

Unoccupied Industrial Buildings

Site Description/Current Use: The property is located in the central portion of the Schatz Property and contains several industrial buildings that are currently unoccupied.

Site History: Review of Sanborn maps and assessment records indicate that this parcel was developed in the 1930s as a manufacturing facility utilized as Federal Bearings Co. In 1982, the parcel was purchased by Schatz Company and is identified on historical mapping as "South Factory Building". A portion of this facility was leased by Four Seasons Dyeing and Finishing, Inc. from at least the 1990s to 2007 for the manufacture and dyeing of textiles. In 2007, the Town of Poughkeepsie issued a Cease-and-Desist Order, and all tenants were evacuated.

Environmental Background: This property has been utilized for industrial purposes since the early 1930s and is located adjacent to a former railroad (N.Y.N.H. & H.R.R. (Hospital Branch)). A railroad spur is located on the northern portion of the parcel. Several underground storage tanks (USTs) have been identified on the north and northeastern portions of parcel, north of the factory building. There are no records of tank removals and orphan tanks may be present. Four abandoned above ground storage tanks (ASTs) have been identified in the former coal building. In 1990, 370-gallons of #6 oil was spilled due to a broken heater pipe that has reportedly been remediated. Several trailers, vehicles, and junk cars have been staged adjacent to the southwestern

Address: 60 Fairview Avenue

Parcel ID: 6162-09-227572

Size: 6.56-acres

Owner: Hudson Valley Management Assoc. Inc.

Zoning: Industrial: Manufacturing, Processing

Access: Fairview Avenue



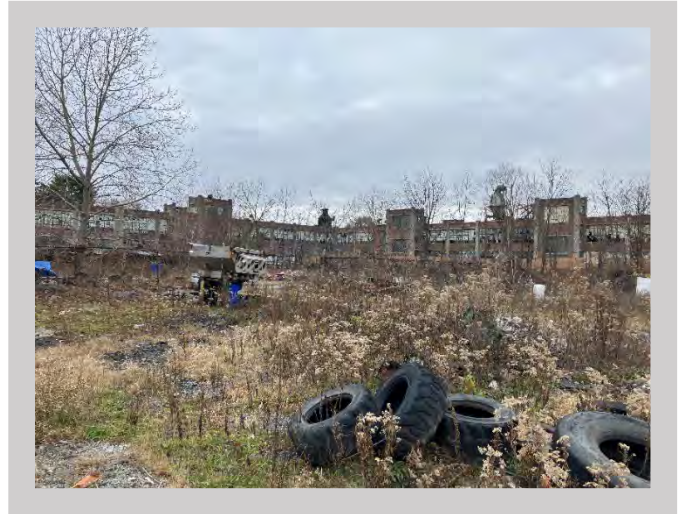
portion of the building which may be leaking automotive fluids. Several drums of petroleum, paints, solvents, and dyes were located within the building and reportedly removed in 2008. Sampling in 1993 and 2019-2020 has identified polychlorinated biphenyls (PCBs) and lead based paint in the walls and floors of the buildings. Regulated building materials are also likely to be present based on the age of construction. Sampling has determined that PCBs have penetrated masonry and wood building components.

Potential Recognized Environmental Conditions: Yes

Recommendations: Further evaluation of the property is recommended to verify the presence of orphan tanks and assess the nature and extent of subsurface and groundwater impacts. Removal and/or remediation of orphan tanks, impacted soil and/or groundwater should be completed. Miscellaneous items and regulated materials on the property should be removed prior to evaluation of subsurface conditions. Masonry, wood, and other materials located within site buildings that may contain PCBs and/or regulated building materials will require assessment and mitigation as part of planned redevelopment efforts.

Infrastructure/Utilities: Public utilities

Natural/Cultural Features: Potential Historic Building(s)



Groundwater Conditions: One (1) monitoring well was installed on the western portion of the parcel in a Remedial Investigation in 1992 and indicated elevated levels of sodium and iron. Oily water was observed in test pit excavations in 2010 within the building and adjacent to the south. RCRA metals were also detected in a water sample associated with Spill #1711368, adjacent to the south. Groundwater conditions have not been completely assessed for this parcel.

Use Potential: Redevelop as commercial or residential property after assessment and remediation have been completed.

Sarjo Industries, Inc. (Sarjo), M&O Sanitation, Inc. (M&O) and Interstate Modular Structures

Site Description/Current Use: The property is located on the northern-most portion of the Schatz Property. It is developed with six (6) buildings and a field, identified as the “North Field”. The parcel is currently occupied by Sarjo Industries, Inc. (Sarjo), located in the central portion of the parcel and M&O Sanitation, Inc. (M&O), which operates out of a building on the northwestern portion of the parcel and utilizes this area for storage. Interstate Modular Structures also utilized the northern portion of the parcel for storage of modular structures in the recent past.

Site History: Review of Sanborn maps and assessment records indicate that the southern portion of this parcel was first developed in the late 1910s as the original Schatz Manufacturing building, identified as the “North Factory”. In the late 1930s, two (2) buildings were constructed on either side of the factory building utilized as a heat treatment building on the southwestern portion and a rehab building on the eastern portion. An addition to the north of the original factory building is visible on the 1940 aerial photograph as well as a baseball field on the northern portion of the parcel. Between the 1940s-1970s, the central building, heat treatment building on the western portion as well as a storage building, and north factory annex were constructed. Between the 1970s-mid 1990s, the baseball fields appear to less utilized and former dwellings located on the northwestern portion of the parcel appear to have been demolished.

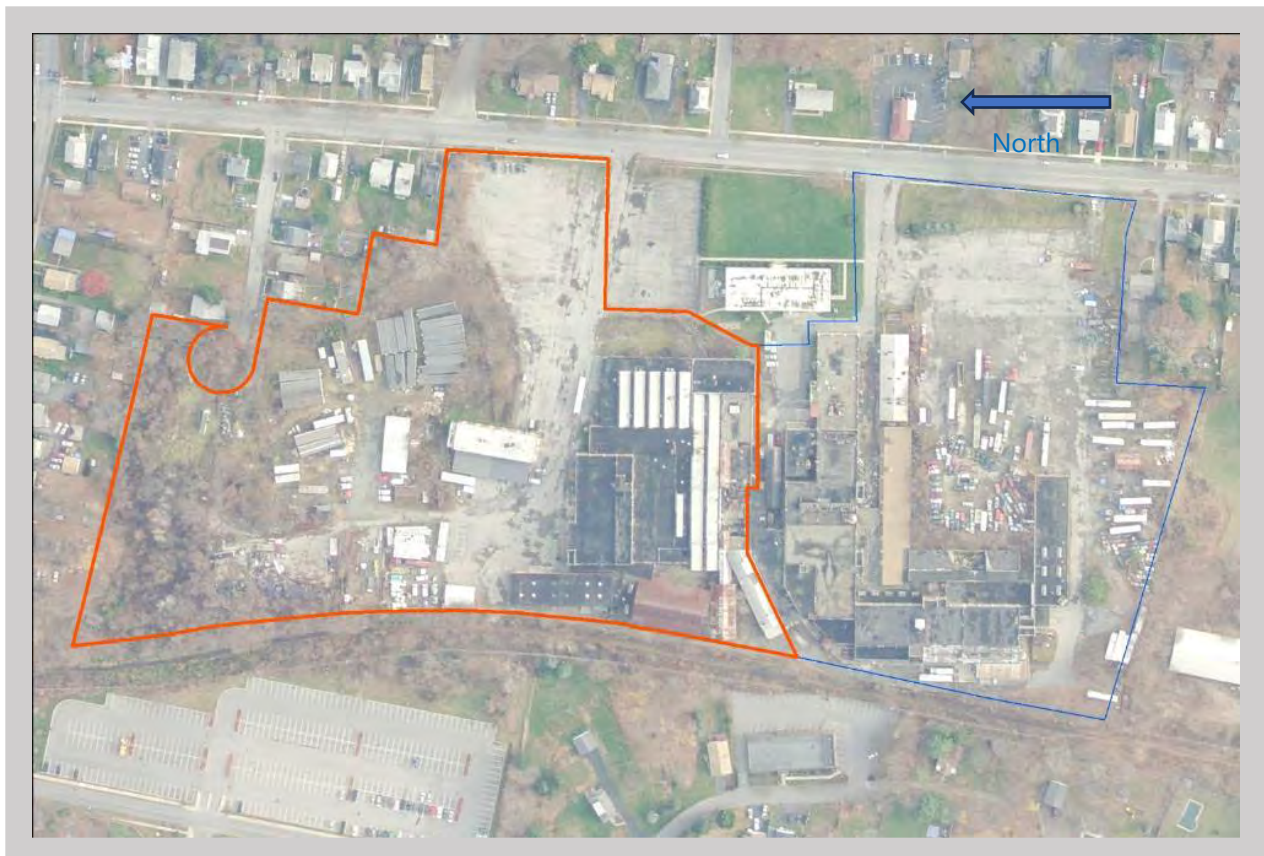
Address: 68-70 Fairview Avenue

Parcel ID: 6162-09-189635

Size: 11.18-acres

Owner: Lot Six Realty Corp.

Zoning: Industrial: Manufacturing,
Processing



Environmental Background: The property has been utilized for industrial uses since the early 1900s and is located adjacent to a former railroad (N.Y.N.H. & H.R.R. (Hospital Branch)). A railroad spur is located on the southern portion of this parcel, south of the “North Factory” building. Several underground storage tanks (USTs) appear to have been located on the eastern portion of this parcel. It is possible that orphan tanks may remain on this property. An inspection conducted by the NYSDEC in 1986 identified several drums, electrical capacitors, and quenching pits that contained oil. Forty-five (45) drums were observed to contain hazardous waste and were removed from the property. Sampling of the buildings in 1987 and 2019-2020 has identified polychlorinated biphenyls (PCBs) in the flooring and other surfaces within the buildings. Regulated building materials are also likely to be present based on the age of construction. Subsurface investigations have identified soil and groundwater containing elevated levels of volatile and semi-volatile organic compounds, metals, PCBs, and pesticides on the northern and southwestern portions of the parcel.

Potential Recognized Environmental Conditions: Yes

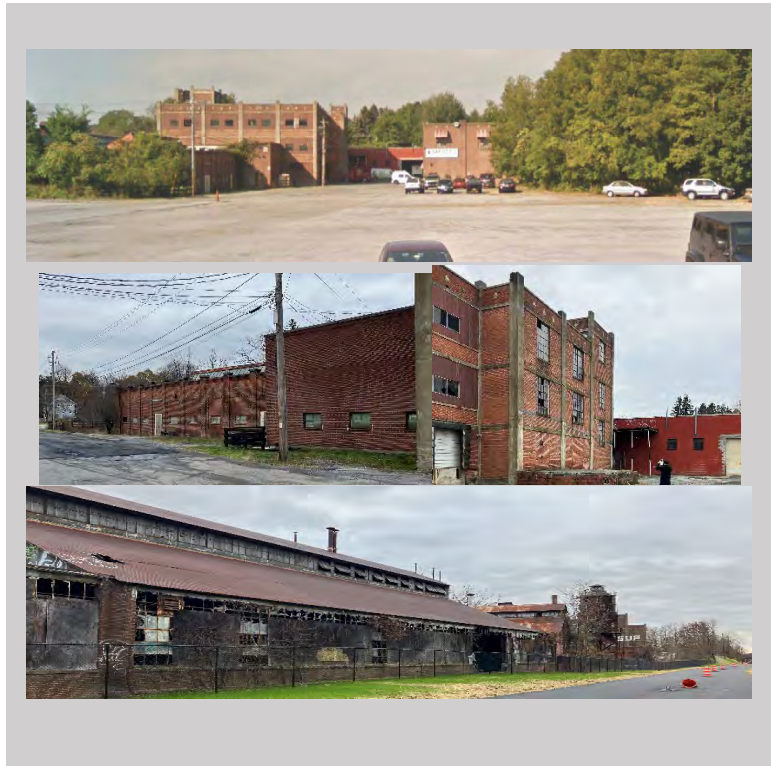
Recommendations: Further evaluation of the property to determine the presence of orphan tanks and determine the nature and extent of subsurface and groundwater impacts. Removal and/or remediation of orphan tanks and impacted soil and/or groundwater should be completed. Miscellaneous items and regulated materials on the property should be removed prior to evaluation of the subsurface. Masonry, wood, and other materials located within site buildings that may contain PCBs and/or regulated building materials will require assessment and mitigation as part of planned redevelopment efforts.

Infrastructure/Utilities: Public utilities

Natural/Cultural Features: Potential Historic Building(s)

Groundwater Conditions: Subsurface sampling in the area of the heat treatment building on the western portion of the parcel has confirmed RCRA metals and volatile and semi-volatile organic compounds in exceedance of levels of protection of groundwater and soil in residential, commercial and industrial settings.

Use Potential: Redevelop as commercial or residential property after assessment and remediation have been completed.



City Parcel

Site Description/Current Use: The property is located on the southern-most portion of the Schatz Property and is located within the City of Poughkeepsie. The former manufacturing buildings/material on the “Unoccupied Factory Buildings” parcel encroach on the northwestern portion of this parcel (refer to “Unoccupied Factory Buildings” parcel description for further detail on this building).

Address: Fairview Avenue

Parcel ID: 6162-46-207545

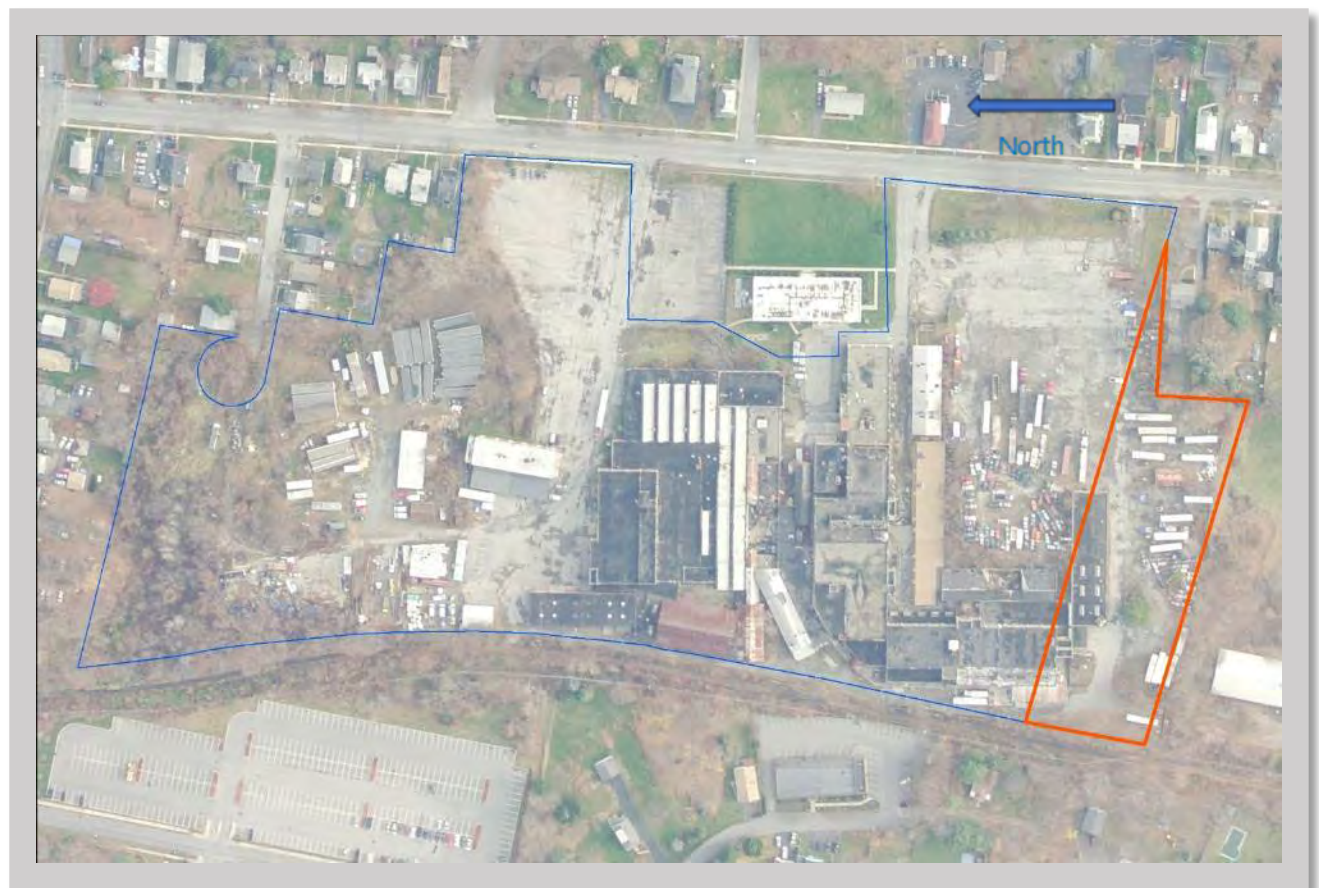
Size: 2.08-acres

Owner: 60 Fairview Corporation

Zoning: Office; Manufacturing

Access: Fairview Avenue

Site History: Review of Sanborn maps and assessment records indicate that the majority of this parcel, other than the former Schatz Manufacturing buildings, which encroach on this parcel from the north, has not been developed in the past. This parcel has been utilized for the storage of various vehicles, including trucks and trailers. The parcel was purchased in 1988 by Hudson Valley Management and in 2001 by 60 Fairview Corp.



Environmental Background: Several closed NYSDEC spills are listed for this property. In 1996 2,267 tons of polychlorinated biphenyl (PCB) impacted soil was reportedly removed from the southwestern portion of the parcel. Two (2) closed spills are associated with elevated pesticides and RCRA metals detected beneath a trailer leaking fluids. Active NYSDEC spill #1711338 is listed for this property (addressed as 70 Fairview Ave) and was issued during a site inspection when several drums of hydraulic oil and petroleum products were found to be leaking. Volatile organic compounds (VOCs), RCRA metals, and pesticides were identified in subsurface soils and heavy metals were identified in a groundwater sample.

Potential Recognized Environmental Conditions:

Yes

Recommendations: Further evaluation of the property to delineate the nature and extent of subsurface and groundwater impacts. Removal and/or remediation of impacted soil and groundwater is recommended. Miscellaneous items and other regulated materials on the property should be removed prior to remediation or further evaluation of the subsurface.

Infrastructure/Utilities: Public utilities

Natural/Cultural Features: None

Groundwater Conditions: RCRA metals were detected in a groundwater sample associated with Spill #1711368. Groundwater conditions have not been completely assessed for this parcel.

Use Potential: Redevelop as commercial or residential property after assessment and remediation have been completed.

