



## PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR

Tax Section 99.65, Block 2, Lots 1, 2, 3, 4.1, and 5.11  
Episcopal Church Home Site  
823, 825, and 843 Busti Avenue and  
1 and 3 Massachusetts Avenue  
Buffalo, New York 14213

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## **Executive Summary**

### ***ES.1 Introduction***

This Phase I Environmental Site Assessment (Phase I ESA) has been prepared by LiRo Engineers, Inc. (LiRo) for five parcels (the “Site”) addressed at 823, 825, and 843 Busti Avenue and 1 and 3 Massachusetts Avenue located within the City of Buffalo, Erie County, New York (Tax Section 99.65, Block 2, Lots 1, 2, 3, 4.1, and 5.11). While not assessed along Columbus Parkway or Rhode Island Street, the Site is also addressed at 850 Columbus Parkway and 24-34 Rhode Island Street. This Phase I ESA has been prepared in accordance with American Society for Testing Materials (ASTM) Practice E1527-05 (with the exception of performing a title and lien search, which in accordance with ASTM E1527-05 are the responsibility of the Phase I ESA *User*) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) Rule. According to the USEPA, the AAI Rule is the process of evaluating a property’s environmental conditions and assessing potential liability for any contamination. All appropriate inquiries must be conducted to obtain certain protections from liability under the federal Superfund Law (also known as Comprehensive Environmental Response Compensation and Liability Act [CERCLA]). The purpose of this assessment is to identify recognized environmental conditions (RECs) associated with the Site, as defined in the ASTM E 1527-05 Standard.

### ***ES.2 Project Description***

The Site includes five tax parcels. The five combined parcels comprise approximately 3.55 acres with frontage along Busti Avenue, Columbus Parkway, Massachusetts Avenue, and Rhode Island Street. The Site is currently developed as follows.

<b>Section, Block, &amp; Lot</b>	<b>Address</b>	<b>Parcel Size</b>	<b>Development</b>
99.65-2-1	843 Busti Avenue	0.321 Acres	Vacant - commercial
99.65-2-2	1 Massachusetts Avenue	0.113 Acres	Office building
99.65-2-3	3 Massachusetts Avenue	0.047 Acres	Vacant - commercial
99.65-2-4.1	823 Busti Avenue	1.72 Acres	Home for the aged
99.65-2-5.11	825 Busti Avenue	1.35 Acres	Home for the aged

This Phase I ESA was performed to evaluate RECs and potential environmental concerns along with assessing potential liability for any contamination associated with the Site. The Phase I ESA included the following tasks:

- site reconnaissance;
- investigation of historical site conditions;
- interviews with individuals having knowledge of the Site;
- review of regulatory records;
- review of an environmental database;
- observations of neighboring properties to assess potential adjacent environmental concerns; and,
- preparation of this report in accordance with ASTM and AAI guidelines.

### ***ES.3 Environmental Impacts***

Based on information gathered during this Phase I ESA, RECs and environmental concerns were identified for the Site and are summarized below.

- One 10,000-gallon fuel oil underground storage tank (UST) was installed on the Site in 1975. This UST was closed in-place in 2008. Two New York State Department of Environmental Conservation (NYSDEC) listed spills associated with this UST were identified through the regulatory records. One of these spills has been closed by the NYSDEC while the other spill is classified as inactive due to all impacts not being accessible during remedial measures. Since petroleum impacted soils may remain on-site as a result of the inactive spill, this is considered a REC.
- The on-site structures are equipped with multiple elevators. A pad-mounted transformer was also noted in the northwestern portion of the Site. These elevators may contain hydraulic fluids with polychlorinated biphenyls (PCBs). In addition, ceiling-mounted fluorescent lighting fixtures were noted within the structures. PCBs may be contained in the elevator oils, transformer oils, and light ballasts within the light fixtures if the fixtures are not labeled as non-PCB or if the ballasts were manufactured prior to 1979 when the USEPA banned the manufacture of PCBs. The potential presence of PCBs is an environmental concern.
- An abundance of suspect ACM including, but not limited to, spray-applied fireproofing, wall/ceiling plaster, drywall and associated joint compound, vinyl floor tile and associated mastic, cove-base molding and associated mastic, carpet/flooring mastic, fire door insulation, pipe insulation, boiler insulation, ceiling tiles, ceramic tile grout/mortar, window caulk and glazing compounds, and asphalt roofing materials, is present at the facility. Much of the suspect ACM was noted to be in poor condition. The presence of suspect ACM is an environmental concern.
- Suspect lead-based paint covered surfaces were noted to be in poor condition during the Site reconnaissance. The presence of suspect lead-based paint is an environmental concern.
- Extensive mold was noted within the Site structures. Mold is considered an environmental concern.
- Two rusted and deteriorated 55-gallon drums were noted within the shed located on-site. These drums appear to be empty but residual contents may be present. Therefore, the drums are considered an environmental concern.
- Basement areas within the structures were flooded at the time of the Site reconnaissance. The standing water may be in contact with ACM and other possible contaminants. Potentially contaminated water in basements is an environmental concern.
- Two central air conditioning units were observed; however, portions of the basement were inaccessible and additional air conditioning equipment may be present. Any residual refrigerants are considered an environmental concern.

Based on the findings of the Phase I ESA, LiRo recommends the following:

- Limited sampling and analysis of select suspect ACM is being completed by LiRo in order to develop a preliminary assessment of the impact of ACM on re-development of the property. A report summarizing those findings will be provided under separate cover. Additional asbestos bulk sampling and preparation of a full Pre-Demolition Asbestos Survey and Design report compliant with the requirements of the New York State Department of Labor (NYSDOL), USEPA, and the Occupational Safety and Health Administration (OSHA) will be required prior to commencing work that may impact asbestos and/or suspect ACM.
- Any PCB-containing oils (i.e., elevator or transformer) and/or light ballasts affected by future renovation/demolition activities must be properly managed.
- During demolition activities, the potential presence of lead-based paint should be addressed relative to worker safety and the safety of the surrounding public.
- Mold should be identified and mitigated prior to, or in conjunction with, future renovation/demolition activities.

- Potentially contaminated water within the basements should be characterized for proper treatment and/or disposal.
- Any residual refrigerants should be recycled/disposed of properly.
- Any residual contents within the drums should be recycled/disposed of properly.
- A hazardous materials remediation and asbestos abatement design should be prepared to identify procedures and requirements for the proper handling and disposal of hazardous materials that are present at the Site. A Site Management Plan (SMP) should be developed prior to any Site redevelopment activities. The SMP should identify the handling and disposal procedures to safely manage, remove and dispose of the aforementioned hazardous materials as well as any impacted soils or groundwater that may be encountered in the area of the closed in-place UST.

## **1.0 Introduction**

LiRo Engineers, Inc. (LiRo) has prepared this Phase I Environmental Site Assessment (Phase I ESA) for the Empire State Development Corporation (ESDC).

### **1.1 Purpose**

This Phase I Environmental Site Assessment (Phase I ESA) has been prepared by LiRo Engineers, Inc. (LiRo) for five parcels (the "Site") addressed at 823, 825, and 843 Busti Avenue and 1 and 3 Massachusetts Avenue located within the City of Buffalo, Erie County, New York (Tax Section 99.65, Block 2, Lots 1, 2, 3, 4.1, and 5.11). While not assessed along Columbus Parkway or Rhode Island Street, the Site is also addressed at 850 Columbus Parkway and 24-34 Rhode Island Street. Tax Block 2 is bounded by Massachusetts Avenue to the north, Rhode Island Street to the south, Columbus Parkway to the east, and Busti Avenue to the west. All five parcels occupy the entire city block. The Site location and limits of the Site are presented in Figures 1 and 2.

LiRo has prepared this Phase I ESA in accordance with the American Society for Testing Materials (ASTM) Practice E1527-05 (with the exception of performing a title and lien search, which in accordance with ASTM E1527-05 are the responsibility of the Phase I ESA *User*) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) Rule. According to the USEPA, the AAI Rule is the process of evaluating a property's environmental conditions and assessing potential liability for any contamination. All appropriate inquiries must be conducted to obtain certain protections from liability under the federal Superfund Law (also known as Comprehensive Environmental Response Compensation and Liability Act [CERCLA]). The purpose of this assessment is to identify recognized environmental conditions (RECs) associated with the Site, as defined in the ASTM E 1527-05 Standard.

This report is intended for the sole use of the client unless written approval is granted by the client and LiRo.

### **1.2 Scope of Work**

The scope of the Phase I ESA included, but was not limited to:

1. site visit and reconnaissance of the assessed properties and their adjoining properties;
2. review of *User* provided information;
3. review of historical records including Sanborn fire insurance maps, historical aerial photographs, historical topographic maps, and historical City Directories;
4. review of governmental regulatory agency databases for potential environmental impact on the property or from adjacent and adjoining property listings; and,
5. interviews with individuals having knowledge of the Site.

### **1.3 Significant Assumptions**

LiRo has prepared this Phase I ESA within the scope of ASTM Practice E-1527-05 and USEPA AAI Rule on the assessed property.

#### ***1.4 Limitations and Exceptions***

LiRo has obtained information through various sources including, but not limited to, an environmental database provided by Environmental Data Resources, Inc. (EDR) and various agencies. It is possible that additional information exists for the property that was not provided to LiRo at the time that this Phase I ESA was performed. The findings presented in this report are based upon information reasonably ascertainable or visible at the time of the assessment. At the time this report was prepared, LiRo had not received a complete response for records from the following Agencies:

- New York State Department of Health (NYSDOH);
- New York State Department of Environmental Conservation (NYSDEC); and,
- USEPA.

Correspondence with the above mentioned agencies is provided in Attachment 9. In addition, no title or lien search was provided to LiRo.

#### ***1.5 Special Terms and Conditions***

This Phase I ESA does not warrant against the following.

- Conditions not visible at the time of the site reconnaissance.
- Historical information that was not included in the records obtained.
- Information from off-site contaminant sources not available in public records.
- Conditions only accessible through site investigation techniques (i.e., drilling or excavating).

#### ***1.6 User Reliance***

LiRo can assure the client that this Phase I ESA has been prepared in accordance with ASTM Practice E1527-05 with any exceptions as noted in Section 1.4 along with the USEPA AAI Rule. This report is presumed to be valid for a reasonable period (i.e., 180-days from the report date) or until the client obtains information, which alters a significant finding or conclusion. The findings, opinions, and recommendations presented in this report are exclusive to the client and the assessed property. Written permission must be obtained from LiRo and its client for use of this report, its findings, opinions, and recommendations by other parties, persons, or firms.



## **2.0 Site Description**

### **2.1 Location and Legal Description**

The subject Site is located within City of Buffalo, New York (Tax Section 99.65, Block 2, Lots 1, 2, 3, 4.1, and 5.11) (Figure 1). The Site is generally rectangular-shaped with frontage along Busti Avenue, Columbus Parkway, Massachusetts Avenue, and Rhode Island Street.

The location of Block 2 is on the east side of Busti Avenue between Massachusetts Avenue and Rhode Island Street, as shown on Figures 1 and 2. The five parcels occupy the entire city block.

### **2.2 Site and Vicinity General Characteristics**

The Site is located in a mixed residential/commercial area in Buffalo, New York. The Site is developed with the following structures.

- The former Episcopal Church Home which is a two to four-story, multi-section building which was constructed in phases from the early 1900s through 1975 with renovations in 1993. The nursing home structure included 172 living units, common areas, and administrative offices.
- The former Episcopal Church Chapel located on the southwest portion of the Site.
- The former Canterbury House office building located on the northwest portion of the Site.
- A two-car garage associated with the former Canterbury House office building.

### **2.3 Current Use of the Property - Descriptions of Structures, Roads, Other Improvements on the Site**

Based on the City of Buffalo and Erie County Real Property Tax Records, the Site contains five parcels. The Site is developed with a two to four-story, multi-section, former nursing home structure, a former chapel, and the former Canterbury House office building and associated garage. Exterior portions of the Site include asphalt paved parking lots, concrete sidewalks, two sheds, mature trees, and overgrown landscaped areas.

### **2.4 Current Uses of the Adjoining Properties**

The Site is located entirely within City of Buffalo, New York Tax Block 2. The block is bounded by Massachusetts Avenue to the north, Rhode Island Street to the south, Columbus Parkway to the east, and Busti Avenue to the west. The immediately adjacent properties include the following:

- Park to the north;
- Residences and lots under construction to the south;
- Residences to the east; and,
- The Peace Bridge Toll Plaza and access way to the west.

## **2.5 Physical Setting**

### **2.5.1 Topography**

LiRo reviewed the United States Geologic Survey (USGS), Buffalo Northwest, New York 7.5' Quadrangle (1986). The elevation at the Site is approximately 640 feet above mean sea level (amsl). The area immediately surrounding the Site has a general slope to the northwest toward the Niagara River.

### **2.5.2 Area Geology**

According to the *Geologic Map of New York, Niagara Sheet*, dated 1970 and prepared by New York State Museum and Science Service, the Site is located within an area characterized by the Onondaga and Bois Blanc Limestone Formations including Seneca, Morehouse (cherty), and Clarence Limestone Members, Edgecliff cherty Limestone Member, and local coral bioherms. Based upon the *Surficial Geologic Map of New York, Niagara Sheet*, dated 1988 and prepared by New York State Museum – Geological Survey, the Site is located within an area characterized by Lacustrine silt and clay or till moraine.

Based upon soil data included within the EDR Radius Map Report with GeoCheck, the Site soils consist of urban land. This map unit consists of areas where 85 percent or more of the land is covered with impervious surfaces, such as buildings, pavement, industrial parks, and railroad yards.

### **2.5.3 Area Hydrogeology**

The depth to the water table varies but generally follows topography. Based on the Site and surrounding topography, the depth to groundwater is estimated to be in the range of 15 to 25 ft bgs. Groundwater flow is expected to be to the northwest toward the Niagara River.

Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

### **3.0 User Provided Information**

#### **3.1 Title Record**

LiRo did not perform a title or lien search as part of this Phase I ESA. In accordance with ASTM E1527-05 Standards, the title and lien search are the responsibility of the *User* and at the time of this report, no title or lien records were provided to LiRo.

Based on City of Buffalo and Erie County Real Property Tax Records, the total size of the Site is approximately 3.55 acres and is designated as including a home for the aged, vacant commercial buildings, and an office building. The Real Property Tax Records are provided in Attachment 1 and a summary of the data for the Site is provided below.

<b>Lot Nos.</b>	<b>Lot Size</b>	<b>Address</b>	<b>Building Use</b>	<b>Owner</b>
1	0.321 acres	843 Busti Avenue	Vacant – commercial	Episcopal Community Housing, Inc.
2	0.113 acres	1 Massachusetts Avenue	Office building	Episcopal Community Housing, Inc.
3	0.047 acres	3 Massachusetts Avenue	Vacant – commercial	Episcopal Church Home WNY
4.1	1.72 acres	823 Busti Avenue	Home for the aged	Episcopal Residential Health Care Facility, Inc.
5.11	1.35 acres	825 Busti Avenue	Home for the aged	Episcopal Church Home WNY

#### **3.2 Environmental Liens or Activity and Use Limitations (AUL)**

No restrictive or environmental declarations have been identified for the Site. ESDC did not provide LiRo with any information pursuant to environmental liens or Activity and Use Limitations (AUL) encumbering the property.

#### **3.3 Specialized Knowledge/Commonly Known or Reasonably Ascertainable Information**

Mr. Paul Campisi, a representative of the Episcopal Church Home, was identified as the Site *Key Site Manager*. Mr. Paul Campisi accompanied LiRo on a Site walkthrough and described the Suite use and history.

#### **3.4 Owner, Property Manager, and Occupant Information**

According to the City of Buffalo records, the five parcels are owned by Episcopal Residential Health Care Facility, Inc., Episcopal Church Home WNY, and Episcopal Community Housing, Inc.

### ***3.5 Reason for Performing a Phase I ESA***

According to the USEPA, the AAI Rule is the process of evaluating a property's environmental conditions and assessing potential liability for any contamination. All appropriate inquiries must be conducted to obtain certain protections from liability under the federal Superfund Law (also known as CERCLA). The purpose of this assessment is to identify RECs associated with the Site, as defined in the ASTM E 1527-05 Standard.

This Phase I ESA was prepared solely for use of the ESDC.

## 4.0 Records Review

### 4.1 Standard Environmental Record Sources

The government records search developed by EDR includes federal, state, and local government databases of: known or suspected inactive hazardous waste sites; petroleum and chemical bulk storage tank sites; reported spills, including leaking underground storage tanks (USTs); air pollution point sources; toxic wastewater dischargers; and, hazardous waste generators and treatment, storage, and disposal facilities.

A complete list of the federal and state databases searched by EDR is provided in Attachment 2. A summary of the sites identified through the federal and state regulatory agency databases review, including the Site, is provided below.

Federal, State and City List	Last Update	Site Appears on List	Search Radius	No. of Sites within Search Radius
Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG)	2/12/13	No	¼ mile	1
RCRA Small Quantity Generator (SQG)	2/12/13	No	¼ mile	1
RCRA Conditionally Exempt Small Quantity Generator (CESQG)	2/12/13	No	¼ mile	1
Leaking Storage Tank Incident Reports (LTANKS)/History (HIST) LTANKS	2/19/13 / 1/1/02	Yes	½ mile	13/15
UST/HIST UST	1/2/13 / 1/1/02	Yes	¼ mile	3/2
Aboveground Storage Tank (AST)	1/2/13	No	¼ mile	1
US Brownfields	12/10/12	No	½ mile	1
NY Spills/NY HIST Spills	2/19/13 / 1/1/02	No	⅛ mile	20/19
RCRA-Non Generator (NonGen)/NLR	2/12/13	No	¼ mile	5
Formerly Used Defense Sites (FUDS)	12/31/11	No	1 mile	1
Manifest	2/1/13	No	¼ mile	8
US Hist Auto Stat	NA	No	¼ mile	23
US Hist Cleaners	NA	No	¼ mile	7

The following subsections provide a discussion of the surrounding properties which have been identified within the search radius and listed in the above table.

#### **4.1.1 RCRA LQG**

The report identified one RCRA LQG site within the specified ASTM radius. LQG sites generate, transport, store, treat, and/or dispose of over 1,000 kg of hazardous waste per month. The LQG site is located almost 450 feet down-gradient of the Site. Based on the location of this site (i.e., down-gradient), it is unlikely that this property had an environmental impact on the Site.

#### **4.1.2 RCRA SQG**

The report identified one RCRA SQG site within the specified ASTM radius. SQG sites generate, transport, store, treat, and/or dispose of between 100 kg and 1,000 kg of hazardous waste per month. The SQG site is located over one-eighth mile from the Site. Based on the location of this site (i.e., distance), it is unlikely that this property had an environmental impact on the Site.

#### **4.1.3 RCRA CESQG**

The report identified one RCRA CESQG site within the specified ASTM radius. CESQG sites generate less than 100 kg of hazardous waste or less than 1 kg of acute hazardous waste per month. The CESQG site is located approximately 75 feet down-gradient of the Site. Based on the location of this site (i.e., down-gradient), it is unlikely that this property had an environmental impact on the Site.

#### **4.1.4 LTANKS/Historic LTANKS**

LTANKS sites are sites that contain leaking USTs or ASTs identified from tank test failures, tank failure, or tank overfills. A historic LTANKS is a record of a historical LTANKS site that is no longer available as of January 1, 2002.

Two addresses associated with the Site were identified as LTANK/Hist LTANK sites. Details regarding these listings are as follows.

- Episcopal Church, 34 Rhode Island Drive – This LTANK records indicate that spill No. 9300635 occurred on April 13, 1993 and was associated with a tank test failure. As a result of the tank test failure, the tank was re-tested and passed the second time. This spill was subsequently closed on April 19, 1993.
- Episcopal Facility, 24 Rhode Island Street - This LTANK records indicate that spill No. 0806256 occurred on August 22, 2008 and was associated with a tank test failure of a 10,000-gallon UST. As a result of the tank test failure and the location of the tank relative to the associated building and a natural gas line, closure in-place of the UST occurred along with the removal of some impacted soil and the collection of soil samples from beneath the UST. Due to the presence of volatile organic compounds (VOCs) in soil and groundwater, the spill was reclassified as inactive on December 15, 2008.

In addition to the on-site spills identified above, the EDR report identified 13 additional LTANKS and 15 additional historic LTANKS within the specified-ASTM radii. The remaining properties are all located over one-eighth mile from the Site and have all been closed by the NYSDEC. Based on the closed status and the distant locations of the off-site spill sites, these properties are unlikely to have an environmental impact to the Site.

#### **4.1.5 USTs/Historic USTs**

UST sites are sites that contain USTs and historic UST sites are a record of historical UST sites that are no longer available as of January 1, 2002.

The Site, identified as the Episcopal RHCF Facility, Inc. located at 24 Rhode Island Street, was identified as a UST/Hist UST facility. This UST/Hist UST listing indicates that the Site, PBS Facility ID No. 9-451258, is recorded as including one closed in-place 10,000-gallon Nos. 1, 2, or 4 fuel oil UST. This UST is recorded as being installed in June 1975 and was closed in-place in October 2008. One inactive LTANK (0806256) and one closed LTANK (9300635) are on file relative to this UST.

In addition to the Site's listing, the EDR report also identified three UST and two historic UST sites within the specified-ASTM radii. For the UST database, one property is located within one-eighth mile of the Site while two properties are located between one-eighth and one-quarter mile of the Site. For the HIST UST database, one property is located within one-eighth mile of the Site while the other property is located between one-eighth and one-quarter mile of the Site. Because there are no active releases associated with the above off-site UST/HIST UST facilities and based on the distance of the listed off-site facilities, it is unlikely that these properties had an environmental impact on the Site.

#### **4.1.6 AST**

The EDR report identified one AST site within the specified-ASTM radii. This property is located over one-eighth mile of the Site. Based on the location of this site (i.e., distance), it is unlikely that this property had an environmental impact on the Site.

#### **4.1.7 US Brownfields**

A Brownfields site 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. The databases identified the presence of one US Brownfields facility located within one-half mile from the Site. This Brownfields site is located between one-quarter and one-half mile of the Site. Based on the location of this site (i.e., distance), it is unlikely that this property had an environmental impact on the Site.

#### **4.1.8 NY Spill and Historic NY Spill Sites**

The report identified 20 NY Spills (19 of which are also identified as historic NY Spill sites) within the specified-ASTM radii. NY Spill sites are sites that contain chemical and petroleum spill incidents. Historic NY Spills is a record of historical NY Spill sites that are no longer available as of January 1, 2002. None of these spills remain active/open by the NYSDEC and they range from approximately 300 feet west to approximately 530 feet west of the Site. Based on the closed status of the spills and the location of the sites (i.e., distance), these properties are unlikely to have an environmental impact to the Site.

#### **4.1.9 RCRA – Non Generator**

The EDR report identified five RCRA-NonGen/NLR sites within the specified-ASTM radii. RCRA sites are sites that generate, transport, store, treat, and/or dispose of hazardous waste and RCRA-NonGen sites are sites that do not presently generate hazardous waste. All five of these properties are located between one-eighth and one-quarter mile of the Site. Based on the location of these sites (i.e., distance), it is unlikely that these properties had an environmental impact on the Site.

#### **4.1.10 FUDS**

The EDR report identified one FUDS site within the specified-ASTM radii. The FUDS database lists locations of FUDS properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions. This property is located between one-half and one mile from the Site. Based on the location of these sites (i.e., distance), it is unlikely that these properties had an environmental impact on the Site.

#### **4.1.11 Manifest**

The EDR report identified eight Manifest sites within the specified-ASTM radii. The Manifest database lists and tracks hazardous waste from the generator through transporters to a treatment, storage, disposal (TSD) facility. Two properties are located within one-eighth mile of the Site (but down-gradient) while six are located between one-eighth and one-quarter mile of the Site. Based on the location of these sites (i.e., distance and/or down-gradient), it is unlikely that these properties had an environmental impact on the Site.

#### **4.1.12 EDR Exclusive Historic Auto (Gas) Stations**

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling 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, 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 a current government records search.

The EDR report identified 23 Hist Auto Station sites within one-quarter mile of the Site. Nine of these sites are located within one-eighth mile from the Site while 14 are located between one-eighth and one-quarter mile from the Site. Based on no active/open releases for these facilities and/or the location of the sites (i.e., distance and/or down-gradient), these properties are unlikely to have an environmental impact to the Site.

#### **4.1.13 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 and 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 a current government records search.



The EDR report identified seven Hist Dry Cleaner sites within one-quarter mile of the Site. Four of these sites are located within one-eighth mile from the Site while three are located between one-eighth and one-quarter mile from the Site. Based on no active/open releases for these facilities and/or the location of the sites (i.e., distance and/or down-gradient), these properties are unlikely to have an environmental impact to the Site.

## **4.2 Historical Use Information on the Property/Adjoining Properties**

### **4.2.1 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance maps (Sanborns) were obtained from EDR (Attachment 3). Maps dating 1889, 1899, 1925, 1951, 1981, and 1986 were reviewed to determine past or current land uses on and in the immediate vicinity of the Site that may be of environmental concern. A summary of the Sanborn maps is below.

<b>Year</b>	<b>Comments</b>
1889	<p><b>Site:</b> The Site appears to be developed with a few private residential structures on the northeastern portion of the Site and a church home on the southern portion of the Site. The remainder of the Site appears as vacant land.</p> <p><b>Surrounding Properties:</b> The surrounding area appears to be primarily developed with private residences with a few commercial operations including the Buffalo City Water Works to the north.</p>
1899	<p><b>Site:</b> The Site appears as noted in 1889; however, an orphanage is now located on the central portion of the Site. This orphanage appears to be associated with the Church Home located on the southern portion of the Site as noted in 1889. The orphanage, the “Old Ladies Home”, and the Hutchinson Memorial Chapel are identified as the First Charity Foundation.</p> <p><b>Surrounding Properties:</b> The surrounding area appears as noted in 1889.</p>
1925	<p><b>Site:</b> The Site appears as noted in 1899; however, some changes have been made to the development on the central portion of the Site. The orphanage is now identified as being vacant. The complex is identified as The Church Charity Foundation (Episcopal). A few private residential structures remain on the northeastern portion of the Site along with the Alliance Flats on the northwestern portion of the Site.</p> <p><b>Surrounding Properties:</b> The surrounding area appears as noted in 1899; however, more commercial development has occurred to the west of the Site. This development includes a military post (specifically including a hospital, residences, a bakery, a carpenter and plumbing shop, a recruiting office, and a quartermasters facility). The Water Works formerly noted to the north is now identified as the Bureau of Engineering.</p>
1951	<p><b>Site:</b> While a portion of the former orphanage has been demolished, Site development appears generally as noted in 1925. However, the Peace Bridge Apartments have been constructed on the northwest corner of the Site.</p> <p><b>Surrounding Properties:</b> The surrounding area appears to be primarily residentially developed. The Bureau of Engineering to the north and the military base to the west are no longer present.</p>
1981-1989	<p><b>Site:</b> The Site appears generally as currently developed. The residences on the northeastern portion of the Site are no longer present.</p> <p><b>Surrounding Properties:</b> The surrounding area appears primarily as vacant land with a few residences along the roadways.</p>

The review of Sanborn Maps did not indicate any RECs at the Site or surrounding area.

### 4.2.2 Historical Topographic Maps

LiRo reviewed available historical USGS Topographic Quadrangle Maps, dating 1901, 1948, 1949, 1950, and 1965, for information regarding past uses of the Site. The Topographic Quadrangle Maps were supplied through EDR. Copies of the topographic maps are included in Attachment 4.

Year	Comments
1901	<b>Site:</b> The Site appears to be developed with smaller structures, likely residential in nature. <b>Surrounding Properties:</b> The surrounding area also appears to be developed with smaller structures, likely residential in nature.
1948-1965	While limited development in the area is indicated on these maps due to the highly developed nature of the area, the Site is identified as being developed with a larger church related structure.

The review of Historical USGS Topographic Quadrangles did not indicate any RECs at the Site or surrounding area.

### 4.2.3 Historical Aerial Photographs

Historical aerial photographs of the Site and surrounding areas were provided by EDR in order to identify historical land use that may have involved hazardous substances and petroleum products. These photographs date 1959, 1966, 1978, 1983, 1995, 2006, 2008, 2009, and 2001. Copies of the aerial photographs are included in Attachment 5.

Year	Comments
1959	<b>Site:</b> The Site appears to be developed with a few residences on the northern portion of the Site and a larger structure on the southern portion of the Site. <b>Surrounding Properties:</b> The surrounding area appears to be primarily residentially developed.
1966	The Site and surrounding area appear primarily as noted in 1959; however, a portion of the structure located on the southern portion of the Site has been demolished.
1978-2011	<b>Site:</b> The Site generally appears as currently developed. <b>Surrounding Properties:</b> The surrounding area includes primarily residences.

The review of aerial photographs did not indicate any RECs at the Site or surrounding area.

### 4.2.4 City Directories

A review of historical city directories from 1925 through 2012 was conducted by EDR. The following table provides a general summary of Site and surrounding uses according to the city directories and specifically identifies tenants of commercial nature which may pose an environmental concern to the Site. A copy of the historical city directories can be found in Attachment 6.

The city directory search performed by EDR searches all addresses within 660 feet of the target property. In this case, the only addresses provided by the search were for the Site itself and information pertaining to surrounding properties.

#### Site

Address	Dates / Comments
835 Busti Avenue	<b>1940-1960:</b> Church Charity Foundation, Inc. – Annex
1 Massachusetts Avenue	<b>1985, 2008, 2012:</b> Episcopal Church Home

**Surrounding**

<b>Address</b>	<b>Dates / Comments</b>
847 Busti Avenue	<b>1970:</b> West Seneca Maintenance Co.
2 Massachusetts Avenue	<b>1985:</b> Episcopal Church Home of WNY
14 Massachusetts Avenue	<b>1925:</b> Hoefler Ice Cream Co., Inc.
47 Massachusetts Avenue	<b>1925:</b> Central Casket Co.
58 Massachusetts Avenue	<b>1930:</b> Buffalo Scientific Co.
855 Niagara Street	<b>1925:</b> Coca Cola Bottling Co.
859 Niagara Street	<b>1925-1955:</b> Various automotive repair facilities
868 Niagara Street	<b>1946:</b> Niagara Fuel Co.
881-883 Niagara Street	<b>1935-1955:</b> Filling Station
885-889 Niagara Street	<b>1930-1975:</b> Machine company, rubber company, paper and plastics company, and manufacturing company

While properties of potential environmental concern were identified within the City Directories, no additional records suggesting an environmental concern were identified for these properties through the regulatory records. In addition, the Niagara Street locations of many of these sites are likely hydraulically down-gradient relative to the subject Site and, therefore are not anticipated to have impacted the Site.

**4.2.5 Municipal Building Department**

According to the City of Buffalo and Erie County Real Property Tax records, the Site is addressed at 823, 825, and 843 Busti Avenue and 1 and 3 Massachusetts Avenue. The Section, Block, and Lot numbers associated with the Site include 99.65-2-1, 2, 3, 4.1, and 5.11. The owner(s) of the Site are identified as Episcopal Residential Health Care Facility, Inc., Episcopal Church Home of WNY, and Episcopal Community Housing, Inc. 823 Busti Avenue is recorded as measuring 1.72 acres; 825 Busti Avenue is recorded as measuring 1.35 acres, 843 Busti Avenue is recorded as measuring 0.321 acres; 1 Massachusetts Avenue is recorded as measuring 0.113 acres; and, 3 Massachusetts Avenue is recorded as measuring 0.047 acres. These parcels are recorded as being developed with: homes for the aged at 823 and 825 Busti Avenue; a vacant commercial building at 843 Busti Avenue; an office building at 1 Massachusetts Avenue; and, another vacant commercial building at 3 Massachusetts Avenue. However, the building located at 3 Massachusetts Avenue has since been demolished.

While no records were on-file relative to potential environmental concerns at the addresses indicated above, an associated address (24 Rhode Island Street) was identified in the Building Permit and Bureau of Fire Prevention records. These records indicate that one 10,000-gallon oil storage tank was installed in June 1974.

A copy of the Real Property Tax records is included in Attachment 1 while the City of Buffalo Building and Fire Department records are included in Attachment 7.

**4.3 Foil Requests**

LiRo submitted Freedom of Information Law (FOIL) requests to NYSDOH, NYSDEC, and USEPA. Correspondence with these agencies is provided in Attachment 9. At the time this report was prepared, LiRo had not received complete records from these agencies pertinent to the Site. ESDC will be notified of any relevant Site information once the FOIL information has been received and reviewed.

## **5.0 Site Reconnaissance**

On May 13, 2013, Amy Hewson and Donovan Henson, both of LiRo, performed a site reconnaissance. LiRo was unaccompanied at the time of the Site reconnaissance. The site reconnaissance included a visual inspection and a site walk around the exterior and interior portions of the property to identify any evidence of activities or conditions that may be relevant to this assessment. Site photographs are included in Attachment 8.

### **Overview**

The subject Site includes three separate structures which include a vacant nursing home/chapel (which include three attached buildings), a former office building (the Canterbury House), and a two-car garage. These structures are constructed of, but not limited to, poured concrete, concrete block, wood, and brick. The Site has an approximate three percent slope from southeast to northwest. There are no surficial water bodies (including pits, ponds, or lagoons) located within the boundaries of the Site. The Niagara River is located approximately 550 feet west of the Site.

The Site was formerly supplied with municipal sewer, water, natural gas, and electric. Currently, there are no operational heating systems within the structures. The nursing home and chapel were formerly heated with a dual-fired (fuel oil and natural gas) heating system. The fuel oil was stored within a 10,000-gallon UST which was closed in-place in 2008. The former Canterbury House was likely heated with a natural gas-fired heating but this could not be confirmed due to standing water within the basement of this structure. Currently, there is no solid or hazardous waste generated on-site.

As indicated above, the Site is developed with three separate structures. However, one of these structures, the largest located on-site, is made-up of five connected structures that were developed over the years. These buildings include the Atrium (Building 2), the Russell Building/Thorton Building (Building 3), Building 4, and the Chapel (Building 5). These structures are currently vacant but were historically utilized for nursing home purposes. The exterior portions of the Site include asphalt paved parking lots, poured concrete sidewalks, two sheds, mature trees, and overgrown landscaped areas.

### **5.1 Methodology and Limiting Conditions**

At the time the site visit was conducted, LiRo performed a general walk-over of the interior and exterior portions of the Site. Limitations at the time of the Site reconnaissance included limited interior lighting, flooded basements in some of the buildings, and extensive debris throughout the structures.

### **5.2 Observations**

The following sections summarize the observations made during LiRo's site reconnaissance on May 13, 2013.

#### **5.2.1 Current Uses of the Property**

The Site lot is characterized by three separate structures, one of which was constructed incrementally. The Site also includes asphalt paved parking areas, concrete sidewalks, mature trees, and overgrown landscaped areas. The Site is currently not being operated and has been idle since approximately 2008.

### **5.2.2 Hazardous Substances and Petroleum Products in Connection with identified Uses**

At the time of the site reconnaissance, there was no evidence of hazardous and/or regulated materials on-site.

### **5.2.3 Storage Tanks**

No chemical or petroleum storage tanks were observed at the Site. However, the Site formerly included a 10,000-gallon heating oil UST between Buildings 3 and 4. According to records provided to LiRo, this tank was closed in-place in 2008.

Three circular manhole covers were noted within the area of the same shed which contains the two 55-gallon drums. According to a survey of the Site, these manholes are associated with “underground storage”. Based upon a subsequent inspection of the manhole covers, they lead to a basement area adjacent to the boiler room. This room may have contained a former aboveground heating oil storage tank. No tank or evidence of petroleum leakage was observed in the room.

### **5.2.4 Heating/Cooling**

There are no operational heating systems within the on-site structures. The nursing home and connected structures were formerly heated with a dual-fired (fuel oil and natural gas) heating system. The fuel oil was stored within the 10,000-gallon UST mentioned above. The former Canterbury House was likely heated with a natural gas-fired heating system; however, the basement of this structure could not be accessed due to standing water.

Two central air conditioning units were observed; however, portions of the basement were inaccessible and additional air conditioning equipment may be present. Any residual refrigerants will require proper handling and recycling/disposal.

### **5.2.5 Drains or Pits**

The property likely had a sump/pump system to remove infiltrating water. Due to the presence of standing water within portions of the on-site basements, LiRo was not able to confirm whether sump pumps are present. Floor drains were noted within many of the restrooms and within the basement of the Chapel. The floor drains likely connected into the municipal sewer system. Storm drains are located in various locations on the exterior portions of the Site.

### **5.2.6 Odors**

LiRo did not detect the presence of odors on the Site indicative of acute releases of hazardous substances or petroleum products. However, musty odors were noted within many areas.

### **5.2.7 Pools of Liquid**

No pools of liquid were observed at the ground surface. Some basement areas were flooded.

### **5.2.8 Drums**

Two rusted and deteriorated 55-gallon drums were noted within the shed located on-site. These drums appear to be empty but residual contents may be present.

### **5.2.9 Polychlorinated Biphenyls (PCBs)**

The on-site structures are equipped with multiple elevators. A pad-mounted transformer was also noted in the northwestern portion of the Site. These elevators may contain hydraulic fluids with polychlorinated biphenyls (PCBs). In addition, ceiling-mounted fluorescent lighting fixtures were noted within the structures. PCBs may be contained in the elevator oils, transformer oils, and light ballasts within the light fixtures if the fixtures are not labeled as non-PCB or if the ballasts were manufactured prior to 1979 when the USEPA banned the manufacture of PCBs.

### **5.2.10 Surface Depressions, Ponds and Lagoons**

There are no surface depressions, ponds, or lagoons located on the Site or adjoining properties.

### **5.2.11 Stained Soil or Pavement**

There were no stained soils or stained pavement noted on-site.

### **5.2.12 Stressed Vegetation**

No evidence of stressed vegetation was observed at the Site.

### **5.2.13 Solid Waste**

Currently, there is no solid or hazardous waste generated on-site.

### **5.2.14 Waste Water**

Municipal sanitary and storm sewers formerly serviced the Site. Operations on the Site are not believed to have produced wastewaters that required any treatment or monitoring before release to the municipal sewer system. There was no evidence of a current or historic private septic system or cesspool on the Site.

### **5.2.15 Wells**

The Site was formerly served by a municipal water supply system. There was no evidence of active or abandoned supply wells, drywells, irrigation wells, or monitoring wells on-site.

### **5.2.16 Suspect Asbestos Containing Materials (ACM)**

During the Site reconnaissance, suspect ACM was identified throughout the Site buildings. Suspect ACM materials at the site include, but may not be limited to, spray-applied fireproofing, wall/ceiling plaster, drywall and associated joint compound, vinyl floor tile and associated mastic, cove-base molding

and associated mastic, carpet/flooring mastic, fire door insulation, pipe insulation, boiler insulation, ceiling tiles, ceramic tile grout/mortar, window caulk and glazing compounds, and asphalt roofing materials. Suspect ACM were noted to be in poor condition throughout much of the facility.

### **5.2.17 Suspect Lead-Based Paint**

Due to the age of the Site buildings, lead-based paint may have been used historically. Suspect paint was noted to be in poor condition.

### **5.2.18 Mold**

Mold can germinate and colonize when a food source (i.e., drywall, wood, insulation, paper), a certain temperature, and moisture are present. The speed of the growth depends on the combination of these conditions; roof leaks often lead to accelerated mold growth. The musty odor commonly present with mold is associated with the Microbial Volatile Organic Compounds (mVOCs) produced by molds. Some, but not all, molds produce a Mycotoxin that is considered a poison and may have negative health effects on humans.

Extensive mold was noted within portions of the structures.

### **5.2.19 Other Environmental Concerns**

No other environmental concerns were noted at the time of the site reconnaissance.

## **6.0 Interviews**

### **6.1 Current Owner and Occupants**

According to the City of Buffalo records, the five parcels are owned by Episcopal Residential Health Care Facility, Inc., Episcopal Church Home WNY, and Episcopal Community Housing, Inc. Mr. Paul Campisi, a representative of the Episcopal Church Home, provided background information about the subject property. According to Mr. Campisi, the following RECs and/or environmental issues are associated with the property.

- One 10,000-gallon heating oil UST was closed in-place at the Site in 2008.
- A 275-gallon heating oil AST is located within the basement of the Thorton Building (Building 3).
- ACM is likely present within the on-site structures.
- Fluorescent light fixtures are located throughout the structures.
- Mold is present within the structures.



## **7.0 Findings**

Based on the information and data obtained during this Phase I ESA, LiRo has developed the following findings and opinions regarding environmental concerns at the Site.

- One 10,000-gallon fuel oil UST was installed on the Site in 1975. This UST was closed in-place in 2008. Two NYSDEC listed spills associated with this UST were identified through the regulatory records. One of these spills has been closed by the NYSDEC while the other spill is classified as inactive due to all impacts not being accessible during remedial measures. Since petroleum impacted soils apparently remain on-site (i.e., the inactive spill), this is considered a REC.
- The on-site structures are equipped with multiple elevators. A pad-mounted transformer was also noted on the northwestern portion of the Site. These elevators may contain hydraulic fluids with PCBs. In addition, ceiling-mounted fluorescent lighting fixtures were noted within the structures. PCBs may be contained in the elevator oils, transformer oils, and light ballasts within the light fixtures if the fixtures are not labeled as non-PCB or if the ballasts were manufactured prior to 1979 when the USEPA banned the manufacture of PCBs. The presence of PCBs is an environmental concern.
- An abundance of suspect ACM including, but not limited to, spray-applied fireproofing, wall/ceiling plaster, drywall and associated joint compound, vinyl floor tile and associated mastic, cove-base molding and associated mastic, carpet/flooring mastic, fire door insulation, pipe insulation, boiler insulation, ceiling tiles, ceramic tile grout/mortar, window caulk and glazing compounds, and asphalt roofing materials, is present at the facility. Much of the suspect ACM was noted to be in poor condition. The presence of suspect ACM is an environmental concern.
- Suspect lead-based paint covered surfaces were noted to be in poor condition during the Site reconnaissance. The presence of suspect lead-based paint is an environmental concern.
- Extensive mold was noted within the Site structures. Mold is considered an environmental concern.
- Two rusted and deteriorated 55-gallon drums were noted within the shed located on-site. These drums appear to be empty but residual contents may be present. Therefore, the drums are considered an environmental concern.
- Basement areas within the structures were flooded at the time of the Site reconnaissance. The standing water is likely in contact with ACM and other possible contaminants. Potentially contaminated water in the basements is an environmental concern.
- Two central air conditioning units were observed; however, portions of the basement were inaccessible and additional air conditioning equipment may be present. Any residual refrigerants are considered an environmental concern.

## **8.0 Opinion of the Environmental Professional**

Based on the findings of this Phase I ESA, the closed in-place UST is considered a REC. In addition, environmental concerns, including potential PCB-containing materials, ACM, suspect lead-based paint, mold, and potentially contaminated water in basements were noted on-site. Additional asbestos bulk sampling and preparation of a full Pre-Demolition Asbestos Survey and Design report. A hazardous materials remediation and asbestos abatement design should be prepared to identify procedures and requirements for the proper identification, handling and disposal of hazardous materials that are present at the Site. A Site Management Plan (SMP) should be developed prior to any Site redevelopment activities. The SMP should identify the handling and disposal procedures to safely manage, remove and dispose of the aforementioned hazardous materials as well as any impacted soils or groundwater that may be encountered in the area of the closed in-place UST.

## **9.0 Data Gaps**

This report was prepared at the request of the Empire State Development Corporation and includes information that was available at the time it was prepared. Complete records have yet to be supplied to LiRo from the relevant agencies where FOIL requests have been submitted. The Empire State Development Corporation will be notified of any relevant Site information once the FOIL information has been reviewed.

At the time the site visit was conducted, LiRo performed a general walk-over of the exterior portions of the Site along with the interior portion of the on-site structures. Limitations at the time of the Site reconnaissance included limited lighting, flooded basements in some of the buildings, and extensive debris throughout the structures.

## **10.0 Conclusions**

LiRo has conducted this Phase I ESA in accordance with the scope and limitations of ASTM practice E 1527-05 and USEPA AAI Rule. Any exceptions are noted in Section 1.4. Based on the findings of the Phase I ESA, it is in LiRo's professional opinion that the following recommendations (i.e., additional appropriate investigations) be made.

- Additional asbestos bulk sampling and preparation of a full Pre-Demolition Asbestos Survey and Design report compliant with the requirements of the NYSDOL, USEPA, and OSHA will be required prior to commencing work that may impact asbestos and/or suspect ACM.
- Any PCB-containing oils (i.e., elevator or transformer) and/or light ballasts affected by future renovation/demolition activities must be properly managed.
- During demolition activities, the potential presence of lead-based paint should be addressed relative to worker safety and the safety of the surrounding public.
- Mold should be identified and mitigated prior to, or in conjunction with, future renovation/demolition activities.
- Potentially contaminated water within the basements should be characterized for proper treatment and/or disposal.
- Any residual refrigerants should be recycled/disposed of properly.
- Any residual contents within the drums should be recycled/disposed of properly.
- A hazardous materials remediation and asbestos abatement design should be prepared to identify procedures and requirements for the proper handling and disposal of hazardous materials that are present at the Site. A Site Management Plan (SMP) should be developed prior to any Site redevelopment activities. The SMP should identify the handling and disposal procedures to safely manage, remove and dispose of the aforementioned hazardous materials as well as any impacted soils or groundwater that may be encountered in the area of the closed in-place UST.

## **Environmental Professional Statement**

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.

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

The Qualifications for the following Environmental Professionals is included within Attachment 10.

Report Prepared By:



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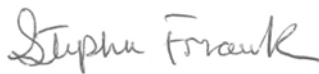
Amy Hewson  
Senior Environmental Analyst

Report Reviewed By:



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LiRo Engineers, Inc.  
Craig Taylor  
Project Hydrogeologist



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LiRo Engineers, Inc.  
Stephen Frank  
Associate

## REFERENCES

Environmental Data Resources, Inc. *The Sanborn Fire Insurance Maps*. Inquiry No.: 3557362.3, dated March 26, 2013.

Environmental Data Resources, Inc. *The EDR Radius Map Report with GeoCheck*. Inquiry No.: 3557362.2s, dated March 26, 2013.

Environmental Data Resources, Inc. *The EDR Aerial Photo Decade Package*. Inquiry No.: 3557362.5, dated March 26, 2013.

Environmental Data Resources, Inc. *EDR Historical Topographic Map Report*. Inquiry No.: 3557362.4, dated March 26, 2013.

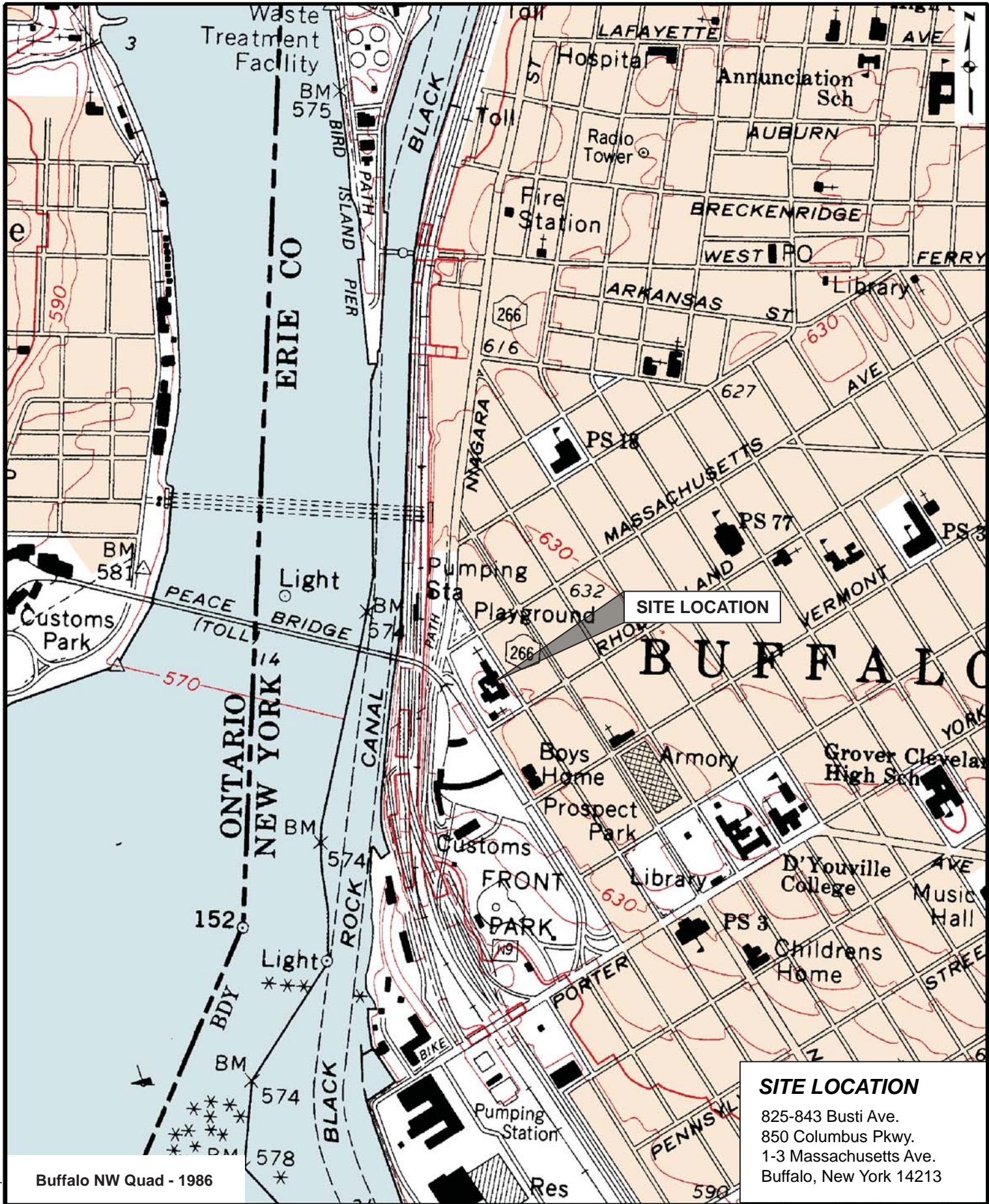
Environmental Data Resources, Inc. *The EDR-City Directory Abstract*. Inquiry No.: 3557362.6, dated March 26, 2013.

City of Buffalo Real Property Records, March 27, 2013.

Erie County Real Property Records, March 27, 2013.

PropertyShark.com, 823 Busti Avenue, March 27, 2013.

## **FIGURES**



Buffalo NW Quad - 1986

**SITE LOCATION**  
 825-843 Busti Ave.  
 850 Columbus Pkwy.  
 1-3 Massachusetts Ave.  
 Buffalo, New York 14213

J:\13-047-0127 ESD Episcopal Church Home\CAD\PHASE II\EPISCOPAL\_TOPO\_MAP.A1

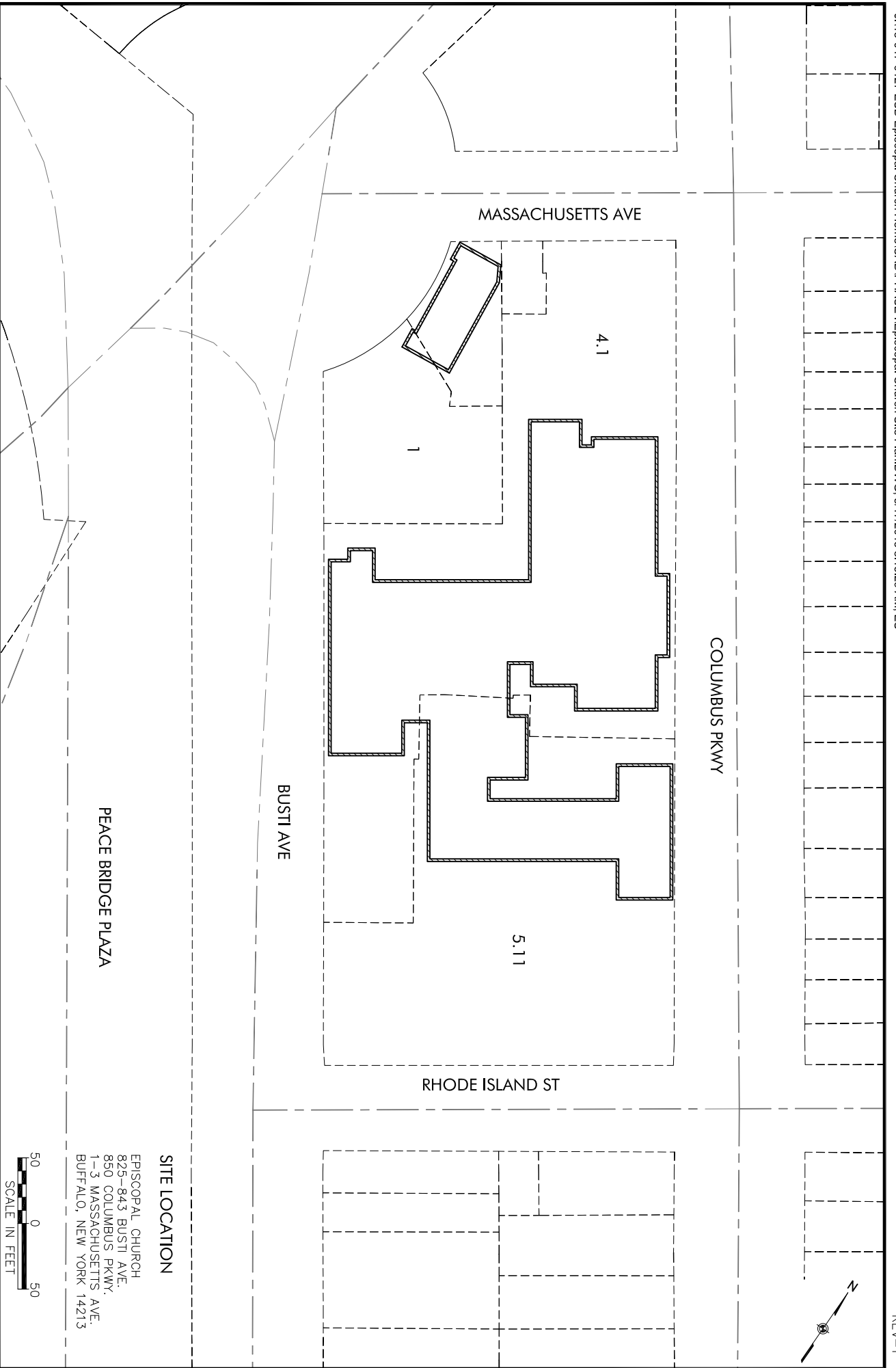


LiRo-Engineers, Inc.  
 690 Delaware Ave.  
 Buffalo, New York

**EPISCOPAL CHURCH HOME PROPERTY  
 TOPOGRAPHIC LOCATION MAP**

FIGURE NO.  
 1





*LTR Engineers, Inc.*  
 690 Delaware Avenue  
 Buffalo, New York

**EPISCOPAL CHURCH HOME PROPERTY  
 SITE LOCATION PLAN**



FIGURE NO.

**SITE LOCATION**  
 EPISCOPAL CHURCH  
 825-843 BUSTI AVE.  
 850 COLUMBUS PKWY.  
 1-3 MASSACHUSETTS AVE.  
 BUFFALO, NEW YORK 14213

## **ATTACHMENTS**

## **Attachment 1**

Real Property Records



[Home](#) > [City Services](#) > Property Information

SEARCH:

## Property Information

Owner Information					
Owner Name	Assess Address	Zipcode	SWIS	SBL	Prop.Description
EPISCOPAL RESIDENTIAL ; HEALTH CARE FACILITY INC	823 BUSTI	14213	147002	0996500002004100	110.57 NE Rhode Island
Prop.Class	Front	Depth	Census #	Land Value	Councilmatic Dist.
633	0000305	0000264	0070003	\$65,800.00	NI
Gross Property Tax			Gross Sewer Tax		
Total Assessed Value	Taxrate	Gross Property Tax	Total Assessed Value	Taxrate	Gross Sewer Tax
\$3,000,000.00	\$28.97	\$86,902.19	\$3,000,000.00	\$1.70	\$5,114.39
Tax Type					
N - Non-Homestead					
<a href="#">View Improvements/Uses</a>		<a href="#">View Residential/Commerical Inventory</a>		<a href="#">View Sales</a>	
				<a href="#">View Billed Property Taxes</a>	

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## Real Property Information

<b>Parcel Status</b>	ACTIVE	<b>City\Town</b>	Buffalo	<b>Village</b>	
<b>S-B-L</b>	99.65-2-4.1	<b>Owner</b>	EPISCOPAL RESIDENTIAL		
<b>Property Location</b>	823 BUSTI	<b>Mailing Address</b>	HEALTH CARE FACILITY INC		
<b>Property Class</b>	633 AGED - HOME	<b>Line 2</b>	C/O HUD MULTIFAMILY NOTES		
<b>Assessment</b>	3000000	<b>Line 3</b>	PROJECT NO.014-43051		
<b>Taxable</b>	3000000	<b>Street</b>	PO BOX 44804		
<b>Desc</b>	110.57 NE RHODE ISLAND	<b>City/State</b>	WASHINGTON DC		
<b>Desc</b>		<b>Zip</b>	20026		
<b>Deed Book</b>	10388	<b>Deed Page</b>	146		
<b>Frontage</b>	305	<b>Depth</b>	264	<b>Acres</b>	1.72
<b>Year Built</b>		<b>Square Ft</b>			
<b>Beds</b>		<b>Baths</b>			
<b>FirePlace</b>		<b>School</b>	BUFFALO SCHOOL DIST		

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Property Address  No./ Street

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## Property Information

Owner Information					
Owner Name	Assess Address	Zipcode	SWIS	SBL	Prop.Description
EPISCOPAL CHURCH HOME OF ; WNY	825 BUSTI	14213	147002	0996500002005110	North Cor Rhode Island
Prop.Class	Front	Depth	Census #	Land Value	Councilmatic Dist.
633	0000111	0000267	0070003	\$70,400.00	NI
Gross Property Tax			Gross Sewer Tax		
Total Assessed Value	Taxrate	Gross Property Tax	Total Assessed Value	Taxrate	Gross Sewer Tax
\$139,100.00	\$28.97	\$4,029.37	\$139,100.00	\$1.70	\$237.14
Tax Type					
N - Non-Homestead					
<a href="#">View Improvements/Uses</a>		<a href="#">View Residential/Commerical Inventory</a>		<a href="#">View Sales</a>	
				<a href="#">View Billed Property Taxes</a>	

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## Real Property Information

<b>Parcel Status</b>	ACTIVE	<b>City/Town</b>	Buffalo	<b>Village</b>
<b>S-B-L</b>	99.65-2-5.11	<b>Owner</b>	EPISCOPAL CHURCH HOME OF	
<b>Property Location</b>	825 BUSTI	<b>Mailing Address</b>	WNY	
<b>Property Class</b>	633 AGED - HOME	<b>Line 2</b>		
<b>Assessment</b>	139100	<b>Line 3</b>		
<b>Taxable</b>	0	<b>Street</b>	24 RHODE IS	
<b>Desc</b>	NORTH COR RHODE ISLAND	<b>City/State</b>	BUFFALO NY	
<b>Desc</b>		<b>Zip</b>	14213	
<b>Deed Book</b>	08149	<b>Deed Page</b>	00549	
<b>Frontage</b>	110.57	<b>Depth</b>	267.26	<b>Acres</b> 1.35
<b>Year Built</b>		<b>Square Ft</b>		
<b>Beds</b>		<b>Baths</b>		
<b>FirePlace</b>		<b>School</b>	BUFFALO SCHOOL DIST	

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## Property Information

Owner Information					
Owner Name	Assess Address	Zipcode	SWIS	SBL	Prop.Description
EPISCOPAL COMMUNITY ; HOUSING INC	843 BUSTI	14213	147002	0996500002001000	South Cor Mass
Prop.Class	Front	Depth	Census #	Land Value	Councilmatic Dist.
331	0000106	0000132	0070003	\$16,600.00	NI
Gross Property Tax			Gross Sewer Tax		
Total Assessed Value	Taxrate	Gross Property Tax	Total Assessed Value	Taxrate	Gross Sewer Tax
\$19,500.00	\$28.97	\$564.86	\$19,500.00	\$1.70	\$33.24
Tax Type					
N - Non-Homestead					
<a href="#">View Improvements/Uses</a>		<a href="#">View Residential/Commerical Inventory</a>		<a href="#">View Sales</a>	
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<b>Parcel Status</b>	ACTIVE	<b>City\Town</b>	Buffalo	<b>Village</b>
<b>S-B-L</b>	99.65-2-1	<b>Owner</b>	EPISCOPAL COMMUNITY	
<b>Property Location</b>	843 BUSTI	<b>Mailing Address</b>	HOUSING INC	
<b>Property Class</b>	331 COM VAC W/IMP	<b>Line 2</b>		
<b>Assessment</b>	19500	<b>Line 3</b>		
<b>Taxable</b>	19500	<b>Street</b>	24 RHODE IS	
<b>Desc</b>	SOUTH COR MASS	<b>City/State</b>	BUFFALO NY	
<b>Desc</b>	76.80 ON THE BANK	<b>Zip</b>	14213	
<b>Deed Book</b>	10942	<b>Deed Page</b>	4453	
<b>Frontage</b>	105.5	<b>Depth</b>	132	<b>Acres</b> 0
<b>Year Built</b>		<b>Square Ft</b>		
<b>Beds</b>		<b>Baths</b>		
<b>FirePlace</b>		<b>School</b>	BUFFALO SCHOOL DIST	

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## Property Information

Owner Information					
Owner Name	Assess Address	Zipcode	SWIS	SBL	Prop.Description
EPISCOPAL COMMUNITY ; HOUSING INC	1 MASSACHUSETTS	14213	147002	0996500002002000	132. SW SEVENTH
Prop.Class	Front	Depth	Census #	Land Value	Councilmatic Dist.
464	39.65	124.00	7000302	\$6,400.00	NI
Gross Property Tax			Gross Sewer Tax		
Total Assessed Value	Taxrate	Gross Property Tax	Total Assessed Value	Taxrate	Gross Sewer Tax
\$251,000.00	\$28.97	\$0.00	\$251,000.00	\$1.70	\$0.00
Tax Type					
N - Non-Homestead					
<a href="#">View Improvements/Uses</a>		<a href="#">View Residential/Commerical Inventory</a>		<a href="#">View Sales</a>	
				<a href="#">View Billed Property Taxes</a>	

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<b>Parcel Status</b>	ACTIVE	<b>City/Town</b>	Buffalo	<b>Village</b>	
<b>S-B-L</b>	99.65-2-2	<b>Owner</b>	EPISCOPAL COMMUNITY		
<b>Property Location</b>	1 MASSACHUSETTS	<b>Mailing Address</b>	HOUSING INC		
<b>Property Class</b>	464 OFFICE BLDG.	<b>Line 2</b>			
<b>Assessment</b>	251000	<b>Line 3</b>			
<b>Taxable</b>	0	<b>Street</b>	24 RHODE ISLAND ST		
<b>Desc</b>	132. SW SEVENTH	<b>City/State</b>	BUFFALO NY		
<b>Desc</b>	WITH PC TRI ON BANK	<b>Zip</b>	14213		
<b>Deed Book</b>	09554	<b>Deed Page</b>	00683		
<b>Frontage</b>	39.65	<b>Depth</b>	124	<b>Acres</b>	0
<b>Year Built</b>		<b>Square Ft</b>			
<b>Beds</b>		<b>Baths</b>			
<b>FirePlace</b>		<b>School</b>	BUFFALO SCHOOL DIST		

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## Property Information

Owner Information					
Owner Name	Assess Address	Zipcode	SWIS	SBL	Prop.Description
EPISCOPAL CHURCH HOME OF ; WESTERN NEW YORK	3 MASSACHUSETTS	14213	147002	0996500002003000	100. SW SEVENTH
Prop.Class	Front	Depth	Census #	Land Value	Councilmatic Dist.
331	32.00	64.00	7000302	\$1,700.00	NI
Gross Property Tax			Gross Sewer Tax		
Total Assessed Value	Taxrate	Gross Property Tax	Total Assessed Value	Taxrate	Gross Sewer Tax
\$2,000.00	\$28.97	\$0.00	\$2,000.00	\$1.70	\$0.00
Tax Type					
N - Non-Homestead					
<a href="#">View Improvements/Uses</a>		<a href="#">View Residential/Commerical Inventory</a>		<a href="#">View Sales</a>	
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<b>Parcel Status</b>	ACTIVE	<b>City/Town</b>	Buffalo	<b>Village</b>	
<b>S-B-L</b>	99.65-2-3	<b>Owner</b>	EPISCOPAL CHURCH HOME OF		
<b>Property Location</b>	3 MASSACHUSETTS	<b>Mailing Address</b>	WESTERN NEW YORK		
<b>Property Class</b>	331 COM VAC W/IMP	<b>Line 2</b>			
<b>Assessment</b>	2000	<b>Line 3</b>			
<b>Taxable</b>	0	<b>Street</b>	24 RHODE IS		
<b>Desc</b>	100. SW SEVENTH	<b>City/State</b>	BUFFALO NY		
<b>Desc</b>	PC 2 X 30 IN SE COR	<b>Zip</b>	14213		
<b>Deed Book</b>	08682	<b>Deed Page</b>	00007		
<b>Frontage</b>	32	<b>Depth</b>	64	<b>Acres</b>	0
<b>Year Built</b>		<b>Square Ft</b>			
<b>Beds</b>		<b>Baths</b>			
<b>FirePlace</b>		<b>School</b>	BUFFALO SCHOOL DIST		

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