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PHASE I
ENVIRONMENTAL SITE ASSESSMENT
SIX PARCELS
JACKSONVILLE AND TRUMANSBURG ROADS
JACKSONVILLE, TOWN OF ULYSSES, NEW YORK

Prepared For:

Town of Ulysses

Prepared By:

GeoLogic NY, Inc.

Project No. 216018
May 2016

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1.0. GENERAL INFORMATION

Client Information:

Town of Ulysses
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Trumansburg, New York

Consultant Information:

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Property Information:

Six Parcels
Jacksonville and Trumansburg Roads
Jacksonville, Town of Ulysses, New York

Inspection Date: March 11, 2016

Report Date: May 2016

Site Assessor: Susan M. Cummins

Senior Reviewer: Forrest C. Earl

Project No: 216018

2.0. EXECUTIVE SUMMARY

2.1. Findings

GeoLogic NY, Inc. (GeoLogic) has endeavored to complete this Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-13 for the six parcels (Property) located on Jacksonville Road and Trumansburg Road in the Hamlet of Jacksonville, Town of Ulysses, Tompkins County, New York. This Phase I ESA is designed to provide the Town of Ulysses with an assessment concerning environmental conditions, limited to those identified in this report, as they exist at the Property.

Information of the six parcels:

- 25.-4-21; 1853 Trumansburg Road, 0.97 acre, vacant
- 25.-4-24; 5002 Jacksonville Road, 0.22 acre, vacant
- 25.-4-25; No address, 1.65 acres, vacant
- 25.-4-26; 5020 Jacksonville Road, 0.22 acre, unoccupied church building
- 25.-4-27; 5036 Jacksonville Road, 0.38 acre, vacant
- 25.-4-28; 5042 Jacksonville Road, 0.27 acre, vacant

Mobil Oil Corporation, the current owner of the six parcels, purchased these parcels in 1988. Five of the six parcels are currently vacant of buildings; one parcel has a building that was constructed in 1826 as a Methodist Church and moved to this parcel sometime in the late 1800s. The most recent use of this building was as a residence and bait shop. This building is currently unoccupied.

According to available historical sources, four of the vacant parcels were formerly occupied by residences. These residential structures and associated outbuildings were demolished in 2000. No other uses of these parcels were identified through the sources searched. Five of the parcels had private septic systems. ExxonMobil Environmental Services Company indicated that it is unknown if the septic systems were decommissioned, whether pre-demolition asbestos surveys were performed prior to the demolition of the residential structures, or whether the cellar holes were backfilled with clean soils once the structures were demolished.

Municipal water is available to all parcels. The former church parcel is connected to the municipal water supply system. There were domestic potable water supply wells on the Property. Although ExxonMobil Environmental Services Company reported that Groundwater & Environmental Services, Inc. abandoned all identified domestic water supply wells in March/April 2000, one domestic water supply well appears to be on the 1853 Trumansburg Road parcel.

Current uses of adjoining properties include agricultural fields, residences, an acupuncture and massage therapist, a gasoline station, a post office and an insurance business. The gasoline station has historically experienced spills associated with its petroleum dispensing system that has impacted soil and groundwater at all six parcels.

The Property is located west of Cayuga Lake. Local topography dips down to the northeast. Direction of groundwater flow has been mapped to the northeast. Depth to groundwater is anticipated to be encountered between 10 and 15 feet below ground surface.

A gasoline station has been present south and west of the six parcels since at least the 1950s. The first reported release of petroleum fuels from the fuel dispensing system at the gasoline station was in 1971 when gasoline was discovered in nearby water supply wells. Since then, seven additional spills have been reported at the gasoline station. Release(s) of petroleum fuels at the gasoline station have impacted the six parcels to the extent that the domestic water supply wells were impacted. Groundwater at the Property remains impacted above NYS Water Quality Standards (*Source*: GES, Inc., First & Second Quarter 2004 Site Status Report, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York, May and June 2004). A 2014 evaluation completed at the Property for the “potential future transfer” of these parcels by Mobil Oil Corporation reports that the soil samples collected during this evaluation meet the NYSDEC Soil Cleanup Objectives for Unrestricted Use. No groundwater samples were collected during this evaluation (*Source*: GES, Inc. Subsurface Investigation Summary Reports, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York, 2014).

2.2 Conclusions

This assessment has revealed the following recognized environmental conditions in connection with the Property:

While the Jacksonville community receives its drinking water through a municipal water system and no longer uses groundwater within the Hamlet of Jacksonville as a drinking water source, groundwater quality at the Property has been impacted and remains impacted by past releases of petroleum fuels at the adjoining gasoline station. Contaminant levels remain above the NYS Water Quality Standards for Drinking Water.

It is unknown whether demolition debris from the 2000 demolition of the residential structures on four of these six parcels remains on these parcels within the cellar holes.

Soil with contaminant levels that exceed NYSDEC Soil Cleanup Objectives for Unrestricted Use likely remain on the Property and may require special handling or disposal considerations during future excavation activities on these parcels.

There is the potential for vapor intrusion into buildings at the Property from the past release(s) of hazardous substances into the environment from past releases of petroleum fuels at the adjoining gasoline station.

3.0. INTRODUCTION

3.1. Objective

The objective of this Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible pursuant to the processes described in the ASTM Standard E-1527-13, recognized environmental conditions in connection with the Property. The Property consists of six parcels located on the Jacksonville and Trumansburg Roads in the Hamlet of Jacksonville, Town of Ulysses, Tompkins County, New York.

The term recognized environmental conditions means 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; (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

A Phase I ESA is one part of satisfying the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchase limitations of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Landowner Liability Protections (LLPs).

No environmental site assessment can wholly eliminate uncertainties regarding the potential for recognized environmental conditions in connection with a property. Performance of a Phase I ESA is intended to reduce, but not eliminate, the uncertainty regarding the potential for recognized environmental conditions in connection with the Property. The scope of the Phase I ESA recognizes reasonable limits of time and cost in performance of the work. The opinions expressed by GeoLogic regarding the conditions of the site are based solely on the observations made and the data collected during the study. **The Town of Ulysses is hereby advised that conditions observed by GeoLogic are subject to change.** Certain indicators of the presence of hazardous materials or petroleum products may not be evident at the time the site reconnaissance is conducted and may subsequently become observable. Not finding such indicators does not mean that hazardous materials or petroleum products do not exist at the site. Environmental conditions are inherently transient; therefore, variation with time and location should be expected. Similarly, the research effort conducted for an Environmental Site Assessment is limited. It is possible that GeoLogic's research, while fully appropriate for an Environmental Site Assessment, may fail to indicate the existence of important information sources. Assuming such sources actually exist, their information cannot be considered in the formulation of our findings and opinions. The opinions regarding the environmental integrity of the site do not represent a warranty that all areas within the study area are of the same quality. GeoLogic is not able to represent that the site is free of hazardous materials or petroleum products beyond that detected by GeoLogic during the study.

3.2. Scope of Services

The scope of services for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. The scope of services conducted was mutually agreed upon and outlined

in our proposal of February 8, 2016 and the executed contract of February 29, 2016 between GeoLogic and Town of Ulysses, see Appendix A.

ESA Methodologies

Records Review

Standard Environmental Record Sources - ASTM environmental database record search using Environmental Data Resources, Inc. (EDR) (ASTM search distances and databases searched);

Additional Environmental Record Sources - Building/Code Enforcement Department Records, Zoning/Land Use Records;

Physical Setting Sources - USGS Topographic Map;

Standard Historical Sources – Sanborn Fire Insurance Maps, Aerial Photographs Property Tax Files

Site Reconnaissance

A site reconnaissance was completed to identify recognized environmental conditions (REC) in connection with the Property. Adjacent properties were viewed from the public right-of-ways in an attempt to identify REC's.

Interviews

The property owner was interviewed.

Local government officials were interviewed.

Reporting

Prepared a report containing the findings, opinions and conclusions of the Phase I ESA.

3.3. Additional Scope of Services

Several environmental issues or conditions that may relate to the Property are outside the scope of services of the ASTM E 1527-13 practice and were not part of the scope of services. No samples of any media, such as soil, sediment, surface water or groundwater were analyzed as part of this study. Surveys, such as those to determine the presence of vapor intrusion, asbestos, radon, methane gas, lead-containing materials, wetlands, endangered species, ecological resources and cultural and historic risks were excluded from the scope of services. Issues regarding environmental compliance, industrial hygiene and health and safety concerns were also excluded. Evaluations for vapor migration/intrusion unrelated to the release of hazardous substances or petroleum products into the environment are also outside the scope of the ASTM standard.

3.4. Significant Assumptions

There is a possibility that even with the proper application of the methodologies outlined above, there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. GeoLogic believes that the information obtained from the record review and interviews concerning the Property are reliable. However, GeoLogic cannot and does not warrant or guaranty that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information relating to the Property.

3.5. Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the assessment. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services, or the time and budgeting restraints imposed by the client.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records and maps held by the appropriate governmental and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and personal recollections of those persons contacted.

3.6. Reliance

The Phase I ESA is an instrument of service prepared by GeoLogic for the exclusive use of the Town of Ulysses. In order to create a report on which the Town of Ulysses could rely, GeoLogic worked closely with the Town of Ulysses in development of the scope of services upon which all subsequent tasks have been based. No party other than the Town of Ulysses is permitted by GeoLogic to rely on this instrument of GeoLogic's service. With written permission of the Town of Ulysses, GeoLogic will meet with a third party to help identify the additional services required, if any, to permit such a third party to rely on the information contained in this report, but only to the same extent of the Town of Ulysses' reliance, and subject to the same contractual, technological and other limitations to which the Town of Ulysses has agreed.

4.0 USER PROVIDED INFORMATION

The "user" is a party seeking to use ASTM E 1527 to complete an ESA of the Property. The user is the Town of Ulysses. The user may include a potential purchaser of Property, a potential tenant of Property, an owner of Property, a lender or a Property manager. The user has specific obligations for completing a successful application of this practice.

The Town of Ulysses provided copies of numerous documents, news articles and reports for the Hamlet of Jacksonville regarding spill events that occurred at the adjoining gasoline station property and subsequent consequences of those spills on the community, the Certificate of Title for the six parcels and a survey plan for the preparation of this assessment. The Certificate of Title and the survey are enclosed in Appendix C.

5.0 DATA FAILURES

Data failure occurs when the standard historical sources that were reasonably ascertainable at the time of the ESA, and likely to be useful, have been reviewed and yet the objectives have not been met

No data failures occurred at the time this ESA was completed.

6.0 PROPERTY DESCRIPTION

6.1 Property Location and Legal Description

Location (Drawing No. 1, Appendix B): The Property consists of six parcels located on the Jacksonville Road (County Route 143) and Trumansburg Road (NYS Route 96) in the Hamlet of Jacksonville, Town of Ulysses, Tompkins County, New York. The postal address for these parcels is Trumansburg, New York.

Current Owner: Mobil Oil Corporation.

Tax Map Number: (see Tax Map, Drawing No. 2).

25.-4-21; 1853 Trumansburg Road, 0.97 acre
25.-4-24; 5002 Jacksonville Road, 0.22 acre
25.-4-25; No address, 1.65 acres
25.-4-26; 5020 Jacksonville Road, 0.22 acre
25.-4-27; 5036 Jacksonville Road, 0.38 acre
25.-4-28; 5042 Jacksonville Road, 0.27 acre

Zoning: H1 – Hamlet District.

6.2 Property and Vicinity Characteristics

The Property is located within the Hamlet of Jacksonville characterized by residential properties with some commercial properties including a gasoline station located along the roadways. Beyond the developed properties are farmlands and woodlands.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site reconnaissance was completed by Susan M. Cummins with GeoLogic on March 11, 2016. Nancy Zahler, Town of Ulysses Town Board Deputy Supervisor, accompanied Ms. Cummins on the site visit. The Property was walked and adjacent properties were viewed from public access areas. The building present on the Property was not accessible on the day of the site visit. Photographs are contained in Appendix E.

7.2 General Setting

The Property is located in a small residential community with a few commercial businesses including a gasoline station.

7.3 Current and Past Uses of the Property

25.-4-21; 1853 Trumansburg Road parcel was formerly occupied by a residence, last occupied by John and Anna Kraft. The residential building was demolished in 2000. There was also a shed located on this parcel in the 1990's and 2000's that housed equipment for the remediation of petroleum-impacted groundwater. This shed, that was associated with an interceptor trench that was also partially on this parcel, is no longer on the parcel. This interceptor trench was used to collect contaminated water that flowed from the gasoline station site where it was treated (Parcel B on Survey, See Appendix C).

25.-4-24; 5002 Jacksonville Road parcel is currently vacant of buildings, last occupied by William and Ester Hughes. The residential building was demolished in 2000 (Parcel C on Survey).

25.-4-25; there is no address for this parcel; it is currently vacant of buildings and is wooded. No buildings have been identified on this parcel since 1938 (Parcel D on Survey).

25.-4-26; 5020 Jacksonville Road parcel has a structure that is currently unoccupied. The last known occupant was Dennis O'Neil who used the parcel as a residence and bait shop. The structure was also previously used as a community building. The building was constructed in 1826 as a Methodist Church and was located on Trumansburg Road. The building was moved to this location sometime in the late 1800s (Parcel E on Survey).

25.-4-27; 5036 Jacksonville Road parcel was formerly occupied by a residence, last occupied by Clayton Luce. The residential building was demolished in 2000 (Parcel F on Survey).

25.-4-28; 5042 Jacksonville Road parcel was formerly occupied by a residence, last occupied by Bruce and Henrietta Fearon. The residential building was demolished in 2000. (Parcel G on Survey).

7.4 Current and Past Uses of the Adjoining Properties

Current uses of adjoining properties are as follows (see Appendix B, Drawing No. 3, Vicinity Plan):

1853 Trumansburg Road Parcel: To the east are agricultural fields, to the south is a residence, to the west are a Valero gasoline station (former Mobil and Nice & Easy gasoline stations), the Jacksonville US Post Office and an insurance business, and to the north is a residence.

Jacksonville Road Parcels: To the north and east are agricultural fields, to the south and west are residences and an acupuncture business.

7.5 Geologic, Hydrogeologic, Hydrologic and Topographic Conditions

The Properties are located in the Western Oswego River Basin above Cayuga Lake. Local topography dips down to the northeast. Direction of groundwater flow has been mapped to the northeast. Depth to groundwater is anticipated to be encountered between 10 and 15 feet below ground surface. Soils generally consist of silt, sand and clay. Depth to bedrock ranges between 8 and 14 feet below ground surface.

7.6 General Description of Structures

Five of the six parcels are vacant of buildings. One parcel is occupied by a circa-1826 two-story, wood-framed structure with a flagstone foundation. The building is currently unoccupied.

7.7 Roads

Five of the parcels are bordered on the west by Jacksonville Road, and one parcel is bordered on the southwest by Trumansburg Road.

7.8 Potable Water Supply

Municipal water is available to all parcels. Parcel 5020 Jacksonville Road is connected to the municipal water supply system. The municipal system has been available in the Hamlet of Jacksonville since 2004.

There were domestic potable water supply wells associated with the 1853 Trumansburg Road and 5020, 5036 and 5042 Jacksonville Road parcels. These domestic wells varied from shallow hand-dug wells to deeper bedrock wells ranging from 80 to 200 feet deep. According to ExxonMobil Environmental Services Company, Groundwater & Environmental Services, Inc. abandoned the domestic water supply wells in March/April 2000. It should be noted that domestic wells were depicted on drawings in reports prepared post-2000.

One domestic water supply well appears to be located on the 1853 Trumansburg Road parcel.

7.9 Hazardous Substances and Petroleum Products

None observed.

7.10 Storage Tanks

No observed or reported.

7.11 Odors

None observed.

7.12 Pools of Liquid, Pits, Ponds, Lagoons

None observed.

7.13 PCBs

None observed.

7.14 Heating/Cooling

Not applicable, except for 5020 Jacksonville Road parcel. The building at 5020 Jacksonville Road is currently unheated; the building was reportedly last heated with a wood stove.

7.15 Stains or Corrosions

No observed.

7.16 Drains and Sumps

No observed.

7.17 Stressed Vegetation

No comment due to the winter season.

7.18 Fill

None observed.

7.19 Waste Water

None observed.

7.20 Wells

There appears to be a domestic water supply well located on the 1853 Trumansburg Road parcel. Also, one monitoring well observed on the parcel with no address, tax parcel 25.-4-25.

7.21 Septic Systems

Five parcels had/have private septic systems; the Hamlet of Jacksonville does not currently have a municipal sewer system. The former church is connected to a private septic system. The other four parcels that formerly had residences were connected to septic systems. ExxonMobil Environmental Services Company indicated that the status of these septic systems is unknown. These septic tanks and associated leach fields may still exist and may require decommissioning in accordance with town and county regulations.

7.22 Other Issues

Residential structures were demolished on four of these six parcels in 2000. ExxonMobil Environmental Service Company indicated that it is unknown whether pre-demolition asbestos surveys were performed or whether the cellar holes were backfilled with clean soils.

Future excavation activities on the six parcels may encounter petroleum-impacted soils that may require special handling and/or disposal considerations.

8.0 RECORDS REVIEW

8.1 Standard Environmental Records Sources

Information from standard Federal and state environmental record sources was obtained from Environmental Data Resources, Inc. (EDR). A copy of the EDR report is located in Appendix D. GeoLogic does not guaranty the accuracy, quality or completeness of the information contained in the EDR report. Databases and database searches have inherent limitations associated with errors occurring in the entry and/or conversion of the data from the variety of public and private database sources.

In some instances, location information of sites supplied by regulatory agencies is insufficient to allow the database to geocode facility locations. In these instances, the sites are listed in the Orphan Summary section of the EDR report.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed.

Database List of Sites and ASTM Search Distance	Subject Property Listings	Total Number of Listings	Environmental Concern Posed to the Subject Property
Federal NPL (1 mile)	NL	0	NA
Federal Delisted NPL (0.5 mile)	NL	0	NA
Federal CERCLIS (0.5 mile)	NL	0	NA
Federal CERCLIS NFRAP (0.5 mile)	NL	0	NA
Federal RCRA CORRACTS (1.0 mile)	NL	0	NA
Federal RCRA non-CORRACTS TSD (0.5 mile)	NL	0	NA
Federal RCRA generators list (property & adjoining)	NL	1	See below
Federal Institution control/engineering control (property only)	NL	0	NA
Federal ERNS List	NL	0	NA
State and Tribal Hazardous Waste (NPL or CERCLIS equivalent) (1.0 mile)	NL	0	NA
State DEL SHWS (0.5 mile)	NL	0	NA
State and Tribal Landfill and/or Solid Waste	NL	0	NA

Database List of Sites and ASTM Search Distance	Subject Property Listings	Total Number of Listings	Environmental Concern Posed to the Subject Property
Disposal (0.5 mile)			
State and Tribal Leaking Storage Tanks (LUST) (0.5 mile)	NL	6	See below
State Spills (0.125 mile)	NL	2	See below
State and Tribal Registered Storage Tank (property and adjoining)	NL	0	See below
State and Tribal Institutional Control Engineering Control (property only)	NL	0	NA
State and Tribal Voluntary Cleanup (0.5 mile)	NL	0	NA
State and Tribal Brownfield (0.5 mile)	NL	0	NA

NL = Subject Property not listed, N/A = Not Applicable.

ADDITIONAL INFORMATION FOR SITE OF CONCERN	
Site Name:	Route 96 Jacksonville, Jacksonville Mobil, Jacksonville Service Station, Mobil Oil Corp SS N1D, Nice & Easy, EXXON Station.
Databases:	NY Spills, LTANKS, RCRA NonGen.
Comments:	<p>Eight spills have been reported at this site, 7801465, 8400518, 8600959, 8700568, 9812473, 9913339, 9860026 and 0110601.</p> <p>Mobil Oil Corp. was identified as a small quantity generator of hazardous waste in 1991, 1999 and 2006 RCRA records indicate that they were no longer generators of hazardous waste at this site.</p> <p>Eight spill events have been reported under the various site names. Soil and groundwater quality both at the noted address as well as at off-site properties had been impacted that warranted the remediation of soil and groundwater both on-site and off-site (see Sections 9.1 and 9.4).</p> <p>The Valero gasoline station is a NYSDEC registered petroleum bulk storage facility with four underground storage tanks.</p>

No adverse impact is anticipated to the Property from the sites listed in the Orphan Summary based on their location, nature of the incident and/or closed status of the incident.

8.2 Physical Setting Sources

The United States Geological Survey (USGS) topographic map was reviewed and a copy is located in Appendix B (Drawing No. 1).

USGS Topographic Map	
Date:	1971
Quadrangle Name:	Ludlowville, NY
Feet Above Mean Sea Level (MSL):	1020.
Latitude:	42° 30' 30.77"
Longitude:	76° 36' 51.21"

USGS Topographic Map	
Topography:	Above the Cayuga Lake basin.
Anticipated groundwater flow direction:	Northeast.
Distance to surface water bodies:	There are small ponds approximately 1,000 feet to the northwest and south
Property Land Use:	There is one building on four of the five parcels
Adjoining Property Land Uses:	Residences to the west and south, with woods and fields to the east

Geologic Map of New York – Finger Lakes Sheet	
Date:	1970.
Source:	NYS Museum and Science Service/Map and Chart Series No. 15.
Findings:	The bedrock underlying the Property and vicinity is mapped as Ithaca Formation shale.

Surficial Geologic Map of New York – Finger Lakes Sheet	
Date:	1986.
Source:	NYS Museum, Geological Survey/Map and Chart Series No. 40.
Findings:	The unconsolidated deposits at the Property and vicinity are mapped as glacial till.

USDA Soil Survey – Tompkins County	
Date:	July 1965.
Source:	USDA.
Findings:	Soils at the Property are mapped as Lansing gravelly silt loam and Lima silt loam.

Unconsolidated Aquifers in Upstate New York – Finger Lakes Sheet	
Date:	1988.
Source:	USGS WRI Report 87-4122.
Findings:	The Property does not overlay a NYSDEC Principal or Primary Water Supply Aquifer.

8.3 Vapor Migration

Petroleum-related contamination remains in groundwater and saturated soils at the six parcels (*Source*: GES, Inc., First & Second Quarter 2004 Site Status Report, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York, May and June 2004, GES, Inc. Subsurface Investigation Summary Reports, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York, 2014); therefore, there is the potential for vapor migration into buildings on the Property. New York State Department of Health currently has set action levels for certain hazardous substances in the soil vapor below buildings or for indoor air; these listed hazardous substances do not currently include petroleum-related compounds.

9.0 HISTORICAL USE

9.1 Historical Summary

The 5036, 5042 and 5002 Jacksonville Road and 1853 Trumansburg Road parcels were occupied by residences from at least 1938 to 2000. The church building on the 5020 Jacksonville Road parcel is a circa 1826 structure that was moved to its present location sometime in the late 1800s. This building has also been used as a community building, and a residence and a bait shop. The building is currently unoccupied.

Mobil Oil Corporation purchased these six parcels in 1988 (see Appendix C). The residences and outbuildings on four of these six parcels were subsequently demolished in 2000; the former church structure on 5020 Jacksonville Road parcel remains. This building is currently unoccupied.

A gasoline station has been present south and west of the six parcels since at least the 1950s. The first reported release of petroleum fuels from the fuel dispensing system at the gasoline station was in 1971 when gasoline was discovered in nearby water supply wells. Since then, eight additional spills have been reported at the gasoline station.

Release(s) of petroleum fuels at the gasoline station has impacted the six parcels to the extent that the domestic water supply wells at the 5036, 5042, 5020 and 5002 Jacksonville Road and 1853 Trumansburg Road parcels were impacted.

9.2 Aerial Photograph

The following aerial photographs were provided by EDR: 1938, 1942, 1954, 1960, 1964, 1971, 1980, 1985, 1991, 1994, 2006, 2008, 2009, and 2011.

There are residences and outbuildings on the 5036, 5042 and 5002 Jacksonville Road and 1853 Trumansburg Road parcels in the 1938 aerial photograph.

The residences are not present in the 2006 aerial photograph on the 5036, 5042 and 5002 Jacksonville Road and 1853 Trumansburg Road parcels; the majority of the 5036 and 5042 Jacksonville Road parcels appear to be stripped of vegetation.

A gasoline station has been present at the intersection of Jacksonville Road and Trumansburg Road since at least 1954.

9.3 Sanborn Fire Insurance Maps

No coverage available through EDR.

9.4 Other Environmental Reports or Historical Records

Numerous remedial investigation and remedial action reports have been prepared over the last four decades for the gasoline station site (former Mobil Service Station). The focus of this assessment was to review the documents that provided the most recent or last reported soil and

groundwater data available for the Property and adjoining properties. The following are a list of those reports and a brief summary of the findings:

Closure Work Plan/Results of Waterline Soil Sampling, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York prepared for NYSDEC, prepared by Groundwater & Environmental Services, Inc. (GES), dated March 16, 2004.

A receiving pit that was used to set borehole equipment for installing a water line across Trumansburg Road was excavated on the 1857 Trumansburg Road parcel adjacent to the roadway. Petroleum-impacted soils were encountered in this excavation between ground surface and the bottom of the excavation at 7 feet below ground surface; testing of these soils revealed that petroleum related compounds were at concentrations that exceed the NYSDEC Soil Cleanup Objectives for Unrestricted Use. This receiving pit appears to have intercepted a portion of a former interceptor trench that was installed along the east side of Trumansburg Road to collect contaminated groundwater migrating from the gasoline station site northward. This interceptor trench extended onto the 1853 Trumansburg parcel. Based on the results of the soil samples collected in the receiving pit, contamination may extend the entire length of the former interceptor trench at levels that may exceed the NYSDEC Soil Cleanup Objectives for Unrestricted Use.

First Quarter 2004 Site Status Report, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York prepared for NYSDEC, prepared by Groundwater & Environmental Services, Inc., dated May 14, 2004.

Groundwater samples were collected from monitoring wells located on the 5020 and 5003 Jacksonville Road and on 1853 Trumansburg Road. Groundwater at these three parcels exceeds NYS Water Quality Standards, Criteria and Guidelines (SCG) for methyl tert butyl ether (MTBE). The levels of contaminants in groundwater at the 5020 Jacksonville Road parcel also exceed the SCG for other petroleum-related contaminants.

Other volatile petroleum-related compounds regulated by NYSDEC were not analyzed for during the ExxonMobil evaluations of groundwater at the six parcels. Therefore the historical data and the statements such as "laboratory analytical results have been below standards' are statements regarding only five of the fourteen volatile petroleum-related compounds currently regulated by NYSDEC for petroleum spills. Regardless, groundwater at the six parcels should not be used as a source of drinking water.

Second Quarter 2004 Site Status Report, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York prepared for NYSDEC, prepared by Groundwater & Environmental Services, Inc., dated June 18, 2004.

Groundwater samples were collected from monitoring wells located on 5020 and 5003 Jacksonville Road and on 1853 Trumansburg Road. Groundwater at these three parcels exceeds the SCG for MTBE. The level of contaminants in groundwater at the 5020 Jacksonville Road parcel also exceeds the SCG for other petroleum-related contaminants.

NYSDEC Letter dated May 26, 2005 to Exxon Mobil.

Mobil Oil Corporation entered into an Order on Consent with the State of New York on July 28, 1988. Mobil Oil Corporation was released from the Order on May 26, 2005 requiring no further action with regards to its responsibility with the spill event(s) that occurred at the former Mobil Service Station #17-N1D, NYSDEC Spill No. 84-00518.

Subsurface Investigation Summary Reports, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York prepared for NYSDEC, prepared by Groundwater & Environmental Services, Inc., dated November 25, 2014.

Subsurface evaluations were performed at the six parcels in 2014 for the “potential future transfer” of these parcels. Two borings were advanced on each of the six parcels and surface soil samples, saturated soil samples and samples of the upper weathered bedrock were submitted for analysis for petroleum-related compounds. The levels of contaminant in the soil samples meet the NYSDEC Soil Cleanup Objectives for Unrestricted Use. No groundwater samples were collected during this evaluation.

These documents are included in Appendix F.

9.5 Liens and Activity/Use Limitations

It is our understanding that it is the intent of Mobil Oil Corporation to place environmental easements on the six parcels during the future property transfers. Activity and use limitations are not known.

10.0 INTERVIEWS

Property Owner – ExxonMobil Environmental Services Company	
Contact:	Stacy Holland, Commercial Advisor
Phone:	832-625-7619
Date:	April 29, 2016
Findings:	Stacy Holland was contacted for information with regards to the status of the domestic water supply wells and the septic systems associated with the former residential structures as well as the demolition of the former residential structures and cellars. Ms. Holland indicated that their consultant, GES, Inc. abandoned known domestic wells in 2000 and indicted that the septic systems were no longer in use. She also reported that it is unknown whether pre-demolition asbestos surveys were done prior to the demolition of the residential structures on these parcels, and whether demolition debris remains on the parcels within the cellar holes.

Town of Ulysses	
Contact:	Nancy Zahler, Deputy Supervisor
Phone:	607-279-4792
Date:	Various Dates, 2015-2016
Findings:	Nancy Zahler provided access to the parcels, general history of the parcels, access and copies to all documents and news articles collected by the Town of

	<p>Ulysses associated with the Jacksonville oil spills, purchase of the parcels by Mobil Oil and subsequent demolition of all buildings on these parcels with the exception of the former church building.</p> <p>The following document provided by the Town of Ulysses was used in the preparation of this report:</p> <p>Closure Work Plan/Results of Waterline Soil Sampling, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York prepared for NYSDEC, prepared by Groundwater & Environmental Services, Inc., dated March 16, 2004.</p>
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New York State Department of Environmental Conservation	
Contact:	Kim Wentworth
Phone:	315 426-7404
Findings:	<p>Freedom of Information requests were submitted to NYSDEC in March and May 2016 for documents for the former Mobil Service Station in Jacksonville (see Appendix C). The following documents were received:</p> <p>NYSDEC Spill Report Forms (1978-1987).</p> <p>Summary Letter, Blueox Corporation, 1854 Trumansburg Road, Jacksonville, NY prepared by Hancock Estabrook, LLP for NYSDEC.</p> <p>Acknowledge Receipt of No Further Action Letter, Jacksonville, NY, prepared by McCusker, Anselmi, Rosen Carvelli & Walsh, PC for NYSDEC.</p> <p>Affidavit of Richard Brazell, NYS Supreme Court, Albany County, NYS versus Richard Berggren, dated January 22, 2007.</p> <p>NYSDEC Internal Spill Contract Document, dated July 1, 2008.</p> <p>First Quarter 2004 Site Status Report, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York prepared for NYSDEC, prepared by Groundwater & Environmental Services, Inc., dated May 14, 2004.</p> <p>Second Quarter 2004 Site Status Report, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York prepared for NYSDEC, prepared by Groundwater & Environmental Services, Inc., dated June 18, 2004.</p> <p>Subsurface Investigation Summary Reports, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, NY prepared by Groundwater & Environmental Services, Inc. for NYSDEC, dated November 25, 2014.</p>

11.0 FINDINGS

GeoLogic NY, Inc. (GeoLogic) has endeavored to complete this Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-13 for the six parcels (Property) located on Jacksonville Road and Trumansburg Road in the Hamlet of Jacksonville, Town of Ulysses, Tompkins County, New York. This Phase I ESA is designed to provide the Town of Ulysses with an assessment concerning environmental conditions, limited to those identified in this report, as they exist at the Property.

The Property consists of the following six parcels:

- 25.-4-21; 1853 Trumansburg Road, 0.97 acre, vacant
- 25.-4-24; 5002 Jacksonville Road, 0.22 acre, vacant
- 25.-4-25; No address, 1.65 acres, vacant
- 25.-4-26; 5020 Jacksonville Road, 0.22 acre, unoccupied church building
- 25.-4-27; 5036 Jacksonville Road, 0.38 acre, vacant
- 25.-4-28; 5042 Jacksonville Road, 0.27 acre, vacant

Mobil Oil Corporation, the current owner of the six parcels, purchased these parcels in 1988. Five of the six parcels are currently vacant of buildings; one parcel has a building that was constructed in 1826 as a Methodist Church and moved to this parcel sometime in the late 1800s. The most recent use of this building was as a residence and bait shop. This building is currently unoccupied.

According to available historical sources, four of the vacant parcels were formerly occupied by residences. These residential structures and associated outbuildings were demolished in 2000. No other uses of these parcels were identified through the sources searched. The former church building is currently connected to a private septic system. The four other parcels that were formerly occupied by residences were connected to private septic systems. ExxonMobil Environmental Services Company indicated that it is unknown if these septic systems were decommissioned, whether pre-demolition asbestos surveys were performed or whether the cellar holes were backfilled with clean soils. Municipal water is available to all parcels. The former church is connected to the municipal water supply system. There were domestic potable water supply wells on the Property. Although ExxonMobil Environmental Services Company reported that Groundwater & Environmental Services, Inc. abandoned the domestic water supply wells in March/April 2000, one domestic water supply well appears to be on the 1853 Trumansburg Road parcel.

Current uses of adjoining properties include agricultural fields, residences, an acupuncture and massage therapist business, a gasoline station, a post office and an insurance business. The gasoline station has historically experienced spills associated with its petroleum dispensing system that has impacted soil and groundwater at all six parcels.

The Property is located west of Cayuga Lake. Local topography dips down to the northeast. Direction of groundwater flow has been mapped to the northeast. Depth to groundwater is anticipated to be encountered between 10 and 15 feet below ground surface.

A gasoline station has been present south and west of the six parcels since at least the 1950s. The first reported release of petroleum fuels from the fuel dispensing system at the gasoline station was in 1971 when gasoline was discovered in nearby water supply wells. Since then, seven additional spills have been reported at the gasoline station. Release(s) of petroleum fuels at the gasoline station have impacted the six parcels to the extent that the domestic water supply wells were impacted. Groundwater at the Property remains impacted above NYS Water Quality Standards (*Source*: GES, Inc., First & Second Quarter 2004 Site Status Reports, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York, May and June 2004). During a 2014 evaluation that was completed at the Property for the “potential future transfer” of these parcels by Mobil Oil Corporation, soil samples were collected and analyzed for petroleum-

related compounds. All soils met the NYSDEC Soil Cleanup Objectives for Unrestricted Use. No groundwater samples were collected during this evaluation (*Source: GES, Inc. Subsurface Investigation Summary Reports, Former Mobil Station #17-N1D, Trumansburg Road, Jacksonville, New York, 2014*).

12.0 OPINIONS AND CONCLUSIONS

This assessment has revealed the following recognized environmental conditions in connection with the Property:

While the Jacksonville community receives its drinking water through a municipal water system and no longer uses groundwater within the Hamlet of Jacksonville as a drinking water source, groundwater quality at the Property has been impacted and remains impacted by past releases of petroleum fuels at the adjoining gasoline station. Contaminant levels remain above the NYS Water Quality Standards for Drinking Water.

It is unknown whether demolition debris from the 2000 demolition of the residential structures on four of these six parcels remains on these parcels within the cellar holes.

Soil with contaminant levels that exceed NYSDEC Soil Cleanup Objectives for Unrestricted Use likely remain on the Property and may require special handling and/or disposal considerations during future excavation activities on these parcels.

There is the potential for vapor intrusion into buildings at the Property from the past release(s) of hazardous substances into the environment from the adjoining gasoline station.

13.0 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 40 CFR 312 and we have the specific qualifications based on education, training, experience to assess a property of the nature, history, and setting of the subject Property. The statement of qualifications for the environmental professionals is located in Appendix G.

Respectfully Submitted,

GeoLogic NY, Inc.



Susan M. Cummins
Project Manager



Forrest C. Earl
President/Principal Hydrogeologist

File: 216018/report/phase I esa report