

## R-20-02: REDEVELOPMENT OF MONTICELLO MANOR

The Sullivan County Land Bank Corporation (SCLBC) is inviting developers to submit responses to this Request for Proposals for the purchase and development of Monticello Manor, a former hospital and nursing home on 5.55 acres in the Village of Monticello, in Sullivan County, New York in close proximity to new resort development that has brought thousands of new jobs to the area. Please submit a proposal in line with both SCLBC's mission of creating vibrant neighborhoods, stimulating economic growth and supporting community development by returning properties to productive use and improving quality of life and our Sustainable Building Policy (attached) that [add language here on why it's important]. SCLBC is seeking a developer to redevelop the site and adaptively reuse and renovate the structures for a use that benefits the community and returns the property to productive use. SCLBC may choose qualified respondents to interview in person (or by videoconference). SCLBC expects to execute a Purchase and Sales agreement with the preferred developer shortly thereafter and for the project to be completed in the Fall of 2023.

Named as one of the best regions in the world to visit by Lonely Planet, there has never been a better time to invest in the Sullivan Catskills. The region is experiencing rapid economic growth in our tourism, health care and manufacturing sectors. Sullivan County is also home to:

- The Bethel Woods Performing Arts Center  
Located on the original site of the legendary Woodstock music festival, this museum and performance venue attracts the biggest names in entertainment, including Lady Gaga, Kevin Hart, and Jason Aldean.
- Resorts World Catskills & Kartrite Resort and Water Park  
Brand new resort complex including luxury and mid-range hotels, casino, and the largest indoor water park in New York State, located just 8 minutes from the Property.
- Catskill Regional Medical Center  
Nationally-recognized hospital dedicated to providing quality health care to residents of Sullivan County.
- The Center for Discovery  
One of the County's largest employers, this world-class residential health care facility is expanding to include a new children's hospital and autism research center 10 minutes from the Property.
- Monticello Motor Club  
Private country club for automotive enthusiasts, also located in Monticello.

### PROJECT BACKGROUND & CRITICAL DATES

SCLBC's mission is to strengthen neighborhoods, promote vibrant communities, stimulate economic growth and improve quality of life through strategic property acquisition, blight mitigation, returning properties to productive and increasing homeownership. SCLBC is looking to leverage the Sullivan County's low unemployment rate, growing tourism sector, and vibrant arts community to increase high quality housing stock in the Village of Monticello.

Since its inception, SCLBC has invested nearly \$1.25 million into Sullivan County. The Land Bank has completed 25 demolitions, sold 4 properties, with 6 sales pending. The Land Bank is now taking on larger and more ambitious development projects, such as the renovation of a historic movie theater, redevelopment of a historic hospital that has been vacant for 11 years, as well building 5 new homes and spearheading a major mixed-use redevelopment project on a historic main street.

#### Additional Documents Included in this RFQ

Please see the following documents, which will help inform your responses:

- Environmental Site Assessment Documentation
  - Phase 1 Recommendations
  - Phase 2 Recommendations
  - Draft Re-Use & Remediation Scope
- Structural Analysis of Main Building (Nurse building forthcoming)
- Survey and Topographical Map
- Historic blueprints
- Building Conditions Assessment Report
- Zoning Information
- SCLBC Sustainable Construction Policy

### Timeline

Issuance of RFP: 2/28/2020  
RFP Responses Due: 3/30/2020 by 12:00PM EST  
*by email to:* [info@sullivancountylandbank.org](mailto:info@sullivancountylandbank.org)  
*by mail to:* Sullivan County Land Bank, 100 North Street Monticello, NY 12701  
Interviews: 3/31/2020 - 4/10/2020  
Final Selection: 5/21/2020 (anticipated)

### Questions

Questions regarding this RFP must be submitted via email by end of day 3/13/2020 with responses by 3/20/2020. Email inquiries to Eugenia Manwelyan at [info@sullivancountylandbank.org](mailto:info@sullivancountylandbank.org)

## SITE DESCRIPTION

Site Name: Monticello Manor  
Address: 15 High St. (alternate address: 17 Monticello Mnr)  
Monticello, NY 12701  
Tax Parcel ID: 107.-1-11.1  
SWIS Code: 484601  
Lot Size: 5.55 acres

Monticello Manor is comprised of 5.55 acres, much of it wooded and 2.5 of which are steeply sloped, and is improved with five (5) structures along with a paved access road and parking area. The structures on site are:

- One (1) three-story 32,188 square foot main structure located in the approximate center of the Property. A former hospital and nursing home, this structure has a footprint of approximately 11,000 square feet. The oldest portion of the main structure was built circa 1920 while additions were constructed in 1960; (See structural report for more details)
- One (1) three-story secondary 4,748 square foot structure located southeast of the main structure. The footprint of this structure is approximately 1,600 square feet and was built around 1931;
- Three (3) small storage structures that are situated to the north of the main structure. The footprint of these structures are approximately 240-square feet, 370-square feet, and 480-square feet. These structures add no value to the property and may be removed as part of your proposal.

A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Property. Monticello Manor has a shared use of this paved roadway leading from High Street. The remainder of the Property consists of unimproved woodlands, approximately 40%. The Property is located 0.4 miles from Broadway and Pleasant Street, a walkable commercial district; 1.2 miles from Walmart, Home Depot, Shoprite and other big-box stores that comprise an additional commercial area; and .5 miles from Exit 105 on NY State Route 17/future I-86.

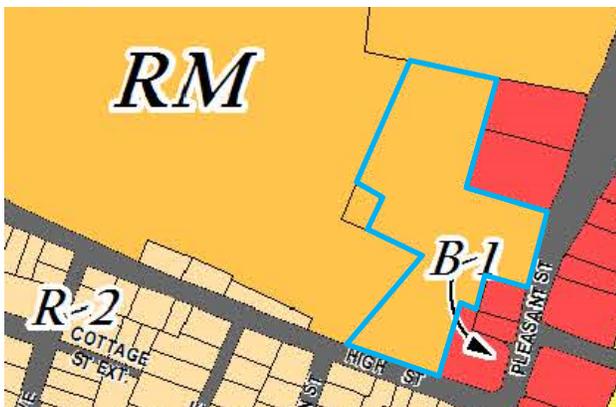
The property is subject to two 25 foot wide access right of ways favoring The Village of Monticello & NYSEG. The Village uses these right of ways to gain access to a municipal water tower on property adjacent to the Monticello Manor site. This right of way originally dates back to 1924 by Deed Liber 233, Page 386. The property is also subject to a 12 foot wide right of way for a water main line running near its northwest boundary. The right of way is for the use of The Village of Monticello to maintain said water main. (See attached Site Survey for more details.)

### **Environmental Contamination and Brownfield Status**

The Monticello Manor is currently being funded through an EPA Brownfield Assessment grant and the project is on-going. See the attached Environmental Reports (abridged) and contact us if you would like to see the detailed reports which have been omitted from this version. The Land Bank also submitted an EPA Remediation grant application in December 2019 for the clean-up of the site. We anticipate hearing on potential funding in the spring of 2020.

### **Zoning and Permitted Uses**

The Property is located in a residential zoning district (RM-multi-family) in the Village of Monticello. (See attached Zoning Information document for the schedule of use, area and bulk regulations for the RM district.)



One- and two-family dwellings are permitted as of right. Multifamily dwellings, including townhouses, , apartment buildings (under & over 35 feet), and bed and breakfasts, are permitted as a special use, along with such institutional uses as schools, places of worship, libraries and museums, parks and playgrounds. The property is located adjacent to the B-1 Zoning District since it fronts on NYS Route 42 (Pleasant St., see map below) which would allow additional uses permitted as right. However, this would require a zoning change and projects that would require this change should reflect this is in their project timeline. Additionally two adjacent properties on Pleasant Street are owned by NYSDOT and may potentially be acquired for access to the site directly from the state road. This cannot be guaranteed but is worth noting since the two NYSDOT properties are non-contributing to the tax base.

To access the Village zoning code, please visit: <https://ecode360.com/12184346>

Downtown Monticello is defined by a traditional small town main street business district. Broadway, which is a segment of NYS Route 42, was the subject of a \$15 million NYSDOT reconstruction project completed in 2012, resulting in upgraded sidewalks with ADA compliant ramps, historic lighting, bump outs for traffic calming, and large landscaped islands providing an attractive foundation for downtown redevelopment. Monticello also serves as the county seat for Sullivan County, and hosts a number of public institutions and activity generators including the Sullivan County Government Center, the County Courthouse, Village Justice Court, a Literacy Center, and the newly built Ethelbert B. Crawford public library. A county-wide public transportation system, Move Sullivan, was launched in the Summer of 2019 and provides service at multiple locations in Monticello. The area also includes several senior housing developments, as well as residential streets lined with affordable single family homes. It includes the Shortline/Coach USA Bus terminal, a transportation hub for both local and long distance commutes, including direct service to New York City in less than 2 hours.

### **Historic Designation and Architectural History**

Monticello Manor has been determined eligible for the national register by the New York State Parks, Recreation and Historic Preservation Division of Historic Preservation. The next step, in order to make the site eligible to receive historic tax credits, is to complete the process of nomination with the National Park Service. The Land Bank may be able to partner with the developer to help complete this process.

The Monticello Manor Hospital was opened on June 14, 1923 with 16 private rooms and three wards. It was the first hospital to be established in Monticello and was a result of a funding campaign comprised of largely community donations led by the Hebrew Hospital Association of Sullivan County. While the architect or builder for the original hospital structure is unknown it is representative of an architectural style that was regionally adopted as the Catskill Mission Style and is commonly found in many of the early to mid-twentieth century buildings of the region. The construction of the later and more modern addition to the hospital was designed by a regionally significant architect named Abraham H. Okun. He was responsible for the designs of multiple buildings in Sullivan County including the Ohave Shalom Synagogue in Woodridge, NY and the Center Theatre in Woodbourne, NY both of which are listed on the National Register of Historic Places. While Okun was not known for a specific architectural style, he favored modernistic styles which are represented in his design for the hospital addition.

The building constructed on the property in 1931 to accommodate the hospital's nursing staff was designed by another regionally significant architect, Emil Motl. His work included the Rivoli Theatre in South Fallsburg, NY and the Rialto Theatre in Monticello, NY. This 25' x 31' building has two primary stories with a basement and attic space. Red brick was again utilized as the primary exterior wall material to mirror the original hospital building. Slate was used as the primary roofing material and the wide overhanging eaves with decorative corbels provide more continuity with the original hospital building along with the use of the same four over one window type.

In addition to being a showcase of the work of two regionally significant architects, the buildings are sited at the top of a hill that provides impressive views of the surrounding Catskill Mountains.

## **SUBMISSION REQUIREMENTS**

The response to the RFP must include the following:

1. Cover letter including team lead contact name, title, affiliation, address, phone number, and email address of the team lead. Please state why this project is important to your firm.

2. Description of the project team, key personnel with bios, roles, and affiliation; identify other professionals with whom you have worked and expect to collaborate with in order to execute this project, including but not limited to designers, landscape architects, engineers, and builders.
3. Short summary of the team's experience, including experience working on brownfield sites, as well as examples of other successful projects similar in nature.
4. Purchase offer.
5. Description of the development proposal. Please include timeline, pro forma, ownership structure, and funding sources. Drawings of proposed final product are desired but not required.

Due date for submittal of Responses is Monday, March 30, 2020 by 12PM. No proposal will be accepted after 12:00pm on this date.

Respondents may submit by mail, fax, in person or email to:

Sullivan County Land Bank Corporation  
100 North Street, PO Box 5012, Monticello, NY 12701  
Tele: (845) 807-0541 Fax: (845) 807-0546  
Email: [info@sullivancountylandbank.org](mailto:info@sullivancountylandbank.org)

## **GENERAL INFORMATION**

**Submittal Rejections:** SCLBC has the right to reject any and all submissions and waive any irregularities therein, if it is found in the interest of SCLBC.

**Limits of Liability:** SCLBC assumes no liability for costs incurred by firms responding to this RFP or the interview process. All submissions become a matter of public record.

**Federal Fair Housing Laws:** SCLBC does business in accordance with Federal Fair Housing Law.

**Phase I Environmental  
Site Assessment Report**

**Monticello Manor  
15 High Street  
Monticello, NY 12701**

*Prepared for*

Sullivan County  
100 North Street  
Monticello, New York 12701

*Prepared by*

Tectonic  
P.O. Box 37  
Mountainville, NY 10953  
Phone: (845) 534-5959

Job Number: 9801.01  
11/25/2019

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## 1.0 GENERAL INFORMATION

### Project Information:

Monticello Manor  
**Project Number:**  
9801.01

### Consultant Information:

Tectonic  
P.O. Box 37  
Mountainville, NY 10953  
**Phone:** (845) 534-5959  
**Fax:** (845) 534-5999  
**E-mail Address:**  
**Inspection Date:** 11/15/2019  
**Report Date:** 11/25/2019

### Site Information:

Monticello Manor  
15 High Street  
Monticello, NY 12701  
County: Sullivan  
**Latitude, Longitude:** 41.658859, -74.681316  
**Site Access Contact:** Jill Weyer

### Client Information:

Sullivan County  
  
100 North Street  
Monticello, New York 12701

**Site Assessor**



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Dina Peoples  
Geologist III

**Senior Reviewer**



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Lori A. Bart  
Project Manager / Environmental Engineer

### Certification:

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



Kristine Garbarino - Project Manager/ Senior Geologist

## 2.0 EXECUTIVE SUMMARY

### 2.1 Subject Property Description

Tectonic Engineering & Surveying Consultants P.C. (Tectonic) was retained by Sullivan County to perform a Phase I Environmental Site Assessment on the parcel of land identified by Tax Map Number 107-1-11.1, located at 15 High Street in the Village of Monticello in Sullivan County, NY, herein referred to as the "Subject Property". The Subject Property is approximately 5.6 acres and is improved with five (5) structures along with a paved access road and parking area. Structures include one (1) main structure located in the approximate center of the Subject Property, one (1) secondary structure located southeast of the main structure, and three (3) small storage structures that are situated to the north of the main structure. A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Subject Property where there is a parking area. The remainder of the Subject Property consists of unimproved woodlands.

Photographs of the Subject Property are attached in **Appendix B**, while the street map, topographic map, and current aerial map are included in **Appendix A**. A hand-drawn field map of the Subject Property created during the site visit is included in **Appendix F**.

### 2.2 Data Gaps

The data collected for this report was reviewed to determine if there were significant data gaps or failures that would affect Tectonic's ability to identify recognized environmental conditions associated with the Subject Property.

Two (2) data failure were identified, which does not affect the Opinions and Recommendations of this report:

- No Title Report was provided
- Due to safety concerns, the interior of structures on the Subject Property was not inspected

Based on review of the information collected and the type of development at or in proximity to the Subject Property, Tectonic does not believe that these data failure are significant and would therefore not likely alter the conclusions of this report.

### 2.3 Environmental Report Summary

The main objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) and Business Environmental Risks (BERs) that may affect the environmental integrity of the Subject Property. RECs are defined in the American Society of Testing and Materials (ASTM) Standard Practice E 1527-13 as the presence or likely presence of hazardous substances or petroleum products on the Subject Property due to a release. BERs are defined in the American Society of Testing and Materials (ASTM) Standard Practice E 1527-13 as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate.

In addition, other environmental issues and conditions that, in the opinion of the environmental professionals conducting the assessment, would not be considered RECs are identified in this assessment. These may include HRECs, CRECs or de minimus conditions. The Phase I ESA also includes a preliminary evaluation of specific potential BERs or conditions that are, according to ASTM E 1527-13, identified as "non-scope" considerations. These issues include asbestos-containing materials (ACM), lead-based paint, vapor intrusion, radon, wetlands, indoor air quality and mold. The Phase I ESA included a review of environmental agency databases, previous reports and historical documents; visual observation of the Subject Property and adjoining properties; and interviews with select representatives.

The assessment requested by Sullivan County is intended to identify conditions that would have the potential to impact the environmental integrity of the Subject Property. In addition, the assessment was conducted for purposes of environmental due diligence in order to qualify for the "innocent landowner defense" under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Based on the results of the Phase I ESA investigation, a summary of the identified RECs, CRECs, HRECs and BERs associated with the Subject Property is provided below:

Report Section		No Further Action	REC	HREC	CREC	Further Investigation	Comments
4.4	Current Use of Property	X					The Subject Property is currently vacant.
4.6	Adjoining Property Information	X					No RECs, HRECs, or CRECs were identified.
6.1	Standard Environmental Records Sources	X					No RECs, HRECs, or CRECs were identified.
6.4.1	Historical Summary	X					No RECs, HRECs, or CRECs were identified.
6.4.7	Other Environmental Reports	X					No RECs, HRECs, or CRECs were identified.
7.3.1	Hazardous Substances	X					No RECs, HRECs, or CRECs were identified.
7.3.3	USTs	X				X	No RECs, HRECs, or CRECs were identified.  One (1) UST was identified. The presence of this historic UST is considered a BER for the Subject Property.
7.3.4	ASTs	X					Five (5) ASTs were located on the Subject Property, with two (2) located inside the first floor of the main structure and three (3) located outside in various locations. See site sketch for more detailed locations.  During the site visit, each AST was visually assessed for signs of leaks or odor. There was no evidence of spills or leaks upon visual assessment, therefore these are not listed as RECs.
7.3.5	Other Suspect Containers	X					No RECs, HRECs, or CRECs were identified. See Section 7.3.1 for additional details.
7.3.6	Equipment Likely to Contain PCBs					X	Upon assessment, there were no transformers or other evidence of PCB containing materials on or near the Subject Property. Due to the age of the structure, other items found on site may contain PCBs, including the light fixtures, window caulking, and hydraulic oil in the elevator. Therefore, this is considered a Business Environmental Risk (BER).

Report Section		No Further Action	REC	HREC	CREC	Further Investigation	Comments
7.3.11	Stained Soil/Stressed Vegetation	X					Upon the site visit, there was no evidence of staining on the Subject Property.
9.1	Asbestos-Containing Materials					X	The main building was constructed sometime between 1921 and 1929, prior to the federal ban of asbestos containing building materials in 1978. Potential asbestos containing materials that were noted during the site visit include ceiling tiles, floor tiles, pipe wrap, boiler components, etc.. The potential presence of asbestos is considered a Business Environmental Risk (BER).
9.2	Lead-Based Paint					X	The main building was constructed sometime between 1921 and 1929, prior to the federal ban of lead-based paint (LBP) for residential use in 1978. Upon the site visit, it was noted that there was peeling paint in most of the rooms of each of the structures. Due to this, the potential presence of LBP is considered a Business Environmental Risk (BER).
9.3	Radon					X	According to the EPA, Sullivan County is located with a Zone 1 area, or area with indoor average levels of > 4 pCi/L. Due to this, the potential presence of radon is considered a Business Environmental Risk (BER).
9.7	Vapor Assessment	X					No RECs, HRECs, or CRECs were identified.

### **3.0 INTRODUCTION**

#### **3.1 Purpose**

The purpose of this investigation was to provide an evaluation of the potential environmental risks associated with the Subject Property as required as part of a due diligence process for Sullivan County, NY. The investigation was performed in accordance with ASTM E 1527-13 "Environmental Site Assessments," in order to provide "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice".

#### **3.2 Scope of Work**

This evaluation was conducted by qualified environmental professionals utilizing a standard of "good commercial and customary practice" in accordance with ASTM E 1527-13. The scope of work completed for this evaluation included the following:

- Reviewed available maps, aerial photographs, and property deeds to establish the land use history of the Subject Property as well as the environmental and hydrogeological setting of the Subject Property.
- Reviewed information regarding the environmental condition and history of the Subject Property and abutting properties from federal, state, or local sources.
- Performed a site reconnaissance for observable evidence, indicating the possible use, storage or dumping of contaminants on the Subject Property or properties adjacent to the Subject Property.
- Interviewed the owners or occupants of the Subject Property and local government contacts in an effort to obtain information indicating whether recognized environmental conditions may exist in connection with the Subject Property.
- Prepared a Phase I Environmental Site Assessment Report summarizing the findings and conclusions of this investigation.

#### **3.3 Significant Assumptions**

Tectonic Engineering & Surveying Consultants P.C. has based its conclusions in this report in part on studies, data, and background information provided by others. Tectonic makes no guarantees as to the accuracy or completeness of this information.

For the purpose of evaluating whether certain recognized environmental conditions may potentially impact the Subject Property, Tectonic relies on making reasonable assumptions regarding the probable (inferred) groundwater gradient and flow direction based substantially, or in part, on information provided by standard United States Geologic Survey and other state agency topographic mapping. These topographic maps include generalized ground surface and elevation mapping of land, water bodies and other structures, but do not include specific elevations (gradients) of groundwater. In order to determine actual groundwater gradients and flow directions, site specific subsurface investigations must be performed that include such activities as the installation of groundwater monitoring wells, field and laboratory testing, monitoring of water levels, and preparation of groundwater gradient mapping.

These site-specific activities are beyond the scope of a Phase I ESA performed in accordance with ASTM E 1527-13. As such, these site-specific activities are not an industry standard approach to determining contaminant fate and transport mechanisms involving groundwater for this type of investigation. Groundwater conditions may also vary depending on such factors as seasonal changes, weather conditions, groundwater well usage, tidal influences, and variations in soil and bedrock geology.

### **3.4 Limitations and Exceptions**

This report has been prepared for the exclusive use of Sullivan County for specific application to the listed Subject Property with the sole purpose of providing an evaluation of the potential environmental risks and recognized environmental conditions associated with the Subject Property. No other warranty, expressed or implied, is made as to the professional advice included in this report. This investigation is intended to provide the user with an evaluation of the Subject Property's present environmental conditions.

### **3.5 Deviations**

This assessment was conducted without deviations, deletions or data gaps from ASTM E 1527-13. The following data failures were identified, which do not affect the Conclusions and Recommendations of this report:

- No Title Report was provided
- Due to safety concerns, the interior of structures on the Subject Property was not inspected

### **3.6 Special Terms and Conditions**

Our professional services have been performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineers, environmental scientists, and geologists practicing in this or similar situations.

### **3.7 Reliance**

This report is for the use and benefit of, and may be relied upon by, Sullivan County, for the Subject Property. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual Subject Property conditions may change with time, and that hidden conditions may exist at the Subject Property that were not discovered within the authorized scope of the assessment.

Tectonic makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied.

## 4.0 SITE DESCRIPTION

### 4.1 Location and Legal Description

The Subject Property is located at 15 High Street in the Village of Monticello in Sullivan County, NY. The Subject Property is the parcel of land identified by Tax Map Number 107.-1-11.1 by the Sullivan County Tax Map Department. The Subject Property consists of an approximately 5.6 acre lot that is located in an area that is primarily characterized by rural residential and commercial land use.

A street map and topographic map, showing the location of the Subject Property, are included in **Appendix A**. Photographs of the Subject Property and surrounding areas are included in **Appendix B**.

### 4.2 Activity/Use Limitations

No title report was provided for this parcel. As such, no information pertaining to activity/use limitations could be obtained from it.

### 4.3 Site and Vicinity Description

The Subject Property consists of an approximately 5.6 acre lot improved with five (5) structures, a paved access road, and a paved parking area. Structures include one (1) main structure located in the approximate center of the Subject Property, one (1) secondary structure located southeast of the main structure, and three (3) small storage structures that are situated to the north of the main structure. A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Subject Property where there is a parking area. The remainder of the Subject Property consists of unimproved woodlands. The current topographic map provided by EDR shows the Subject Property to be located at an approximate elevation of 1,560 feet Above Mean Sea Level (AMSL) in a rural area. Surface drainage in the area surrounding the Subject Property is primarily southeast.

A copy of the current topographic map is attached in **Appendix A**.

### 4.4 Current Use of Property

The Subject Property is improved with structures. The structures and Subject Property are currently unoccupied.

### 4.5 Description of Structures and Other Improvements

The Subject Property consists of an approximately 5.6 acre lot that is improved with five (5) structures and a paved access road and parking area. Structures include:

- One (1) three-story, brick and mortar, main structure located in the approximate center of the Subject Property. According to the Sullivan County Tax Web App, the structure has an approximate gross floor area of 32,188-square feet. Based on an estimate derived using aerial imagery, the footprint of this structure is approximately 11,500-square feet. The oldest portion of the main structure was built circa 1920s.
- One (1) three-story, brick and mortar, secondary structure located southeast of the main structure. According to the Sullivan County Tax Web App, the structure has an approximate gross floor area of 4,748-square feet. Based on an estimate derived using aerial imagery, the footprint of this structure is approximately 1,600-square feet. The secondary structure was built around 1931.
- Three (3) small storage structures that are situated to the north of the main structure. Based on estimates derived using aerial imagery, the footprint of these structures are approximately 370-square feet, 240-square feet, and 480 square feet.

A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Subject Property where there is a parking area. The remainder of the Subject Property consists of unimproved woodlands.

According to information provided by Sullivan County, the main and secondary structures are serviced by municipal water and sanitary sewer. Sullivan County spoke with Phil Klemens, the Village of Monticello Water Superintendent, who stated that to the best of his knowledge, the Subject Property has always been serviced by municipal water and sewer. Additionally, Sullivan County provided a drawing titled Plot Plan Proposed Extension to the Monticello Hospital, dated January 16, 1950, which shows that the existing hospital at that time was connected to municipal water and sewer. A copy of the provided drawing is included in **Appendix F**. Work and interviews performed during the July 2019 Phase II ESA confirmed that the Subject Property had been serviced by the Village of Monticello water and sewer system since the hospital had been constructed.

#### 4.6 Adjoining Property Information

The land adjoining the Subject Property consists of commercial development along the Route 42 corridor to the east. The area south of the Subject Property is characterized by residential structures while the area located immediately north and west of the Subject Property is characterized as unimproved woodland.

The table below provides a detailed description of the adjoining property uses.

Direction From Site	Occupant	Use	Comments
North	Beer World	Commercial	77 Pleasant St Monticello, NY 12701
East	Citgo, Ultrapower, NAPA Auto Parts	Commercial	66, 68, and 74 Pleasant St Monticello, NY 12701
South	Marshall & Sterling Insurance	Commercial	corner of High St and Pleasant St Monticello, NY 12701
West	Residential structure, Village Water Towers	Residential	Corner of Old Landfield Hill and High St

## 5.0 USER PROVIDED INFORMATION

### 5.1 Specialized Knowledge

The Client, Sullivan County, is not currently aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Subject Property.

### 5.2 Valuation Reduction for Environmental Issues

No information was available at the time of the assessment regarding the relationship of the purchase price of the property to the fair market value of the Subject Property. If information is received regarding valuation reduction for environmental issues which changes the conclusions or recommendations presented in this report, an addendum to this report will be submitted.

### 5.3 Owner, Property Manager, and Occupant Information

The Subject Property is currently owned by Sullivan County who obtained the title of ownership on May 1, 2018 after the bankruptcy of the former property owner, Manor Venture, was discharged. According to a Property Ownership card provided by Sullivan County, past owner's ow the property included

- Landfield-Monticello Services, Inc. (recorded January 3, 2001);
- Highland Fields, Inc. (recorded January 31, 1994);
- Landfield Hill Associates (recorded August, 28, 1979);
- Community General Hospital of Sullivan County (recorded August 1, 1979); and
- Hebrew Hospital Association of Sullivan County (no date recorded).

Additionally, a Property Owner Questionnaire was completed and returned by Jill Weyer, the Assistant Commissioner of Sullivan County Division of Planning. The questionnaire revealed that Sullivan County is aware of one (1) above ground storage tank (AST) located on the Subject Property. The County is also aware that the Subject Property had previously been used for commercial purposes, including a medical facility,

Ownership information and the completed Property Owner Questionnaire provided by Sullivan County are included in **Appendix F**.

### 5.4 Reason For Performing Phase I

The investigation was performed at the request of the Client, Sullivan County, and was executed in accordance with ASTM E 1527-13 "Environmental Site Assessments" in order to provide "all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice."

## 6.0 RECORDS REVIEW

### 6.1 Standard Environmental Records Sources

Environmental Data Resources, Inc. (EDR) conducted a search of available environmental records for the Subject Property and surrounding area. The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

The Map Findings summary, provided by EDR, is listed in the first table below:

Tectonic reviewed the table of map findings, organized by database, in order to determine what may have the most potential to impact the Subject Property. Within the searched radius, it was determined that there were incidents recorded under NY Spills, RCRA NonGen, ASTs, and LTANKS. Of these listed incidents, each was reviewed and then further assessed based on incident type, location, topographic position and inferred direction of groundwater flow relative to the Subject Property, as well as the presence of hydraulic barriers.

Important incidents have been listed in the Detail Summary table, as seen below:

The Subject Property was identified by EDR as being listed in the NY Spills database with one (1) mapped spill. The Subject Property was also listed in the FINDS and US Brownfields database. Tectonic reviewed the report for the mapped spill that occurred on the Subject Property in order to evaluate its potential to impact the Site. It was determined that there is a low potential for the spill to impact the Subject Property. The spill is described further in the detail summary table below.

In addition, fifty (50) mapped sites within the applicable search radius surrounding the Subject Property were identified by EDR; Tectonic reviewed these mapped sites for their potential to impact the Subject Property. The interpretation of the degree of potential impact is based on key factors such as the site incident type, location relative to the Subject Property, topographic position and inferred direction of groundwater flow relative to the Subject Property, as well as the presence of hydraulic barriers. Based on the the down-gradient location of the mapped sites, minor nature of the incidences or reports, the inferred direction of groundwater flow, or their distance from the Subject Property, it was determined that forty-one (41) of the mapped sites listed by EDR are not likely to impact the Subject Property. The nine (9) remaining sites are described further in the detail summary table below.

Seven (7) orphan sites were also listed in the EDR report. Orphan sites are sites that cannot be located by EDR due to incomplete or unknown address information. A review of local road maps, government documents, and a site reconnaissance was performed by Tectonic to determine the locations of the orphan sites relative to the Subject Property and their potential to impact the Subject Property. Based on this review, it was determined that none of the orphan sites are likely to impact the Subject Property, due to their down-gradient location and their distance from the Subject Property.

In summary, one (1) spill was reported to have occurred on the Subject Property and was determined to have a low potential to impact the Subject Property. Additionally, a total of fifty (50) mapped sites were identified in the ASTM E 1527-05 search radii surrounding the Subject Property, all of which were determined to have a low potential to impact the Subject Property. Seven (7) orphan sites were also identified during the search, none of which were determined to have potential to impact the Subject Property.

A copy of the records search performed by Environmental Data Resources, Incorporated is contained in the Regulatory Records **Appendix D**.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		1	0	0	0	0	NR	0
Delisted NPL		1	0	0	0	0	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	0	0	NR	NR	NR	0
RCRA-SQG		0.25	0	0	NR	NR	NR	0
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
DOD		1	0	0	0	0	NR	0
FUDS		1	0	0	0	0	NR	0
US BROWNFIELDS	X	0.5	0	0	0	NR	NR	1
CONSENT		1	0	0	0	0	NR	0
UMTRA		0.5	0	0	0	NR	NR	0
ODI		0.5	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
LUCIS		0.5	0	0	0	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
LEAD SMELTER 1		TP	NR	NR	NR	NR	NR	0
FUSRAP		1	0	0	0	0	NR	0
UXO		1	0	0	0	0	NR	0
FTTS INSP		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
SCRD		0.5	0	0	0	NR	NR	0
DRYCLEANERS								
EDR Hist Auto		0.125	1	NR	NR	NR	NR	1
PRP		TP	NR	NR	NR	NR	NR	0
US MINES		0.25	0	0	NR	NR	NR	0
SEMS		0.5	0	0	0	NR	NR	0
DOCKET HWC		TP	NR	NR	NR	NR	NR	0
MINES VIOLATIONS		0.25	0	0	NR	NR	NR	0
EPA WATCH LIST		TP	NR	NR	NR	NR	NR	0
LEAD SMELTER 2		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.5	0	0	0	NR	NR	0
EDR Hist Cleaner		0.125	0	NR	NR	NR	NR	0
DEBRIS REGION 9		0.5	0	0	0	NR	NR	0
USGS WATER WELLS		1	0	0	0	0	NR	0
SEMS-ARCHIVE		0.5	0	0	0	NR	NR	0
US FIN ASSUR		TP	NR	NR	NR	NR	NR	0
2020 COR ACTION		0.25	0	0	NR	NR	NR	0
FEDERAL FACILITY		0.5	0	0	0	NR	NR	0
ROD		1	0	0	0	0	NR	0
RCRA-VSQG		0.25	0	0	NR	NR	NR	0

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US MINES 2		0.25	0	0	NR	NR	NR	0
US AIRS (AFS)		TP	NR	NR	NR	NR	NR	0
MINES MRDS		TP	NR	NR	NR	NR	NR	0
RCRA NonGen / NLR		0.25	1	0	NR	NR	NR	1
EDR Hist Cleaner		0.125	0	NR	NR	NR	NR	0
EDR Hist Auto		0.125	0	NR	NR	NR	NR	0
PWS		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
ABANDONED MINES		0.25	0	0	NR	NR	NR	0
US MINES 3		0.25	0	0	NR	NR	NR	0
RMP		TP	NR	NR	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
HIST FTTS INSP		TP	NR	NR	NR	NR	NR	0
FEMA UST		0.25	0	0	NR	NR	NR	0
US AIRS MINOR		TP	NR	NR	NR	NR	NR	0
US CDL		TP	NR	NR	NR	NR	NR	0
FUELS PROGRAM		0.25	0	0	NR	NR	NR	0
ECHO		TP	NR	NR	NR	NR	NR	0
SHWS		1	0	0	0	0	NR	0
HSWDS		0.5	0	0	0	NR	NR	0
DEL SHWS		1	0	0	0	0	NR	0
SWF/LF		0.5	0	0	0	NR	NR	0
UIC		TP	NR	NR	NR	NR	NR	0
SWTIRE		0.5	0	0	0	NR	NR	0
LTANKS		0.5	7	7	18	NR	NR	32
HIST LTANKS		0.5	0	0	0	NR	NR	0
UST		0.25	3	4	NR	NR	NR	7
HIST UST		0.25	0	0	NR	NR	NR	0
CBS UST		0.25	0	0	NR	NR	NR	0
MOSF UST		0.5	0	0	0	NR	NR	0
AST		0.25	1	2	NR	NR	NR	3
HIST AST		TP	NR	NR	NR	NR	NR	0
CBS AST		0.25	0	0	NR	NR	NR	0
MOSF AST		0.5	0	0	0	NR	NR	0
NY MANIFEST		0.25	0	0	NR	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
SPILLS	X	0.125	9	NR	NR	NR	NR	10
HIST SPILLS		0.125	0	NR	NR	NR	NR	0
ENG CONTROLS		0.5	0	0	0	NR	NR	0
INST CONTROL		0.5	0	0	0	NR	NR	0
VCP		0.5	0	0	0	NR	NR	0
DRYCLEANERS		0.25	0	0	NR	NR	NR	0
BROWNFIELDS		0.5	0	0	0	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
MOSF		0.5	0	0	0	NR	NR	0
CBS		0.25	0	0	NR	NR	NR	0
CORTLAND CO. UST		0.25	0	0	NR	NR	NR	0
SPILLS 80		0.125	0	NR	NR	NR	NR	0
WELLS		1	0	0	0	0	NR	0
TANKS NASSAU		0.25	0	0	NR	NR	NR	0
Financial Assurance 1		TP	NR	NR	NR	NR	NR	0
SWRCY		0.5	0	0	0	NR	NR	0
CORTLAND CO. AST		0.25	0	0	NR	NR	NR	0
COAL ASH		0.5	0	0	0	NR	NR	0
WESTCHESTER CO. UST		0.25	0	0	NR	NR	NR	0
ENV RES DECL		0.125	0	NR	NR	NR	NR	0
RES DECL		0.125	0	NR	NR	NR	NR	0
RGA LF		TP	NR	NR	NR	NR	NR	0
TANKS		0.25	0	0	NR	NR	NR	0

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPDES		TP	NR	NR	NR	NR	NR	0
VAPOR REOPENED		0.5	0	0	0	NR	NR	0
RGA HWS		TP	NR	NR	NR	NR	NR	0
NASSAU CO. UST		0.25	0	0	NR	NR	NR	0
NCFM UST		0.25	0	0	NR	NR	NR	0
Financial Assurance 2		TP	NR	NR	NR	NR	NR	0
SUFFOLK CO. UST		0.25	0	0	NR	NR	NR	0
E DESIGNATION		0.125	0	NR	NR	NR	NR	0
ERP		0.5	0	0	0	NR	NR	0
SUFFOLK CO TANKS		0.25	0	0	NR	NR	NR	0
PFAS		0.5	0	0	0	NR	NR	0
SUFFOLK CO. AST		0.25	0	0	NR	NR	NR	0
WESTCHESTER CO. AST		0.25	0	0	NR	NR	NR	0
ROCKLAND CO. UST		0.25	0	0	NR	NR	NR	0
VCP NYC		0.5	0	0	0	NR	NR	0
DAY CARE		TP	NR	NR	NR	NR	NR	0
SPILLS 90		0.125	0	NR	NR	NR	NR	0
ROCKLAND CO. AST		0.25	0	0	NR	NR	NR	0
NASSAU CO. AST		0.25	0	0	NR	NR	NR	0
NCFM AST		0.25	0	0	NR	NR	NR	0
COOLING TOWERS		TP	NR	NR	NR	NR	NR	0
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
INDIAN ODI		0.5	0	0	0	NR	NR	0
INDIAN RESERV		1	0	0	0	0	NR	0
EDR MGP		1	0	0	0	0	NR	0

Detail Summary

**Site Name:** Monticello Manor (Map ID: A1)  
 Monticello Manor Adult Home (Map ID: A2)  
 Monticello Manor (Map ID: A3)

**Databases:** FINDS  
 NY SPILLS  
 US BROWNFIELDS

**Address:** 15 High St  
 Monticello, NY 12701

**Distance:** on Subject Property

**Direction:** on Subject Property

**Elevation:** Approx. 1560 feet (ft.) Above Mean Sea Level (AMSL)

**Comments:** The Subject Property is identified in the EDR Report as incident IDs A1, A2, and A3.

(A1) The Facility Index System (FINDS) database is a central inventory of facilities monitored or regulated by the United States Environmental Protection Agency (EPA) and cross-references the program office that has additional information about the facility. The Subject Property being listed in this database does not constitute a REC.

(A2) The Spills database reports that on June 11, 2008, approximately 20 gallons of #2 fuel oil was spilled because a bucket used to support filling an above ground storage tank from the bottom was removed. It is reported that cleanup did not meet NYSDEC standards. There is no further information available in the database report. A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow on the Subject Property and that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of New York. As such, there is a low potential for impact to soils and groundwater on the Subject Property associated with this spill.

**Comments:** (A3) The Subject Property has been identified in the US Brownfields database. The Subject Property was added to the US Brownfields database on June 14, 2018 as part of the Brownfield Grant Program; assessment at this property had not started. The Subject Property being listed in this database does not constitute a REC.

**Site Name:** Stewart's Shops #373 (Map ID: B4, B5, B7)

**Databases:** NY SPILLS  
LTANKS  
UST

**Address:** 8 High St  
Monticello, NY 12701

**Distance:** Approx. 442 feet

**Direction:** South

**Elevation:** Approx. 1530 ft. AMSL

**Comments:** This mapped site is identified in the EDR Report as incident IDs B4, B5, and B7. This mapped site is located approximately 442 feet down-gradient of the Subject Property.

(B4) The Spills database reports that on September 24, 2013, a spill occurred during the removal of a tank which an unknown quantity of gasoline. The spill was reported to the NYSDEC on the same day that it occurred, but the cleanup did not meet NYSDEC standards. However, a soil investigation performed during the July 2019 Phase II ESA noted that soils analyzed as part of the Phase II ESA investigation on the Subject Property would be classified as non-hazardous regulated material by the State of New York. As such, there is a low potential for impact to soils and groundwater on the Subject Property associated with this SPILLS report.

(B5) The LTANKS database reports that on July 11, 2003, a spill occurred from a tank overflow of a passenger vehicle, releasing approximately 1 gallon of gasoline. The spill was reported to the NYSDEC on the same day that it occurred, but the cleanup did not meet NYSDEC standards. Due to the small volume of the spill and the distance of the mapped site from the Subject Property, there is a low potential for the subject spill to impact the Subject Property.

(B7) The UST database states that one (1) 8,000 gallon UST and two (2) 4,000 gallon UST's containing gasoline/ethanol were closed/removed at this gas station on August 24, 2013. No issues or spills were reported. Being listed on the UST database does not in itself constitute a REC.

A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow across the Subject Property and that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of New York. As such, this mapped site was determined to have a low potential to impact the Subject Property based on the nature of historic site use as a gas station.

**Site Name:** Ultra Power (Map IDs: B8, C9, C11, E16, and E17)

**Databases:** LTANKS  
NY Spills  
UST  
AST

**Address:** 58 Pleasant St  
Monticello, NY 12701

**Distance:** Approx. 380 ft.

**Direction:** Southeast

**Elevation:** Approx. 1530 ft. AMSL

**Comments:** This mapped site is identified in the EDR Report as incident IDs B8, C9, C11, E16, and E17. This mapped site is located approximately 380 feet down-gradient of the Subject Property.

(B8) The LTANKS database reports that on September 13, 1989, a storage tank

**Comments:** at this mapped site failed a tank tightness test. The spill was reported to the NYSDEC on the same day that it occurred, and the cleanup met NYSDEC standards. Due to this mapped site's down-gradient location from the Subject Property and cleanup meeting NYSDEC standards, this reported spill has a low potential for environmental impact on the Subject Property.

(C9) The LTANKS database reports that on February 24, 1999, there was a tank failure resulting in the leaking of an unknown quantity of gasoline. The spill was reported to the NYSDEC on the same day that it occurred, but the cleanup did not meet NYSDEC standards. The report further states that the wrong analytical tests were conducted on impacted soils and a No Further Action (NFA) letter was not issued by NYSDEC. A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow and that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of New York. As such, there is a low potential for impact to soils and groundwater on the Subject Property associated with this LTANK report.

(C11) The Spills database reports that on October 9, 2006, a customer prematurely pulled away while pumping gas, spilling approximately 4 gallons of gasoline. The spill was reported to NYSDEC on the same day that it occurred, and the cleanup met NYSDEC standards. Due to this mapped site's down-gradient location from the Subject Property and cleanup meeting NYSDEC standards, this reported spill has a low potential for environmental impact on the Subject Property.

(E16) The UST database states that one (1) 15,000 gallon gasoline/ethanol UST, one (1) 7,000 gallon diesel UST, and one (1) 8,000 gallon gasoline/ethanol UST in service at the mapped site. The database also notes that two (2) 10,000 gallon gasoline USTs, one (1) 2,000 gallon kerosene UST, and one (1) 4,000 gallon gasoline UST were closed/removed at this gas station. Being listed on the UST database does not in itself constitute a REC.

(E17) The AST database states that one (1) 500 gallon AST containing kerosene were in service at this site. Being listed on the AST database does not in itself constitute a REC.

A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow on the Subject Property and that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of New York. As such, this mapped site was determined to have a low potential to impact the Subject Property based on the nature of historic site use as a gas station.

**Site Name:** Don Partridge (owner)

**Databases:** NY SPILLS

**Address:** 30 High St  
Monticello, NY 12701

**Distance:** 577 feet

**Direction:** WSW

**Elevation:** Approx. 1570

**Comments:** This mapped site is denoted by Map ID 12. The Spills database reports that on October 18, 2011, a spill occurred from deliberate vandalism to a fuel line at a private residence. Approximately 100 gallons of #2 fuel oil was released into the basement of the residence. It was reported that the sump was disconnected before the spill and there was no sign of fuel in drains and no impact beneath the floor surface. The spill was reported to the NYSDEC on the same day that it occurred, but the cleanup did not meet NYSDEC standards. Due to the down-gradient location of this spill relative to the Subject Property and the apparent containment of the spilled fuel oil, there is a low potential for environmental impact on the Subject Property.

Orphans Summary

<b>Facility Name:</b>	Mobil
<b>Databases:</b>	LTANKS
<b>Address:</b>	4375 Route 42 Monticello, NY 12701
<b>Comments:</b>	Based off a Google Maps search for a Mobil located on Route 42, the distance from the Subject Property to the site is approximately 1 mile and is down-gradient based on the topographic lines.  From these conclusions, it was determined that the site is not likely to impact the Subject Property.

<b>Facility Name:</b>	Monticello LF (AKA Sullivan County Pretreatment)
<b>Databases:</b>	SEMS-ARCHIVE
<b>Address:</b>	E Broadway St Monticello, NY 12701
<b>Comments:</b>	It was determined that this site is approximately 3,628 feet away from the Subject Property and is down-gradient based on the topographic lines.  From these conclusions, it was determined that the site is not likely to impact the Subject Property.

<b>Facility Name:</b>	LLOYDS MONTICELLO SERVICE CTR*
<b>Databases:</b>	EDR Hist Auto
<b>Address:</b>	62 Pleasant Ave Monticello, NY 12701
<b>Comments:</b>	This orphan site is located approximately 265 ft. southeast and down-gradient of the Subject Property. The EDR Historic Auto Database reports that LLOYD's Monticello Service Center operated as a gasoline service station between 1972 and 1975. Potential contaminants associated with activities performed at gasoline service station facilities include, but are not limited to, petroleum products, solvents, degreasers, and metals. While the orphaned site is located approximately adjacent to the Subject Property, the mapped site is located down-gradient from the Subject Property and a soil investigation performed during the July 2019 Phase II ESA noted that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of New York. As such, this orphan mapped site was determined to have a low potential to impact the Subject Property.

<b>Facility Name:</b>	CONCORD HOTEL & RESORT
<b>Databases:</b>	VCP
<b>Address:</b>	Concord Road / P.O. BOX 263, Monticello, NY 12701
<b>Comments:</b>	This orphan site occurred at the Concord Hotel & Resort located in Kiamesha Lake, a hamlet in the Town of Thompson and located approximately 2 miles northeast and down-gradient of the Subject Property. As such, it was determined that this site is not likely to impact the Subject Property.

<b>Facility Name:</b>	MONTICELLO HIGHWAY GARAGE
<b>Databases:</b>	NY SPILLS
<b>Address:</b>	2 Pleasant St Monticello, NY 12701
<b>Comments:</b>	This orphan site occurred at the Monticello Highway Garage located approximately 1,500 feet south and down-gradient of the Subject Property. As such, it was determined that this site is not likely to impact the Subject Property.

<b>Facility Name:</b>	VILLAGE OF MONTICELLO HWY. DEPT.
<b>Databases:</b>	NY SPILLS
<b>Address:</b>	2 Pleasant Street Monticello, NY 12701
<b>Comments:</b>	This orphan site occurred at the Monticello Highway Garage located approximately 1,500 feet south and down-gradient of the Subject Property. As such, it was determined that this site is not likely to impact the Subject Property.

## 6.2 Additional Environmental Record Sources

No additional environmental records sources were reviewed.

## 6.3 Physical Setting Sources

Current topographic quadrangles, the U.S. Department of Agriculture, NYS Bedrock Maps, and EDR records were reviewed to assess the existing physical setting of the Subject Property. The results of this review are included in the appropriate sections below.

### 6.3.1 Topography

A review of the United States Geological Survey (USGS) 7.5-Minute Monticello Quadrangle (included in **Appendix A**) indicates that the Subject Property of topography that slopes down toward the southeast with elevations that range between 1,540 and 1,600 feet above sea level. The general topographic gradient of the Subject Property and the surrounding area is to the southeast toward an unnamed body of water located approximately 1,200 feet from the Subject Property's eastern boundary.

### 6.3.2 Surface Water Bodies

United States Fish & Wildlife Service's Wetlands Online Mapper figure, as provided in the EDR report, depicting the Subject Property and surrounding area, was reviewed as part of the Phase I ESA. According to these maps, the Subject Property is not located within a 100-year flood zone, and no designated wetlands are identified on the Subject Property. A copy of the overview map provided in the EDR database search that includes both national and state wetlands is presented in **Appendix D**.

### 6.3.3 Geology and Hydrology

Soil: The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS), and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. Soil maps, based on the State Soil Geographic (STATSGO) database, are compiled by generalizing more detailed Soil Survey Geographic (SSURGO) database maps. The EDR report provides the information, enumerated below, from these sources.

A U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Custom Soil Resource Report was generated by the NRCS Web Soil Survey 2.0, to supplement the report generated by EDR. According to these reports, mapped soils at the Subject Property consist of three soil types: Arnot-Oquaga complex (AoE), 15 to 35 percent slopes, very rocky; Oquaga very channery silt loam, 3 to 8 percent slopes (OeB); and Oquaga-Arnot complex, 8 to 15 percent slopes (OgC). AoE is described as a loamy till derived from acidic sandstone, siltstone and shale which extends to a depth of 20 to 40 inches before encountering lithic bedrock and to a depth of more than 80 inches before encountering the water table. This soil type is described as somewhat excessively drained and is categorized as hydrologic soil group D. OeB is described as a very channery silt loam derived from reddish sandstone, siltstone and shale which extends to a depth of 20 to 40 inches before encountering lithic bedrock and to a depth

of more than 80 inches before encountering the water table. This soil type is described as well drained and is categorized as hydrologic soil group C. OqC is described as a channery loamy till derived from reddish sandstone, siltstone and shale which extends to a depth 20 to 40 inches before encountering lithic bedrock and to a depth of more than 80 inches before encountering the water table. This soil type is described as somewhat excessively drained and is classified as hydrologic soil group C.

Geology: According to USGS and the New York State Museum Office of Cartography and Publications' Generalized Bedrock Geology of NYS, the geology underlying the Subject Property consists of late Devonian aged sedimentary deposits consisting generally of shales, sandstones and conglomerates. Specifically, the Subject Property is located in an area that contains the Upper Walton Formation. Bedrock is exposed in some locations, but is generally shallow below the soil surface.

Hydrogeology: Environmental Data Resources conducted a review of public water supply wells within one mile of the Subject Property. According to the report, there is one (1) Federal FRDS Public Water Supply System (PWS) and eight (8) state water supply wells located within one (1) mile of the Subject Property. No Federal USGS wells were located within one (1) mile of the Subject Property.

A copy of the Physical Setting Source map is included in **Appendix D**, and a copy of the USDA Web Soil Survey Custom Soils Report is provided in **Appendix F**.

## 6.4 Historical Use

### 6.4.1 Historical Summary

Tectonic attempted to determine the history of the Subject Property and the surrounding area dating back to 1909 or first developed use. To determine this history, Tectonic relies upon the ASTM designated standard historical sources (which can include aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, street directories, building department records, interview and/or other historical sources). The following section summarize the findings of the research pertaining to historical Subject Property and surrounding area uses.

Historical Summary

Period	Property Uses	Surrounding Area Uses
1909 - 1910	The Subject Property appears to be undeveloped.	Few structures appear to the northeast, east, and southwest of the Subject Property.
1911-1928	A structure is visible on the southern edge of the Subject Property and labeled as a Summer Boarding house. An additional two smaller structures are located to the north of the structure.	The surrounding area appears to generally consist of residential development
1929-1948	A structure is visible near the center of the Subject Property, which is likely a portion of the current structure, and is labeled as Monticello Hospital. A stairway leads to the entrance from Pleasant Street to the east. No other changes are apparent at the Subject Property.	The surrounding area appears to consist mainly of residential development to the east and south. Surrounding land to the north and northwest appears to be generally consist of unimproved woodlands.
1949-1957	A smaller structure is visible to the southeast of the main structure and labeled as the Nurses Home. No other changes are apparent at the Subject Property.	No apparent changes in the surrounding area.

Period	Property Uses	Surrounding Area Uses
1958-1986	There appears to have been an addition constructed off of the west side of the main structure and appears similar to the current layout of the main structure located at the Subject Property. Another small structure is now visible on the south side of the Subject Property.	There appears to be increased residential and commercial development in the surrounding area. Two water towers appear to have been constructed immediately adjacent to the western boundary of the Subject Property, as well as a dirt road leading to residential structures. No additional changes are apparent in the surrounding area.
1987 - present	It appears that the structure that was located in the southern portion of the Subject Property has been removed. No other changes are apparent at the Subject Property.	The land to the northeast appears to have increased residential development. No additional changes are apparent in the surrounding area.

#### 6.4.2 Title Records

A title search was not completed for the Subject Property. Please refer to the Records Review section for current and historical use of the Subject Property.

#### 6.4.3 City Directories

EDR conducted a search of historical city directories. The database covered the years from 1977 through 2014. The address of 15 High Street, Monticello, New York is not listed in the City Directory for any of the years covered in the database search. The surrounding properties consist primarily of residential development and a few scattered commercial properties. The City Directory Report is provided in **Appendix C**.

No recognized environmental conditions are apparent at the Subject Property or within the surrounding properties.

#### Summary

Date	Site Comments	Surrounding Area Comments
1977	The Subject Property is not identified in the City Directory.	Two commercial lots listed on High Street.
1982	The Subject Property is not identified in the City Directory.	One commercial lot listed on High Street.
1987	The Subject Property is not identified in the City Directory.	Two commercial lots listed on High Street.
1992	The Subject Property is not identified in the City Directory.	Twenty residential lots and three commercial lots listed on High Street.
1995	The Subject Property is not identified in the City Directory.	One residential lot and two commercial lots listed on High Street.
2000	The Subject Property is not identified in the City Directory.	Twenty six residential lots and three commercial lots listed on High Street.
2005	The Subject Property is not identified in the City Directory.	Thirty one residential lots and one commercial lot listed on High Street.
2010	The Subject Property is not identified in the City Directory.	Twenty eight residential lots and three commercial lots listed on High Street.
2014	The Subject Property is not identified in the City Directory.	Twenty nine residential lots listed on High Street.

### 6.4.4 Aerial Photos

Eleven (11) aerial photographs, spanning from 1942 through 2017, were reviewed to aid in determining the historical use of the Subject Property and the surrounding areas. Observations are presented in the table below, while the aerial photographs are attached in **Appendix C**.

The review of the aerial photographs has revealed no evidence of any recognized environmental condition at the Subject Property.

Summary

Date(s)	Property Comments	Surrounding Area Comments
1942	A structure is located near the center of the Subject Property which likely a portion of the current main structure. A driveway extends north from High Street to the south side of the structure and wraps around the east side of it. A smaller structure is visible to the east of the main structure.	The surrounding area appears to consist mainly of residential development to the east and south. Surrounding land to the north and northwest appears to be generally consist of unimproved woodlands.
1963	There appears to have been an addition constructed off of the west side of the main structure and appears similar to the current layout of the main structure located at the Subject Property. Another small structure is now visible on the south side of the Subject Property.	Two water towers appear to have been constructed immediately adjacent to the western boundary of the Subject Property, as well as a dirt road leading to residential structures. No additional changes are apparent in the surrounding area.
1966	Though the image quality is poor, no changes are apparent at the Subject Property.	Though the image quality is poor, no changes are apparent in the surrounding area.
1981	The small structure located on the south side of the Subject Property is no longer visible.	No changes are apparent in the surrounding area.
1987	It appears that the structure that was located in the southern portion of the Subject Property has been removed. No other changes are apparent at the Subject Property.	The land to the northeast appears to have increased residential development. No additional changes are apparent in the surrounding area.
1995	Though the image quality is poor, no changes are apparent at the Subject Property.	Though the image quality is poor, no changes are apparent in the surrounding areas.
1997	No changes are apparent on the Subject Property.	No changes are apparent in the surrounding areas.
2008	No changes are apparent on the Subject Property.	No changes are apparent in the surrounding areas.
2011	No changes are apparent on the Subject Property.	No changes are apparent in the surrounding areas.
2015	No changes are apparent on the Subject Property.	No changes are apparent in the surrounding areas.
2017	No changes are apparent on the Subject Property.	No changes are apparent in the surrounding areas.

### 6.4.5 Sanborn/Historical Maps

Five (5) Sanborn Fire Insurance maps, spanning from 1911 through 1964, were available for review to aid in determine the historical use of the Subject Property. They are attached in **Appendix C**.

No potential recognized environmental conditions are apparent at the Subject Property or within the surrounding properties.

Summary

Date(s)	Property Comments	Surrounding Area Comments
1911	A structure is visible on the southern edge of the Subject Property and labeled as a Summer Boarding house. An additional two smaller structures are located to the north of the structure.	The surrounding area appears to generally consist of residential development. The land to the north of the Subject Property is not visible on this Sanborn Map.
1921	No changes are apparent on the Subject Property.	No changes are apparent in the surrounding area.
1929	A structure is visible near the center of the Subject Property, which is likely a portion of the current structure, and is labeled as Monticello Hospital. A stairway leads to the entrance from Pleasant Street to the east. No other changes are apparent at the Subject Property.	No changes are apparent in the surrounding areas.
1949	A smaller structure is visible to the southeast of the main structure and labeled as the Nurses Home. No other changes are apparent at the Subject Property.	No changes are apparent in the surrounding areas.
1964	No changes are apparent on the Subject Property.	There appears to be increased residential and commercial development in the surrounding area.

#### 6.4.6 Historical Topographic Maps

Tectonic reviewed seven (7) available historical USGS Topographic Quadrangles, spanning from 1909 through 2013, for information regarding past uses of the Subject Property. The following table presents descriptions and interpretations from the historical USGS topographic quadrangles review. Copies of the historical USGS topographic maps are included in **Appendix C**.

No potential recognized environmental conditions are apparent at the Subject Property or within the surrounding properties.

Summary

Date(s)	Quad	Property Comments	Surrounding Area Comments
1909	Monticello	The Subject Property appears to be undeveloped.	Few structures appear to the northeast, east, and southwest of the Subject Property. The land to northwest appears to be generally undeveloped.
1911	Monticello	No apparent changes at the Subject Property.	No changes are apparent in the surrounding area.
1943	Monticello	A structure appears to have been developed near the center of the Subject Property which is likely the current structure.	Increased development, both residential and commercial, to the east and the south. The land to northwest appears to be generally undeveloped.
1944	Monticello	No changes are apparent on the Subject Property.	No changes are apparent in the surrounding areas.
1966	Monticello	The structure in the center of the Subject Property appears to have increased in size and is similar to the current layout of the main structure. An additional smaller structure to the southeast of the main structure	No changes are apparent in the surrounding areas.

		appears to have been constructed.	
1982	Monticello	An additional small structure appears to have been constructed on the north edge of the Subject Property.	No changes are apparent in the surrounding areas.
2013	Monticello	No structures are shown on this topographic map.	No structures are shown on this topographic map.

#### **6.4.7 Other Environmental Reports**

The following Environmental Reports are associated with the Subject Property:

- Phase I Environmental Site Assessment (ESA) (July 2018)
- Phase II ESA (July 2019)

#### **6.4.8 Building Department Records**

Tectonic submitted a FOIL request to the Village of Monticello on November 14, 2019 to inquire if any records exist pertaining to the environmental history of the Subject Property. At the time of this report, no response has been received. If a response yields pertinent information about the Subject Property an addendum will be issued.

Copies of the above correspondence are included in **Appendix F**.

#### **6.4.9 Other Land Use Records**

No other land use records were provided for review at the time of this report.

### **6.5 Environmental Liens and Activity/Use Limitations**

No title report was provided for this parcel. As such, no information pertaining to activity/use limitations could be obtained from it.

## 7.0 SITE RECONNAISSANCE

### 7.1 Methodology and Limiting Conditions

A site reconnaissance was performed by Tectonic on November 15, 2019. The weather was clear with a temperature of approximately 40°F. The purpose of the visit was to review the environmental conditions associated with the Subject Property and surrounding properties. Jill Weyer from Sullivan County was present to allow access to the property. The interior of the five (5) structures showed visual sign of deterioration and trip hazards were littered throughout, and around, the existing structures. As such, these structures were not entered due to safety concerns.

A series of photographs showing the Subject Property are attached in **Appendix B**, as well as a Site Sketch attached in **Appendix F**.

### 7.2 General Site Setting

The Subject Property is located south of Route 17 and north of High Street in the Village of Monticello in Sullivan County, NY. The Subject Property is approximately 5.6 acres and is improved with five (5) structures along with a paved access road and parking area. Structures include:

- One (1) three-story structure located in the approximate center of the Subject Property which is identified as "Monticello Manor," by a sign on the exterior (main structure);
- One (1) four-story structure located southeast of the main structure which is identified as "Nurses Home," by a sign on the exterior (secondary structure); and
- Three (3) small storage structures that are situated to the north of the main structure.

These structures showed visual sign of deterioration, including windows without glass or boards, plaster/ dry wall from the ceilings and walls no longer in place, collapsed brick work, and rusted through metal. Additionally, trip hazards in the form of household debris, garbage, and construction debris were littered throughout and around the structures. As such, these structures were not entered due to safety concerns.

The Subject Property is accessed via paved road extending north off of High Street toward the main structure and a parking area. The structures located at the Subject Property are currently unoccupied. The remainder of the Subject Property consists of unimproved woodlands. The Subject Property is generally flat with the topographic gradient of the immediate vicinity being downward in a southeastern direction. The lands immediately adjoining the Subject Property consist of residential and commercial development, as well as unimproved woodlands.

A sketch map of the site is included in **Appendix F**.

### 7.3 Site Visit Findings

#### 7.3.1 Hazardous Substances

There were numerous unlabeled 5-gallon buckets, 55-gallon drums, and various containers/bottles of unknown contents located across the Subject Property. These containers noted on the Subject Property include:

- Seven (7) 5-gallon buckets (detergent, urethane, unknown contents, etc.);
- One (1) container of fire suppressant;
- Four (4) bottles (flexible additive, antifreeze, boiler liquid, gear oil);
- Three (3) 55-gallon drums (VP Racing Fuel, unknown contents); and
- One (1) gas canister.

Additionally, one (1) 55-gallon drum labeled as "VP Racing Fuel" was noted on the Subject Property, located within the storage shed north of the main structure (see Site Sketch). This drum is partially full and it is unknown whether or not any liquid has been released. However, these containers were noted during a Phase I Environmental Site Assessment (ESA) Site Reconnaissance on June 25, 2018, when they were collectively identified as a REC for the Subject Property. A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow on the Subject Property and that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of New York due to elevated metals and semi-volatile organic compounds. Based on the findings of the 2019 Phase II ESA, there is a low potential for impact to soils and groundwater on the Subject Property associated with these containers and debris.

More details on the approximate locations of these items can be found on the Site Sketch provided in **Appendix F**.

### **7.3.2 Petroleum Products**

Upon assessment of the Subject Property, one (1) 55-gallon drum labeled as "VP Racing Fuel" was noted on the Subject Property, located within the storage shed to the north of the main structure (see Site Sketch). See Section 7.3.1 for further details.

One (1) underground storage tank (UST) and five (5) above ground storage tanks (ASTs) were also noted during the site visit and potentially contain petroleum products. Please refer to sections 7.3.3 and 7.3.4, respectively, for further details.

More details on the approximate locations of these items can be found on the Site Sketch provided in **Appendix F**.

### **7.3.3 USTs**

One (1) underground storage tank (UST) was identified on the Subject Property during the site reconnaissance visit. The UST is located adjacent to the southwest corner of the secondary structure (Nurses Home) on the Subject Property and was partially exposed. It is unknown if this UST is currently registered with the New York State Department of Environmental Conservation (NYSDEC). A search of the NYSDEC Bulk Storage Database revealed that no petroleum bulk storage tanks are listed for the address 15 High Street, Monticello, NY. If this UST has a total capacity of greater than 1,100 gallons, it must be registered under the NYSDEC Petroleum Bulk Storage Database.

No evidence of release was observed in the vicinity of the tank during the site visit. As most of the tank was covered and located underground and is not visible to be assessed for potential release, and it is unknown whether or not the tank was closed in accordance with state regulations, there is a moderate potential for release. However, the presence of these USTs were noted during a Phase I Environmental Site Assessment (ESA) Site Reconnaissance on June 25, 2018, when they were identified as a REC for the Subject Property. A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow on the Subject Property and that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of New York due to elevated metals and semi-volatile organic compounds. However, the Phase II ESA did not sample the soils immediately adjacent to or directly under the UST; as such, the potential exists for these soils to be potentially contaminated. Based on the findings of the 2019 Phase II ESA, there is a low potential for impact to soils and groundwater on the Subject Property associated with the presence of this UST. The presence of this UST is considered a business environmental risk (BER) for the Subject Property.

More details on the approximate location of the UST can be found on the Site Sketch provided in **Appendix F**.

### **7.3.4 ASTs**

Five (5) above ground storage tanks (ASTs) were identified on the Subject Property. Two (2) ASTs were located in the main structure (Monticello Manor) on the first floor, one (1) AST was located on the west side of the main structure (Monticello Manor) within an attached covered shelter, one (1) AST was located near the parking area to the north of the main structure (Monticello Manor), and one (1) tank was located on the west side of a storage shed. No odors, staining, or distressed vegetation were observed in the vicinity of any of the tanks.

More details on the approximate locations of the ASTs can be found on the Site Sketch provided in **Appendix F**.

### **7.3.5 Other Suspect Containers**

Please refer to Section 7.3.1 for a description of other suspect containers observed during the site reconnaissance.

### **7.3.6 Equipment Likely to Contain PCBs**

No transformers or other evidence of PCB containing materials were observed on or near the Subject Property during the site inspection. However, due to the age of the structure, other items within the buildings at the Subject Property may contain PCBs, including the light fixtures, window caulking, and hydraulic oil in the elevator. This has been identified as a BER.

More details on the approximate locations of these items can be found on the Site Sketch provided in **Appendix F**.

### **7.3.7 Interior Staining/Corrosion**

There was no evidence of interior staining or corrosion on the Subject Property.

### **7.3.8 Discharge Features**

There was no visible evidence of liquid discharges suspected to represent an environmental concern on or around the Subject Property.

### **7.3.9 Pits, Ponds, And Lagoons**

No ponds or lagoons were observed on the Subject Property. A shallow excavation, approximately 1 foot deep, was noted to be on the northern portion of the Site. No odors, staining, or distressed vegetation were observed in the vicinity of the excavation.

### **7.3.10 Solid Waste Dumping/Landfills**

Miscellaneous debris was observed throughout the Subject Property (see Site Sketch provided in **Appendix F**). This debris included residential furniture, siding, tires, wood planks, and other miscellaneous objects. No odors, staining, or evidence of release were observed in the areas that contained the debris.

Each occurrence of debris would individually be considered a *de minimis* condition; however, the substantial number of debris piles and *de minimis* conditions were noted during a Phase I Environmental Site Assessment (ESA) Site Reconnaissance on June 25, 2018, when they were identified as a REC for the Subject Property. A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow on the Subject Property and that soils analyzed as part of the Phase II ESA investigation would be classified as non-hazardous regulated material by the State of

New York due to elevated metals and semi-volatile organic compounds. Based on the findings of the 2019 Phase II ESA, there is a low potential for impact to soils and groundwater on the Subject Property associated with the presence of these debris piles.

### **7.3.11 Stained Soil/Stressed Vegetation**

There was no evidence of stained soil, stained pavement, or stressed vegetation on or near the Subject Property.

### **7.3.12 Wells**

No wells were identified on the Subject Property.

## 8.0 INTERVIEWS

The following knowledgeable persons were interviewed with regard to the Subject Property pursuant to ASTM E 1527-13 Section 10:

Owner's Representative: A Property Owner Questionnaire was completed and returned from the client. The Questionnaire revealed that the Subject Property is currently serviced by the Village of Monticello for water, sanitary sewer and storm drainage. Electric is provided by NYSEG. The Questionnaire indicated that there is one (1) known AST present on the Subject Property.

Village of Monticello: Tectonic submitted a FOIL request to the Village of Monticello on November 14, 2019 to inquire if any records exist pertaining to the environmental history of the Subject Property. This FOIL request involved records associated with the Monticello Fire Department, Building Department, and Water Department. At the time of this report, no response has been received. If a response yields pertinent information about the Subject Property an addendum will be issued.

Records of all above correspondence are included in **Appendix F**.

## **9.0 OTHER ENVIRONMENTAL CONSIDERATIONS**

### **9.1 Asbestos-Containing Materials**

Tectonic performed a preliminary evaluation for the presence of asbestos-containing materials, which is identified as a "non-scope" consideration by ASTM E 1527-13. Out of scope considerations have been included in this Phase I ESA because they can represent substantial costs associated with remediation and can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate.

The main building was constructed sometime between 1921 and 1929, prior to the federal ban of asbestos containing building materials in 1978. Potential asbestos containing materials were observed during the site visit including: ceiling tiles, floor tiles and associated mastic, pipe wrap, and boiler components. Due to the age of the structure, the potential presence of asbestos is considered an environmental concern. An asbestos survey should be performed by qualified professionals and a clearance report should be submitted prior to any disturbance of the suspected materials. Structures to be reconstructed or rehabilitated must conform to Part 56 of Title 12 of the Official Compilation of Codes, Rules, and Regulations of the State of New York Department of Labor (Cited as 12 NYCRR Part 56), the National Emission Standard for Asbestos pertaining to demolition and renovation in 40 CFR 61.145, and the National Emission Standard for Asbestos pertaining to waste disposal for manufacturing, fabricating, demolition, and spraying operations in 40 CFR 61.150.

The potential presence of asbestos is considered a BER.

### **9.2 Lead-Based Paint**

Tectonic performed a preliminary evaluation for the presence of lead-based paint, which is identified as a "non-scope" consideration by ASTM E 1527-13. Out of scope considerations have been included in this Phase I ESA because they can represent substantial costs associated with remediation and can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate.

The main building was constructed sometime between 1921 and 1929, prior to the federal ban of lead-based paint (LBP) for residential use in 1978. It was noted during the site reconnaissance that there was peeling paint in many of the rooms within the structures. A LBP survey should be performed by qualified professionals and a clearance report should be submitted prior to any disturbance of suspected materials. All project activities must comply with applicable federal, state, and local laws and regulations regarding LBP, including but not limited to, HUD's regulations in 24 CFR Part 35 Subparts B, H, and J.

The potential presence of LBP is considered a BER.

### **9.3 Radon**

Tectonic performed a preliminary evaluation for the potential for radon infiltration, which is identified as a "non-scope" consideration by ASTM E 1527-13. Out of scope considerations have been included in this Phase I ESA because they can represent substantial costs associated with remediation and can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate.

Tectonic reviewed the EPA's radon information for Sullivan County, including the EDR Summary Radius Report and the NYS EPA Radon Map. The Subject Property is located within Zone 1 according to the EPA Map of Radon Zones for New York State. Zone 1 has a predicted average indoor radon screening level above 4 pCi/L and therefore radon mitigation is a concern for the Subject Property..

The potential presence of radon is considered a BER.

A copy of the New York State Radon Map is included in **Appendix F**.

#### 9.4 Wetlands

Tectonic performed a preliminary evaluation for the presence of wetlands which is identified as a "non-scope" consideration by ASTM E 1527-13. Out of scope considerations have been included in this Phase I ESA because they can represent substantial costs associated with remediation and can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate.

United States Fish & Wildlife Service's Wetlands Online Mapper figure, as provided in the EDR report, depicting the Subject Property and surrounding area, was reviewed as part of the Phase I ESA. According to these maps, no designated wetlands are identified on the Subject Property. The closest designated wetland is located approximately 0.2 miles southeast of the Subject Property, and is a designated National Wetland categorized as a Freshwater Forested/Shrub Wetland.

A copy of the overview map provided in the EDR database search that includes both national and state wetlands is presented in **Appendix D**.

#### 9.5 Microbial Contamination (Mold)

Tectonic performed a preliminary evaluation for the presence of microbial contamination (mold), which is identified as a "non-scope" consideration by ASTM E 1527-13. Out of scope considerations have been included in this Phase I ESA because they can represent substantial costs associated with remediation and can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate.

The structures have not been utilized since it was shut down in 2008, as indicated by the 2018 Phase I ESA. It has not been managed and has been open to the elements which poses the potential for microbial growth (mold).

Mold was observed during the site reconnaissance in the shed located adjacent to the Secondary Structure (see Site Sketch in **Appendix F**). The 2018 Phase I ESA Site Reconnaissance noted the presence of mold within the existing structures on the Site. The presence of mold is considered a BER.

#### 9.6 Client-Specific Items

The client, Sullivan County, did not specify any other items to consider for environmental impact.

#### 9.7 Vapor Assessment

A Vapor Encroachment Screening was performed on November 15, 2019, in accordance with the E2600-15 Tier I screening process, utilizing EDR's VEC App software. Upon assessment, it was concluded that the spill that occurred from a tank leak on the Subject Property could indicate a potential for vapor intrusion or encroachment. The spill consisted of approximately 20 gallons of #2 fuel oil that was released from an AST on the Subject Property and was not cleaned up according to NYSDEC standards. A soil investigation performed during the July 2019 Phase II ESA noted that bedrock was shallow on the Subject Property and groundwater was not found during the Phase II ESA. Additionally, the soils analyzed as part of the Phase II ESA investigation did not note the presence of volatile organic compounds that exceeded guidance concentrations set forth in 6 NYCRR Part 375/ PC-51. As such, there is a low potential for impact to soils and groundwater on the Subject Property associated with this spill.

The results of the screening can be found in **Appendix F.**

## 10.0 FINDINGS

In an effort to establish the current and historic environmental condition of the Subject Property, a multi-task investigation was performed.

Tectonic attempted interviews with Subject Property and government contacts, conducted a three part (street, exterior, and interior view) site inspection, reviewed available topographic maps, aerial photographs, and searched government records to identify recognized environmental conditions (RECs) and business environmental risks (BERs) in connection with the Subject Property.

During the investigation, evidence of five (5) BERs were identified:

1. The first BER that was identified is the potential for asbestos on the Subject Property, since the structure was built prior to the federal ban of asbestos containing building materials in 1978.
2. The second BER that was identified is the potential for lead-based paint on the Subject Property, since the structure was built prior to the federal ban on lead-based paint (LBP) for residential use in 1978
3. The third BER that was identified is the potential for radon infiltration from the subsurface on the Subject Property, since the structure is located within EPA Zone 1 and has a predicted average indoor radon screening level above 4 pCi/L.
4. The fourth BER that was identified is the potential for PCBs on the Subject Property due to the age of the structures located at the Subject Property.
5. The fifth BER that was identified is the presence of a UST on the Subject Property.

## 11.0 OPINIONS

Based on the information collected and reviewed for this report and the findings presented in Section 10.0, it is Tectonic's opinion that there are business environmental risks (BERs) that have a potential to impact the Subject Property and Site. The BERs include:

1. The first BER, concerning the potential presence of asbestos containing materials on the Subject Property, has been identified to have a moderate potential for impact to the Subject Property due to the age of the structure and the items observed during the site visit.
2. The second BER, concerning the potential for lead-based paint on the Subject Property, has been identified to have a moderate potential for impact to the Subject Property due to the age of the structure and the peeling paint observed during the site visit.
3. The third BER, concerning the potential for radon infiltration from the subsurface, has been identified to have a moderate potential for impact to the Subject Property due to the location within EPA Zone 1.
4. The fourth BER, concerning the potential for PCB containing materials on the Subject Property, has been identified to have a moderate potential for impact to the Subject Property due to the age of the structures.
5. The fifth BER, concerning the presence of a UST on the Subject Property, has been identified to have a moderate potential for impact to the Subject Property due to the age and unknown condition of the UST on the Subject Property.

## 12.0 CONCLUSIONS

Tectonic has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Subject Property identified in Sullivan County tax records as Tax Map Number 107.-1-11.1. Any exceptions to, or deletions from, this practice are described in Section 3.4 of this report. This assessment has revealed evidence of five (5) business environmental risks associated with the potential that asbestos containing material (ACM), lead-based paint (LBP), and PCB-containing building materials may be disturbed as part of any future improvements at the Subject Property. The potential for radon infiltration from the subsurface has been identified to have a moderate potential for impact to the Subject Property due to the location within EPA Zone 1 and the shallow bedrock on the Subject Property. Additionally, due to the age and unknown condition of the UST on the Subject Property, there is a moderate potential for impact to the soils immediately adjacent to and beneath the UST.

### **13.0 RECOMMENDATIONS**

Based upon the site reconnaissance and file review, five (5) business environmental risks (BERs) were identified for the Subject Property that would have an impact on further Site development. If any renovation or demolition is proposed for the structures located at the Subject Property, a hazardous materials survey should be performed to identify any asbestos containing materials (ACM), Lead-based Paint (LBP) or PCB-containing materials prior to any proposed improvements that would potentially disturb such materials. The potential for radon vapor intrusion to impact a structure on the Subject Property; as such, any structures on the Subject Property should be evaluated for radon infiltration prior to use. Additionally, should the UST on the Subject Property be removed, it is recommended end point sampling be performed to meet New York State Underground Storage Tank closure guidelines and regulations.

**Sullivan County  
Division of Planning &  
Community Development**

**Phase II Environmental  
Site Assessment (ESA)**

**Monticello Manor  
15 High Street  
Monticello, New York  
Sullivan County**



Prepared for: **Sullivan County DPCD**  
100 North Street  
Monticello, New York 12701

Prepared by: **Tectonic Engineering & Surveying  
Consultants P.C.**  
70 Pleasant Hill Road  
Mountainville, New York 10953

July 2019

Work Order: 9294.01

**PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)  
MONTICELLO MANOR  
15 HIGH STREET  
VILLAGE OF MONTICELLO, SULLIVAN COUNTY, NEW YORK**

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## **1.0 INTRODUCTION**

Tectonic Engineering and Surveying Consultants, P.C. (Tectonic) has prepared this Phase II Environmental Site Assessment (ESA) Report for the property located at 15 High Street in the Village of Monticello, New York (herein referred to as the “Site” or “Subject Property”). This Phase II ESA investigation was performed in substantial accordance with the United States Environmental Protection Agency (USEPA) approved site-specific Sampling and Analysis Plan (SAP) dated December 2018 and Quality Assurance Project Plan (QAPP) dated March 2019 and revised April 5, 2019.

The subject Phase II ESA investigation was conducted in support of EPA Brownfield Hazardous Substance grant funds being administered by the Sullivan County Division of Planning & Community Development (DPCD). It is our understanding that the funds are being used to identify and assess brownfield sites in Sullivan County, focusing on the urban centers of Monticello, Liberty and South Fallsburg.

The primary objective of this Phase II ESA was to collect physical and chemical data in order to evaluate the presence / absence of potential impacts from eight (8) Recognized Environmental Conditions (RECs) identified in the Phase I ESA for the Monticello Manor property, as outlined in our Phase I ESA Report dated October 24, 2018. These RECs are described in detail in Section 2.5 of this Phase II ESA.

## **2.0 BACKGROUND**

### **2.1 Site Description and Features**

The Subject Property is located at 15 High Street in the Village of Monticello, Sullivan County, New York 12701 (see **Figure 1**). The Subject Property is the parcel of land identified as Tax Map Number 107.-1-11.1 by the Sullivan County Tax Map Department. The site occupies 5.6 acres in a residential and commercial area.

The Subject Property is improved with five (5) structures and a paved access road and parking area. Structures include:

- One (1) three-story, brick and mortar, main structure located in the approximate center of the Subject Property. According to the Sullivan County Tax Web App, the structure has an approximate gross floor area of 32,188-square feet. Based on an estimate derived using Google aerial imagery, the footprint of this structure is approximately 11,500-square feet. The oldest portion of the main structure was built circa 1920s;
- One (1) three-story, brick and mortar, secondary structure located southeast of the main structure. According to the Sullivan County Tax Web App, the structure has an approximate gross floor area of 4,748-square feet. Based on an estimate derived using Google aerial imagery, the footprint of this structure is approximately 1,600-square feet. The secondary structure was built around 1931; and
- Three (3) small storage structures that are situated to the north of the main structure. Based on estimates derived using Google aerial imagery, the footprint of these structures are approximately 370-square feet, 240-square feet, and 480 square feet.

A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Subject Property where there is a parking area. The remainder of the Subject Property

consists of unimproved woodlands. The approximate locations of the above referenced structures are shown in **Figure 2**.

## **2.2 Physical Setting**

### ***Soil:***

The United States Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS), and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. Soil maps, based on the State Soil Geographic (STATSGO) database, are compiled by generalizing more detailed Soil Survey Geographic (SSURGO) database maps. The EDR report provides information from these sources, which was reviewed and summarized below.

A USDA Natural Resources Conservation Service (NRCS) Custom Soil Resource Report was generated by the NRCS Web Soil Survey 2.0, to supplement the report generated by EDR. According to these reports, mapped soils at the Subject Property consist of three (3) soil types:

- Arnot-Oquaga complex (AoE), 15 to 35 percent slopes, very rocky;
  - o AoE is described as a loamy till derived from acidic sandstone, siltstone and shale which extends to a depth of 20 to 40 inches before encountering lithic bedrock and to a depth of more than 80 inches before encountering the water table. This soil type is described as somewhat excessively drained and is categorized as hydrologic soil group D.
- Oquaga very channery silt loam, 3 to 8 percent slopes (OeB); and
  - o OeB is described as a very channery silt loam derived from reddish sandstone, siltstone and shale which extends to a depth of 20 to 40 inches before encountering lithic bedrock and to a depth of more than 80 inches before encountering the water table. This soil type is described as well drained and is categorized as hydrologic soil group C.
- Oquaga-Arnot complex, 8 to 15 percent slopes (OgC).
  - o OgC is described as a channery loamy till derived from reddish sandstone, siltstone and shale which extends to a depth 20 to 40 inches before encountering lithic bedrock and to a depth of more than 80 inches before encountering the water table. This soil type is described as somewhat excessively drained and is classified as hydrologic soil group C.

### ***Geology:***

According to the United States Geological Survey (USGS) and the New York State (NYS) Museum Office of Cartography and Publications' Generalized Bedrock Geology of NYS, the geology underlying the Subject Property consists of late Devonian aged sedimentary deposits consisting generally of shales, sandstones and conglomerates. Specifically, the Subject Property is located in an area that contains the Upper Walton Formation. Bedrock is exposed in some locations, but is generally shallow below the soil surface.

### ***Hydrogeology:***

Monticello is not located within a 100-year flood zone and no designated wetlands or other surface water bodies were identified on the Subject Property. The general topographic gradient of the Subject Property and

the surrounding area is to the southeast toward an unnamed body of water located approximately 1,200 feet from the Subject Property's eastern boundary.

### **2.3 Site History and Land Use**

The Subject Property is currently owned by Sullivan County who obtained the title of ownership on May 1, 2018 after the bankruptcy of the former property owner, Manor Venture, was discharged. The Subject Property and the remaining structures are currently unoccupied.

While performing due diligence for the Phase I ESA, Tectonic interviewed a former property owner, Mr. Charlie Benson, via telephone on August 15, 2018 to inquire into the operational history at the Monticello Manor site. Mr. Benson owned the property for approximately thirty (30) years beginning in 1978. During that time, the property was used as an assisted living facility for adults. Mr. Benson stated that the property was operated as a hospital prior to his ownership. During his time as owner, Mr. Benson stated that there was no X-Ray Machine or dry cleaning facilities on site. Mr. Benson said that to his knowledge, no automotive maintenance was performed at the site during his time as property owner.

According to a Property Ownership card provided by Sullivan County, past owners' of the property included:

- Landfield-Monticello Services, Inc. (recorded January 3, 2001);
- Highland Fields, Inc. (recorded January 31, 1994);
- Landfield Hill Associates (recorded August, 28, 1979);
- Community General Hospital of Sullivan County (recorded August 1, 1979); and
- Hebrew Hospital Association of Sullivan County (no date recorded).

### **2.4 Adjacent Property Land Use**

The Site is bordered on the north by commercial development (Beer World), on the west by a residential structure and the Village of Monticello water towers, on the south by a commercial structure (Marshall & Sterling Insurance), and on the east by commercial structures (Citgo, Ultrapower, NAPA Auto Parts).

### **2.5 Summary of Previous Assessments**

Tectonic performed a Phase I ESA for Monticello Manor and presented findings and recommendations in the Phase I ESA Report dated October 24, 2018. Tectonic identified eight (8) RECs which included:

1. The first REC that was identified is a spill associated with an above ground storage tank (AST) on the Subject Property that was not cleaned up according to New York State Department of Environmental Conservation (NYSDEC) standards. The Environmental Data Resources, Inc. (EDR) database report identifies a release that was not immediately reported and was not remediated according to state standards. As such, we concluded there was a high potential that the reported release of petroleum has impacted site soils and potentially groundwater in the vicinity of the AST.
2. The second REC that was identified is associated with a tank failure that occurred at the Ultra Power gas station located approximately 380 feet southeast and down-gradient of the Subject Property that was not remediated according to state standards, as well as the property's historic use as a gas station. The historic tank failure and use of this nearby site as a gas station had the potential for

petroleum contaminated soils and groundwater, potentially impacting the Subject Property if the contaminated media had historically migrated off site.

3. The third REC that was identified is a spill that occurred at the Stewart's Shop gas station located approximately 442 feet down-gradient of the Subject Property, as well as its historic use as a gas station. The spill that occurred consisted of a release of an unknown quantity of gasoline and the cleanup did not meet NYSDEC standards. The reported petroleum release had the potential to contaminate on-site soils and groundwater, potentially impacting the Subject Property if the contaminated media had historically migrated off site.
4. The fourth REC that was identified is associated with a drum labeled "VP Racing Fuel" located on the Subject Property. This drum was partially filled and located in a storage shed on the Subject Property. Potential petroleum releases from the drum may have impacted the soils and groundwater in the vicinity of the drum.
5. The fifth REC that was identified is the potential cumulative impacts resulting from potential releases from various suspect containers discovered across the Subject Property that could potentially hold hazardous substances. The suspect containers were partially filled, and some of them were not stored properly. Each suspect container would individually be considered a de minimis condition, however, the substantial number of de minimis conditions has been considered a REC. Petroleum products and unknown material included in the containers may have impacted soils and groundwater at the Subject Property.
6. The sixth REC that was identified is the underground storage tank (UST) that was observed during the site reconnaissance on the Subject Property that could not be visually assessed for leaks. Potential releases from the UST may have historically impacted the Subject Property, impacting on-site soils and groundwater.
7. The seventh REC that was identified is associated with miscellaneous debris that was observed throughout the Subject Property. Each occurrence of debris would individually be considered a de minimis condition, however, the substantial number of debris piles/de minimis conditions has been considered a REC. Unknown material included in the debris may have impacted soils and groundwater at the Subject Property.
8. Due to the unknown date of connection to municipal utilities, there is potentially a septic tank at the property which may contain discharges from the former hospital. If a septic tank exists, the potential that it may have leaked wastewater containing phenolic compounds into on site soils and groundwater exists.

To the best of our knowledge, no other environmental investigations at the Subject Property have been performed.

### **3.0 PHASE II ESA ACTIVITIES**

Prior to mobilization to the Site for field activities, Tectonic identified seven (7) areas of concern (AOCs) in which potential impacts and/or contamination may be present due to historic use of the Subject Property (see **Figure 3**). The identification of the AOCs was informed primarily by performing the Phase I ESA. These areas of concern include:

- AOC 1: One (1) UST was observed during the Phase I ESA site reconnaissance. Due to access limitations and the tank being below grade, it could not be assessed (visually or olfactorily) whether or not releases from the UST had impacted surrounding soils and groundwater.
- AOC 2, AOC 3, AOC 4: Three (3) ASTs were noted during the Phase I ESA site reconnaissance. No evidence of release was observed on the ground surface, however, impacts to sub-surface soils from potential releases may exist.
- AOC 5, AOC 6: Two (2) 55-gallon drums were reported during the Phase I ESA site reconnaissance. No evidence of release was observed on the ground surface, however, impacts to sub-surface soils from potential releases may exist.
- AOC 7: An interview with a former property owner revealed that a four car garage had previously existed in the rear (north of) the main structure located at the Subject Property. Potential releases from vehicles and suspect containers stored in the garage may have impacted sub-surface soils and groundwater.

Additionally, based on comments on the Phase I ESA, provided by the USEPA, the subject Phase II ESA investigation was designed to include two (2) additional components:

1. Tectonic shall obtain additional relevant documentation for the Subject Property from the Village of Monticello Building Department to evaluate when the structures on the property were connected to the municipal sewer system. If records indicate that the facility has been serviced by the municipal sewer since occupation, no further investigation will be necessary regarding the septic system. However, if information is inconclusive, item number 2, below, shall be implemented.
2. Tectonic shall perform a geophysical survey to investigate if a septic system is present.

The seven (7) AOCs and the approximate area of the geophysical survey are shown in **Figure 3**.

#### **3.1 Deviations from the SAP / QAPP**

Groundwater sampling was included as part of the scope of work in our USEPA approved SAP and QAPP with the intention of providing data relative to the presence and/or absence of petroleum impacts within the shallow groundwater within the limits of two (2) of the seven (7) identified AOCs (AOC 1 and AOC 7) and in a down-gradient location from a potential septic system. However, bedrock was encountered at shallow depths (0 – 5 feet below ground surface) and groundwater was not encountered. As such, monitoring wells could not be installed and groundwater samples were not collected.

### **3.2 Building Department Records Review**

Tectonic conducted a records review in accordance with American Society for Testing & Materials (“ASTM”) Practice E1527-13 during the Phase I ESA investigation. As part of the subject investigation, Tectonic requested any records on file for the Subject Property located at the Village of Monticello Building Department associated with existence of a potential septic system or any underground storage tanks. The Village of Monticello’s Building Department responded on May 28, 2019, stating that no information was available associated with the presence of a septic tank or underground storage tanks on the Subject Property. Copies of this correspondence is included in **Appendix I**. However, on June 5, 2019, Steve Kozachuk with the Village of Monticello Water and Sewer Department confirmed that the Subject Property had been serviced by a public sanitary sewer system since the hospital had been constructed.

### **3.3 Geophysical Survey**

A geophysical survey was performed in the vicinity of the main and secondary structures of the Subject Property on June 5, 2019 using ground penetrating radar (GPR) to investigate whether an undocumented septic system is present. All areas accessible to a GPR unit within a one hundred (100) foot radius of the structures were surveyed; no evidence was observed associated with a potential septic system on the Subject Property.

### **3.4 Soil Sampling**

On June 5 and 6, 2019, a geologist from Tectonic, with current OSHA HAZWOPER training, and representatives from General Borings, Inc. mobilized to the Site to advance eight (8) soil borings to depths ranging between approximately eight (8) inches to five (5) feet below ground surface (bgs) (see **Figure 4**). Borings were advanced continuously via AMS PowerProbe 9500-VTR direct push rig or via hand excavation to refusal at bedrock.

The eight (8) soil borings were located to address the seven (7) AOCs identified and the presence of the sanitary sewer line, as detailed below.

- Two (2) soil borings (borings B1 and B2) were advanced in the vicinity of the two (2) 55-gallon drums discovered during Tectonic’s site reconnaissance performed on June 25, 2018 as part of the Phase I ESA investigation for potential petroleum contamination. These borings were performed to address AOCs 5 and 6.
- Three (3) soil borings (borings B3, B4 and B5) were advanced in the vicinity of the three (3) ASTs discovered during Tectonic’s site reconnaissance performed on June 25, 2018 as part of the Phase I ESA investigation for potential petroleum contamination. These borings were performed to address AOCs 2, 3, and 4.
- One (1) soil boring (boring B6) was advanced in the vicinity of the former location of a four car garage behind the main structure that has subsequently been destroyed (according to an interview with a former property owner). This boring was performed to address AOC 7.

- One (1) soil boring (boring B7) was advanced in the vicinity of the one (1) UST identified during Tectonic's site reconnaissance performed on June 25, 2018 as part of the Phase I ESA investigation. This boring was performed to address AOC 1.
- One (1) soil boring (boring B8) was advanced to evaluate the soils located down-gradient from the sanitary sewer line identified by the Village of Monticello.

The soil borings locations B1 through B4, B6 and B8 were advanced via Geoprobe to approximately five (5) feet below ground surface (bgs) or to refusal at bedrock; no groundwater was encountered. Boring locations B5 and B7 could not be accessed by the track mounted Geoprobe; as such, hand tools were utilized to reach bedrock. Once bedrock was exposed, a single-use, dedicated scoop was utilized to obtain a fresh surface in the side-walls of each excavation for soil classification and to obtain analytical samples. See Boring Logs and Test Pit Logs included as **Appendix II** for details.

Soils were visually and olfactorily inspected and field screened with a calibrated MiniRAE 3000 Photoionization Detector (PID) for the presence of Volatile Organic Compounds (VOCs) or other contaminants. No visual or olfactory indicators of contamination or PID readings above background concentrations were observed in the borings.

The soils were classified via the United Soil Classification System (USCS), and generally consisted of brown/black coarse to fine sand with varying amounts of gravel and silt. Soils within the borings also contained anthropogenic materials, including concrete, glass, and styrofoam, to depths of up to four (4) feet bgs. USCS classifications are noted on the corresponding boring logs, included as **Appendix II**.

One (1) discrete soil sample was collected from the termination depth of each boring via Terra Core® sampler for VOC analysis. Since no PID readings or other evidence of contamination were observed at shallower depths, discrete sampling locations were chosen to be representative of the depth closest to the surficial groundwater table. One (1) composite sample was collected from each boring location for the remaining analyses (see **Table 3**). Due to minimal soil recovery at the sampling locations, all recovered soil was used to prepare each composite sample. Soils were obtained directly off the dedicated plastic liner via dedicated plastic scoop, placed into a food-grade plastic container and kneaded to form a visually homogeneous composite samples. A total of eight (8) discrete samples and eight (8) composite samples were collected.

The soil samples were transferred to laboratory prepared containers. The containers were labeled, placed into a cooler on ice, and transferred to a courier provided by York Analytical Laboratories (York), a New York State Environmental Laboratory Approval Program (NYS ELAP) accredited laboratory located in Stratford, Connecticut following standard chain-of-custody protocol.

Boring logs and Test Pit logs are attached as **Appendix II**. A map showing the location of soil borings is shown in **Figure 4**. Photographs depicting the conditions at the site during sample collection activities are included as **Appendix III**.

#### **4.0 ANALYTICAL TEST RESULTS**

All samples were analyzed by York located in Stratford, Connecticut. Samples were received intact and at the proper temperature by the laboratory, and within the method required holding times for all analyses. Soil samples were analyzed for the parameters listed in **Table 1** via the indicated analytical methods.

**Table 1: Soil Sample Analyses Summary**

Parameter	Method
Target Compound List (TCL) Volatile Organic Compounds (VOCs)	SW-846 Method 8260
TCL Semi-volatile Organic Compounds (SVOCs)	SW-846 Method 8270
Target Analyte List (TAL) Metals	SW-846 Methods 6010/7470

Soil sample analytical results were compared to the Soil Clean-Up Objectives (SCOs) set forth in 6 NYCRR Part 375. -6.8(a) and (b) (Part 375) and the Supplemental Soil Clean-up Objectives (SSCOs) set forth by the New York State Department of Environmental Conservation (NYSDEC) Final Commissioner Policy, CP-51 (CP-51). Summary comparison tables of detected analytes in the soil samples and soil chemical properties are presented in **Tables 2 - 3**. A copy of the analytical test results is attached in **Appendix III**.

## 5.0 FINDINGS

The following summarizes the findings of the Phase II investigation soil sampling conducted between June 5, 2019 and June 6, 2019. The findings of the soil sampling and the results of the analytical testing indicate the following:

1. No PID readings, odors, visual or olfactory evidence, or staining indicating the potential presence of petroleum hydrocarbon compounds or other contaminants in the borings and test pits screened and sampled during the subject sampling event were observed.
2. The analytical test results indicate that the VOCs acetone and methylene chloride were detected above laboratory detection limits but below their respective Part 375/CP-51 SCOs/SSCOs use criteria in at least one discrete soil sample analyzed as part of this investigation. No other VOCs were reported above laboratory detection limits in the discrete soil samples analyzed as part of this investigation.

It should be noted that while acetone and methylene chloride are common laboratory contaminants, the laboratory did not detect either acetone or methylene chloride in the associated method blanks for these compounds. Additionally, York analyzed the VOC samples in a laboratory dedicated to analysis of volatiles in water, soils, and vapor samples; as such, acetone and methylene chloride are not used in this laboratory. Based on the above information, the detected parameters are considered intrinsic to the soil samples and not a laboratory contaminant.

3. The analytical test results indicate that concentrations of the following metals were detected in at least one of the composite soil samples at concentrations above at least one of their respective Part 375/CP-51 SCOs/SSCOs unrestricted use criteria:
  - Aluminum;
  - Calcium;
  - Copper;
  - Iron;
  - Lead;
  - Mercury; and
  - Zinc.

Remaining detected metals were below their respective Part 375/CP-51 SCOs/SSCOs criteria limits for all uses.

4. The analytical test results indicate that concentrations of SVOCs were detected in the composite soil sample B5 B5 Comp at concentrations above at least one of their respective Part 375/CP-51 SCOs/SSCOs unrestricted use criteria:

- Benzo(a)anthracene;
- Benzo(a)pyrene;
- Benzo(b)fluoranthene;
- Benzo(k)fluoranthene;
- Chrysene;
- Dibenzo(a,h)anthracene; and
- Indeno(1,2,3-cd)pyrene.

Remaining detected SVOCs were below their respective Part 375/CP-51 SCOs/SSCOs criteria limits for all uses.

## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

This Phase II ESA was based on field work consisting of the advancement of eight (8) borings to bedrock on the Subject Property. No groundwater was encountered and potential impacts to on-site soil vapor was not investigated.

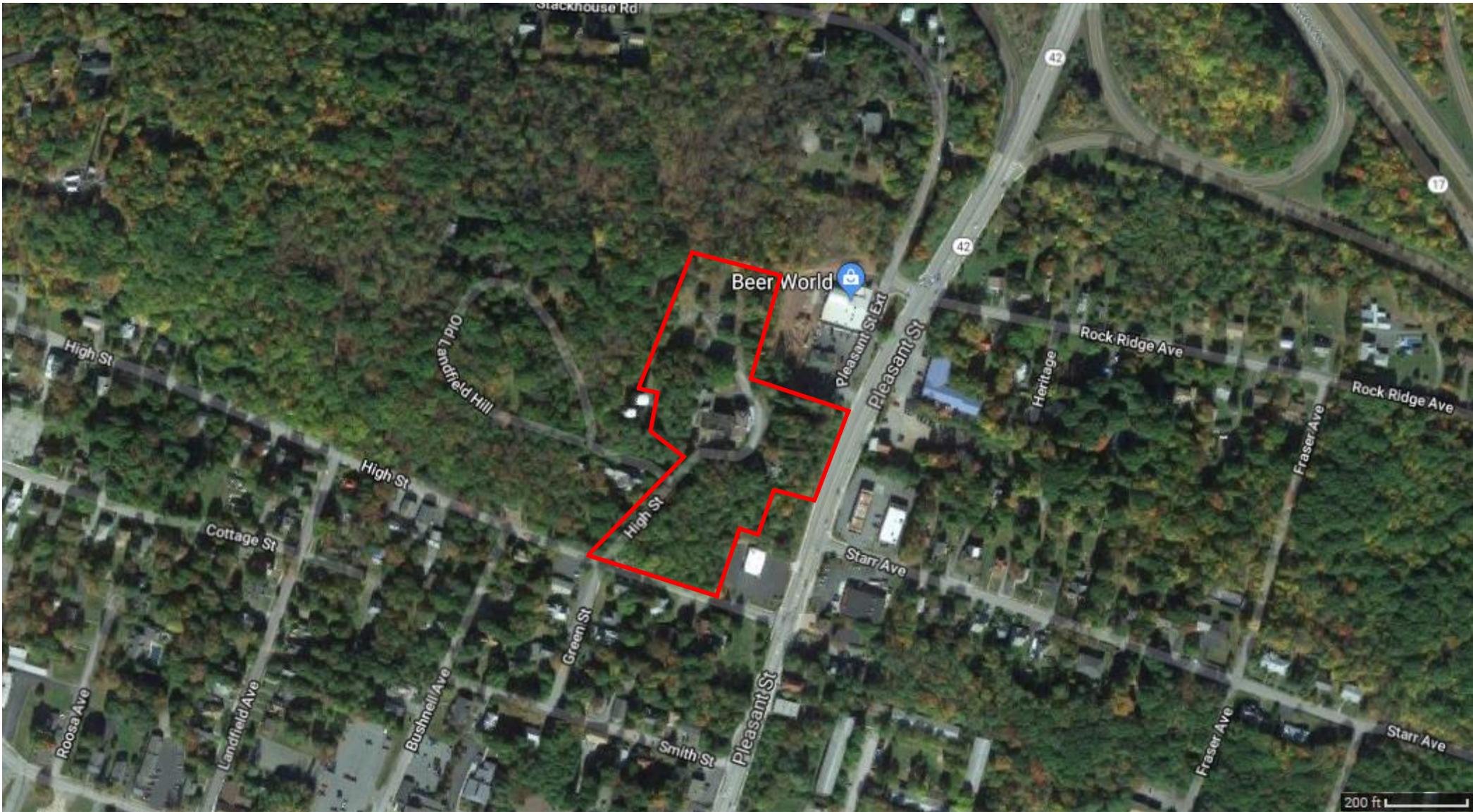
No odors, PID readings, or visual or olfactory evidence of contamination were observed. However, anthropogenic materials in the upper four (4) feet of soils were identified across the site. The soils sampled and analyzed as part of this investigation would be classified as non-hazardous regulated material by the State in New York. As such, should redevelopment or improvements be considered for the site, Tectonic offers the following recommendations:

1. A site-specific Health and Safety Plan (HASP) should be developed by a qualified safety professional and should include a task-specific health and safety analysis to identify task-specific hazardous, hazard controls, and monitoring and safety requirements for all phases of work. The HASP should be implemented by the appropriate party(ies) during site improvement activities, as specified.
2. A Site Management Plan (SMP) should be prepared by qualified personnel. The SMP should define the overall measures required to maintain protection of human health and the environment via an evaluation of the potential exposure pathways and receptors. Further, the SMP should specify what, if any, additional sampling is required to delineate the vertical and horizontal extent of the historic fill and include provisions for determining whether the material is environmentally suitable for reuse on-site.
3. All soils and debris leaving the site should be disposed of at a facility permitted to accept the material. All soils designated for off-site disposal should be classified in accordance with the facility's acceptance criteria. Off-site disposal operations shall meet the Contract document requirements, and if not otherwise specified, include a waste transportation manifest and disposal documentation program.
4. A Community Air Monitoring Plan (CAMP) should be developed in accordance with NYSDOH for any soil disturbing activities.

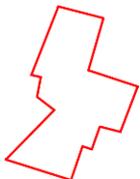
5. The underground and aboveground storage tanks on site should be closed in accordance with NYSDEC Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10), 6 NYCRR Part 375 Environmental Remediation Programs (Part 375) and/or 6 NYCRR Part 613, as applicable.
6. Should evidence of a petroleum or other materials release be encountered during site improvements, or during the closure of the existing storage tanks on site, this release should be reported to the NYSDEC Hotline at 1-800-457-7362.
7. Due to the age of the structures, an asbestos containing materials (ACM) and lead based paint (LBP) investigation should be performed if demolition or renovation to the structures is anticipated.

## **7.0 LIMITATIONS**

The Phase II ESA services provided by Tectonic have been performed in general accordance with industry standards. Our professional services were performed using the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental engineers and geologists practicing in this or similar situations. Our interpretation of the field data is based on good judgment and experience. However, no matter how qualified the environmental engineer or detailed the investigation, conditions cannot always be predicted beyond the points of actual sampling and testing. No other warranty, expressed or implied, is made as to the professional advice included in this report.



**Key:**



Approximate Site Location

**NOTES**



**Tectonic**

Planning  
Engineering  
Surveying  
Construction Management

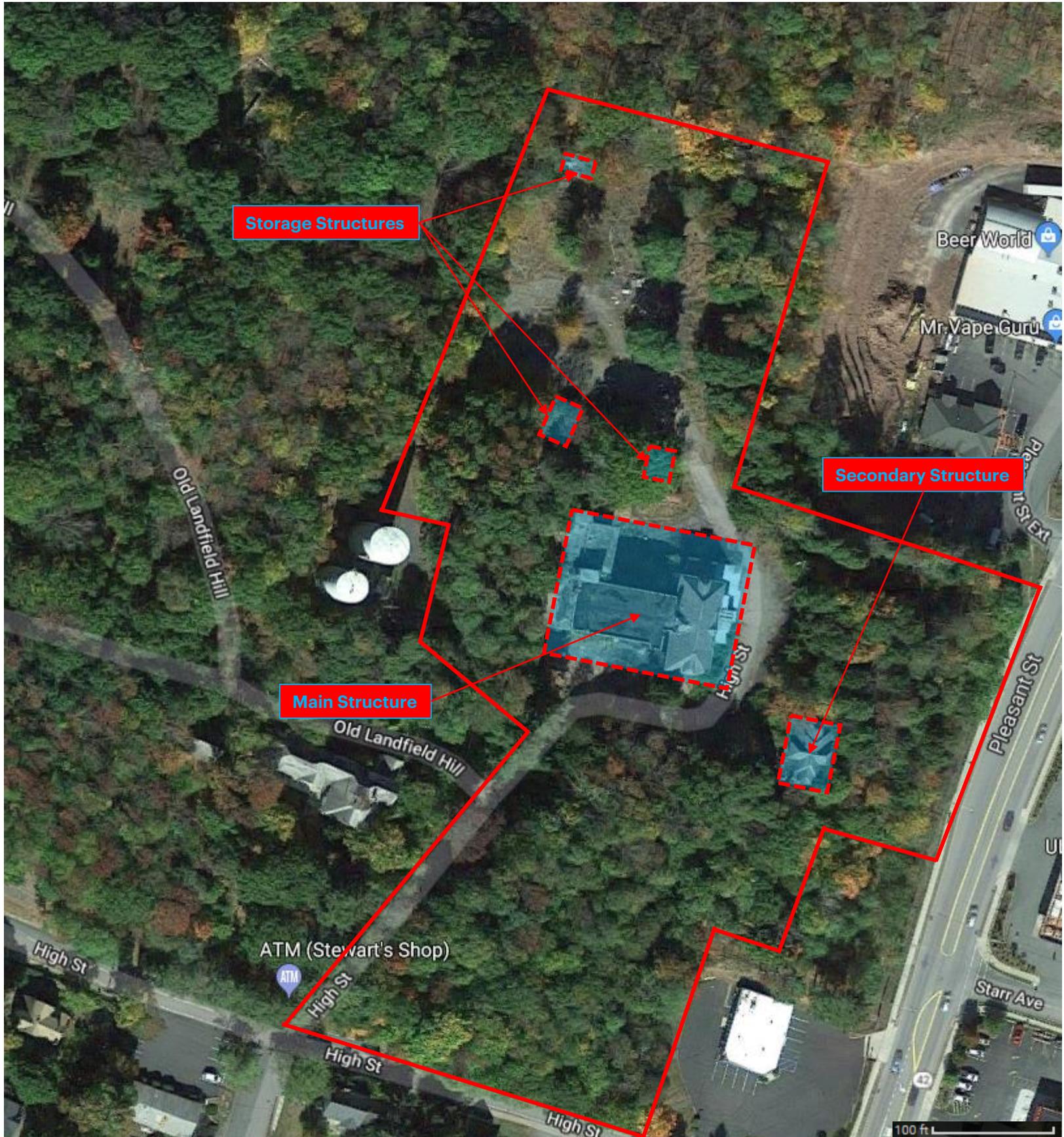
70 Pleasant Hill Road  
Mountainville, NY 10953

(845) 534-5959 Telephone  
(845) 534-5999 Fax

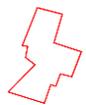
[www.tectonicengineering.com](http://www.tectonicengineering.com)

<b>Title</b>	<b>Figure 1: Approximate Site Location</b>		
<b>Location</b>	<b>Monticello Manor, 15 High Street, Monticello, NY 12701</b>		
<b>Client</b>	<b>Sullivan County</b>		
<b>Source</b>	<b>Google Maps</b>		
<b>Date</b>	<b>6/6/2019</b>	<b>Work Order</b>	<b>9294.01</b>
<b>Scale</b>	<b>As Noted</b>	<b>Drawing No.</b>	<b>1 of 1</b>
		<b>Rev.</b>	<b>0</b>

This figure should only be considered in concert with the accompanying document with(in) which it was presented. This figure is subject to all the terms and limitations of the companion document and Tectonic's scope of work.



**Key:**



Approximate Site Boundaries



Approximate Location of Structures

**NOTES**



**Tectonic**

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**Title** Figure 2: Approximate Location of Structures at Subject Property

**Location** Monticello Manor, 15 High Street, Monticello, NY 12701

**Client** Sullivan County

**Source** Google Maps

**Date** 6/6/2019

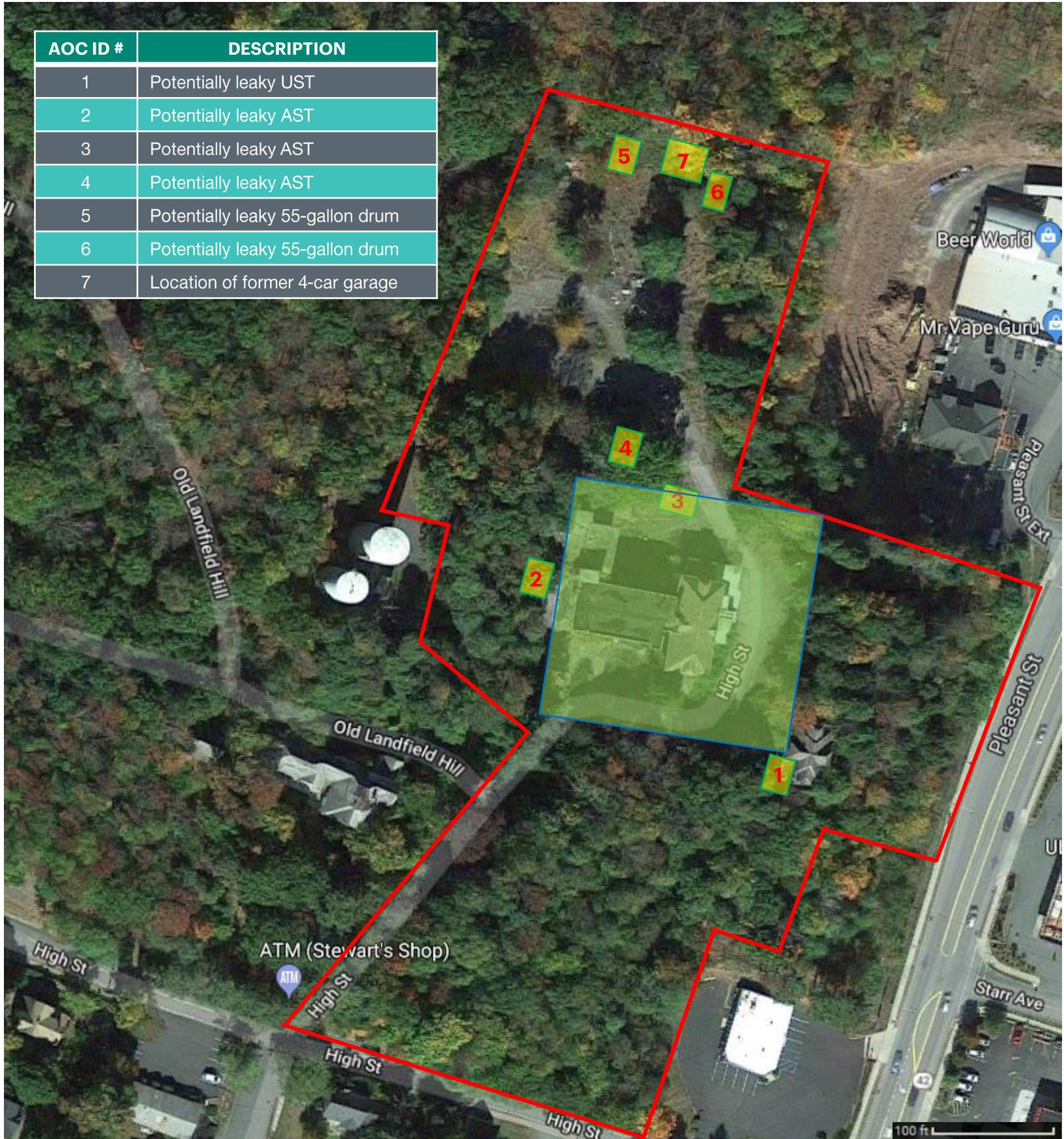
**Work Order**  
9294.01

**Drawing No.**  
1 of 1

**Rev.**  
0

This figure should only be considered in concert with the accompanying document with which it was presented. This figure is subject to all the terms and limitations of the companion document and Tectonic's scope of work.

AOC ID #	DESCRIPTION
1	Potentially leaky UST
2	Potentially leaky AST
3	Potentially leaky AST
4	Potentially leaky AST
5	Potentially leaky 55-gallon drum
6	Potentially leaky 55-gallon drum
7	Location of former 4-car garage



**Key:**

- Approximate Site Boundaries
- Approximate Location of Geophysical Survey
- Approximate Location of AOCs

**NOTES**

**Tectonic**  
 Planning  
 Engineering  
 Surveying  
 Construction Management

70 Pleasant Hill Road  
 Mountainville, NY 10953  
 (845) 534-5959 Telephone  
 (845) 534-5999 Fax  
[www.tectonicengineering.com](http://www.tectonicengineering.com)

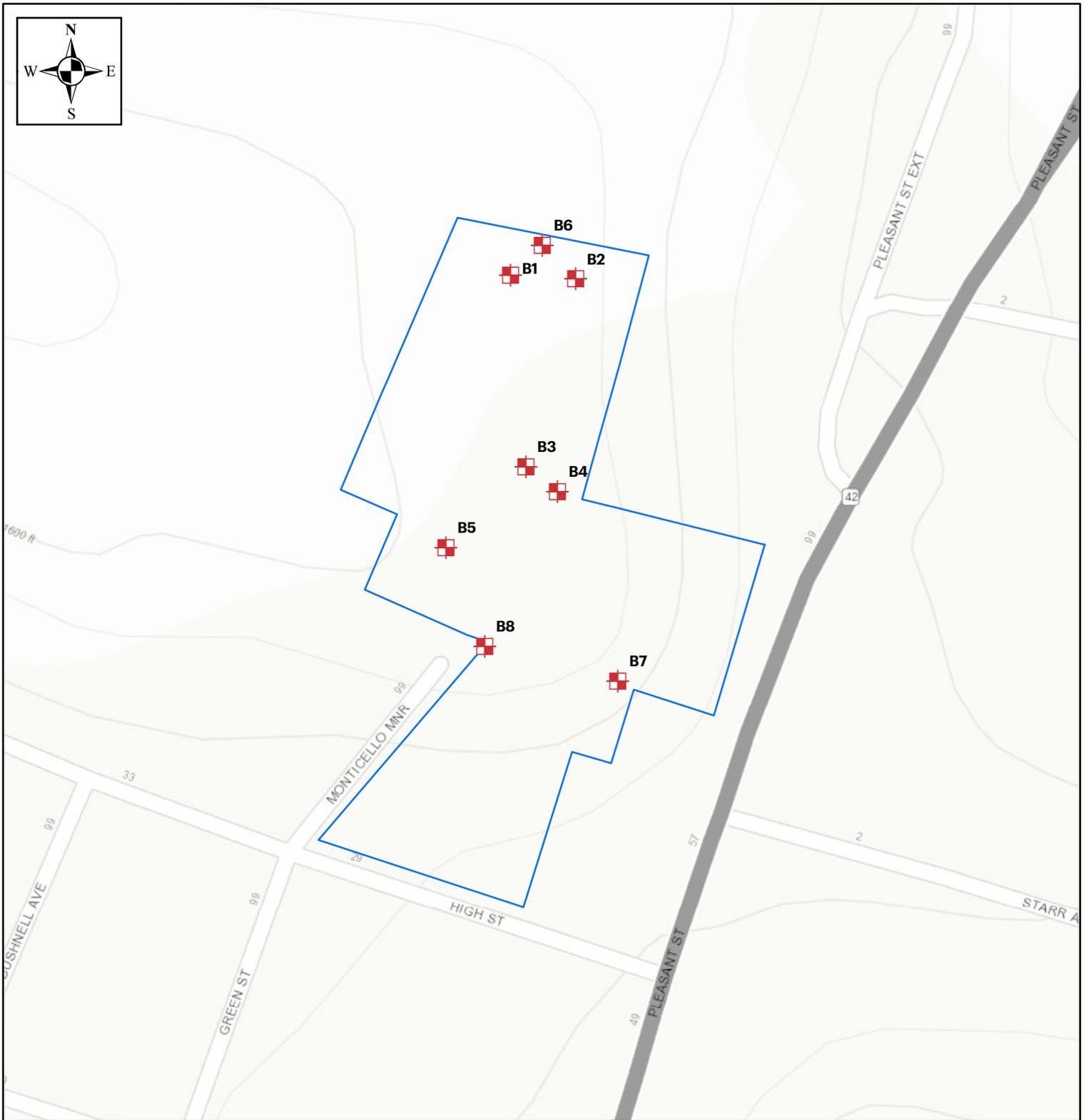
**Title** Figure 3: Approximate Location of AOCs & Geophysical Survey

**Location** Monticello Manor, 15 High Street, Monticello, NY 12701

**Client** Sullivan County

<b>Source</b> Google Maps	<b>Work Order</b> 9294.01	<b>Drawing No.</b> 1 of 1	<b>Rev.</b> 0
<b>Date</b> 6/6/2019			
<b>Scale</b> As Noted			

This figure should only be considered in concert with the accompanying document with(n) which it was presented. This figure is subject to all the terms and limitations of the companion document and Tectonic's scope of work.



### Legend

- Approximate Boring Locations
- Approximate Property Boundaries

1:2,000



### Monticello Manor Phase II Environmental Site Assessment

### Boring Location Plan



Date: 6/7/2019  
Project #: 9294.01  
Location: 15 High Street, Monticello, New York

PO Box 37, 70 Pleasant Hill Rd.  
Mountainville, New York 10953  
Phone: (845) 534-5959

Figure: 4

Sullivan County Division of Planning, Community Development & Real Property  
100 North Street  
Monticello, New York 12701

Attention: Jill M. Weyer, LEED-AP, Deputy Commissioner  
(Via e-mail: [jill.weyer@co.sullivan.ny.us](mailto:jill.weyer@co.sullivan.ny.us))

October 17, 2019

**RE: 9294.01: SULLIVAN COUNTY BROWNFIELDS,  
PROPOSED ADDITIONAL INVESTIGATION SCOPE FOR RE-USE PLANNING,  
MONTICELLO MANOR PROPERTY,  
15 HIGH STREET,  
MONTICELLO, NEW YORK 12701**

Dear Ms. Weyer:

Tectonic Engineering & Surveying Consultants P.C. (Tectonic) is pleased to submit this scope of work document that outlines the proposed assessments to be performed as part of the re-use planning process phase for the Monticello Manor property located at 15 High Street in the Village of Monticello, New York (the Site).

The following section details our proposed scope of services for the assessments as currently envisioned.

## **1.0 SCOPE OF SERVICES**

Tectonic is proposing to provide the following services for Sullivan County Division of Planning, Community Development & Real Property, herein referred to as, "the Client." The following additional investigation scope of work has been prepared for re-use planning and is intended to aid the Client toward making an informed decision pertaining to next steps at the Site.

1. Development of a site-specific Health and Safety Plan (HASP). The HASP shall include health and safety information pertinent to the assessments described below.
2. Preparation of a site specific Community Air Monitoring Plan (CAMP) in accordance with the requirements of the New York State Department of Health (NYSDOH) Generic CAMP, Appendix 1A of New York State Department of Environmental Conservation (NYSDEC) DER-10: Technical Guidance for Site Investigation and Remediation (DER-10) and the National Institute for Occupational Safety and Health (NIOSH).
3. On-site inventory of regulated waste separated into non-hazardous and hazardous categories, with approximate volume calculations based on industry standard conversion factors.

### **Corporate Office**

70 Pleasant Hill Road, PO Box 37 | Mountainville, NY 10953  
845.534.5959 Tel | 845.534.5999 Fax

[tectonicengineering.com](http://tectonicengineering.com)  
Equal Opportunity Employer

4. Performance of a structural engineering assessment of two (2) existing buildings on Site (identified as the “main structure” and “secondary structure” in Tectonic’s Phase I ESA Report dated October 24, 2018). Tectonic will take measurements and photographs to ascertain the existing condition. Perform a structural analysis and prepare a structural assessment letter of our findings. The letter will delineate the adequacy or inadequacy of the main structural components including: floor joists and beams, posts, railings and ledger connection. The letter will include observations, findings, and recommendations, if necessary. The letter will be signed and sealed by a professional engineer licensed in the State of New York.
5. If the building is structurally sound based on the results of Item #2, Tectonic will mobilize an asbestos inspector certified by the New York State Department of Labor (NYS DOL) and a United States Environmental Protection Agency (USEPA) certified lead inspector to perform an asbestos containing materials (ACM) and lead-based paint (LBP) survey of the existing main structure at the Monticello Manor Site. Upon completion of the ACM and LBP surveys, Tectonic shall prepare an ACM & LBP Survey Report to document the findings of the surveys.
6. Prepare a Site Management Plan (SMP) based on the results of the regulated waste inventory, structural assessment and ACM/LBP surveys.

Following approval of the proposed scope of work by the United States Environmental Protection Agency, Tectonic will prepare a detailed proposal to perform the scope of work outlined above.

We look forward to assisting on this potential project. Should you require additional information, please do not hesitate to call the undersigned.

Sincerely,

**TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.**



Kristine Garbarino, P.G.  
Manager, Geologic Services

# Building Condition Assessment Report

Monticello Manor  
Monticello, NY

## Prepared For:

Sullivan County Division of Planning, Community Development & Real Property  
100 North Street  
Monticello, NY 12701

Attn: Jill M. Weyer, LEED-AP, Deputy Commissioner



## Prepared by:

*Tectonic Engineering Consultants, Geologists, & Land Surveyors D.P.C.*  
Tectonic Work Order No.: 9294.01  
February 21, 2020



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## 1.0 EXECUTIVE SUMMARY

### 1.1 OBJECTIVE

Tectonic Engineering Consultants, Geologists, & Land Surveyors D.P.C. (“Tectonic”) was asked to perform a visual non-destructive structural assessment of the existing building located at 15 High Street, Monticello, New York and provide a professional opinion as to the general structural condition of the existing building.

### 1.2 METHODOLOGY

Tectonic visited the site on February 7, 2020. A limited visual site investigation of the interior and exterior of the main hospital building (“main building”) as well as the adjacent East building (“East building”) was performed. Measurements, notes and digital photography were taken as part of the documentation. A structural engineer from Tectonic performed the inspection.

This report is based on a visual inspection of the accessible components of the building and property and is not to be considered an exhaustive technical evaluation. Testing of materials and full structural analysis of the building components to determine capacity or compliance with any standards is outside the scope of this report.

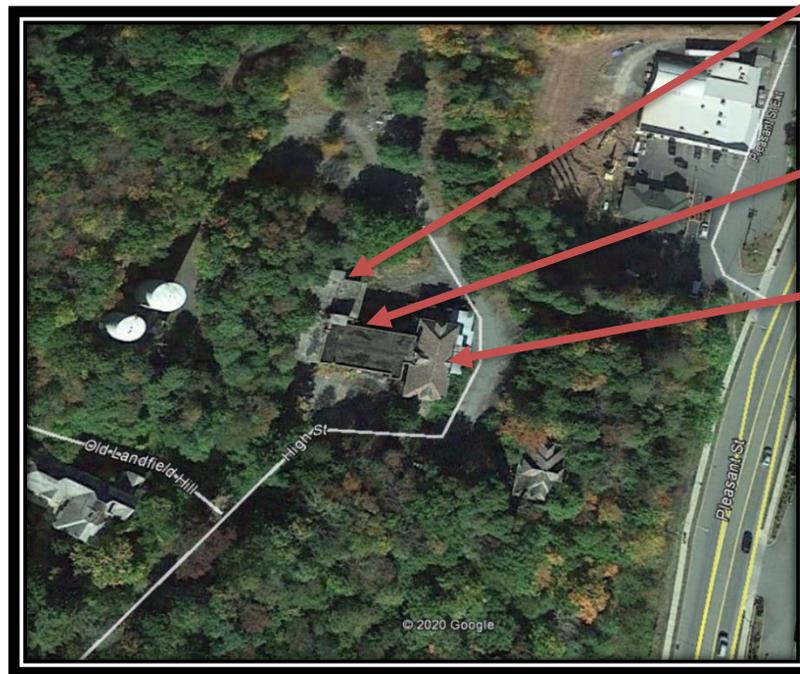
## 2.0 PROPERTY DESCRIPTION

### 2.1 OVERALL PROPERTY & BUILDING STRUCTURE

The existing property is a vacant hospital. The property is located to the east of existing water tanks and has various buildings on the property. The East building is located to the east of the main building and there is an addition on the west end of the main building.

**AERIAL VIEW**

↑  
PLAN  
NORTH



Main  
Building-  
Addition

Main  
Building

East Building

An overall aerial view of the property (per Google)

**3.0 CONDITIONS ASSESSMENT****3.1 EXTERIOR FAÇADE****3.1.1 MAIN BUILDING**

The original building façade is in generally good condition. The exterior of the building is comprised of mainly brick units running in common bond and concrete masonry units (CMU) at the west addition. The façade is intact and in good condition considering the age. In general, there is no significant cracking but there are some minor cracks along the original building brick. The windows along the first floor have been sealed up with plywood. The existing lintels for these openings still exist in place but appeared to be deflecting and are rusted. The overhang at the front of the building had a lintel support which also appeared to be rusted and deflected.

**3.1.2 EAST BUILDING**

The façade is in generally fair condition. The exterior of the building is comprised of brick units running in common bond. In general, there is no significant cracking but there are some minor cracks along the original building brick. The windows

along the first floor have been sealed up with plywood. The existing lintels for these openings still exist in place but appeared to be deflecting and are rusted.

## 3.2 INTERIOR

### 3.2.1 MAIN BUILDING

#### **Floor One:**

The building is steel framed, with open web-joists for the floor framing attached to steel w-shaped beams and columns. The floors consisted of 2 foot wide concrete planks supported on open-web joists.

All the open-web joists were exposed and appeared to be rusted. The concrete planks were in good condition and minimal signs of deterioration. Some planks had exposed rebar, which appeared to be due from post construction work, such as installing piping. Also, the paint was losing its adhesiveness to the wall and flaking.

The rooms were unconditioned and cold during the site visit since the building is vacant. Frost and ice buildup was noted throughout the building, including the floors and near the windows.

#### **Floors two and three:**

Floors 2 and 3 consisted of a very similar construction to the floor below with the consistent column grid line, beams, and planks. The condition of the floors was not good. Since all the windows were exposed and open, it allowed for water infiltration to come into the building. There was ice and water forming on the floor, between the concrete planks and exposing all the steel. All the steel was rusted, delaminated and occasion joists were broken in half. Also, the paint was losing its adhesiveness to the wall and flaking.

The stairwells were not in good condition. The stairs appeared to be compromised and exposed to the elements. The roof of the bulkhead had exposed rebar and water leaks. There were some noted areas of some brick deterioration.

#### **Roof:**

The roof could not be accessed to the weather and condition of the building. However based on the water infiltration observed on the lower level, the roof was not in good condition. Also, vegetation can be seen growing on the roof indicating the membrane has been compromised.

### 3.2.2 EAST BUILDING

The building was wood framed. The first floor appeared to be in good condition. No signs of deterioration of the timber members was observed. It looked intact. The two upper levels including the roof were not in good condition. The timber members appeared to be wet, deteriorated and failing. Parts of the roof collapsed and had broken rafters.

Most of the plaster was off the ceiling. Some that remained appeared to be wet and cracking due to all the moisture.

## 4.0 CONCLUSIONS & RECOMMENDATIONS

The first floors of the two buildings appeared to be in good condition since it's been protected from the outside elements. However, the upper floors and roof were in poor condition for both buildings. The exposure to the elements, including, water, snow, wind, vegetation, etc. has damaged most of the structural framing systems of the roof. Most of the steel has been compromised along with the roof concrete planks.

In the event lead-based paint is confirmed, abatement is to be completed prior to any construction activities. All work must be performed in accordance with the Occupational Safety and Health Administration (OSHA) 29 Code of Federal Regulation (CFR), Lead Exposure in Construction; EPA 40 CFR Part 745 Lead and all other applicable federal, state and local codes, rules and regulations.

All waste generated as part of the repair work should be tested in order to determine the classification of the waste. The United States Environmental Protection Agency (USEPA) defines Hazardous Waste as waste containing the minimum concentration of a particular contaminant identified by the Toxicity Characteristic Leaching Procedure (TCLP). The USEPA regulatory level for lead is 5 PPM (parts per million).

The flooring of the buildings is adequate for working areas with some minimal repairs required. If entering for hazmat surveys, this can be done as long as light loading is required for the survey. No heavy loads should be placed on the second or third floors. Based on our assumption of the condition of the framing system, reinforcement will need to be completed prior to application of large loads and major work on the upper floors and stairwells. Based on conservative assumptions, it is recommended that shoring be placed in areas in which the beams and planks have been compromised in order to do any repair work. This is especially required for the roof. The roof is unsafe and should not be walked on unless it's shored from below. Between the compromised planks and broken joists, the capacity of the roof is unknown. No work should be done in the building if there is snow accumulation on the roof.

Due to the poor condition of the roof, the roofing needs to be replaced. Reinforcing may also be necessary along the areas where deterioration exists. The condition will continue to worsen over time from cyclic loads (snow / wind) and any water leakage into the building. It is also recommended to evaluate if any water is continuing to enter the building in areas of the roof. Minimizing the water and dryer the building is the first step in attempting to restore the building.

The source of the noted problem leaks are to be investigated by a roofing contractor, and to investigate the extent of the damage.

## 5.0 LIMITATIONS

The interpretation of the field data is based on good judgment and experience. However, no matter how qualified the professional or detailed the investigation, pre-existing conditions cannot always be predicted beyond the limits of actual visual observation. No other warranty, expressed or implied, is made as to the professional advice included in this report. The recommendations contained in this report are intended for assessment only. Contractors and others involved in the construction or remediation of this property are advised to make an independent assessment of existing conditions for the purpose of establishing quantities, schedules and construction techniques.

## 6.0 SIGNATURES

This Building Condition Assessment report was prepared to document readily visible materials and building system defects that might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the viability of future re-use of this facility.

### Prepared By:

<i>Edward Iamiceli P. E.</i>	Managing Director-Structural	02/21/20
Name	Title	Date

# APPENDIX A PHOTOGRAPHS



**Photograph # 1**  
Typical lintels showing signs of rust and deflections.



**Photograph # 2**  
Overhang in front of building showing signs of deflection and rust.



**Photograph # 3**  
East Building- Broken windows



**Photograph # 4**  
East Building-Collapsed roof in stairwell entry



**Photograph # 5**  
Main Building-1<sup>st</sup> Floor- Steel joists and concrete planks.



**Photograph # 6**  
Main Building-2<sup>nd</sup> Floor- Rusted joists, water coming through planks



**Photograph # 7**  
Main Building-3<sup>rd</sup> Floor- Broken joists, exposed rebar



**Photograph # 8**  
Main Building-Stairwell Roof- exposed rebar, rusted joists



**Photograph # 9**  
East Building-Vegetation growing on building



**Photograph # 10**  
East Building-Roof caved in



**Photograph # 11**  
East Building- 1<sup>st</sup> Floor- Wood framing



**Photograph # 12**  
East Building-Roof structure rotted and compromised

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL VIOLATES REGULATION 17.05 OF THE SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

"ANY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

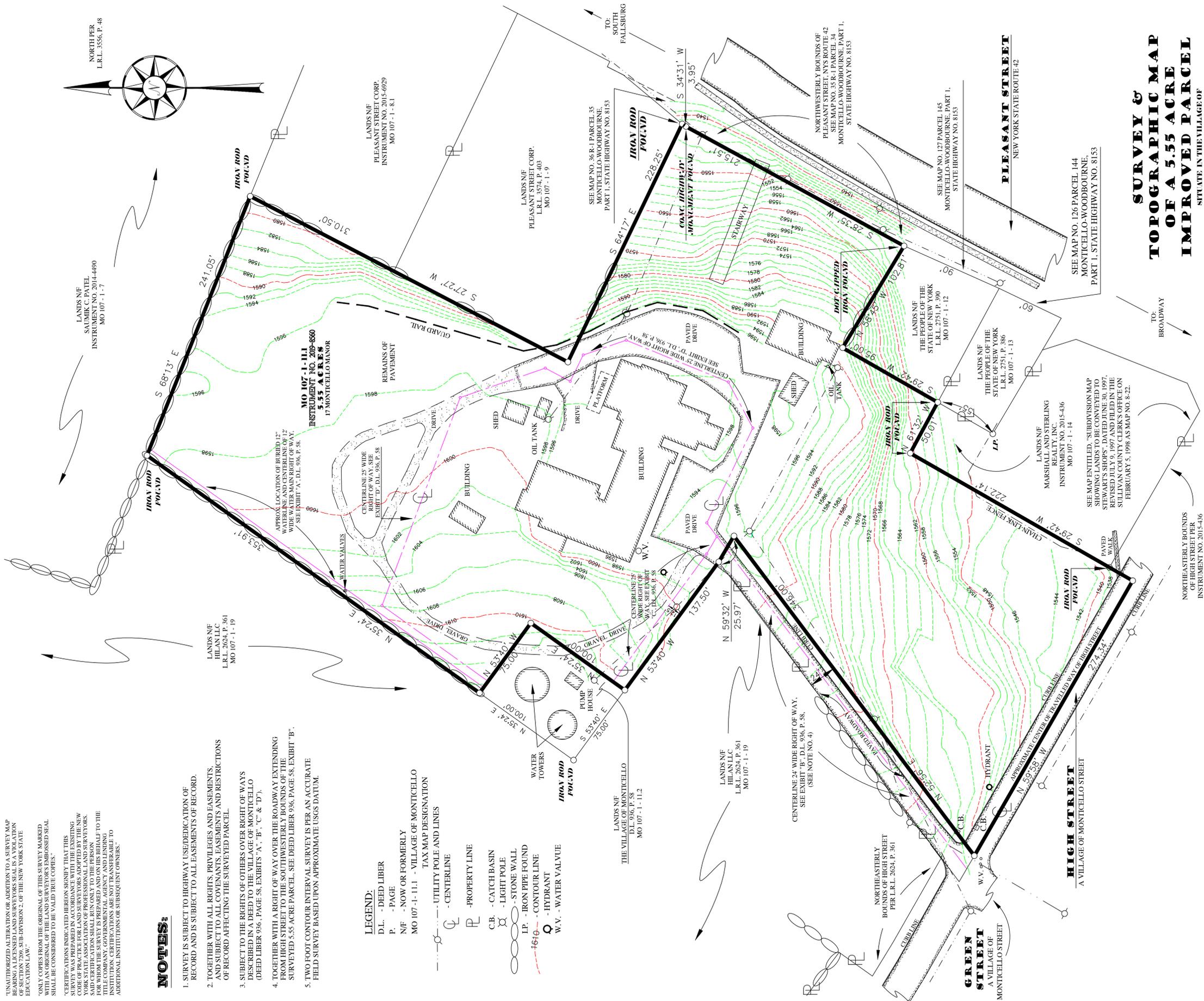
"WHEREAS I HAVE BEEN ADVISED THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AND THAT THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

**NOTES:**

1. SURVEY IS SUBJECT TO HIGHWAY USE/DEDICATION OF RECORD AND IS SUBJECT TO ALL EASEMENTS OF RECORD.
2. TOGETHER WITH ALL RIGHTS, PRIVILEGES AND EASEMENTS, AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THE SURVEYED PARCEL.
3. SUBJECT TO THE RIGHTS OF OTHERS OVER RIGHT OF WAYS DESCRIBED IN A DEED TO THE VILLAGE OF MONTICELLO (DEED LIBER 936, PAGE 58, EXHIBITS "A", "B", "C" & "D").
4. TOGETHER WITH A RIGHT OF WAY OVER THE ROADWAY EXTENDING FROM HIGH STREET TO THE SOUTHWESTERLY BOUNDS OF THE SURVEYED 5.55 ACRE PARCEL. SEE DEED LIBER 936, PAGE 58, EXHIBIT "B".
5. TWO FOOT CONTOUR INTERVAL SURVEY IS PER AN ACCURATE FIELD SURVEY BASED UPON APPROXIMATE USGS DATUM.

**LEGEND:**

- D.L. - DEED LIBER
- P. - PAGE
- N/F - NOW OR FORMERLY
- MO 107-1-11.1 - VILLAGE OF MONTICELLO
- TAX MAP DESIGNATION
- UTILITY POLE AND LINES
- CENTERLINE
- PROPERTY LINE
- C.B. - CATCH BASIN
- - LIGHT POLE
- - STONE WALL
- I.P. - IRON PIPE FOUND
- - CONTOUR LINE
- - HYDRANT
- W.V. - WATER VALVE



**SURVEY & TOPOGRAPHIC MAP OF A 5.55 ACRE IMPROVED PARCEL SITUATE IN THE VILLAGE OF MONTICELLO**

LANDS OF SULLIVAN COUNTY LAND BANK CORPORATION

INTENDED TO BE THE SAME PREMISES DESCRIBED IN A DEED TO SULLIVAN COUNTY LAND BANK CORPORATION, DATED DECEMBER 2, 2019 AND RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE ON DECEMBER 2, 2019 AS INSTRUMENT NO. 2019-8560. SAID PREMISES FORMERLY DESCRIBED IN A DEED TO MANOR VENTURES LLC, DATED FEBRUARY 10, 2009 AND RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE ON FEBRUARY 20, 2009 IN LAND RECORDS LIBER 3556 AT PAGE 48.

**CERTIFIED TO:**

**SULLIVAN COUNTY LAND BANK CORPORATION**

As an accurate survey map based upon an accurate field survey. Further use of this document by others not a party to this agreement as of this date cannot be certified.

*John W. Galligan* February 3, 2020  
John W. Galligan, L.S. #048975

**TOWN OF THOMPSON, SULLIVAN COUNTY, N.Y.**

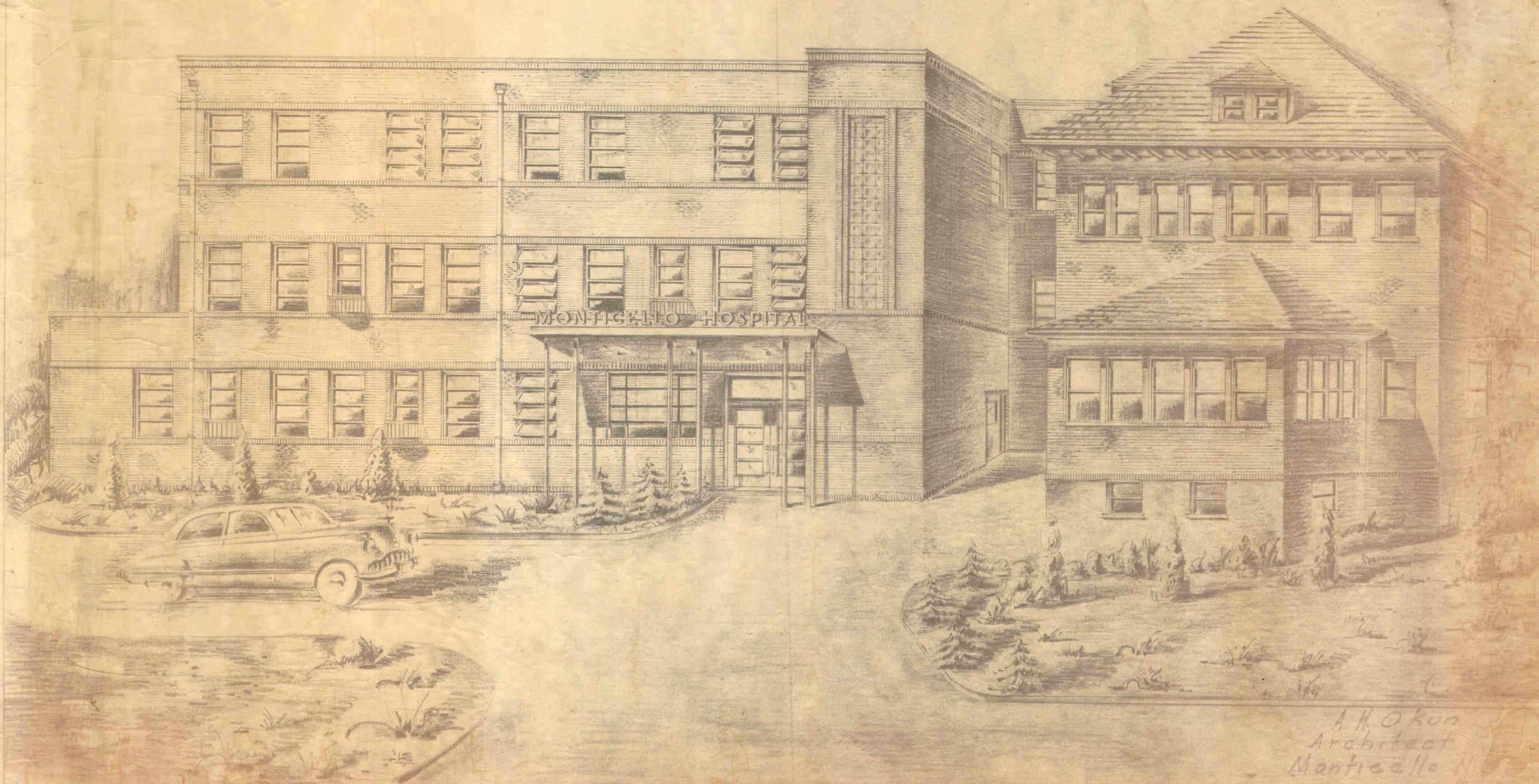
SCALE: 1"=40' FEBRUARY 3, 2020

SULLIVAN COUNTY TAX MAP DESIGNATION: VILLAGE OF MONTICELLO, SECTION 107, BLOCK 1, LOT 111

GALLIGAN DRAWING NUMBER: MO 107-1-2B

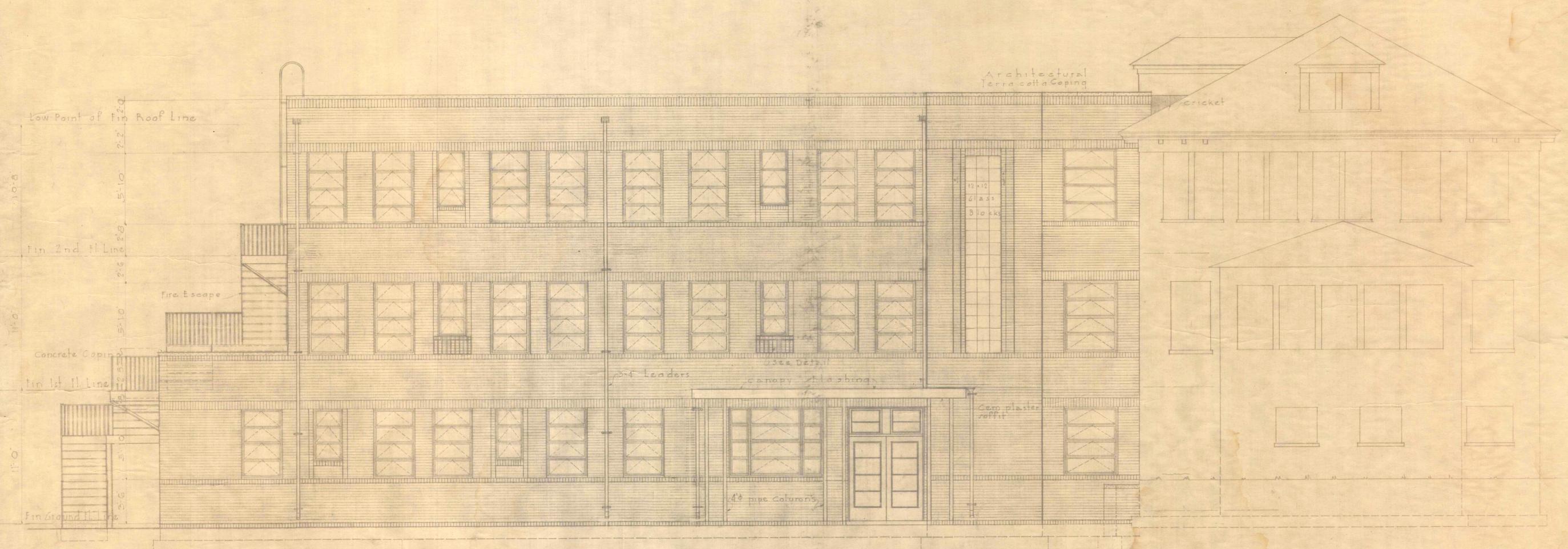


John W. Galligan  
Licensed Land Surveyor  
27 Prince Street - P.O. Box 875  
Monticello, New York 12701  
Phone: (845) 794-0562



A. H. Okun  
Architect  
Monticello, N. D.





see sheet #6 for bond detail

FRONT ELEVATION

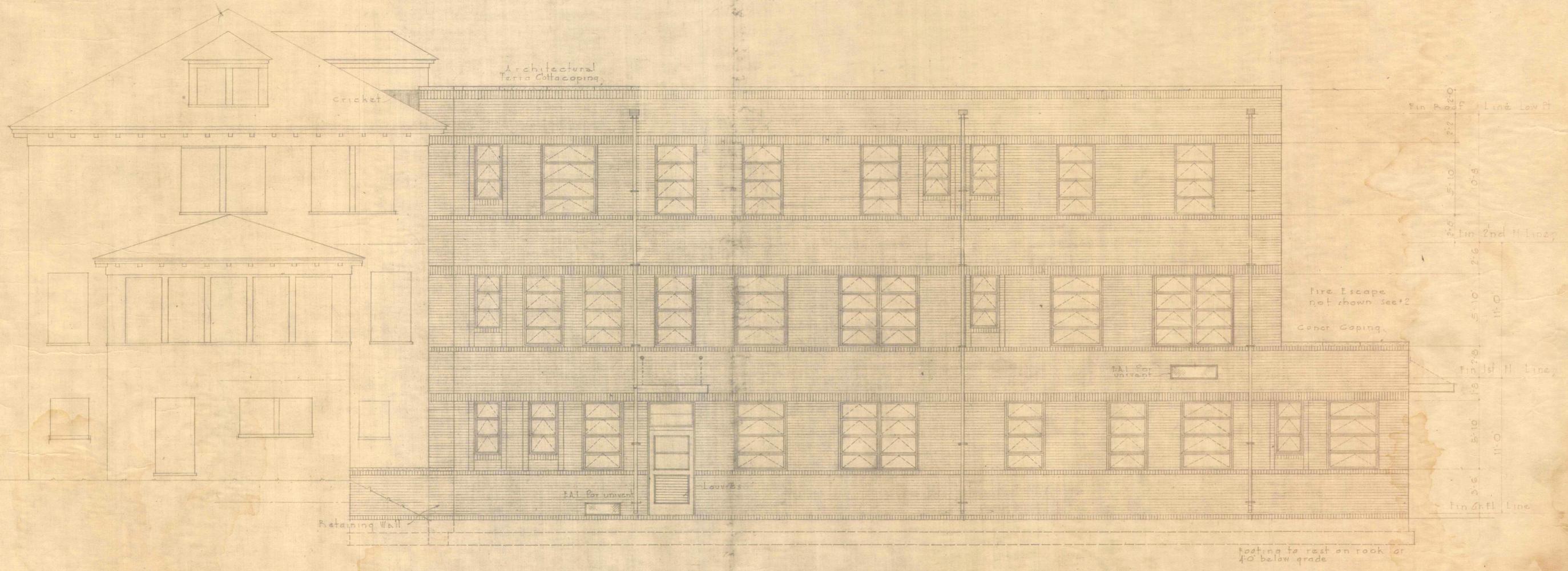
REVISED 10-19-49  
 REVISED 12-29-49  
 1-9-50



ABRAHAM H. OKUN  
 ARCHITECT & ENGINEER  
 102 BROADWAY  
 MONTICELLO, N.Y.

JOB No. 551  
 SHEET 2

SCALE 1" = 1'-0"  
 DATE 2-1-49

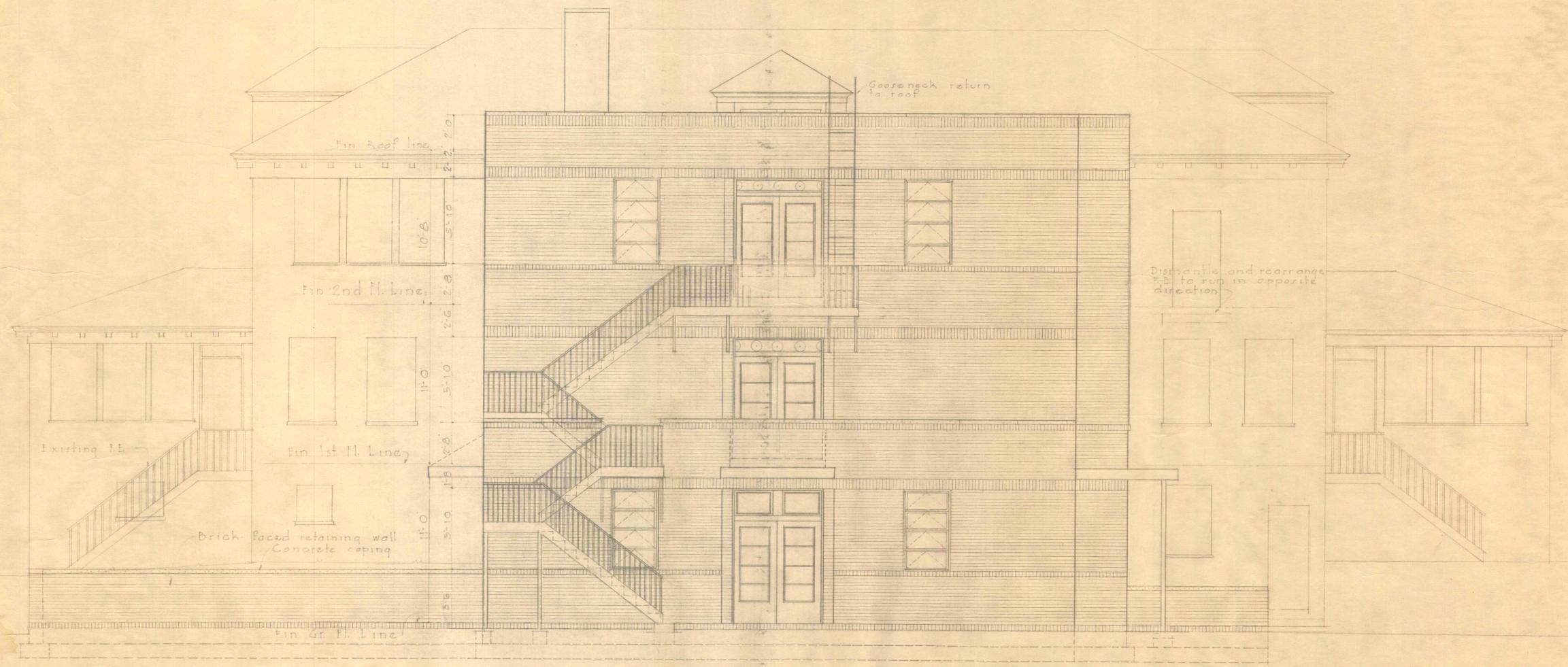


NORTH ELEVATION

REVISED 7-28-49  
 10-17-49  
 1-9-50



ABRAHAM H. OKUN  
 ARCHITECT & ENGINEER  
 112 BROADWAY  
 MONTICELLO, N. Y.  
 JOB No. 351  
 SHEET 3  
 SCALE 1/4" = 1'-0"  
 DATE 2-1-49



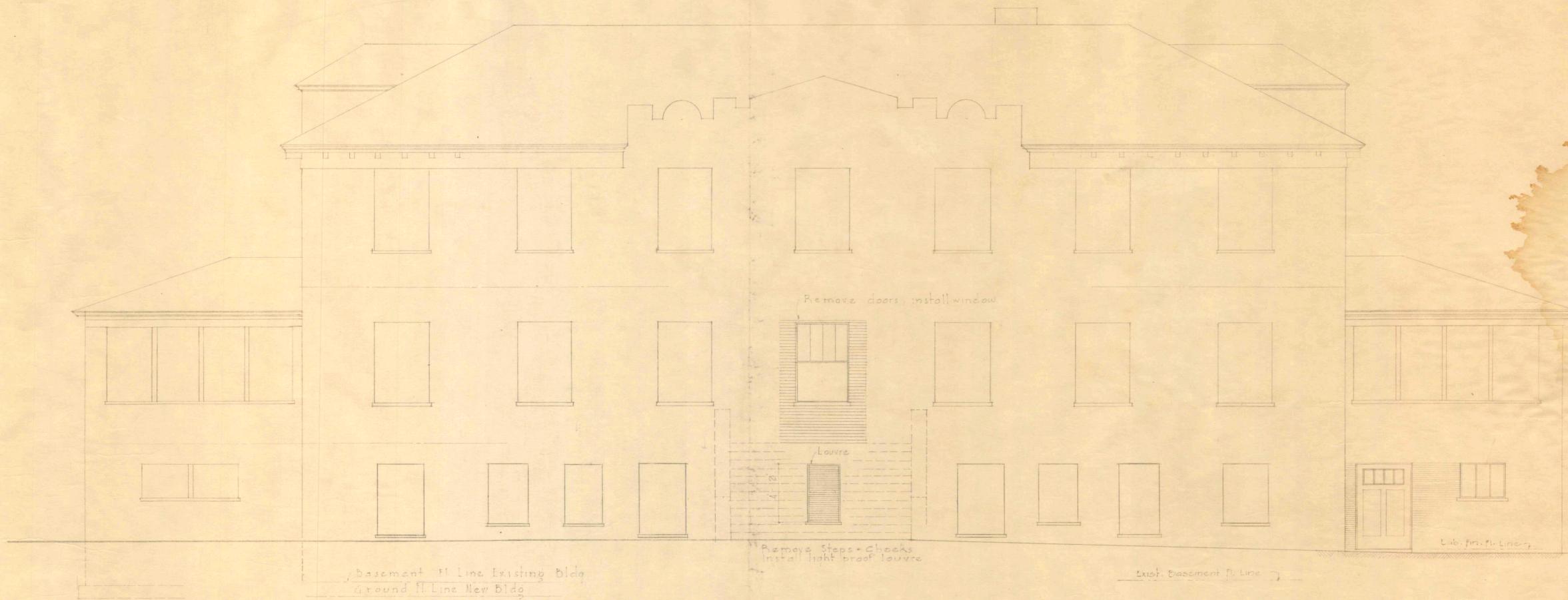
WEST ELEVATION

REVISED - 10-20-49  
1-10-50



ABRAHAM H. OKUN  
ARCHITECT & ENGINEER  
102 BROADWAY  
MONTICELLO, N. Y.

JOB No. 351  
SCALE 1/4" = 1'-0"  
SHEET 4  
DATE 2-1-49



EAST ELEVATION

REVISED 1.9.50.



ABRAHAM H. OKUN  
 ARCHITECT & ENGINEER  
 112 BROADWAY  
 MONTICELLO, N. Y.

JOB No. 351	SCALE 1/4" = 1'-0"
SHEET 5	DATE 2-1-49

- SEMI PRIVATE ROOMS
- 1 Hospital bed
  - 2 Overbed Table
  - 3 Chair
  - 4 Lary Chair
  - 5 Wardrobe Locker
  - 6 Bedside Cabinet
  - 7 Waste paper basket

- EMERGENCY RM
- 1 Examination Table
  - 2 Mayo Table
  - 3 Adjustable stool
  - 4 Foot stool
  - 5 Anesthesia Unit
  - 6 Resuscitation Stand
  - 7 Bucket
  - 8 Waste Can
  - 9 Double Basin Stand
  - 10 Wall Cabinet

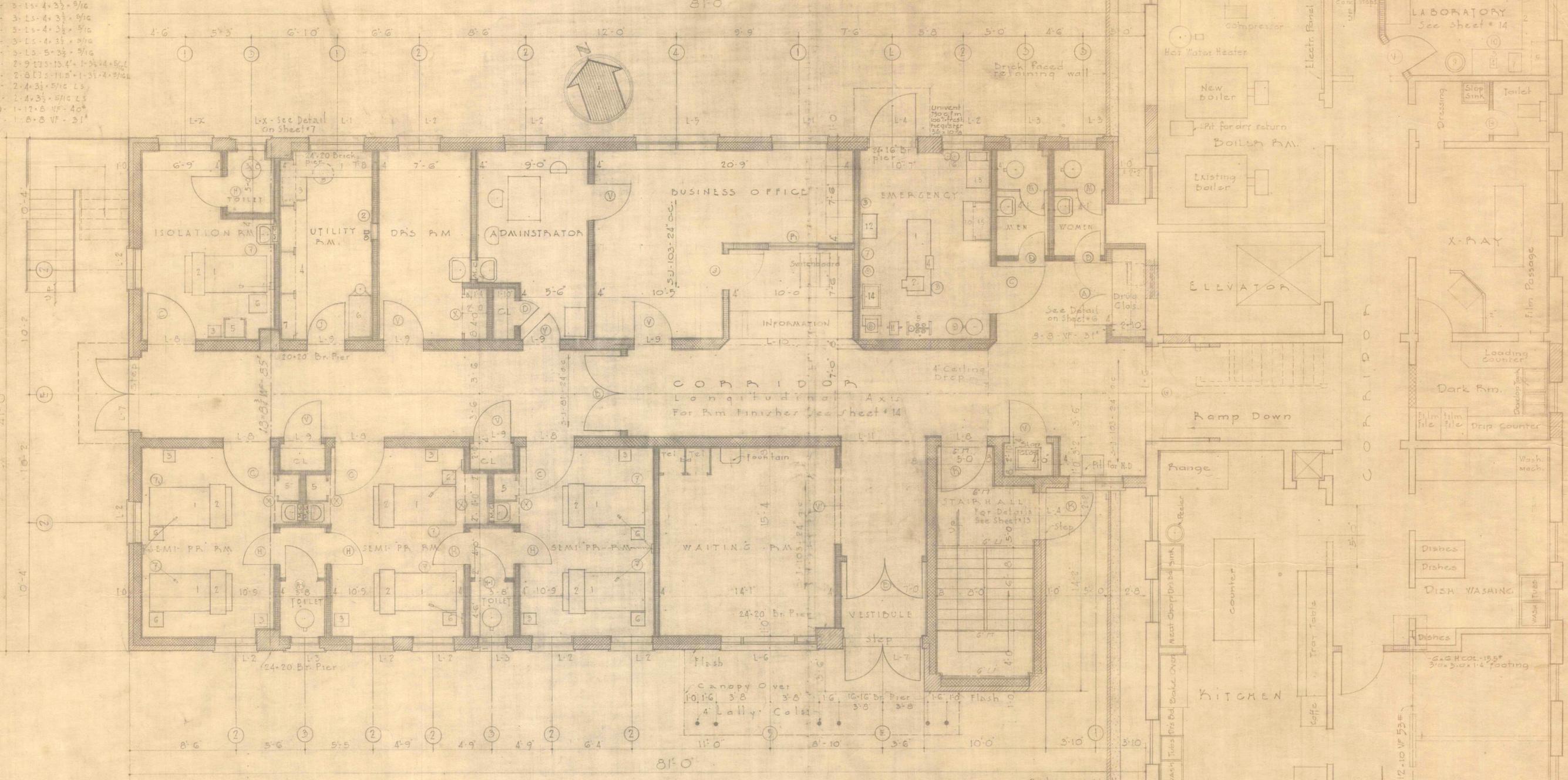
- 11 Log Stand
- 12 Instrument Table
- 13 Counter
- 14 Scrub-up sink
- 15 Narcotic Cabinet
- 16 Alcohol Dispenser

- UTILITY ROOM
- 1 Open Counter
  - 2 Waste Can
  - 3 Sink in Counter
  - 4 Counter
  - 5 Laundry Hamper
  - 6 Dressing Carriage
  - 7 Wall Cabinet
  - 8 Bed Pan Washer

- LABORATORY
- 1 Counter
  - 2 Counter open bottom
  - 3 Microscope
  - 4 Cupboard
  - 5 Sink
  - 6 Waste can
  - 7 Centrifuge
  - 8 Stool
  - 9 Refr.
  - 10 Peps

LINTEL SCHEDULE

- L-1 - 3-15-4-3 1/2 - 9/16
- L-2 - 3-15-4-3 1/2 - 9/16
- L-3 - 3-15-4-3 1/2 - 9/16
- L-4 - 3-15-4-3 1/2 - 9/16
- L-5 - 3-15-5-3 1/2 - 9/16
- L-6 - 2-9-13-13 1/4 - 1-3/4 - 9/16
- L-7 - 2-8-13-11-5 - 1-3/4 - 9/16
- L-8 - 2-4-3 1/2 - 5/16 L.S.
- L-9 - 2-4-3 1/2 - 5/16 L.S.
- L-10 - 1-12-8-11 - 40"
- L-11 - 1-8-3-11 - 31"



- LEGEND
- EXIST WALLS REMAINING
  - NEW 4" C. PARTITIONS
  - WALLS TO BE REMOVED
  - WOOD PARTITIONS
  - BLOCK WALLS
  - BRICK WALLS

GROUND FLOOR PLAN

REVISED 7-28-49  
10-20-49  
12-29-49



ABRAHAM H. OKUN  
ARCHITECT & ENGINEER  
102 BROADWAY  
MONTICELLO, N.Y.

JOB No. 351 SCALE 1/4" = 1'-0"  
SHEET 10 DATE 2-1-49

Remove Steps Checks

12-10 VF 53#

Lower down floor

New steps

Remove Steps Repair floor

Kitchen Stores

**LABOR RM**

- 1 Obstetrical bed
- 2 Bedside cabinet
- 3 Foot stool
- 4 Chair
- 5 Scrub up sink
- 6 Waste Can

**DELIVERY RM**

- 1 Delivery table
- 2 Mayo Table
- 3 Anesthetists table
- 4 Stool
- 5
- 6 Instrument table
- 7 Single Basin stand
- 8 Obstetrical light
- 9 Emergency light
- 10 Bassinet
- 11 Kick bucket
- 12 Stool
- 13 Single Basin stand

**CRECHE**

- 13 Inst counter
- 14 Aspirator
- 15 Dress drum stand

**INFANTS EXAM.**

- 1 Bassinets
- 2 Waste Can
- 3 Scale Table
- 4 Sink
- 5 Hamper

**MILK PREP & UTILITY RM**

- 1 counter
- 2 cupboard
- 3 Refrigerator
- 4 Sink
- 5 bottle Autoclave
- 6 Sink in counter
- 8 Laundry hamper
- 10 Waste can

**PR. 3 BED**

See Sheet #4

**PR. 4 BED WARD**

See Sheet #4

**PR. DATA**

Existing Bed for Sterilize

**PR. TOILET**

Existing Bed for Washer

**PR. ELEVATOR**

**CLEAN UTILITY RM.**

Sink  
Ice Cube Mach.

**SUPERVISOR OF NURSES**

PR. P.M.

PR. P.M.

**PR. DIET KITCHEN**

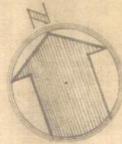
**PR. TOILET**

**PR. BATH**

**PR. 4 BED WARD**

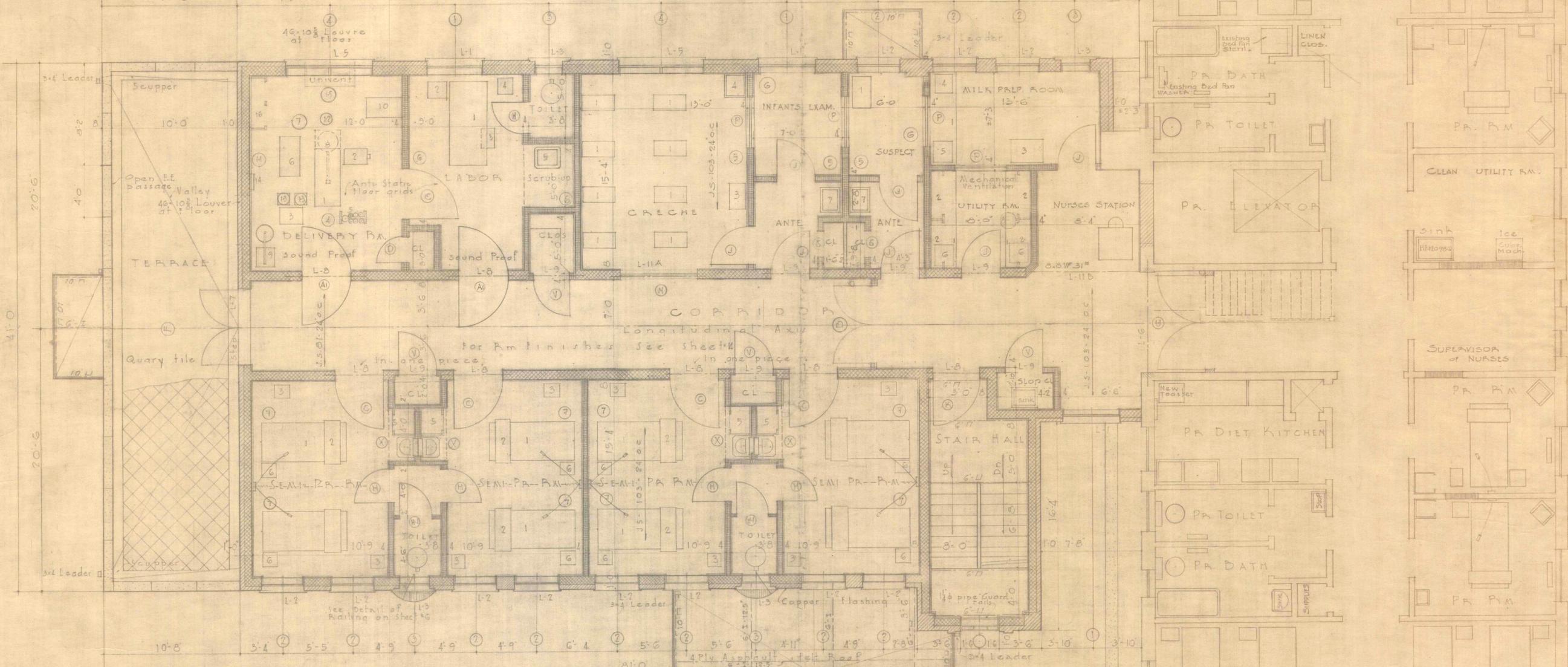
**PR. 5 BED WARD**

See Sheet #4



81'-0"

10'-8" 7'-3" 9'-9" 7'-4" 8'-7" 9'-9" 7'-2" 6'-0" 5'-0" 4'-6" 5'-0"



**LEGEND**

- EXIST WALLS REMAINING
- NEW ATC PARTITIONS
- WALLS TO BE REMOVED
- WOOD PARTITIONS
- BLOCK WALLS
- BRICK WALLS

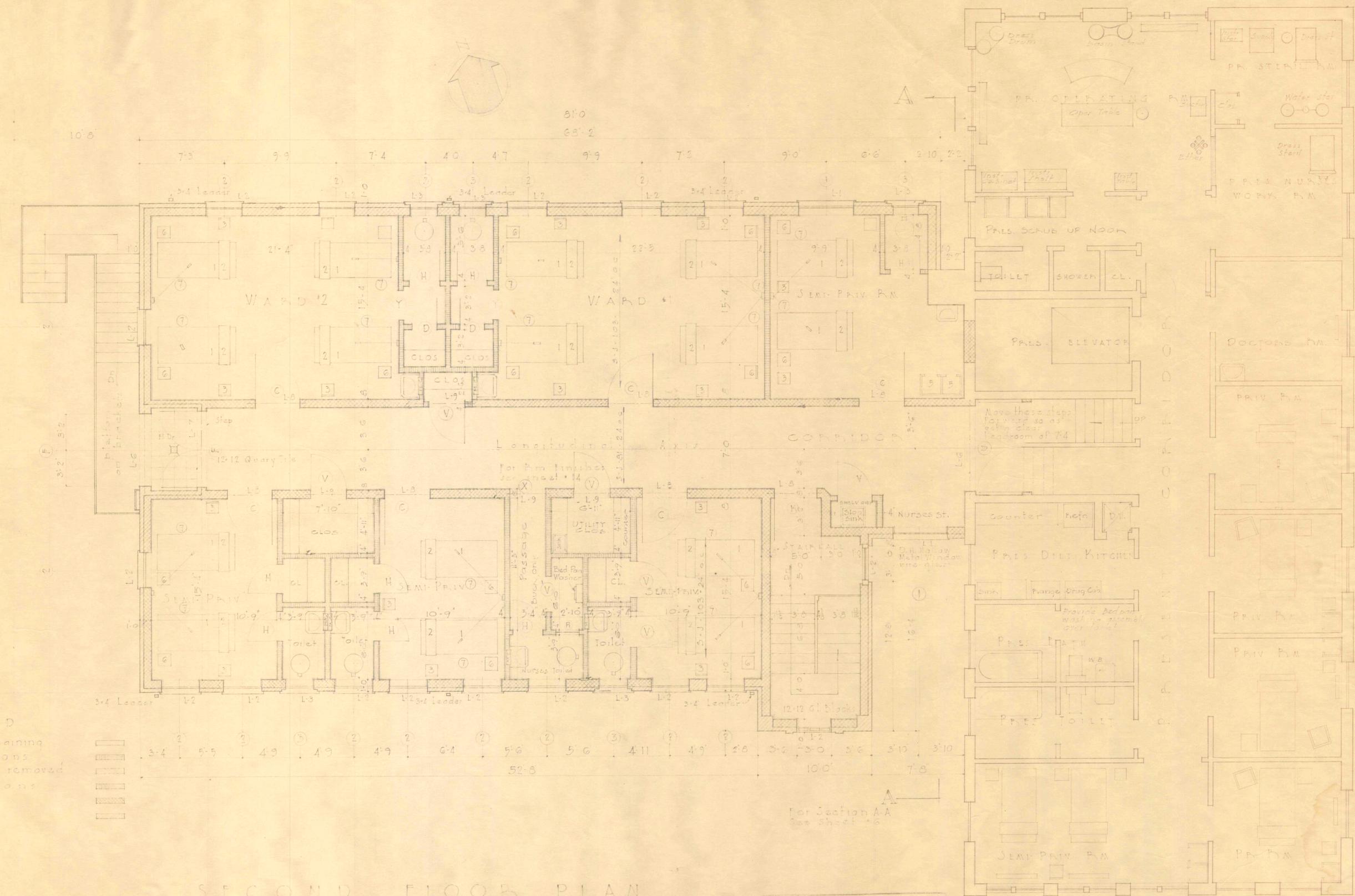
FOR LINTEL SCHEDULE AND WARD LEGEND SEE SHEET #10

**FIRST FLOOR PLAN**

REVISED 7-28-49  
 " " 10-21-49  
 " " 12-29-49  
 " " 1-8-50



**ABRAHAM H. OKUN**  
 ARCHITECT & ENGINEER  
 1-2 BROADWAY  
 MONTICELLO, N.Y.  
 JOB No. 551  
 SHEET 11  
 SCALE 1/4" = 1'-0"  
 DATE 2-1-49



**LEGEND**

Existing Walls - remaining  
 New 4" C Partitions  
 Partitions to be removed  
 Wood Partitions  
 Block Walls  
 Brick Walls

**SECOND FLOOR PLAN**

REVISED - 11-12-49  
 12-28-49  
 12-29-49  
 1-9-50



ABRAHAM H. OKUN  
 ARCHITECT & ENGINEER  
 132 BROADWAY  
 MONTICELLO, N. Y.

JOB No. 357  
 SHEET 12 B

SCALE 1/4" = 1'-0"  
 DATE 9-24-49



Residential Zoning district (RM-multi-family) in the Village of Monticello

Permitted Uses	One-family dwelling §280-5 and 280-21 Two-family dwelling §280-5 and 280-21					
Accessory Uses	Accessory buildings §280-31 Activities related to principal permitted uses Recreational Facilities					
Special Uses	Standards for special use permits §280-12	Places of worship*	Townhouses §280-5 and 280-21	Apartments 35 feet & under	Apartments over 35 feet	Home Occupations, Bed & Breakfast, Schools, colleges, libraries, museums, parks, playgrounds, golf courses
Lot Area (square feet)	7,500	40,000	2,000 square feet and not more than 8 dwellings per acre of the gross area of the lot	10,000 <sup>1</sup>	200,000 <sup>2</sup>	10,000
Width Lot (feet)	75	150	20	150	400	100
Front Yard (feet) §280-20	30	40	30	40	50	30
One Side Yard (feet)	10	20	15 feet side yard for end dwellings only	20	The minimum distance between the principal buildings and any side or rear lot line shall be 1½ times the height of the principal buildings	10
Both Sides Yards (feet)	25	50		50		30
Rear Yard (feet)	25	35	30	35		30
Building Height (feet)	30	35	35	35	75	30
Lot Coverage	25%	20%	40%	20%	10%	20%

<sup>1</sup> Habitable rooms Per Dwelling	Lot Area Per Dwelling Unit (square feet)	Useable Open Space Per Dwelling (square feet)
1	3,000	200
2	3,200	300
3	3,600	400
4 or more	4,000	600

<sup>2</sup> Habitable Rooms Per Dwelling (square feet)	Lot Area Per Dwelling Unit (square feet)	Useable Open Space Per Dwelling (square feet)
1	1,000	450
2	1,500	600
3	3,000	750
4 or more	4,000	900

B-1 Zoning District in the Village of Monticello

Access the Village zoning code, please visit: <https://ecode360.com/12184346>

Permitted Uses	One-family dwelling & Two-family dwelling §280-5 and 280-21 Retail Store, Wholesale Business, Service Store, Offices, Eating and Drinking establishments, Funeral homes, Veterinarian or animal hospitals, Commercial recreation activities.
Accessory Uses	Accessory buildings §280-31 Activities related to principal permitted uses Recreational Facilities

<sup>1</sup> Habitable rooms Per Dwelling	Lot Area Per Dwelling Unit (square feet)	Useable Open Space Per Dwelling (square feet)
1	3,000	200
2	3,200	300
3	3,600	400
4 or more	4,000	600

<sup>2</sup> Habitable Rooms Per Dwelling (square feet)	Lot Area Per Dwelling Unit (square feet)	Useable Open Space Per Dwelling (square feet)
1	1,000	450
2	1,500	600
3	3,000	750
4 or more	4,000	900

Special Uses	Standards for special use permits §280-12 Artist Lofts §280-40.2	Places of worship*	Gasoline service stations §280-18 Car wash, Drive-In Establishment	Motel and hotels §280-15	Clubhouse Hospitals and nursing homes	Townhouses §280-5 and §280-21	Garden apartments §280-34	High-rise apartments §280-34	Home Occupations, Bed & Breakfast, Schools, colleges, libraries, museums, parks, playgrounds, golf courses.	Assisted Living §280-40.3	
										Vacant Lot	Existing Bldg.
Lot Area (square feet)	10,000	40,000	10,000	7,500 plus 1,500 per rental unit	400,000	2,000 and not more than 8 dwellings per acre of the gross area of the lot	10,000 <sup>1</sup>	200,000 <sup>2</sup>	10,000	4,000 sf/unit	900 sf/unit
Width Lot (feet)	90	150	90	150	150	20	150	400	100		
Front Yard (feet) §280-20	30	40	30	30	40	30	40	50	30	40	30
One Side Yard (feet)	10	20	15	25	15	None required, except for a 15 feet 0 inch side yard for end dwellings only	20	The minimum distance between the principal buildings and any side or rear lot line shall be 1½ times the height of the principal buildings.	10		
Both Sides Yards (feet)	30	50	30	50	40		50		30	20	25
Rear Yard (feet)	20	35	15	35	50	30	35		30	50	5
Building Height (feet)	35	35	35	75	35	35	35	75	30	35	40
Lot Coverage	40%	20%	75%	40%	20%	40%	20%	10%	20%	20%	40%



ICE





MONTICELLO MANOR







# SULLIVAN COUNTY LAND BANK CORPORATION

## SUSTAINABLE CONSTRUCTION POLICY

*Adopted February 20, 2020*

### SECTIONS:

1. PURPOSE AND AUTHORITY
2. DEFINITIONS
3. RATIONALE
4. SUSTAINABLE CONSTRUCTION MATERIALS AND PRACTICES
5. VERIFICATIN AND DOCUMENTATION

### SECTION 1. PURPOSE AND AUTHORITY.

The purpose of this Policy on Sustainable Construction (the “Policy”) is to set forth the requirements applicable to the construction and renovation of real property. The Policy aims to help the Sullivan County Land Bank (SCLBC) implement best practices that will achieve the most cost-effective, energy efficient, healthy, climate resilient and operationally high performance housing structures possible. In regard to both renovation projects and new construction, the goal of SCLBC is to provide new or rehabilitated housing that incorporates sustainable building practices, techniques, materials, systems and finishes that decrease energy needs, eliminate fossil fuels, reduce heat island effects, and provide safe, healthy dwellings with particular attention to indoor air quality. SCLBC seeks to achieve a carbon neutral or carbon negative footprint in the building materials, mechanical systems and appliances in its construction projects, as part of Sullivan County’s commitment to meaningful climate action.

The Policy will undergo annual review by the Governance Committee and the Sustainable Building Advisory Group to account for the emergence of new materials and techniques, as well as revised building codes and energy efficiency requirements. Should a stipulation of this policy render a SCLBC project unfeasible, the Executive Director may authorize an exception, with board approval.

### SECTION 2. DEFINITIONS.

As used herein, the following terms shall have the meaning set forth below.

- A. “Board” shall mean the Board of Directors of the Land Bank.
- B. “Chair” shall mean the Chair of the Board.
- C. “Executive Director” shall mean the Executive Director of the Land Bank, or in the event of a vacancy, the Chair.
- D. “Independent Contractor” shall mean a person, firm or corporation performing construction or related services for the Land Bank pursuant to a written agreement.
- E. “Real Property” shall mean lands, ands under water, structures and any and all easements, air rights, franchises and incorporeal hereditaments and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage or otherwise, and any and all fixtures and improvements located thereon.
- F. “Land Bank” or “SCLBC” shall mean the Sullivan County Land Bank Corporation.
- G. “Greenhouse Gases” or “GHG” shall mean gases that absorb and emit radiant energy within the thermal infrared range. Greenhouse gases cause the greenhouse effect. The primary greenhouse gases in Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous

oxide and ozone. Human activities since the beginning of the Industrial Revolution (around 1750) have produced a 45% increase in the atmospheric concentration of carbon dioxide (CO<sub>2</sub>), from 280 ppm in 1750 to 415 ppm in 2019. The vast majority of anthropogenic carbon dioxide emissions come from combustion of fossil fuels, principally coal, oil, and natural gas, with additional contributions coming from deforestation, changes in land use, soil erosion and agriculture (including livestock). Many conventional building materials used for insulation, structural integrity, cladding (siding) and window frames are either derived from petroleum products and/or utilize high amounts of energy to create (such as cementitious concrete, fiberglass and foam insulations).

- H. “Carbon Footprint” shall mean the greenhouse gasses emitted by extracting, producing, transporting, using and waste-treating materials. These embodied impacts are directly related to the types of materials chosen and the amount of materials required, which depends on the size of the building and various design choices.
- I. “Carbon Negative” shall mean the state in which both operational energy and material embodied energy are not emitting GHGs into the atmosphere. In this situation, the combined operational and materials GHG, added together, result in a negative carbon value, meaning that the building is sequestering more carbon than it is producing.
- J. “Carbon Neutral” or “Net-zero Carbon” shall mean the state of structures when they do not add carbon emissions to the environment.
- K. “Deep Energy Retrofit” shall mean a building retrofit approach that uses integrative design to improve the economics of efficiency and achieve much larger energy savings than conventional retrofits.
- L. “Energy Building Code” shall mean the NYS Energy Conservation Construction Code, a mandatory statewide code administered by the NYS Division of Building Standards and Codes (BSC).
- M. “Energy Star” shall mean the joint program of the US Environmental Protection Agency (EPA) and the US Department of Energy (DOE). Its goal is to help consumers, businesses, and industry save money and protect the environment through the adoption of energy-efficient products and practices. The ENERGY STAR label identifies top-performing, cost-effective products, homes, and buildings. The Home Performance with ENERGY STAR program combines DOE's research into residential energy use with ENERGY STAR's outreach capabilities to promote energy-efficient home retrofits. Energy Star certified homes feature comprehensive air sealing, insulation, and high-performance windows; high-efficiency Heating, Ventilation, and Cooling (HVAC) Systems; walls, roofs and foundations that prevent moisture damage; and energy-efficient lighting and appliances.
- N. “Enterprise Green Communities Criteria” shall mean the Enterprise standards that provide a comprehensive approach to affordable housing, with an emphasis on the health (especially respiratory and heart health) and comfort of building occupants. The 2020 Enterprise Green criteria address the following topic areas: Integrative Design, Location, Site Improvement, Water, Operating Energy, Materials, Healthy Living Environment, and Operations, Management and Resident Engagement;

- O. "Home Energy Rating System" or "HERS" shall refer to the rating system that assesses the energy efficiency of a home, assigning it a performance score. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a standard new home typically scores 100. Ratings are conducted by certified independent home energy professionals who include exterior walls (both above and below grade), floors over unconditioned spaces (like garages or cellars), ceilings and roofs, attics, foundations and crawlspaces, windows and doors, vents and ductwork, HVAC systems, water heating system, and thermostats in the resulting HERS rating. HERS is a program of the Residential Energy Services Network, a non-profit membership corporation. The lower the HERS Rating, the greater the level of energy efficiency in the home.
- P. "Net Zero Energy" shall mean the state of a building with zero net energy consumption, meaning the total amount of energy used by the building on an annual basis is roughly equal to the amount of renewable energy created on the site, or in some definitions, by renewable energy sources located elsewhere, such as Community Generated Solar. Net-Zero design is achieved through careful siting to facilitate non-mechanical heating and cooling, robust air sealing, insulation and controlled ventilation. This results in affordable, right-sized renewable energy systems that work with the energy efficiency aspects of the design.
- Q. "Net-Zero Energy Ready" shall mean the state of a building when it is built to accommodate on-site renewable energy or to receive energy from an off-site renewable energy source in order to achieve Net Zero Energy status.
- R. "Construction" shall mean new home construction as well as major real property remodel or renovation, which refers to work that affects more than twenty-five percent (25%) of the building's square footage, and may include demolition down to the shell structure and reconstruction of new interior walls, ceilings, floor coverings and systems.
- S. "Sustainable Development Practices" shall mean a whole systems approach to the design, construction and operation of buildings and infrastructure that help to mitigate the negative environmental, economic, health and social impacts of construction, demolition, operation and renovation while maximizing the building's positive fiscal, environmental and functional contribution. Sustainable development practices recognize the relationship between natural and built environments and seek to minimize the use of energy, water and other natural resources while providing maximum benefits and contribution to service levels to the system and the connecting infrastructures. These practices recognize the value of ecological services provided by wetlands, forests, meadowland and other natural features that support clean water, healthy air quality, storm water management, and the mental health benefits of vegetative green space.
- T. "Light Pollution", also known as photo pollution, shall mean the presence of anthropogenic and artificial light in the night environment. It is exacerbated by excessive, misdirected or obtrusive use of light, but even carefully used light fundamentally alters natural conditions. Adverse consequences are multiple; some of them may not be known yet. Scientific definitions thus include the following: the degradation of photic habitat by artificial light; the alteration of natural light levels in the outdoor environment owing to artificial light sources; the alteration of light levels in the outdoor environment (from those present naturally) due to man-made sources

of light; the introduction by humans, directly or indirectly, of artificial light into the environment.

- U. “Ecological Restoration” shall mean the practice of renewing and restoring degraded, damaged, or destroyed ecosystems and habitats in the environment by active human intervention and action with the goal of creating a beautiful, resilient and predominantly native habitat in a designed landscape.

### **SECTION 3. RATIONALE**

- A. In July 2019 New York State enacted the Climate Leadership and Community Protection Act, which sets ambitious goals for a carbon-free electricity system statewide by 2040 and a reduction of greenhouse gas emissions 85% below 1990 levels by 2050. These goals can be achieved through energy efficiency, deployment of renewable energy, and adoption of net-zero carbon building practices that sequester carbon in the built environment. The benefits include improved public health as well as cheaper, cleaner energy for all New Yorkers. As this will mean a likely revision of building codes, it is advantageous for SCLBC to lead the way in sustainable affordable housing and ensure that the houses it builds and renovates today are code compliant in the long run.
- B. Sullivan County, through its active efforts as a Bronze-certified Climate Smart Community and numerous Legislative resolutions and policies, has made a significant commitment to energy efficiency, GHG reduction, responsible materials management and a rapid transition to renewable energy in County-wide and community-wide operations.
- C. In securing funding for the SCLBC, the County made a commitment to adopt the Enterprise Green Communities sustainability standards for renovation projects and new construction.
- D. The Enterprise Green standards specify energy standards (Energy Star and Net-Zero Energy) and healthy building materials standards (avoidance of Red List materials and finishes) to provide housing that incorporates sustainable building practices, techniques, materials, systems and finishes that decrease energy needs, eliminate fossil fuels and combustion appliances, and provide safe, healthy dwellings with particular attention to indoor air quality.
- E. The health benefits and related cost savings of the elimination of combustion appliances and the use of verified “green” building materials and finishes have been documented and quantified by a variety of state and federal agencies and non-profit organizations including the New York State Department of Health, the US Department of Energy (DOE) and the National Renewable Energy Laboratory (NREL). The documented health benefits include reduced hospitalizations and emergency room visits relating to a variety of respiratory illnesses, improved blood pressure and reduced hypertension and fatigue. As a county that scores 61 out of 62 statewide in the annual Robert Wood Johnson county health rankings, Sullivan County has an opportunity to address public health improvements through sustainable building practices that enhance indoor air quality and eliminate known hazards and toxic building materials.
- F. In addition, thanks to new developments in building materials, the SCLBC has the opportunity to support Sullivan County’s GHG reduction goals and practice low carbon, low emissions

development in the housing sector by pursuing a net zero carbon or negative carbon footprint in the building materials specified for Land Bank projects, which will support meaningful climate action at minimal cost to the projects.

- G. These commitments will help ensure that SCLBC projects are well built and have lasting value in the community, contribute to the health and well-being of the families who live there, and help them save significantly on their operational and energy costs.

#### **SECTION 4. SUSTAINABLE CONSTRUCTION MATERIALS AND PRACTICES**

SCLBC projects will meet a minimum energy savings threshold of 50% better than the Energy Conservation Construction Code (published in 2015), with a target energy use intensity (EUI) of 9.5kBTU/net usable floor square foot/year or better. Each construction project will achieve Tier 3 incentives for the NYSERDA Low Rise Residential New Construction Program, which includes the following requirements: the as-built dwelling unit must achieve a HERS Index  $\leq 10$ , inclusive of installed solar PV; dwelling units with a conditioned floor area  $>1,500$  S.F. must achieve a HERS Index  $\leq 40$  prior to inclusion of Solar PV; dwelling units with a conditioned floor area  $\leq 1,500$  S.F. must achieve a HERS Index  $\leq 50$  prior to inclusion of Solar PV. Deep Energy Retrofits should ensure that this standard is achievable for renovation projects as well as for new construction.

Land Bank construction projects will include:

- Maximum effectiveness of the thermal envelope – walls, floor, foundation, ceiling and roof;
- Energy efficient, right-sized, non-fossil fuel Heating, Ventilation, Air Conditioning (HVAC) systems such as cold climate air source heat pump or geothermal technology;
- Energy efficient domestic hot water incorporated in the Air Source Heat Pump (ASHP) or Ground Source Heat Pump (GSHP) system;
- Energy Star labelled electrical no-combustion appliances and devices; appliances (ranges, cooktops, stoves, ovens, furnace, boiler etc.);
- Controlled mechanical ventilation for healthy indoor air;
- Moisture management, both interior humidity and migration through the building envelope;
- Water-conserving systems and fixtures;
- Outdoor lighting that is certified by the International Dark-Sky Association;
- Indoor lighting fixtures compatible with ENERGY STAR rated lighting options;
- Integration of “smart building” management systems and technologies;
- Use of non-toxic, non-VOC, non-APE/non-NPE materials, paints, sealants and finishes;
- Drainage and surface storm water management/drainage of water away from walls;
- Green demolition practices such as recycling, salvaging, repurposing of building materials, and a measurable goal for diversion from landfill expressed as a percentage of materials by weight/volume diverted from landfill.
- Ecological restoration practices when site work results in significant disruption to soil, plantings, and natural drainage patterns.

### **Required Materials and Finishes**

SCLBC contractors will be required to adhere to these standards.

- VOC-free, APE-free paints, coatings, primers, finishes, sealants and adhesives;
- Formaldehyde-free composite wood products such as plywood, flooring, cabinetry and paneling;
- Environmentally preferred flooring, including non-vinyl products such as linoleum, ceramic tile, solid unfinished hardwood floors or pre-finished hardwood floors that meet the Scientific Certification System's FloorScore criteria;
- No carpets in building entryways, bathrooms, laundry rooms, kitchens or rooms built on foundation slabs; where carpets are used they must meet the Carpet and Rug Institute's Green Label or Green Label Plus certification for carpet, pad and carpet adhesives;
- Insulation: mineral wool, cellulose, hempcrete or hemp bats, and/or wood fiber insulative sheathing or expanded glass beads for sub-slab insulation;
- Roofing: High albedo Energy-Star certified roofing products;
- Recycled material—building materials composed of 25% post-consumer recycled content or at least 50% post-industrial recycled content wherever feasible;
- Paving: light colored, high-albedo driveway materials to reduce heat island effect, and/or open grid, permeable paving to reduce heat island effect and manage storm water drainage;
- Lumber sourced from Sullivan County sawmills to reduce carbon footprint of transportation with a preference for locally-sourced lumber; and
- Outdoor lighting designed to minimize light pollution.

### **Best practices**

While not required, the following items will be shared in RFP and procurement documents and will be weighed when considering which contractor to work with.

- Carbon sequestering materials and techniques, including cellulose or hemp insulation, wood fiber insulative sheathing, advanced framing techniques and all wood construction;
- Renewable energy (solar PV, solar hot water), and power system resiliency through battery backup or other strategies, where feasible; Ventilation/mechanical exhaust ASHRAE 62.2-2010 or better rating;
- Radon testing, passive radon-resistant features below slab and active radon systems as needed, according to the ANSI-AARST Standard;
- Integrated pest management including non-toxic caulks and sealants to prevent pest entry;
- Universal Design elements as appropriate, which are: Equitable Use (the design is useful and marketable to people with diverse abilities); Flexibility in Use (the design accommodates a wide range of individual preferences and abilities); Simple and Intuitive Use (use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level); Perceptible Information (the design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities); Tolerance for Error (the design minimizes hazards and the adverse consequences of accidental

or unintended actions); Low Physical Effort (the design can be used efficiently and comfortably and with a minimum of fatigue); Size and Space for Approach and Use (appropriate size and space is provided for approach, reach, manipulation, and use, regardless of user's body size, posture, or mobility);

- SCLBC will work with Contractors to prepare a Homeowner's Manual that explains the systems in the house and provides information on their proper use and maintenance; and
- Contractors and builders should reference building standards including: Energy Star single family home standard; Net-Zero Energy/Net Zero Energy Ready; Passive house Institute (PHI); Passive House Institute US (PHIUS); Living Building Challenge

### **Red List**

Red List materials are materials that are prohibited from use in SCLBC construction projects due to their potential toxicity. Red-listed materials are known to pollute the environment, create unhealthy indoor air, harm construction and manufacturing workers, and bio-accumulate in the food chain. Informational sources include the Enterprise Green Community Criteria; the Materially Better red list of the International Living Future Institute; Harvard's T.H. Chan School of Public Health Healthy Buildings Initiative; and the Healthy Buildings Network. Red listing of materials is based on the materials' levels of asbestos, Chlorinated Polyethylene and Chlorosulfonated Polyethylene, Formaldehyde (added), lead (added), mercury, polychlorinated biphenyls (PCBs), perfluorinated chemicals (PFCs), Volatile Organic Compounds (VOCs), Alkylphenol ethoxylates (APEs) and other components known to harm human health. Materials and practices not to be used in SCLBC projects:

- Spray foam insulation
- Foam board (poly-isocyanurate)
- Styrofoam board
- Fiberglass insulation
- Flexible vinyl flooring containing phthalates
- Vinyl wall coverings (PVC) containing phthalates
- Composite wood materials containing formaldehyde
- Materials containing/emitting PCBs, VOCs, APEs, per- and polyfluoroalkyl substances (PFAs), polycyclic aromatic hydrocarbons (PAHs), lead, flame retardant chemicals, chemical antimicrobials (Triclosan or Triclocarban)

### **SECTION 5. VERIFICATION AND DOCUMENTATION**

Energy: Each project will achieve Energy Star Tier 3 incentives for the Low Rise Residential Program. This process will include Energy Star third party rating and generate a HERS Index rating.

Materials: The Project Construction Manager will be responsible for inspections and documentation demonstrating that sustainable building practices have been implemented. In particular, the Construction Manager will verify that the required materials and finishes have been used and that Red List materials have not been used.