholedepth: Not Reported

Ground-water levels, Number of Measurements: 1

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4 WSW
1/4 - 1/2 Mile
Lower

Org. Identifier: USGS-NY
Formal name: USGS New York Water Science Center
Monloc Identifier: USGS-420345076190101
Monloc name: TI 576
Monloc type: Well
Monloc desc: Not Reported
Huc code: 02050103
Drainagearea Units: Not Reported
Drainagearea value: Not Reported
Contrib drainagearea units: Not Reported
Contrib drainagearea: Not Reported
Longitude: -76.3166016
Source map scale: 24000
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Ground-water levels, Number of Measurements: 0

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### 6 SSW 1/2 - 1 Mile

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Ground-water levels, Number of Measurements: 0
Ground-water levels, Number of Measurements: 0

7
West
1/2 - 1 Mile
Lower

Org. Identifier: USGS-NY
Formal name: USGS New York Water Science Center
Monloc Identifier: USGS-420400076192401
Monloc name: T1 73
Monloc type: Well: Test hole not completed as a well
Monloc desc: TEST BORING 00-24B, LOG IN RANDALL BULL. 69
Huc code: 02050103
Drainagearea Units: Not Reported
Contrib drainagearea: Not Reported
Longitude: -76.3229908
Sourcemap scale: 24000
Horiz Acc measure: 1
Horiz Acc measure units: seconds
Horiz Collection method: Interpolated from map
Horiz coord refsys: NAD83
Vert measure units: feet
Vert accmeasure units: feet
Vert collection method: Level or other surveying method
Vert coord refsys: NGVD29
Countrycode: US
Aquifername: Not Reported
Formation type: Not Reported
Aquifer type: Not Reported
Construction date: 1945
Welldepth: 104
Welldepth units: ft
Wellholedepth units: Not Reported

Ground-water levels, Number of Measurements: 0

8
WSW
1/2 - 1 Mile
Lower

Well Id: NY5315586
System Id: WL001
Type: Well
County: TIoga County
Longitude: 761927.21
Agency: BLUE OX CORP
Address: 305 stanton hill road
City/State/Zip: NICHOLS NY 13812
Phone: Not Reported
System name: Lounsberry Truckstop
Well name: WELL
Active?: Active
Latitude: 420348.42
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**Horiz Collection method:** Interpolated from map  
**Horiz coord refsys:** NAD83  
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**Vert collection method:** Level or other surveying method  
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**Vert measure val:** 808.  
**Vert acc measure val:** 1  
**Vert acc measure units:** feet  
**Ground-water levels, Number of Measurements:** 0

**10**  
**West**  
**1/2 - 1 Mile**  
**Lower**  
**Org. Identifier:** USGS-NY  
**Formal name:** USGS New York Water Science Center  
**Monloc Identifier:** USGS-420353076194401  
**Monloc name:** TI 579  
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**Horiz coord refsys:** NAD83  
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**Vert collection method:** Interpolated from topographic map  
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**Aquifername:** Sand and gravel aquifers (glaciated regions)  
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Aquifer type: Not Reported
Construction date: 1960
Well depth units: ft
Well depth units: Not Reported

Ground-water levels, Number of Measurements: 1

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AREA RADON INFORMATION

State Database: NY Radon

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<td>NICHOLS</td>
<td>32</td>
<td>12.45</td>
<td>6.56</td>
<td>74.9</td>
</tr>
<tr>
<td>TIOGA</td>
<td>OWEGO</td>
<td>537</td>
<td>7.79</td>
<td>3.74</td>
<td>154.2</td>
</tr>
<tr>
<td>TIOGA</td>
<td>RICHFORD</td>
<td>10</td>
<td>12.62</td>
<td>5.91</td>
<td>50.3</td>
</tr>
<tr>
<td>TIOGA</td>
<td>SPENCER</td>
<td>39</td>
<td>12.02</td>
<td>6.08</td>
<td>50.7</td>
</tr>
<tr>
<td>TIOGA</td>
<td>TIOGA</td>
<td>26</td>
<td>10.27</td>
<td>4.61</td>
<td>59.5</td>
</tr>
</tbody>
</table>

Federal EPA Radon Zone for TIOGA 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 TIOGA COUNTY, NY

Number of sites tested: 84

<table>
<thead>
<tr>
<th>Area</th>
<th>Average Activity</th>
<th>% &lt;4 pCi/L</th>
<th>% 4-20 pCi/L</th>
<th>% &gt;20 pCi/L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Area</td>
<td>2.130 pCi/L</td>
<td>71%</td>
<td>26%</td>
<td>3%</td>
</tr>
<tr>
<td>Basement</td>
<td>4.140 pCi/L</td>
<td>54%</td>
<td>38%</td>
<td>8%</td>
</tr>
</tbody>
</table>
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.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

HYDROGEOLOGIC INFORMATION

AQUIFLOW 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

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.
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

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
Department of Environmental Conservation
Telephone: 518-402-8072
These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon
Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

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

STREET AND ADDRESS INFORMATION

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Photograph 1: Site facing north along the southeast border. View of the brush line running northwest from the southeast border towards the southwest border of site.

Photograph 2: Site facing north from the southeast border.
Photograph 3: Site facing north near east corner.

Photograph 4: Site facing northeast along northeast border.
Photograph 5: Site facing northeast along southeast border.

Photograph 6: Site facing northeast along southeast border.
Photograph 7: Site facing north-northeast near northeast border.

Photograph 8: Site facing northwest from approximate south corner.
**Photograph 9:** Site facing northwest from southeast border.

**Photograph 10:** Site facing southeast at east corner.
Photograph 11: Site facing southwest from southeast border.
APPENDIX M

SOURCES CONSULTED
STATE AGENCIES
New York State Department of Environmental Conservation

COUNTY AGENCIES
County of Tioga, Records Access Officer

LOCAL AGENCIES
Town of Nichols Clerk’s Office
Town of Nichols Tax Assessor’s Office

INTERVIEWS
Mr. Bill Middleton, Administrator/Supervisor, Town of Nichols
Mr. Kevin Engelbert, Supervisor, Town of Nichols (User Questionnaire and Transaction Screen Questionnaire)

DOCUMENTS
2. County of Tioga eSearch site
4. Environmental Data Resources, Inc., Site Assessment Radius Report
5. Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM) for the Town of Nichols and the Town of Tioga, Panel Number 383 OF 551, dated April 17, 2012
8. Town of Nichols Tax Assessor’s Records
YEARS OF EXPERIENCE: 30+

AREAS OF EXPERTISE

- Due Diligence Phase I and Phase II Environmental Site Assessments (ESAs)
- Environmental liability risk analysis
- Remedial investigations; evaluation of remedial technologies; design, installation, operation & maintenance of remedial systems
- Underground storage tank (UST) evaluation/closure
- Hydrogeology
- New Jersey Licensed Site Remediation Professional (LSRP) services (Member, New Jersey Site Remediation Professional Licensing Board)

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

- Licensed Site Remediation Professional (LSRP license # 573493), New Jersey Department of Environmental Protection, 2010
- Professional Geologist, Pennsylvania, 1995

EDUCATION

M.S., Geology, Duke University, Durham, NC
B.A., Geology, Kean University, Union, NJ

SUMMARY OF QUALIFICATIONS

Mr. Tsentas has managed more than 1,000 multi-disciplinary environmental projects in more than 30 States and Puerto Rico. This work was conducted in accordance with Federal and State requirements, including the USEPA’s “All Appropriate Inquiries” rule; the ASTM Standard Practice for Phase I and Phase II Environmental Site Assessments; the Resource Conservation and Recovery Act (RCRA); the Comprehensive Environmental Response Compensation and Liability Act (CERCLA); the National Environmental Policy Act (NEPA); the Clean Water Act (CWA); and the Clean Air Act (CAA). The projects were performed at pharmaceutical, chemical, petrochemical, manufacturing, transportation, military, commercial, retail, residential, and other sites. Representative clients include: Merck, Johnson & Johnson, Pfizer, GlaxoSmithKline, Bristol-Myers Squibb, Ethicon, Ortho Pharmaceuticals, Ortho Diagnostics, Block Drug, Ashland, Ciba Specialty Chemicals, Beazer East, Exxon-Mobil, Conoco Phillips, United Technologies, General Motors, General Electric, IBM, W.R. Grace, AIG, PSE&G, Simmons, Starwood Hotels, Westfield Corp., Prudential Insurance, St. Paul Cos., Fireman's Fund Insurance Co., U.S. Army Corps of Engineers, U.S. Navy, U.S. Environmental Protection Agency, NJ Transit, New Jersey Turnpike Authority, New York City Department of Environmental Protection, New York City Department of Design and Construction, etc.
REPRESENTATIVE PROJECT EXPERIENCE

**Project Manager** for more than 50 due diligence assessments and remedial investigations at major pharmaceutical, chemical and petrochemical facilities in New Jersey, New York, Delaware, Pennsylvania, and Puerto Rico. Clients included Merck, Johnson & Johnson, Pfizer, GlaxoSmithKline, Bristol-Myers Squibb, Ethicon, Ortho Pharmaceuticals, Ortho Diagnostics, Block Drug, DuPont, Honeywell, Allied Chemical, Ashland, Ciba Specialty Chemicals, Beazer East, Exxon-Mobil, Conoco Phillips, and others.

**Project Manager** for more than 500 Phase I/Phase II ESAs throughout the United States for major insurance companies related to real estate transactions and environmental liability risk analysis.

**Project Manager** for a portfolio of 53 Phase I/Phase II ESAs at warehousing/distribution facilities throughout the eastern and mid-western United States.

**Project Manager** for a portfolio of 17 Phase I/Phase II ESAs at United States Army Reserve Centers throughout the Mid-Atlantic and New England United States.

**Project Manager** for a portfolio of 14 Phase I/Phase II ESAs at major shopping malls throughout the United States.

**Project Manager** for more than 100 utility pre-construction Phase I/Phase II ESAs for the New York City Department of Design and Construction.

**Project Manager** for an $8 million General Environmental Consultant contract with the New Jersey Turnpike Authority. The scope of services included remedial investigations; evaluation of remedial technologies; design, installation, operation and maintenance of remedial systems; underground storage tank (UST) evaluation/closure; contaminated soil reuse plans; development of environmental specifications; environmental permitting; etc. This work was conducted within the Turnpike’s right-of-way and at several service areas, including 10N, 10S, and 11N.

**Project Manager** for a $6 million General Environmental Engineering Consultant contract with NJ Transit. The scope of services included remedial investigations; evaluation of remedial technologies; design, installation, operation and maintenance of remedial systems; underground storage tank (UST) evaluation/closure; contaminated soil reuse plans; baseline ecological evaluations; due diligence assessments; Property Acquisition Environmental Cost Estimate Reports (PAECERs); environmental permitting; historic and cultural resources services; wetlands surveys; etc. This work was conducted at rail yards, train stations, bus garages, and other NJ Transit facilities.

**Project Manager** for multiple contracts with the U.S. Navy and the U.S. Army Corps of Engineers at the Naval Air Engineering Station, Lakehurst, New Jersey (currently part of Joint Base McGuire-Dix-Lakehurst). The project involved remedial investigations, feasibility studies, human health and ecological risk assessments, remedial design and installation/operation of several soil and groundwater remedial systems, wetlands evaluation and restoration, etc.
Nonattainment Areas
Nichols Highway Garage Relocation
Stanton Hill Road
Town of Nichols
Tioga County, New York

Legend
- Project Area
- Pb NAA 2008
- SO2 2010 Standard NAA
- Ozone 8hr 2008 Standard NAA
- PM2.5 2006 Standard NAA
April 14, 2016

Re: Lead Agency Designation for Environmental Review of Town of Nichols Highway Garage Relocation (Nichols, Tioga County, New York)

Dear Interested/Involved Agency:

The Governor’s Office of Storm Recovery (“GOSR”) proposes to serve as lead agency under the National Environmental Policy Act (“NEPA”) and State Environmental Quality Review Act (“SEQRA”) and related laws for the environmental review of the proposed Town of Nichols Highway Garage Relocation (the “Proposed Action”). GOSR is conducting an environmental review of the Proposed Action on behalf of the State of New York as the recipient of Community Development Block Grant - Disaster Recovery (“CDBG-DR”) funds from the U.S. Department of Housing and Urban Development under 42 U.S.C. § 5304(g).¹

The Proposed Action consists of the relocation of the Nichols Highway garage that will involve the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, an office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, a 2,110 square foot covered storage area, a 4,200 square foot salt storage barn, 39,700 square feet of heavy duty asphalt pavement, and 3,600 square feet of gravel storage area and site utilities. Two above ground fuel storage tanks (1,000-gallon and 2,000 gallon) and a dispensing area will also be located on the property. The final square footage of the highway garage may be decreased to conserve resources.

The Town of Nichols was particularly impacted by Hurricane Irene and Tropical Storm Lee. The Susquehanna River and Wappasening Creek overflowed their banks, causing extensive damage to the current location of the highway garage and its equipment. The Town of Nichols has applied to GOSR under the NYRCR program to fund the relocation of the Town of Nichols highway garage to a location outside of the floodplain to ensure continuous municipal service provision and reduce the risk of environmental contamination.

The Town of Nichols Highway Garage Relocation (Proposed Project) will be located 1000 ft. southeast of the US Army Reserve site on Stanton Hill Road, in Nichols, Tioga County. It is situated on a 6.96 acre parcel of a 44 acre vacant parcel owned by the Town of Nichols. The site

¹ The Governor’s Office of Storm Recovery, operating under the auspices of New York State Homes and Community Renewal’s Housing Trust Fund Corporation, is the responsible entity for the administration of the CDBG-DR grants to the State of New York.
mainly consists of an overgrown field with some brush and streams. Site coordinates are Lat. 42.0658393, Long. -76.309682.

This action has been preliminarily classified as an Unlisted Action pursuant to SEQRA. Additional information regarding the Proposed Action and its location are provided in the enclosed Short Environmental Assessment Form. The review of the Proposed Action under NEPA and SEQRA would satisfy the requirements of 24 CFR Part 58 and 6 NYCRR Part 617.

Your agency or organization has been identified as a potential cooperating, involved, or interested agency for the review and approval of the Proposed Action. If your agency consents to GOSR’s serving as the lead agency for review under SEQRA, please so indicate by signing this letter and returning it at your earliest convenience to Thomas J. King at 99 Washington Avenue, Suite 1224, Albany, New York 12260, or simply email a signed copy to Thomas.King@Stormrecovery.ny.gov. If we have not heard from you by May 14, 2016 your consent will be assumed. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 473-0015.

Thank you for your time and consideration.

Sincerely,

Thomas J. King
Assistant General Counsel
The undersigned hereby consents to The Governor’s Office of Storm Recovery serving as lead agency for Environmental Review of Town of Nichols Highway Garage Relocation, Nichols, Tioga County, New York.

Agency/Organization:________________________

By: ________________________________

Name:______________________________

Title:______________________________________

Date: __________________

Permits/Approvals/Comments:____________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

Enclosure:  Short Environmental Assessment Form Part 1
            Project Maps
            List of Involved and Interested Agencies
Short Environmental Assessment Form  
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Town of Nichols Highway Garage Relocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>1000 ft southeast of US Army Reserve site on Stanton Hill Rd, Nichols, Tioga County, NY. Lat. 42.0658393 Long. -76.309682, Figures 1 and 2</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>The proposed project involves the construction of a new facility located outside of the floodplain that would enable the Town to provide supplies and services during major storm events. The project involves the construction of a new pre-engineered building with seven (7) truck repair bays, one (1) wash bay, two (2) seasonal equipment bays, office, toilets, mezzanine and storage spaces. The Proposed Action will also include the construction of a salt storage building and parking for employees and visitors. Site development will include site grading, a 13,000 square foot highway garage, 2,110 square foot covered storage area, 4,200 square foot salt storage area barn, 39,700 square feet of heavy duty asphalt paving, 3,600 square feet of gravel storage area and site utilities. Two above ground storage tanks (1,000-gallon and 2,000-gallon) and dispensing area will be located on the property.</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
<td>Town on Nichols</td>
</tr>
<tr>
<td>Telephone:</td>
<td>607-699-3110</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:nichols-supervisor@stny.rr.com">nichols-supervisor@stny.rr.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>P.O. Box 359, 54 East River Road</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Nichols</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>13812</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  
   If Yes, list agency(s) name and permit or approval:  
   NYS DEC SPDES Permit for Construction, NYSDOT Highway Work Permit, Town of Nichols Building Permit, Town of Nichols Planning Board Site Plan approval, Town of Nichols Building Permit, fuel tank permit. Funding provided by the HUD through NYSDHCR and GOSR.  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

3. a. Total acreage of the site of the proposed action?  
   b. Total acreage to be physically disturbed?  
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  

   | 6.96 acres |
   | 3 acres |
   | 44 acres |

4. Check all land uses that occur on, adjoining and near the proposed action.  

   - Urban  
   - Rural (non-agriculture)  
   - Industrial  
   - Commercial  
   - Residential (suburban)  
   - Forest  
   - Agriculture  
   - Aquatic  
   - Other (specify):  
   - Parkland
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Is the proposed action,</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>a. A permitted use under the zoning regulations?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>b. Consistent with the adopted comprehensive plan?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>b. Are public transportation service(s) available at or near the site of the proposed action?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code requirements?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>If the proposed action will exceed requirements, describe design features and technologies:</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Project meets state energy code standards consistent with the Energy Conservation Construction Code of New York State (ECCCNYS)</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private water supply?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>If No, describe method for providing potable water:</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>The Nichols highway garage project will tie-in to a public water supply system.</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>b. Is the proposed action located in an archeological sensitive area?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Tributary to Susquehanna River - placement of up to 0.10 acres of riprap outlet apron; field-delineated wetland - placement of pavement and aboveground fuel storage tanks over an approximately 0.15 acre area and grading and placement of diversion ditch over an additional 0.60 acre area (Attachment 1 Design Drawings, Attachment 2 Wetland Delineation Report)</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>☐ Shoreline ☐ Forest ✓ Agricultural/grasslands ☐ Early mid-successional</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>☐ Wetland ☐ Urban ☐ Suburban</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>16. Is the project site located in the 100 year flood plain?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>17. Will the proposed action create storm water discharge, either from point or non-point sources?</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>a. Will storm water discharges flow to adjacent properties?</td>
<td>✓</td>
<td>NO</td>
</tr>
<tr>
<td>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</td>
<td>NO</td>
<td>✓</td>
</tr>
<tr>
<td>Stormwater runoff above the site will be directed around site via underdrains and diversion swales which will discharge to existing tributary to the south. A combination of sheet flow and catch basins will be utilized to direct runoff generated on-site to proposed stormwater features which may consist of dry swales, bioretention areas, infiltration basins or detention ponds.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
   If Yes, explain purpose and size:  
   | NO | YES |
   | ✓  |    |

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe:  
   | NO | YES |
   | ✓  |    |

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe:  
   | NO | YES |
   | ✓  |    |

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Town of Nichols  
Signature: Kevi K. Engelher  
Date: 4.14.16  
Supervisor
### Disclaimer:
The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

<table>
<thead>
<tr>
<th>Part 1 / Question</th>
<th>Description</th>
<th>Answer</th>
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<tbody>
<tr>
<td>7</td>
<td>Critical Environmental Area</td>
<td>No</td>
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<tr>
<td>12a</td>
<td>National Register of Historic Places</td>
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<td>12b</td>
<td>Archeological Sites</td>
<td>Yes</td>
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<td>13a</td>
<td>Wetlands or Other Regulated Waterbodies</td>
<td>Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.</td>
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<td>15</td>
<td>Threatened or Endangered Animal</td>
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<td>16</td>
<td>100 Year Flood Plain</td>
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<tr>
<td>20</td>
<td>Remediation Site</td>
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</table>
TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Project Location Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION

Figure 1
Figure 2

Project Site Map

TOWN OF NICHOLS HIGHWAY GARAGE RELOCATION
Involved/Interested Agencies – Town of Nichols Highway Garage Relocation Project

Involved

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Town of Nichols
P.O. Box 359
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New York State Department of Transportation Region 9
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Owego, NY 13827

Susquehanna River Basin Commission
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Sayre, PA 18840

Gary Hammond, Commissioner of Public Works
Tioga County Department of Public Works
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**Interested**

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