PHASE I ENVIRONMENTAL SITE ASSESSMENT

FORMER SWINE/POULTRY FARM PROPERTY
PODUNK, TUCKER AND HALSEYVILLE ROADS
TOWN OF ENFIELD
COUNTY OF TOMPKINS
STATE OF NEW YORK

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1. Executive Summary

Keystone Associates Architects, Engineers and Surveyors, LLC (Keystone) has conducted a Phase I Environmental Site Assessment (Phase I ESA) for the property off Podunk, Tucker and Halseyville Roads in the Town of Enfield, Tompkins County, New York (the Subject Property). This assessment was conducted in substantial conformance with 40 CFR Part 312 – *Standards and Practices for All Appropriate Inquiries* and Standard Practice E-1527-21 of the ASTM, updated November 2021. ASTM standards, when followed, constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice," as defined by Federal regulations (42 USC 9601 (35)(B) CERCLA).

As described throughout the report and especially in Section 11 – Findings and Opinions, an evaluation of the Subject Property's environmental conditions and assessment of potential liability for contamination has been performed. As described in Section 12 - Conclusions, the presence of Recognized Environmental Conditions (RECs) have been identified.

2. Introduction

The Subject Property is located on both sides of Tucker Road between Podunk and Halseyville Roads in the Town of Enfield. The Subject Property consists of portions of Tompkins County Tax Parcel Identification No.'s 502600-2.-1-7, 502600-2.-1-8, 502600-2.-2-8 and 502600-2.-2-4.34 and totals approximately 337-acres, which is to be subdivided from the overall 342.77 acre property. The Subject Property is currently owned by the J.W. Kinney Trust (of John William Kinney, deceased). According to Mr. Bill Kinney, the Subject Property was originally developed by Babcock Poultry in 1972 and was subsequently purchased by his father Mr. John William Kinney shortly thereafter. Mr. Kinney leased the property to Babcock who continued poultry farm operations until approximately 1983. Upon lease termination at that time, Mr. Kinney then leased the property to a swine farm operation from approximately 1984 to 1994, at which time the property became unoccupied and has since become overgrown with brush. Current activities include only recreational uses such as hunting and trapping. A small portions of the Subject Property was developed with a Motorola communication tower in 2007 and continues to operate on-site. Otherwise, the only development includes a small, dilapidated farm complex near the intersection between Tucker and Aiken Roads. Refer to Figure 1 - Site Location Map, Figure 2 - USGS Map, and Figure 3 - Schematic Layout. Further descriptions are provided below.

2.1 Report Objectives

The purpose of the ASTM Standard is to define good commercial and customary practice for conducting an Environmental Site Assessment in the United States of America for conducting an Environmental Site Assessment (ESA) of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (aka Landowner Liability Protections); that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary standards and practices as defined at 42 U.S.C. 9601(35)(B).

The goal of the process established by this practice is to identify Recognized Environmental Conditions (RECs). The term recognized environmental condition is defined by ASTM as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum product in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The term recognized environmental conditions is not intended to include *de minimis* conditions that generally would not be subject to an enforcement action if brought to the attention of the appropriate regulatory agency. The term "Subject Property" is the subject of the environmental site assessment described in this practice. The Subject Property includes buildings and other fixtures and improvements that may be located on the property and affixed to the land.

This Phase I ESA has been requested by the Client as part of their due diligence to identify potential liability prior to purchasing. Keystone is unaware of any attempts to pursue CERCLA Limited Liability Protections (LLPs) at this time.

2.2 Definition of Work Scope

The scope of this Phase I ESA was limited to include assessments, evaluations, finding and opinions and conclusions related to the Subject Property's recognized environmental conditions based on a visual site reconnaissance and available records review in substantial conformance with the ASTM standard. The assessment was based on the following work program:

2.2.1 Subject Property Inspection: A walk-through site reconnaissance was conducted to evaluate the Subject Property and adjoining properties with respect to past uses as well as visual indications of the presence of hazardous chemicals and/or petroleum products.

2.2.2 Owner/Occupant Interview: A site visit was conducted with Mr. Bob Lesperence of New York Land and Lakes (Buyer). Subsequently a phone interview was performed with Mr. Bill Kinney (Representative of J.W. Kinney Trust as Owner). Mr. Kinney has been personally familiar with the Subject Property for greater than 20 years and was identified as the "most knowledgeable person" available and was interviewed to obtain information pertaining to known or recognized environmental conditions associated with the Subject Property. Keystone also interviewed Mr. Thomas Weber of Motorola, who as a technician for the on-site communication tower, has been personally familiar with the Subject Property since 2008. In addition, Mr. Chalie Fields who is a neighbor and part-time groundskeeper at the land was interviewed during the site reconnaissance. Based on the site history provided by these persons as well as review of other sources, further Owner/Occupant interviews were not deemed warranted.

2.2.3 Review of Subject Property's History: This review was conducted to identify past land uses or features that might be indicative of environmental concern. Sources of information reviewed included visual inspection, review of historical aerial photographs, historic topographic maps, chain of title, as well as information provided by key personnel as part of the interviews described above.

2.2.4 Review of Adjoining Land Uses: Adjoining land uses were preliminarily reviewed to assess the potential for environmental impacts on the Subject Property. This review was based on visual observations of adjoining properties during the site reconnaissance, as well as review of historical research documentation described above, and a review of a computerized regulatory database report described below.

2.2.5 Computerized Regulatory Database Search and Agency File Reviews: A computerized environmental regulatory program database report for facilities located within the ASTM specified radius of the Subject Property was obtained from the Envirosite Corporation of Westport, Connecticut. The databases provide information on sites located within an ASTM-standard specified distance pertaining to the Federal Comprehensive Environmental Response, Compensation and Liability Act/National Priority List (CERCLA/NPL) and Resource Conservation and Recovery Act (RCRA) programs, Emergency Response Notification System (ERNS), and State Underground Storage Tank/Aboveground Storage Tank (UST/ AST), hazardous waste and solid waste facility program records. In addition, the Tompkins County Municipal offices and online databases were contacted for relevant information pertaining to the Subject Property and nearby properties.

2.3 Out of Scope Items

The investigation addresses the likelihood of hazardous substance or petroleum product contamination resulting from past and current known uses of the Subject Property. As a result, certain conditions may not be revealed. The following services are not required per ASTM standard and associated surveys, testing and/or reporting were therefore not included in the scope of work:

1. Asbestos;
2. Lead;
3. Radon;
4. Lead in drinking water;
5. Wetlands;
6. Flood zone;
7. Archaeological restrictions;
8. Naturally occurring toxins;
9. Structural stability;
10. Toxicity of common household or building materials;
11. Regulatory compliance including health and safety;
12. Common sources of federal, state and/or local compliance obligations;
13. Endangered Species Act including rare plants and animals;
14. Indoor Air Quality;
15. Mold; and,
16. Substances not defined as hazardous substances or petroleum products such as emerging contaminants (PFAS et al.).

2.4 User Responsibilities

The EPA's All Appropriate Inquiry (AAI) rule requires certain tasks be performed by the party seeking to qualify for a CERCLA Landowner Liability Protection (LLP) as well as USEPA Brownfield Assessment and Characterization grantees. These AAI User responsibilities include the following:

1. User must check title records for environmental liens and Activity and Use Limitations (AULs).
2. If the User has any specialized knowledge or experience that is material to Recognized Environmental Conditions in connection with the Subject Property, the User should communicate any information based on such specialized knowledge or experience to the environmental professional.
3. If the User has any actual knowledge of any environmental lien or Activity and Use Limitations encumbering or in connection with the Subject Property, the User should communicate such information to the environmental professional. The User should do so before the site reconnaissance is conducted.
4. In a transaction involving the purchase of commercial real estate, the User shall consider the relationship of the purchase price of the Subject Property to the fair market value of the Subject Property as a low purchase price to market value may indicate impact by hazardous substances or petroleum products.
5. If the User is aware of any commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to Recognized Environmental Conditions, the User should communicate such information to the environmental professional.
6. The User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases as the Subject Property, in regard to the above noted investigation responsibilities.

In order to ensure compliance with the aforementioned User Responsibility criteria, Keystone provided a User Questionnaire to the Client (as the "User") which is included in **Appendix D** of this report. The User Questionnaire was completed by Mr. Bob Lesperence, Managing Member of New York Land & Lakes Development, LLC (Buyer).

2.5 Encountered Limitations, ASTM Deviations and Significant Data Gaps.

Very dense brush covers much of the Subject Property which limited access and observation of ground surfaces. However, based on review of aerial photographs as well as multiple interviews with those familiar with the Subject Property, this limitation was not anticipated to inhibit accurate presentation of this ESA. Other limitations were not encountered during performance of this Phase I ESA and deviations (including exceptions or deletions) to the ASTM standard were not performed in connection with preparation of this Phase I ESA. Significant "Data Gaps" were also not identified.

3. Subject Property Description

As described above, the Subject Property was originally developed by Babcock Poultry in 1972 and operated until approximately 1983. Subsequently John William Kinney leased the Subject Property as a swine farm which operated from approximately 1984 to 1994. Facilities include the existing presence of 13 elongated barn structures which were all built of similar construction by Babcock Poultry in approximately 1972, however only the southernmost four (4) barn structures nearest Aiken Road were used as part of the subsequent swine farm operations. This timeline of development can be generally confirmed by review of historic aerial imagery (refer below to Section 7.1) where the Subject Property's was observed as undeveloped agricultural cropland in 1968 and subsequently developed with the existing 13 barn structures in 1980. Mr. Bill Kinney (Son of John William Kinney) stated that the Subject Property was very well mowed and maintained during its tenure as a poultry and swine farm, which appears consistent with review of aforementioned aerial imagery. He stated that all exterior portions of the property were consistently mowed and the current overgrown brush

conditions started upon cease of swine operations in approximately 1994 when mowing ceased. He stated that areas surrounding the barn structures were not used for agriculture during operation as a farm complex and was unaware of herbicide or pesticide uses with the exception of very limited personal spray application along the barn structures, as observed by a few hand sprayers stored inside a single barn structure nearest the entrance from Podunk Road. Mr. Kinney lives adjacent to the Subject Property at its entrance from Podunk Road and stated that he has been personally familiar with the property since childhood dating back to the 1980's. He has lived adjacent for greater than 20 years and monitors the property closely and stated that access is restricted via locked gates. Current uses include only hunting and trapping or other recreational uses by the family. He stated that most of the structures were unheated and former heat supplies were provided via propane tanks (since removed). He was unaware of any fuel sources other than propane and does not believe there are any underground storage tanks, buried materials, or illicit dump sites located on-site. He did verify the presence of on-site water supply wells (refer below to Section 6.1). Details related to their size, depth, location etc. was not determined. Further detailed descriptions are provided below in Section 6 – Site Reconnaissance.

4. Adjoining Property Descriptions

Adjoining land uses were reviewed to preliminarily assess the potential for environmental impacts to the Subject Property. The assessment of adjoining properties was based on visual observations and land use as depicted by the aerial photographs. Adjoining land use is summarized on the table below.

TABLE NO. 4-1: ADJOINING LAND USE SUMMARY

Direction	Description
North	Agricultural cropland with sparsely spaced residential dwellings/farmsteads are positioned to the north along Iradell Road.
South	Agricultural cropland with sparsely spaced residential dwellings/farmsteads are positioned to the south along Aiken Road.
East	Agricultural cropland with sparsely spaced residential dwellings/farmsteads are positioned to the east along Halseyville Road.
West	Agricultural cropland with sparsely spaced residential dwellings/farmsteads are positioned to the west along Podunk Road.

Evidence of nearby dry cleaners or other potential off-site impacts was not visually observed in the vicinity of the Subject Property.

5. Physical Setting Records

According to the 2019 USGS 7.5-Minute Quadrangle map for the Mecklenburg, New York vicinity, the Subject Property lies between 1,200-feet and 1,340-feet above mean sea level and slopes gently to the northeast. Based on local topography, the suspect groundwater flow direction is from west to east towards Cayuga Lake, which is located approximately 5.5 miles east of the Subject Property at a mean elevation of 413-feet above mean sea level. Refer to Figure 2 – USGS Map. It should be noted that a physical investigation would be required to verify the specific groundwater flow direction at the Subject Property.

According to the Tompkins County, New York Soil Survey as well as the USDA Natural Resource Conservation Service – Web Soil Survey, the Subject Property's overburden is composed of Langford and Erie channery silt loams. The Langford series consists of deep, moderately well drained, medium-textured soils that formed in low-lime glacial till. These soils have a fragipan through which water passes slowly and which is the main cause of their slight but significant wetness. The Erie series consists of deep, somewhat poorly drained, medium-textured soils that have formed in low lime glacial till. A very dense, very slowly permeable fragipan, which lies only 12 to 18 inches below the surface in uneroded areas, is the outstanding physical property of these soils. Additional soil data is provided in **Appendix D**.

6. Site Reconnaissance

Date of Inspection:	January 5, 2023
Arrival Time:	8:00 am
Keystone Personnel:	Mr. Timothy M. O'Connor, C.E.P., Sr. Environmental Scientist performed the Site Reconnaissance efforts and prepared this ESA as a qualified Environmental Professional.
Site Representatives:	Mr. Bob Lesperence, Buyer

The Subject Property was traversed by Keystone where possible. Mr. Lesperence accompanied Keystone during the site reconnaissance. Complete access to interior portions of the 13 barn structures and other buildings was provided. Each of the adjoining/abutting properties was inspected along their perimeters to evaluate potential environmental concern(s) that may impact the Subject Property. During the site visit, the weather was sunny with temperatures in the 40's. No snow cover was present during the site reconnaissance. A Subject Property inspection checklist is included as **Appendix A**. Photographs of the Subject Property and adjoining properties are presented as **Appendix B**.

The following is a list of common areas of potential environmental concern that were evaluated by Keystone personnel during the site reconnaissance.

6.1 Utilities, Floor Drains, Wells, Cisterns and/or Septic Systems

The Subject Property is located in a rural area and municipal water, sewer or natural gas services are not available. Electric services utilized at the Subject Property are provided by New York State Electric & Gas (NYSEG). Although not specifically observed, septic systems associated with building restrooms must be present on-site.

A few floor drains were observed inside central portions of select barn structures. Their uses were suspected to be for processing of poultry (blood and floor cleaning) however based on the lack of use of regulated compounds were not considered to be injection wells or dry wells.

Several of the barn structures were observed with a drain pit positioned at their associated entrance (refer to **Appendix B** photograph documentation). Their specific construction was not determined during the site reconnaissance however a few were dipped with nearby pvc piping and appeared to have solid bottoms. Evidence of foul odor or product sheen was not observed within the stormwater filled drain pits.

Keystone identified several steel stickups labeled as "water." Keystone asked Mr. Bill Kinney, who stated there are 20 or 21 water supply well stickups positioned on-site, however it appears these stickups are shut off valves. Some of these were observed during Keystone's site reconnaissance (refer to **Appendix B** for photograph documentation). Subsequent to the site inspection, the buyer obtained Babcock Poultry Farm, Inc. "Water Piping Layouts" from the Kinney family. These plans show a total of five (5) wells with yields from 0.5 to 12 gallons per minute (gpm), however only three (3) of these wells are on the proposed "Subject Property" and the remaining two (2) will remain within Mr. Kinney's property.

6.2 Aboveground/Underground Storage Tanks (AST/USTs)

Several connections for propane service were observed at select barn structures during the site reconnaissance, however all associated propane tanks appear to have been removed. Evidence of petroleum fuels was not observed with the exception of a single 275-gallon, empty fuel oil AST positioned along a vacant office building structure near the intersection between Aiken and Tucker Roads. Evidence of product release was not observed beneath the tank. The presence of other aboveground/underground storage tanks was not identified at the Subject Property and was not known to be present by Mr. Bill Kinney, representative of Owner.

6.3 Pipelines

The presence of pipelines was not identified at the Subject Property.

6.4 Transformers and PCB Equipment

The presence of facility owned electrical transformer and/or PCB containing equipment was not identified at the Subject Property.

6.5 On-site Hazardous Substances and Petroleum Products

The only materials of environmental concern were identified as approximately nine (9) 55-gallon drum containers (or less) storing suspect petroleum and/or agricultural chemicals. These drums were positioned over solid concrete surfaces inside the two (2) barn structures, one nearest the Podunk Road entrance and the other observed with some standing water inside directly to the north. The presence of other on-site hazardous substances, unidentified containers and/or petroleum products was not identified at the Subject Property.

6.6 Evidence of Landfill, Dumping, Disturbed Soil or Direct Burial Activity

Evidence of landfill, illegal dumping, disturbed soil or direct burial activity was not identified at the Subject Property.

6.7 Evidence of Solid Waste and/or Wastewater Discharges

Evidence of solid waste or wastewater discharges was not identified at the Subject Property.

6.8 Evidence of any Industrial or Production/Storage Activities

Evidence of industrial production or storage activities was not identified at the Subject Property.

6.9 Evidence of any Monitoring Wells or Remedial Activities

Evidence of monitoring wells was not identified at the Subject Property.

6.10 Evidence of any Chemical Spills and/or Releases

A visual inspection for evidence of spills of gasoline, oils, chemicals or other contaminants was completed (i.e., staining, stressed vegetation, and similar observations). Evidence of chemical spills or releases was not observed at the Subject Property.

6.11 Asbestos Inspection

An asbestos survey, inspection or investigation is not required by ASTM standard and is beyond the scope of this Phase I ESA and was therefore not conducted. However, it should be known that the presence of illicit dumping which may contain asbestos materials is applicable to the ASTM standard. Such findings were not identified during the site reconnaissance.

6.12 Lead Based Paint Inspection

Lead based paint survey, inspection or investigation is not required by ASTM standard and is beyond the scope of this Phase I ESA and was therefore not conducted. However, it should be known that the presence of illicit dumping which may contain lead based paint materials is applicable to the ASTM standard. Such findings were not identified during the site reconnaissance.

6.13 Soil Vapor Migration Evaluation

An evaluation of risk associated with potential soil vapor migration was performed as part of this investigation (as required in the applicable ASTM standard). Based upon information obtained during the site reconnaissance and regulatory database review, the presence of known contamination presenting a concern for soil vapor migration was not identified on-site or immediately upgradient of the Subject Property.

7. Site History

In addition to personnel interview(s) described below in Section 8, in order to identify all obvious uses of the Subject Property dating back to 1940 or its first developed use (whichever is earlier), the ASTM standard requires that at least four (4) historical resources be reviewed if, based on the judgement of the environmental professional, they are reasonable ascertainable, likely to be useful, and applicable to the Subject Property. Based on the location of the Subject Property in a rural setting, the resources determined to be potentially applicable (as available) included historical aerial photographs, topographic maps, Sanborn fire insurance maps, and limited chain of title review. As an additional measure, Keystone also inquired about whether any prior environmental report documentation had been performed and its availability, if applicable. Descriptions and evaluations of associated resources are provided below.

7.1 Aerial Photograph Review

Keystone reviewed aerial photographs covering the Subject Property and surrounding lands from 1938 to 2021, purchased from Envirosite. The results of the review are summarized in the table below. Aerial photographs are included in **Appendix C** of this report.

TABLE NO. 7-1: AERIAL PHOTOGRAPH REVIEW

Date	Description
1938	The Subject Property was used for undeveloped agricultural cropland at the time. Structures included only the existing farmstead complex positioned near the Aiken and Tucker Road intersection. Surrounding properties remained sparse residential and cropland at that time. Evidence of environmental concern was not identified.
1942	Significant changes in characteristics from the previous aerial photograph were not observed.
1944	Significant changes in characteristics from the previous aerial photograph were not observed.
1954	Significant changes in characteristics from the previous aerial photograph were not observed.
1957	Significant changes in characteristics from the previous aerial photograph were not observed.
1960	Significant changes in characteristics from the previous aerial photograph were not observed.
1964	Significant changes in characteristics from the previous aerial photograph were not observed.
1968	Significant changes in characteristics from the previous aerial photograph were not observed.
1980	The existing farm complex of 13 barn structures had been developed at that time by Babcock Poultry (circa about 1972). Surrounding lawn areas appeared diligently maintained without evidence of activity outside of the barn structures. Areas surrounding the farm structures no longer appeared utilized for cropland. Ponded areas had also been constructed near the barn structures and were likely used as a water source for farming practices. Agricultural field/cropland areas remained on both sides of Tucker Road away from the barn structures. Evidence of environmental concern was not identified.
1985	Significant changes in characteristics from the previous aerial photograph were not observed. Based on interview documentation from Mr. Bill Kinney, the farm had been converted from poultry to a swine farm around this time period. Evidence of activity outside of the barn structures was not identified.
1991	Significant changes in characteristics from the previous aerial photograph were not observed.
1994	Significant changes in characteristics from the previous aerial photograph were not observed. According to Mr. Bill Kinney, as well as calendar information found inside a barn structure, the Subject Property ceased operations between 1993-1994. Some brushy growth was beginning to establish for the first time since at least 1980 (and likely 1972) indicating the cease of mowing operations and lack of activity on-site.
1995	Significant changes in characteristics from the previous aerial photograph were not observed.
2002	Significant changes in characteristics from the previous aerial photograph were not observed.

2006	Significant changes in characteristics from the previous aerial photograph were not observed.
2008	Significant changes in characteristics from the previous aerial photograph were not observed. Significant brushy underground was observed surrounding the on-site barn structures by this time.
2009	Significant changes in characteristics from the previous aerial photograph were not observed.
2011	Significant changes in characteristics from the previous aerial photograph were not observed.
2013	Significant changes in characteristics from the previous aerial photograph were not observed.
2015	Significant changes in characteristics from the previous aerial photograph were not observed.
2017	Significant changes in characteristics from the previous aerial photograph were not observed.
2019	Significant changes in characteristics from the previous aerial photograph were not observed.
2021	Significant changes in characteristics from the previous aerial photograph were not observed. Specific visual evidence of environmental concern was not identified.

7.2 Historical Topographic Maps

Keystone reviewed historical topographic maps covering the Subject Property from 1950 to 2019 made available from the USGS map store website. Copies of the Historical Topographic Map Report are included in **Appendix C** of this report. A summary of the map review information is presented below.

- 1950 – Structures do not appear in the vicinity of the Subject Property.
- 1969 – Structures do not appear in the vicinity of the Subject Property.
- 1976 – Although indicated to be developed in 1972 as a poultry farm, structures do not appear in the vicinity of the Subject Property at this time.
- 2019 – Structures do not appear in the vicinity of the Subject Property however the associated roadway system surrounding the existing barn structures was shown at this time.

Features of environmental concern were not identified.

7.3 City Directory Review

Based on the Subject Property's location within a rural area, it was Keystone's opinion that such records were not "reasonable ascertainable" and therefore were not purchased as part of this investigation.

7.4 Sanborn Maps Review

Keystone attempted to purchase Sanborn Fire Insurance Maps through Envirosite Corporation. However, according to the Certified Sanborn Map Report dated January 6, 2023, a complete holding of the Sanborn Library, LLC collection was searched and based on client supplied target property (Subject Property) information, fire insurance maps covering the Subject Property were not available. A copy of the provided documentation is included in **Appendix C** of this report.

7.5 Chain of Title Review

An Abstract of Title was provided by the Client and reviewed as part of this investigation. Based on information obtained during the Chain of Title review, indications of current or former high risk Owners/Occupants were not identified. Associated information is available through New York Land and Lakes upon request.

7.6 Previous Environmental Reports

Keystone inquired about any previous investigations conducted at the Subject Property. According to the interviewed personnel identified in Section 2.2.2, previous environmental reports were not known to exist for the Subject Property.

8. Personnel Interviews

Subsequent to Keystone's site reconnaissance, a phone interview was conducted on January 19, 2023, with Mr. Bill Kinney, who is the Son of Mr. John William Kinney (deceased) of J.W. Kinney Trust, the current Owner. Associated interview documentation has been referenced throughout this ESA. In summary, Mr. Kinney has been personally familiar with the Subject Property since his childhood dating back to the 1980's and was unaware of any commercial uses of the site with the exception of poultry farming and/or swine farming operations which occurred between approximately 1972 to 1994. He believe that only propane fuel sources were utilized at the farm and was unaware of any buried fuel tanks or other environmental concerns at the Subject Property. In response to Keystone observing a few individual spray containers located within a single barn structure (nearest the Podunk Road entrance), Mr. Kinny assured the commercial application of herbicides and/or pesticides have not been performed on-site as such activities did not occur in the vicinity of the barn structure post at least 1972 and remaining portions of the Subject Property have been leased to a local farmer (Thor) who is "certified organic." He believed such certification requires the lack of chemical use at any crop for at least 3-4 years prior to growing as well as the lack of any chemical use thereafter. Such interview documentation further relieved Keystone's concern for historic use of chemicals on-site. As part of ASTM standard, Keystone specifically asked Mr. Kinney if he was aware of any environmental liens or restrictions associated with the Subject Property. Mr. Kinney stated that he was not aware of any liens or restriction and was generally unaware of any environmental concerns associated with the Subject Property.

In addition, while performing our site reconnaissance, Keystone encountered Mr. Charlie Fields who stated he has been a neighbor of the Subject Property since 2002 and often performs services for the Kinney family including trail cutting through the property. Mr. Fields generally confirmed the above noted information and was also unaware of any environmental concerns associated with the Subject Property. He stated that he has hunted the site and cut paths and has not encountered dump sites or known buried materials on-site. This further relieved Keystone's limitations from the presence of dense brush limiting access to all portions of the Subject Property.

Also while performing our site reconnaissance, Keystone encountered Mr. Thomas Weber who was performing maintenance of the on-site Motorola communications tower. Mr. Weber stated that he has personally been performing maintenance of the tower since its original construction in approximately 2007 and was unaware of any illicit dumping, buried materials or other features of environmental concern that may be encountered during his visits to the Subject Property.

9. Interviews with State and/or Local Government Officials

In order to achieve the ASTM's regulatory overview/interview requirements, the following regulatory agency file sources were reviewed.

9.1 NYSDEC Spills Incidents Database Review

On January 19, 2023, Keystone conducted a NYSDEC Spill Incidents Database Search online at www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid+2.com. The search included review of the specific property address identified as 255 Podunk Road as well as 9 Tucker Road in the Town of Enfield, Tompkins County, NY from 1979 to present as well as a blanket search of "Podunk Road, Tucker Road and Halseyville Roads" dating back to 1979. According to the database review, records of environmental concern were not identified.

However, it should be understood that the lack of identified spill cases does not represent certainty that such cases have not been identified by the NYSDEC and potentially available through a formal FOIA file review request. Associated documentation is provided in **Appendix D**.

9.2 NYSDEC Information Locator Search Review

On January 19, 2023, Keystone conducted a NYSDEC Information Locator Search online at www.gisservices.dec.ny.gov/gis/dil/.com. Review of the Subject Property's location did not reveal any information layers or findings considered to present a significant potential for "business environmental risk" to the Owners or Operators of the Subject Property.

However, it should be understood that the lack of identified information layers does not represent certainty that such cases have not been identified by the NYSDEC and potentially available through a formal FOIA file review request. Associated documentation is provided in **Appendix D**.

9.3 Local Officials Records Review

Review of the aforementioned State of New York regulatory agency records was determined sufficient to meet ASTM standards regarding ASTM requirements regarding Interview with State and/or Local Government Officials. Based on the lack of environmental findings associated with the Subject Property and adjoining parcels and lack of use dating back to 1994, review of local planning and/or code enforcement records were not deemed necessary to provide site specific information or to supplement any data gaps and was therefore not performed.

9.4 NYSDEC File Review

An official NYSDEC and/or United States Environmental Protection Agency (USEPA) Freedom Of Information Act (FOIA) file review request was not conducted as part of this work scope.

9.5 Environmental Lien Review

In attempt to identify the presence of environmental liens or restrictions on the Subject Property, Keystone interviewed Mr. Bill Kinney as representative of Owner/Seller (J.W. Kinney Trust) as well as Mr. Bob Lesperence of New York Land and Lakes (Buyer). Neither person was aware of any environmental liens or restrictions placed on the Subject Property. Keystone also did not identify any associated documentation during review of the government databases, regulatory databases or other sources reviewed as part of this assessment. Therefore it was Keystone's opinion that further lien research was not deemed necessary.

10. Review of Regulatory Agency Records

In addition to the historical review, environmental regulatory agency records were searched through the use of state and federal databases accessed and summarized by the Envirosite Corporation. The databases report dated January 6, 2023 is a screening tool that identifies sites located within a set of ASTM-recommended search radii, to identify the occurrence of spills and/or facilities involving solid waste, hazardous waste, and petroleum products on the Subject Property or nearby properties.

Federal and State regulatory program searches within the ASTM standard search radius for select databases are listed in Table 10-1, followed by a brief summary discussion of the identified sites. A detailed description of each database and facility listing is provided within the full Envirosite report, which is attached as **Appendix D**. Keystone does not warrant the accuracy or completeness of the computerized regulatory database report. The report contents are subject to the disclaimer provided within the Envirosite report.

No State or Federal program Sites were identified within the ASTM search radius. Keystone does not warrant the accuracy or completeness of the computerized regulatory database report. The report contents are subject to the disclaimer provided within the Envirosite report.

11. Findings and Opinions

In summary, the following "findings" have been identified and evaluated with respect to the ASTM's definition of Recognized Environmental Condition, as referenced above in Section 2.1. Any identified RECs are summarized below in the Conclusions section of this report as required by ASTM standards.

a. The Subject Property was originally developed by Babcock Poultry in approximately 1972 and operated as a poultry farm until approximately 1983. At that time the farm complex which consists of 13 elongated barn structures was leased as a swine farm until cease of operations in 1994. The Subject Property has remained unoccupied since that time with nearly all furnishings having been removed. The only remaining materials of environmental concern were identified as the presence of approximately nine (9) 55-gallon drum containers (or less) storing suspect petroleum and/or agricultural chemicals. These drums were positioned over solid concrete surfaces inside the two (2) barn structures, one nearest the Podunk Road entrance and the other observed with some standing water inside directly to the north. Although evidence of release was not identified, their presence at an unoccupied property is considered to pose a material threat of release and was therefore identified as a "Recognized Environmental Condition."

b. One (1) empty 275-gallon fuel oil aboveground storage tank is present along the exterior wall of the on-site office building structure located near the Aiken and Tucker Roads intersection. Although considered a "finding," due to the tank's empty condition and lack of identified product release, the presence of this tank was not considered a "Recognized Environmental Condition."

c. Several of the barn structures were observed with a drain pit positioned at their associated entrance. Their specific construction was not determined during the site reconnaissance however a few of these structures were dipped with nearby pvc piping and appeared to have solid bottoms. Evidence of foul odor or product sheen was not observed within the stormwater filled drain pits. Although considered a "finding," based on the limited former uses of the Subject Property as a food processing facility without known uses of petroleum of hazardous compounds, the presence of these pits was not considered a "Recognized Environmental Condition."

d. Keystone identified several steel stickups labeled as "water." Keystone asked Mr. Bill Kinney, who stated there are 20 or 21 water supply well stickups positioned on-site, however it appears these stickups are shut off valves. Some of these were observed during Keystone's site reconnaissance (refer to **Appendix B** for photograph documentation). Subsequent to the site inspection, the buyer obtained Babcock Poultry Farm, Inc. "Water Piping Layouts" from the Kinney family. These plans show a total of five (5) wells with yields from 0.5 to 12 gallons per minute (gpm), however only three (3) of these wells are on the proposed "Subject Property" and the remaining two (2) will remain within Mr. Kinney's property. Although considered a finding, the presence of on-site supply wells was not considered a "Recognized Environmental Condition."

12. Conclusions

Keystone Associates Architects, Engineers and Surveyors, LLC (Keystone) has conducted a Phase I Environmental Site Assessment (Phase I ESA) for the site at Podunk, Tucker and Halseyville Roads, Town of Enfield, Tompkins County, New York (the Subject Property). The Subject Property is currently owned by the T.W. Kinney Trust and is identified as Tompkins County Tax Map No.'s 502600-2.-1-7, 502600-2.-1-8, 502600-2.-2-8 and 502600-2.-2-4.34 and totals approximately 337-acres, which is to be subdivided from the overall 342.77 acre property. The Subject Property primarily consists of 13 elongated barn structures most recently used as a poultry and/or swine farm from approximately 1972 to its vacancy in 1994. This assessment was conducted in substantial conformance with 40 CFR Part 312 – *Standards and Practices for All Appropriate Inquiries* and Standard Practice E-1527-21 of the ASTM, updated November 2021.

Based on the scope of this Phase I ESA outlined in Section 2.2 of this report, the following Recognized Environmental Conditions (RECs) have been identified.

a. The Subject Property was originally developed by Babcock Poultry in approximately 1972 and operated as a poultry farm until approximately 1983. At that time the farm complex which consists of 13 elongated barn structures was leased as a swine farm until cease of operations in 1994. The Subject Property has remained unoccupied since that time with nearly all furnishings having been removed. The only remaining materials of environmental concern were identified as the presence of approximately nine (9) 55-gallon drum containers (or less) storing suspect petroleum and/or agricultural chemicals. These drums were positioned over solid concrete surfaces inside the two (2) barn structures, one nearest the Podunk Road entrance and the other observed with some standing water inside directly to the north. Although evidence of release was not identified, their presence at an unoccupied property is considered to pose a material threat of release and was therefore identified as a "Recognized Environmental Condition." Therefore it is Keystone's opinion that the drums be removed and properly disposed of in accordance with all State and Federal guidelines.

b. One (1) empty 275-gallon fuel oil aboveground storage tank is present along the exterior wall of the on-site office building structure located near the Aiken and Tucker Roads intersection. Although considered a "finding," due to the tank's empty condition and lack of identified product release, the presence of this tank was not considered a "Recognized Environmental Condition." However, it is recommended the tank be removed from the Subject Property and properly disposed of to prevent future filling and potential release.

c. Several of the barn structures were observed with a drain pit positioned at their associated entrance. Their specific construction was not determined during the site reconnaissance however a few of these structures were dipped with nearby pvc piping and appeared to have solid bottoms. Evidence of foul odor or product sheen was not observed within the stormwater filled drain pits. Although considered a "finding," based on the limited former uses of the Subject Property as a food processing facility without known uses of petroleum of hazardous compounds, the presence of these pits was not considered a "Recognized Environmental Condition." However, it is Keystone's opinion that any pits be properly filled and sealed to prevent their use as a potential migration pathway to site soils and/or groundwater.

Our Findings and Conclusions should be reviewed in conjunction with the entire report. With the exceptions of the above descriptions, other RECs have not been identified at this time. Please note that the conclusions reached in this report do not represent scientific certainties, but rather are probabilities based on our professional judgment. The conclusions made in this report are based solely on the scope of services described herein and the information obtained during the course of work.

13. Certification

The reported analyses, opinions and conclusions are personal, unbiased, professional and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions or conclusions in, or the use of this report. I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Keystone Associates
Architects, Engineers and Surveyors, LLC

Timothy M. O'Connor, C.E.P.
Senior Environmental Scientist

14. Qualifications

Keystone is a full service architectural, engineering and surveying firm offering services from initial planning, environmental and feasibility studies through detailed design, procurement and construction phase services. The firm was originally established in 1993 as Keystone Trozze, LLC and was renamed in July of 2000 as Keystone Associates Architects, Engineers and Surveyors, LLC.

Timothy M. O'Connor, Senior Environmental Scientist performed this Phase I ESA. The scope of this investigation was limited to visual observation of surface conditions at the Subject Property, interviews with the Subject Property Owner, listed public agency documentation, and a review of readily available reports and literature.

The computer database contained in this report has been provided by Envirosite Corporation and was obtained from publicly available sources and other secondary sources of information produced by others. Keystone disclaims any and all liability for any errors, omission, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The report is valid only for the geographical parameters specified on the cover page of that report, and any alteration or deviation from that description will require a new report.

Information provided to Keystone by interviewees forms the basis for certain opinions and findings for this report. Keystone cannot warrant the accuracy or completeness of information provided by these sources, but has used professional judgment, available site information, and visual observations in incorporating information provided by the interviewee into this report.

Services for this project are performed in accordance with the Agreement between the Client and Keystone. No warranty or guarantee of site conditions is intended. This report is solely for the use of the Client and any reliance on this report by third parties shall be at such party's sole risk.

This report is intended to be used in its entirety, including all attachments and/or addenda to the report. Reliance on portions of the report, without considering it in its entirety, could potentially lead to misinterpretation by the reader.

15. References

Tompkins County:

Tompkins County online GIS Mapping Records, www.Tompkinsgis.co.Tompkins.ny.us. January 2023.

Interviews:

Mr. Bill Kinney, Representative of J.W. Kinney Trust as Owner, January 19, 2023.

Mr. Thomas Weber, Representative of Motorola as Occupant, January 5, 2023.

Mr. Charlie Fields, Neighbor and part time groundskeeper, January 5, 2023.

Database Search:

Envirosite Corporation, Government Records Report, Podunk Road Property, Trumansburg, Tompkins County, New York, compiled January 6, 2023.

Envirosite Corporation, Certified Sanborn Map Report, Podunk Road Property, Trumansburg, Tompkins County, New York, compiled January 6, 2023.

Envirosite Corporation, Aerial Photo Decade Package, Podunk Road Property, Trumansburg, Tompkins County, New York, compiled January 9, 2023.

Resources:

United States Geological Survey; Mecklenburg, *New York* 7.5 minute series Topographic Quadrangle, www.store.usgs.gov/maps.

Soil data was obtained from the United States Department of Agriculture Natural Resource Conservation Service online Web Soil Survey, www.websoilsurvey.nrcs.usda.gov as well as the Tompkins County New York Soil Survey.

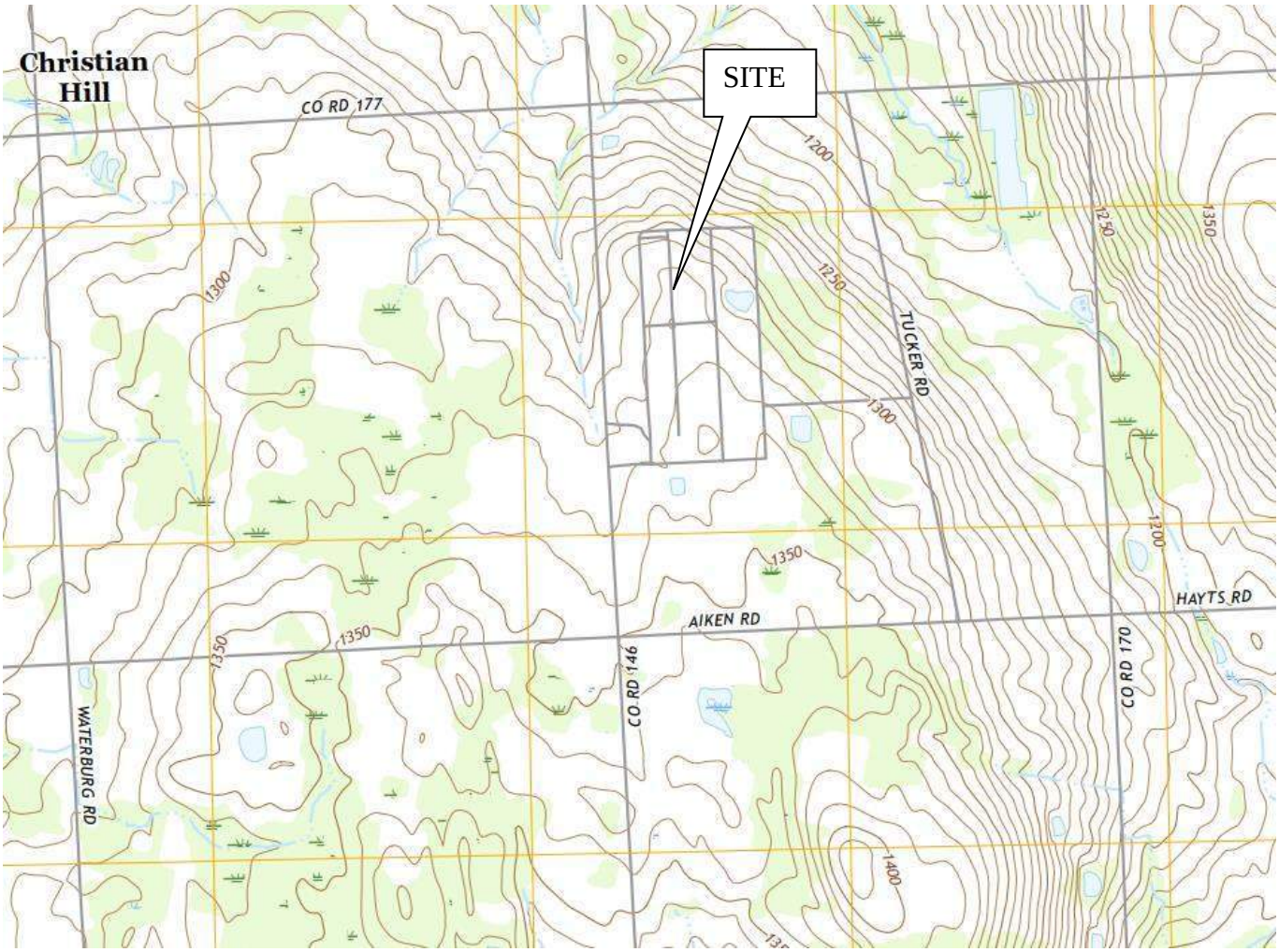
New York State Department of Environmental Conservation's Spills Incident Database search, www.gisservices.dec.ny.gov/gis/dil/.com. January 19, 2023.

New York State Department of Environmental Conservation's Information Locator search, www.gisservices.dec.ny.gov/gis/dil/.com. January 19, 2023.

FIGURES

Site Location Map – MapQuest Image

KEYSTONE ASSOCIATES ARCHITECTS • ENGINEERS • SURVEYORS, LLC	**PHASE I ENVIRONMENTAL SITE ASSESSMENT** **Podunk, Tucker and Halseyville Roads Property** **Town of Enfield** **Tompkins County, New York State** **Keystone Project No. 0392.30322**	**Figure No. 1** **Location Map** **Scale: NTS**



2019 - Mechlenburg, New York
USGS 7.5-Minute Series Topographic Map

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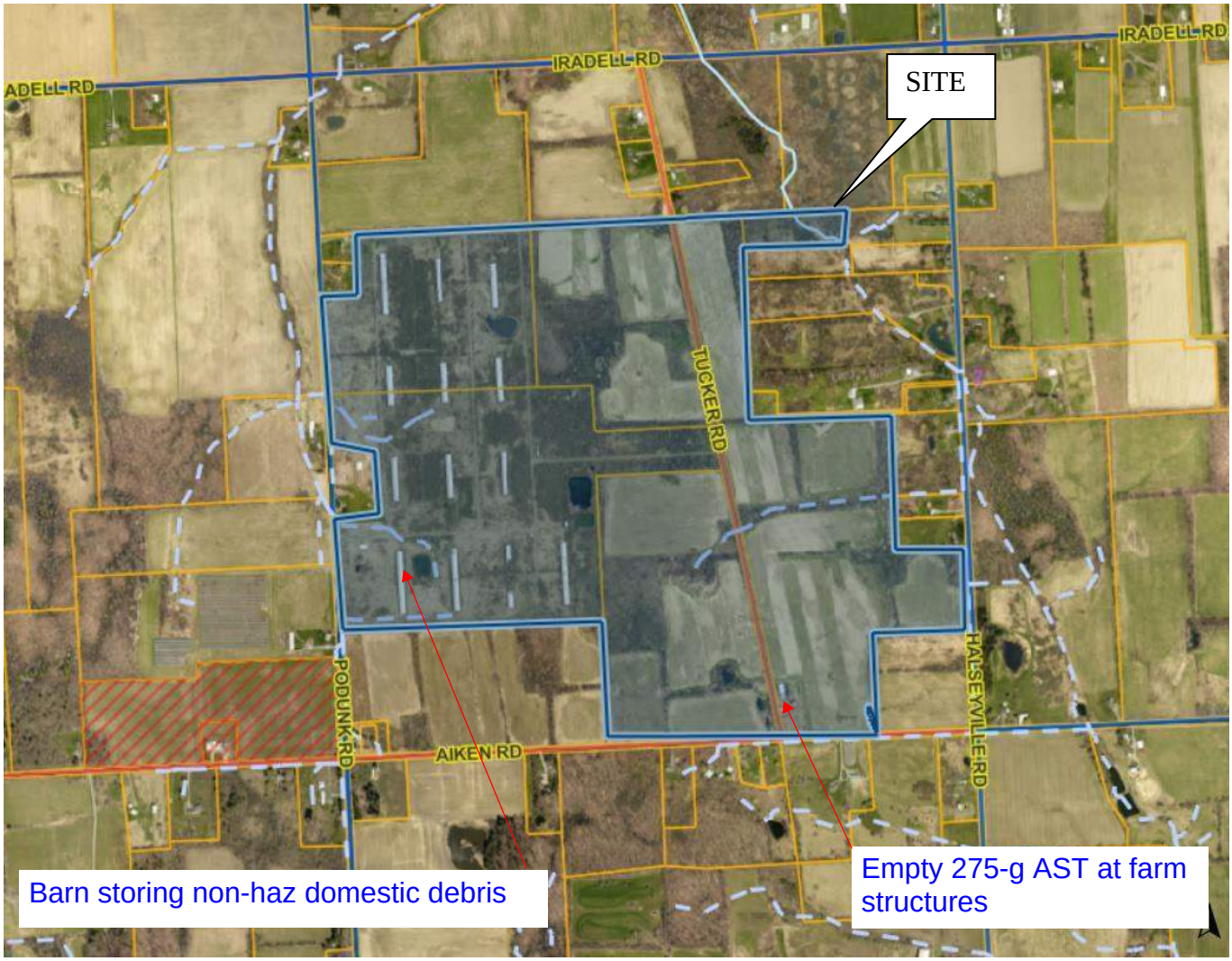
PHASE I ENVIRONMENTAL SITE ASSESSMENT
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

Figure No. 2
USGS Vicinity Map

Scale: NTS



Tompkins County GIS Map

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

Figure No. 3
Schematic Layout

APPENDICES

APPENDIX A
SUBJECT PROPERTY INSPECTION CHECKLIST

Subject Property Inspection Checklist 1-5-2023

Feature	Yes/No	Description
Waste/Debris Piles	Yes	Some piles of miscellaneous (non-hazardous) domestic debris was observed over solid concrete foundation inside a few of the barn structures. Piles were not identified on exterior portions of the Subject Property. Interviews with caretakers of the Subject Property did not identify the presence of illicit dumping or debris piles on-site. Such was considered important given limitations from overgrown portions across much of the Subject Property.
Drums/Containers	Yes	Approximately five (5) 55-gallon steel drums containing Nitrogen Stabilizer or other suspect agricultural chemicals were stored over solid concrete surfaces inside the barn nearest the primary Podunk Road entrance.
Waste Materials	No	
Discolored Soil	No	
Discolored Surface Water	No	
Odors	No	
Unnatural Fill	No	
Blackened/Burn Areas	No	
ASTs	No	
USTs	No	
Drains/Grates/Manholes	Yes	See Pits/Basins below.
Fill Pipes/Vent Lines	No	
Stressed Vegetation	No	
Wetlands/Seeps	No	
Ponds/Streams	Yes	There are four (4) small pond areas positioned on-site. The presence of dumping, odors or product sheen was not noticed at the pond surfaces.
Pits/Basins	Yes	Several of the barn structure had a drain system positioned beneath concrete slabs at their entrances. Steel covers were removed and they were sticked and appeared to have a solid bottom. Each of the drain pits were filled with stormwater and evidence of product sheen or odor was not observed during the site reconnaissance.
Transformers	No	
Elevators/Lifts	No	
Other	Yes	Municipal water is not available at the Subject Property and series of suspect water supply wells were positioned at two (2) areas on-site and may be present at other locations not observed due to overgrown brushy conditions.

APPENDIX B
STIE RECONNAISSANCE PHOTOGRAPHS

Typical view of similar barn structures present on-site with pit positioned at entrance.

View of primary storage barn nearest primary entrance off Podunk Road.

Appendix C – Site Reconnaissance Photographs
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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Typical view of drain leading to entrance pits.

View of pit positioned beneath concrete at entrance filled with stormwater.

Appendix C – Site Reconnaissance Photographs
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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Close view of miscellaneous stored items inside a barn structure.

View of five (5) 55-gallon drum (or less) containers. One label was identified as Nitrogen Stabilizer, an agricultural chemical. Others were not labeled but are also suspect agricultural chemicals.

Other view of drums shown above.

View of spray container inside the above referenced barn.

View of spray container inside the above referenced barn.

View of spray container inside the above referenced barn.

Appendix C – Site Reconnaissance Photographs
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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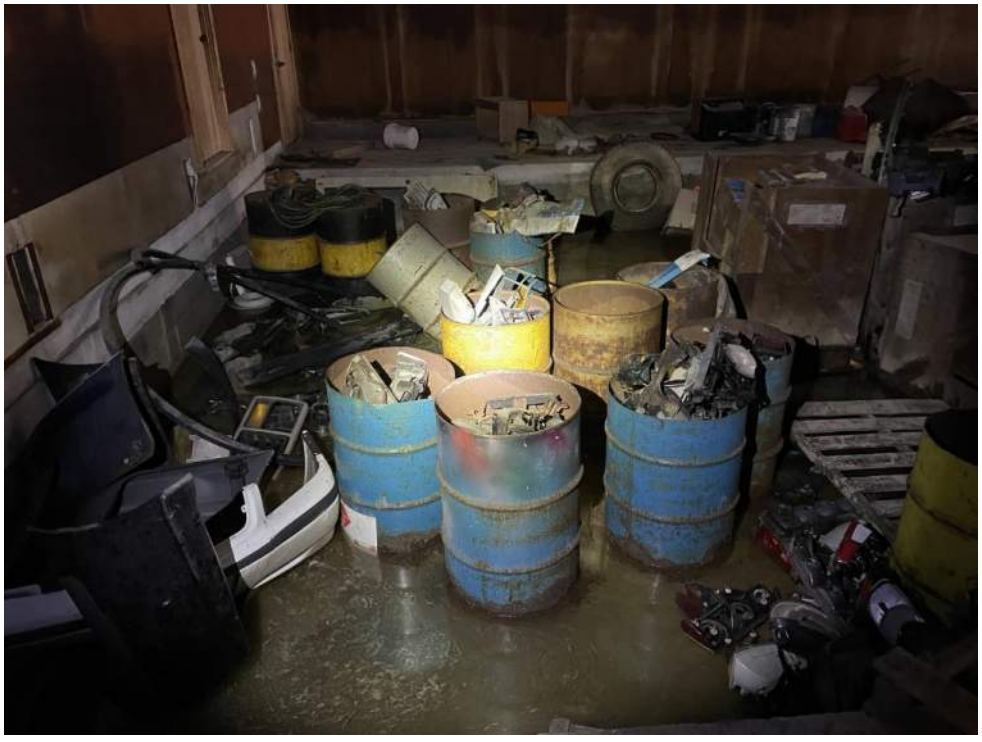
View of facility calendar last dated July 1994 indicating the last occupied uses of the Subject Property.

View of barn entrance at low elevation where surface water has flooded inside.

Typical view of all barn structures on-site, with the exception of the above referenced barn nearest Podunk Road entrance where domestic debris material storage was observed.



Limited area of storage inside barn with drums containing suspect tractor/farm parts.

View of pit containing stormwater.

Typical view inside barn.

View ow material posted inside facility showing former use by Babcock Chicken.

Drain noted inside central room (typical to many of the barn structures).

Appendix C – Site Reconnaissance Photographs
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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View of suspect water supply wells at the Subject Property.

View of electric or former propane fired heater equipment inside select barn structures.

View of on-site structure at intersection of Tucker Road and Aiken Road.

Empty 275-gallon fuel oil AST associated with above noted structure. Evidence of release was not observed.

Appendix C – Site Reconnaissance Photographs
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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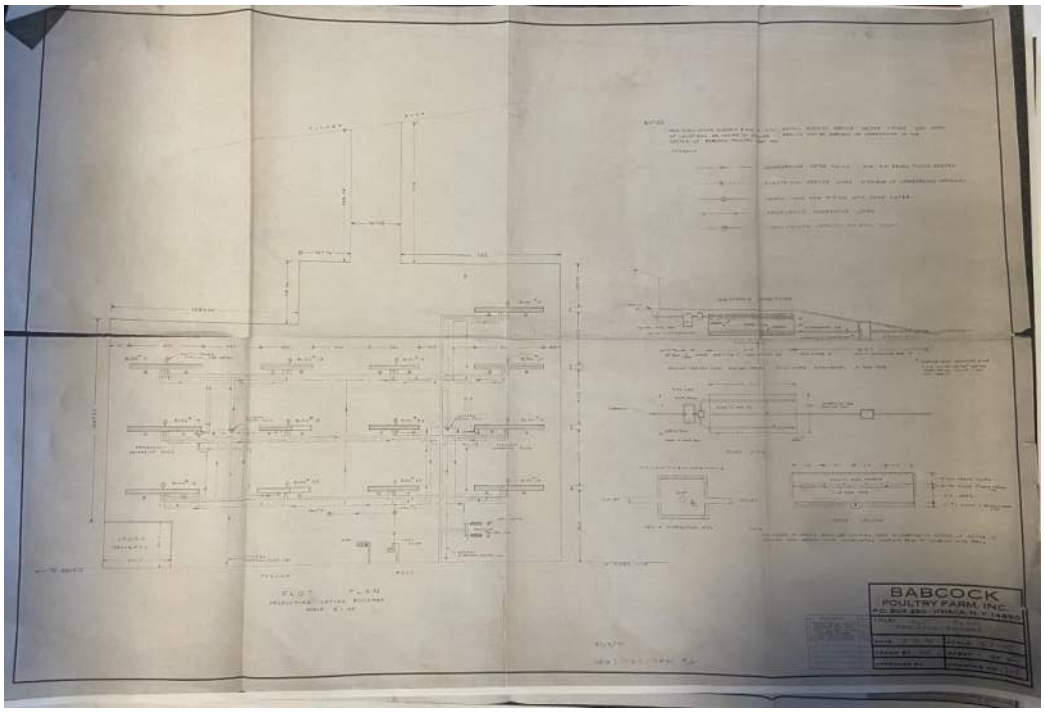
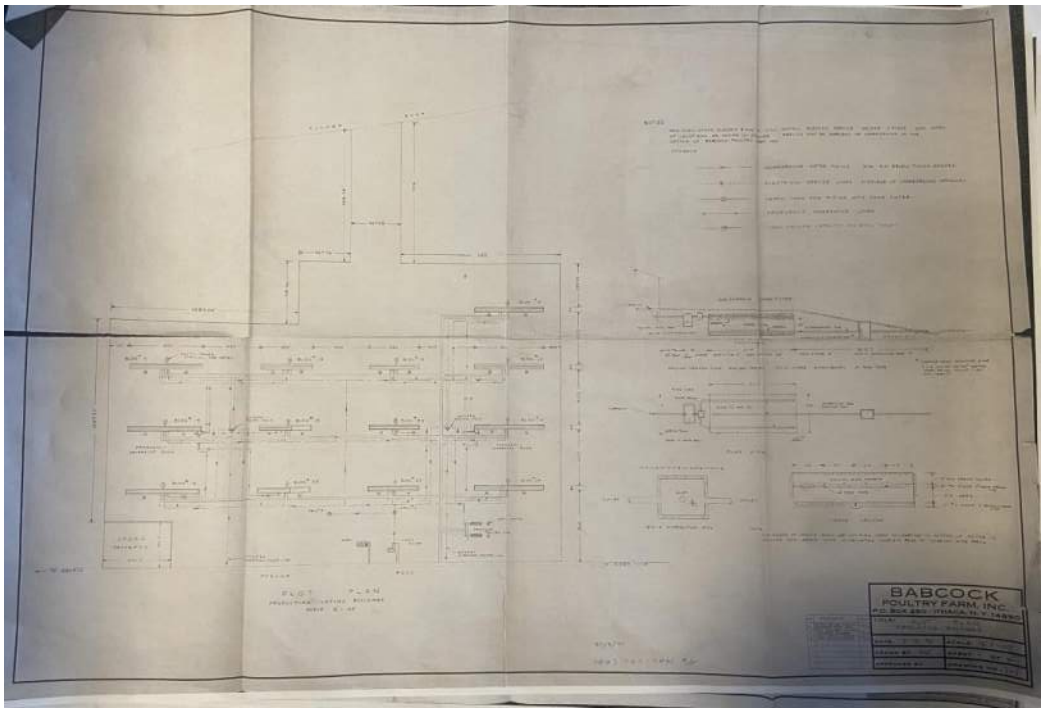
Remaining portions of structure(s) at above noted farmstead at Tucker and Aiken Road intersection. Interior portions were not inspected due to personal safety concern.

Typical view of pond(s) on-site.

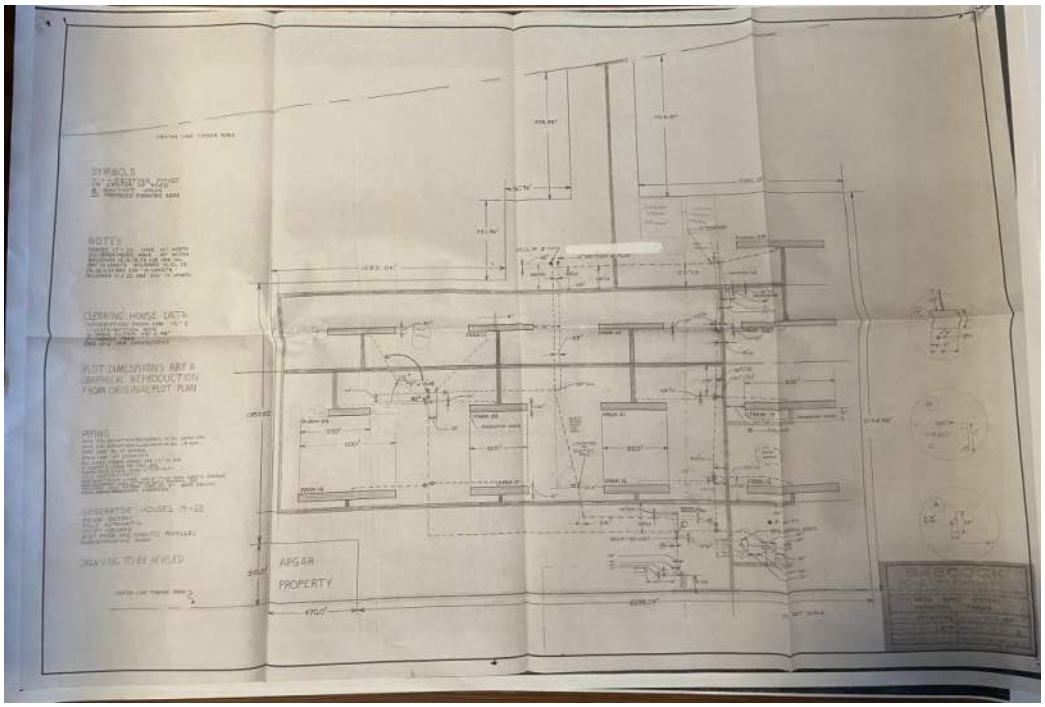
View of water line shutoff valve casings.



View of Babcock Poultry Farm Water Piping Layout Sheet 1 of 3.



View of Babcock Poultry Farm Water Piping Layout Sheet 2 of 3.



View of Babcock Poultry Farm Water Piping Layout Sheet 3 of 3.

APPENDIX C
HISTORICAL RESEARCH DOCUMENTATION

Historical Aerial Photo Report | 2023

Order Number: 82068
Report Generated: 01/09/2023

Project Name: Podunk Road Property
Project Number: 0392.30322

Podunk Road Property
236 Podunk Rd
Trumansburg, NY, 14886

Contact us at:
(866) 211-2028
envirositecorp.com

Historical Aerial Photo Report 2023

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. Envirosite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

ENVIROSITE SEARCHED SOURCES

SUBJECT PROPERTY:

Podunk Road Property
236 Podunk Rd
Trumansburg, NY, 14886

YEAR:	***SCALE:***	***SOURCE:***
1938	1" = 1,000'	U.S.D.A
1942	1" = 1,000'	U.S.G.S
1944	1" = 1,000'	U.S.G.S
1954	1" = 1,000'	U.S.D.A
1957	1" = 1,000'	U.S.G.S
1960	1" = 1,000'	U.S.G.S
1964	1" = 1,000'	U.S.D.A
1968	1" = 1,000'	U.S.G.S
1980	1" = 1,000'	U.S.D.A
1985	1" = 1,000'	NHAP
1991	1" = 1,000'	U.S.D.A
1994	1" = 1,000'	NAPP
1995	1" = 1,000'	DOQ
2002	1" = 1,000'	U.S.G.S
2006	1" = 1,000'	NAIP
2008	1" = 1,000'	NAIP
2009	1" = 1,000'	NAIP
2011	1" = 1,000'	NAIP
2013	1" = 1,000'	NAIP
2015	1" = 1,000'	NAIP
2017	1" = 1,000'	NAIP
2019	1" = 1,000'	NAIP
2021	1" = 1,000'	NAIP

FLIGHT YEAR:
1938

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Scale: 1" = 1,000'

FLIGHT YEAR:
1942

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Scale: 1" = 1,000'

FLIGHT YEAR:
1944

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Scale: 1" = 1,000'

FLIGHT YEAR:
1954

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FLIGHT YEAR:
1957

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FLIGHT YEAR:
1960

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FLIGHT YEAR:
1964

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Scale: 1" = 1,000'

FLIGHT YEAR:
1968

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FLIGHT YEAR:
1980

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Scale: 1" = 1,000'

FLIGHT YEAR:
1985

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Scale: 1" = 1,000'

FLIGHT YEAR:
1991

Subject Cannot Be Centered

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Scale: 1" = 1,000'

FLIGHT YEAR:
1994

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Scale: 1" = 1,000'

FLIGHT YEAR:
1995

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FLIGHT YEAR:
2002

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FLIGHT YEAR:
2006

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FLIGHT YEAR:
2008

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FLIGHT YEAR:
2009

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FLIGHT YEAR:
2011

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FLIGHT YEAR:
2013

Cloud Cover on Photo

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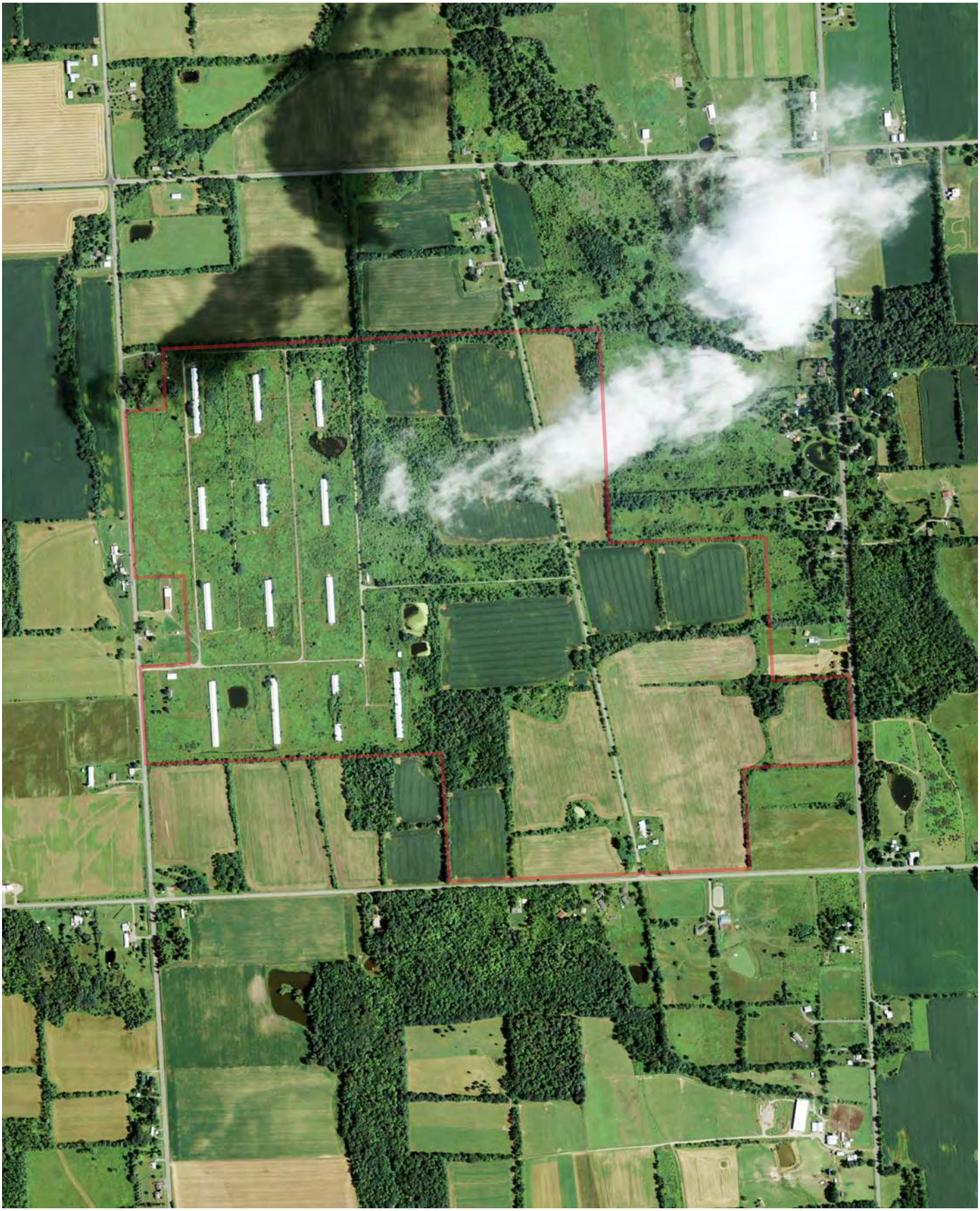

FLIGHT YEAR:
2015

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FLIGHT YEAR:
2017

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FLIGHT YEAR:
2019

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FLIGHT YEAR:
2021

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Scale: 1" = 1,000'

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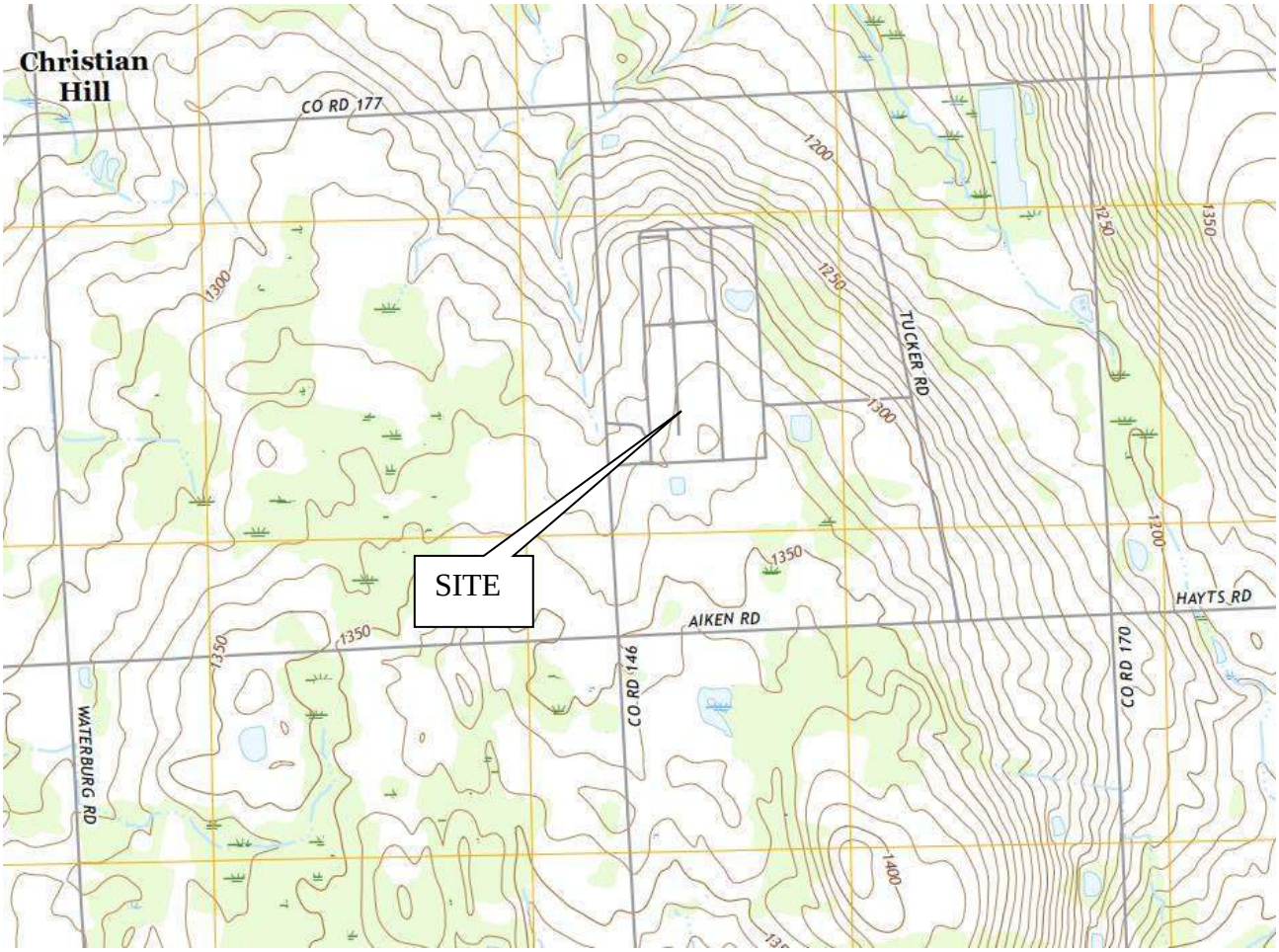

2019 - Mecklenburg, New York
USGS 7.5-Minute Series Topographic Map

Appendix D – Historical Research Documentation
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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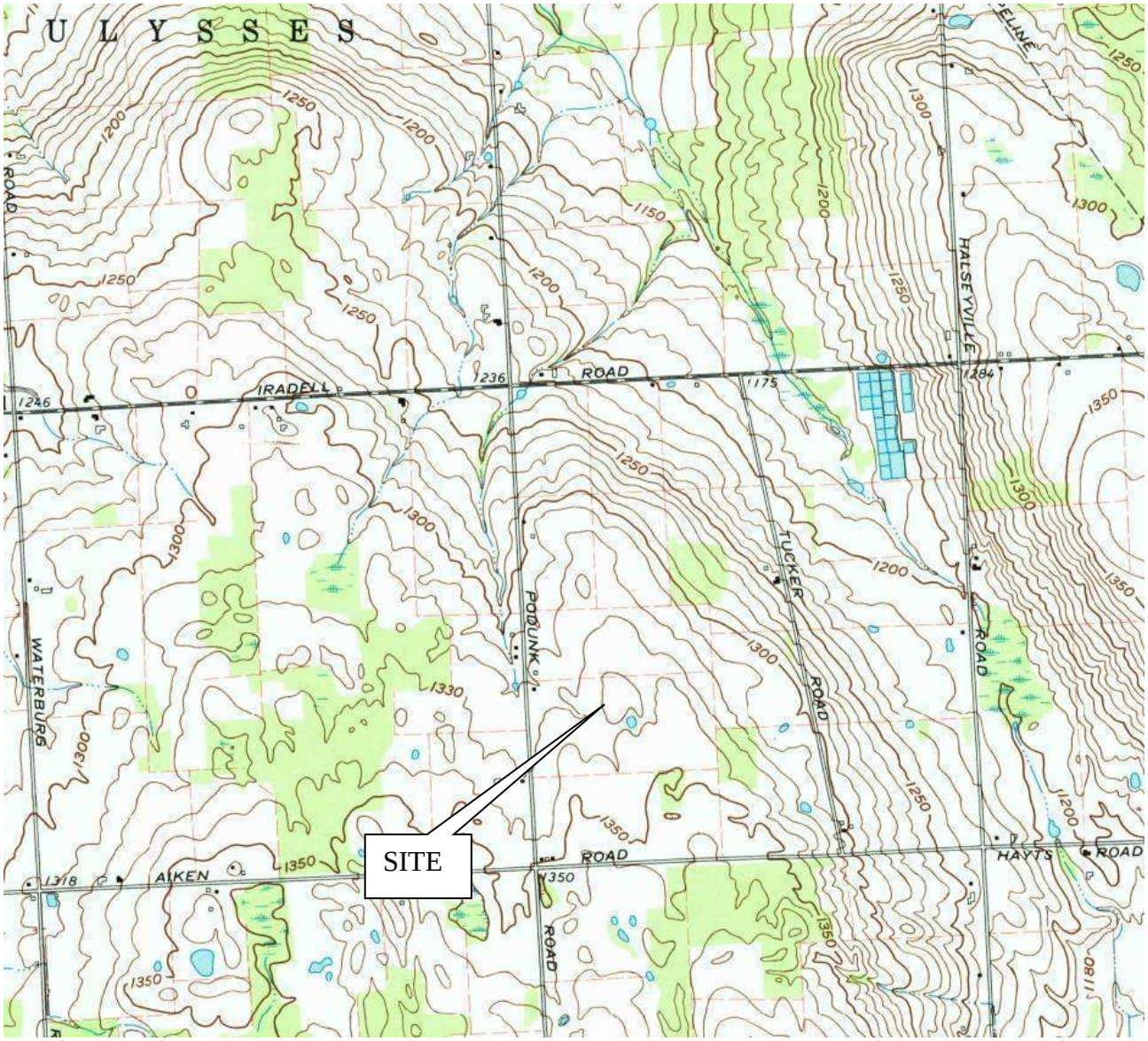

1976 - Mecklenburg, New York
USGS 7.5-Minute Series Topographic Map

Appendix D – Historical Research Documentation
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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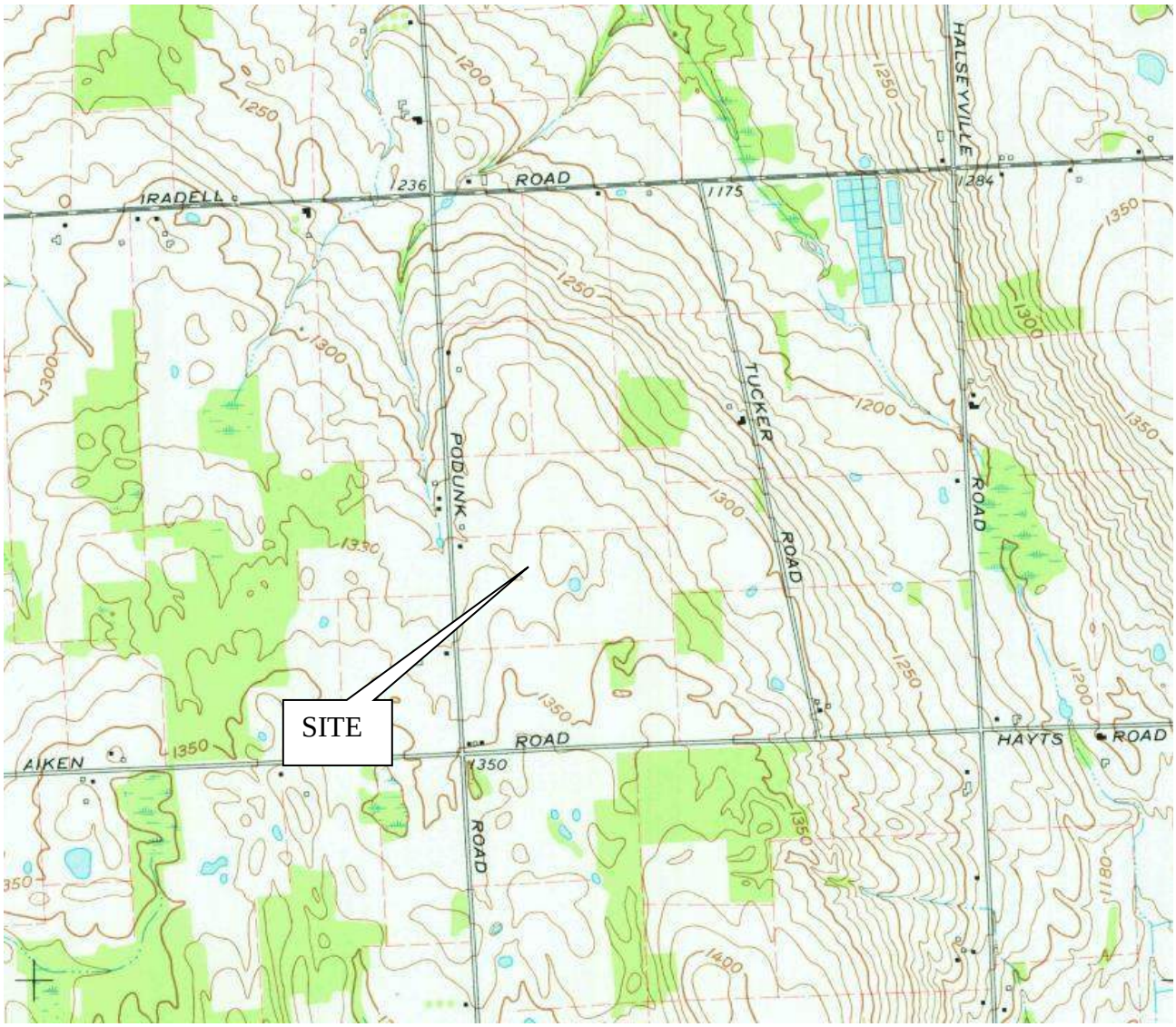

1969 - Mecklenburg, New York
USGS 7.5-Minute Series Topographic Map

Appendix D – Historical Research Documentation
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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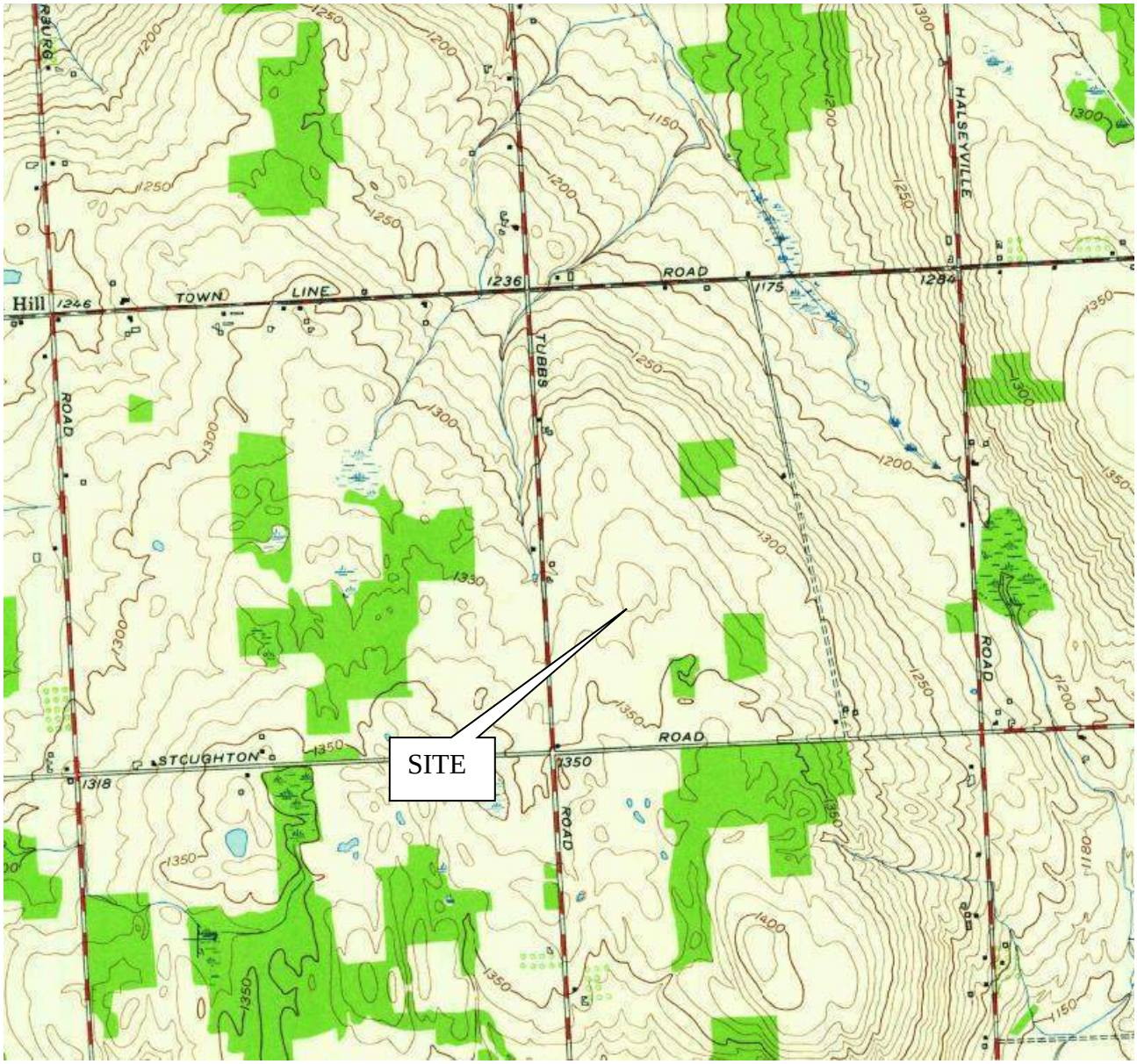

1950 - Mecklenburg, New York
USGS 7.5-Minute Series Topographic Map

Appendix D – Historical Research Documentation
Podunk, Tucker and Halseyville Roads Property

Town of Enfield
Tompkins County, New York State
Keystone Project No. 0392.30322

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Fire Insurance Maps No Coverage Statement

Site Location
Podunk Road Property
236 Podunk Rd
Trumansburg, NY

Requested by
Envirosite Corporation
2 Corporate Drive
Shelton, CT

HIG Project #
2071566
Client Project #
82068
Date Created
01/06/2023

Historical Information Gatherers

FIM+ Maps

The HIG Historical Map Collection and the United States Library of Congress Map Collection were searched for fire insurance maps (FIMs), real estate atlases and similar maps for the site location and adjoining properties. No FIMs or similar maps were identified for the site location and/or adjoining properties.

APPENDIX D
REGULATORY RECORDS DOCUMENTATION

KEYSTONE ASSOCIATES
ARCHITECTS | ENGINEERS | SURVEYORS

Kenneth D. Ellsworth, P.E.
Managing Member

Paul L. Bedford, AIA
Architect

Rodney L. Carey, L.S.
Land Surveyor

Kordian W. Wichtowski, R.A.
Architect

User Questionnaire – Former Swine/Poultry Farm
Podunk Road in Town of Enfield, New York

Introduction

To qualify for one of the *Landowner Liability Protections (LLPs)*[247] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),[248] the *user* must conduct the following inquiries required by 40 C.F.R. §§ 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

247 *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("*Common Elements*" Guide) issued on March 6, 2003.

248 P.L. 107-118.

(1.) Environmental liens that are filed or recorded against the subject property (40 C.F.R. § 312.25).

Did a search of *land title records* (or judicial records where appropriate, see Note 1 below) identify any *environmental liens* filed or recorded against the *subject property* under federal, tribal, state, or local law?

☐ Yes ☒ No

NOTE 1 - In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental *liens* and Activity Use Limitations (*AULs*) be filed in judicial records rather than in *land title records*. In such cases judicial records shall be searched for *environmental liens* and *AULs*.

Comments:

_____

_____

_____

_____

(2.) Activity and use limitations that are in place on the subject property or that have been filed or recorded against the subject property.

Did a search of *land title records* (or judicial records where appropriate, see Note 1 above) identify any *AULs*, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *subject property* and/or have been filed or recorded against the *subject property* under federal, tribal, state or local law?

Main Office
58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515

Branch Office
165 South Main Street, Suite 6
Cortland, New York 13045
Phone: 607.753.8015

E-mail: info@keyscomp.com
www.keyscomp.com

☐ Yes ☒ No

Comments:

_____

_____

_____

_____

(3.) Specialized knowledge or experience of the person seeking to qualify for the *LLP* (40 C.F.R. § 312.28).

Do you have any specialized knowledge or experience related to the *subject property* or nearby *properties*? For example, are you involved in the same line of business as the current or former *occupants* of the *subject property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No

Comments:

_____

_____

_____

_____

(4.) Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (40 C.F.R. § 312.29).

Does the purchase price being paid for this *subject property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *subject property*?

☒ Yes ☐ No

Comments:

_____

_____

_____

_____

(5.) Commonly known or reasonably ascertainable information about the subject property (40 C.F.R. § 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *subject* property that would help the *environmental professional* to

identify conditions indicative of *releases* or threatened *releases*? For example:

(a.) Do you know the past uses of the *subject property*? ☒ Yes ☐ No

(b.) Do you know of specific chemicals that are present or once were present at the *subject property*? ☐ Yes ☒ No

(c.) Do you know of spills or other chemical *releases* that have taken place at the *subject* property? ☐ Yes ☒ No

(d.) Do you know of any environmental cleanups that have taken place at the *subject* property? ☐ Yes ☒ No

Comments:

_____

_____

_____

_____

(6.) The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation (40 C.F.R. § 312.31).

Based on your knowledge and experience related to the *subject property*, are there any *obvious* indicators that point to the presence or likely presence of *releases* at the *subject property*?

☐ Yes ☒ No

Comments:

_____

_____

_____

_____

In addition, certain information should be collected, if available, and provided to the environmental professional conducting the Phase I Environmental Site Assessment. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. The information includes the following:

(7.) The reason why the Phase I ESA is being performed. Chose all that apply.

☒ Identify potential liability prior to purchase
☐ Identify potential liability prior to selling
☐ Identify potential liability prior to lending

☐ Pursue CERCLA LLP

Comments:

_____

_____

_____

_____

(8.) The type of Property and type of transaction, for example, sale, purchase, refinance, exchange, etc. Chose all that apply.

☒ Purchase ☐ Sale ☐ Refinance ☐ Lender

Comments:

_____

_____

_____

_____

(9.) The complete and correct address for the subject property and tax parcel identification (if available).

Comments: 279 Podunk Road, Trumansburg, NY 14886

(10.) The scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E1527 are to be considered. Chose all that apply.

☒ Standard E1527-21 ESA without out of scope additions
☐ SBA Financing
☐ Per Comment Below

Comments:

_____

_____

_____

_____

(11.) Identification of all parties who will rely on the Phase I report.

☐ Lender ☐ Borrower ☒ Buyer ☐ Attorney ☐ Others

Comments: Possibly the Town of Enfield Planning Board

(12.) Identification of the site contact and how the contact can be reached.

Comments:

Name: __Provided to Consultant_____

Phone:_____

Email:_____

Relationship to User:_____

(13.) Any special terms and conditions which must be agreed upon by the environmental professional.

☒ Not Applicable ☐ Per Comment Below

Comments:

_____

_____

_____

_____

(14.) Any other knowledge or experience with the subject property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the subject property and its environmental condition.

☒ Unaware of Prior Environment Report Documentation
☐ Aware of Prior Environment Report Documentation however unable to obtain copies at this time.
☐ Per Comment Below

Comments:

_____

_____

_____

_____

User Questionnaire Completed by:

Company: New York Land & Lakes Development, LLC

Printed Name: Robert Lesperence
Managing Member

Signature: Robert Lesperence Date: 1/19/2023

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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Tompkins County, New York

January 19, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:11,000 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tompkins County, New York
Survey Area Data: Version 18, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2020—Oct 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgC	Bath and Valois soils, 5 to 15 percent slopes	5.4	1.6%
Ca	Canandaigua and Lamson soils	0.3	0.1%
CfB	Conesus gravelly silt loam, 3 to 8 percent slopes	0.3	0.1%
EbB	Erie channery silt loam, 3 to 8 percent slopes	75.5	22.2%
EcA	Chippewa and Alden soils, 0 to 8 percent slopes	3.3	1.0%
ErA	Erie-Chippewa channery silt loams, 0 to 3 percent slopes	2.6	0.8%
KaB	Kendaia silt loam, 3 to 8 percent slopes	26.2	7.7%
LaB	Langford channery silt loam, 2 to 8 percent slopes	156.7	46.0%
LaB3	Langford channery silt loam, 3 to 8 percent slopes, eroded	64.4	18.9%
LaC3	Langford channery silt loam, 8 to 15 percent slopes, eroded	4.9	1.4%
Ws	Wayland soils complex, 0 to 3 percent slopes, frequently flooded	0.9	0.3%
Totals for Area of Interest		**340.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called

noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can

be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tompkins County, New York

BgC—Bath and Valois soils, 5 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2v32c
Elevation: 330 to 2,460 feet
Mean annual precipitation: 31 to 70 inches
Mean annual air temperature: 39 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bath and similar soils: 40 percent
Valois and similar soils: 35 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bath

Setting

Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loamy till derived mainly from gray and brown siltstone, sandstone, and shale

Typical profile

Ap - 0 to 9 inches: channery silt loam
Bw1 - 9 to 15 inches: channery silt loam
Bw2 - 15 to 25 inches: channery loam
E - 25 to 29 inches: channery loam
Bx - 29 to 52 inches: very channery silt loam
C - 52 to 72 inches: very channery silt loam

Properties and qualities

Slope: 5 to 15 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 26 to 38 inches to fragipan
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F140XY030NY - Well Drained Dense Till

Hydric soil rating: No

Description of Valois

Setting

Landform: End moraines, lateral moraines, valley sides
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from sandstone, siltstone, and shale

Typical profile

H1 - 0 to 2 inches: gravelly silt loam
H2 - 2 to 32 inches: gravelly silt loam
H3 - 32 to 49 inches: gravelly silt loam
H4 - 49 to 60 inches: gravelly silt loam

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: 24 to 36 inches to fragipan
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 35 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F140XY027NY - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Erie

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Langford

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Mardin

Percent of map unit: 5 percent

Landform: Mountains, hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Lordstown

Percent of map unit: 5 percent
Landform: Hills, mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank, nose slope, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Volusia

Percent of map unit: 5 percent
Landform: Mountains, hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope, side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ca—Canandaigua and Lamson soils

Map Unit Setting

National map unit symbol: 9xl4
Elevation: 50 to 1,100 feet
Mean annual precipitation: 32 to 42 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Canandaigua and similar soils: 40 percent
Lamson and similar soils: 35 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canandaigua

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave

Parent material: Silty and clayey glaciolacustrine deposits

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 24 inches: stratified silt to very fine sand
H3 - 24 to 60 inches: stratified silt to very fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F140XY016NY - Mineral Wetlands
Hydric soil rating: Yes

Description of Lamson

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Deltaic or glaciolacustrine deposits with a high content of fine and very fine sand

Typical profile

H1 - 0 to 10 inches: fine sandy loam
H2 - 10 to 27 inches: fine sandy loam
H3 - 27 to 60 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D

Ecological site: F140XY016NY - Mineral Wetlands
Hydric soil rating: Yes

Minor Components

Muck and peat
Percent of map unit: 5 percent
Landform: Marshes, swamps
Hydric soil rating: Yes

Ellery (chippewa)
Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Erie
Percent of map unit: 5 percent
Hydric soil rating: No

Niagara
Percent of map unit: 5 percent
Hydric soil rating: No

Alden
Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

CfB—Conesus gravelly silt loam, 3 to 8 percent slopes

Map Unit Setting
National map unit symbol: 2w3j3
Elevation: 820 to 1,800 feet
Mean annual precipitation: 31 to 57 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 100 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Conesus and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Conesus

Setting
Landform: Till plains, hills, drumlins
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Convex

Parent material: Calcareous loamy lodgment till derived from limestone, sandstone, and shale

Typical profile

Ap - 0 to 9 inches: gravelly silt loam
E/B - 9 to 14 inches: gravelly silt loam
Bt/E - 14 to 19 inches: gravelly silt loam
Bt1 - 19 to 25 inches: gravelly silt loam
Bt2 - 25 to 36 inches: gravelly silt loam
C - 36 to 79 inches: gravelly loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B/D
Ecological site: F101XY013NY - Moist Till
Hydric soil rating: No

Minor Components

Lansing

Percent of map unit: 7 percent
Landform: Till plains, hills, drumlins
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Kendaia

Percent of map unit: 3 percent
Landform: Till plains, drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Nunda

Percent of map unit: 2 percent
Landform: Hills, drumlinoid ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Concave

Across-slope shape: Convex
Hydric soil rating: No

Appleton

Percent of map unit: 2 percent
Landform: Till plains, drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Lyons

Percent of map unit: 1 percent
Landform: Drainageways, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

EbB—Erie channery silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2wn35
Elevation: 330 to 2,460 feet
Mean annual precipitation: 31 to 70 inches
Mean annual air temperature: 39 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Erie and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Erie

Setting

Landform: Hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Till

Typical profile

Ap - 0 to 9 inches: channery silt loam
E - 9 to 13 inches: channery silt loam
Bg - 13 to 15 inches: channery silt loam
Bx - 15 to 38 inches: channery silt loam

C - 38 to 72 inches: channery loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 10 to 21 inches to fragipan
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 7 to 14 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Ecological site: F140XY024NY - Moist Dense Till
Hydric soil rating: No

Minor Components

Langford

Percent of map unit: 10 percent
Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Chippewa

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Fremont

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

EcA—Chippewa and Alden soils, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2v32v
Elevation: 330 to 2,460 feet
Mean annual precipitation: 31 to 70 inches
Mean annual air temperature: 39 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Chippewa and similar soils: 55 percent
Alden and similar soils: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chippewa

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy till dominated by siltstone, sandstone, and shale fragments

Typical profile

Ap - 0 to 7 inches: silt loam
Eg - 7 to 15 inches: channery silt loam
Bxg - 15 to 45 inches: channery silt loam
C - 45 to 72 inches: channery silt loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 8 to 20 inches to fragipan
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F140XY016NY - Mineral Wetlands

Hydric soil rating: Yes

Description of Alden

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, side slope
Down-slope shape: Concave
Across-slope shape: Concave, linear
Parent material: A silty mantle of local deposition overlying loamy till

Typical profile

H1 - 0 to 10 inches: mucky silt loam
H2 - 10 to 23 inches: silt loam
H3 - 23 to 36 inches: channery silt loam
H4 - 36 to 60 inches: channery silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: F140XY016NY - Mineral Wetlands
Hydric soil rating: Yes

Minor Components

Volusia

Percent of map unit: 10 percent
Landform: Mountains, hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Chippewa, very poorly drained

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

ErA—Erie-Chippewa channery silt loams, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2vcj8
Elevation: 330 to 2,460 feet
Mean annual precipitation: 31 to 70 inches
Mean annual air temperature: 39 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Erie and similar soils: 60 percent
Chippewa and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Erie

Setting

Landform: Hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Till

Typical profile

Ap - 0 to 9 inches: channery silt loam
E - 9 to 13 inches: channery silt loam
Bg - 13 to 15 inches: channery silt loam
Bx - 15 to 38 inches: channery silt loam
C - 38 to 72 inches: channery loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 10 to 21 inches to fragipan
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 7 to 14 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: D
Ecological site: F140XY024NY - Moist Dense Till
Hydric soil rating: No

Description of Chippewa

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy till dominated by siltstone, sandstone, and shale fragments

Typical profile

Ap - 0 to 7 inches: channery silt loam
Eg - 7 to 15 inches: channery silt loam
Bxg - 15 to 45 inches: channery silt loam
C - 45 to 72 inches: channery silt loam

Properties and qualities

Slope: 0 to 3 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 8 to 20 inches to fragipan
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F140XY016NY - Mineral Wetlands
Hydric soil rating: Yes

Minor Components

Chippewa, very poorly drained

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Langford

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex

Across-slope shape: Convex
Hydric soil rating: No

KaB—Kendaia silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w5j4
Elevation: 430 to 1,610 feet
Mean annual precipitation: 31 to 57 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 100 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Kendaia and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kendaia

Setting

Landform: Till plains, ridges, drumlins
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Calcareous loamy lodgment till derived from limestone, sandstone, and shale

Typical profile

Ap - 0 to 8 inches: silt loam
Bw - 8 to 15 inches: silt loam
Bg - 15 to 20 inches: gravelly silt loam
BCg - 20 to 24 inches: gravelly loam
C - 24 to 79 inches: gravelly loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 1.42 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F101XY013NY - Moist Till
Hydric soil rating: No

Minor Components

Lima

Percent of map unit: 7 percent
Landform: Till plains, drumlins
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Lyons

Percent of map unit: 4 percent
Landform: Drainageways, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Churchville

Percent of map unit: 2 percent
Landform: Till plains, lake plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, rise, talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ovid

Percent of map unit: 2 percent
Landform: Till plains, reworked lake plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

LaB—Langford channery silt loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2ywp2
Elevation: 330 to 2,460 feet

Mean annual precipitation: 31 to 70 inches
Mean annual air temperature: 39 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Langford and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Langford

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Till

Typical profile

Ap - 0 to 9 inches: channery silt loam
Bw - 9 to 17 inches: channery silt loam
E - 17 to 21 inches: channery loam
Bx - 21 to 48 inches: channery silt loam
C - 48 to 72 inches: channery silt loam

Properties and qualities

Slope: 2 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 15 to 28 inches to fragipan
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 14 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: F140XY024NY - Moist Dense Till
Hydric soil rating: No

Minor Components

Erie

Percent of map unit: 10 percent
Landform: Hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear

Hydric soil rating: No

Schuyler

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F139XY006OH - Moist Till Highlands
Hydric soil rating: No

LaB3—Langford channery silt loam, 3 to 8 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2ywp9
Elevation: 330 to 2,460 feet
Mean annual precipitation: 31 to 70 inches
Mean annual air temperature: 39 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Langford, eroded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Langford, Eroded

Setting

Landform: Hills
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Till

Typical profile

Ap - 0 to 9 inches: channery silt loam
Bw - 9 to 15 inches: channery silt loam
E - 15 to 20 inches: channery loam
Bx - 20 to 46 inches: channery silt loam
C - 46 to 72 inches: channery silt loam

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 15 to 28 inches to fragipan
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)

Depth to water table: About 14 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: F140XY024NY - Moist Dense Till
Hydric soil rating: No

Minor Components

Erie

Percent of map unit: 10 percent
Landform: Hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Valois

Percent of map unit: 5 percent
Landform: End moraines, lateral moraines, valley sides
Landform position (two-dimensional): Backslope, shoulder
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex, linear
Hydric soil rating: No

LaC3—Langford channery silt loam, 8 to 15 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2ywpb
Elevation: 330 to 2,460 feet
Mean annual precipitation: 31 to 70 inches
Mean annual air temperature: 39 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Langford, eroded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Langford, Eroded

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Till

Typical profile

Ap - 0 to 9 inches: channery silt loam
Bw - 9 to 15 inches: channery silt loam
E - 15 to 20 inches: channery loam
Bx - 20 to 46 inches: channery silt loam
C - 46 to 72 inches: channery silt loam

Properties and qualities

Slope: 8 to 15 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 15 to 28 inches to fragipan
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)
Depth to water table: About 14 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: F140XY024NY - Moist Dense Till
Hydric soil rating: No

Minor Components

Valois

Percent of map unit: 5 percent
Landform: End moraines, lateral moraines, valley sides
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Schuyler

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear

Ecological site: F139XY006OH - Moist Till Highlands
Hydric soil rating: No

Erie

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ws—Wayland soils complex, 0 to 3 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 2srgv
Elevation: 160 to 1,970 feet
Mean annual precipitation: 31 to 68 inches
Mean annual air temperature: 43 to 52 degrees F
Frost-free period: 105 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Wayland and similar soils: 60 percent
Wayland, very poorly drained, and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wayland

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty and clayey alluvium derived from interbedded sedimentary rock

Typical profile

A - 0 to 6 inches: silt loam
Bg1 - 6 to 12 inches: silt loam
Bg2 - 12 to 18 inches: silt loam
C1 - 18 to 46 inches: silt loam
C2 - 46 to 72 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: About 0 to 6 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Ecological site: F139XY009OH - Wet Floodplain
Hydric soil rating: Yes

Description of Wayland, Very Poorly Drained

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Silty and clayey alluvium derived from interbedded sedimentary rock

Typical profile

A - 0 to 6 inches: mucky silt loam
Bg1 - 6 to 12 inches: silt loam
Bg2 - 12 to 18 inches: silt loam
C1 - 18 to 46 inches: silt loam
C2 - 46 to 72 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Ecological site: F139XY009OH - Wet Floodplain
Hydric soil rating: Yes

Minor Components

Wakeville

Percent of map unit: 10 percent
Landform: Flood plains
Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search

There are two ways to search the database: by spill number or by other search criteria. Entering a spill number will provide the full record for one spill. Entering other search criteria will provide a list of spills that meet the criteria, with partial information about each.

Search method #1: Enter a spill number: Submit

OR

Search method #2: Enter as many search criteria as are known. Leave the city or street blank to obtain search results for all cities or streets. On the search results screen, click on a spill number to access the full record for a given spill.

County: Tompkins
City: Trumansburg
Street: 255 Podunk Road
Date spill reported:

From 01/16/1979 **To** 01/16/2023

(Each search will be limited to a 12 month span unless street information is provided along with a county or city as part of the criteria.)

Submit Reset

Search Term Definitions:

County: The name of the New York State county or adjacent area in a neighboring state or Canada in which the spill occurred

City: The town, city or village in which the spill occurred

Street: Street name. The search will retrieve any street address that contains the entered string of characters (i.e., a search for "Main" will retrieve "101 Main Street", "33 Main Avenue", etc.) Hint: If you don't find what you're looking for, try a variant spelling (e.g. "eighth" or "8th").

Date Spill Reported: The date the spill was reported to the NYS Department of Environmental Conservation

Glossary of Spill Response Terms

Return to Environmental Remediation Databases

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Sorry, no records met your search criteria

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search

There are two ways to search the database: by spill number or by other search criteria. Entering a spill number will provide the full record for one spill. Entering other search criteria will provide a list of spills that meet the criteria, with partial information about each.

Search method #1: Enter a spill number: Submit

OR

Search method #2: Enter as many search criteria as are known. Leave the city or street blank to obtain search results for all cities or streets. On the search results screen, click on a spill number to access the full record for a given spill.

County: Tompkins
City:
Street: Podunk Road
Date spill reported:

From 01/16/1979 **To** 01/16/2023

(Each search will be limited to a 12 month span unless street information is provided along with a county or city as part of the criteria.)

Submit Reset

Search Term Definitions:

County: The name of the New York State county or adjacent area in a neighboring state or Canada in which the spill occurred

City: The town, city or village in which the spill occurred

Street: Street name. The search will retrieve any street address that contains the entered string of characters (i.e., a search for "Main" will retrieve "101 Main Street", "33 Main Avenue", etc.) Hint: If you don't find what you're looking for, try a variant spelling (e.g. "eighth" or "8th").

Date Spill Reported: The date the spill was reported to the NYS Department of Environmental Conservation

Glossary of Spill Response Terms

Return to Environmental Remediation Databases

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 1 Rows: 1 to 1

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	2107911	11/30/2021	MANURE_CREEK	Tompkins	TRUMANSBURG	PODUNK ROAD AND VAN LIEW ROAD

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search

There are two ways to search the database: by spill number or by other search criteria. Entering a spill number will provide the full record for one spill. Entering other search criteria will provide a list of spills that meet the criteria, with partial information about each.

Search method #1: Enter a spill number: Submit

OR

Search method #2: Enter as many search criteria as are known. Leave the city or street blank to obtain search results for all cities or streets. On the search results screen, click on a spill number to access the full record for a given spill.

County: Tompkins
City:
Street: 9 Tucker Road
Date spill reported:

From 01/16/1979 **To** 01/16/2023

(Each search will be limited to a 12 month span unless street information is provided along with a county or city as part of the criteria.)

Submit Reset

Search Term Definitions:

County: The name of the New York State county or adjacent area in a neighboring state or Canada in which the spill occurred

City: The town, city or village in which the spill occurred

Street: Street name. The search will retrieve any street address that contains the entered string of characters (i.e., a search for "Main" will retrieve "101 Main Street", "33 Main Avenue", etc.) Hint: If you don't find what you're looking for, try a variant spelling (e.g. "eighth" or "8th").

Date Spill Reported: The date the spill was reported to the NYS Department of Environmental Conservation

Glossary of Spill Response Terms

Return to Environmental Remediation Databases

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Sorry, no records met your search criteria

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search

There are two ways to search the database: by spill number or by other search criteria. Entering a spill number will provide the full record for one spill. Entering other search criteria will provide a list of spills that meet the criteria, with partial information about each.

Search method #1: Enter a spill number: Submit

OR

Search method #2: Enter as many search criteria as are known. Leave the city or street blank to obtain search results for all cities or streets. On the search results screen, click on a spill number to access the full record for a given spill.

County: Tompkins
City:
Street: Halseyville Road
Date spill reported:

From 01/16/1979 **To** 01/16/2023

(Each search will be limited to a 12 month span unless street information is provided along with a county or city as part of the criteria.)

Submit Reset

Search Term Definitions:

County: The name of the New York State county or adjacent area in a neighboring state or Canada in which the spill occurred

City: The town, city or village in which the spill occurred

Street: Street name. The search will retrieve any street address that contains the entered string of characters (i.e., a search for "Main" will retrieve "101 Main Street", "33 Main Avenue", etc.) Hint: If you don't find what you're looking for, try a variant spelling (e.g. "eighth" or "8th").

Date Spill Reported: The date the spill was reported to the NYS Department of Environmental Conservation

Glossary of Spill Response Terms

Return to Environmental Remediation Databases

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Sorry, no records met your search criteria

Refine This Search

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DECinfo Locator

Search

Tools

DEC Information Layers

Environmental Quality | Outdoor Activity

Permits and Registrations

- [x] Check / Uncheck all
- Layer Information
- [x] Municipal Separate Storm Sewer System (MS4)
- [ ] MS4 Extended
- [x] Hazardous Waste Treatment, Storage & Disposal Facilities
- [x] Air Facility Registrations
- [x] Title V Air Facilities
- [x] Air State Facilities
- [x] Hazardous Waste Reduction Planning Program Generators

Environmental Cleanup

Environmental Monitoring

Public Involvement

Environmentally Sensitive Areas

Legal Information

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Government Records Report | 2023

With Platinum Review

Order Number: 82068

Report Generated: 01/06/2023

Project Name: Podunk Road Property

Project Number: 0392.30322

Podunk Road Property
236 Podunk Rd
Trumansburg, NY 14886

with Envirosite Atlas

Contact us at:
(866) 211-2028
envirositecorp.com

Table of Contents 2023

Envirosite Corporation has conducted a search of all reasonably ascertainable records in accordance with EPA's AAI (40 CFR Part 312) requirements and the ASTM E-1527-21 Environmental Site Assessments standard.

SUBJECT PROPERTY INFORMATION:

ADDRESS:

Podunk Road Property
236 Podunk Rd
Trumansburg, NY 14886

COORDINATES:

Latitude (North):	42.470836 - 42°28'15"
Longitude (West):	-76.642641 - -76°38'33.5"
Universal Transverse Mercator:	Zone 18N
UTM X (Meters):	364966.15
UTM Y (Meters):	4703361.90
State Plane Coordinates:	3102 - New York Central (US Survey Feet)
X Coordinate (Feet):	804207.654 E
Y Coordinate (Feet):	900233.8 N

ELEVATION:

Elevation:	1311 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH SUBJECT PROPERTY:

Subject Property Map: 42076-D6 Mecklenburg, NY
Most Recent Revision: 2019

No Mapped Sites

SUBJECT PROPERTY SEARCH RESULTS:

The subject property was not listed in any of the databases searched by Envirosite Corporation.

SEARCH RESULTS:

No unmappable sites reported.

DATABASE(S) WITH NO MAPPED SITES:

FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST

ARCHIVED RCRA TSDF	Archived Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities
RCRA_TSDF	Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS

AST PBS	ASTs at Bulk Petroleum Terminals
EPA UST	EPA UST Finder database
FEMA UST	FEMA Underground Storage Tanks
HIST INDIAN UST R6	Historical Underground Storage Tanks on Indian Land in EPA Region 6
HIST INDIAN UST R7	Historical Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN UST R1	Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN UST R10	Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN UST R2	Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN UST R4	Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN UST R5	Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN UST R6	Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN UST R7	Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN UST R8	Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN UST R9	Underground Storage Tanks on Indian Land in EPA Region 9
AST CBS - NY	Chemical Bulk Storage Database
AST PBS - NY	Petroleum Bulk Storage Database
HIST TANKS SUFFOLK COUNTY - NY	Historical Storage Tanks in Suffolk County
TANKS CORTLAND COUNTY - NY	Storage Tanks
TANKS MOSF - NY	Major Oil Storage Facilities
TANKS NASSAU COUNTY - NY	Storage Tanks
TANKS ROCKLAND COUNTY - NY	Storage Tanks
TANKS SUFFOLK COUNTY - NY	Storage Tanks in Suffolk County
TANKS WESTCHESTER COUNTY - NY	Storage Tanks
UST CBS - NY	Chemical Bulk Storage Database
UST PBS - NY	Petroleum Bulk Storage Database

FEDERAL CERCLIS LIST

CERCLIS NFRAP	Comprehensive Environmental Response Compensation and Liability Act No Further Remedial Action Planned
CERCLIS-HIST	Comprehensive Environmental Response Compensation and Liability Act
EPA SAA	EPA Superfund Alternative Approach
FEDERAL FACILITY	Federal Facility sites
SEMS_8R_ACTIVE SITES	Sites on SEMS Active Site Inventory
SEMS_8R_ARCHIVED SITES	Sites on SEMS Archived Site Inventory

FEDERAL RCRA CORRACTS FACILITIES LIST

CORRACTS	Hazardous Waste Corrective Action
HIST CORRACTS 2	Historical Hazardous Waste Corrective Action

FEDERAL DELISTED NPL SITE LIST

DELISTED NPL	Delisted National Priority List
DELISTED PROPOSED NPL	Delisted proposed National Priority List
SEMS_DELETED NPL	Sites Deleted from National Priorities List

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS

EPA LUST	EPA LUST
HIST INDIAN LUST R4	Historical Leaking Underground Storage Tanks on Indian Land in EPA Region 4
HIST INDIAN LUST R8	Historical Leaking Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN LUST R2	Leaking Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land in EPA Region 9
LTANKS - NY	Leaking Tanks
LTANKS 2 - NY	Leaking Tanks Data

FEDERAL ERNS LIST

ERNS	Emergency Response Notification System

FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

FED E C	Engineering Controls
FED I C	Institutional Controls
RCRA IC_EC	RCRA sites with Institutional and Engineering Controls

FEDERAL RCRA GENERATORS LIST

HIST RCRA_CESQG	Historical Resource Conservation and Recovery Act_Conditionally Exempt Small Quantity Generators
HIST RCRA_LQG	Historical Resource Conservation and Recovery Act_ Large Quantity Generators
HIST RCRA_NONGEN	Historical Resource Conservation and Recovery Act_Non Generators
HIST RCRA_SQG	Historical Resource Conservation and Recovery Act_Small Quantity Generators
RCRA_LQG	Resource Conservation and Recovery Act_ Large Quantity Generators
RCRA_NONGEN	Resource Conservation and Recovery Act_Non Generators
RCRA_SQG	Resource Conservation and Recovery Act_Small Quantity Generators
RCRA_VSQG	Resource Conservation and Recovery Act_Very Small Quantity Generator

FEDERAL NPL SITE LIST

NPL	National Priority List
NPL EPA R1 GIS	GIS for EPA Region 1 NPL
NPL EPA R3 GIS	GIS for EPA Region 3 NPL
NPL EPA R6 GIS	GIS for EPA Region 6 NPL
NPL EPA R8 GIS	GIS for EPA Region 8 NPL
NPL EPA R9 GIS	GIS for EPA Region 9 NPL
PART NPL	Part National Priority List
PROPOSED NPL	Proposed National Priority List
SEMS_FINAL NPL	Sites included on the Final National Priorities List
SEMS_PROPOSED NPL	Sites Proposed to be Added to the National Priorities List

STATE AND TRIBAL BROWNFIELD SITES

BROWNFIELDS - NY	Brownfield
HIST BROWNFIELDS - NY	Historical Brownfield

STATE- AND TRIBAL - EQUIVALENT CERCLIS

DEL SHWS - NY	Delisted State Hazardous Waste Sites
HSWDS - NY	Hazardous Substance Waste Disposal Site Inventory
SHWS - NY	State Hazardous Waste Sites

STATE RCRA GENERATORS LIST

HWG - NY	State Hazardous Waste Generators

STATE INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

IC EC - NY	Engineering Controls & Institutional Controls

STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

SWF/LF - NY	Solid Waste Facilities and Landfills

STATE AND TRIBAL VOLUNTARY CLEANUP SITES

VCP - NY	Voluntary Cleanup Program

RECORDS OF EMERGENCY RELEASE REPORTS

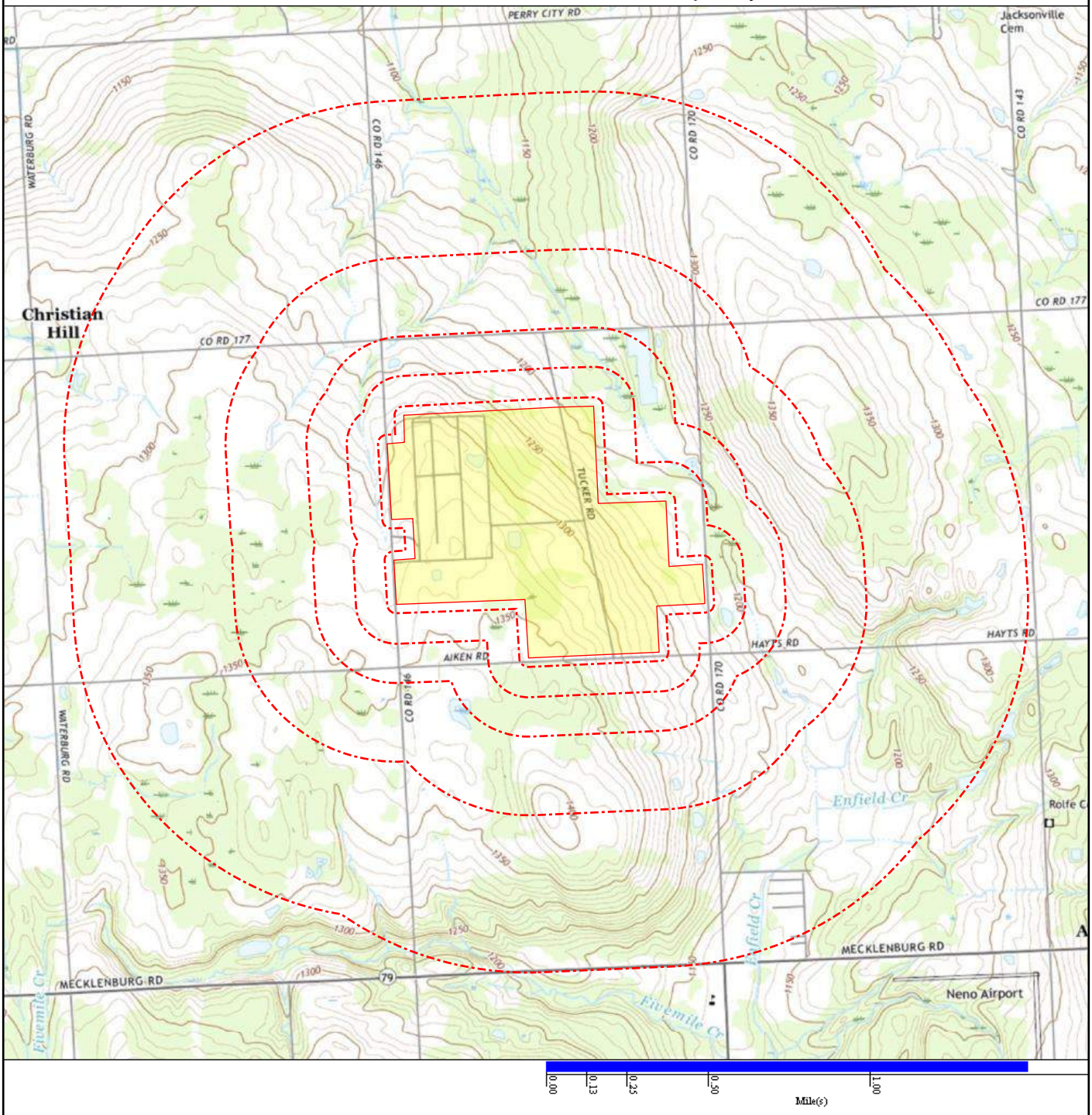
HMIRS (DOT)	Hazardous Materials Information Reporting Systems
HIST SPILLS - NY	Historical Spills
SPILLS - NY	Spills

OTHER ASCERTAINABLE RECORDS

ALT FUELING	Alternative Fueling Stations
ARENAS	ARENAS
ARENAS 2	ARENAS (additional)
CHURCHES	CHURCHES
COLLEGES	COLLEGES
COLLEGES 2	COLLEGES 2
CORRECTIVE ACTIONS_2020	Wastes - Hazardous Waste - Corrective Action
DAYCARE	DAYCARE
ECHO	EPA Enforcement and Compliance History Online
EPA WATCH	EPA Watch List
GOV MANSIONS	Governors Mansions
HOSPITALS	HOSPITALS
MANIFEST EPA	EPA Hazardous Waste Manifests
NPL AOC	Areas related to NPL remediation sites
NPL LIENS	National Priority List Liens
NURSING HOMES	NURSING HOMES
PFAS NPL	PFAS NPL Sites
PFAS TRIS	PFAS TRIS Sites
PFAS UCMR3	PFAS UCMR Samples
PRISONS	PRISONS
SCHOOLS PRIVATE	SCHOOLS PRIVATE
SCHOOLS PUBLIC	SCHOOLS PUBLIC
AOC - NY	Areas of Concern
PFAS - NY	PFAS Site Listing
PFAS AFFF - NY	PFAS AFFF Site Listing
PFAS AFFF 2 - NY	PFAS AFFF Site Listing
VAPOR REOPENED - NY	Vapor Reopened

SUBJECT NAME: Podunk Road Property
ADDRESS: 236 Podunk Rd, Trumansburg, NY, 14886
LAT/LONG: 42.470836 / -76.642641

PREPARED FOR: Keystone Associates
ORDER #: 82068
REPORT DATE: January 06, 2023



+ Subject Property
Equal/Higher Elevation
Lower Elevation
Area Of Concern (No Data)
DFIRM Floodzone 100 (No Data)
DFIRM Floodzone 500 (No Data)
National Priority List (No Data)

SUBJECT NAME: Podunk Road Property
ADDRESS: 236 Podunk Rd, Trumansburg, NY, 14886
LAT/LONG: 42.470836 / -76.642641

PREPARED FOR: Keystone Associates
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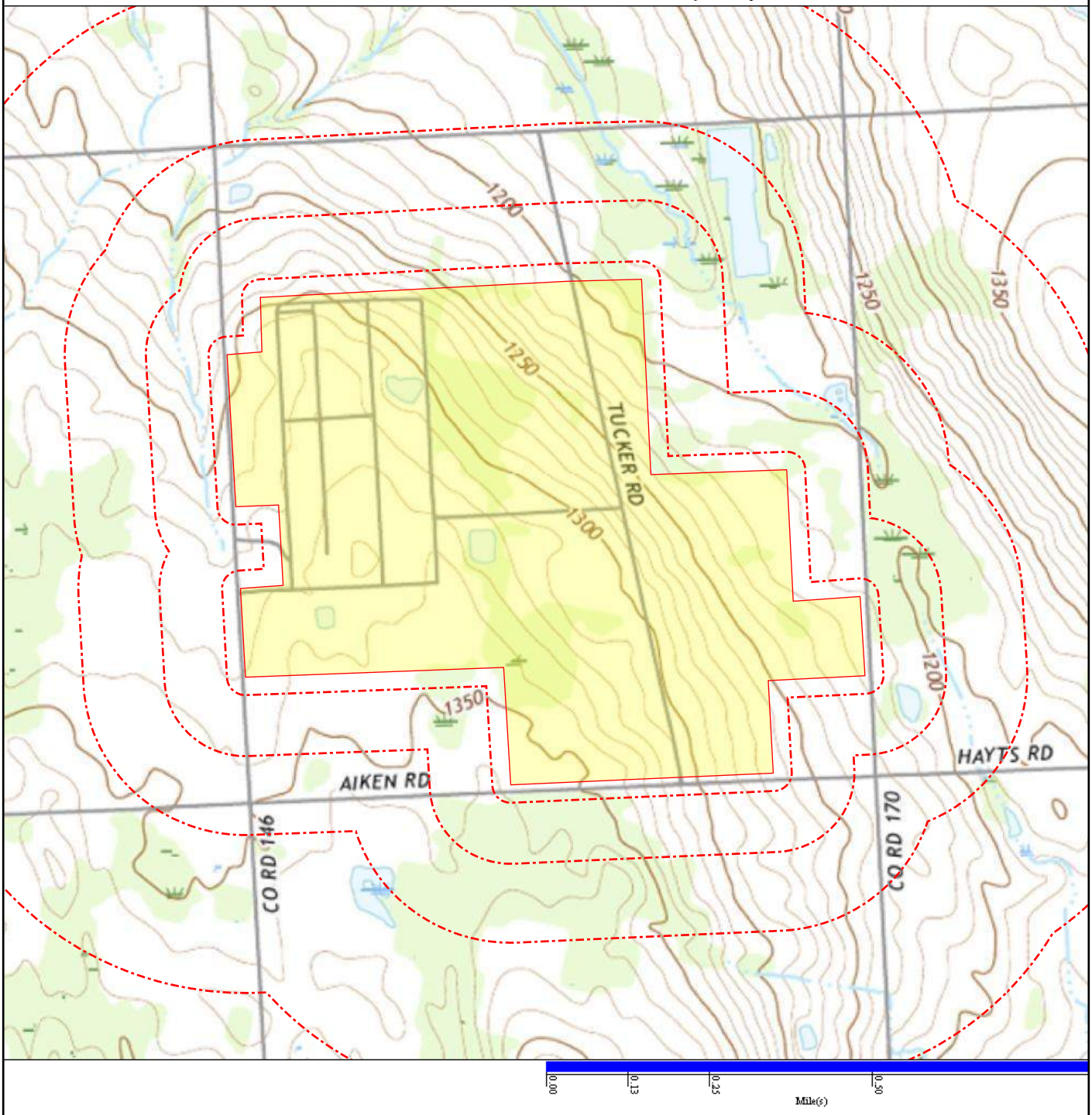

+ Subject Property
Equal/Higher Elevation
Lower Elevation
X Area Of Concern (No Data)
DFIRM Floodzone 100 (No Data)
DFIRM Floodzone 500 (No Data)
National Priority List (No Data)

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST								
ARCHIVED RCRA TSDF		0.500	0	0	0	--	--	0
RCRA_TSDF		0.500	0	0	0	--	--	0
FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS								
AST PBS		0.250	0	0	--	--	--	0
EPA UST		0.250	0	0	--	--	--	0
FEMA UST		0.250	0	0	--	--	--	0
HIST INDIAN UST R6		0.250	0	0	--	--	--	0
HIST INDIAN UST R7		0.250	0	0	--	--	--	0
INDIAN UST R1		0.250	0	0	--	--	--	0
INDIAN UST R10		0.250	0	0	--	--	--	0
INDIAN UST R2		0.250	0	0	--	--	--	0
INDIAN UST R4		0.250	0	0	--	--	--	0
INDIAN UST R5		0.250	0	0	--	--	--	0
INDIAN UST R6		0.250	0	0	--	--	--	0
INDIAN UST R7		0.250	0	0	--	--	--	0
INDIAN UST R8		0.250	0	0	--	--	--	0
INDIAN UST R9		0.250	0	0	--	--	--	0
AST CBS - NY		0.250	0	0	--	--	--	0
AST PBS - NY		0.250	0	0	--	--	--	0
HIST TANKS SUFFOLK COUNTY - NY		0.250	0	0	--	--	--	0
TANKS CORTLAND COUNTY - NY		0.250	0	0	--	--	--	0
TANKS MOSF - NY		0.250	0	0	--	--	--	0
TANKS NASSAU COUNTY - NY		0.250	0	0	--	--	--	0
TANKS ROCKLAND COUNTY - NY		0.250	0	0	--	--	--	0
TANKS SUFFOLK COUNTY - NY		0.250	0	0	--	--	--	0
TANKS WESTCHESTER COUNTY - NY		0.250	0	0	--	--	--	0
UST CBS - NY		0.250	0	0	--	--	--	0
UST PBS - NY		0.250	0	0	--	--	--	0
FEDERAL CERCLIS LIST								
CERCLIS NFRAP		0.500	0	0	0	--	--	0
CERCLIS-HIST		0.500	0	0	0	--	--	0
EPA SAA		0.500	0	0	0	--	--	0
FEDERAL FACILITY		1.000	0	0	0	0	--	0
SEMS_8R_ACTIVE SITES		0.500	0	0	0	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
FEDERAL CERCLIS LIST *(cont.)*								
SEMS_8R_ARCHIVED SITES		0.500	0	0	0	--	--	0
FEDERAL RCRA CORRACTS FACILITIES LIST								
CORRACTS		1.000	0	0	0	0	--	0
HIST CORRACTS 2		1.000	0	0	0	0	--	0
FEDERAL DELISTED NPL SITE LIST								
DELISTED NPL		1.000	0	0	0	0	--	0
DELISTED PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_DELETED NPL		1.000	0	0	0	0	--	0
FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS								
EPA LUST		0.500	0	0	0	--	--	0
HIST INDIAN LUST R4		0.500	0	0	0	--	--	0
HIST INDIAN LUST R8		0.500	0	0	0	--	--	0
INDIAN LUST R1		0.500	0	0	0	--	--	0
INDIAN LUST R10		0.500	0	0	0	--	--	0
INDIAN LUST R2		0.500	0	0	0	--	--	0
INDIAN LUST R4		0.500	0	0	0	--	--	0
INDIAN LUST R5		0.500	0	0	0	--	--	0
INDIAN LUST R6		0.500	0	0	0	--	--	0
INDIAN LUST R7		0.500	0	0	0	--	--	0
INDIAN LUST R8		0.500	0	0	0	--	--	0
INDIAN LUST R9		0.500	0	0	0	--	--	0
LTANKS - NY		0.500	0	0	0	--	--	0
LTANKS 2 - NY		0.500	0	0	0	--	--	0
FEDERAL ERNS LIST								
ERNS		SP	0	--	--	--	--	0
FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES								
FED E C		0.500	0	0	0	--	--	0
FED I C		0.500	0	0	0	--	--	0
RCRA IC_EC		0.250	0	0	--	--	--	0
FEDERAL RCRA GENERATORS LIST								
HIST RCRA_CESQG		0.250	0	0	--	--	--	0
HIST RCRA_LQG		0.250	0	0	--	--	--	0
HIST RCRA_NONGEN		0.250	0	0	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
FEDERAL RCRA GENERATORS LIST *(cont.)*								
HIST RCRA_SQG		0.250	0	0	--	--	--	0
RCRA_LQG		0.250	0	0	--	--	--	0
RCRA_NONGEN		0.250	0	0	--	--	--	0
RCRA_SQG		0.250	0	0	--	--	--	0
RCRA_VSQG		0.250	0	0	--	--	--	0
FEDERAL NPL SITE LIST								
NPL		1.000	0	0	0	0	--	0
NPL EPA R1 GIS		1.000	0	0	0	0	--	0
NPL EPA R3 GIS		1.000	0	0	0	0	--	0
NPL EPA R6 GIS		1.000	0	0	0	0	--	0
NPL EPA R8 GIS		1.000	0	0	0	0	--	0
NPL EPA R9 GIS		1.000	0	0	0	0	--	0
PART NPL		1.000	0	0	0	0	--	0
PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_FINAL NPL		1.000	0	0	0	0	--	0
SEMS_PROPOSED NPL		1.000	0	0	0	0	--	0
STATE AND TRIBAL BROWNFIELD SITES								
BROWNFIELDS - NY		0.500	0	0	0	--	--	0
HIST BROWNFIELDS - NY		0.500	0	0	0	--	--	0
STATE- AND TRIBAL - EQUIVALENT CERCLIS								
DEL SHWS - NY		1.000	0	0	0	0	--	0
HSWDS - NY		1.000	0	0	0	0	--	0
SHWS - NY		1.000	0	0	0	0	--	0
STATE RCRA GENERATORS LIST								
HWG - NY		0.250	0	0	--	--	--	0
STATE INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES								
IC EC - NY		0.500	0	0	0	--	--	0
STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS								
SWF/LF - NY		0.500	0	0	0	--	--	0
STATE AND TRIBAL VOLUNTARY CLEANUP SITES								
VCP - NY		0.500	0	0	0	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
RECORDS OF EMERGENCY RELEASE REPORTS								
HMIRS (DOT)		SP	0	--	--	--	--	0
HIST SPILLS - NY		0.125	0	--	--	--	--	0
SPILLS - NY		0.125	0	--	--	--	--	0
OTHER ASCERTAINABLE RECORDS								
ALT FUELING		0.250	0	0	--	--	--	0
ARENAS		SP	0	--	--	--	--	0
ARENAS 2		SP	0	--	--	--	--	0
CHURCHES		SP	0	--	--	--	--	0
COLLEGES		SP	0	--	--	--	--	0
COLLEGES 2		SP	0	--	--	--	--	0
CORRECTIVE ACTIONS_2020		0.500	0	0	0	--	--	0
DAYCARE		SP	0	--	--	--	--	0
ECHO		SP	0	--	--	--	--	0
EPA WATCH		SP	0	--	--	--	--	0
GOV MANSIONS		SP	0	--	--	--	--	0
HOSPITALS		SP	0	--	--	--	--	0
MANIFEST EPA		0.250	0	0	--	--	--	0
NPL AOC		1.000	0	0	0	0	--	0
NPL LIENS		SP	0	--	--	--	--	0
NURSING HOMES		SP	0	--	--	--	--	0
PFAS NPL		0.500	0	0	0	--	--	0
PFAS TRIS		0.500	0	0	0	--	--	0
PFAS UCMR3		0.500	0	0	0	--	--	0
PRISONS		SP	0	--	--	--	--	0
SCHOOLS PRIVATE		SP	0	--	--	--	--	0
SCHOOLS PUBLIC		SP	0	--	--	--	--	0
AOC - NY		1.000	0	0	0	0	--	0
PFAS - NY		0.500	0	0	0	--	--	0
PFAS AFFF - NY		0.500	0	0	0	--	--	0
PFAS AFFF 2 - NY		0.500	0	0	0	--	--	0
VAPOR REOPENED - NY		SP	0	--	--	--	--	0

No unmappable sites reported.