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ENVIRONMENTAL ASSESSMENT
Northwest Triangle
City of York
York County, Pennsylvania

Prepared for:

The City of York
Department of Economic Development
50 West King Street
York, Pennsylvania

Edge Environmental Inc. No. E-148
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Principal

Executive Summary

Edge Environmental Inc. has completed an environmental assessment of an area located in the City of York known as the "Northwest Triangle" ("the site"). The purpose of this environmental assessment is to 1) identify areas of potential environmental concern within the site, 2) make recommendations for further investigation of the areas of concern to identify those requiring remediation, and 3) begin to develop an understanding of which site properties will be best suited for residential or non-residential use.

The Northwest Triangle is a 4.73-acre (+/-) area bounded to the north and west by the Codorus Creek. It consists of the following six major properties: 146-150 North Beaver Street, Keystone Color Works, 200-206 North Beaver Street, 208-236 North Beaver Street, Ohio Blenders, and York Rail. The area is served by public water, and public sewer has served it since the early 1900s.

The Northwest Triangle is currently occupied by light industrial, transportation, commercial, and residential properties. Documented historic uses of site properties include: farm equipment manufacturer (146-150 North Beaver Street and Keystone Color Works); auto dealership and construction supply distributor (146-150 North Beaver Street); organic and inorganic pigment manufacturer (Keystone Color Works); feed mills and utility pole storage yard (Ohio Blenders); service station, heating oil distributor, auto body shop, and used car dealer (208-236 North Beaver Street); coal storage yards (York Rail and Ohio Blenders); rail lines and a small switching yard (York Rail); and residential units (200-206 North Beaver Street).

No underground or aboveground storage tanks (USTs or ASTs) are registered to site properties, nor have any properties reported storage tank removals or releases to the Pennsylvania Department of Environmental Protection (DEP). Three site occupants are registered as small quantity generators of hazardous waste. This assessment discovered no documented hazardous material or waste incidents likely to have resulted in contamination of the site, and no obvious indications of soil or groundwater contamination were observed on any of the properties during site reconnaissances.

Fifteen USTs and four ASTs have been removed or abandoned at the site, and additional, undocumented USTs may be present. The tanks stored gasoline, oil, or heating oil. Nine USTs were removed from 208-236 North Beaver Street in 1987, but no confirmatory samples were collected. There is no closure documentation for the site's other abandoned/removed storage tanks.

A large portion site was used for coal storage in the late 1800s and early-to-mid 1900s. The coal was stored on the ground surface, either uncovered or beneath wooden sheds. There is no evidence that coal ash was disposed on site. There is some published literature suggesting that shallow soils at coal storage yards can be contaminated with metals and Polycyclic Aromatic Hydrocarbons (PAHs).

Until the 1990s, Keystone Color Works chemically produced pigments using hazardous materials. Large quantities of wastewater and small quantities of waste sludge were generated at the facility. Wastewater was treated on site and discharged to the sewer system. Waste sludge was drummed and disposed at off-site landfills. Keystone Color Works now blends and packages pigments it purchases from other manufacturers, resulting in smaller quantities of hazardous materials and wastes.

From 1961 to 1980, Keystone Color Works produced pigments containing chromium and lead, elements considered to be hazardous. In 1989, the U. S. Environmental Protection Agency (EPA) investigated Keystone Color Works for its storage at the site of drums containing hazardous waste sludge. EPA determined that the drums exceeded allowable storage times, but discovered no evidence of improper waste disposal at the site. EPA then closed the case.

The interior of the Keystone Color Works building—walls, floors, pigment mixing tanks, and filter presses—is significantly pigment stained. There was no staining or evidence waste disposal on the building's exterior. The greatest potential for contamination at Keystone Color Works is to the interior of the building.

Based on the information gathered and reviewed for this assessment, six Areas of Concern (AOCs) and five Issues of Concern (IOCs) were identified. The AOCs are areas where site uses have the potential to have resulted in soil and/or groundwater contamination. The IOCs pertain to conditions or toxic materials that may be encountered inside site buildings during renovation or demolition. Recommendations for further investigation of the AOCs and IOCs are presented as Section 13.

Areas of Concern

AOC 1 – Rail Yard. Surface soil and rail ballast may be contaminated with diesel fuel, oil, and herbicides and, to a lesser extent, paint, solvents, and creosote from rail ties.

AOC 2 – Coal Yard No. 1. Shallow soils may have metals and PAHs from coal storage. Soils at the former gasoline tank may have residual gasoline contamination. Additional undocumented USTs may be present.

AOC 3 – Utility Pole Storage Yard. Shallow soils may have creosote compounds leached from utility poles formerly stored at this area.

AOC 4 – Weaver's Auto Body. Soils may be contaminated with paint mixtures and related cleaning solvents (body shop), residual gasoline and heating oil compounds (USTs), hydraulic oil (inground lift), and metals and PAHs (coal storage). Groundwater may be contaminated due to the toxicity and mobility of the body shop substances. Additional undocumented USTs may be present.

AOC 5 – Coal Yard No. 2. Shallow soils may have metals and PAHs from coal storage. Soils at the former gasoline USTs and oil ASTs may have residual contamination. Additional undocumented USTs may be present.

AOC 6 – Keystone Color Works. Soils beneath exterior windows on the building's west side may have elevated levels of lead.

AOC 7 – B & C Fasteners. Soils at an abandoned heating oil UST may have residual contamination. An additional storage tank may be present.

AOC 8 – Ohio Blenders Transformers. Three electric transformers may contain Polychlorinated Biphenyls (PCBs) and underlying soils may be contaminated with PCBs.

Issues of Concern

IOC 1 – Contaminated Building Materials. Contaminated building materials may be present in the spray paint room and materials storage area at Weaver's Auto Body. Much of the interior of the Keystone Color Works building is significantly pigment stained and may be contaminated.

IOC 2 – Asbestos-Containing Materials. Asbestos-containing materials are assumed to be present in all structures.

IOC 3 – Lead-Based Paint. All site buildings are presumed to have surfaces painted with lead-based paint.

IOC 4 – PCB Fluorescent Light Ballasts. Fluorescent light fixtures may have ballasts that contain small quantities of PCBs.

IOC 5 – Mercury-Containing Fluorescent Light Tubes and Electric Switches. Fluorescent light tubes and older electric switches may contain small amounts of mercury.

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1. Introduction

1.1. Purpose

At the request of the City of York's Office of Economic Development, Edge Environmental Inc. has completed an environmental assessment of an area known as the Northwest Triangle located in the City of York, York County, Pennsylvania. The Northwest Triangle is an area of residential, commercial, and light industrial properties that the City of York is now interested in redeveloping for mixed residential and non-residential (commercial) uses.

The purpose of this environmental assessment is to 1) identify areas of potential environmental concern within the site, 2) make recommendations for further investigation of the areas of concern to identify those requiring remediation, and 3) begin to develop an understanding of which site properties will be best suited for residential use and which for non-residential use.

1.2. Scope of Work

The scope of work for this environmental assessment, as detailed in Edge Environmental Inc.'s proposal E-148 dated July 22, 2003, consisted of the following tasks:

- Records Review—State and federal environmental records were reviewed to help identify environmental conditions in connection with the site. Historical use information was consulted to develop a history of site uses to help identify the likelihood of current or past uses having led to environmental conditions in connection with the site.

- Site Reconnaissance—The site and its structures were observed visually and physically for indications of underground or aboveground storage tanks; hazardous substances or petroleum products; on-site waste treatment, storage, or disposal; PCB equipment or transformers; and unidentified drums or containers.

- Interviews—Local government officials, site owners, site occupants, or others with good knowledge of the uses and physical characteristics of the site were contacted and interviewed.

1.3. Significant Assumptions

- Information, estimates, and opinions obtained for, and contained in, this report were obtained from sources considered to be reliable, and are believed to be true and correct. No independent investigation has been made as to the accuracy of such items.

- The site has been assessed assuming responsible ownership. No survey of the site has been made.

1.4. Limitations

- This environmental assessment was commissioned by the Office of Economic Development of the City of York on terms specifically limiting the liability of Edge Environmental Inc. The conclusions stated herein are the result of the exercise of Edge Environmental Inc.'s best professional judgment, based in part upon materials and information provided by the City of York and others.

- This environmental assessment relates only to assessment of environmental conditions on the specific parcels of real estate comprising the site on the dates and times of the site reconnaissances, and at the locations referenced in this report.

- This environmental assessment did not include collection of any soil, water, material, or air samples; moving of furniture or fixtures; or any type of inspection that required extraordinary effort to access.

- Any reference in this report to the presence of asbestos-containing materials, lead-based paint, PCB fluorescent light ballasts, and mercury-containing fluorescent light bulbs and electric switches was limited to the observation of on-site structures' interior and exterior surfaces visible with the naked eye, and did not include collection of any samples of suspect materials.

- The presence or absence of lead in drinking water, wetlands, radon, urea-formaldehyde insulation, cultural or historic resources, ecological resources, threatened or endangered species, suspect indoor air quality, and electromagnetic fields was not addressed by this environmental assessment.

1.5. User Reliance

This environmental assessment was conducted for the benefit and use of the City of York, and may not be assigned to, or relied upon, by any third party. Use of this report by any third party for whatever reason should not, and does not, absolve such third party from using due diligence in verifying the report's contents.

Any use which a third party makes of this report, or any reliance on it, or decisions to be made based on it, are the responsibility of such third party. Edge Environmental Inc. accepts no duty of care or liability of any kind whatsoever to any third party, and no responsibility for damages, if any, suffered by any third party as a result of decisions made, or not made, or actions taken, or not taken, based on this report.

2. General Site Description

2.1. Location and Legal Description

The term "Northwest Triangle" is used to describe a 4.73-acre (+/-) area located along the south and west banks of the Codorus Creek, approximately 0.25 mile northwest of the City of York's Continental Square, the City's figurative center (see Site Location Map, Appendix A). The area is bounded to the north and west by the Codorus Creek, to the east by North Beaver Street, and to the south by West Gay Avenue, but includes the property at 146-150 North Beaver Street, which is on the south side of West Gay Avenue.

The Northwest Triangle is comprised of the properties listed in Table 1 and shown on Figure 1. In this report, the properties collectively will be referred to as "the Northwest Triangle," or "the site;" individually, the properties will be referred to as indicated below. Additionally, there are portions of the site whose ownership could not be readily determined, such as railroad rights-of-way, unopened city streets, and property of the Army Corps of Engineers. These "orphan" parcels will be discussed as part of the York Rail property in Section 9.

Table 1: Site Properties

Property	Address	Tax Parcel ID Number	Property Use
146-150 North Beaver Street	146–150 North Beaver Street	03-045-01-0011	Collated fasteners wholesale distributor
Keystone Color Works	109 West Gay Street 151 West Gay Street	03-046-01-0009 03-046-01-0008	Organic and inorganic pigment manufacturer
200-206 North Beaver Street	200 North Beaver Street 202 North Beaver Street 204 North Beaver Street 206 North Beaver Street West Gay Avenue	03-046-01-0001 03-046-01-0002 03-046-01-0003 03-046-01-0004 03-046-01-0005A	Four row homes with parking to the rear
208-236 North Beaver Street	208–236 North Beaver Street	03-046-01-0005	Auto body shop, used car sales, parking
Ohio Blenders	North Beaver Street North Beaver Street 260 North Beaver Street 132–152 North Pershing Avenue	03-047-01-0001A 03-047-01-0001B 03-046-01-0006 03-046-01-0007	Animal feed preparation and blending
York Rail	North Beaver Street	03-047-01-0001	Rail line

2.2. Site and Vicinity General Characteristics

The Northwest Triangle is located in an area of mixed, urban land uses. The site itself has properties used for residential, transportation, commercial, and light industrial purposes. The historic Fairmount area, several blocks of distinctive frame Victorian houses, is to the north of the site, across the Codorus Creek. The Susquehanna Commerce Center and Barton Associates, two former industrial properties recently redeveloped for offices, are on the west side of the Codorus Creek, opposite the site. Land use along the North George Street corridor to the east is primarily commercial, and properties to the south of the site are a blend of urban residential, commercial, and institutional.

2.3. Site Structures, Roads, and Other Improvements

The following buildings are located on the site: two-story brick and block commercial building (146-150 North Beaver Street); three-story brick industrial building (Keystone Color Works); four-unit brick townhouse (200-206 North Beaver Street); three-bay block garage and one-story block former service station (208-236 North Beaver Street); eight metal grain silos and concrete block scale house (Ohio Blenders). With the exception of Ohio Blender's grain silos, all buildings on the site are located on its eastern half, adjoining either North Beaver Street or West Gay Avenue.

Railroad tracks traverse the northern, central, and south central sections of the site. Historically, the tracks along the northern edge of the site were owned and operated by the Western Maryland Railway, while the Pennsylvania Railroad owned those on the central and southern parts. All are now owned by York Rail. Active rail sidings serve the Ohio Blenders silos. There is a length of an abandoned rail siding to the west of the garage on the 208-236 North Beaver Street property.

North Beaver Street and West Gay Avenue are paved, public roadways. North Pershing Avenue approaches the site from the south, but ends at Gay Avenue. The portion of the site north of North Pershing Avenue is an open field. A brick and gravel lane extends from North Beaver Street to the Ohio Blenders silos. The western half of 208-236 North Beaver Street is an unpaved parking area.

In the 1930s, the channel of the Codorus Creek through much of the City of York, including the Northwest Triangle, was widened, straightened, and its sides were resurfaced with concrete and stone. The work was completed by the U. S. Army Corps of Engineers as part of a Flood Control Project funded by the Public Work Administration.

As part of the Army Corps' project, the Codorus Creek's banks in the area of the Northwest Triangle were reconfigured. The northwest corner of the site was reportedly filled, resulting in the steeply pitched creek bank evident today. The Creek's eastern and western banks were also reinforced with concrete and stone. The banks of the Codorus at the site are now partially paved, and are too steeply sloped for access on foot.

3. Records Review

3.1. Physical Setting Sources

3.1.1. USGS Topographic Map

The York, PA quadrangle of the USGS 7.5-minute topographic map series indicates that the site is located in a densely developed urban area. The map shows three rail lines and one rail spur, but no structures on the site (see Topographic Map, Appendix A).

According to the topographic map, the site and vicinity slope gently downward to the northwest, toward the Codorus Creek. The site is shown as relatively flat with an average elevation of approximately 375 feet above mean sea level. The northern and western edges of the site drop off rapidly to the Creek, which is situated approximately 20 feet below the site.

3.1.2. Geology Map

The site is underlain by two bedrock units: impure, gray-colored limestone of the Conestoga Formation underlies the southern half; the Pure Limestone Member of the Kinzers Formation underlies the northern half (see Geology Map, Appendix A). Both units are carbonate and, therefore, susceptible to sinkholes and subsurface voids. In areas underlain the Kinzers Formation's Pure Limestone Member, sinkholes and a highly irregular, pinnacled bedrock surface may occur below a deceptively smooth land surface. Any planning, engineering design, and construction should include careful investigation of bedrock and soil conditions.

The site is located in the Codorus Creek watershed, and the Creek is the receptor for local surface and groundwater. Ground and surface water at and in the vicinity of the site most likely flow to the north and northwest. Therefore, hydraulically upgradient properties are most likely located to the south and southeast of the site. Groundwater flow direction is an important consideration when determining the migration path of contaminants. Based on elevations of the site relative to the Creek, the groundwater surface at the site is expected to be approximately 20 feet below grade surface.

3.1.3. Soil Survey Map

Soil mapping of the U. S. Department of Agriculture/Soil Conservation Service identified two soils at the site (see Soil Survey Map, Appendix A). Conestoga silt loam, a moderately permeable soil derived from limestone parent material, mantles the southeastern corner. Lindside silt loam, a deep moderately well drained soil found on flood plains, mantles the remainder of the site. Lindside silt loam is hydric and may indicate the presence of wetlands; Conestoga silt loam is not hydric.

3.1.4. GIS Map

A GIS map of the site, obtained through the York County Geographic Information Access System, showed no outstanding site features (see GIS Map, Appendix A). According to this map, the northwestern portion of the site is located in a 100-year flood plain.

3.2. Historical Uses

3.2.1. Historical Aerial Photographs

Historical aerial photographs from 1947, 1957, 1964, and 1971 were obtained and reviewed to aid in establishing a usage history of the site, and for evidence of historical on-site waste disposal or burial. Copies of the aerial photographs are included in Appendix B.

The 1947 aerial photographs indicated a cluster of structures at the southeast corner, a long, rectangular building adjoining the railroad tracks at the northeast corner, and a structure at the southwest corner, on the east side of North Pershing Avenue. Three rail lines traversed the site.

In the 1957 photographs, earth disturbances suggestive of construction or regrading were visible in the site's northwest and southwest corners, and just to the west of the structures adjoining North Beaver Street. Tall, round silos were present in the center of the site.

By 1964, the structures at the southwest corner had been removed, and the disturbed area near North Beaver Street appeared to have been smoothed over. In the 1971 photograph, the long, rectangular building at North Beaver and West North Streets was gone, and a number of unpaved roads were seen in the northwest corner of the site near the silos.

3.2.2. Sanborn® Maps

Sanborn® maps from the years 1887, 1894, 1908, 1933, 1950, and 1989 were obtained and reviewed to aid in identifying historical property uses. The Sanborn® maps are discussed in general below, and more specifically in the sections of this report addressing the constituent properties of the Northwest Triangle. Copies of the Sanborn® maps are included in Appendix B.

The maps indicated that as early as 1887, all areas of the site were in use. In the late 1800s, the northwestern half of the site was a coal storage yard, while the southeastern half had commercial and light industrial properties, as well as several dwellings. Tracks of the Harrisburg & York Railroad, a precursor of the Pennsylvania Railroad, crossed an iron bridge over the Codorus Creek and traversed the center of the site before exiting near the intersection of North Beaver and West North Streets. A second set of tracks entered the southwest corner of the site and joined the center tracks near the intersection of North Beaver and West North Streets.

The 1908 and subsequent maps showed an additional bridge over the Codorus Creek and Western Maryland Railway tracks along the northern edge of the site. These tracks remained evident on all the Sanborn® maps through 1989.

North Water Street was shown at the western edge of the site on the 1887, 1894, and 1908 maps. On the 1933 and subsequent maps, the street was named North Pershing Avenue and it extended only as far north as the southern (Pennsylvania Railroad) bridge. The maps also showed West North Street extending westward into the site from North Beaver Street for ½ block.

3.2.3. R. L. Polk & Co.'s York City Street Directories

R. L. Polk & Co.'s York City Street Directories from 1919 to 1997 were reviewed in approximately five-year increments to aid in identifying historical site occupants and uses. As the 1919 edition is the earliest directory in which street addresses and occupants were listed, no street directories dated prior to 1919 were reviewed. With street directories, when a street address has no listing, it can generally be concluded that the property at that address was unoccupied. The street directory listings for each site property are included as Appendix C.

3.2.4. Recorded Deeds

Deeds for most properties were reviewed at the York County Recorder of Deeds to establish historical ownership of the properties and to aid in determining historical site uses. Due to the complexities of historic railroad property transactions, deeds for several of the parcels comprising the York Rail property were not readily available for review. Chains of title for those properties with reviewable deeds are included as Appendix D.

3.3. Environmental Records

3.3.1. Standard Environmental Record Sources

InfoMap Technologies, Inc. provided an Environmental FirstSearch™ report of standard environmental record sources to determine whether any site properties are included on the standard environmental databases of the United States Environmental Protection Agency (EPA) or Pennsylvania Department of Environmental Protection (DEP). The FirstSearch™ report had listings for three facilities located within the Northwest Triangle: B & C Fasteners, Keystone Color Works Inc., and Weavers Auto Body. These listings are discussed later in this report; a copy of the FirstSearch™ report is included as Appendix E.

3.3.2. DEP eFACTS

DEP's Environment, Facility, Application, Compliance Tracking System (eFACTS), a comprehensive on-line environmental compliance reporting system, was searched for references to any of the site's properties. The query resulted in "hits" for Keystone Color Works and Ohio Blenders. The eFACTS listings for these facilities are discussed in Sections 4.3.2 and 8.3.2, respectively, and copies of the eFACTS listings are included as Appendix F.

3.3.3. DEP Files

DEP files were reviewed at the Southcentral Regional Office, in Harrisburg, Pennsylvania. The file review request included any case files for site facilities as well as municipal files for the City of York in the following program areas: Waste Management, Water Management, Storage Tanks, Air Quality, Water Supply Management, Environmental Cleanup, and Radiation Protection. The DEP file documents pertaining to site facilities are discussed later in this report, and copies of relevant documents are included in Appendix G.

4. 146-150 North Beaver Street

4.1. Description

The 146-150 North Beaver Street property is a rectangular parcel situated at the southwest corner of North Beaver Street and West Gay Avenue. It is bounded to the north by West Gay Avenue, to the south by the Episcopal Church of St. John the Baptist, to the east by North Beaver Street, and to the west by North Park Alley.

Address	Tax Parcel ID No.	Owner	Size
146-150 North Beaver Street	03-045-01-0011	James M. Hoffer	0.473 acre

A two-story, brick and concrete block building occupies the entire site. The building currently is leased to B & C Fasteners, Inc., wholesale distributors of collated fasteners and equipment to the construction industry.

4.2. Historical Records

4.2.1. Sanborn® Maps

In 1887 and 1894, the property was part of "Michael Schall's Car Works," with a long, rectangular structure on its northern half and a rail siding through its southern half. The building, labeled "Bl. Sm. 'H'" in 1887 and "foundry" in 1894, had a machine shop at its western end and offices at its eastern end. The southwest corner of the property was used for iron storage at that time. In 1908, the property was part of Keystone Farm Machinery Company and was entirely covered by the building that contained a machine shop, construction room, storage rooms, and an office.

In 1933, the property was an auto dealer with a listed capacity of 60 cars. The showroom and offices were at the building's eastern end; the western end was used for auto repair. In 1950, the property was used by Edison Power & Light Co. as a private garage and repair facility. No property uses were indicated on the 1989 map.

4.2.2. Street Directories

R. L. Polk & Co.'s York City Street Directories (see Appendix F) indicated that the property was part of Keystone Farm Machinery Co. until at least 1919. From approximately 1920 to at least 1975, the property was used for automobile sales or service under a variety of names: York Reo Company (1923), North Beaver Street Garage (1934-45), Edison Power & Light Co. garage (1945-55), and the Bratton Buick dealership (1955-75). The street directories indicated that since at least 1986, the facility has been a wholesale distributor of fasteners, and suggested that a portion of 146 North Beaver Street has been a residence since 1975.

4.2.3. Recorded Deeds

A chain of title for the property dating to 1944 (see Appendix D) indicated that private individuals have owned the site since 1946. The current owner, James M. Hoffer, has owned it since 1990. There were no indications of environmental problems or use restrictions in any of the reviewed deeds.

4.3. Environmental Records

4.3.1. Environmental FirstSearch™ Report

B & C Fasteners is not listed as a suspected or confirmed federal or state Superfund site, a hazardous or solid waste disposal facility, or a registered storage tank facility. It has reported no UST releases, nor has it reported a release of hazardous materials. B & C Fasteners is listed as a Resource Conservation and Recovery Act (RCRA) conditionally exempt small quantity generator (<220 lbs./month) of hazardous waste under EPA ID No. PAO001018480. No enforcement actions or violations are listed.

4.3.2. DEP Records

There was no eFACTS listing for B & C Fasteners. There were no DEP case files for B & C Fasteners, nor were there any documents regarding B & C Fasteners in DEP's municipal files for the City of York.

4.3.3. City of York

City of York Fire and Rescue Services had no record of any hazardous materials incidents or UST closures at the property.

4.4. Site Reconnaissance

The site was visited on May 4, 2004, on which date the entire property was inspected. Ms. Rose Eisenhart, General Manager of B & C Fasteners, was present during the reconnaissance. She provided information on current facility conditions and operations.

4.4.1. General Observations

The B & C Fasteners building, a two-story brick structure, occupies the entire site. Offices, a former product showroom, and an empty apartment (144 North Beaver Street) are at the eastern ¼ of the building, and open warehouse space occupies the western ¾ of the building. A loading dock is at the northwest corner, and an overhead garage door in the western wall provides drive-in access to the warehouse's interior from North Park Alley.

4.4.2. Interior Observations

Floors throughout the building are poured concrete, all of which were in good condition. A filled-in, inground vehicle lift was discovered near the northern wall in the center of the warehouse. The lift was located in an area reportedly used for oil changes and vehicle maintenance when the site was an automobile dealership. The lift's mechanism had been removed and the hole filled to floor level with concrete.

Limited quantities of paint were stored in a metal paint cabinet at the southwestern corner of the warehouse. No indications of other current or historical hazardous materials storage or disposal areas were observed at the site.

Three floor drains were discovered in the center of the warehouse (see Photo A). The drains were oriented in an east west line down the approximate middle of the building. Ms. Eisenhart thought the drains were connected to the municipal sewer system, but did not know for sure. No foul odors emanated from the drains, nor was the warehouse floor around the drains stained or pitted, both indications of potential waste disposal.

An oil-fired boiler was observed in a small boiler room located at the eastern end of the building. Oil for the boiler was stored in two 275-gallon ASTs located in a storage area at the southeastern corner of the building (see Figure 2). The tanks were manifolded together and in very good condition with no evidence of spills or releases. The empty apartment was heated by a natural gas-fired space heater.

Fluorescent light fixtures were observed throughout the building. Fluorescent light ballasts manufactured prior to 1979 may contain small amounts of PCBs. Fluorescent light bulbs and older electric switches in the building may contain small quantities of mercury. Asbestos-containing building materials—such as flooring, fireproofing, boiler insulation, and roofing—and lead-based paint were widely used in buildings constructed prior to 1978, and most especially those constructed prior to 1950. Given the age of the building, PCB-containing fluorescent light ballasts, mercury-containing electric switches and fluorescent light tubes, asbestos-containing materials, and lead-based paint are assumed to be present.

4.4.3. Exterior Observations

Fill and vent pipes for the heating oil ASTs were observed on the building's southern wall at the southeast corner. An additional pair of vent and fill pipes was discovered on the same wall, approximately 30' to the west (see Photo B). These pipes suggest the presence of at least one additional storage tank. No other storage tanks, however, were discovered in the building.

A fill cap and the cover plate for a UST were observed in the sidewalk along North Beaver Street, proximal to the boiler room (see Figure 2 and Photo C). Prior to installation of the site's two ASTs, the UST reportedly stored heating oil for the boiler. No information regarding size, age, or closure of this tank was available.

4.5. Summary

The property was a farm machinery manufacturer until approximately 1920. The northern half of the current building predates 1887; the southern half was constructed in the early 1900s. From 1920 to approximately 1980, the property was a car dealership and garage. Since 1980, it has been a wholesale distributor of construction fasteners, and is currently occupied by B & C Fasteners.

B & C Fasteners is listed as a conditionally exempt generator (less than 220 pounds per month) of hazardous waste. Limited quantities of paints are appropriately stored at the site. There are no documented environmental concerns at the site.

The building is currently heated by an oil-fired boiler, the fuel for which is now stored in two 275-gallon ASTs, but had been stored in a UST located beneath the sidewalk between the building and North Beaver Street. There was no available information on the size, age, or closure of this tank. An additional pair of storage tank vent and fill pipes were observed on the building's southern wall, but no corresponding tank(s) were discovered.

The concrete floor throughout the warehouse was in good condition with very little staining or cracking. The floor covers those portions of the site that historically were a foundry (southeastern portion) and railroad tracks (central portion). One filled-in lift pit for an inground vehicle lift was observed in the warehouse. Three floor drains were observed in the warehouse. The drains' discharge is unknown, but they most likely to discharge to the public sewer system.

Given the age of the building, PCB-containing fluorescent light ballasts, mercury-containing switches and fluorescent light bulbs, asbestos-containing building materials, and lead-based paint are assumed to be present.

4.6. Discussion

The presence of the abandoned heating oil UST beneath the sidewalk east of the building is a concern due to the possibility for localized soil and/or groundwater contamination from tank releases. The additional vent and fill pipes on the building's southern wall should be traced to determine whether there are any additional storage tanks at the property.

Based on the property's historical manufacturing and railroad uses, there is the possibility that soils at the property may have elevated levels of metals, Polycyclic Aromatic Hydrocarbons (PAHs) from coal ash, and residual oils, and with petroleum products and solvent cleaners from its auto repair use. The manufacturing and railroad uses most likely occurred prior to pouring of the building's concrete floor. Thus, contamination from these uses, if any, would be of soils located beneath the building. The concrete floor would provide a barrier to direct contact with soils at the property.

Discharge of the floor drains to the public sewer system is not an environmental concern, however, on-site discharge of the drains is a concern due to the potential for soil contamination from hazardous materials or waste poured into the drains.

4.6.1. Conclusions

The following environmental conditions were identified in connection with the 146-150 North Beaver Street property:

- The presence of an abandoned heating oil UST beneath the sidewalk at North Beaver Street.
- An additional storage tank may be present, as suggested by additional fill and vent pipes on the building's southern wall.
- Soils at the site may have elevated levels of metals and PAHs from the site's manufacturing and railroad uses, and petroleum products and solvent cleaners from its auto repair use.
- Given the age of the building, PCB-containing fluorescent light ballasts, mercury-containing electric switches and fluorescent light bulbs, asbestos-containing building materials, and lead-based paint are presumed to be present.

5. Keystone Color Works

5.1. Description

The site is comprised of two adjoining parcels, both owned by Keystone Color Works, Inc., with a total area of 0.725 acre (31,581 square feet). The property is located at the southern edge of the Northwest Triangle, and is bordered by the 208-236 North Beaver Street property to the north, row homes of 200-206 North Beaver Street to the east, West Gay Avenue to the south, and railroad tracks to the west.

Address	Tax Parcel ID No.	Owner	Size
109 West Gay Street	03-046-01-0009	Keystone Color Works Inc.	0.333 acre
151 West Gay Street	03-046-01-0008	Keystone Color Works Inc.	0.392 acre

A three-story brick industrial building occupies the western two-thirds of the property. A poured concrete slab that, until the 1990s, was the floor for an extension of the current building covers the remainder of the property.

5.2. Historical Uses

5.2.1. Sanborn® Maps

Sanborn® maps (see Appendix B) indicated that from 1887 to at least 1908, the property was used to manufacture farm machinery. During that time, the eastern half of the building was used for woodworking, and the western half for storage and as a paint room (1908).

Later maps indicated that the property was occupied by either Keystone Color & Paint Co. (1933), or its successor, Keystone Color Works, Inc. (1950, 1989). The building's eastern half was used for storage. A room at the building's northwest corner was used for pigment grinding, and, in 1950, 14 wooden vats were located on the first floor at the southwest corner. The Sanborn® maps did not indicate any underground or aboveground storage tanks at the property.

5.2.2. Street Directories

The street directory listings for the property (see Appendix C) indicated that the property has been occupied exclusively by Keystone Color & Paint Co./Keystone Color Works, Inc. since at least 1929.

5.2.3. Recorded Deeds

According to the property's chain of title (see Appendix D), Keystone Color Works, Inc. has owned the property since 1977. A portion of the property was owned by Harry Wisotzkey (1943-1957) and Maple Press Company (1957-77); the Wisotzkey family owned Maple Press. There were no indications of environmental concerns or restrictions in any of the reviewed deeds.

5.2.4. Other Historical Information

A 1957 York Chamber of Commerce publication indicated that Keystone Color Works, Inc. was founded in 1919, and initially manufactured wallpaper colors and mica. Keystone Color Works also manufactured paint, but since 1935 has only manufactured organic and inorganic pulp pigments for the wallpaper and surface coating trades at the site.

5.3. Environmental Records

5.3.1. Environmental FirstSearch™ Report

Keystone Color Works, Inc. is not listed as a federal or state Superfund site, an active hazardous or solid waste disposal facility, or a registered storage tank facility. It has reported no UST releases, nor has it reported a release of hazardous materials to ERNS. The FirstSearch™ report (see Appendix E) had the following listings for Keystone Color Works, Inc.

5.3.1.1. RCRA Generator

Keystone Color Works, Inc. is listed as a RCRA small quantity generator (<220 lbs./month) of hazardous waste with EPA ID No. PAR000024364. No enforcement actions or violations are listed for this generator ID number.

5.3.1.2. RCRA TSD Site

Keystone Color Works, Inc. was at one time considered to be a hazardous waste treatment, storage, or disposal (TSD) facility, and had the EPA ID No. PAD003018256. It is no longer regulated as a TSD, and has been placed on the archival No Longer Regulated (NLR) list.

5.3.1.3. CERCLIS Site

In 1988-89, EPA investigated Keystone Color Works, Inc. under the federal Superfund program for possible inclusion on the National Priority List of federal Superfund sites. After preliminary assessment of the facility in 1989, it was determined that no further action was needed, and, in 1996, the facility was archived on EPA's list of properties where no further remedial action was planned.

5.3.2. DEP Records

5.3.2.1. DEP eFACTS

According to DEP's eFACTS (see Appendix F), Keystone Color Works is an active captive hazardous waste operation under EPA ID No. PAD003018256. It was inspected in 2002 at which time no violations were noted. It was also listed as an active land recycling cleanup location, but eFACTS had no information regarding this listing. Keystone Color Works was listed as an inactive storage tank location, having registered a new storage tank in August 1989. There were no additional details regarding the tank registration.

5.3.2.2. DEP Files

Keystone Color Works, Inc. had Storage Tanks, Waste Management, and Hazardous Sites Cleanup Act (HSCA) case files, and documents regarding the facility in the City of York municipal file for Water Management.

Case File: Storage Tanks

The storage tanks case file contained the registration and closure report for a 20,000-gallon #4 fuel oil UST. The tank was located in a gravel area to the south of West Gay Avenue and, thus, was not actually located in the Northwest Triangle. No contamination was detected when the tank was removed in 1992. DEP subsequently reviewed and approved the tank's closure report.

Case File: Waste Management

The documents in the Waste Management case file (see Appendix G) pertained to Keystone Color Works' generation and disposal of pigment sludge containing lead and chromium, elements considered to be hazardous. In 1980, Keystone Color Works registered with DEP as a hazardous waste generator and submitted an application as a hazardous waste TSD. (Keystone Color Works withdrew the TSD application in 1984, but remained a small quantity generator.) The facility was subject to routine inspections by DEP and notices of violation were issued on several occasions, primarily for improper hazardous waste container labeling and notification.

A 1994 DEP inspection determined that Keystone Color Works no longer generated hazardous waste. A 1996 DEP inspection concluded that Keystone Color Works was a large quantity generator of residual waste (non-hazardous industrial waste), and was, therefore, subject to source reduction and periodic reporting requirements.

In 2002, DEP inspected the facility and noted 300 various-sized containers (5- to 55-gallons) of solid waste from pigment production. DEP noted that the waste containers had been stored at the site for more than one year and recommended proper disposal of the containers. Keystone Color Works disposed of the containers off site and, after a follow up inspection, DEP closed the case.

Case File: HSCA

In 1989, EPA completed a Preliminary Assessment of Keystone Color Works as the initial step in evaluating it for possible inclusion on the federal Superfund list. EPA addressed the site's environmental setting, use history, and types and quantities of wastes generated at the facility. A copy of the Preliminary Assessment's text is included in Appendix G.

The Preliminary Assessment identified four solid waste management units at the facility: a wastewater collection pit, wastewater treatment tanks, a former waste drum storage area, and an empty raw materials drum storage area.

The wastewater collection pit—a 1,500-gallon, concrete-lined pit located just outside the boiler room—collected wastewater from a series of open-trench floor drains throughout the first floor of the plant. From the pit, wastewater was pumped to the wastewater treatment tanks.

Four treatment tanks that held wastewater from pigment production tanks were located at the building's far northern end. From 1961 to 1980, sludge from the treatment tanks was collected in 55-gallon drums and disposed at either the Old York County Landfill or the York County Landfill. After 1980, the sludge was transported by a hazardous waste hauler for off site treatment and disposal. The remaining wastewater was pumped to the municipal sewer system.

The former drum storage area—located at the northwest corner of the building—was used from the 1960s through 1980 to store 55-gallon drums of sludge waste prior to disposal. The sludge in the drums was a hazardous waste due to the chromium and lead content.

Empty raw materials drums were stored in the building's warehouse. The drums were stored there until they could be crushed and picked up for disposal.

During its field trip to the facility, EPA observed no indications of releases in any of the solid waste management units. EPA's sensing instruments detected no readings above background. EPA noted that all plant processes and storage of materials were contained within the building.

City of York Municipal File: Water Management

In June 1987, a malfunctioning float valve on a wastewater tank resulted in an unauthorized release of wastewater to a storm water drain that discharged to the Codorus Creek. Keystone Color Works was cited by DEP and paid a $250.00 fine.

5.3.3. City of York

City of York Fire and Rescue Services had no record of any hazardous materials incidents at the property, or of any UST closures at the site.

5.4. Site Reconnaissance

All portions of the Keystone Color Works property were visited and inspected on May 6, 2004. Mr. Ed Mercier, plant manager, was interviewed during the site reconnaissance. Mr. Mercier has been employed at the site since 1973 and was familiar with all aspects of the facility's production and much of the site's history. He said that, at its peak, Keystone Color Works employed approximately 25 workers at the site, but now employs only 3-4.

Keystone Color Works is served by public water (York Water Company) and sewer (City of York). According to Mr. Jack Longstreet, City of York Wastewater Treatment Plant, the sewer main for the facility runs beneath West Gay Avenue. He reported that public sewer was installed in the area in the early 1900s.

5.4.1. General Observations

The Keystone Color Works building covers essentially the entire property. The eastern third is an open concrete pad that had been the floor for a portion of the building demolished in the 1990s. According to Mr. Mercier, this portion of the site was sold to Maple Press in the 1950s and reacquired by Keystone Color Works in the 1970s. Maple Press used their part of the site for paper storage.

5.4.1.1. Past Site Processes

From Keystone Color Works' inception in 1919 to the 1980s, pigment production at the facility employed essentially the same processes. Raw materials were mixed and blended in 300-gallon wooden barrels situated on the second floor (see Photo D). After settling out, clear water was drawn off the top and discharged to the large wastewater tanks at the north end of the building; the remaining product flowed by gravity into 3,000-gallon wooden tanks located on the ground floor (see Photo E), where the chemical reactions that actually produced the colors took place. After settling out again, the liquids were pumped off as wastewater and the solids were sent to one of four filter presses, also located on the ground floor, where excess water was removed (see Photo F). The finished dry pigments were then weighed, packaged, and shipped to customers.

5.4.1.2. Current Site Processes

Keystone Color Works now purchases pigments from other manufactures, and only mixes, blends, and packages them at the site. Actual on-site pigment production using older methods now takes place only by special request, perhaps once or twice a year, according to Mr. Mercier. Only a handful of the facility's wooden 3,000-gallon tanks are used during that process. According to Mr. Mercier, the 300-gallon tanks have not been used in approximately 6 years.

5.4.1.3. Hazardous Substances

Raw materials and finished product—some of which are considered to be hazardous substances—are stored throughout the building. Raw materials arrive in a variety of containers: 5-gallon pails, and 30- and 55-gallon drums for liquids; 50- to 80-pound bags on wooden pallets for dry materials such as aluminum hydroxide and soda ash; and glass

carboys or plastic jugs for acids and bases. Finished product is packaged in 5-gallon plastic pails and stored at various locations throughout the building.

Small quantities of laboratory-grade reagents and materials are stored and used in the facility's testing laboratory. According to Mr. Mercier, small samples of every product ever produced by Keystone Color Works are also kept for comparison should it be necessary to reproduce them.

5.4.1.4. Solid Waste

Mr. Mercier confirmed that from 1961 to 1980, Keystone Color Works produced pigments that contained chromium and lead, elements considered to be hazardous. During that time, sludge residue from the filter presses and sludge from the wastewater treatment tanks was considered to be hazardous waste. Mr. Mercier said that until the 1980s, the sludge was drummed and disposed at landfills. Since then, sludge from the wastewater treatment tanks has been pumped off by licensed waste haulers and transported to approved waste disposal facilities. The filter presses are no longer used and, thus, no longer generate waste. Mr. Mercier stated that no wastes were ever disposed on the site.

5.4.1.5. Wastewater

Other than sanitary wastewater to the public sewer system, all wastewater generated at the site (process wastewater, floor and tank rinse water, filter press effluent, boiler blowdown, etc.) flows into the concrete-lined trenched that run the length of the ground floor. The trenches discharge to a 1,500-gallon, concrete-lined, holding pit located next to the boiler room (see Photo G). From there, wastewater is pumped to one of three fiberglass treatment tanks located at the north end of the building (see Photo H). Aluminum sulfate is added as a flocculent and soda ash is used to adjust the pH of the wastewater. Solids that settle out are collected in a wooden holding tank from which they are pumped off and disposed of by a licensed waste hauler. Remaining water is discharged to the public sewer system.

According to Mr. Mercier, the fiberglass tanks replaced older, wooden tanks that were damaged in a 1991 fire. The current wastewater treatment room, constructed around the new tanks, has a poured concrete floor and a concrete-block berm capable of containing the volume of one of the treatment tanks. Mr. Mercier said that there have been no releases from the tanks.

5.4.2. Interior Observations

Currently, the ground floor of the Keystone Color Works building is used for shipping and receiving, material and product storage, current pigment production activities, and wastewater treatment. A boiler room is located near the building's southeast corner and a concrete block extension off the north corner contains three wastewater treatment tanks. Administrative offices, a quality testing laboratory, and a small maintenance shop are on the second floor. The remainder of the second floor and the entire third floor are used to store raw materials, finished product, and old equipment.

Floors on the ground level are poured concrete; floors on the second and third levels are wood. Some sections of the wooden floors were pitted and damaged, especially in the parts of the building where acids and other corrosives were historically used and stored. A cable-driven freight elevator is located in the approximate center of the building.

Most of the building is heated by a natural gas-fired, low-pressure steam boiler that uses fuel oil as a backup. The fuel oil currently is stored in two 275-gallon ASTs also located in the boiler room (see Figure 2), but had been stored in the 20,000-gallon UST located across West Gay Avenue from the site (see Section 5.3.2.2 above). Mr. Mercier said that this autumn, Keystone Color Works intends to burn off the fuel oil in the ASTs and not refill them. One floor drain was observed in the boiler room. Mr. Mercier stated that the drain discharges to the public sewer system.

There were sixty-two 300-gallon wooden pigment tanks on the second floor and twenty-three 3,000-gallon wooden mixing tanks on the ground floor. All tanks sat in lead trays to protect the underlying floors. Most of the tanks remained filled with water to prevent them from drying out and splitting. According to Mr. Mercier, when the tanks were used in pigment production, the lead trays and underlying concrete and wooden floors were washed down on a weekly basis. Rinse water from the second and third floors was routed to the ground floor for treatment in the facility's wastewater treatment system. Rinse water from the ground floor flowed directly to the floor trenches and into the wastewater treatment system.

Fluorescent light fixtures were observed throughout the building, as were old electric switches. Given the age of the building, PCB-containing fluorescent light ballasts, mercury-containing electric switches and fluorescent light bulbs, asbestos-containing materials, and lead-based paint are assumed to be present.

To protect product purity, production was separated by color, with blue, red, and yellow each having discrete areas of production or "color rooms." The color rooms and all pigment equipment were significantly stained, depending on the color manufactured. Staining was especially noticeable on wooden surfaces and pieces, such as floors, tanks, walls, ceiling joists, and support beams.

5.4.3. Exterior Observations

The entire site is essentially covered by the Keystone Color Works structure, leaving only a narrow perimeter of grass and weedy vegetation along the northern and western sides of the building (see Photo I). The building's exterior windows and sills historically were painted, presumably with lead-based paint. As the painted surfaces weather, lead can leach from the paint and wash off. Thus, soils located immediately beneath painted windows and sills may be have elevated levels of lead.

There was no surficial evidence of on-site waste disposal discovered at the building's exterior, such as stained pavement or soil, or dead or dying vegetation.

5.5. Summary

The site was part of a farm equipment manufacturer until Keystone Color Works acquired it in 1919. Since then, Keystone Color Works has produced organic and inorganic pulp pigments for the wallpaper and surface coating trades at the facility. Until the 1980s, pigment production consisted of mixing raw materials in 300-gallon wooden vats and again in 3,000-gallon wooden tanks, collecting the resultant pigment solid, pressing it in filter presses to remove water, and packaging the finished product for shipment to the customer. Wastewater generated during the processes was treated on site prior to discharge to the public sewer system. Residual sludge from wastewater treatment and filter presses and was drummed and stored on site prior to disposal at off site landfills.

Current pigment production consists of mixing, grinding, and blending pigments purchased from other manufacturers. Process wastewater is treated prior to discharge to the public sewer system. Residual sludge is regularly pumped off by a licensed waste hauler and disposed at an off site waste facility.

From 1961 to 1980, Keystone Color Works produced two pigments that contained lead and chromium, elements considered to be hazardous. Waste sludge generated during that time contained these elements and was considered hazardous waste. In 1989, EPA conducted a preliminary assessment of Keystone Color Works for issues related to its storage at the site of hazardous waste sludge until it could be shipped off site for disposal. EPA determined that no further action was needed, and, in 1996, placed Keystone Color Works on its archive list of properties where no further remedial action was planned.

All processes take place within the confines of the Keystone Color Works' three-story brick building, which covers almost the entire site. Public water serves the facility, and public sewer has served it since the early 1900s. The building is heated by a natural gas-fired boiler with heating oil backup. At present, the heating oil is stored in two 275-gallon ASTs located in the boiler room. The heating oil was stored in a 20,000-gallon UST located at an adjoining, off-site parcel. The UST was properly closed and removed in 1992.

Raw materials and finished product containing hazardous substances historically were stored throughout the Keystone Color Works building. Although now rarely used, the 300- and 3,000-gallon pigment tanks remain in the building. The color rooms and the equipment in them were significantly stained, depending on the color manufactured.

Other than sanitary wastewater that is discharged directly to the public sewer system, wastewater generated at the facility—process wastewater, rinse water from washing down equipment and the facility, and boiler blow down—is treated on site prior to discharge to the sewer system. There was no evidence that wastewater has ever been discharged onto the site or adjoining properties.

Given the age of the building, PCB-containing fluorescent light ballasts, mercury-containing switches and fluorescent light bulbs, asbestos-containing building materials, and lead-based paint are assumed to be present. The building's exterior windows and sills are assumed to have had lead-based paint. Lead weathered from the paint may have impacted soils beneath those windows, especially on the northern and western sides of the building.

5.6. Discussion

Keystone Color Works has an 80+-year history of using and storing hazardous substances—acids, lead-, chromium-, and other metal-containing materials, corrosives, laboratory reagents, and chlorinated solvents—throughout the building. Some wastes historically generated at the facility were considered hazardous. Release of these hazardous substances or wastes to the environmental has the potential to have contaminated soils and groundwater at the site or nearby properties.

Materials handling and waste disposal practices since the 1970s are well known; practices prior to 1970s are largely unknown. However, there are no documented incidents of spills or releases of industrial materials or wastes at the site, nor is there any evidence to suggest that Keystone Color Works improperly disposed of waste on its own or adjoining properties.

Soils beneath the building's exterior windows should be sampled and analyzed to determine whether they have elevated levels of lead weathered from lead-based paint presumed to be on the windows and sills.

The 1992 closure of the 20,000-gallon heating oil UST is not a concern as the tank was located off-site and the closure was completed in accordance with tank closure guidelines in effect at that time.

The wastewater collection trenches on the ground floor reduce the potential for a release inside the building to impact the environment. The trenches capture all non-sanitary wastewater generated at the site, whether it is process wastewater from pigment production, or rinse water from washing down equipment on the second and third floors. Treated wastewater has always been discharged to the public sewer system. Furthermore, the Keystone Color Works building covers almost the entire property, leaving little area for the facility to dispose of its waste on site.

Therefore, the greatest potential for contamination of the Keystone Color Works property from historical uses is to the interior of the building—floors, walls, pigment mixing tanks, etc. Materials and wastes encountered in the building may require characterization prior to removal and/or disposal. If Keystone Color Works improperly disposed of its waste—directly discharged its wastewater, or dumped its waste drums—the properties most likely to be impacted would be those adjoining the site.

5.7. Conclusions

The following environmental conditions were identified in connection with the Keystone Color Works property:

- The site's 80-year (+/-) history of using and storing hazardous substances, and generating, storing, and treating hazardous wastes, and the potential for soil and/or groundwater contamination from a release(s) of these materials or wastes. Due to site configuration, the primary area of concern is the interior of the Keystone Color Works building.

- The likely presence of contaminated building materials and equipment—walls, floors, pigment vats, etc.—inside the building. Raw materials and wastes encountered in the facility may require characterization prior to removal and/or disposal.

- The possibility that soils beneath exterior windows may have elevated levels of lead weathered from lead-based paint on windows and sills.

- The presumed presence of PCB-containing fluorescent light ballasts, mercury-containing electric switches and fluorescent light bulbs, asbestos-containing building materials, and lead-based paint, all of which may require characterization prior to renovation or demolition.

6. 200-206 North Beaver Street

6.1. Description

The 200-206 North Beaver Street property is comprised of five contiguous parcels located on the northwest corner of North Beaver Street and West Gay Avenue. The property is rectangular in shape with a total area of 8,100 square feet (0.186 acres). It is bounded to the north by 208-236 North Beaver Street, to the east by North Beaver Street, to the south by West Gay Avenue, and to the west by Keystone Color Works.

Address	Tax Parcel ID No.	Owner	Size
200 North Beaver Street	03-046-01-0001	Dwayne J. & Karen E. Rodes	0.034 acre
202 North Beaver Street	03-046-01-0002	Dwayne J. & Karen E. Rodes	0.036 acre
204 North Beaver Street	03-046-01-0003	Dwayne J. Rodes	0.037 acre
206 North Beaver Street	03-046-01-0004	Craig A. Kauffman	0.035 acre
West Gay Avenue	03-046-01-0005A	Dwayne J. & Karen E. Rodes	0.044 acre

A three-story brick structure containing four row homes fronts on North Beaver Street. The four housing units are currently occupied: 200 North Beaver Street—four-unit apartment; 202 North Beaver Street—owner occupied with a rental unit on the second floor; 204 North Beaver Street—two-unit apartment; and 206 North Beaver Street—owner occupied. The West Gay Avenue parcel is located behind (west of) the row houses and is used for parking by site occupants.

6.2. Historical Uses

6.2.1. Sanborn® Maps

The Sanborn® maps (see Appendix B) indicated that from 1887 through 1989 the eastern part of the property was occupied by a four-unit row home. A shed that was part of the Keystone Color Works building occupied the western end of the site from 1887 through 1950. The 1989 map indicated no storage shed.

6.2.2. Street Directories

The street directories (see Appendix C) indicated that the 200-206 North Beaver Street properties were either single- or multi-unit dwellings from at least 1919 through 1997. There were no listings for the West Gay Avenue parcel.

6.2.3. Recorded Deeds

According to the chains of title for the site (see Appendix D), the 200 and 202 North Beaver Street parcels were owned by Keystone Machine Company until the early 1900s. Although the 204 and 206 North Beaver Street chains of title extend only to 1939, it is assumed that either Keystone Color Works or the Barnitz family owned these two parcels

as well. The Barnitz family owned the West Gay Avenue parcel until 1956. The Barnitz family owned and operated Barnitz-Heckert Company coal yard at the adjoining 208-236 North Beaver Street property until the 1950s.

6.3. Environmental Records

6.3.1. Environmental FirstSearch™ Report

The 200-206 North Beaver Street properties were not identified on any of the reviewed EPA or DEP environmental databases.

6.3.2. DEP Records

There were no eFACTS listings or DEP case files for the 200-206 North Beaver Street properties. There were no documents regarding the properties in DEP's municipal files for the City of York.

6.4. Site Reconnaissance

The site reconnaissance was conducted on April 28, 2004 at which time the exteriors of all four properties were accessed and inspected. The interiors of the town houses were not inspected due to their exclusive history of residential use. Neither Mr. Dwayne Rodes (200-204 North Beaver Street) nor Mr. Craig Kauffman (206 North Beaver Street) was aware of any environmental concerns associated with their properties.

6.4.1. General Observations

The four-unit, brick town home occupies most of the site. A grass and gravel strip of land provides parking and access to the building's rear for site occupants.

6.4.2. Interior Observations

According to the property owners, all four properties are heated by natural gas. Neither was aware of any aboveground or underground heating oil tanks at their respective properties. Given the age of the buildings, PCB-containing fluorescent light ballasts, mercury-containing electric switches and fluorescent light bulbs, asbestos-containing materials, and lead-based paint are assumed to be present.

6.4.3. Exterior Observations

There were no surficial indications of the current or former presence of ASTs or USTs at the properties, nor was there any evidence to suggest that the properties are currently, or have been historically, used for waste disposal.

6.5. Summary

The 200-206 North Beaver Street site consists of five adjoining parcels occupied by a four-unit, three-story, brick town home. The site has a history of residential use dating to the early 1900s. None of site's constituent properties are listed on the standard EPA or DEP databases, nor were there any surficial indications of recognized environmental conditions observed at the site.

6.6. Discussion

The historical use of the site for residential purposes is not an environmental concern. Thus, the most significant environmental issues are most likely those related to the building's interior: PCB-containing fluorescent light ballasts, mercury-containing electric switches and fluorescent light bulbs, asbestos-containing materials, and lead-based paint.

6.7. Conclusions

No environmental conditions were identified in connection with properties at 200-206 North Beaver Street.

7. 208-235 North Beaver Street

7.1. Description

The property at 208-236 North Beaver Street is roughly trapezoidal in shape and bounded to the north and west by York Rail (formerly Western Maryland Railway) tracks, to the east by North Beaver Street, to the south by row homes of 200-206 North Beaver Street, and to the southwest by Keystone Color Works.

Address	Tax Parcel ID No.	Owner	Size
208-236 North Beaver Street	03-046-01-0005	William E. Kraft	0.994 acre

Two buildings are located on the property: Weaver's Auto Body (216 North Beaver Street) and P & S Motors (220 North Beaver Street), a used car dealer. A gravel parking area on the property's western half is used as a private parking lot.

7.2. Historical Uses

7.2.1. Sanborn® Maps

The Sanborn® maps (see Appendix B) provided a great deal of information regarding historic uses of the 208-236 North Beaver Street property. According to the maps, from at least 1887 through 1950, the property was a coal and wood yard. The property also included two apartment homes in the southeast corner, adjoining those at 200-206 North Beaver Street. Several smaller storage sheds, a scale house, and a small office building were added to that area prior to 1933. The two row homes and all adjoining structures were removed prior to 1989.

In the late 1800s, coal and woodsheds were located along the property's eastern, southern, and western edges. Three rail sidings extended into the center of the property from its northeast corner. The sidings were enclosed by coal sheds sometime after 1887 and remained on the property through 1950.

By 1933, a filling station had been constructed in the northeast corner of the property. The 1933 and 1950 maps indicated two gasoline storage tanks between the building and North Beaver Street. The 1933 map also indicated a third gasoline storage tank in the southeast portion of the property, near North Beaver Street. The 1950 map showed a square concrete block building used for greasing just south of the filling station. The building was doubled in size on the 1989 map.

The 1989 map showed two buildings and one rail siding on the property. The coal and storage sheds had been removed and that area was used for parking. The former filling station and greasing buildings were shown, but neither was labeled as to use. The gasoline tanks indicated on the 1933 and 1950 maps were not shown on the 1989 map.

7.2.2. Street Directories

According to the street directory listings for the 208-236 North Beaver Street property (see Appendix C), two dwellings occupied a portion of the property (208 and 212 North Beaver Street) from at least 1919 through 1955. Portions of the property were a coal yard (1919-55), a feed company (1929-65), and a gas station (1933-75). Weaver's Auto Body has occupied the site since at least 1986, and the former gas station has been a used car dealer since at least 1992.

7.2.3. Recorded Deeds

Recorded deeds for the property (see Appendix D) indicated that members of the Barnitz family owned the property from at least 1920 to 1956. From 1956 to 1982, it was owned by successive generations of the King family. The current owner, William Kraft, acquired it in 1990 from James and Darlene Weaver, who had purchased it in 1982 from Gene and Joan King. There were no references in the deeds to environmental problems or use restrictions.

7.3. Environmental Records

7.3.1. Environmental FirstSearch™ Report

Weaver's Auto Body is listed as a RCRA small quantity generator of hazardous waste (220-2,200 pounds per month) with the EPA ID No. PAD101656130. No enforcement actions or violations were detailed on the listing. The small quantity generator status is typical of an auto body shop where paint wastes are generated.

7.3.2. DEP Records

There were no eFACTS listings, DEP case files, or DEP documents for Weaver's Auto Body, or any other property at 208-236 North Beaver Street.

7.3.3. City of York

City of York Fire and Rescue Services had no record of any hazardous materials incidents at the property, or of any UST closures at the site.

7.4. Site Reconnaissance

The site reconnaissance was conducted on April 27, 2004. Mr. William Kraft and Mrs. Tracey Kraft, owners of Weaver's Auto Body, and Mr. Alexandro Pebon, co-owner of P & S Motors, were interviewed during the reconnaissance. Mr. Kraft has owned the site since 1990, but began working for Weaver's Auto Body in the 1980s. He provided information on site operations during that time, and was also able to provide additional information on USTs removed from the site.

Mrs. Kraft had a copy of a 1953 site plan prepared when John King leased a portion of the site from Barnitz-Heckard Coal Co. The plan showed two structures adjacent to North Beaver Street—a gas station and a "Wash Room & Lubritorium"—as well as five 20,000-gallon heating oil USTs west of those structures.

Mrs. Kraft also provided copies of documents regarding closure of nine USTs. Copies of the tank closure documents are included as Appendix H. According to these documents, in May 1987, Diamond State Environmental, Inc., Shippensburg, Pennsylvania, removed two 550-gallon, one 1,000-gallon, and five 20,000-gallon USTs, and filled one 15,000-gallon UST with sand. No confirmatory soil samples were collected during the closures.

Mrs. Kraft said that the she obtained the tank closure information from Diamond State Environmental in 1990 at the request of York Bank and Trust Co. as part of a commercial loan approval process. Mrs. Kraft said that York Bank also requested that she collect three soil samples from the former heating oil UST locations. She said that she collected three surface soil samples in March 1990, and had them analyzed by Enviro Lab, Inc. for Total Petroleum Hydrocarbons (TPH). The laboratory report indicated that no TPH was detected at or above the method detection limits in any of the three samples.

7.4.1. General Observations

Two structures are located on the site. P & S Motors occupies a square-shaped, concrete block building situated along North Beaver Street in the northeast corner of the site, and Weaver's Auto Body occupies a rectangular-shaped, concrete block garage building just south of the P & S Motors. The two structures are separated by approximately five feet of asphalt pavement. The southern third of the site paved; the remainder is gravel covered.

7.4.2. Weaver's Auto Body

Weaver's Auto Body has occupied that the site since approximately 1982. Weaver's Auto Body does state inspections, general vehicle repairs, and auto bodywork, for private customers as well as for the City of York. The body shop building has poured concrete floors throughout. A two-bay repair garage occupies the northern third, offices are in the southeast corner, and a spray paint room is along the western wall. An open area in the building's southwest corner is used for parts storage and has a portable frame-straightening unit.

Public water and sewer serve the building. The building is heated by an oil-fired furnace, heating oil for which is stored in two ASTs located outside the building's western wall (see Figure 2). The tanks were in good condition and the ground surface beneath the tanks was unstained.

One inground vehicle lift was observed in floor of the repair garage (see Photo J). According to Mr. Kraft, he has never had to add hydraulic fluid to it.

Two metal caps, one large (approximately 15" diameter) and one small (approximately 4" in diameter), were observed in the garage floor (see Photo K). Neither Mr. nor Mrs. Kraft was aware of the caps. The caps are believed to be for an oil-water separator used to pretreat garage floor wastewater prior to its discharge to the public sewer system. No other floor drains were observed in the building.

The spray paint booth had an exhaust fan mounted in its western wall. The fan was equipped with fabric filters that Mr. Kraft reportedly changes after each use. The exterior ground surface beneath the exhaust fan and the concrete block exterior wall were slightly discolored, most likely from paint overspray (see Photo L). Paint and solvent paint thinner were stored in the booth area in secure metal cabinets. The floor and walls of the paint booth interior were moderately covered with paint residue. There were no drains in the paint booth floor.

A metal storage trailer (see Photo M) and a waste dumpster (see Photo N) were parked on the gravel outside the building's western wall. Mrs. Kraft said that the trailer, now empty, had been used to store paint, and that the waste dumpster had been used for scrap metal. She said that the dumpster predated the body shop. The ground surface at the trailer and dumpster was gravel covered and exhibited no obvious indications of environmental impairment, such as staining or foul odors.

7.4.3. P & S Motors

P & S Motors, a used car dealer, has leased its building since approximately 1990. The building, a former service station, has two offices and a bathroom. A canopy extends off the eastern side of the building, almost to the edge of North Beaver Street. According to the Sanborn® maps, two gasoline USTs were located between the canopy's edge and the concrete sidewalk along North Beaver Street (see Figure 2).

7.4.4. Exterior Observations

The site's eastern third is paved. The remainder of the site—the area from the site buildings to the Keystone Color Works property and the railroad tracks—is gravel covered. This area has a capacity of approximately 100 cars and is leased out for monthly parking. Mrs. Kraft said that at one time, Keystone Color Works leased a portion of the parking area for access to its loading docks.

The remnants of a rail spur extended into the site's interior from North Beaver Street and terminated behind the body shop building. There was no evidence of the coal sheds that had been located on the site while it was a coal yard.

The ground surface between P & S Motors and North Beaver Street was paved, except for a small gravel section directly in front of the canopy, the location of the removed gasoline USTs (see Photo O). There was no surficial evidence of the five 20,000-gallon heating oil USTs (see Photo P) or the 1,000-gallon UST removed in 1987, or of the 15,000-gallon UST filled with sand in 1987.

7.5. Summary

The site was a coal and feed yard from at least the 1880s until approximately 1960. Three covered rail spurs in the center of the site stored coal. Two apartment flats and the coal yard offices were in the southeast corner of the site. In the 1930s, a gasoline station with two gasoline USTs was constructed in the northeast corner of the site. The gasoline station expanded into heating oil distribution in the 1950s, but both businesses closed in the mid 1970s. Since 1982, the site has been occupied by an auto body shop and vehicle repair garage. A used car dealer has leased a portion of the site since 1990. The remainder of the site is leased out for monthly parking.

Auto body paint, paint-related materials, solvent cleaners, and petroleum-based products, most of which are hazardous substances, have been stored and used at the site for over 20 years. Paint is now stored in the body shop building in secure cabinets, but had been stored outside in a trailer. The body shop building has one hydraulic inground lift, and a spray paint booth with a wall-mounted exhaust fan.

Nine USTs were closed at the site in 1987: five 20,000-gallon heating oil USTs; one 15,000-gallon UST with undetermined contents; two gasoline USTs at the former gas station; and a third gasoline UST in the southeastern corner of the site. The 15,000-gallon UST was located beneath the auto body building and was reportedly closed in place by filling with sand. No confirmatory soil samples were collected during the 1987 closures. Three surface soil samples collected by the site owner in 1990 exhibited no contamination.

7.6. Discussion

The historical use of the 208-236 North Beaver Street property as a coal yard may be an environmental concern. Most environmental impacts related to coal result from byproducts of its combustion, such as coal ash and coal tars, and not from the coal itself. However, coal mined in the United States commonly contains some minor amount of iron sulfite, and coal exposed to ambient conditions, such as in a stockpile, can result in drainage with high concentrations of iron, manganese, and aluminum, as well as trace amounts of arsenic, copper, nickel, zinc, cobalt, and chromium. There is also the possibility that PAHs may have leached into the underlying soil.

Based on Sanborn® maps and other documents, nine USTs were located on the site. Sanborn® maps, however, typically include only gasoline USTs and larger heating oil ASTs. Other underground storage tanks, such as waste oil USTs at service stations or heating oil USTs, are often not included on Sanborn® maps. Therefore, as the property was occupied by a gasoline station and heating oil distributor, there is possibility that one or more additional USTs may be located on it.

In the years preceding promulgation of 1989 tank registration and closure regulations, soil and/or groundwater samples were required at storage tank closures only if there was a known release from the closed storage tanks. The absence of confirmatory samples

from the 1987 tank closures, plus the three "clean" samples collected in 1990, suggest that there was no residual contamination at the site. On the other hand, surface soil samples would be insufficient to detect contamination present in subsurface soils. Thus, the 1990 samples cannot be considered to be a valid characterization of the soil at the tank removal location. Additionally, levels of residual soil contamination can be present above action levels even where there are no visual indications of contamination. Thus, there is possibility that residual soil contamination may be present at the former storage tank locations.

Hazardous auto body materials have been used and stored at the property for approximately 20 years. Improper disposal of any of these substances has the potential to have adversely impacted soils and/or groundwater at the site. The toxicity and mobility of paint mixtures and related cleaning solvents make groundwater contamination an environmental concern. Localized soil contamination may be encountered in the vicinity of the storage trailer formerly was used for paint storage, beneath the spray paint booth's exhaust fan, and near doorways and windows, locations where it would have been easy to pour wastes directly onto the ground surface.

The body shop's inground lift contains hydraulic fluid that, if it leaks from the lift mechanism, can result in contamination of the surrounding soils. Discharge of the drain to the public sewer system is not an environmental concern; discharge of the drain to the property is a concern due to the potential for soil contamination from hazardous materials or waste poured into it.

7.7. Conclusions

The following environmental conditions were identified in connection with the property at 208-236 North Beaver Street:

- The historic use of the site as a coal storage yard may have resulted in elevated levels of metals and PAHs in on-site soils.

- The possibility of additional USTs based on the site's historic uses as a heating oil distributor and gasoline station.

- The possibility for residual soil contamination at the former storage tank locations.

- The presence of an auto body shop at the property for over 20 years, and the potential for groundwater and/or localized soil contamination from improper storage or disposal of paint mixtures and related cleaning solvents.

- The inground hydraulic lift at the body shop has the potential to have resulted in localized soil contamination.

8. Ohio Blenders

8.1. Description

The Ohio Blenders property is comprised of the four parcels listed below. At 2.04 acres (+/-), it is the largest property in the Northwest Triangle, comprising a little less than half the site. Ohio Blenders is bounded to the north by the York Rail property, to the northeast by North Beaver Street at West North Street, to the southeast by the 208-236 North Beaver Street and the Keystone Color Works properties, to the south by West Gay Avenue, and to the west by the Codorus Creek. Most of Ohio Blenders is a flat, open field traversed by York Rail tracks.

Address	Tax Parcel ID No.	Owner	Size
North Beaver Street	03-047-01-0001A	Ohio Blenders, Inc.	0.156 acre
North Beaver Street	03-047-01-0001B	Ohio Blenders, Inc.	0.316 acre
260 North Beaver Street	03-046-01-0006	Ohio Blenders, Inc.	0.948 acre
132-152 North Pershing Avenue	03-046-01-0007	Ohio Blenders, Inc.	0.620 acre

Ohio Blenders unloads feed ingredients (primarily alfalfa) from railcars into vertical silos, grinds and bags the feed, and trucks it off site for distribution. Ohio Blenders has eight feed silos and a small office in the northwest corner of the property.

8.2. Historical Uses

8.2.1. Sanborn® Maps

According to the 1887 Sanborn® maps (see Appendix B), most of the property at that time was used as a coal yard. Two Harrisburg & York Railroad rail lines traversed the southern half of the property. Rail sidings branched off these lines to serve the coal yards. A tobacco warehouse was located at North Beaver and West North Streets. North Water Street (later renamed North Pershing Avenue) in the southwestern corner of the site extended as far north as the railroad tracks. Coal sheds and a yard office were located on the northeast corner of North Water Street and West Gay Avenue.

By 1908, Western Maryland Railway had constructed another rail line across the northern edge of the property. Portions of the property were used for coal storage through 1950. The 1933 and 1950 maps, however, indicated that the western half of the Ohio Blenders property was used for utility pole storage, most likely by the nearby Edison Power & Light Company.

The 1933 map indicated a gasoline tank approximately 40 feet east of the coal yard office at the corner of West Gay and North Pershing Avenues (see Figure 2). The 1950 map did not indicate that tank, but showed two other gasoline tanks next to the coal yard office building (see Figure 2). A third gasoline tank was shown 60 feet off the southwest corner

of the feed mill (the former tobacco warehouse) at North Beaver and West North Streets (see Figure 2). Finally, the 1950 map indicated four large horizontal oil tanks abutting the south side of Pennsylvania Railroad tracks, approximately 100 feet west of North Pershing Avenue (see Figure 2). The map suggested that these tanks were above ground.

The 1989 map showed the Ohio Blenders property as it currently appears. The feed mill at West North Street, the feed warehouse and gasoline tanks at North Pershing Avenue, and the four large oil tanks next to the railroad tracks were not shown on the map. Ohio Blenders silos and processing mill were shown in the northwest portion of the property.

8.2.2. Street Directories

According to the R. L. Polk & Co.'s street directories (see Appendix C), a coal and wood yard was located on the North Pershing Avenue parcel from at least 1919 through 1934. That property was listed as vacant through 1950. There were no listings for it after 1950, suggesting that the buildings had been removed.

The portion of the Ohio Blenders property abutting North Beaver Street was occupied by a coal yard and the Hespenheide & Thompson feed mill through 1955. Ohio Blenders was first referenced in the 1997 street directory.

8.2.3. Recorded Deeds

Chains of title for the four component parcels of the Ohio Blenders property are included in Appendix D. Parcel 1A, historically owned by the Western Maryland Railway Company, was acquired in 1988 by Ohio Blenders from Yorkrail, Inc., successor to Western Maryland Railway.

Parcel 1B was originally West North Street, an unopened public roadway owned by the City of York. Ohio Blenders acquired it in 1991 when the City vacated West North Street.

Parcel 6 was owned by Smyser-Royer (to 1920), Edison Power & Light Company/Met Ed (1920-1954), Hespenheide & Thompson, Inc. (1954-74), Bruce Smith (1974-83), and Ohio Blenders (1983 to present). The 1920 deed to Edison Power & Light Company refers to the parcel as the "York Pole Yard."

The Western Maryland Railway Company owned parcel 7 until its acquisition by Ohio Blenders in 1988. This parcel includes a small section on the west side of North Pershing Avenue.

8.2.4. Other Historical Information

A 1957 publication of the York Chamber of Commerce profiled Hespenheide & Thompson, Inc., manufacturers of animal feed. According to this publication, the eight storage silos on the property were constructed in 1954.

8.3. Environmental Records

8.3.1. Environmental FirstSearch™ Report

Ohio Blenders was not listed on any of the standard EPA or DEP environmental databases.

8.3.2. DEP Records

According to eFACTS, Ohio Blenders has an air quality permit for air emissions at its feed processing facility (see Appendix F). The minor source operating permit was issued in May 2000. Ohio Blender's Air Quality case file contained the approved minor source operating permit application (see Appendix G).

8.3.3. City of York

City of York Fire and Rescue Services had no record of any hazardous materials incidents at the property, or of any UST closures at the site.

8.4. Site Reconnaissance

Attempts to obtain Ohio Blender's assistance with the site reconnaissance were unsuccessful. Therefore, the following information is based on what could be observed of the site from its perimeter, and on information obtained from others.

8.4.1. General Observations

The Ohio Blenders property is roughly divided by railroad tracks into two portions. The Ohio Blenders facility is to the north of the tracks. The portion south of the tracks is an open field with no structures.

8.4.2. Interior Observations

The interior of the Ohio Blenders facility was not available for observation. Mr. Longstreet, City of York Wastewater Treatment Plant, was unable to confirm whether Ohio Blenders is connected to the public sewer system. He said that a sewer stub beneath the abandoned West North Street extends partway to the facility, but could not confirm that it serviced the facility. Ohio Blenders is believed to be connected to public water.

8.4.3. Exterior Observations

The Ohio Blenders facility consists of eight vertical grain silos, two rail cars used for storage, and a small control office (see Photo Q). A rail siding extends to the southern side of the silos, and a brick driveway extends partway to the facility from North Beaver Street. The rest of the driveway and all of a truck turnaround lot west of the silos are unpaved. The remainder of the property is an open, grassy field. There was no physical evidence of the former Hespenheide & Thompson feed mill at the intersection of North Beaver and West North Streets (see Photo R).

South of the railroad tracks, there was no evidence of the former Smyser & Son feed mill (see Photo S), coal sheds, or heating oil ASTs (see Photo T). There were subtle changes in topography, but nothing indicative of former site structures.

A concrete pad was discovered approximately 100 feet east of the Ohio Blenders silos (see Photo U). The pad was at the approximate location of a storage structure noted on the 1950 Sanborn® map. That map also indicated a gasoline tank near the pad (see Figure 2), but no field indications of a UST were discovered in the area.

Six electric transformers were observed at the northern edge of the Ohio Blender's access driveway. Three utility-owned transformers were mounted on Met Ed pole #28511-23199. The other three transformers (Allis-Chalmers) provided power to the Ohio Blenders facility and were mounted on a metal framework to the west of the Met Ed pole (see Photo V). There were no utility identifiers on the framework or transformers, indicating that the three Allis-Chalmers transformers were privately owned. None was labeled as to PCB content. The ground surface beneath the transformers was covered with gravel.

Mr. Tom Lanni, General Manager for York Rail, said that the adjoining York Rail property and the portion of the Ohio Blenders property formerly owned by the railroad were used to receive and store coal for customers and not the railroad. He said that the railroad's coal storage yard was located at the Queen Street rail yard, east of the Northwest Triangle. The Queen Street rail yard was also where coal ash from the locomotives would have been deposited. He did not know of any use of the Ohio Blenders property by the railroad for ash disposal.

8.5. Summary

The Ohio Blenders property consists of four parcels that historically were used primarily for coal and feed distribution, or railroad activities related to those operations. Other uses included a tobacco warehouse (late 1800s and early 1900s) and utility pole storage yard (1950s). Two coal yards/feed warehouses operated on the site until the 1950s, one at the eastern edge of the property adjacent to North Beaver Street (Hespenheide & Thompson), and one in the southwestern corner (Smyser & Son). Coal arrived at the site by rail, where it was unloaded and stored on the ground in long wooden sheds. It was distributed to customers by truck, or purchased at the site by retail customers. By 1950, both facilities had discontinued coal distribution and were solely feed mills.

The current site owner, Ohio Blenders, erected the site's eight grain silos in the 1950s. Ohio Blenders blends and distributes animal feed. Three utility-owned and three privately-owned electric transformers are located on the site. The privately owned transformers provide power for the Ohio Blenders facility. No other structures are present at the site.

As many as eight petroleum storage tanks are believed to have been located on the Ohio Blenders property: four large oil ASTs and three gasoline USTs in the southwestern corner, and one gasoline UST near the northeastern corner. The ASTs have been removed, but it is undetermined whether the USTs were removed or abandoned. None of the tanks was registered, nor was there any record of their removals/abandonments. There was no surficial evidence of any of these storage tanks.

8.6. Discussion

As with other properties in the Northwest Triangle used for coal storage, the historical use of the Ohio Blenders property for coal storage may be an environmental concern. On-site soils have the potential for elevated levels of metals and PAHs from the coal historically stockpiled at the site. There was no documented evidence suggesting that the property was used for coal ash disposal.

Hazardous materials and wastes are not typically encountered at significant levels in feed mills or feed processing facilities. Therefore, the use of the property for animal feed processing, storage, and sales is not an environmental concern.

Electric transformers manufactured prior to 1989 have the potential to contain dielectric coolant that contains or is contaminated with PCBs. A release of PCB transformer coolant can result in localized soil contamination for which the transformer owner is responsible to remediate. Thus, Met Ed would be responsible to clean up releases from its three transformers, and the owner of the three Allis-Chalmers transformers, presumably Ohio Blenders, would be responsible for clean up of any releases from them. As the three Allis-Chalmers transformers had no PCB labels, it is possible that they contain PCB coolant.

Sanborn® maps suggest that four gasoline USTs and four oil ASTs were located at the site. As Sanborn® maps typically include only gasoline USTs and larger oil ASTs, other storage tanks, such as waste oil or heating oil USTs, may be present at the site. The four oil ASTs are no longer present at the site; it is unknown if the gasoline USTs were removed or abandoned. There was no closure documentation available for any of the tanks. As with all undocumented storage tank closures, there is the possibility for residual soil and/or groundwater contamination from the former storage tanks.

The use of a portion of the property as a utility pole storage yard is an environmental concern due to the potential for localized soil contamination from creosote compounds. Creosote, a common preservative used on utility poles, contains PAHs and other related organic compounds, many of which are considered hazardous. These compounds can wash off creosote-treated poles and result in localized soil contamination.

8.7. Conclusions

The following environmental conditions were identified in connection with the Ohio Blenders property:

- The historic use of the site as a coal storage yard may have resulted in elevated levels of metals and PAHs in on-site soils. There was no evidence to suggest that the site was used for coal ash disposal.

- The historic presence and undocumented closures/abandonments of four ASTs and four USTs and the potential for residual soil contamination.

- The possible presence of additional, undocumented USTs at the property.

- The use of a portion of the property as a storage yard for utility poles may have resulted in localized soil contamination from creosote compounds.

- Three electric transformers believed to be owned by Ohio Blenders may contain dielectric coolant that contains or is contaminated with PCBs.

9. York Rail

9.1. Description

For the purposes of this assessment, the York Rail property encompasses the remainder of the Northwest Triangle (see Figure 1), including the closed northern terminus of North Pershing Avenue in the southwest corner, and the parcel listed below, located in the northeast corner. This parcel is the only York Rail parcel for which a recorded deed could be located.

Address	Tax Parcel ID No.	Owner	Size
North Beaver Street	03-047-01-0001	York Rail, Inc.	0.418 acre

9.2. Historical Uses

9.2.1. Sanborn® Maps

The 1887 map (see Appendix B) indicated that tracks of the Harrisburg & York Railroad traversed the southern part of the property. The northern portion of the property was a coal and wood yard. Codorus Steam Soap Works was located on the southern bank of the Codorus Creek, at the North Beaver Street bridge. The soap works was not depicted on subsequent maps.

On the 1894 map, the railroad tracks were labeled "P. R. R. Frederick Div," indicating that they had been acquired by the Pennsylvania Railroad. A shed and a small structure, labeled "grain and feed," were located on the northwest corner of North Beaver and West North Streets.

The 1908 map indicated Western Maryland Railway tracks and two coal trestles across the northern portion of the property. The feed and grain structure depicted in the 1894 map was labeled "E A Dempwolf, acid mfr." Subsequent maps showed this building, but labeled it as the office and scales for the coal yard. A small structure, labeled "R. R. Shed" (1908) and "Tool Ho." (1933-89), was present between the northernmost track and the Codorus Creek. The railroad tracks and coal trestles persisted through the 1989 map.

9.2.2. Street Directories

Western Maryland Railway was listed as the property's occupant in the 1919-50 street directories (see Appendix C). There were no listings for the property from 1955 to 1992.

9.2.3. Recorded Deeds

York Rail, Inc. acquired the property in 1988 from Western Maryland Railway Company on a quitclaim deed.

9.3. Environmental Records

9.3.1. Environmental FirstSearch™ Report

The York Rail property was not identified on any of the EPA or DEP environmental databases.

9.3.2. DEP Records

There was no eFACTS listing for the property, nor were there any DEP case files for it. There were no documents regarding the property in DEP's City of York municipal files.

9.3.3. City of York

City of York Fire and Rescue Services had no record of any hazardous materials incidents or storage tank closures at the property.

9.4. Site Reconnaissance

Mr. Tom Lanni, General Manager for York Rail, said that the York Rail property historically stored coal for distribution to customers and not for railroad use. He said that the railroad's coal yard was at the Queen Street rail yard, east of the property. The Queen Street yard was also the location where coal ash from the locomotives would have been deposited. He said that to the best of his knowledge, the property was not used for ash disposal.

9.4.1. General Observations

Three sets of railroad tracks traverse the York Rail property. The northern rail line enters the northwest corner of the property from an iron trestle bridge over the Codorus Creek, parallels the Creek, and splits twice before exiting the northeast corner of the property. The central line is a single line that traverses the approximate center of the site in an east west direction. A siding off this line serves Ohio Blenders. The southern line is a single line that enters the site at West Gay Avenue and exits it near West North Street.

9.4.2. Interior Observations

Not applicable—no buildings are present at the site.

9.4.3. Exterior Observations

One wooden coal trestle and the foundations for a second were observed in the northeast corner of the site (see Photo W). The area between the trestles was paved with concrete, and the foundation for the scale house was noted at northwest corner of North Beaver and West North Streets (see Photo X). There were no indications of the small tool shed at the northern tracks depicted in the Sanborn® maps.

The railroad tracks at the property are all on stone ballast roadbeds. York Rail routinely sprays herbicides on their rights-of-way to suppress vegetation growth. Grassy vegetation near the northern line was chlorotic and stressed, suggesting a recent application of herbicide.

9.5. Summary

The York Rail property historically was used for railroad-related purposes and coal storage. The tracks across the southern portion of the Northwest Triangle predate 1887; the first rail tracks across the northern portion date from the 1890s, and, by 1908, the northern portion was a small railroad switching area with several railroad lines and three sidings. The presence of a small tool shed in the northeast portion of the property, as indicated by historic maps, suggests that railroad may have used the switching area for track maintenance or material storage as well.

Prior to construction of the railroad tracks in the 1890s, the northern portion of the property was a coal storage yard. The area continued to be used for coal storage through the 1950s. The coal trestle in that area dates from the early 1900s. Coal stockpiled in this area was for distribution to customers, and not for railroad use. The York Rail property is not believed to have been used for locomotive ash disposal.

Historical maps indicated that a small soap maker was located in the northeast corner of the property, on the banks of the Codorus Creek in the 1880s, and that an acid manufacturer occupied a structure at the intersection of North Beaver and West North Streets briefly in the early 1900s. The structure at North Beaver and West North Streets was later used as the coal yard scale house.

As mentioned previously in this report, the U. S. Army Corps of Engineers did extensive work to the banks of the Codorus Creek in the 1930s. The creek bank at the York Rail property slopes sharply down to the Creek and is reinforced with stone blocks and poured concrete. Based on the elevation of the creek bed in relation to the site's surface, it appeared that fill material might have been added to the northwest portion of the Northwest Triangle as part of the Army Corps' work.

9.6. Discussion

The historical use of a portion of the York Rail property for coal storage may be an environmental concern, and soils in that area may have elevated levels of metals and PAHs from coal stockpiled there. As there was no documented evidence suggesting that the property was used for coal ash disposal, any contamination present is expected to be localized and in surface soils.

Contamination encountered at rail yards is typically most significant at engine maintenance buildings and fueling areas. Track and switching areas may have diesel fuel- and oil-contaminated surface soils and rail ballast from constant use and repetitive minor leakage of engines and rail cars. Maintenance/material storage yard areas have the potential for localized soil contamination due to poor housekeeping and spills of oils,

hazardous materials, paints, solvents, and creosote from railroad ties. Thus, there is the potential for the presence of petroleum-impacted and, to a lesser extent, paint-, creosote-, and solvent-impacted surface soils at the York Rail property.

9.6.1. Conclusions

The following environmental conditions were identified in connection with the York Rail property:

- The historic use of a portion of the site as a coal storage yard may have resulted in elevated levels of metals and PAHs in on-site soils. There was no evidence to suggest that the site was used for coal ash disposal.

- The 100+ year history of railroad tracks and a small switching yard at the property may have resulted in petroleum-impacted and, to a lesser extent, paint-, creosote-, and solvent-impacted surface soils.

10. Findings

Based on the information collected for this environmental assessment of the Northwest Triangle, Edge Environmental Inc. presents the following findings.

- The Northwest Triangle is comprised of at least 14 parcels, owned by six owners. The site is currently used for residential, commercial, transportation, and light industrial purposes.

- With the possible exception of Ohio Blenders, public water and sewer serve all structures on the Northwest Triangle. Public sewer was extended to the area in the early 1900s.

- There are no documented releases of hazardous substances or petroleum products at any of the site's properties. No obvious indications of soil or groundwater contamination were observed at any of the site properties.

- Local ground and surface water are expected to flow to the north and discharge to the Codorus Creek. The water table is estimated to be approximately 20 feet below ground surface. Reconfiguration of the Codorus Creek by the Army Corps of Engineers in the 1930s may have resulted in filling of the northern and western edges of the site.

- Large portions of the site historically were used to store coal for retail sale and distribution. The coal was brought in by rail and stored on the ground surface, much of it under wooden sheds. There was no evidence that coal ash was disposed on the site.

- The property at 146-150 North Beaver Street was a foundry and machine shop for a farm equipment manufacturer, and an auto dealer and repair facility. It is currently occupied by B & C Fasteners, a wholesale distributor of construction supplies. B & C Fasteners is a RCRA small quantity of hazardous waste.

- An inground vehicle lift in the B & C Fasteners' warehouse has been filled in with concrete. Three floor drains in the warehouse are believe to discharge to the public sewer system. Vent and fill pipes for an unknown storage tank were discovered on an exterior wall of the building. One abandoned heating oil UST is located on the site.

- Keystone Color Works has manufactured organic and inorganic pigments at their facility since 1919. The process of chemically producing pigments historically resulted in large volumes of wastewater that were treated at the facility prior to discharge to the public sewer system. Waste sludge from the treatment, some of which was hazardous, was drummed and disposed in off site landfills.

- In 1989, EPA investigated Keystone Color Works' disposal of waste sludge that contained elevated levels of lead and chromium, elements considered to be hazardous. The investigation concentrated on the storage of drums containing waste sludge at the facility prior to disposal at a landfill. EPA determined that the drum storage time exceeded regulations, but discovered no evidence that waste was being improperly disposed on site. EPA concluded that no further investigation was needed.

- Keystone Color Works no longer chemically produces pigments at their facility, but rather blends, mixes, and packages other pigments. It is now a RCRA small quantity generator of hazardous waste.

- Other than sanitary wastewater to the public sewer system, all wastewater generated at the Keystone Color Works facility is captured and treated by their wastewater treatment system prior to discharge to the public sewer system.

- Keystone Color Works has stored raw materials and finished products—some of which are considered hazardous or contain hazardous ingredients—throughout the building for at least 80 years. Walls, floors, pigment vats, etc., in many parts of the building are significantly stained.

- Soils at Keystone Color Works may have elevated levels of lead weathered from lead-based paint on exterior windows and sills.

- The buildings at 200-206 North Beaver Street predate the 1880s. They have only ever been used as residences.

- The 208-236 North Beaver Street property was a coal yard, gasoline station, and heating oil distributor. For the last 20 years, Weaver's Auto Body, an auto body shop, and P & S Motors, a used car dealer, have occupied it. Weaver's Auto Body is a RCRA small quantity generator of hazardous waste, and paints and related cleaning solvents are used and stored at the body shop.

- Most of the railroad tracks at the Northwest Triangle have been there for over 100 years. Historically, additional rail lines and sidings were also present at the site. A small rail yard in the site's northeastern corner may have been used as a maintenance/materials storage yard.

- The Ohio Blenders feed processing mill has been in operation since the 1950s. Two other feed mills historically were located on that property.

- A portion of the Ohio Blenders property was used as a storage yard for utility poles.

- Six heating oil ASTs were observed at the site. No active USTs were observed at the site.

- In 1987, eight USTs were removed and one UST was closed in place at the 208-236 North Beaver Street property. No confirmatory soil samples were collected during the closures.

- At least four ASTs and nine USTs are believed to have been located on other parts of the Northwest Triangle, with the possibility of additional, undocumented USTs and ASTs. There was physical evidence of only one of the former USTs, and none of the former ASTs. No closure documentation was available for any of these storage tanks.

- All structures on the Northwest Triangle were constructed prior to 1970, and, therefore, are assumed to contain asbestos-containing materials and lead-based paint. Mercury-containing fluorescent light bulbs and electric switches, and PCB-containing fluorescent light ballasts may also be present in some structures.

- Six electric transformers are located on the Ohio Blenders property. Three are utility owned, and three are privately owned, most likely by Ohio Blenders. The PCB content of the three privately owned transformers is unknown.

11. Discussion

The potential issues at the site can be divided into two groups: environmental issues that potentially have resulted in contamination of soils and/or groundwater at the site, and; issues regarding materials contained within site buildings that may require special characterization and disposal prior to change in use, demolition, or renovation.

11.1. Environmental Issues

Pennsylvania's Land Recycling Act of 1995 (Act 2) established voluntary remediation standards for contaminants in soil and groundwater based on the use of the site (residential or non-residential) and the status of the aquifer at the site (used or non-use). Residential standards are more stringent than non-residential standards, and used aquifer standards are more stringent than non-use aquifer standards. The application of these standards to soil and groundwater samples collected from specific areas of the site will be important in determining which areas will be most suitable for residential use and which for non-residential use. Furthermore, areas that exceed standards can be remediated to meet one or a combination of standards.

No obvious indications of existing contamination were discovered at the site during the environmental assessment, nor were there any documented hazardous material or waste incidents likely to have resulted in contamination of the site. Therefore, the potential environmental issues identified in this report are related to the site's current and former uses.

11.1.1. Coal Storage

Large areas of the site were used for coal storage and distribution in the late 1800s and early-to-mid 1900s. During that time, coal was stored either on the ground in uncovered piles, or on the ground under wooden sheds.

Most documented environmental issues relating to coal are with the by products of its combustion, and not with coal as a raw material. Personnel from DEP's Southcentral Region Land Recycling Program reported having seen no characterizations or remediations of coal storage yards since the inception of Act 2 in 1995.

A number of industrial and government sites across the United States, however, have been characterized for soil contamination resulting from coal storage, and some have undergone remediation. While this environmental assessment is not an exhaustive review of literature regarding coal storage yard characterization and remediation, there is some evidence suggesting that soil contaminated with metals and PAHs may be encountered at areas historically used for coal storage.

Metals and PAHs are direct contact and ingestion hazards that, in general, are not very mobile in soil. Thus, if these contaminants are present, they most likely will be encountered in shallow soils (0-2 feet). Approximately half of the Northwest Triangle

was used for coal storage at one time or another (see Figure 3). Most of the coal yards were situated on the eastern half of the site, the most accessible area of the Northwest Triangle and the area most likely to experience a change in use with redevelopment. Elevated levels of metals or PAHs in shallow soils may be a factor in determining whether these areas can be used for residential or non-residential purposes.

11.1.2. Storage Tanks

Fifteen USTs (nine gasoline and six heating oil) and ten ASTs (all oil or heating oil) are documented to have been located on the site at one time or another (see Figure 2). There is the possibility of additional, undocumented storage tanks. Of the known tanks, six 275-gallon heating oil ASTs and one abandoned heating oil UST were observed on the site. Aboveground storage tanks storing heating oil for consumptive use on the premises are exempt from storage tank registration regulations. The heating oil ASTs were all relatively new and in good condition, with no indications of leaks or releases. Thus, they are not a likely source of contamination for the site.

The history and fate of the other 19 storage tanks is less clear. Some of the USTs were in use as early as the 1930s. All are believed to have been removed or abandoned prior to promulgation of tank registration and closure regulations in 1989. There is strong evidence that the nine USTs located on the 208-236 North Beaver Street property were closed in 1987—eight by removal and one by closure in place. No reliable confirmatory soil samples were collected during closure, although supporting documents suggest that no gross contamination was encountered during removal. There is no closure documentation for any of the other USTs or ASTs at the site.

Prior to 1989 tank closure regulations, it was not uncommon for tank owners to remove or abandon in place their unused USTs without collecting confirmatory soil samples. Soil or groundwater samples were only required at tank locations with known releases. With no confirmatory samples to document the tank closures, there is the possibility for residual contamination at one or more former tank locations. Contamination most likely will be encountered in sub-surface soils (>2 feet), and is expected to be localized at the tank excavations.

11.1.3. Utility Pole Storage

Utility poles were stored on a portion of the Ohio Blenders property for over 15 years. The areal extent of the pole storage yard is not known, but it may have covered several thousand square feet. Creosote, a preservative commonly used on utility poles, contains PAHs and other Semi-Volatile Organic Compounds (SVOCs) that can leach into underlying soils. If the utility poles stored in this area were preserved with creosote, there is the potential for underlying soils to be impacted with elevated levels of creosote compounds. As creosote compounds are not very mobile in soil, contamination from creosote compounds is expected to be limited in depth to the storage yard's shallow soils, but may extend laterally over thousands of square feet.

11.1.4. Rail Use

Surface soils and rail ballast on the Northwest Triangle's rail lines may be contaminated with diesel fuel, oil, and herbicides from historic rail use. Minor, localized soil contamination may also be encountered next to the current rail lines (formerly rail lines and sidings) and, to lesser extent, beneath the concrete floor of the building at 146-150 North Beaver Street, a former rail siding. In addition to diesel fuel, oil, and herbicides, soils at the small switching yard in the site's northeast corner may have been impacted by spills of paint and solvents, and creosote from rail ties stored there. Contamination of the rail lines and yard, if any, is expected to be minor, localized, and limited to soils and ballast in those areas only, most of which are actively used and maintained by York Rail.

11.1.5. Organic and Inorganic Pigment Production

The production of organic and inorganic pigments by Keystone Color Works involved the use of hazardous materials including acids, bases, solvents, metal-containing compounds, and laboratory reagents. Historically, these materials were stored and used throughout Keystone Color Works' structure. The building's interior, especially its wooden elements (floors, walls, supports, and pigment production tanks), is now significantly pigment stained. The staining is limited to the building's interior—there were no indications of pigment staining on the building's exterior or on neighboring properties. Keystone Color Works' production processes have changed with the last 10 years, resulting in smaller quantities of hazardous materials and waste at the facility.

The pigment production process also generated large quantities of wastewater that required treatment prior to discharge. Keystone Color Works' has a wastewater collection and treatment system that has historically handled all wastewater generated at the facility, except for sanitary wastewater. Keystone Color Works is believed to have discharged its wastewater to the public sewer since its inception. Solid waste has disposed off site. There is no evidence that Keystone Color Works ever discharged wastewater directly to the ground surface or the nearby Codorus Creek, or that it ever disposed of solid waste on its property or adjoining properties.

Therefore, it does not appear that the Keystone Color Works' processes have resulted in soil and/or groundwater contamination of its property or of neighboring properties. The greatest potential for contamination at the Keystone Color Works' property is to the interior of the building, especially the wooden elements.

11.1.6. Auto Repair and Auto Body

Two site properties have been used for auto repairs: 146-150 North Beaver Street and 208-236 North Beaver Street. The 146-150 North Beaver Street property was occupied by several auto dealerships and by the electric utility's garage from approximately 1920 to 1980. Petroleum products and solvent cleaners would have been used and stored at the property during that time, and there was at least one inground hydraulic lift in the building. The inground lift has since been removed and filled with concrete.

The building at 146-150 North Beaver Street covers the entire site. Its floors are poured concrete, and three floor drains are most likely connected to public sewer, thereby reducing potential avenues for petroleum products and solvent cleaners to contaminate underlying soils. If the floor drains do not discharge to the public sewer, they are a potential pathway for contamination. There were no documented incidents or surficial indications of improper waste disposal on the property.

Weaver's Auto Body has used and stored hazardous substances—paint, paint-related products, cleaning solvents, and petroleum-based products—for approximately 20 years. Improper use or disposal of any of these substances has the potential to have resulted in soil and/or groundwater contamination. The toxicity and mobility of paint mixtures and related cleaning solvents make groundwater contamination an environmental concern. There was some surficial evidence of possible soil contamination outside the body shop building.

Additionally, there is the potential for localized soil contamination at the body shop's inground hydraulic lift. As with the floor drains in the 146-150 North Beaver Street building, the floor drains in the body shop garage are believed to discharge to the public sewer, but their discharge point should be confirmed.

11.1.7. Feed Milling and Storage

Hazardous materials and wastes are not typically encountered at significant levels in feed mills or feed processing facilities. Therefore, the current use of the site by Ohio Blenders, and the former use by Hespenheide & Thompson Inc. are not likely to have resulted in soil and/or groundwater contamination.

11.1.8. Equipment Manufacturing

The Keystone Color Works and 146-150 North Beaver Street properties were used for manufacturing of farm equipment in the late 1800s and early 1900s. During that time, the northern half of the 146-150 North Beaver Street property was a machine shop or a foundry; the southern half had a rail siding and was used for material storage. The southern half of the property was enclosed and a concrete floor poured when the farm equipment manufacturer closed and the property became an auto dealership in approximately 1920.

The machine shop most likely used oils, greases, and petroleum-based cleaners; the foundry most likely generated foundry sand waste that may have contained metals. On-site disposal of any of these substances or wastes may potentially have resulted in localized soil contamination that would have occurred prior to completion of the building's concrete floor in 1920. Thus, any residual soil contamination from farm equipment manufacturing is most likely isolated beneath the concrete floor, with the floor acting as a barrier to prevent direct contact with the soils.

11.1.9. Other

Two other potential environmental issues not related to site uses were identified at the Northwest Triangle. Three electric transformers located on the Ohio Blenders property may contain dielectric coolant oil that contains or is contaminated with PCBs. The transformers provide power to the Ohio Blenders facility and Ohio Blenders is believed to own them. As none of the transformers had PCB labels, they are presumed to contain PCBs, and a release of PCB oil has the potential to result in localized soil contamination. The transformers' owner would be responsible for their proper disposal as well as remediation of any contamination resulting from a release of PCB transformer oil.

Soil along the western foundation of the Keystone Color Works building may have elevated levels of lead weathered from exterior windows and sills. Given the age of the building, the windows and sills are presumed to have been painted with lead-based paint that, when weathered, can leach lead, resulting in contamination of soil beneath the windows and sills. As the ground surface beneath windows at the other sides of the building is paved, there is little potential for its soil contamination.

11.2. Building Materials Issues

The waste issues discussed below concern conditions and toxic materials that may be present inside the site's buildings. Disturbance or removal of affected materials during renovation or demolition may require special handling techniques to eliminate exposure, and may generate in wastes that have specific characterization and disposal requirements.

The building materials issues may fall under the aegis of a number of different agencies including, DEP's Waste Management and Air Quality Programs, the U. S. Occupational Safety and Health Administration (OSHA), the U. S. Department of Housing and Urban Development (HUD), EPA, and the City of York Codes Enforcement.

11.2.1. Contaminated Building Materials

Historical uses may have resulted in contamination of building materials at Weaver's Auto Body, and of building materials and process equipment at Keystone Color Works. Contaminated flooring, concrete block walls, and ceilings may be encountered in the spray paint room and materials storage area at Weaver's Auto Body.

As mentioned previously, much of the interior of the Keystone Color Works building was significantly stained, and several areas were etched or degraded by acid. The 300- and 3,000-gallon pigment tanks, the filter presses, and related production equipment were significantly discolored or stained. Contaminated materials may be a direct contact and inhalation hazard.

11.2.2. Asbestos-Containing Materials

Prior to 1978, asbestos was commonly used in construction materials such as flooring, fireproofing, boiler and thermal system insulation, and roofing. Given the pre-1978 construction date of all on-site structures, they are presumed to have asbestos-containing materials.

11.2.3. Lead-Based Paint

Lead-based paint was widely used in buildings constructed prior to 1978, and most especially those constructed prior to 1950. As all site buildings were constructed prior to 1978, they are presumed to have surfaces painted with lead-based paint.

11.2.4. PCB-Containing Fluorescent Light Ballasts

Fluorescent light ballasts manufactured prior to 1979 may contain small amounts of PCBs. Ballasts manufactured after 1979 do not contain PCBs and must be labeled as non-PCB. Fluorescent light fixtures were observed in site buildings and, given their pre-1979 construction dates, some light ballasts may contain PCBs.

11.2.5. Mercury-Containing Switches and Fluorescent Light Tubes

Fluorescent light tubes and older electric switches may contain small quantities of mercury. Given the age of the site's buildings, some may have mercury-containing switches, especially on old electric panels.

12. Conclusions

Based on the information gathered and reviewed for this report, the following Areas of Concern (AOCs) have been identified at the Northwest Triangle. The AOCs, illustrated in Figure 4, are areas where historic or current uses have the potential to have resulted in soil and/or groundwater contamination.

AOC 1 – Rail Yard. Surface soil and rail ballast may be contaminated with diesel fuel, oil, and herbicides from historic rail use, and, to a lesser extent, paint, solvents, and creosote from rail ties, due its possible use as a rail maintenance/material storage yard.

AOC 2 – Coal Yard No. 1. Shallow soils may have elevated levels of metals and PAHs from coal storage. Soils at the former gasoline tank may have residual gasoline contamination. Additional undocumented USTs may be present.

AOC 3 – Utility Pole Storage Yard. Soils may have elevated levels of creosote compounds from its historic use as a utility pole storage yard. Creosote compounds are not very mobile, and any contamination most likely will be encountered in shallow soils.

AOC 4 – Weaver's Auto Body. Soils at the paint storage trailer, beneath the spray paint booth's exhaust fan, and near the body shop's doors and windows may have localized contamination from paint mixtures and related cleaning solvents. Groundwater near the body shop may also be contaminated due to the toxicity and mobility of these substances. Localized soil contamination may be encountered at the body shop's inground hydraulic lift and at the former UST locations. Additional undocumented USTs may be present at the site. Shallow soils may have elevated levels of metals and PAHs from coal storage.

AOC 5 – Coal Yard No. 2. Shallow soils may have elevated levels of metals and PAHs from coal storage. Localized soil contamination may be present at the former gasoline USTs and oil ASTs locations. Additional undocumented USTs may be present.

AOC 6 – Keystone Color Works. Soils beneath exterior windows on the building's west side may have elevated levels of lead weathered from lead-based paint.

AOC 7 – B & C Fasteners. Localized soil contamination may be associated with the abandoned heating oil UST. An additional pair of vent and fill pipes on the building's southern wall suggests the presence of another storage tank.

AOC 8 – Ohio Blenders Transformers. Three electric transformers, most likely owned by Ohio Blenders, may contain PCB dielectric coolant, and soils beneath the transformers may have elevated levels of PCBs.

This report also identified the following Issues of Concern (IOCs) regarding conditions or toxic materials that may be encountered inside the site's buildings during renovation or demolition.

IOC 1 – Contaminated Building Materials. Contaminated flooring, concrete block walls, and ceilings may be encountered in the spray paint room and materials storage area at Weaver's Auto Body. Much of the interior of the Keystone Color Works building—especially the 300- and 3,000-gallon pigment tanks, the filter presses, and related production equipment—is significantly stained, and may be contaminated.

IOC 2 – Asbestos-Containing Materials. Given the pre-1978 construction date of all on-site structures, asbestos-containing materials are assumed to be present.

IOC 3 – Lead-Based Paint. As all site buildings were constructed prior to 1978, they are presumed to have surfaces painted with lead-based paint.

IOC 4 – PCB Fluorescent Light Ballasts. Fluorescent light fixtures present in site buildings may have ballasts that contain small quantities of PCBs.

IOC 5 – Mercury-Containing Fluorescent Light Tubes and Electric Switches. Fluorescent light tubes and older electric switches present in the site's buildings may contain small amounts of mercury.

13. Recommendations

Edge Environmental Inc. makes the following recommendations regarding potential environmental issues at the Northwest Triangle.

AOC 1 – Rail Yard. Collect shallow soil samples and analyze for diesel fuel parameters, priority pollutant metals, priority pollutant SVOCs, and pesticides/PCBs.

AOC 2 – Coal Yard No. 1. Conduct a geophysical survey of AOC 2 to locate the former gasoline UST and identify any other suspect UST locations. Collect Geoprobe™ soil samples from identified UST area and analyze for gasoline parameters. Collect Geoprobe™ soil samples at former coal storage areas and analyze them for priority pollutant metals and SVOCs.

AOC 3 – Utility Pole Storage Yard. Collect shallow soil samples and analyze them for creosote compounds.

AOC 4 – Weaver's Auto Body. Conduct a geophysical survey of AOC 4 to locate former UST areas and confirm removals, as well as identify any other suspect UST locations. Collect Geoprobe™ soil borings from identified UST areas and analyze for gasoline or heating oil parameters. Collect Geoprobe™ soil samples at inground hydraulic lift and analyze them for priority pollutant SVOCs. Confirm that the body shop floor drain discharges to the public sewer system. Collect Geoprobe™ soil samples at the auto body building and analyze them for priority pollutant Volatile Organic Compounds (VOCs). Detection of VOCs may indicate the need for a groundwater investigation.

AOC 5 – Coal Yard No. 2. Conduct a geophysical survey of AOC 5 site to locate former UST and AST areas, as well as identify any other suspect UST locations. Collect Geoprobe™ soil samples at UST and AST areas and analyze them for gasoline or heating oil parameters. Collect Geoprobe™ soil samples at former coal storage areas and analyze them for priority pollutant metals and SVOCs.

AOC 6 – Keystone Color Works. Collect shallow soil samples from beneath exterior windows on the western side of the building and analyze them for lead.

AOC 7 – 146-150 North Beaver Street. Geophysically locate the abandoned heating oil UST. Collect Geoprobe™ soil samples from around the UST and analyze them for heating oil parameters. Electromagnetically trace the additional pair of fill and vent pipes on the buildings southern wall to locate any additional storage tanks. Confirm that warehouse floor drains discharge to the public sewer system.

AOC 8 – Ohio Blenders Transformers. Collect samples of each transformer's dielectric coolant and of shallow soils beneath transformers. Analyze them for PCBs.

The following recommendations regarding the IOCs assume changes in use for the Keystone Color Works and B & C Fasteners buildings, and changes in use or demolition of the Weaver's Auto Body and P & S Motors buildings.

IOC 1 – Contaminated Building Materials. Decontaminate and wipe test demolition material prior to off-site disposal. Prior to renovations, wipe test materials to remain in place. Conduct air clearance testing as needed prior to building reoccupancy.

IOC 2 – Asbestos-Containing Materials. Inspection of the site's structures should be completed by a licensed asbestos building inspector prior to demolition or disturbance of suspect asbestos-containing materials.

IOC 3 – Lead-Based Paint. The site's structures should be inspected by a licensed lead-based paint inspector prior to disturbance of suspect lead-based paint surfaces.

IOC 4 – PCB Fluorescent Light Ballasts. If fluorescent light fixtures are to be removed during renovation or demolition, each fixture should be inspected for ballasts with PCB labeling. Unless labeled non-PCB, all fluorescent light ballasts should be considered PCB containing and disposed accordingly.

IOC 5 – Mercury-Containing Fluorescent Light Tubes and Electric Switches. Every effort should be made during building renovation or demolition to keep fluorescent light bulbs intact. Unbroken bulbs may go to a certified recycler without being considered hazardous. Broken fluorescent light bulbs and mercury-containing switches are considered hazardous, and must be disposed of as such.

14. References

14.1. Physical Setting Sources

- Alexandria Drafting Company, copyright 2001, *York County, Pennsylvania—10th Edition,* Map 21.
- United States Geologic Survey 7.5-Minute Series Topographic Map, 1954, photorevised 1990, York, PA quadrangle.
- United States Geologic Survey, image acquired October 17, 2003, www.terraserver-usa.com, aerial image April 14, 1999.
- United States Department of Agriculture/Soil Conservation Service, 1967, *Soil Survey of York County, Pennsylvania,* Sheet 24.
- Wilshusen, J. Peter, 1979, *Geologic and Mineral Resource Map of the Greater York Area, York County, Pennsylvania,* Pennsylvania Topographic and Geologic Survey, Environmental Geology Report 6, Plate 1.
- York County Geographic Information Access System, October 17, 2003, www.york-county.org, GIS map.
- York County Tax Assessment Office, Tax Assessment Map Ward 3, Map 1.

14.2. Historical Use Sources

- Recorded Deeds, October 30, 2003, York County Recorder of Deeds.
- Historical Aerial Photographs—Pennsylvania Geologic Survey Library, Middletown, Pennsylvania.
- Sanborn® Maps, October 11, 2003, The Sanborn® Library, LLC, Environmental Data Resources, Inc.,.
- Street Atlases, November 21, 2003, R. L. Polk & Co.'s, York Street Directory, York County Heritage Trust Library.
- Peckham, Betsy, 1957, *York, Pennsylvania, A Dynamic Community Forges Ahead,* York Chamber of Commerce.

14.3. Environmental Record Sources

- InfoMap Technologies, Inc., October 11, 2003, Environmental FirstSearch™ Report.

Table 2: Environmental Records Searched and Distances

Record	Name	Federal or State	Search Distance
NPL	National Priority List	Federal	1.0 mile
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System	Federal	0.5 mile
CERCLIS NFRAP	CERCLA No Further Remedial Action Planned	Federal	Site and adjoining properties only
RCRA CORRACTS TSD facilities	Resource Conservation and Recovery Act Treatment Storage and Disposal facilities under Corrective Action	Federal	1.0 mile
RCRA non-CORRACTS TSD facilities	RCRA TSD facilities not under Corrective Action	Federal	0.5 mile
RCRA generators	RCRA hazardous waste generators	Federal	Site and adjoining properties only
ERNS	Emergency Response Notification System	Federal	Site only
PAPL	Pennsylvania Priorities List	State	1.0 mile
	State-equivalent CERCLA	State	0.5 mile
SWL	Solid Waste Facilities List	State	0.5 mile
LUST	List of Confirmed Releases	State	0.5 mile
UST	Regulated Storage Tank Listing	State	Site and adjoining properties only

- DEP eFACTS, November 25, 2003, www.dep.pa.state.us/efacts.

- DEP Files, November 7, 2003, DEP Southcentral Regional Office, Harrisburg, Pennsylvania.

Table 3: DEP Records Reviewed

Program Area	File
Waste Management	County: General, Spills City of York: General Case File: Keystone Color Works

Water Management	County: General City of York: General, Groundwater, Manure
Storage Tanks	County: General Case File: Keystone Color Works,
Hazardous Site Cleanup Act	Case File: Keystone Color Works
Air Quality	Case File: Ohio Blenders of PA, Inc.

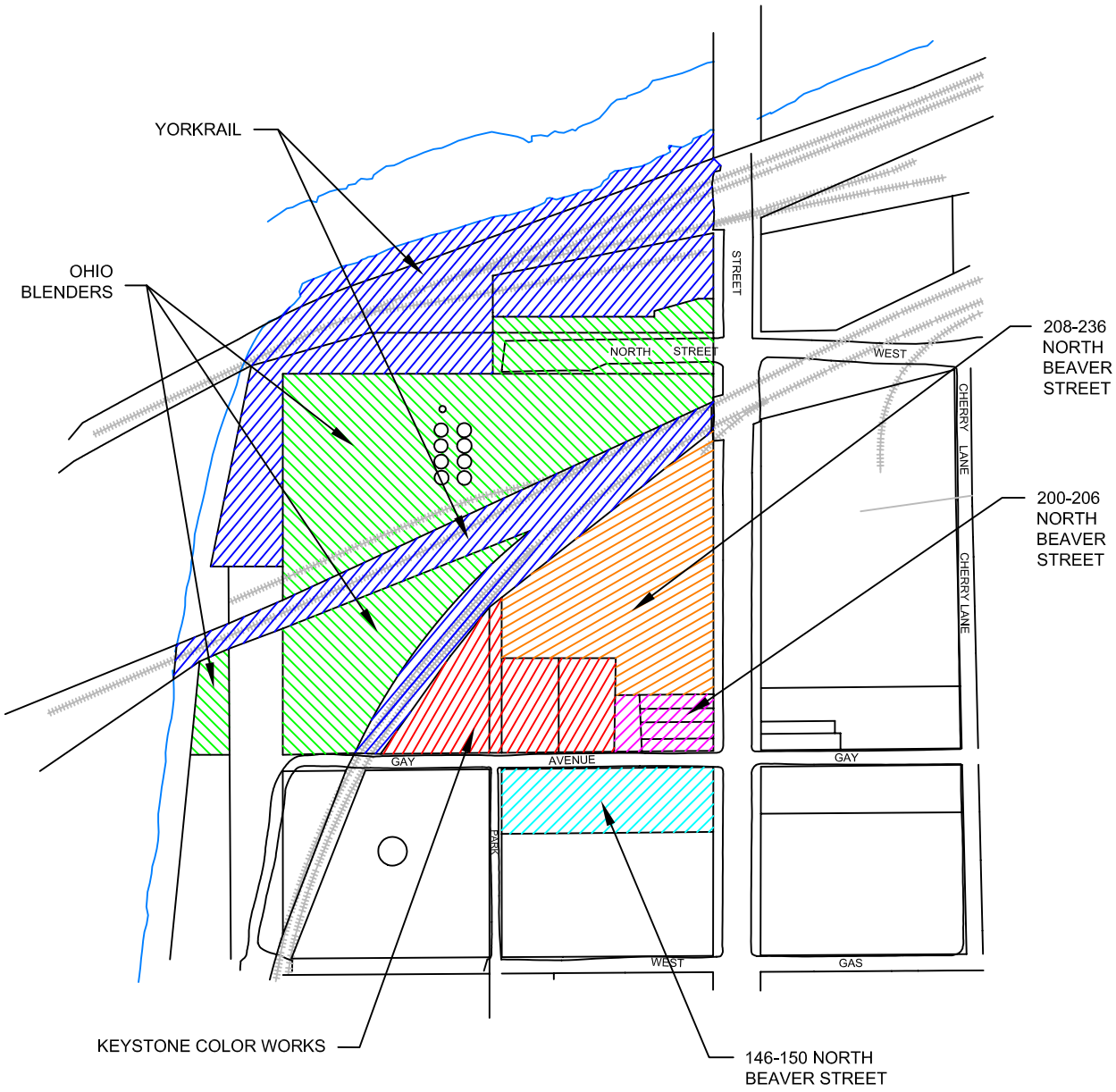
14.4. Interview Sources

- Mike Shanabrook, February 3, 2004, York City Fire and Rescue Services.
- Tracey Kraft, April 27, 2004, co-owner, 208-236 North Beaver Street, in person.
- William Kraft, April 27, 2004, co-owner, 208-236 North Beaver Street, in person.
- Alexandro Pabon, April 27, 2004, co-owner, P & S Motors, in person.
- Dwayne Rodes, April 28, 2004, co-owner, 200-204 North Beaver Street, in person.
- Craig Kauffman, April 27, 2004, owner, 206 North Beaver Street, telephone.
- Rose Eisenhart, May 4, 2004, General Manager, B & C Fasteners, in person.
- Ed Mercier, May 6, 2004, plant manager, Keystone Color Works, in person.
- Tom Lannis, May 5 and 20, 2004, general manager, York Rail, in person and telephone.
- Jack Longstreet, May 18, 2004, Director, City of York Wastewater Treatment Plant, telephone.
- Tony Rathfon, May 19, 2004, Environmental Cleanup Program Manager, DEP Southcentral Region, telephone.

14.5. Other Sources

- EPA Region III, *Industry Profile Fact Sheets*, http://www.epa.gov/reg3hwmd/bfs/regional/industry.
- Air Force Center for Environmental Excellence, May 2002, *Massachusetts Military Reservation Study Areas CY-1 and CY-3 Decision Document*, http://www.mmr.org/Cleanup/sites/cy1/decision.htm.

Figures

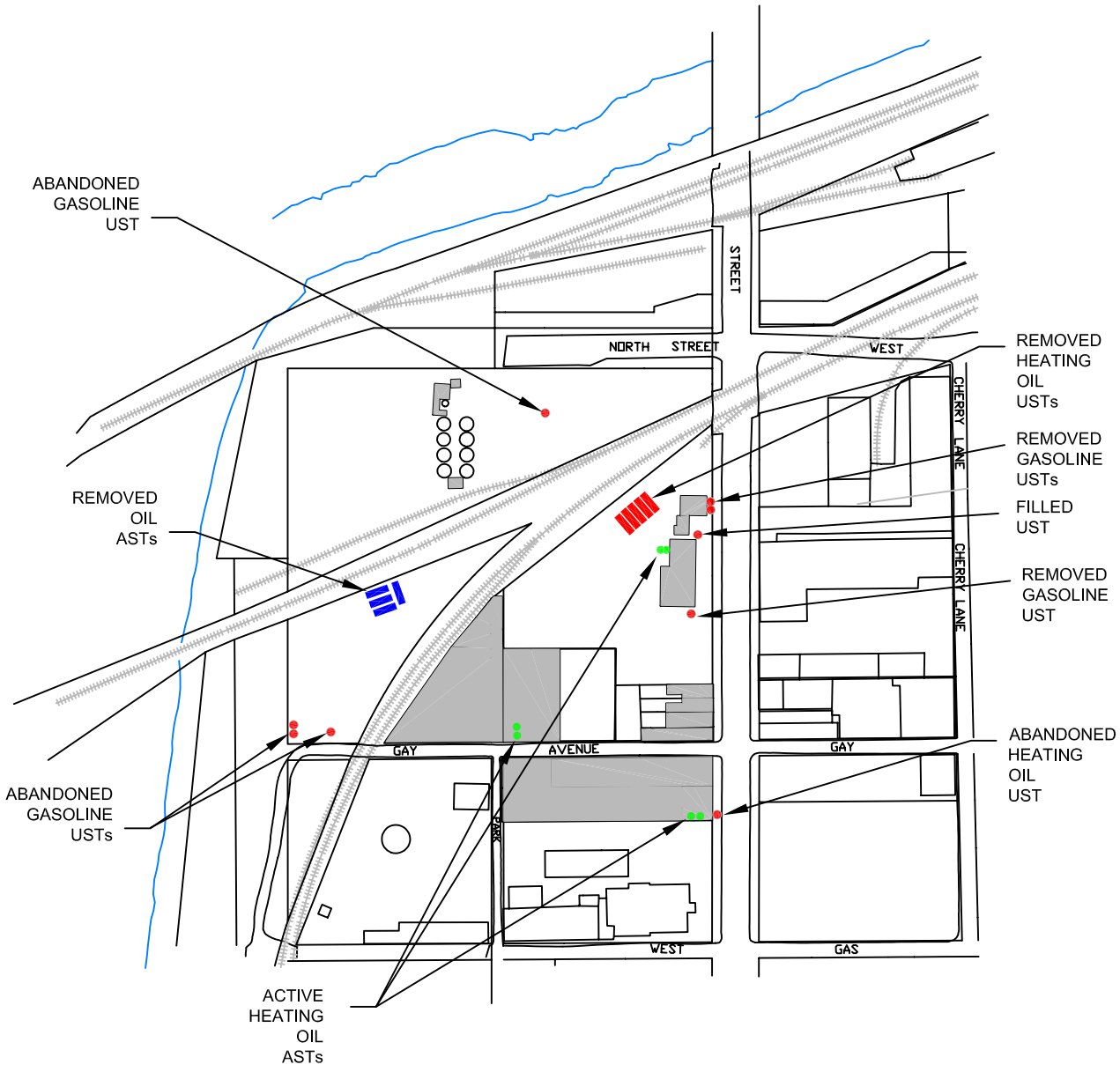


N

Edge Environmental Inc.

YORK, PENNSYLVANIA

TITLE:		DR. BY:
SITE PROPERTIES		N. WARMAN
SCALE: NTS	SIZE: A	DWG #: FIGURE 1

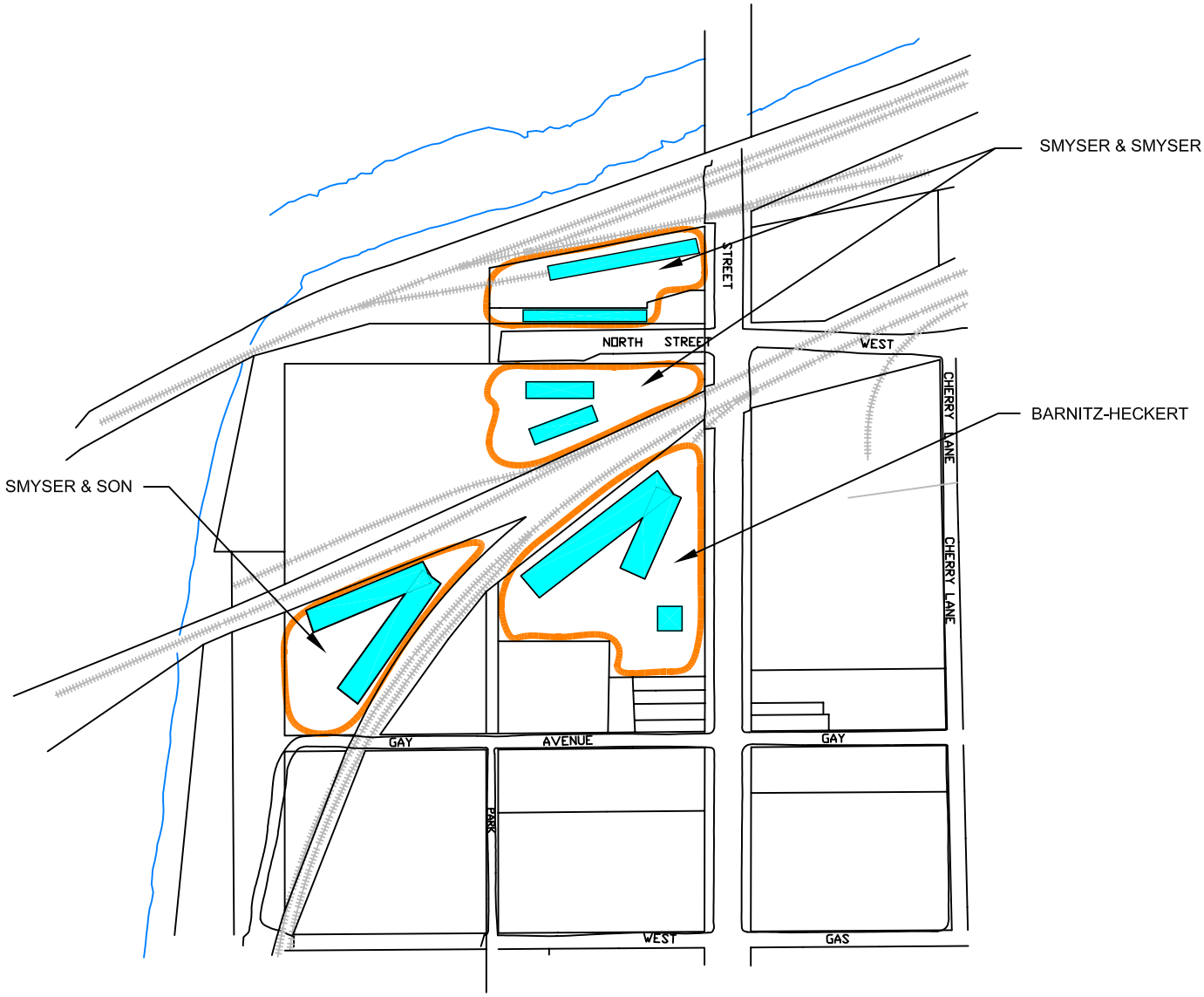


N

Edge Environmental Inc.

YORK, PENNSYLVANIA

TITLE:		DR. BY:
STORAGE TANK LOCATIONS		N. WARMAN
SCALE: NTS	SIZE: A	DWG #: FIGURE 2



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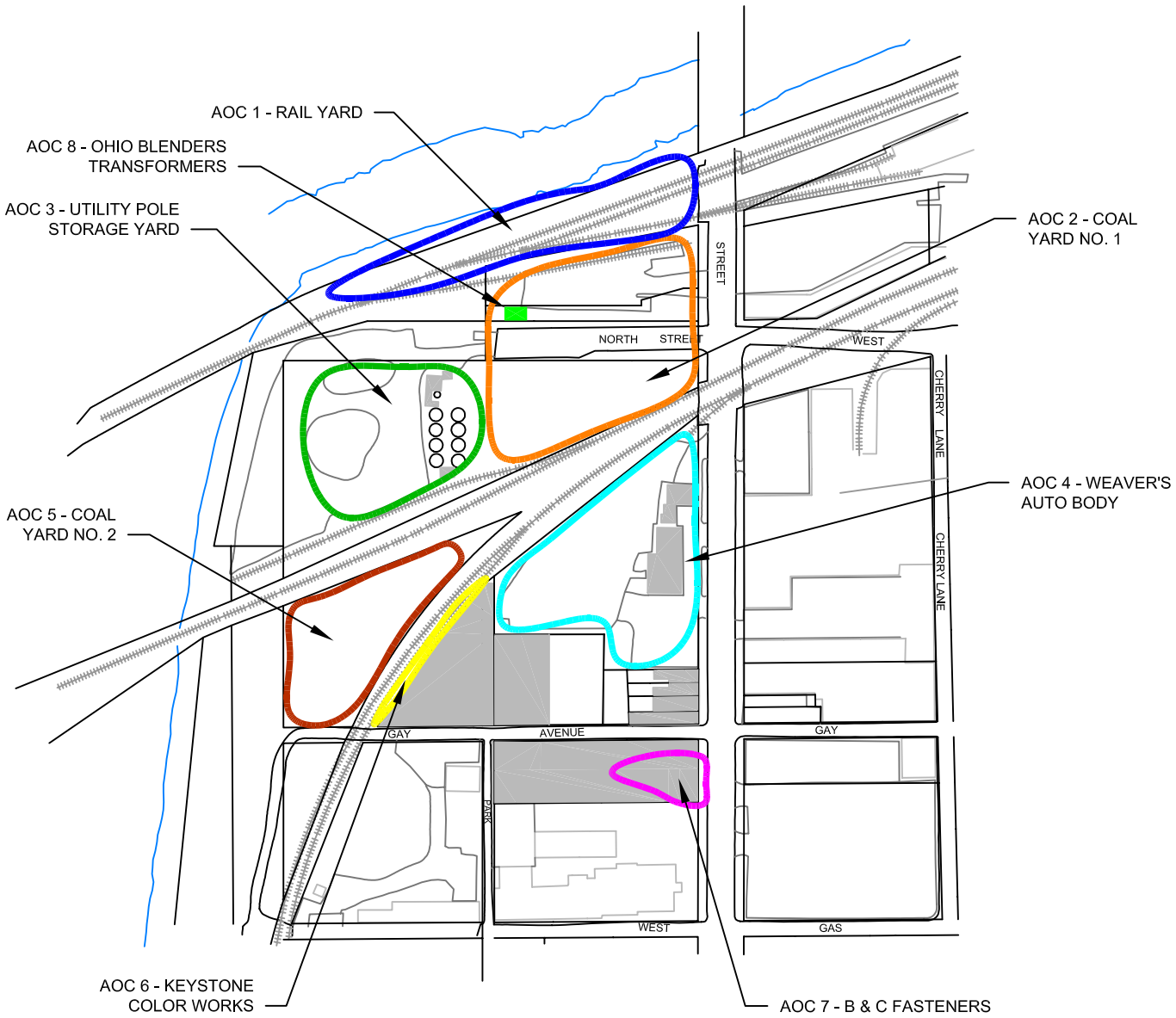
Edge Environmental Inc.

YORK, PENNSYLVANIA

TITLE:		DR. BY:
COAL YARD AND SHED LOCATIONS		N. WARMAN
SCALE: NTS	SIZE: A	DWG #: FIGURE 3



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Edge Environmental Inc.

YORK, PENNSYLVANIA

TITLE: AREAS OF CONCERN		DR. BY: N. WARMAN
SCALE: NTS	SIZE: A	DWG #: FIGURE 4

Photographs

Photo A: Floor drain in B & C Fasteners warehouse (146-150 North Beaver Street)

Photo B: Storage tank vent and fill pipes for unknown tank (left) and two 275-gallon heating oil ASTs (146-150 North Beaver Street)

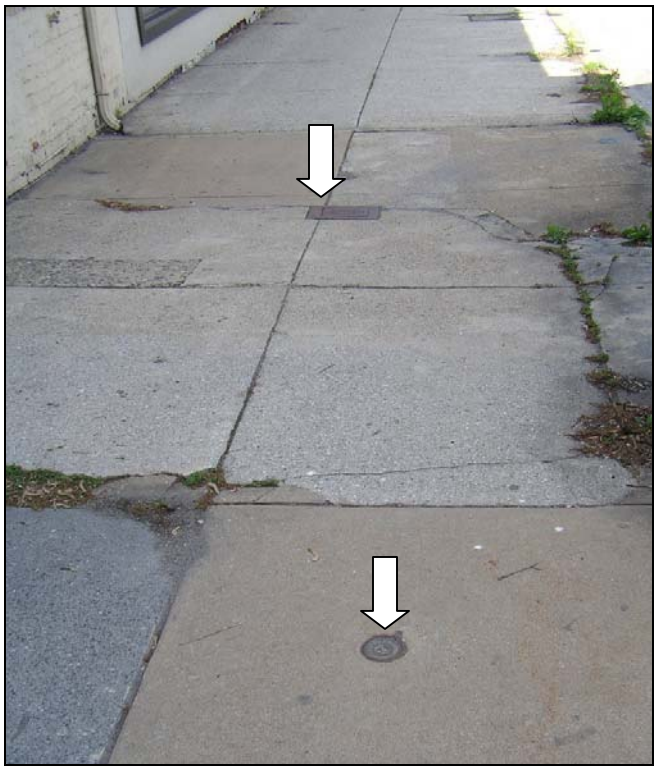


Photo C: Caps in sidewalk for abandoned heating oil UST (146-150 North Beaver Street)

Photo D: 300-gallon pigment tank on second floor (Keystone Color Works)

Photo E: 3,000-gallon pigment mixing tank on ground floor (Keystone Color Works)

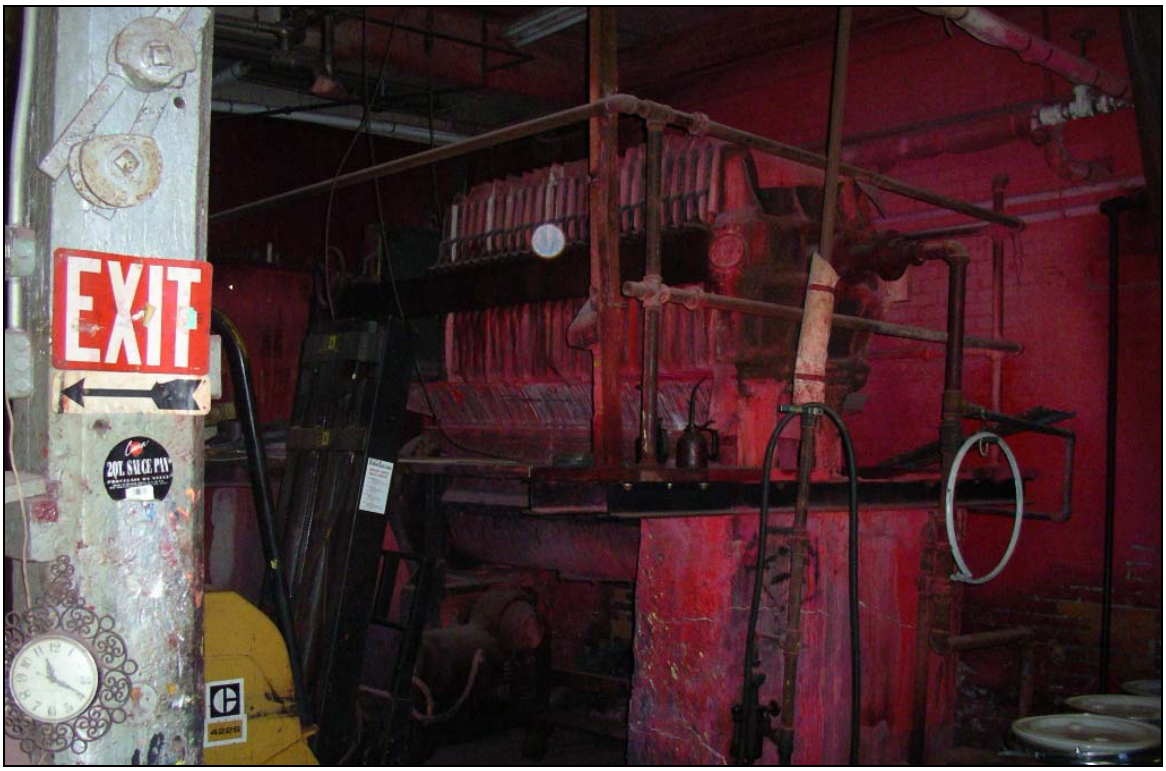


Photo F: Filter press for red pigments (Keystone Color Works)

Photo G: Concrete wastewater holding pit on ground floor (Keystone Color Works)

Photo H: One of three wastewater treatment tanks (Keystone Color Works)

Photo I: Exterior soils at foundation on west side of building (Keystone Color Works)

Photo J: Inground hydraulic lift at Weaver's Auto Body (208-236 North Beaver Street)

Photo K: Large (left) and small (right) floor drain caps at Weaver's Auto Body (208-236 North Beaver Street)

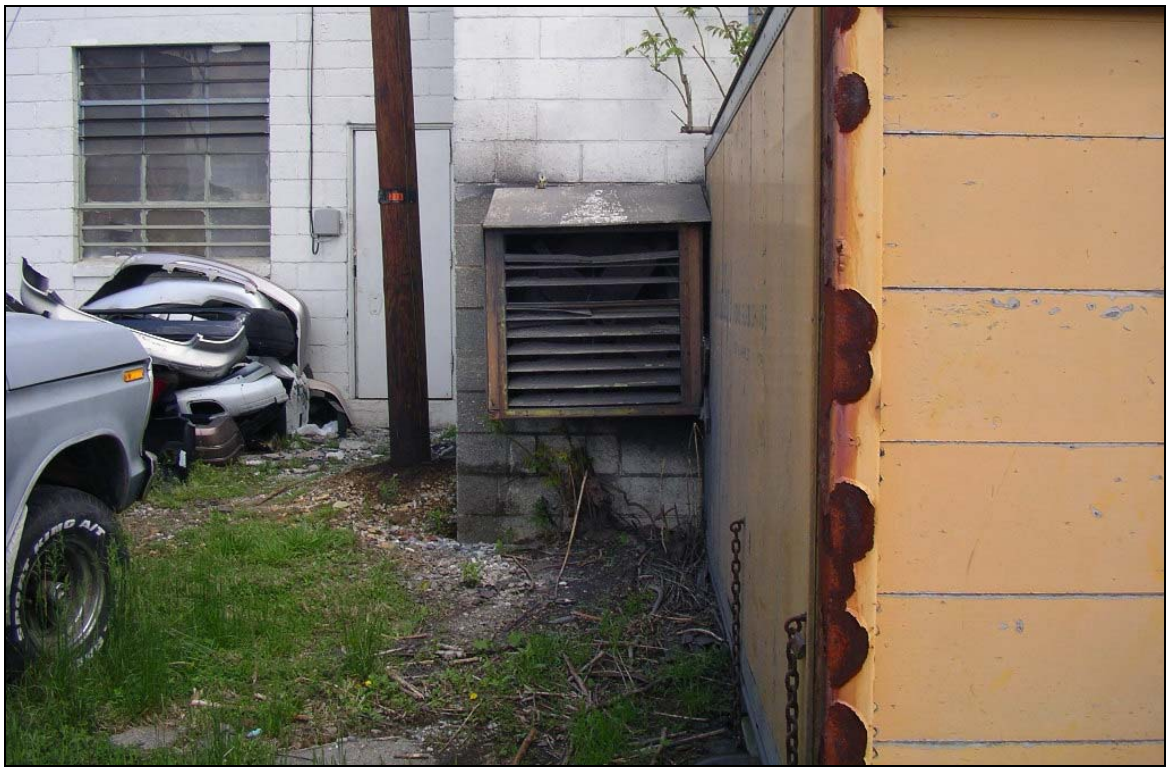


Photo L: Paint room exhaust fan at Weaver's Auto Body (208-236 North Beaver Street)

Photo M: Former paint storage trailer at Weaver's Auto Body (208-236 North Beaver Street)

Photo N: Scrap metal dumpster at Weaver's Auto Body (208-236 North Beaver Street)

Photo O: Location of two 550-gallon gasoline USTs removed in 1987
(208-236 North Beaver Street)

Photo P: Location of five 20,000-gallon heating oil USTs tanks removed in 1987
(208-236 North Beaver Street)

Photo Q: Ohio Blenders facility (Ohio Blenders)

Photo R: Location of former Hespenheide & Thompson feed mill (Ohio Blenders)

Photo S: Location of former Smyser & Son feed mill at North Pershing Avenue (Ohio Blenders)

Photo T: Location of four former oil ASTs for Smyser & Son (Ohio Blenders)

Photo U: Concrete pad at approximate location of former gasoline UST (Ohio Blenders)

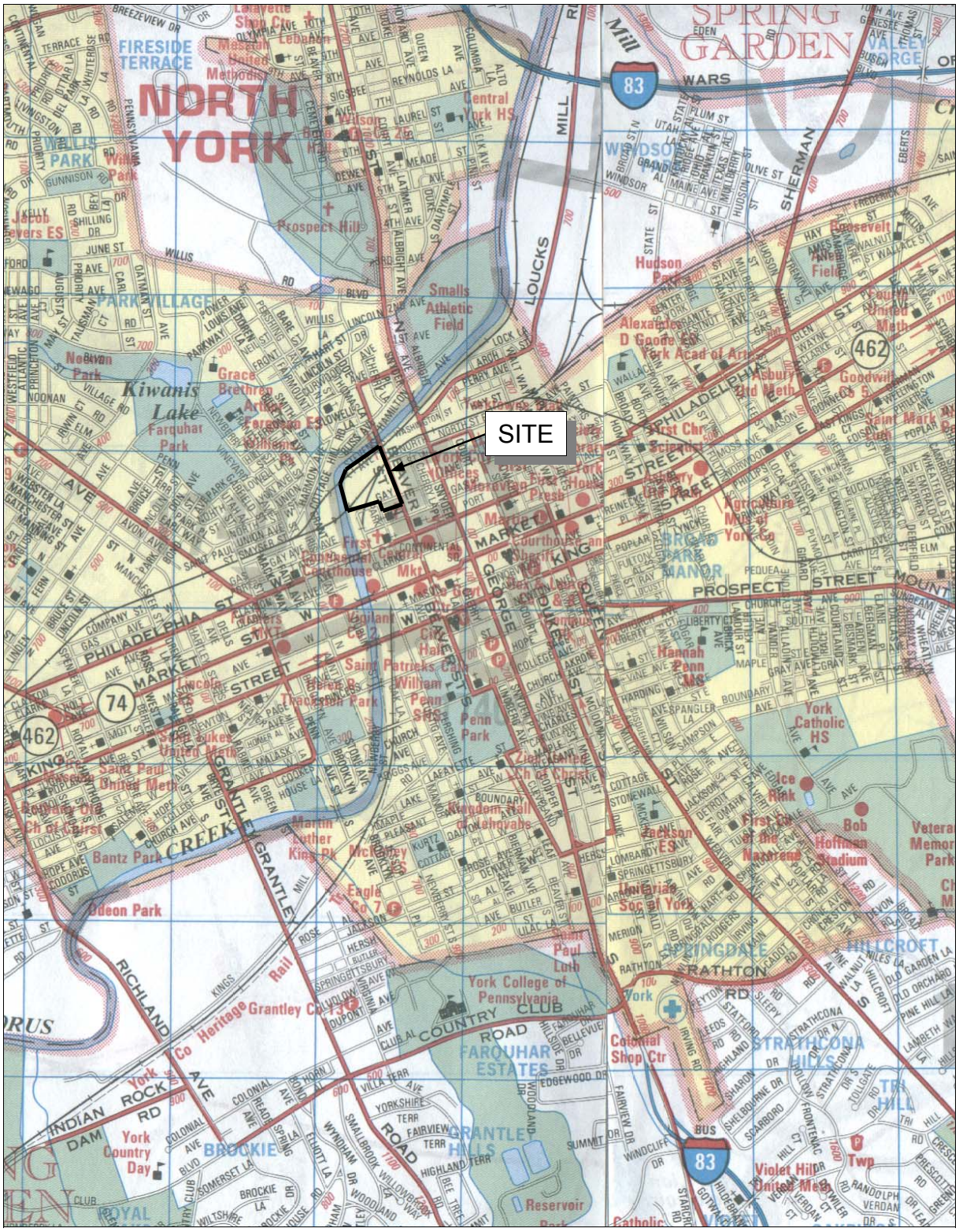
Photo V: Non-utility transformers at northern edge of Ohio Blenders property (Ohio Blenders)

Photo W: Wooden coal trestle (York Rail)

Photo X: Remains of coal office and scale (York Rail)

Appendix A

Physical Setting Information



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SITE LOCATION MAP
York County, PA—10th Edition
Copyright 2001, Alexandria Drafting Company
Maps 21 (left) and 22 (right)

NORTHWEST TRIANGLE

SCALE: 1" = 2,000'

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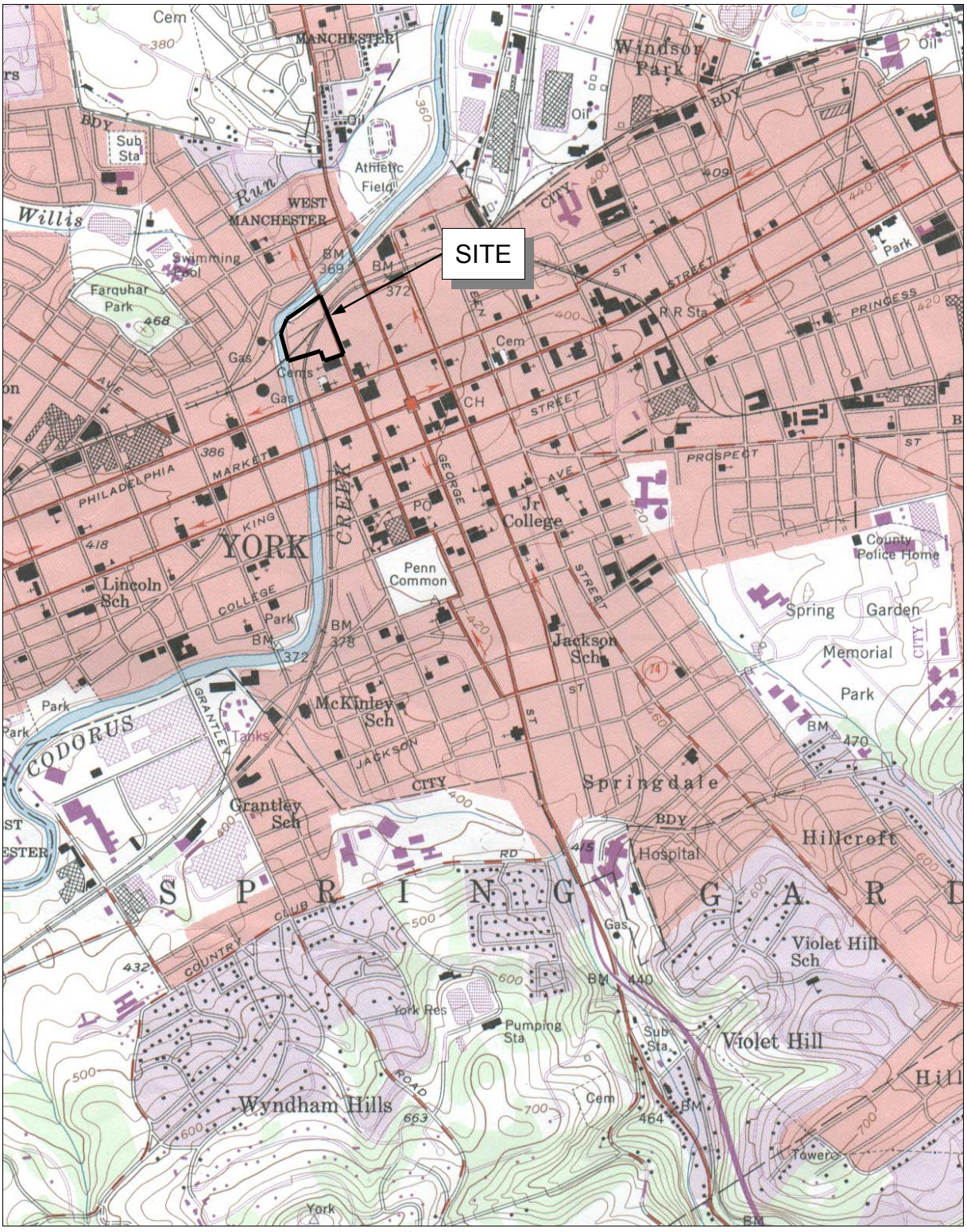

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TOPOGRAPHIC MAP
USGS 7.5-Minute Series
York PA Quadrangle
1954, photorevised 1990

NORTHWEST TRIANGLE

SCALE: 1" = 2,000'

Edge Environmental Inc.
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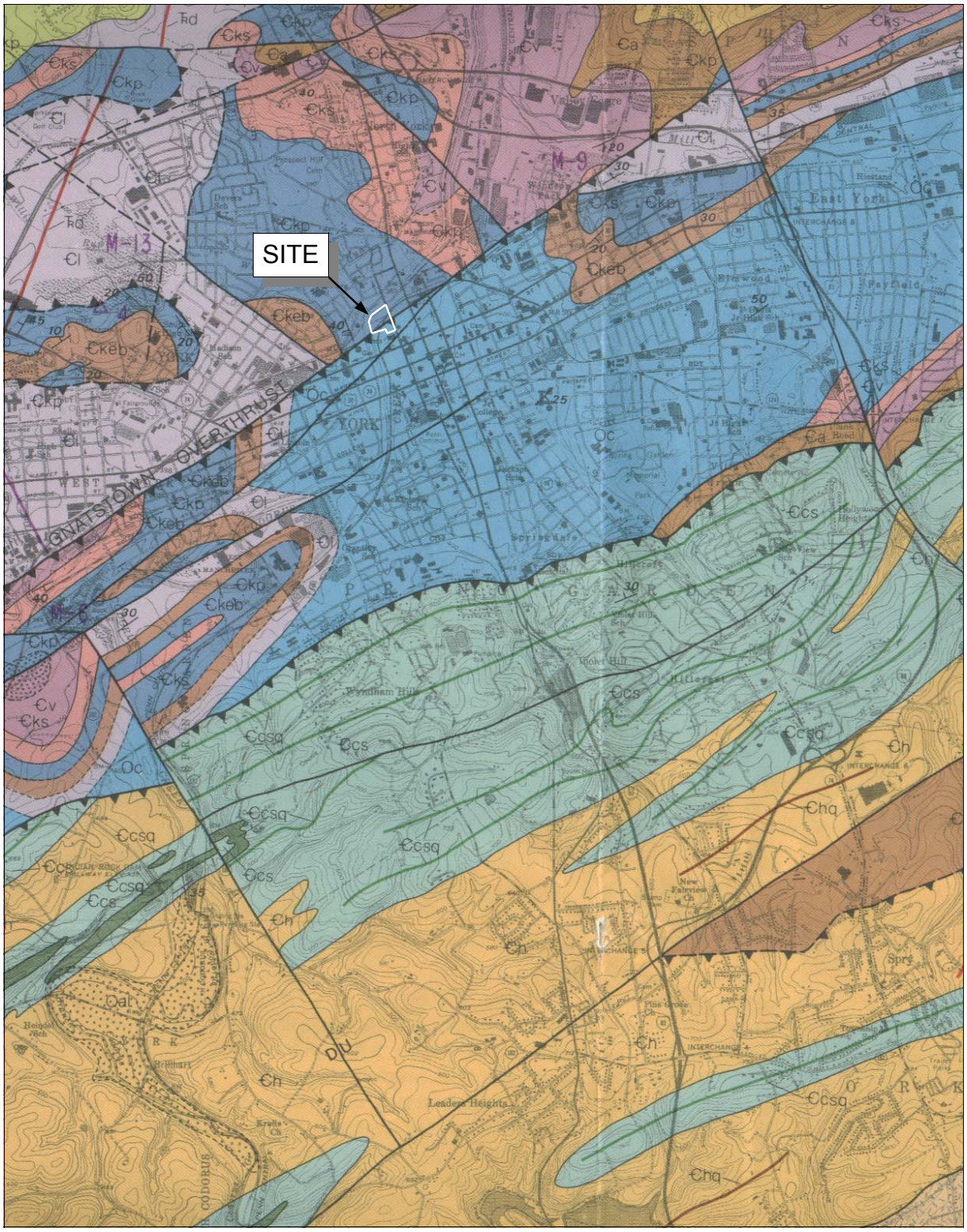

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GEOLOGY MAP

Geologic and Mineral Resource Map of the Greater York Area, York County, Pennsylvania

J. Peter Wilshusen—1979

Pennsylvania Topographic and Geologic Survey—Environmental Geology Report 6, Plate 1

NORTHWEST TRIANGLE

SCALE: 1" = 1 MILE

Edge Environmental Inc.

YORK, PENNSYLVANIA

N

SOIL SURVEY MAP

Soil Survey of York County, Pennsylvania

United States Department of Agriculture/Soil Conservation Service

1967—Sheet 24

NORTHWEST TRIANGLE

SCALE 1:20,000

Edge Environmental Inc.

YORK, PENNSYLVANIA

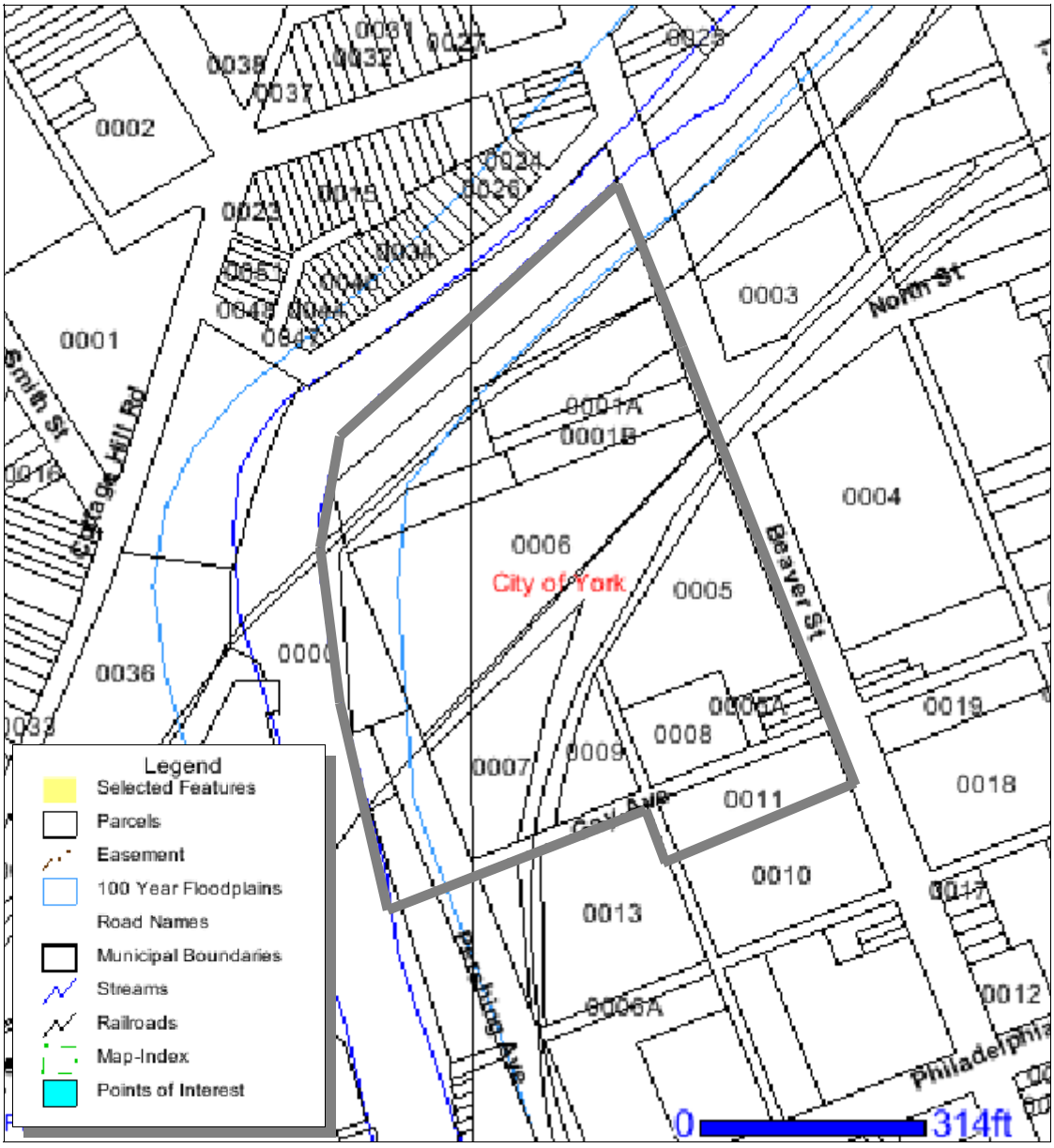
N

TAX ASSESSNENT MAP
York County Office of Tax Assessment
City of York
Ward 3, Map 1

NORTHWEST TRIANGLE

SCALE: 1" = 1,050'

Edge Environmental Inc.
YORK, PENNSYLVANIA



N

GIS MAP
York County Geographic Information Access System
Image accessed December 4, 2003

NORTHWEST TRIANGLE

SCALE: AS INDICATED

Edge Environmental Inc.
YORK, PENNSYLVANIA

Appendix B

Historical Aerial Photographs

Sanborn® Maps

October 20, 1947
AHI-8D-60

September 5, 1957
AHI-4R-4

May 23, 1964
AHI-1EE-17

August 11, 1971
AHI-2MM-78

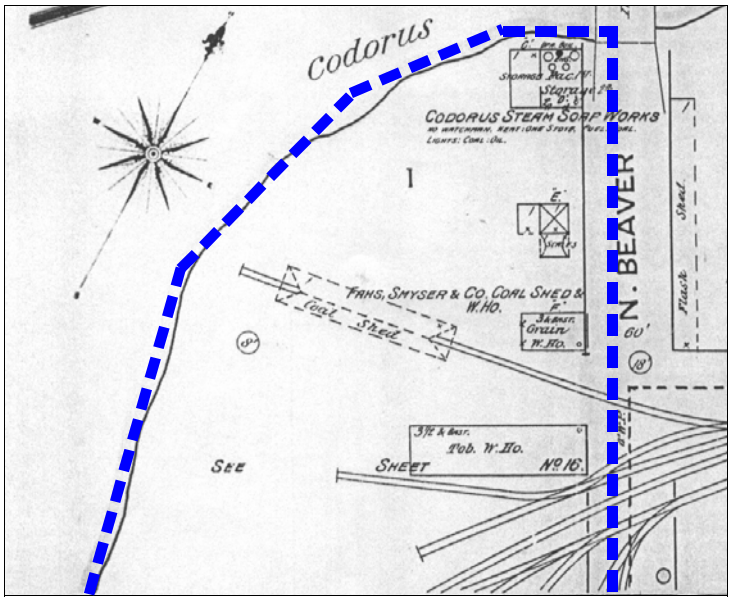
N

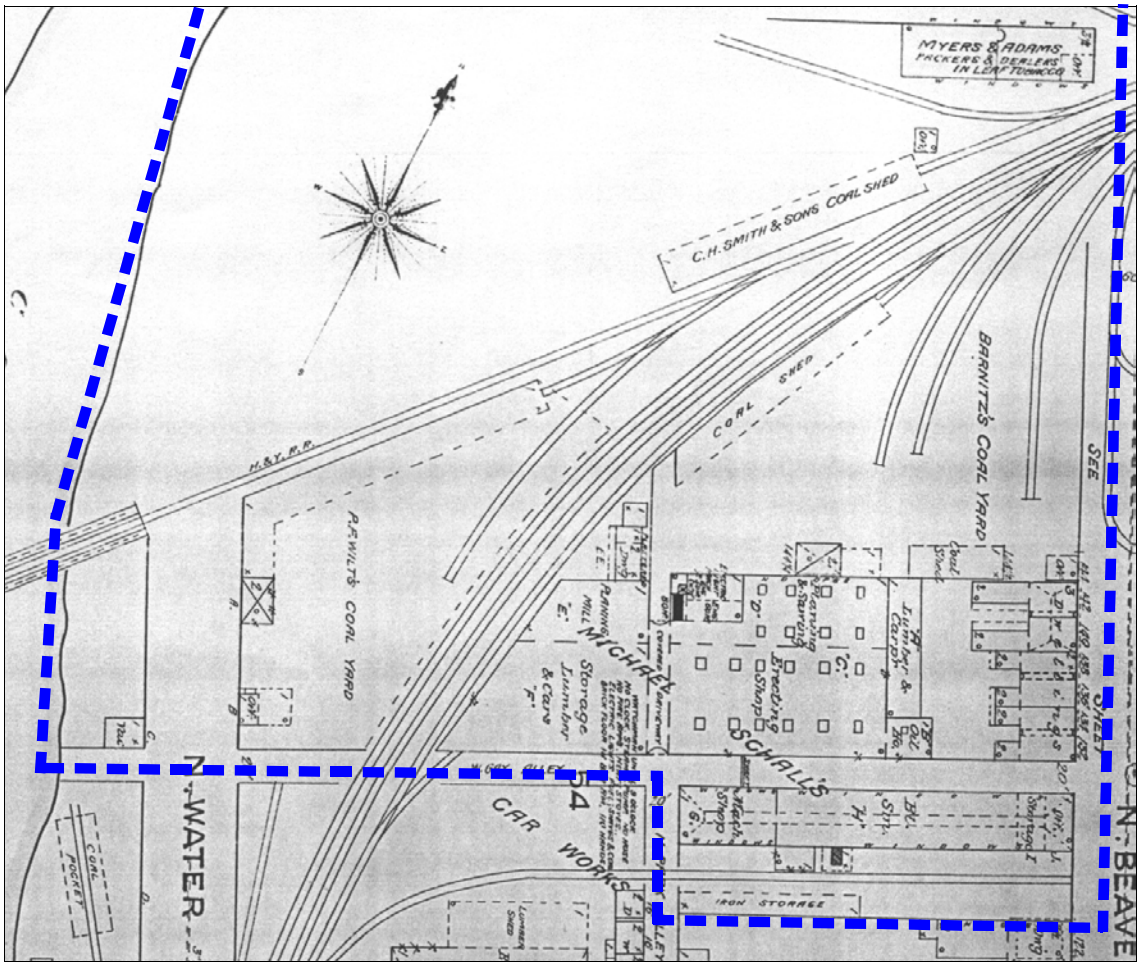
HISTORICAL AERIAL PHOTOGRAPHS
United State Department of Agriculture
Obtained from the Pennsylvania Geologic Survey Library
Middletown, Pennsylvania

NORTHWEST TRIANGLE

SCALE 1 : 11,500

Edge Environmental Inc.
YORK, PENNSYLVANIA



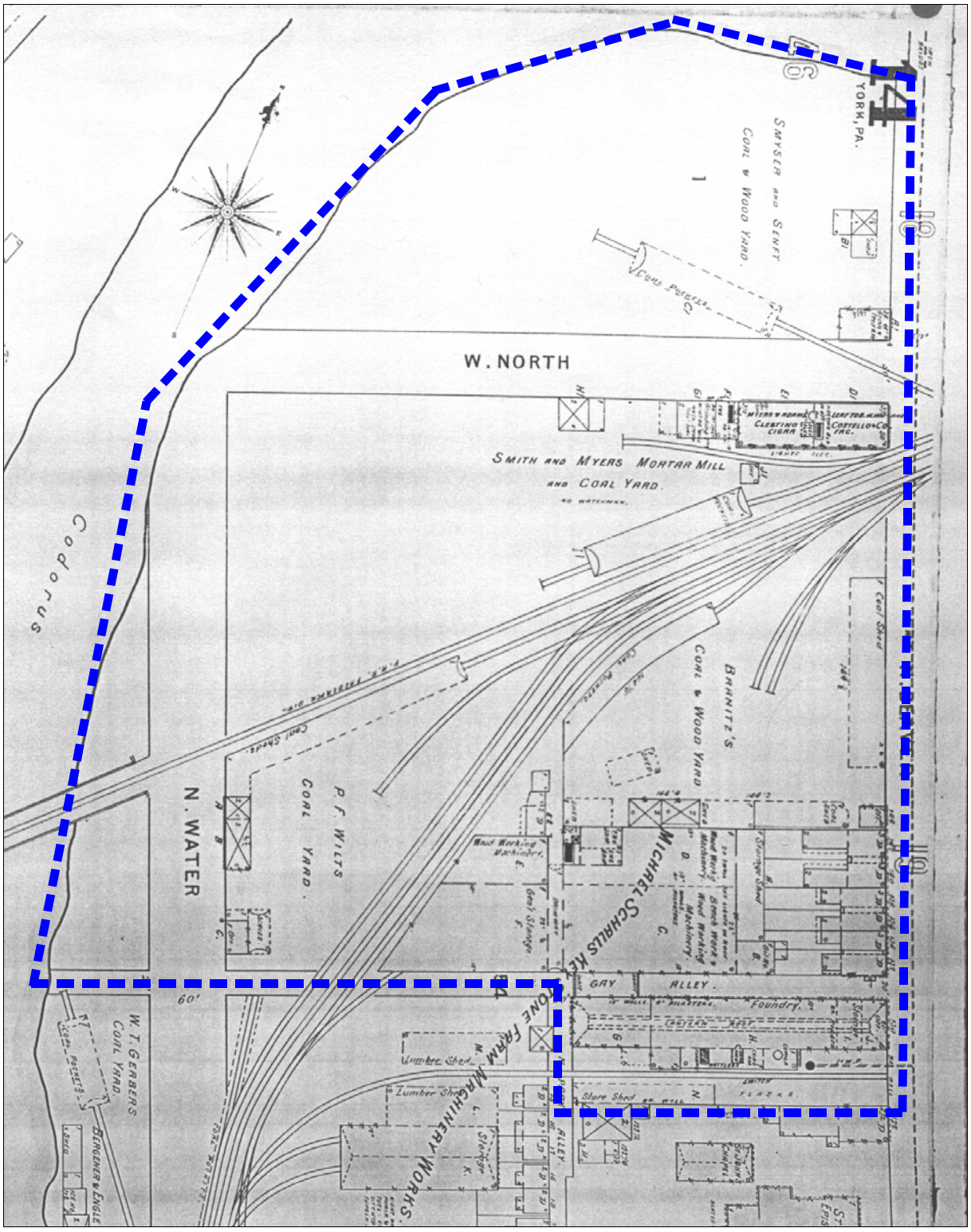


N

SANBORN® MAP
1887
York PA, - Sheets 2 (top) and 16 (bottom)
The Sanborn Library, LLC

NORTHWEST TRIANGLE
SCALE: 1" = 70' (approx.)

Edge Environmental Inc.
YORK, PENNSYLVANIA



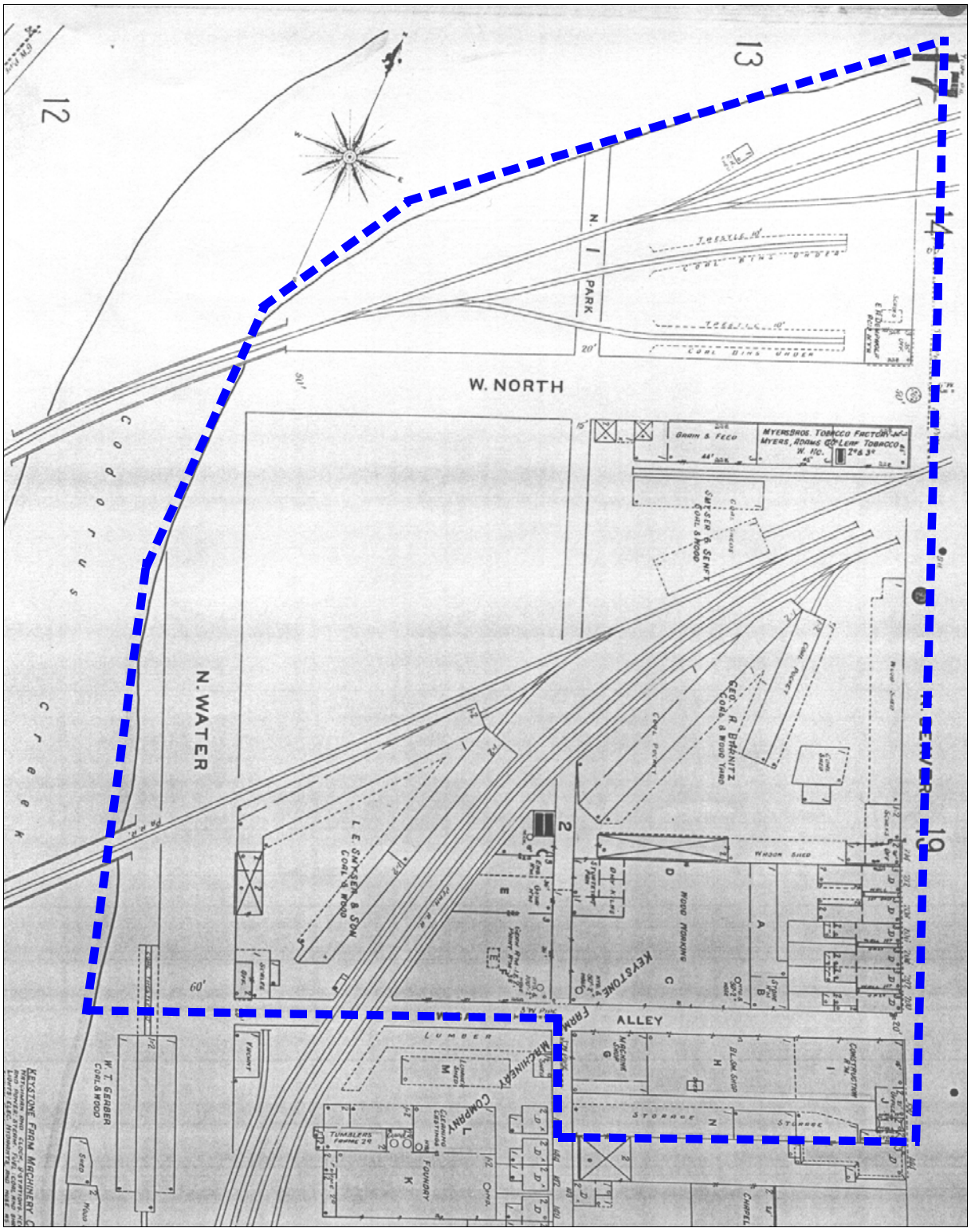
N

SANBORN® MAP
1894
York, Pa. - Sheet 14
The Sanborn Library, LLC

NORTHWEST TRAINGLE

SCALE: 1" = 80' (approx.)

Edge Environmental Inc.
YORK, PENNSYLVANIA

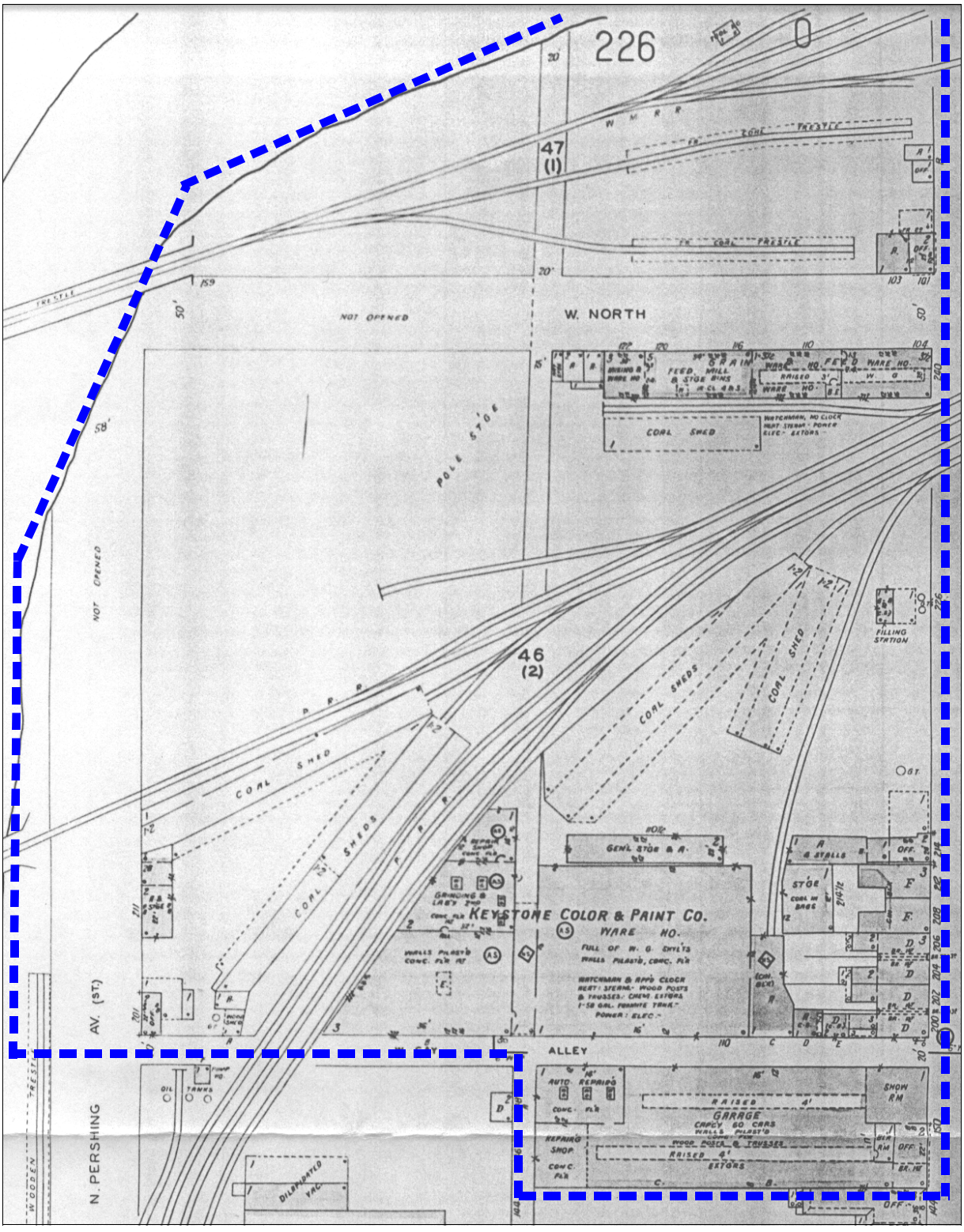


N

SANBORN® MAP
1908
York, Pa. - Sheet 17
The Sanborn Library, LLC

NORTHWEST TRIANGLE
SCALE: 1" = 80' (approx.)

Edge Environmental Inc.
YORK, PENNSYLVANIA

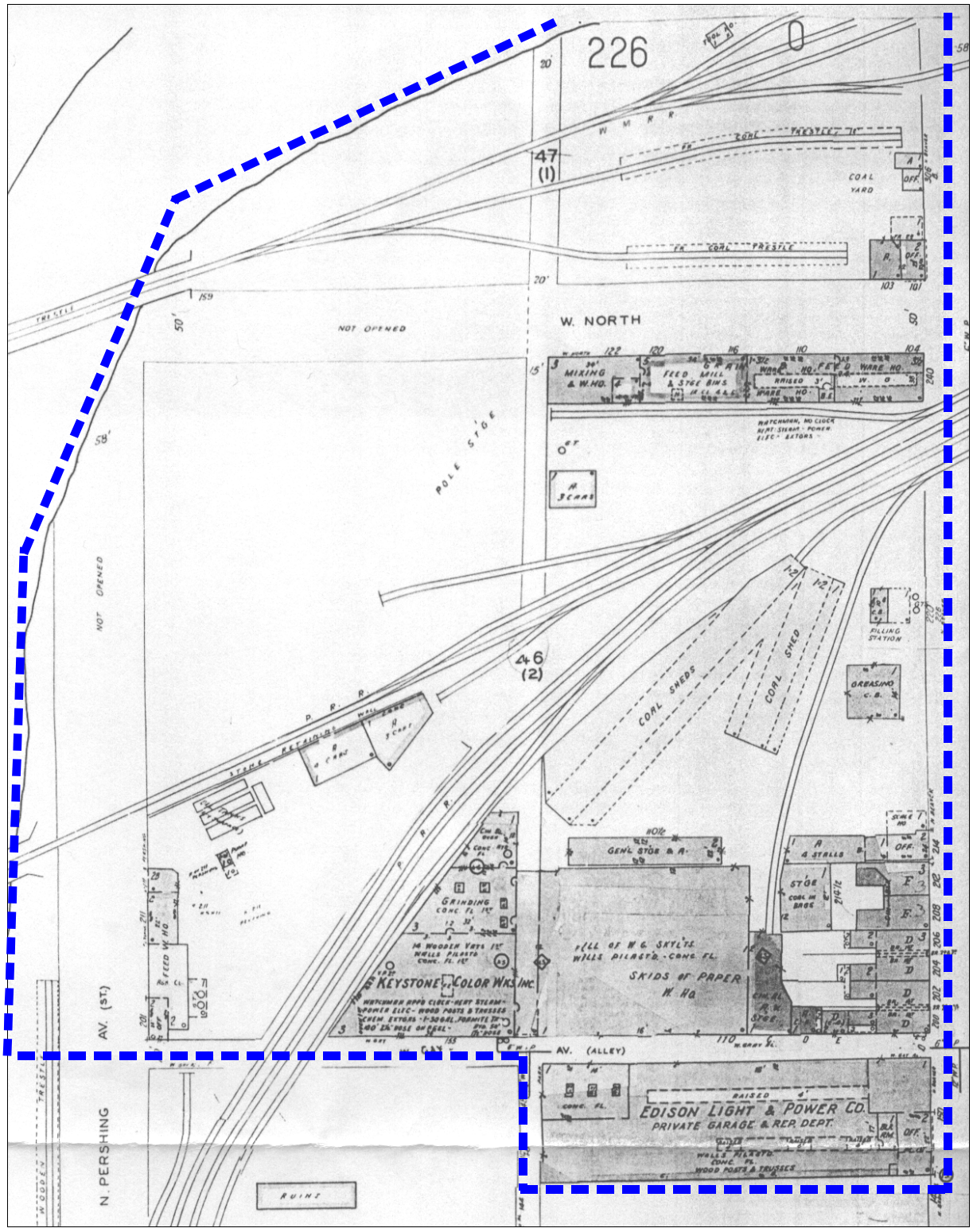


N

SANBORN® MAP
1933
York, Pa. Vol. 1 - Sheet 11
The Sanborn Library, LLC

NORTHWEST TRIANGLE
SCALE: 1" = 70'

Edge Environmental Inc.
YORK, PENNSYLVANIA

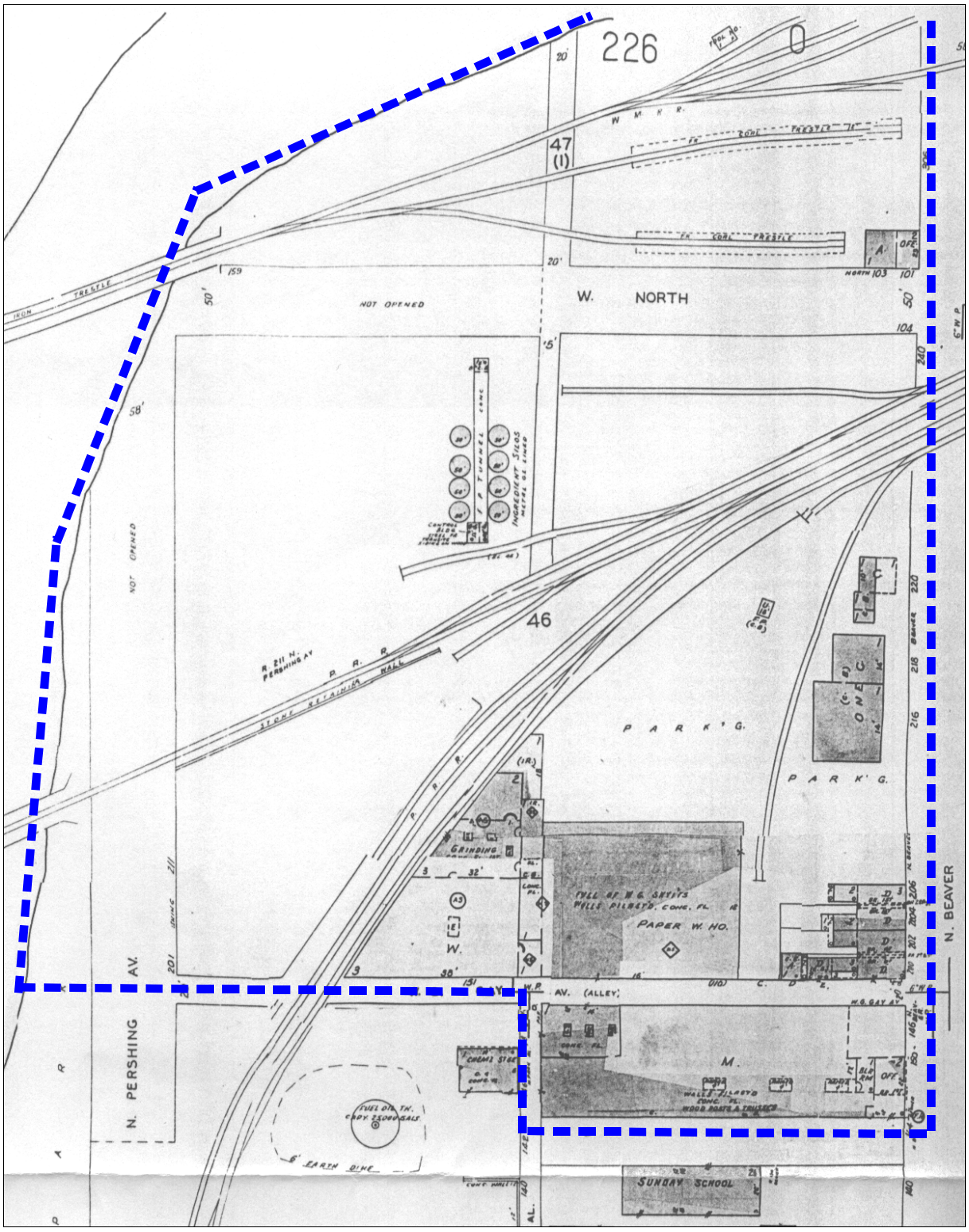


N

SANBORN® MAP
1950
York, PA. Vol. 1 - Sheet 11
The Sanborn Library, LLC

NORTHWEST TRIANGLE
SCALE: 1" = 70'

Edge Environmental Inc.
YORK, PENNSYLVANIA



N

SANBORN® MAP
1989
York, Pa. Vol. 1 - Sheet 11
The Sanborn Library, LLC

NORTHWEST TRIANGLE
SCALE: 1" = 70' (approx.)

Edge Environmental Inc.
YORK, PENNSYLVANIA

Appendix C

R. L. Polk & Co.'s York City Street Directories

Northwest Triangle

R. L. Polk & Co.'s York City Street Directories

146-150 North Beaver Street

Year	Address	Occupant
1919	150	Keystone Farm Machinery Co.
1923	146-150 150	York Motor Express Co. York Reo Co.
1929-30	150	N. B. Danner, garage Samuel Lieberknecht Sons, autos
1933-34	150	North Beaver Street Garage
1939-40	150 150 rear	North Beaver Street Garage Adams Transit Co. Warner-Freuhauf Trailer Co. Norman R. Gallatin, auto repair Paul J. Witmer, auto laundry
1945-46	150	Edison Power & Light Co., garage
1950	150	Edison Power & Light Co., garage
1955	150	Forest-Buick, auto dealers
1965	150	Bratton Buick Inc., auto dealers
1970	150	Bratton Buick Opel Inc., auto dealers
1975	146 150	Virginia C. Kuentzler Bratton Buick Opel Inc., auto dealers
1986	146 150	Virginia C. Kuentzler Park Hill Fasteners Inc.
1992	146 150	Vacant B & C Fasteners Inc.
1997	146 150	Charles A. Shandry B & C Fasteners, hardware

Keystone Color Works (151 West Gay Street)

Year	Address	Occupant
1919		No listing
1929-30	111 113	Hoff Metal Products Co. Plant No. 1 Keystone Color & Paint Co.
1933-34	109 111 113	Penn Central Paint Co., Industrial Chemical Div. Vacant Keystone Color & Paint Co.
1939-40	151	Keystone Color Works Inc.
1945-46	151	Keystone Color Works Inc.
1950	151	Keystone Color Works Inc.
1955	151	Keystone Color Works Inc.
1965	151	Keystone Color Works Inc.
1960	151	Keystone Color Works Inc.
1970	151	Keystone Color Works Inc.
1975	151	Keystone Color Works Inc., chemical pigments
1981	151	Keystone Color Works Inc., chemical pigments
1986	151	Keystone Color Works Inc., chemical pigments
1992	151	Keystone Color Works Inc., chemical pigments

200 North Beaver Street

Year	Occupant
1919	Calvin J. Cousler, Chauncey Whitmore
1923	Chauncey Whitmer
1929-30	Chauncey Witmer
1933-34	Chauncey Witmer
1939-40	Chauncey Whitmer, furnished rooms
1945-46	Chauncey Whitmer, furnished rooms
1950	Chauncey Whitmer, furnished rooms
1955	Chauncey Whitmer, furnished rooms
1965	Chauncey Whitmer, furnished rooms
1970	Chauncey Whitmer, furnished rooms
1975	Chauncey Whitmer, furnished rooms
1986	Hall, Lester Earlnan
1992	Mary Ann Myers
1997	Barabara Runkle, Apartments

202 North Beaver Street

Year	Occupant
1919	Charles M. Hochberger
1923	Vacant
1929-30	Mrs. Myrtle Witmer
1933-34	Wilbur S. Fink
1939-40	Charles Myers
1945-46	George Runkle, furnished rooms
1950	George Runkle, furnished rooms
1955	Mrs. Anna M. Berry, furnished rooms
1965	Vacant
1970	Chauncey Witmer, furnished rooms
1975	George A. Soder
1986	Vacant
1992	Vacant
1997	No listing

204 North Beaver Street

Year	Occupant
1919	Mrs. Annie E. Holtzinger
1923	Walter F. Kunkel, Hayden G. Keech
1929-30	Walter E. Kunkel
1933-34	Walter E. Kunkel
1939-40	Ward C. Roupp, Mrs. Branda Z. Rank
1945-46	Ward C. Roupp
1950	Ward C. Roupp
1955	Mrs. Grace E. Roupp, furnished rooms
1965	Mrs. Grace E. Roupp
1970	Mrs. Grace E. Roupp
1975	Mrs. Grace E. Roupp
1986	Vacant
1992	Apartments
1997	Matthew Staub

206 North Beaver Street

Year	Occupant
1919	Clarence W. Bixler
1923	Clarence W. Bixler
1929-30	William H. Fickes
1933-34	Vacant
1939-40	William H. Latshaw
1945-46	Mrs. Cora K. Latshaw
1950	Earl R. Stough
1955	Earl R. Stough
1965	Earl R. Stough
1970	Mrs. Violet Stough
1975	Vacant
1986	No listing
1992	Vacant
1997	Not verified

208-236 North Beaver Street

Year	Address	Occupant
1919	208	Clara L. Behler, James F. Hall
	210	Norman G. Fox
	214	George A. Barnitz, coal
1923	208	Clara L. Behler, furnished rooms
	212	William P. Cooper, Francis M. Chalk
	214	George A. Barnitz, coal
1929-30	208	S. L. Gladfelter, B. F. Lucas
	212	Roy B Seigler, P. H. Sprenkle
	214	Barnitz-Heckert Co, coal
	216	Hespenheide & Thompson, feed
1933-34	208	Ernest T. Hemmings
	212	Arthur Deardorff, Jere Hubley, Evelyn Hartman
	214	Barnitz-Heckert Co, coal
	216	Hespenheide & Thompson, feed
	220	Vacuum Oil Co, gas station

208-236 North Beaver Street (cont.)

1939-40	208	Harry M Nurse, Mrs Edith S Towell
	212	Mrs Henrietta Fry
	214	Barnitz-Heckert Co, coal
	220	Keystone Oil Service
	230	Hespenheide & Thompson Inc, feed
1945-46	208	Chas H Keller, Mrs Edith S Towell
	212	Mrs Henrietta Fry
	214	Barnitz-Heckert Co, coal
	220	Keystone Oil Service
	230	Hespenheide & Thompson Inc, feed
1950	208	Chas H Keller
	212	Mrs Henrietta Fry
	214	Barnitz-Heckert Co, coal
	220	King Oil Service
	230	Hespenheide & Thompson Inc, feed
1955	208	Chas H Keller
	212	Clarence Orendorff, Mildred Goodwin
	214	Barnitz-Heckert Co, coal;
		Richard P March Co, bdlg specialties
	220	King Oil Service
	230	Hespenheide & Thompson Inc, feed
1965	220	King Oil Service
	230	Hespenheide & Thompson Inc, feed dealer
1970	220	King Oil Service
	230	Vacant
1975	220	King Oil Service
	230	Vacant
1986	216	Weaver’s Auto Body Shop
	220	Vacant
	230	Vacant
1992	216	Weaver’s Auto Body, shop
	220	Pabon Auto Sales, used car sales
1997	216	Weavers Auto Body, paint and body repair
	220	P & S Motors, used car dealers

Ohio Blenders (North Beaver Street)

Year	Address	Occupant
1919	sw corner nw corner	Anderson Bros Co Inc, grain, flour and feed Smyser & Senft, coal and wood
1923	sw corner nw corner	Hespenheide & Thompson, flour and feed Smyser & Senft, coal and wood
1929-30	218	Smyser & Smyser, coal
1933-34	300	Smyser & Smyser, coal
1939-40	300	Smyser & Smyser, coal
1945-46	300	Hespenheide & Thompson, Inc., retail coal division
1950	--	George C. Freed, coal
1955	300	Paul S. Martin Coal Co.
1965	300	Vacant
1970-92	--	No listings
1997	260	Ohio Blenders, prepared feed

Ohio Blenders (North Pershing Avenue)

Year	Address	Occupant
1919	--	Paul Smyser, coal and wood
1923	--	Paul Smyser, coal and wood
1929-30	300 350	Kohlers Coal Yard Margaret F. Smyser, coal and wood
1933-34	300 350	Vacant Margaret F. Smyser, coal and wood
1939-40	300	Vacant
1945-46	300	Vacant
1950	300	Vacant
1955-97		No listings

York Rail Property (North Beaver Street)

Year	Occupant
1919	Western Maryland Railway
1923	Western Maryland Railway
1929-30	Western Maryland Railway
1933-34	Western Maryland Railway
1939-40	Western Maryland Railway
1945-46	Western Maryland Railway
1950	Western Maryland Railway
1955-1992	No listing
1997	Railroad

Appendix D

Chains of Title

Northwest Triangle

Chains of Title

146-150 North Beaver Street (Parcel 11)

Owner	Date	Book and Page
James M. Hoffer	May 1, 1990	106D-517
Wate T. and Burnell S. Kehr	January 8, 1982	83X-451
G. D. Deardorff	November 26, 1965	58U-354
Gardner W. and Gladys Wagner	February 7, 1946	31U-260
York County National Bank	March 9, 1944	30J-285
The Guardian Trust Co.	--	--

Keystone Color Works (Parcel 8)

Owner	Date	Book and Page
Keystone Color Works, Inc.	August 23, 1977	73B-82
The Maple Press Company	June 12, 1957	44U-446
Harry A. Jr. and Elizabeth I. Wisotzkey	April 10, 1943	29V-269
Jonathon and Camilla Barnitz	July 8, 1920	21R-114
Anna M. & Michael D. Barnitz	January 12, 1920	21E-493
Keystone Machine Company	August 15, 1917	20L-658
Henry C. Niles	August 14, 1917	--
Keystone Farm Machine Company	October 23, 1901	20L-206
Charlotte Virginia Small	--	--

200 North Beaver Street (Parcel 1)

Owner	Date	Book and Page
Dwayne J. and Karen E. Rodes	September 30, 1988	100T-120
Louis Pessognelli	July 11, 1988	99T-1011
Louis & Barbara A. Pessognelli	April 26, 1978	77O-41
Paul J. & Shirley D. Witmer	December 12, 1977	74R-284
Chauncy & Myrtle Witmer	August 1, 1919	22T-620
Keystone Machine Company	--	--

202 North Beaver Street (Parcel 2)

Owner	Date	Book and Page
Dwayne J. and Karen E. Rodes	February 20, 1991	128-668
Abbas, Inc. t/a Ferban Limited Partnership	September 9, 1986	97M-276
Solfon Realty Co. & Edgar M. Wright	May 29, 1981	82Z-219
Phyllis V. and George E. Krout, Sr.	October 31, 1979	80L-565
Selfon Realty Co.	June 10, 1965	57X-417
Mary A. and John W. Berry	November 15, 1951	36O-524
George M. and Helen M. Runkle	April 2, 1945	31A-462
William H. Kurtz	September 10, 1932	25J-300
Jonathon and Camilla Barnitz	July 8, 1920	21P-114
Anne M. & Michael D. Barnitz	June 4, 1920	--
Minnie B. Spangler	--	--
Keystone Machine Company	--	--

204 North Beaver Street (Parcel 3)

Owner	Date	Book and Page
Dwayne J. and Karen E. Rodes	April 26, 1984	87I-660
Michael & Carol Contino	May 22, 1981	82W-878
George E. Sr. & Phyllis V. Krout	July 28, 1980	82N-033
Sally Y. Davis	July 18, 1980	81N-656
Dorothy G. Clark	April 26, 1976	70G-50
William Luria	December 28, 1939	27Z-346
Walter F. W. & Retta B. Kunkel	--	--

206 North Beaver Street (Parcel 4)

Owner	Date	Book and Page
Craig A. Kauffman	September 4, 1992	462-804
Dwayne J. & Karen B. Rodes	May 22, 1981	82W-878
George E. Sr. & Phyllis V. Krout	July 28, 1980	82N-033
Sally Y. Davis	July 18, 1980	81N-656
Dorothy G. Clark	April 26, 1976	70G-50
William Luria	December 28, 1939	27Z-346
Walter F. W. & Retta B. Kunkel	--	--

West Gay Avenue (Parcel 5A)

Owner	Date	Book and Page
Dwayne J. and Karen E. Rodes	January 20, 1989	101S-1027
James R. and Darlene D. Weaver	December 20, 1982	85E-672
Gene D. and Joan F. King	June 3, 1968	61F-796
John D. and Mabel I. King	August 17, 1956	44K-139
Mary Barnitz Anderson, et al.	May 16, 1949	37J-98
Jonathon and Camilla Lee Barnitz	July 31, 1945	31D-616
Jonathon and Camilla Lee Barnitz	July 8, 1920	21P-114
Anna M. Barnitz	--	--
George A. Barnitz	April 1, 1854	3X-773
George J. Morris	--	--

208-236 North Beaver Street (Parcel 5)

Owner	Date	Book and Page
William E. Kraft	February 26, 1990	105M-1112
James R. and Darlene D. Weaver	December 20, 1982	85E-672
Gene D. and Joan I. King	June 3, 1968	61F-796
John D. and Mabel I. King	August 17, 1956	44K-139
Mary Barnitz Anderson, et al.	May 16, 1949	37J-98
Jonathon and Camilla Lee Barnitz	July 31, 1945	31D-616
Jonathon and Camilla Lee Barnitz	July 8, 1920	21P-114
Anna M. Barnitz	--	--
George A. Barnitz	April 1, 1854	3X-773
George J. Morris	--	--

Ohio Blenders (Parcel 1A)

Owner	Date	Book and Page
Ohio Blenders, Inc.	April 16, 2003	1579-2030
Ohio Blenders of Pennsylvania, Inc.	April 17, 1991	164-1014
Yorkrail, Inc. (Quitclaim Deed)	December 14, 1988	101Z-911
Western Maryland Railway Company	Various	Various

Ohio Blenders (Parcel 1B)

Owner	Date	Book and Page
Ohio Blenders, Inc.	April 16, 2003	1579-2027
Ohio Blenders of Pennsylvania, Inc.	May 9, 1991	166-296
City of York (abandonment of West North Street)	--	--

Ohio Blenders (Parcel 6)

Owner	Date	Book and Page
Ohio Blenders, Inc.	April 16, 2003	1579-2038
Ohio Blenders of Pennsylvania, Inc.	August 25, 1983	86F-516
Bruce R. Snyder (two tracts)	June 1, 1974	67V-975
1.) Hespenheide and Thompson, Inc.	1.) March 18, 1954	1.) 38Q-335
Metropolitan Edison Company	May 31, 1950	35I-537
Edison Light & Power Company	January 3, 1920	21E-370
Smyser-Royer and York Trust Co.	--	--
2.) Hespenheide and Thompson, Inc.	January 3, 1936	26H-460
Fred A. Hespenheide	February 19, 1932	25F-96
Northern Central Railway	December 2, 1914	19M-568
Manor Real Estate and Trust Company	March 23, 1907	15H-450
Andrew W. Smyser	--	--

Ohio Blenders (Parcel 7)

Owner	Date	Book and Page
Ohio Blenders, Inc.	April 16, 2003	1579-2033
Ohio Blenders of Pennsylvania, Inc.	June 15, 1988	--
Western Maryland Railway Company	--	--

York Rail Property (Parcel 1)

Owner	Date	Book and Page
Yorkrail, Inc. (Quitclaim Deed)	December 14, 1988	101Z-911
Western Maryland Railway Company	Various	Various

Appendix E

Environmental FirstSearch™ Report

InfoMap

Technologies Incorporated

Environmental FirstSearch ™ Report

TARGET PROPERTY:

BEAVER ST

YORK PA 17401

Job Number: E-148

PREPARED FOR:

Edge Environmental Inc.

393 Tri Hill Drive

York, PA 17403

10-11-03

Tel: (610) 430-7530 *Fax: (610) 430-7535*

Environmental FirstSearch
Site Information Report

Request Date: 10-11-03
Requestor Name: edge
Standard: ASTM

Search Type: AREA
Job Number: E-148

Target Address: BEAVER ST
YORK PA 17401

Demographics

Sites: 177 **Non-Geocoded:** 108 **Population:** NA
Radon: NA

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-76.7319	-76:43:55	**Easting:**	352081.42
Latitude:	39.964631	39:57:53	**Northing:**	4425057.843
			Zone:	18

Comment

Comment: NORTHWEST TRIANGLE

Additional Requests/Services

Adjacent ZIP Codes: 1.00 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
17402	YORK	PA	0.98 NE	**N**
17403	YORK	PA	0.00 --	**Y**
17404	YORK	PA	0.00 --	**Y**

Services:

	Requested?	Date
Sanborns	N	
Aerial Photographs	N	
Topo Maps (hardcopy)	N	
City Directories	N	
Title Search	N	
Municipal Reports	N	
Online Topo Map	N	

Environmental FirstSearch
Search Summary Report

Target Site: BEAVER ST
YORK PA 17401

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2 >	ZIP	TOTALS
NPL	Y	09-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-09-03	0.50	1	0	0	3	-	4	8
RCRA TSD	Y	07-08-03	0.50	1	0	0	2	-	0	3
RCRA COR	Y	07-08-03	1.00	1	0	0	2	2	0	5
RCRA GEN	Y	07-08-03	0.25	3	2	5	-	-	6	16
RCRA NLR	Y	07-08-03	0.25	1	0	3	-	-	2	6
ERNS	Y	12-31-02	0.25	0	0	4	-	-	6	10
NPDES	Y	08-18-03	0.25	0	0	0	-	-	6	6
FINDS	Y	03-07-03	0.25	3	2	13	-	-	29	47
TRIS	N	07-16-98	0.25	-	-	-	-	-	-	-
State Sites	Y	06/06/02	1.00	0	0	0	0	0	0	0
Spills-1990	N	NA	0.25	-	-	-	-	-	-	-
Spills-1980	N	NA	0.25	-	-	-	-	-	-	-
SWL	Y	06-01-02	0.50	0	0	0	0	-	0	0
Permits	N	NA	0.25	-	-	-	-	-	-	-
Other	N	NA	0.25	-	-	-	-	-	-	-
REG UST/AST	Y	05-01-03	0.25	0	3	6	-	-	3	12
Leaking UST	Y	04-01-02	0.50	0	0	3	9	-	14	26
State Wells	N	06-01-98	0.50	-	-	-	-	-	-	-
Aquifers	N	NA	0.50	-	-	-	-	-	-	-
ACEC	N	NA	0.50	-	-	-	-	-	-	-
Wetlands	N	11-20-00	0.50	-	-	-	-	-	-	-
Floodplains	N	NA	0.50	-	-	-	-	-	-	-
Receptors	Y	01-01-95	0.50	0	0	0	0	-	0	0
Nuclear Permits	N	04-30-99	0.50	-	-	-	-	-	-	-
Historic/Landmark	N	09-01-02	0.50	-	-	-	-	-	-	-
Federal Land Use	N	06-17-98	0.50	-	-	-	-	-	-	-
Federal Wells	N	NA	0.50	-	-	-	-	-	-	-
Releases(Air/Water)	Y	12-31-01	0.25	0	0	0	-	-	38	38
- TOTALS -				10	7	34	16	2	108	177

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to InfoMap Technologies, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in InfoMap Technologies' databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although InfoMap Technologies uses its best efforts to research the actual location of each site, InfoMap Technologies does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of InfoMap Technologies' services proceeding are signifying an understanding of InfoMap Technologies' searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Selected Sites Summary Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

TOTAL: 177 **GEOCODED:** 69 **NON GEOCODED:** 108 **SELECTED:** 10

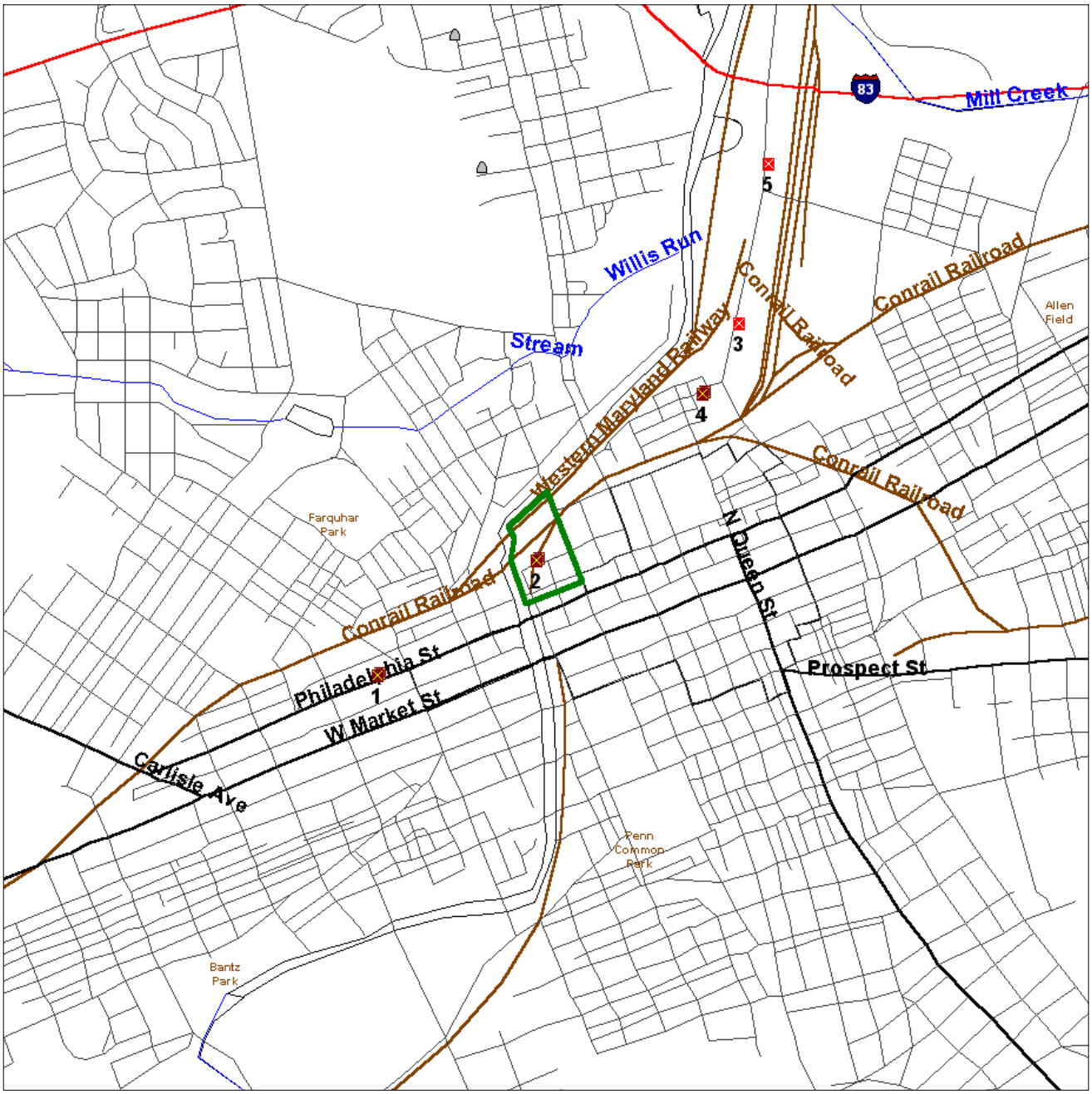
ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
13	RCRAGN	B & C FASTENERS - YORK PA0001018480/VGN	150 N BEAVER ST YORK PA 17403	0.00 --	7
31	FINDS	B&C FASTENERS - YORK PA0001018480	150 N BEAVER ST YORK PA 17403	0.00 --	7
2	CERCLIS	KEYSTONE COLOR WORKS PAD003018256/NFRAP-N	151 W GAY AVE YORK PA 17403	0.00 --	2
40	FINDS	KEYSTONE COLOR WORKS INC PAD003018256	131 W GAY AVE YORK PA 17403	0.00 --	2
25	RCRANLR	KEYSTONE COLOR WORKS INC PAD003018256/NLR	151 W GAY AVE YORK PA 17403	0.00 --	2
18	RCRAGN	KEYSTONE COLOR WORKS INC PAR000024364/VGN	151 W GAY AVE YORK PA 17404	0.00 --	2
9	RCRACOR	KEYSTONE COLOR WORKS INC PAD003018256/CA	151 W GAY AVE YORK PA 17403	0.00 --	2
6	RCRA	KEYSTONE COLOR WORKS INC PAD003018256/TSD	151 W GAY AVE YORK PA 17403	0.00 --	2
46	FINDS	WEAVERS AUTO BODY PAD101656130	216 N BEAVER ST YORK PA 17403	0.00 --	15
21	RCRAGN	WEAVERS AUTO BODY PAD101656130/SGN	216 N BEAVER ST YORK PA 17403	0.00 --	15

Environmental FirstSearch

1 Mile Radius from Area

ASTM Map: NPL, RCRACOR, STATE Sites

BEAVER ST, YORK PA 17401



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

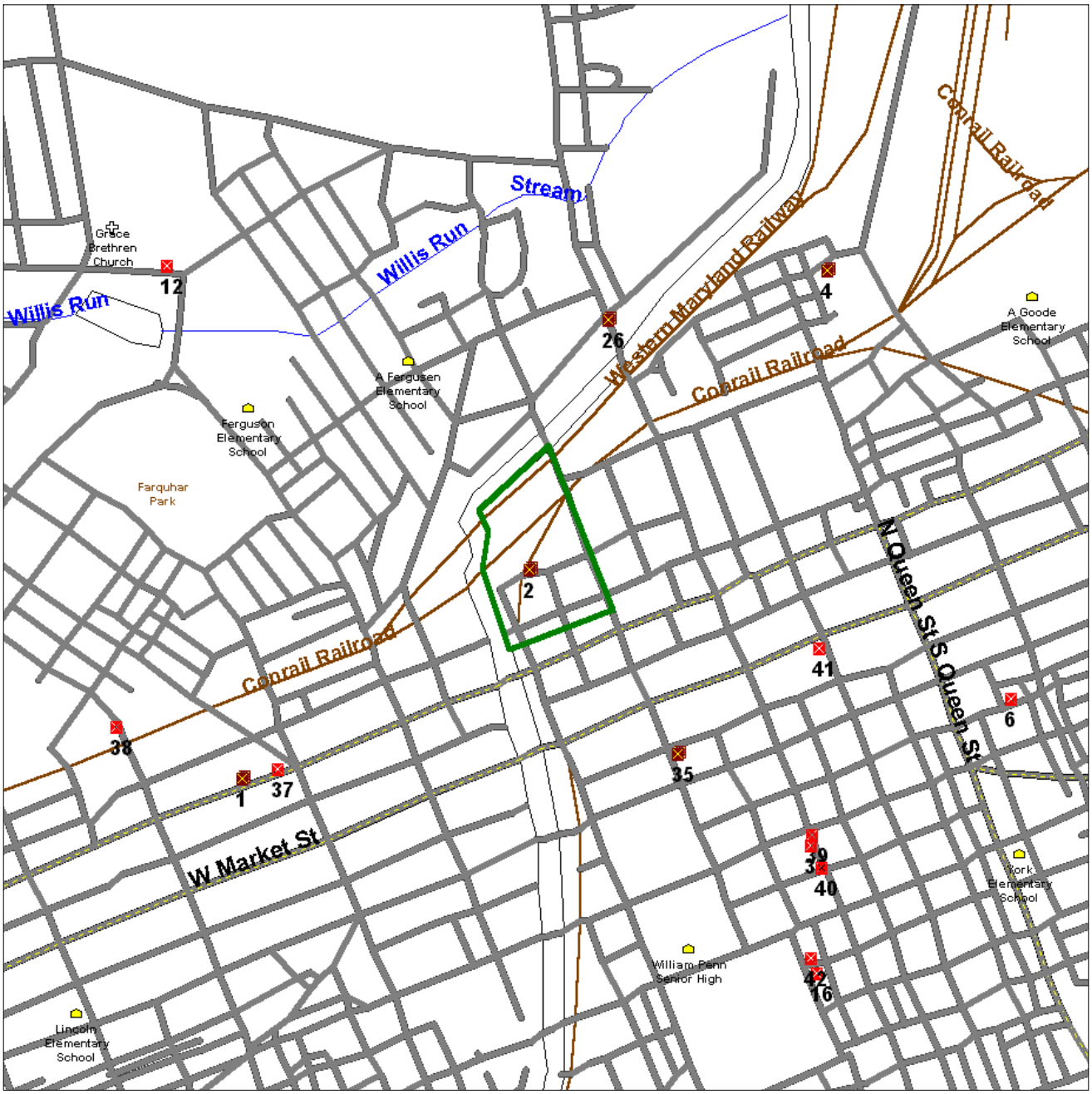
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius from Area

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

BEAVER ST, YORK PA 17401



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

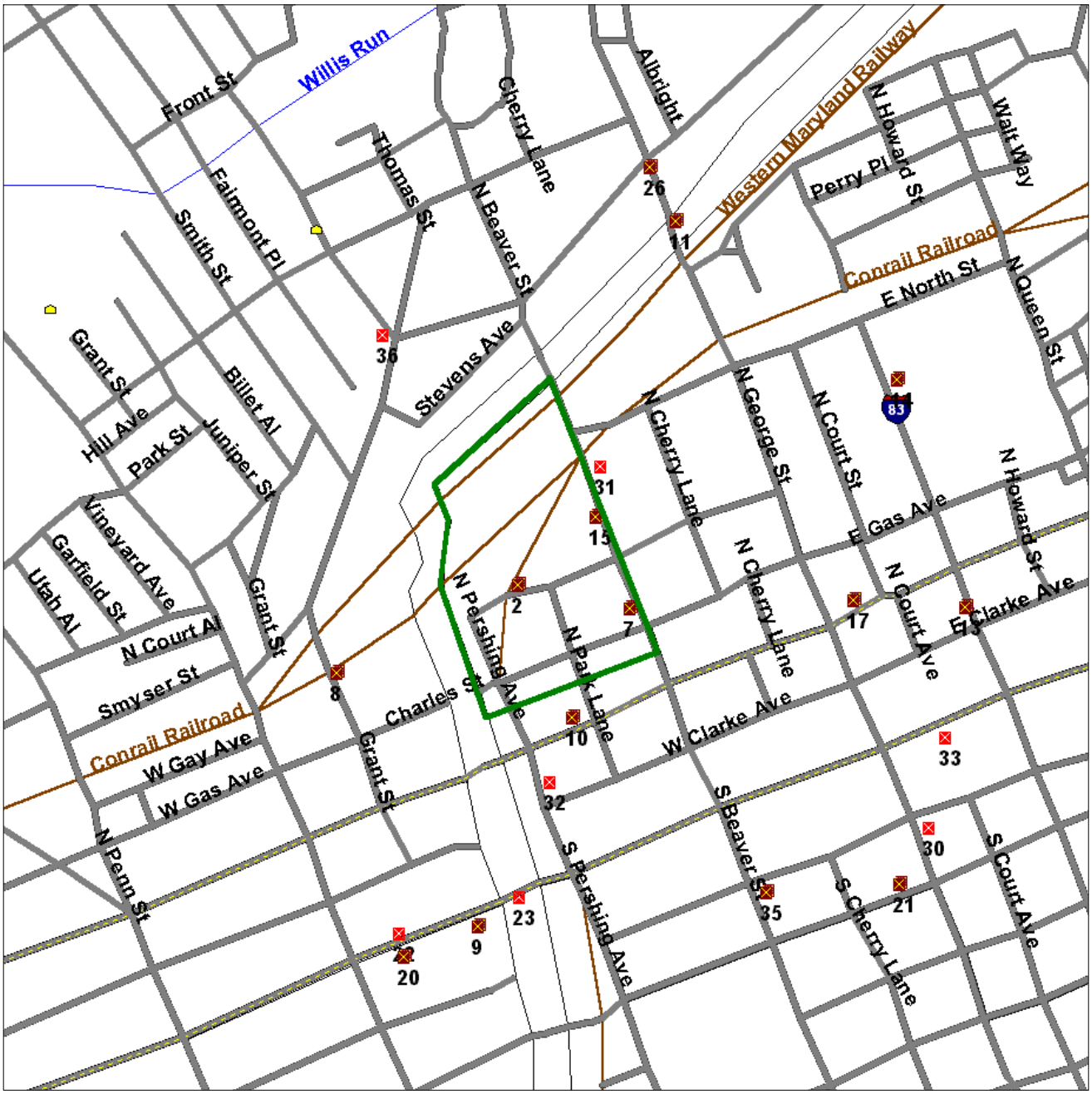
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius from Area

ASTM Map: RCRAGEN, ERNS, UST

BEAVER ST, YORK PA 17401



Source: 1999 U.S. Census TIGER Files

Area Polygon .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

RCRA GENERATOR SITE

SEARCH ID: 13 **DIST/DIR:** 0.00 -- **MAP ID:** 7

NAME: B & C FASTENERS - YORK
ADDRESS: 150 N BEAVER ST
YORK PA 17403

CONTACT: DANIEL WAGAMAN

REV: 7/8/03
ID1: PA0001018480
ID2:
STATUS: VGN
PHONE: 7178433841

SITE INFORMATION

UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

FINDS SITE

SEARCH ID: 31 **DIST/DIR:** 0.00 -- **MAP ID:** 7

NAME: B&C FASTENERS - YORK
ADDRESS: 150 N BEAVER ST
YORK PA 17403

CONTACT:

REV:
ID1: PA0001018480
ID2:
STATUS:
PHONE:

RCRIS : PA0001018480
PCS :
AFS/AIRS :
SSTS :
CERCLIS :
NCDB :
ENF DOCKET :
CONTR LIST :
CRIM DOCKET :
FFIS :
CICIS :
STATE :
PADS :
TRIS :
D&B :
UNKNOWN :

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

CERCLIS SITE

SEARCH ID: 2 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: KEYSTONE COLOR WORKS
ADDRESS: 151 W GAY AVE
YORK PA 17403
CONTACT:

REV: 6/09/03
ID1: PAD003018256
ID2: 0303484
STATUS: NFRAP-N
PHONE:

DESCRIPTION:

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
ARCHIVE SITE	EPA In-House		01-23-1996
DISCOVERY	EPA Fund-Financed		09-09-1988
PRELIMINARY ASSESSMENT Deferred to RCRA (Subtitle C)	EPA Fund-Financed		07-14-1989

FINDS SITE

SEARCH ID: 40 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: KEYSTONE COLOR WORKS INC
ADDRESS: 131 W GAY AVE
YORK PA 17403
CONTACT:

REV:
ID1: PAD003018256
ID2:
STATUS:
PHONE:

```
RCRIS   : PAD003018256
PCS     :
AFS/AIRS : 4213300040
SSTS    :
CERCLIS       : PAD003018256
NCDB         : I03#19900717382   1
ENF DOCKET :
CONTR LIST     :
CRIM DOCKET    :
FFIS         :
CICIS      : 001080A
STATE   :
PADS        :
TRIS     :
D&B   : 003018256
UNKNOWN        :
```

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

RCRA NLR SITE

SEARCH ID: 25 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: KEYSTONE COLOR WORKS INC
ADDRESS: 151 W GAY AVE
YORK PA 17403
CONTACT: ROBERT C ROHRER

REV: 6/8/02
ID1: PAD003018256
ID2:
STATUS: NLR
PHONE: 7178549541

SITE INFORMATION

CONTACT INFORMATION: ROBERT C ROHRER
GEN MGR
151 W GAY AVE
YORK PA 17403

PHONE: 7178549541

CONTACT INFORMATION: R. HAMME
E. VICE PRESIDE
151 W GAY AVE
YORK PA 17403

PHONE: 7178549541

UNIVERSE NAME:

NO LONGER REGULATED

SIC INFORMATION:

2865 - MANUFACTURING - CYCLIC CRUDES AND INTERMEDIATES
2816 - MANUFACTURING - INORGANIC PIGMENTS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

RCRA GENERATOR SITE

SEARCH ID: 18 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: KEYSTONE COLOR WORKS INC
ADDRESS: 151 W GAY AVE
YORK PA 17404

CONTACT: DAVID CRAMER

REV: 7/8/03
ID1: PAR000024364
ID2:
STATUS: VGN
PHONE: 7178549541

SITE INFORMATION

UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

RCRA COR SITE

SEARCH ID: 9 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: KEYSTONE COLOR WORKS INC
ADDRESS: 151 W GAY AVE
YORK PA 17403

CONTACT: ROBERT C ROHRER

REV: 7/8/03
ID1: PAD003018256
ID2:
STATUS: CA
PHONE: 7178549541

SITE INFORMATION

CONTACT INFORMATION: R. HAMME
E. VICE PRESIDE
151 W GAY AVE
YORK PA 17403

PHONE: 7178549541

CONTACT INFORMATION: ROBERT C ROHRER
GEN MGR
151 W GAY AVE
YORK PA 17403

PHONE: 7178549541

UNIVERSE NAME:

NO LONGER REGULATED

SIC INFORMATION:

2865 - MANUFACTURING - CYCLIC CRUDES AND INTERMEDIATES
2816 - MANUFACTURING - INORGANIC PIGMENTS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

RCRA TSD SITE

SEARCH ID: 6 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: KEYSTONE COLOR WORKS INC
ADDRESS: 151 W GAY AVE
YORK PA 17403
CONTACT:

REV: 12/9/02
ID1: PAD003018256
ID2:
STATUS: TSD
PHONE:

ADDRESS: 470 COUNTRY CLUB ROAD
YORK PA 17403

NOTIFIED:
PART A:

ACTIVITIES: ST: STORAGE AND TREATMENT

CM+E LIST:
RAATS:

VIOL DATE:
ACTION DATE:

AGENCY:
DOCKET:

UPDATED: 11-10-98
UPDATED:

VIOL:
NUM:
ENF:
DATE:

ASSESS:

SETTLE:

FINDS SITE

SEARCH ID: 46 **DIST/DIR:** 0.00 -- **MAP ID:** 15

NAME: WEAVERS AUTO BODY
ADDRESS: 216 N BEAVER ST
YORK PA 17403
CONTACT:

REV:
ID1: PAD101656130
ID2:
STATUS:
PHONE:

```
RCRIS       : PAD101656130
PCS  :
AFS/AIRS      :
SSTS   :
CERCLIS       :
NCDB     :
ENF DOCKET  :
CONTR LIST    :
CRIM DOCKET   :
FFIS  :
CICIS      :
STATE   :
PADS        :
TRIS     :
D&B   : 101656130
UNKNOWN :
```

Environmental FirstSearch
Site Detail Report

TARGET SITE: BEAVER ST
YORK PA 17401

JOB: E-148
NORTHWEST TRIANGLE

RCRA GENERATOR SITE

SEARCH ID: 21 **DIST/DIR:** 0.00 -- **MAP ID:** 15

NAME: WEAVERS AUTO BODY
ADDRESS: 216 N BEAVER ST
YORK PA 17403

CONTACT: JIM WEAVER

REV: 7/8/03
ID1: PAD101656130
ID2:
STATUS: SGN
PHONE: 7178483225

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Federal Databases and Sources

1. **NPL:** ***National Priority List***. The EPA's list of confirmed or proposed Superfund sites.

   Updated quarterly.

2. **CERCLIS:** ***Comprehensive Environmental Response Compensation and Liability Information System***. The EPA's database of current and potential Superfund sites currently or previously under investigation.

   Updated quarterly.

3. **RCRIS:** ***Resource Conservation and Recovery Information System***. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

   Updated quarterly.

4. **ERNS:** ***Emergency Response Notification System***. The EPA's database of EPA emergency response actions.

   Updated quarterly.

5. **NPDES:** ***National Pollution Discharge Elimination System***. The EPA's database of all permitted facilities receiving and discharging effluents to and from the environment.

   Updated semi-annually.

6. **FINDS:** ***The Facility Index System***. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility.

   Updated quarterly.

Environmental FirstSearch
Pennsylvania Databases and Sources

1. **STATE:** The Pennsylvania Priorities List (SPL) is a priority list of sites which have released or could potentially release hazardous substances into the environment. Under the Hazardous Sites Cleanup Act (HSCA) and CERCLA, the Pennsylvania Department of Environmental Protection is authorized to investigate, assess, and cleanup sites in the Commonwealth regardless of whether or not these sites qualify for cleanup under the Federal Superfund Act.

2. **LUST:** The Pennsylvania List of Confirmed Releases report identifies facilities in the Commonwealth with known releases from above ground or underground storage tanks. In this report, the Pennsylvania Department of Environmental Protection, Bureau of Land Recycling and Waste Management provides pertinent site details such as name and address of the facility, type of substance released, and remediation status.

3. **UST:** The Pennsylvania Department of Environmental Protection, Bureau of Water Quality Management, provides a listing of registered underground storage tanks, known as the Regulated Storage Tank Listing.

4. **SWL:** Solid waste facilities within the Commonwealth are regulated by the Pennsylvania Department of Environmental Protection, Bureau of Waste Management. The lists provided by the DEP and searched in this report include Solid Waste Transfer Stations, Inactive Solid Waste Facilities, and the Solid Waste Inventory Database.

Appendix F

DEP eFACTS Records

Search Subjects

Department of Environmental Protection

eFACTS

Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | resources | eMapPa

Prev Screen | New Search

Client Search Results

KEYSTONE COLOR WORKS INC

Sites (Active only!) - Both active and inactive

1 site listed below.

Site Name	Status	Site Address	Program	Pollution Prevention Activites
KEYSTONE COLOR WORKS	Active	151 W GAY AVE YORK, PA 17403	WASTE MGMT - EPA Info WASTE MGMT - EPA Info WASTE MGMT - EPA Info	

No Client Inspections found.

Facility Inspections

ID	Insp Facility	Date Inspected	Reason	Results
1185238	262725	10/17/2002	Compliance Evaluation	No Violations Noted

Search Subjects

Department of Environmental Protection

eFACTS

Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | resources | eMapPA

Site Information by Program

Prev Screen | List Clients | New Search | Help

Site (Active)	Municipality	County	Region
KEYSTONE COLOR WORKS 253035 151 W GAY AVE YORK, PA 17403	York	York	South Central

Permits Inspections

P2E2 Visits

Primary Facility List

4 primary facilities found.

Primary Facility (ID) - Type	Other ID	Status	Other Info
KEYSTONE COLOR WORKS (623255) Land Recycling Cleanup Location	3-67-1-7550	Active	Permits | Inspections Land Recycling Info
KEYSTONE COLOR WORKS INC (533737) Captive Hazardous Waste Operation	PAR000024364		Permits | Inspections Land Recycling Info
KEYSTONE COLOR WORKS INC (616004) Storage Tank Location	67-24305	Inactive	Permits | Inspections Land Recycling Info
KEYSTONE COLOR WORKS INC HW GEN (262725) Captive Hazardous Waste Operation	PAD003018256		Permits | Inspections Land Recycling Info

Primary Facility Information

Prev Screen | New Search

Primary Facility (ID)	Facility Type	Program	Status
KEYSTONE COLOR WORKS (623255)	Land Recycling Cleanup Location	Wm Land Recycling & Cleanup	Active

Sub Facility (ID) - Type	Other ID	Status	Map with eMapPA

No Active Sub Facilities found.
View Inactive Facilities

Back to Site Information Page

eFACTS
Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | resources | eMapPA

Primary Facility Information

Prev Screen | New Search

Primary Facility (ID)	Facility Type	Program	Status
KEYSTONE COLOR WORKS INC (533737)	Captive Hazardous Waste Operation	WM Hazardous Waste	

Sub Facility (ID) - Type	Other ID	Status	Map with eMapPA

No Active Sub Facilities found.
View Inactive Facilities

Back to Site Information Page

eFACTS

Environment, Facility, Application, Compliance Tracking System

Facility Authorization Information

(from data available prior to 10/17/2003)
Date Range Searched: 1/1/1975 to 10/16/2003

Site: **KEYSTONE COLOR WORKS INC**

Primary Facility: KEYSTONE COLOR WORKS INC

Program: Wm Storage Tanks

Auth ID	Sub Facility	Type	Date Received	Status / Date
440772	001 Storage Tank (728151)	Storage Tank Registration/Permitting: New	August 05, 1989	Issued on August 05, 1989

Search Subjects

Department of Environmental Protection

eF.A.C.T.S.

Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | resources | eMapPA

Search Results

New Search | Help

Permit Information: Authorization ID 440772

Site: KEYSTONE COLOR WORKS

Client: KEYSTONE COLOR WORKS INC

Authorization/App.Type: Storage Tank Registration/Permitting - New

Received: Saturday, August 05, 1989

Disposed: Saturday, August 05, 1989

eFACTS
Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | resources | eMapPA

Primary Facility Information

Prev Screen | New Search

Primary Facility (ID)	Facility Type	Program	Status
KEYSTONE COLOR WORKS INC HW GEN (262725)	Captive Hazardous Waste Operation	WM Hazardous Waste	

Sub Facility (ID) - Type	Other ID	Status	Map with eMapPA

No Active Sub Facilities found.
View Inactive Facilities

Back to Site Information Page

Search Subjects

Department of Environmental Protection

eF.A.C.T.S.

Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | Resources | eMapPA

Facility Inspection Information

(from data available prior to 10/17/2003)
Date Range Searched: 7/1/1997 to 10/16/2003

Site: KEYSTONE COLOR WORKS
Primary Facility: KEYSTONE COLOR WORKS INC HW GEN
Program: WM Hazardous Waste

Prev Screen | New Search | Help

Date	Reason	Results	Owner/Operator
10/17/2002	Compliance Evaluation	**No Violation**	

eFACTS

Environment, Facility, Application, Compliance Tracking System

Client Search Results

Prev Screen | New Search

OHIO BLENDERS OF PA

Sites (Active only!) - Both active and inactive

1 site listed below.

Site Name	Status	Site Address	Program	Pollution Prevention Activites
OHIO BLENDERS OF PA ALFALFA PROC PLT	Active	260 N BEAVER ST YORK, PA 17405	AIR QUALITY	

No Client Inspections found.

Facility Inspections

ID	Insp Facility	Date Inspected	Reason	Results
1057890	524757	9/4/2001	Routine/Partial Inspection	No Violations Noted
872756	524757	12/29/1998	Permit Renewal Inspection	No Violations Noted

Search Subjects

Department of Environmental Protection

eFACTS

Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | resources | eMapPA

Site Information by Program

Prev Screen | List Clients | New Search | Help

Site (Active)	Municipality	County	Region
OHIO BLENDERS OF PA ALFALFA PROC PLT 500858 260 N BEAVER ST YORK, PA 17405	York	York	South Central

Permits Inspections

P2E2 Visits

Primary Facility List

1 primary facilities found.

Primary Facility (ID) - Type	Other ID	Status	Other Info
OHIO BLENDERS OF PA/YORK (524757) Air Emission Plant	23-2229112-1	Active	Permits | Inspections Land Recycling Info

Primary Facility Information

Prev Screen | New Search

Primary Facility (ID)	Facility Type	Program	Status
OHIO BLENDERS OF PA/YORK (524757)	Air Emission Plant	Air Quality	Active

Sub Facility (ID) - Type	Other ID	Status	Map with eMapPA
ALFALFA PROC FAC (408022) - Process	408022	Active	Map Not Available
ADMIN SF FOR:OHIO BLENDERS OF PA /YORK (553373) - General Administrative Location	ADMIN	Active	Map Not Available
HAMMERMILL (760461) - Process	HM1	Active	View Map in eMapPa

View Inactive Facilities

Back to Site Information Page

Search Subjects

Department of Environmental Protection

eF.A.C.T.S.

Environment, Facility, Application, Compliance Tracking System

welcome | News | background | search | resources | eMapPA

Facility Authorization Information

(from data available prior to 10/17/2003)

Date Range Searched: 1/1/1975 to 10/16/2003

Prev Screen | New Search | Help

Site: **OHIO BLENDERS OF PA/YORK**

Primary Facility: OHIO BLENDERS OF PA/YORK

Program: Air Quality

Auth ID	Sub Facility	Type	Date Received	Status / Date
364653	HAMMERMILL Process (760461)	Minor Source Operating Permit: New	May 19, 2000	Pending

eFACTS
Environment, Facility, Application, Compliance Tracking System

welcome | news | background | search | resources | eMapPA

Facility Inspection Information

(from data available prior to 10/17/2003)
Date Range Searched: 7/1/1997 to 10/16/2003

Prev Screen | New Search | Help

Site: OHIO BLENDERS OF PA ALFALFA PROC PLT
Primary Facility: OHIO BLENDERS OF PA/YORK
Program: Air Quality

Date	Reason	Results	Owner/Operator
9/4/2001	Routine/Partial Inspection	**No Violation**	OHIO BLENDERS OF PA
12/29/1998	Permit Renewal Inspection	**No Violation**	OHIO BLENDERS OF PA

Appendix G

DEP File Records

York Co.

HAZARDOUS WASTE INSPECTION REPORT
Generators - Part A

Date of inspection 2-24-81 Time start 1:00pm Time finish 2:50pm

Name of inspector Joseph A. Kozlosky

Company, installation name Keystone Color Works, Inc.

Location 151 W. Gay Avenue

County York, Pa. 17403 Municipality City of York

Identification number PAD # 003018256

Name of responsible official Robert E. Hamme #854-9541

Title Manager

Mailing address 151 W Gay Ave York, Pa. 17403

Area code and phone no. 717-854-9541

Name of person interviewed Robert E. Hamme

Title Manager

Mailing address (if different from above) Same as above

Area code and phone no. 717-854-9541

1. Current waste handling method:

   a. ☐ On-site ☐ treatment, ☐ storage, ☐ disposal

   b. ☐ On-site ☐ use, ☐ reuse, ☐ recycle, ☐ reclaim

   c. ☒ Off-site ☐ treatment, ☐ storage, ☒ disposal

   d. ☐ Off-site ☐ use, ☐ reuse, ☐ recycle, ☐ reclaim

2. Amount of hazardous waste produced:

   a. ~733 kg./mo.

   b. ~8,800 kg./yr.

3. Types of hazardous waste produced by Hazardous Waste Number:
K002, Generated prior to 11/19/80. Recent Sludge under going Analysis, to be submitted to DER

4. Are hazardous wastes transported off-site by the generator? ☐ Yes ☐ No
10 drums of K002 generated prior to 11/19/80 presently stored onsite pending location of proper Disposal Site.

1- NON-COMPLIANCE, 2- COMPLIANCE, 3-NOT APPLICABLE, 4-NOT DETERMINED

COMPLIANCE STATUS 1	2	3	4	REQUIREMENT	CHAPTER CITATION 75.262
	X			Identification number	(c)(1)
			X	Hazardous waste shipments offered only to licensed transporters	(c)(4)
			X	Authorization received from TSD facility for wastes shipped off-site	(d)
			X	PA manifest used for intrastate shipments	(e)(1)(
			X	Disposer state manifest or EPA format manifest used for out-of-state shipments	(e)(1)(i
			X	Manifests filled out properly and completely	(e)(1)
			X	Manifests routed properly and within time limits (24 hours)	(e)(2)
	X			Proper U.S. DOT shipping containers or packages	(f)(1)(
X				Shipping containers marked and labeled according to U.S. DOT	(f)(1)(i
X				Containers of 100 gal. or less marked with required PA label	(f)(1)(i
			X	Placards offered to transporter	(f)(2)
X				Wastes accumulated on-site for less than 90 days	(g)(1)
X				Wastes stored in proper containers and properly marked and labeled	(g)(1)(
X				Containers managed in accordance with 75.265(g)	(g)(1)(
X				Containers clearly marked with accumulation date and visible for inspection	(g)(1)(
			X	Records retained at designated location for 20 years	(h)
			X	Quarterly reports submitted to the Department	(i)
			X	Exception reporting procedures followed	(j)
			X	Hazardous waste disposal plan, if required	(l)
			X	Spill reporting procedures followed	(m)(1)
			X	Preparedness, Prevention and Contingency Plan approved and implemented	(m)(5)
			X	Special requirements followed for international shipments	(o)

HAZARDOUS WASTE INSPECTION REPORT

Part C - Comments

[illegible] of inspection 2/24/91 Identification number PAD [illegible]018256

Company, Installation name Keystone Color Works, Inc.

County York Municipality City of York

Keystone Color Eliminated The Hazardous (K002) Constituents (lead, Chromium) used In producing Yellow pigments Just Before 11/19/80. Organic pigments [illegible] non-Hazardous are now used; However, 10 drums of K-002 sludge were Generated before 11/19/80, but still are presently stored Inside. The waste In these drums will be analyzed and Disposed of, Requiring DER approval.

Keystone Color [illegible] To [illegible] The new Pigment Waste water Treatment sludge, To show That [illegible] non-hazardous. Results will be sent To DER, for Review and Decision.

This Report Is Concerned primarily with The Hazardous Waste In The 10 drums Generated before 11/19/80. These containers Should be properly Labeled and The Date of Accumulation marked on each Drum.

This inspection report is official notification that a representative of the Department of [E]nvironmental Resources, Bureau of Solid Waste Management, inspected the above installation. [T]he findings of this inspection are shown in this report. Any violations which were uncovered [d]uring the inspection are indicated. Violations may also be discovered upon examination of the [r]esults of laboratory analyses and review of Department records. Notification will be forthcoming, confirming any violations indicated herein and listing any additional violations.

[P]erson Interviewed (signature) ______ Date ______

[I]nspector (signature) [signature] Date 2/24/91

1 [illegible] City of York

PAD 003018456 INDUSTRIAL WASTE REPORT

Generator Information
Form No. 1

County: York

Facility Name & Address: [illegible] Works Inspector: [illegible]
151 W. Gay Avenue
York, Pa. 17403
Date: [illegible]

Location:
83 South to [illegible] St., Cross Codorus Creek, [illegible] Alley To End, On Right.

Individual Contacted & Position:
Robert F. Hamme

Number of Employees:

Manufactured Products:
SIC 2865 – Organic pigments

SIC [illegible]16 – Inorganic pigments

Number of Waste Streams: 3, Quantity of Phenols & Nitroaniline [illegible]

Types of Wastes Produced(Use Form No. 2):
K002 – [illegible] U188 – Phenol
F002 – [illegible]

Waste Storage Methods:
[illegible] all K-002 [illegible] [illegible] [illegible] wastewater [illegible] [illegible] Sludge [illegible] In Bldg [illegible], no labels. Storage Area Appears To be adequate.

Frequency of Disposal: [illegible] 5,000 [illegible] U-[illegible]
[illegible] 1/yr (minimal amount) (minimal amount)

Manifest Information(If Applicable):
[illegible]

Disposal Site(s) Information:

Waste Haulers(s) Information:

Previous Disposal Methods:

Environmental Impact:

Comments:

ER-SWM-117: 2/85

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES
BUREAU OF SOLID WASTE MANAGEMENT

INSPECTION REPORT

Site ID # PAD 003018256 License #
Site Name: Keystone Wire Works, Inc. Phone # (717) [illegible]-1541
Address P.O. Box 1384
City York State PA Zip Code 17405
Municipality York City County York
Responsible Official Robert C. Roberts Title General Manager
Person Interviewed Robert C. Roberts, Cindy Brassenheimer Title " Chief Chemist
Inspector G. Love

Inspection Type *(Generator Only)*

01 Routine	11 Part B	51 Routine	Hazardous ☒	Treatment ☐
04 Follow Up	12 Complaint	54 Follow Up	Residual ☐	Storage ☐
05 Crit Stage	13 Withdrawn	56 Sample	Municipal ☐	Disposal ☐
06 Sample Only	14 Closure	60 Survey		Generator ☒
07 Permitting	15 Post Closure	62 Complaint		Processing ☐
08 Superfund	50 Record Rev	70 Record Rev		Surface App ☐
09 Ground Water	99 Other	98 Other		Transporter ☐
10 Survey				

Site ID # PAD003018256

On-Site Start Time
On-Site End Time
On-Site Total Time

Due Date	Inspection Date	Type	Inspector ID #	# Violation	Enforcement
	052386	98	2525		

Comment Deneld 24 Hr Kahn Tilly

Sample # Low Sample # High

Monitoring Points Sampled

HAZARDOUS WASTE INSPECTION REPORT
Generators - Part A

Date of inspection May 22 1986 Time start 9:30 am Time finish 12:30 pm

Name of inspector S Love

Company, installation name Keystone Color Works

Location 151 W. Gay Avenue

County York Municipality York City

Identification number PAD 003018256

Name of responsible official Robert C. Rohrer

Title Research & Development

Mailing address 151 W. Gay Ave.

Area code and phone no. (717) 854-9541

Name of person interviewed Robert C. Rohrer and Randy Masenheimer

Title General Manager + Chief Chemist

Mailing address (if different from above) Same

Area code and phone no.

4. Current waste handling method:

a. ☒ On-site ☒ treatment, ☒ storage, ☐ disposal

b. ☐ On-site ☐ use, ☐ reuse, ☐ recycle, ☐ reclaim

c. ☒ Off-site ☐ treatment, ☐ storage, ☒ disposal

d. ☐ Off-site ☐ use, ☐ reuse, ☐ recycle, ☐ reclaim

5. Amount of hazardous waste produced:

a. _____ kg./mo.

b. _____ kg./yr.

6. Types of hazardous waste produced by Hazardous Waste Number:

possibly none - are in the process of determining if their wastes are non-haz.

7. Are hazardous wastes transported off-site by the generator? ☐ Yes ☐ No

Comments:

The sludge tanks are cleaned once a year and ~ 6,000 lbs [illegible] of sludge will be produced. They no longer use pigment that contain lead and chromium, therefore will have none or very little amounts of lead + chrome. (Since 1978)

K002 } no longer do this — w w treatment sludge from production of chrome yellow + orange pigments

K007 — w w treatment sludge from production of iron blue pigments

P077 ~~P077~~ — paranitroaniline → is recycled in the process and none will end up in the waste sludge

U188 — phenol – not used as a preservative anymore

a type of preservative called Dowicide - A is used now - contains some type of phenolic but not straight phenol.

There are about 16, 55 gal. drums of sludge from the treatment process stored since Oct. of 1985. ~~August of 1985.~~ ~~Their~~ Analysis of this sludge will be examined by our chemist to determine if the sludge can be disposed of as a residual non hazardous waste.

Last shipment of waste sludge ~~solids~~ ~~from~~ was in OCT. 1984 to [illegible] International, Inc. in New York by D & J Transportation Specialists, Inc.

DER will contact you soon to let you know if you can be considered exempt from our hazardous waste generator, TSD requirements + regulations soon.

Note: Sent Analysis of sludge + [illegible] to [illegible] to make a determination on [illegible].

Person Interviewed: [signature]   Date 5-22-86

Inspector's Signature: [signature]

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES
Bureau of Waste Management

P.O. Box 8550
Harrisburg, PA 17105-8550
July 1, 1992

(717) 783-9258 Linda Polk

Certified Mail No. P089523848

PAD003018256
KEYSTONE COLOR WORKS INC
151 W GAY AVENUE
YORK, PA 17403

RE: 1991 BIENNIAL HAZARDOUS WASTE REPORT

NOTICE OF VIOLATION

Dear Sir/Madam:

The site identified by the above EPA ID Number is on record as a Large Quantity Generator (LQG) of hazardous waste. As a result of the LQG status of your site the Department of Environmental Resources mailed the "1991 Hazardous Waste Report; Instructions and Forms" to the above address in December 1991.

A site receiving the reporting booklet was instructed to complete the report even if the site was not an LQG in 1991. A public notice also appeared in the Pennsylvania Bulletin on February 15, 1992 (Volume 22, No. 7) with the same instruction.

To date the Department has not received a response from your site. The Department thus considers the above site in violation of Section 403 (b)(7) of the Solid Waste Management Act, 35 P.S. Section 6018.403 (b)(7) and Section 262.43 of the Rules and Regulations of the Environmental Quality Board promulgated thereunder, 25 PA Code Section 262.43.

In order to abate the violation, it is recommended that the above site forward the required report to the Department as soon as possible, but in no case later than July 15, 1992.

Failure to abate the above cited violation could subject the above site to additional enforcement action by the Department.

This Notice of Violation does not waive, either expressly or by implication, the power or authority of the Commonwealth of Pennsylvania to prosecute for any and all violations of the law arising prior to or after the issuance of this Notice or the conditions upon which this Notice is based. This Notice shall not be construed so as to waive or impair the Department of Environmental Resources heretofore or hereaftec existing. This Notice shall not be construed as a final action of the Department of Environmental

Resources.

Should you have any questions regarding this Notice, please contact Linda Polk at the above number.

Sincerely,

RJ Finkel

Robert J. Finkel
Solid Waste Program Specialist
Information Management Section
Division of Waste Minimization
and Planning

(717) 854-9541

KEYSTONE COLOR WORKS, INC.
151 WEST GAY AVENUE
P.O. BOX 1984
YORK, PA.
17405

July 14, 1992

Ms. Linda Polk
PA Department of Environmental Resources
Bureau of Waste Management
P.O. Box 8550
Harrisburg, PA 17105-8550

RE: PAD003018256 1991
Biennial Hazardous Waste Report

Dear Ms Polk:

We are not a Large Quantity Generator (LQG) of hazardous waste and have not been for over 14 (fourteen) years.

All our plant waste water and residues including, off grade material and that from our laboratory all flow into a central collection tank and then are pumped to three large waste water treatment tanks. The suspended solids are precipitated out using alum and the pH adjusted to 6.5 - 8.0 range. After separation via settling the liquid portion is run into the city waste water system (monitored by the city monthly), and the processed as normal at their treatment facility.

The remaining sludge is pumped out once or twice a year by Eldredge Inc. and treated at DuPont's Deepwater New Jersey plant. Only sanitary waste goes directly to the city system without treatment.

As you are no doubt aware, DuPont will not accept material for treatment at the Deepwater unit unless it is low in organic and heavy metals content. DuPont has been accepting our waste water sludge for over three years with no problems.

I hope this letter clarifies our waste handling and treatment process but should you have any questions or need further information please contact me

I am enclosing my card for this purpose.

Very Truly Yours,

KEYSTONE COLOR WORKS, INC.

Robert C. Rohrer - Gen. Mgr.

RCR:ss

York Boro
Unopened
M.W

EVALUATION - VIOLATION - ENFORCEMENT FORM

Handler ID Number	Handler Type
PAD 0 6 3 0 1 8 2 5 6	LDF [ ] TSF [ ] INC [ ] LQG [ ] SQG [ ] CEG [ ] TRA [ ]

Handler Name: Keystone Color Works
Contact Name: David Cramer
Date Submitted:
Street: West Gay Ave
City: York

EVALUATION Add [X] Change [ ] Delete [ ]

Date	Number	Agency	Type	Reason	Branch	Person
08/30/94		S	CEI			

AREAS OF EVALUATION (E - Evaluated NE - Not Evaluated NA - Not Applicable)

GER	GPT	GBF	TWD	DGS	DLT	DPB	DWP	
GGR	GRR	TGR	DCH	DGW	DMC	DPP	DBF	
GLB	GSC	TMR	DCL	DIN	DMR	DSI	CAS	
GMR	GSQ	TOR	DCP	DLB	DOR	DTR	FEA	
GOR	GEX	TRR	DFR	DLF	DOT	DTT	CSS	

Comments: FACILITY NO LONGER GENERATES HAZARDOUS WASTE

OUTSTANDING VIOLATIONS COVERED BY ABOVE EVALUATION

Agency	Number	Area	Date Determined	Agency	Number	Area	Date Determined

VIOLATION Add [ ] Change [ ] Delete [ ] Link to Above Evaluation? (Y/N)

Agency	Number	Area	Class	Regulation Type	Regulation Citation

Date Determined	Priority	Branch	Person	Returned to Compliance Scheduled	Returned to Compliance Actual

Comments:

VIOLATION Add [ ] Change [ ] Delete [ ] Link to Above Evaluation? (Y/N)

Agency	Number	Area	Class	Regulation Type	Regulation Citation

Date Determined	Priority	Branch	Person	Returned to Compliance Scheduled	Returned to Compliance Actual

Comments:

[ ] Required [ ] Required if pertinent [ ] Required only for previously reported data [ ] Not Required by EPA

Handler ID Number | Handler Name

VIOLATION Add Change Delete Link to Above Evaluation? (Y/N)

Agency Number Area Class Regulation Type Regulation Citation

Date Determined Priority Branch Person Returned to Compliance Scheduled Actual

Comments

VIOLATION Add Change Delete Link to Above Evaluation? (Y/N)

Agency Number Area Class Regulation Type Regulation Citation

Date Determined Priority Branch Person Returned to Compliance Scheduled Actual

Comments

VIOLATION Add Change Delete Link to Above Evaluation? (Y/N)

Agency Number Area Class Regulation Type Regulation Citation

Date Determined Priority Branch Person Returned to Compliance Scheduled Actual

Comments

ENFORCEMENT Add Change Delete

Date Number Agency Type Branch Person Attorney Initials

Penalty Assessed $ Settled $

POLLUTION PREVENTION ENFORCEMENT COMPONENTS COVERED BY THIS ACTION

PPE - Pollution Prevention
PRE - Pollution Reduction
ERE - Environmental Restoration
EAE - Environmental Auditing
EPE - Environmental Public Awareness

VIOLATIONS COVERED BY ABOVE ENFORCEMENT ACTION

Agency	Number	Area	Date Determined	Agency	Number	Area	Date Determined

PENALTY PAYMENTS

Date	Amount	Date	Amount

Comments

ER-WM-300: Rev. 11/93
Part A

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL RESOURCES
BUREAU OF WASTE MANAGEMENT

HAZARDOUS WASTE INSPECTION REPORT
GENERATORS - PART A

Date of Inspection Aug 30, 1994 Time start 1:00 pm Time finish 3:00 pm
Name of Inspector Krystal Snook
Company, installation name Keystone Color Works, Inc.
Location 151 West Gay Ave, York PA
County York Municipality York Boro
Identification number PAD003018256
Name of responsible official David Cramer
Title General Manager
Mailing Address 151 West Gay Ave., York PA 17403
Area code and telephone number (717) 854-9541
Name of person interviewed Ed Meiser
Title Superintendant
Mailing address *(if different from above)* SAME
Area code and telephone number

1. Current waste handling method: N/A

a.	☐ On-site	☐ treatment,	☐ storage,	☐ disposal	☐ PBR
b.	☐ On-site	☐ use,	☐ reuse,	☐ recycle,	☐ reclaim
c.	☐ Off-site	☐ treatment,	☐ storage,	☐ disposal	
d.	☐ Off-site	☐ use,	☐ reuse,	☐ recycle,	☐ reclaim

2. Amount of hazardous waste produced:
   a. N/A (NONE) kg./mo.
   b. _____ kg./yr.

3. Types of hazardous waste produced by Hazardous Waste Number and destination facility (include location and type).

Waste Number	Destination Facility	Location and Type
N/A	N/A	N/A

4 Source Reduction: ☐ accomplished, ☐ proposed, ☐ not proposed N/A

Sitename - Keystone Color Works
ID Number - PAD003018256
Date - August 30, 1994

Commonwealth of Pennsylvania
Department of Environmental Resources
Bureau of Waste Management

Inspection Report Comments

The Department conducted a hazardous waste inspection of Keystone Color Works. Present during the inspection were Crystal Snook (DER) and David Cramer (Keystone.)

The Department inspected the facility. According to Cramer, the facility does not and has not generated hazardous waste since October 1990. The Department reviewed the MSDS sheets for material used and current analysis on the sludge produce on site. According to this paperwork, Keystone Color Works does not generate hazardous waste.

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n the "Requirement" Section of this inspection report, each listed inspection item may provide only a brief version of its corresponding obligation as described in the body of the regulations. Please use the Chapter citations listed on this inspection report as a reference to obtain a detailed description of compliance requirements. This inspection report is official notification that a representative of the Department of Environmental Resources, Waste Management Program, inspected the ve installation. The findings of this inspection are shown in this report. This inspection report shall serve a formal notification of any violations which were observed ng the inspection. Violations may also be discovered upon examination of the results of laboratory analyses and review of Department records. Additional ification may be forthcoming, concerning any violations indicated herein and listing any additional violations. This report does not constitute an order or other appealable action of the Department. Nothing contained herein shall be deemed to grant or imply immunity from al action for any violation noted herein. Signature by the person interviewed does not necessarily imply concurrence with the findings on this report, but does acknowledge that the person was shown the rt or that a copy was left with the person.

---

erson Interviewed (Signature) _____ Date _____

ector (Signature) Crystal Snook Date 9/30/94

anHarbors
ENVIRONMENTAL SERVICES COMPANIES
24 Hour Service
1604 Bush Street
Baltimore, MD 21230
(410) 685-3910
Fax (410) 244-8210

BEVERLY O'CONNOR
Account Manager

"People and Technology Creating a Better Environment"

ANALYSIS OF SAMPLE ACCEPTED INTO CLEVELAND FACILITY

GENERATOR: KEYSTONE COLOR WORKS
Profile#: U06113 **CUSTOMER:**KEYSTONE COLOR WORKS
VOLUME: 4000 GALLON/QUARTER
DESCRIPTION: INDUSTRIAL WASTE (PIGMENT MFG.)
DATE: 09/14/93

ANTIMONY, as mg Sb/L:	N/A
ARSENIC, as mg As/L:	<0.20
BARIUM, as mg Ba/L:	45.76
BERYLLIUM, as mg Be/L:	<0.20
CADMIUM, as mg Cd/L:	<0.01
CHROMIUM, Hexavalent, as mg Cr+6/L:	N/D
CHROMIUM, Total, as mg Cr/L:	<0.20
COPPER, as mg Cu/L:	170.3
IRON, as mg Fe/L:	9037.0
LEAD, as mg Pb/L:	81.96
MERCURY, as mg Hg/L:	<0.005
NICKEL, as mg Ni/L:	<0.20
SELENIUM, as mg Se/L:	<0.20
SILVER, as mg Ag/L:	<0.20
THALLIUM, as mg Tl/L:	<0.3
ZINC, as mg Zn/L:	109.7
FLASHPOINT:	>140F
CHLORIDES, as mg Cl/L:	N/A
CYANIDES, Total, as mg CN/L:	<5.0
CYANIDES, Amenable, as mg CN/L:	N/A
pH, in S.U.:	7.7
SULFIDES, as mg S=/L:	<50.00
ALDEHYDES, as mg ALD/L:	Neg
FORMALDEHYDES, as mg FORM/L:	N/A
C.O.D., as mg COD/L:UPON TREATMENT	4800.00
M.B.A.S., as mg L.A.S./L:	N/A
PHENOLS & CRESOLS, as mg C6H5OH/L:	<10.0
OIL & GREASE, as mg/L:	N/A
SOLIDS, Total, as mg/L:UPON TREATMENT	N/A
SOLIDS, Suspended, as mg/L:UPON TREATMENT	132.05
AMMONIA, as mg NH3/L:	<100.0

File 3h

EVALUATION - VIOLATION - ENFORCEMENT FORM

04/95 VERSION

Handler ID Number (Page 3): PAD003011826

Contact Name: David Cramer

RESERVED FOR EPA USE

Handler Name: Keystone Color Works

Street: 151 West Gay Ave

City: York

UNIVERSE CHANGE REQUIRED (Page 4) YES [X] NO [ ]

I. Indicate the facility's current universe(s): TSD

II. Indicate the new RCRIS Generator Universe (mark only one):

LQG [ ] CEG [ ] NON-HANDLER [X]
SQG [ ] CLOSED [ ]

NOTE: All TSD activity changes must be handled by the state data coordinator and cannot be made using this form

III. Indicate the new transporter status (Mark here only if the facility requires a transporter status change):

Transporter [ ]
If the transporter box is checked, you must check at least one of the boxes below:
Mark Mode of Transportation
[ ] Air [ ] Water
[ ] Rail [ ] Other
[ ] Highway

Non-Transporter [ ]
Check this box if the facility is currently listed in RCRIS as a transporter and no longer transports hazardous waste.

EVALUATION (Page 5) Add [X] Change [ ] Delete [ ]

Date	Number	Agency	Type	Reason	Branch	Person
09/27/96		S	CEI			

AREAS OF EVALUATION (E - Evaluated NE - Not Evaluated NA - Not Applicable)

GGR	GSC	TWD	DGW	DOR	DWP	BRR	FEA	
GLB	GSQ	DCH	DLB	DPB	DIN	BPS	CSS	
GMR	GEX	DCL	DLF	DPP	DIA	BIS		
GOR	TGR	DCP	DLT	DSI	DPS	BCE		
GPT	TMR	DFR	DMC	DTR	DOP	BDT		
GRR	TOR	DGS	DMR	DTT	DMI	CAS		

Comments: Facility no longer generates HAZARDOUS WASTE, never a TSD

OUTSTANDING VIOLATIONS COVERED BY ABOVE EVALUATION (Page 13)

Agency	Number	Area	Date Determined	Agency	Number	Area	Date Determined

VIOLATION Add [ ] Change [ ] Delete [ ] Link to Above Evaluation? (Y/N)

Agency	Number	Area	Class	Regulation Type	Regulation Citation

Date Determined	Priority	Branch	Person	Returned to Compliance Scheduled	Returned to Compliance Actual

Comments:

☐ Required ☐ Required if pertinent ☐ Required only for previously reported data ☐ Not Required by EPA

Handler ID Number | Handler Name | 04/95 VE.

VIOLATION Add | Change | Delete | Link to Above Evaluation? (Y/N)

Agency | Number | Area | Class | Regulation Type | Regulation Citation

Date Determined | Priority | Branch | Person | Returned to Compliance: Scheduled | Actual

Comments

VIOLATION Add | Change | Delete | Link to Above Evaluation? (Y/N)

Agency | Number | Area | Class | Regulation Type | Regulation Citation

Date Determined | Priority | Branch | Person | Returned to Compliance: Scheduled | Actual

Comments

VIOLATION Add | Change | Delete | Link to Above Evaluation? (Y/N)

Agency | Number | Area | Class | Regulation Type | Regulation Citation

Date Determined | Priority | Branch | Person | Returned to Compliance: Scheduled | Actual

Comments

ENFORCEMENT Add | Change | Delete | Page 19

Date | Number | Agency | Type | Branch | Person | Attorney Initials

Docket Number Page 22

Penalty Type | Penalty Amount

$

$

Multimedia Enforcement Codes (Place an 'X' next to all that apply) Page 24

- AIR
- EPCRA
- FIFRA
- SPCC
- TSCA PCB
- UST
- UIC
- WATER
- WETLANDS

NOTE: To record activities for Supplemental Environmental Projects (SEPs) or to add penalty payment information, use the Supplemental Enforcement Form.

Comments

VIOLATIONS COVERED BY ABOVE ENFORCEMENT ACTION Page 25

Agency	Number	Area	Date Determined	Agency	Number	Area	Date Determined

M-LRWM0406 Rev. 10/95

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

INSPECTION REPORT - RESIDUAL WASTE GENERATOR

Generator I.D. # P A D 0 0 3 0 1 5 2 5 6

Telephone # (717) 854-7541

Site Name Keystone Color Works

Operator Name Keystone Colorworks

Site Address 151 West Gay Ave
York, PA

Address (same)

Municipality York Boro

County York

Responsible Official DAVID CRAMER

Title Gen. Manager

Person Interviewed DAVID CRAMER

Title Gen. Manager

Inspector Derrick Harris

Time 2:00pm

Inspection Date	Inspection Type	Inspector I.D. #	# Violation
0 9 2 6 9 6	0 1	2 3 0 4	

INSPECTION TYPE

01 Routine	04 Follow Up	07 Complaint
02 Spill Response	05 Sampling Only	08 Record Rev
03 Remedial Action	06 Ground Water	09 Other

Comment Routine Inspection

Waste Description: Non Haz/non Regulated water Ink Waste Code: ______

Treatment ☐ Yes ☑ No Type ______

Type of Storage: ___ Containers ___ Tanks ___ Piles ✓ Impoundments

Disposition: Destination Facility ______

Location ______ Type ______

Amount Generated: 5010 g/year ~~lb./mo.~~

Waste Description: ______ Waste Code: ______

Treatment ☐ Yes ☐ No Type ______

Type of Storage: ___ Containers ___ Tanks ___ Piles ___ Impoundments

Disposition: Destination Facility ______

Location ______ Type ______

Amount Generated: ______ lb./mo.

Waste Description: ______ Waste Code: ______

Treatment ☐ Yes ☐ No Type ______

Type of Storage: ___ Containers ___ Tanks ___ Piles ___ Impoundments

Disposition: Destination Facility ______

Location ______ Type ______

Amount Generated: ______ lb./mo.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

Generator Name Keystone Color Works

Date 9/20/96

INSPECTION REPORT - RESIDUAL WASTE GENERATOR

1 = No Violation Observed 2 = Not Applicable 3 = Not Determined 4 = Non-Compliance

Chapter Citation 25 Pa Code	Requirement	Status 1	2	3	4	Line Number
	GENERAL PROVISIONS					
287.6	Designated facility: valid permit? Permit Number (PA) ____	1				3001
287.52(a)	Biennial report submitted by March 1 of each odd numbered year.			3		3002
287.53	Written source reduction strategy on file and in effect.				4	3003
287.53(b)	Waste reduction strategy covers all waste streams.				4	3004
287.53(c)	Reduction strategy updated every five years or when waste or manufacturing process changes.				4	3005
287.54	Waste analysis performed: copy on file.				4	3006
287.54(b, f)	Annual analysis or certification of waste submitted to Department and designated facility.				4	3007
287.55	Small quantity generator record keeping requirements.		2			3008
287.101(a)	Operation of disposal or processing facility without a permit.	1				3009
	STORAGE REQUIREMENTS					
299.111(1)	Residual waste not mixed with hazardous waste.	1				3010
99.111(2)	Waste stored as not to create a safety risk.	1				3011
99.111(3)	Residual waste not mixed with special handling waste.	1				3012
299.111(4)	Waste not blown or otherwise deposited outside storage area.	1				3013
99.112(c)	Storage area inspected; records available.			3		3014
299.113(a)	All waste stored less than one year.			3		3015
299.114(a)	Equipment maintained in operable condition.	1				3016
99.114(c)	Equipment cleaning frequencies maintained.	1				3017
299.115	Vectors controlled and public nuisances prevented.	1				3018
99.116(a)(b)	Run on, runoff minimized; storage areas managed in accordance with Clean Streams Law.	1				3019
299.116(c)	Waste stored to prevent groundwater degradation.	1				3020
99.121	Sufficient number of properly constructed storage containers.	1				3021
99.122	Storage tank design standards.	1				3022
299.112(d), 99.131(b)	No putrescible waste or liquid waste stored in piles.	1				3023
299.131	Waste storage pile area properly designed, constructed and maintained.	1				3024
99.132	Storage pad or liner system properly designed and maintained.	1				3025
299.133	Proper design and maintenance of leachate and runoff control systems.	1				3026
99.151	Proper storage and containment of incinerator ash residue.		2			3027
299.152	Proper storage and containment of friable asbestos containing waste.		2			3028
99.153	Proper storage and containment of coal ash.		2			3029
299.154	Proper storage and containment of PCB containing waste material.		2			3030

Sitename Keystone Color Works
ID number PAD003018256
Date 9/26/96

Commonwealth of Pennsylvania
Department of Environmental Protection
Bureau of Waste Management
Inspection Report Comments

The Department conducted a routine hazardous and residual waste inspection at Keystone Color Works. Present for the Department was Derrick Havice, Tom Hanlon, and John Lundsted. Present for Keystone Color Works was David Cramer the General Manager. Keystone Color Works produces pigment and dispersions for the printing industry.

Mr. Cramer at the beginning of the inspection stated that Keystone Color Works no longer produces hazardous waste since the early 1980's when Keystone switched manufacturing processes (see attached). Mr. Cramer stated also that Keystone Color Works was never a TSD facility.

The Department inspected the mixing tanks, presses, and water treatment system. David Cramer considers Keystone Color Works as a Small Quantity Generator of residual waste. According to Keystone's records they produces approximately 5500gal of sludge per year and ship sludge offsite at least once a year from the water treatment system.

The Department observed that the amounts of waste generated by Keystone Color Works places Keystone Color Works into the Large Quantity Generator status for residual waste. As a Large Quantity Generator Keystone Color Works needs to complete a written Source Reduction Strategy for all waste streams per Chapter 287.53 of the Rules and Regulations of the Department. Keystone Color Works also needs to perform and submit to

Person Interviewed (signature) mailed Date 10/5/96

Inspector (signature) [signature] Date 10/8/96

Sitename Keystone Color Works
ID number PAD003018256
Date 9/26/96

Commonwealth of Pennsylvania
Department of Environmental Protection
Bureau of Waste Management
Inspection Report Comments

the Department detailed chemical analysis of the waste per Chapter 287.54 of the Rules and Regulations of the Department. A copy of this chemical analysis needs to be maintained on site and available to the Department for inspection. Keystone Color Works needs to submit to the Department the 1994 Biennial Report due March 1, 1995 per 287.52(a) of the Rules and Regulations of the Department.

Keystone Color Works is currently in violation of Chapters 287.52, 287.53, and 287.54 of the Rules and Regulations of the Department. In order to achieve compliance, with the Rules and Regulations of the Department, the Department recommends: 1) within 30 days a written Source Reduction Strategy be completed for all waste streams 2) within 30 days detailed chemical analysis be performed on all waste streams 3) within 30 days complete the 1994 Biennial Report due March 1, 1995 and send a copy to PADEP, Bureau of Waste Management, P.O. Box 8550, Harrisburg, PA 17105-8550 4) within 45 days copies of the Source Reduction Strategies, chemical analysis, and the 1994 Biennial Report be forwarded to PADEP, ATTN: Derrick Flavice, 1 Ararat Blvd., Harrisburg, PA 17110.

The time frames stated above are only suggested. Please contact the Department if additional time is needed.

Person Interviewed (signature) mailed Date 10/8/96

Inspector (signature) [signature] Date 10/8/96

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

GENERAL INSPECTION REPORT

Type of Inspection	WM Identification Number	Entry Time/Date	Exit Time/Date
Survey	NA	200 PM/5-29-2002	245 PM/5-29-2002

Facility/Incident Name and Location
Keystone Color Works, Inc., 151 West Clay Ave. York, PA 17403

Municipality
York City

County
York

Name, Address of Responsible Official
Mr. David A. Cramer
P.O. Box 1984
York, PA 17405

Title
General Manager

Telephone/Fax
717-854-9541/5867

Interviewed
☒ Yes ☐ No

REMARKS:

The Department conducted an announced inspection and the following were noted:

1. This facility has been operational for 80 years in color pigmentation production.
2. Observed inside the facility on the third floor were nearly 300 hundred various-sized containers from 5 gallon pails to 55 gallon drums of solid waste materials related to paint pigment production. Mr. Cramer noted that the drums of waste had been at the facility for more than one year. Consequently it was explained that the storage of a solid waste beyond one year constitutes disposal and therefore requires a permit from the Department.
3. Mr. Cramer explained that all of the waste had been recently profiled and a list of the materials was provided. Some of the wastes proved to be hazardous waste. Disposal options such as landfilling or incineration were discussed with Mr. Cramer for the residual type wastes.
4. It was recommended that all of the drums of waste be disposed of at a permitted disposal facility and copies of the disposal manifests/receipts be forwarded to this Program within 120 days.
5. It was recommended that the York City Fire Department be notified of the presence of the drums inside the facility. Further recommend that the building be secured when no one is present.
6. A re-inspection will be conducted to ensure compliance with Department regulations.

VIOLATIONS: PA Solid Waste Management Act, Section 6018.610 (2); Operation of a solid waste disposal facility without a permit from the Department.

Sample Collected	Sample Numbers	Analyses
☐ Yes ☒ No		

Inspector Name	Inspector Signature	Headquarters	Date 5/29/2002
David Hrobuchak and John Spang	D. M. Hrobuchak	SCRO Harrisburg	Telephone 717.705.4954
Person Interviewed Name	**Signature of Person Interviewed**	**Title**	**Date NA**
David Cramer	Mailed	G.M.	Telephone Above

This document is official notification that a representative of the Department of Environmental Protection inspected the above-mentioned facility. The findings of the inspection are shown above and on any attached pages. Violations discovered as a result of this inspection are indicated. Violations may also be discovered upon examination of the results of laboratory analyses, review of pertinent documents and further investigation. Notification will be forthcoming if such violations are discovered.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT

GENERAL INSPECTION REPORT

Type of Inspection	WM Identification Number	Entry Time/Date	Exit Time/Date
Follow-up	PAD003018256	200 PM/10-17-2002	230 PM/10-17-2002

Facility/Incident Name and Location
Keystone Color Works, Inc., 151 West Gay Ave, York, PA 17403

Municipality
York City

County
York

Name, Address of Responsible Official
Mr. David A. Cramer
P.O. Box 1984
York, PA 17405

Title
General Manager

Telephone/Fax
717-854-9541/5867

Interviewed
☐ Yes ☒ No

REMARKS:

The Department conducted an unannounced re-inspection and the following were noted:

1. This facility has been operational for 80 years in color pigmentation production.
2. Previously observed on the third floor of the building were nearly 300 hundred various-sized containers from 5 gallon pails to 55 gallon drums of out-dated materials related to paint pigment production.
3. On 9/20/02 a summary was provided to the Department that detailed the disposition of the containers of waste materials.
4. On 10/17/02 a walk through of the third floor showed that no obvious waste materials were left behind.
5. Case closed this date. No further action required.

VIOLATIONS: None

Sample Collected	Sample Numbers	Analyses
☐ Yes ☒ No		

Inspector Name	Inspector Signature	Headquarters	Date 10/24/2002
D.M. Hrobuchak and S. Martin		SCRO Harrisburg	Telephone 717.705.4954
Person Interviewed Name	**Signature of Person Interviewed**	**Title**	**Date NA**
Warehouse manager	Mailed	Warehouse mgr.	Telephone Above

This document is official notification that a representative of the Department of Environmental Protection inspected the above-mentioned facility. The findings of the inspection are shown above and on any attached pages. Violations discovered as a result of this inspection are indicated. Violations may also be discovered upon examination of the results of laboratory analyses, review of pertinent documents and further investigation. Notification will be forthcoming if such violations are discovered.

R-585-6-9-28

ENVIRONMENTAL PRIORITIES INITIATIVE
PRELIMINARY ASSESSMENT OF
KEYSTONE COLOR WORKS, INCORPORATED
PREPARED UNDER

TDD NO. F3-8903-53
EPA NO. PA-2423
CONTRACT NO. 68-01-7346

FOR THE

HAZARDOUS SITE CONTROL DIVISION
U.S. ENVIRONMENTAL PROTECTION AGENCY

SEPTEMBER 1, 1989

NUS CORPORATION
SUPERFUND DIVISION

SUBMITTED BY

MICHAEL MCCARTHY
PROJECT MANAGER

REVIEWED BY

ANDREW FREBOWITZ
SECTION SUPERVISOR

APPROVED BY

GARTH GLENN
REGIONAL OPERATIONS
MANAGER, FIT 3

TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION

1.1 Authorization

NUS Corporation performed this work under Environmental Protection Agency Contract No. 68-01-7346. This specific report was prepared in accordance with Technical Directive Document No. F3-8903-53 for the Keystone Color Works, Incorporated site, located in York, York County, Pennsylvania.

1.2 Scope of Work

NUS FIT 3 was tasked to conduct an Environmental Priorities Initiative (EPI) preliminary assessment of the subject site.

1.3 Summary

The site is the location of a three-story warehouse, located on approximately one acre of land in York, York County, Pennsylvania. Keystone Color Works has been in operation since the early 1920s, manufacturing organic and inorganic pulp pigments for the wallpaper and surface-coating trades. However, from the 1940s through the 1970s, Keystone produced, in addition to various other colors, a chrome yellow and molybdate orange colorants. These pigments contained both lead and chromium, elements considered to be hazardous. This material appeared in Keystone's wastewater sludge in excess of the maximum allowable limits permitted by EPA. As a result, Keystone was classified as a hazardous waste generator. These materials are no longer utilized by the facility.

Keystone's processes consist of blending and mixing raw materials in numerous 300-gallon wooden barrels located on the second floor of the warehouse. The material is allowed to settle out into two phases. Clear water is drawn off the top of the various tanks and pumped into one of four large settling tanks. This water contains sodium sulfate and sodium chloride. The lower product is gravity fed into additional tanks on the lower floor for further processes. Wastewater is treated using alum, and the pH is balanced between 6.0 and 9.0. The material is allowed to settle out once again. The liquid phase is pumped directly into the city sewer system upon settlement. Before 1986, the solid phase was pumped into filter press machines; residue was disposited into 55-gallon drums. This sludge contained the hazardous wastes that Keystone reported in its permit applications.

Keystone reportedly produced approximately 5,000 pounds of sludge per year. The drums were disposed at the Old York County Landfill between 1961 and 1974. After 1974, the drums were disposed at York Landfill until November 1980. No Pennsylvania Department of Environmental Resources (PA DER) approval was granted for such disposal. Keystone was requested to cease the disposal and have the sludge analyzed.

Because of the problems with the hazardous nature of the chrome and orange pigment, Keystone ceased manufacturing these pigments in the early 1980s. Wastewater is still treated the same; however, the filter press is no longer used and has been dismantled.

Wastewater sludge generated between 1981 and mid-1987 was sent to CECOS International, Incorporated in New York for treatment and disposal. Currently (since mid-1987), Keystone utilizes Eldredge, Incorporated to transport the sludge to a DuPont treatment facility in Deepwater, New Jersey, where it is treated and disposed.

In June 1987, an unauthorized discharge of untreated wastewater was released to Codorus Creek as a result of a malfunctioning float bulb. For a detailed description of this incident, please refer to sections 2.5 and 2.6 of this report.

NUS FIT 3 conducted an EPI preliminary assessment at Keystone Color Works, Incorporated, on April 26, 1989. During this visit, four solid waste management units (SWMUs) were identified: the wastewater treatment storage tanks, the former waste drum storage area, an empty raw materials drum storage area, and the wastewater collection pit. For a detailed description of each of the above-mentioned SWMUs and the wastes managed, please refer to section 4.0 of the report.

The population of the three-mile-radius study area obtains potable water supplies from York Water Company and private domestic wells. Potable water is supplied by surface water and groundwater. York Water Company utilizes an intake along Codorus Creek, 3.3 miles upstream. The nearest private well is located 2-1/2 miles northwest of the site.

2.0 THE SITE

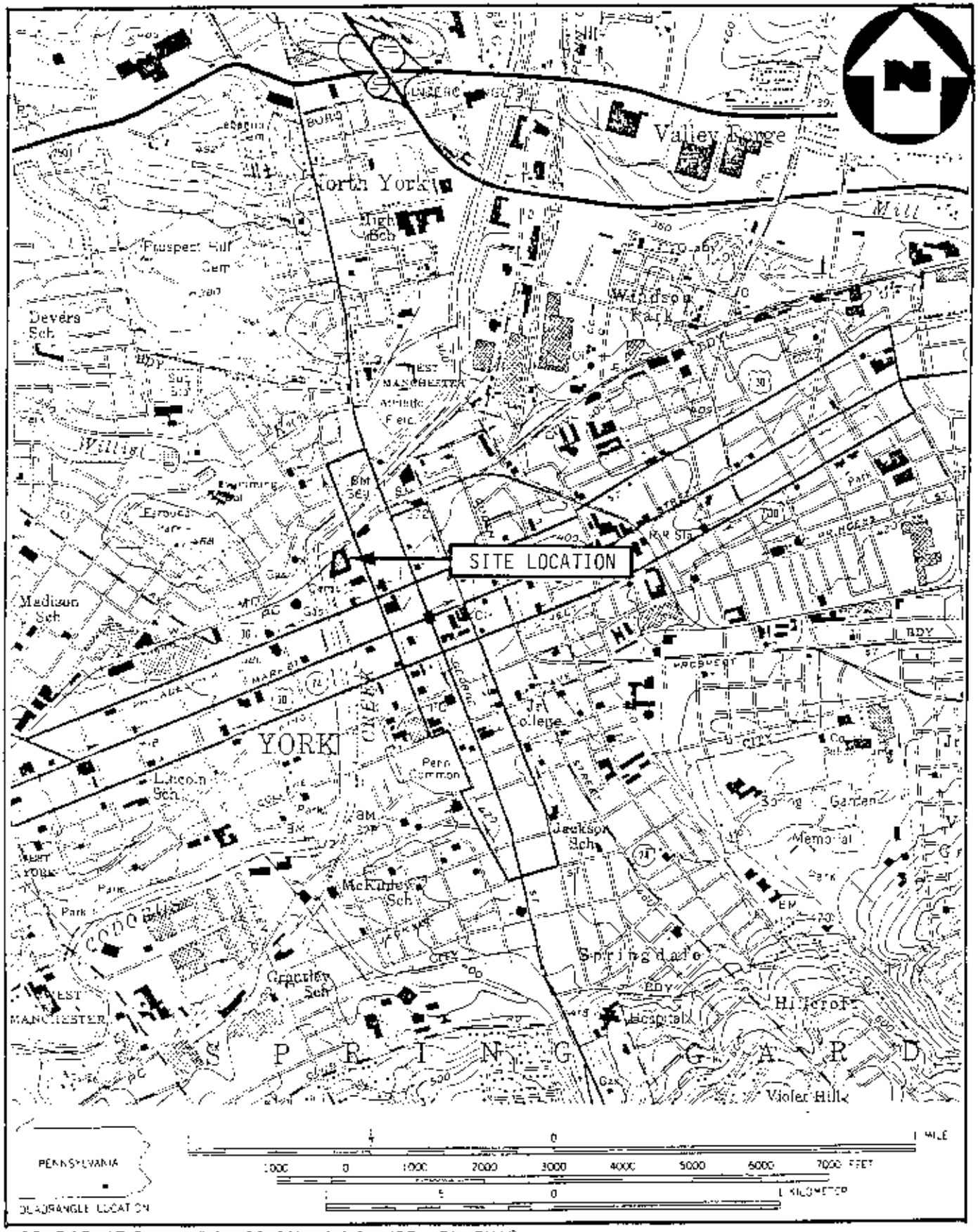
2.1 Location

The Keystone Color Works, Incorporated site is located in York, Pennsylvania, within the York city boundaries, just north of Philadelphia Street along West Gay Street (see figure 2.1, page 2-2). The coordinates of the site are north 39° 57' 56" latitude and west 76° 44' 10" longitude. The site may be located on the United States Geological Survey (U.S.G.S.) York, Pennsylvania quadrangle topographic map by measuring 6-1/4 inches south and 2-1/2 inches east from the northwestern corner of the quadrangle.[1]

2.2 Site Layout

The facility is a three-story building located on one acre of land. The property is bordered on the west and north by railroad tracks, on the south by West Gay Avenue and businesses, and on the east by an apartment building and Beaver Street. Codorus Creek, which parallels the railroad tracks, is approximately 100 yards from the facility at its closest point. A storm water drain from the facility flows northwardly to Codorus Creek.[1,2]

The facility comprises six main areas (see figure 2.2, page 2-3). Area no. 1, in the southwestern corner of the facility, is approximately 129 by 76 feet in size and contains offices and some raw material storage on the upper floor. The lower floors of this area are utilized for shipping and receiving. Area nos. 2 and 3 are the production areas: they are located in the central portion of the western wing of the facility. Area no. 2 is approximately 100 by 48 feet in size, and area no. 3 is approximately 70 by 38 feet in size. Approximately 15 to seventeen 300-gallon, wooden mixing tanks, used to blend and mix products, are located on the second floor of area nos. 2 and 3. A six-inch metal drainage collection system runs beneath the series of tanks. This system would contain any accidental spill or overflow during mixing and blending of raw materials. The drainage system will drain any spilled material through a series of hosing to the next phase of processing tanks, located on the lower floor. No harm to the product would arise because of the continuous blending and mixing in the next series of processes. Final product lines are located on the lower floor in these areas.[1,2]

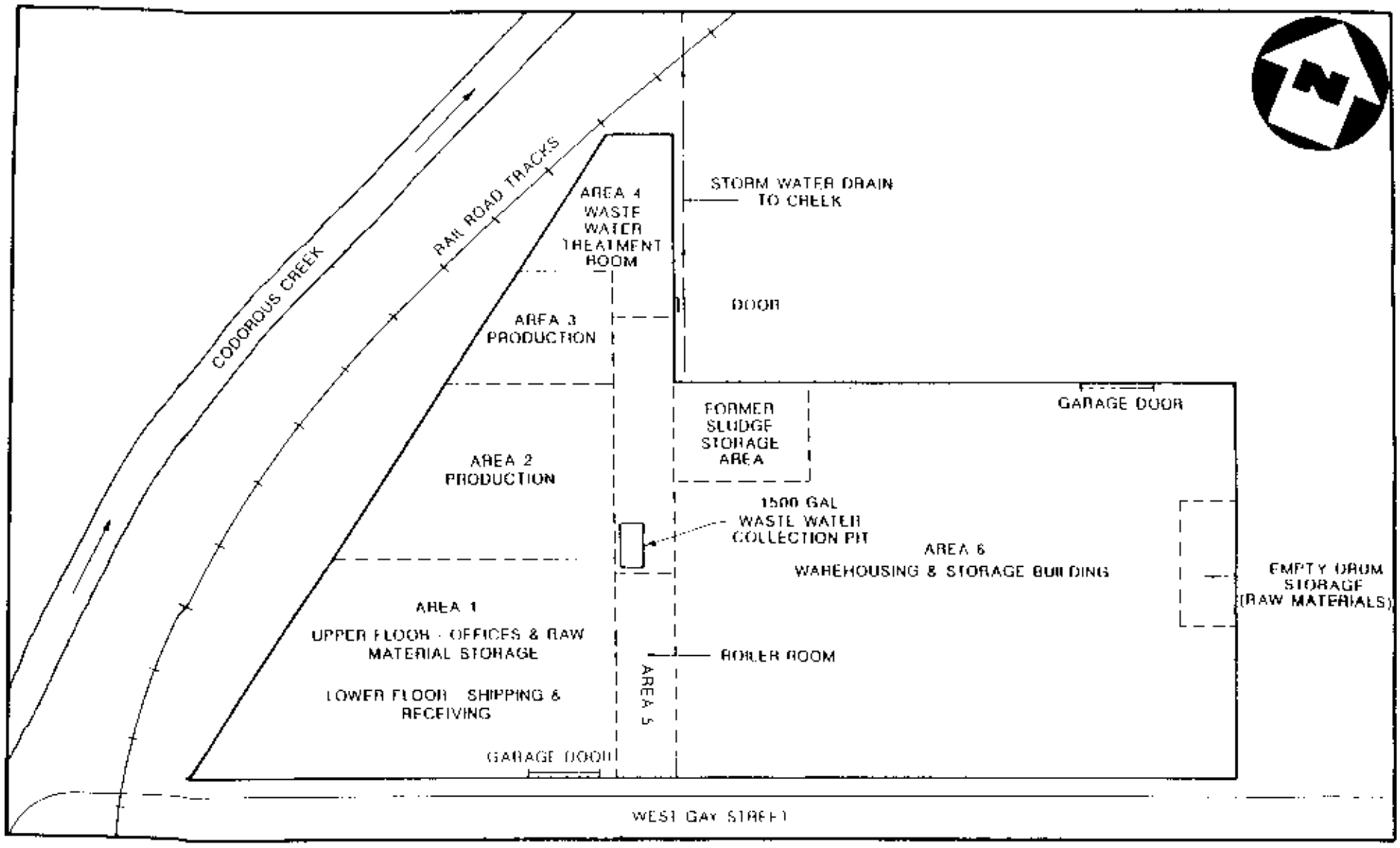


SOURCE: (7.5 MINUTE SERIES) U.S.G.S. YORK, PA., QUAD

SITE LOCATION MAP
KEYSTONE COLOR WORKS INC
SCALE 1: 24000

FIGURE 2.1

NUS CORPORATION



SITE SKETCH

KEYSTONE COLOR WORKS INC.

(NO SCALE)

FIGURE 2.2

NUS CORPORATION

The facility's wastewater treatment plant is located in area no. 4, in the building's far northern end. This portion of the facility was added in the early 1980s. Area no. 4 contains one 8,000-gallon fiberglass storage tank, two 12,000-gallon fiberglass tanks, and one 2,000-gallon wooden tank. All four tanks have open tops and are placed on a concrete floor with a three-feet-high dike. Wastewater is piped through a series of open trench drains located on the first floor into a collection pit located just north of the boiler room. This concrete-lined collection pit holds 1,000 to 1,500 gallons of wastewater. Wastewater is automatically pumped into one of the four treatment tanks. A boiler room (area no. 5) is located east of the shipping/receiving area. The facility's eastern wing, approximately 141 by 115.5 feet in size, contains area no. 6. The majority of the area is used for warehousing finished products and raw materials. Empty product drums are stored in the southeastern corner of this area. From the 1960s until the 1980s, the drums of sludge, from the wastewater treatment operation, were stored in the northwestern corner of this area.[1,2]

2.3 Ownership History

The current owner, Herbert R. Euley, purchased the property and began operations in the early 1920s. Keystone Color Works is a family-owned business.[3]

2.4 Site Use History

The history of the property dates back to the mid-to-late 1850s. According to one long-time factory worker, the property once housed a factory that manufactured the Conestoga wagon. When the train industry evolved, the factory was redeveloped to build box cars. During the early 1900s, the building housed an automobile assembly line. In approximately 1920, Keystone Color Works, Incorporated purchased the building for the purpose of manufacturing paint pigments. Keystone Color remains active today, manufacturing pulp pigments for the wallpaper and surface-coating trades and a small variety of other surface-coating companies.[3]

2.5 Permit and Regulatory Action History

On July 16, 1980, Keystone Color Works, Incorporated filed a Notification of Hazardous Waste Activity Form with EPA and was assigned EPA Identification No. PAD003018256 on October 9, 1980. The facility also filed a Part A Permit Application and began storing wastes under interim status. Identified wastes that the facility could handle were classified as K002 (chrome pigment sludge), P077 (p-nitroaniline), and U188 (phenol). The process code that the facility could use was identified as S01.[4,5,6,7,8]

In October 1980, Keystone ceased manufacturing the hazardous waste chrome yellow and molybdate orange colorants. An attempt was made by Keystone to be reclassified from a hazardous waste generator to an industrial waste generator. In February 1984, after determining that the facility would only need to store waste for less than 90 days, Keystone Color Products withdrew its Part A application and remained a small generator.[4,5,6,7,8,9,10,11,12] (Related correspondence may be found in appendix A.) The facility is also permitted by the York County Sewer Authority to discharge to the sanitary sewer. Only the plant's sanitary wastes and treated wastewater effluent are discharged to the sewer. There have been no reported violations of this permit.[3]

PA DER file information indicates that the facility has been subject to periodic inspections since at least February 24, 1981. Notices of Violation were issued by PA DER to Keystone Color Works at several of these inspections. These Notices of Violation generally concerned the failure to notify PA DER of the disposal of waste sludge, the failure to use proper manifests, and the failure to properly label drums. During the PA DER inspection on February 24, 1981, it was also reported that the hazardous constituents (lead and chromium) were eliminated from Keystone's processes but that storage of wastes had continued. Waste sludge had been disposed at the Old York County Landfill (1961 to 1974) and York Landfill (1974 to 1980). This was done without PA DER approval. Keystone was ordered to cease disposal, analyze the sludge, and find alternative disposal methods.[13,14]

On July 29, 1981, Keystone submitted its quarterly report for March 31, 1981 with all the requested information. Samples were taken from drums of sludge stored on site. The report indicates levels below the recommended EPA limits. Keystone accepted the services of CECOS International, Incorporated, located in New York, to treat and dispose the sludge (used from 1981 through mid-1987).[3,14,15]

In February 1986, Keystone submitted a Notification of Hazardous Waste Activity, requesting that the facility be removed from the hazardous waste generator list and be reclassified as an industrial waste generator. PA DER followed this request on May 22, 1986 with an inspection of the facility. PA DER's findings revealed that K002 and P077 wastes were no longer manufactured. Sludge was still stored on site. Analysis of sludge would be reviewed and a determination made to exempt Keystone from its status as a hazardous waste generator and from the treatment, storage, and disposal (TSD) requirements and regulations (see appendix B for inspection report and related correspondence).[16,17,18]

The most recent inspection by PA DER, on June 25, 1987, was a result of a reported spill/discharge into Codorus Creek. An inspection of the spill was conducted on June 26, 1987 and a Notice of Violation was issued on August 7, 1987 (see appendix C for inspection report and related correspondence) [19,20]

2.6 Remedial Action to Date

One spill has been documented for the site. On June 25, 1987, a floatball clogged, causing an alarm system to malfunction in one of the pretreatment tanks. This malfunction caused the tank to overflow into a floor drain and a floor trench, both of which connect to the storm sewer that carries the flow to Codorus Creek. An unknown quantity of wastewater was discharged. PA DER was informed of the spill and conducted an inspection on June 26, 1987. At the time of their inspection, the problem was resolved and the plant area had been cleaned up. PA DER proceeded to obtain a sample of Codorus Creek at the discharge point into the creek.[9,20] Sample results can be found in appendix C.

Keystone Color Works has taken the following steps to prevent a recurrence of this problem in the future. All float system alarms have been checked to ensure proper function. Visual inspection of the tank during wastewater collection has been implemented. A containment wall has been constructed around the wastewater treatment tanks. A six-inch line with a vertical three-foot extension was incorporated at the floor drain, and the open trench was cemented shut.[21] As a result of the discharge, Keystone payed a penalty of $250.00 [22]

3.0 ENVIRONMENTAL SETTING

3.1 Water Supply

Potable water is supplied by surface water and groundwater. One municipal water company and private domestic wells service the area within three miles of the site.[23]

The York Water Company services the city of York and the surrounding area. The system obtains its water supply from a surface water intake on the South Branch of Codorus Creek. The intake is located about 3.3 miles southwest of the site. Two impound dams, Lake Williams and Lake Redman, located on the East Branch of Codorus Creek, are utilized in case a water shortage occurs on the South Branch. The lakes are approximately 4.75 miles southeast of the site. They have a combined capacity of 2.5 billion gallons. The York Water Company serves an estimated 130,500 people.[23,24,25]

The remainder of the population within three miles of the site obtains its potable water from private wells. The majority of the wells are less than 200 feet in depth. All of the formations in the area have aquifer potential.[26]

3.2 Surface Waters

Codorus Creek, which parallels the railroad tracks, is approximately 100 yards west of the facility at its closest point. A storm water drain from the facility, in the building's far northern end, carries storm water drainage northwardly to Codorus Creek from the facility's roof. At one time, this drain also carried noncontact cooling water and boiler blowdown water; however, because of an accidental spill from the wastewater treatment room, wastewater entered an open trench that carried water to a floor drain, which in turn discharges into Codorus Creek. New construction was undertaken to raise the floor drain above the treatment room's containment wall and to cement the open trench shut. The new construction now accomodates the roof drain only.[1,2,3]

The nearest surface water intake has been identified outside the study area, 3.3 miles southwest of the site. This intake is along Codorus Creek, which flows in a northward direction through the city of York. Codorus Creek meets Pennsylvania Water Quality Criteria for the protection of warm water and the passage of migratory fish.[27]

3.3 Hydrogeology

The geologic and hydrogeologic conditions in the study area were researched as part of the site investigation. A preliminary literature review was conducted to determine surface and subsurface geologic conditions, soil character, and the status of groundwater transport and storage.

3.3.1 Geology

The Keystone Color Works, Incorporated site is located in the Conestoga Valley Section of the Piedmont Physiographic Province. The section is underlain chiefly by Cambrian and Ordovician age carbonate rocks and shale that are complexly folded and faulted. Several northeast-southwest-trending thrust faults cut through the study area. The Gnatstown Overthrust cuts through the site. The area is gently rolling, with rounded hills and broad valleys.[28,29]

The site is underlain by the Ordovician age Conestoga Formation south of the Gnatstown Overthrust and by the Cambrian age Kinzers Formation north of the fault (see figure 3.1, page 3-3). The Conestoga Formation is a gray, thin- to medium-bedded, sandy, impure limestone with thin shale partings and a limestone conglomerate at the base. Its thickness is unknown. The middle, pure limestone member of the Kinzers Formation is present at the site. It is a dark blue to blue-gray crystalline limestone of variable composition. The upper earthy buff limestone member consists of gray-brown to tan, sandy, porous, leached limestone containing dark, argillaceous, and shaly interbeds. The lower shale member of the Kinzers Formation is a dark gray, buff-weathering, iron-stained, fissile shale. The thickness of the Kinzers Formation varies, but it averages about 200 feet.[28,30]

The Cambrian age Ledger Dolomite underlies the Conestoga Formation and overlies the Kinzers Formation. The formation is composed of light gray to pink, coarsely crystalline, thick-bedded, pure dolomite that has a chert horizon near the top. The thickness is estimated to be about 1,000 feet.[30]

The Cambrian age Vintage Formation underlies the Kinzers Formation and consists of blue-gray, knotty dolomite, gray, fine-grained, interbedded dolomite and limestone, massive gray dolomite, and some laminated marble. Its thickness averages about 500 feet.[30]

Underlying the Vintage Formation is the Cambrian age Antietam Formation, which is a gray, fine- to medium-grained, hard, vitreous quartzite. The lower portion is laminated, phyllitic, and micaceous. Its estimated thickness is approximately 200 feet.[31]

Source: Geology and Mineral Resources Map of the Greater York Area, York County, Pennsylvania, 1979.

FIGURE 3.1

GEOLOGIC MAP
KEYSTONE COLOR WORKS
YORK COUNTY, PENNSYLVANIA

NUS CORPORATION

The Cambrian age Harpers phyllite is a greenish-gray, argillaceous, quartzite phyllite that has interlayered quartz zones parallel to a well-developed cleavage. Mica flakes are outstanding on cleavage surfaces. Its thickness is estimated to be about 800 feet.[28,30]

The Cambrian age Chickies Formation, which underlies the Harpers phyllite, has two distinct units. One unit is a light gray, hard, massive, well-bedded quartzite containing some thin black slate partings. The Hellam Conglomerate, a hard quartz-pebble conglomerate, is present at the base. The second unit is a dark brown to black, micaceous, phyllitic slate containing numerous quartz veins. The thickness of the total formation is 900 to 1,000 feet.[30]

The Triassic age New Oxford Formation unconformably overlies the older formations along the northwestern edge of the study area. The New Oxford Formation consists of red shale and mudstone with interbedded red and gray sandstone and some conglomerate. Its thickness is approximately 6,000 feet.[30]

A Triassic age diabase dike cuts through the western half of the study area. The dike consists of hard, fine- to medium-crystalline, gray diabase that is composed of plagioclase, feldspar, and augite.[30]

3.3.2 Soils

The soils mapped at the site are the Conestoga silt loam, three to eight percent slopes, moderately eroded, and the Lindside silt loam. The Conestoga soils are deep and well drained and developed in material weathered from calcareous schist. The soil is a yellowish-brown silt loam to silty clay loam, with a pH between 5.8 and 6.5. Permeability is moderately rapid. The Lindside soils are deep and moderately well drained. The soil is a brown to yellowish-brown silt loam with a pH between 5.8 and 6.0. Permeability is moderately rapid.[31]

3.3.3 Groundwater

In the bedrock, groundwater is stored and transmitted principally along solution channels, fractures, joints, and bedding-plane separations. Solution channels are the main influence on water movement in carbonate rocks. These channels allow the storage and transmission of large quantities of water, sometimes several miles before discharging.[28,30]

All of the formations in the study area have aquifer potential. The Conestoga Formation is capable of yielding moderate to large quantities of water to wells with yields ranging between 0 and 250 gallons per minute (gpm). The Kinzers Formation yields small to moderate amounts of water to wells. The Vintage Formation, New Oxford Formation, and Chickies Formation are capable of sufficient yields for small public and some industrial suppliers. Well yields range from less than 1 to 300 gpm, with median yields of 7 to 11 gpm. The Ledger dolomite is one of the most productive aquifers in the Conestoga Valley Section, with yields from 3 to 800 gpm and a median yield of 65 gpm. The Antietam Formation and Harpers phyllite generally yield sufficient groundwater for domestic supplies. Well yields range from 1 to 250 gpm, with median yields of 6 to 8 gpm.[28,30]

The groundwater is under water-table conditions, with local areas of artesian conditions. The bedrock units are hydraulically interconnected through fractures. Depth to groundwater at the site is unknown but is expected to be less than 20 feet. The direction of shallow groundwater flow at the site is expected to be to the north-northwest, toward Codorus Creek.[28,30]

3.4 Climate and Meteorology

The average daily maximum temperature in the York area is 64.8° F, and the average daily minimum is 41.5° F. The average monthly temperatures range from 30.0°F in January to 74.7°F in July. The average annual precipitation for the area is 40.1 inches, and the mean annual lake evaporation is approximately 33 inches. This results in a net precipitation of 7.1 inches. A 1-year, 24-hour rainfall will provide approximately 2.5 inches.[32]

3.5 Land Use

Keystone Color Works, Incorporated is located in the north-central section of the city of York. The area is composed of various commercial and residential dwellings and is six blocks from the center of town. In the immediate vicinity of the plant, Fostner Company is located across West Gay Avenue, and an apartment house is east of the plant. Railroad tracks and Codorus Creek are west of the plant.[1]

3.6 Population Distribution

The estimated population within a 0- to 1-mile radius of the subject site is 10,055 persons; within a 1- to 2-mile radius of the subject site, the population is 46,400 people; and within a 2- to 3-mile radius of the site, the population is 16,922 people. These figures are based on a count of homes in the area multiplied by 3.8 people and on the Rand McNally census guide [1,33]

3.7 Critical Environments

The bald eagle (Haliaeetus leucocephalus) and the peregrine falcon (Falco peregrinus) are two federally listed endangered birds that are expected to be found as transient species in the project area. There is no listed critical habitat for these species in the project area. There is no information to indicate that any endangered species under the jurisdiction of the Fish and Wildlife Service reside within a three-mile radius of the site.[34]

4.0 WASTE TYPES AND QUANTITIES

Hazardous wastes generated on site have been classified by the facility as including the following EPA RCRA waste identification numbers: K002, P077, and U188. The waste codes presented were derived from the facility's Part A Hazardous Waste Application.[8]

Changes in the facility's manufacturing operations in early 1980 eliminated the generation of chrome yellow and molybdate orange colorants. These pigments contained both lead and chromium. These pigments were manufactured between 1961 and 1980. Disposal of wastes generated from such products were stored in 55-gallon drums located in area no. 6 (the northwestern corner of the storage warehouse) until they could be shipped off site for disposal. The exact quantities of wastes generated during this time are unknown. Sludge wastes were disposed at the Old York County Landfill (1961 until 1974) and York Landfill (1974 until 1980).[3,6,8,13,14]

From 1980 through 1987, with the exception of about 10 drums of K002 generated prior to 1980, waste sludge was transported to CECOS International, Incorporated, in New York, for treatment and disposal. Wastes were considered industrial and not hazardous. Currently (since 1987), sludge is pumped directly from the treatment tank into a tank truck by Eldredge, Incorporated and is transported to the DuPont treatment facility, in Deepwater, New Jersey, for disposal.[3,6,8,13,14,34]

4.1 Solid Waste Management Units

Four SWMUS have been identified for the site: the wastewater treatment tanks, the former waste drum storage area, the wastewater collection pit, and the empty raw materials drum storage area. The wastewater treatment tanks are currently in operation. Tanks are used to store and treat wastewater. After disposal of wastewater into the York sewage system, sludge is pumped into a tank truck for treatment and disposal at a DuPont treatment facility. The waste drum storage area was used for the storage of waste sludge during the manufacture of chrome yellow and molybdate orange colorants. This SWMU was closed in 1980 and is now occupied by empty product drums. The wastewater collection pit is where all wastewater is collected and pumped into one of the treatment tanks. The fourth SWMU is utilized for the storage of empty drums of raw materials. Drums are stored until the products' manufacturer picks them up for reuse or disposal.[2,3]

4.1.1 SWMU No. 1

Wastewater Treatment Tanks

The wastewater treatment tanks, located in the building's far northern end, comprise 3 large, fiberglass, open-top tanks and one 2,000-gallon wooden tank. The tanks are placed on a concrete floor and are surrounded by a three-feet-high cement dike.[2,3]

The three fiberglass tanks each had a release valve near the bottom that was interconnected to a single outflow valve that would be utilized when emptying the sludge from the tank. No HNU readings above background were recorded at or near the vicinity of the tank.[2,3]

Date of Start-Up

From the 1960s through the 1970s, the plant used the one 2,000-gallon wooden tank. Because of increased production, one 8,000-gallon and two 12,000-gallon fiberglass storage tanks were added in the mid-to-late 1970s.[3]

Date of Closure

This area is still utilized by the facility.[2,3]

Waste Managed

The wastes that were stored in these units were wastewater from the production of various colors and pigments. Wastewater was drawn off the top of the production tanks, put into one of the large treatment tanks, allowed to settle over night, after being treated with alum, and pH balanced. The top water contains sodium sulfate and sodium chrome, which is pumped into the city sewer. The sludge was pumped into the wooden tank and filter-pressed (1961 until 1980), and the residual was deposited into 55-gallon drums. The drums were sent to the Old York County Landfill from 1961 through 1974 and the York County Landfill from 1974 through 1980.[3,6]

From 1980 through 1987, waste sludge was transported to CECOS International, Incorporated, in New York, for treatment and disposal. Wastes were considered industrial and not hazardous. Currently, any sludge generated is pumped directly from the treatment tanks into a tank truck by Eldredge, Incorporated. Eldredge transports the sludge to a DuPont treatment facility in New Jersey for treatment and disposal.[2,3]

Release Controls

Wastes were stored in sealed 55-gallon drums on a concrete floor in area no. 6 (the warehouse storage area), in the northwestern corner.[3]

History of Releases

On June 25, 1987, an overflow from one of the treatment tanks caused an unauthorized release of untreated wastewater into a storm sewer. Keystone ceased manufacturing hazardous constituents in 1980. No evidence of a spill was observed during the FIT 3 visit.[2,3]

4.1.2 SWMU No. 2

Former Waste Drum Storage Area

The former hazardous waste drum storage area was a 15- by 30-foot concrete-lined floor inside the northwestern corner of the warehouse storage area. No HNU readings above background were recorded, and no evidence of spills was observed during the site visit.[2,3]

Date of Start-Up

This storage area has always been utilized as a drum storage area. However, from the 1960s through 1980, Keystone stored its sludge waste (K002) in 55-gallon drums in this area until it was disposed.[3]

Date of Closure

This area was closed after the remaining 100 drums of sludge waste (generated before 1980) were disposed through CECOS. This area now is occupied by product storage containers.[3]

Wastes Managed

Waste sludge (K002) was contained in sealed 55-gallon drums and stored until disposal in a nearby landfill. PA DER was not aware of this disposal of waste into the landfill.[2,3,13,14]

Release Controls

Drums were stored in area no. 6 (warehouse) on the concrete-lined floor. No containment measures were known to exist. There was no evidence of spills during the NUS site visit.[2,3]

History of Releases

No releases from this area have been reported. No evidence of spills or releases was observed during the site visit.[2,3]

4.1.3 SWMU No. 3
Wastewater Collection Pit

The wastewater collection pit is located just outside the boiler room (area no. 5). The pit is concrete-lined, with a capacity of 1,500 gallons. A series of open-trench floor drains running throughout the first floor of the plant leads to this pit. From there, the wastewater is automatically pumped via a hose into one of the designated treatment tanks.[3]

Date of Start-Up

The wastewater collection pit was constructed in the early 1930s. Open-trench floor drains located on the first floor all drain to the pit. In mid-1987, boiler blowdown water and noncontact cooling water were rerouted to the drain to the collection pit. This was incorporated because of the newly constructed concrete diking around the treatment tank.[3]

Date of Closure

There are no plans for closure of the wastewater collection pit.[3]

Wastes Managed

Wastewater is collected and automatically fed into one of four designated treatment tanks (SWMU no. 1). The level of the pit is monitored on a daily basis to ensure proper float operation.[3]

Release Controls

No releases from this area have been reported. No evidences of spills or overflows was observed during the FIT 3 visit.[2,3]

History of Releases

No releases from this area have been reported. No evidence of spills or releases was observed during the site visit.[2,3]

4.1.4 SWMU No. 4
Empty Raw Materials Drum Storage Area

Empty raw material drums are stored against the eastern portion of the interior wall located in the warehouse. The drums are stacked upright on pallets and on the concrete-lined floor. The drums are stored until they can be crushed or picked up by the producer of the materials. No HNU readings above background were recorded in or near the vicinity of the drums.[2,3]

Date of Start-Up

Available information indicates that this area has always been used by Keystone for empty drum storage.[3]

Date of Closure

There are no plans for discontinuing the storage of empty drums.[3]

Wastes Managed

The empty raw material drums contained various materials that are used as start-up and as intermediates in some quantity in the manufacturing processes.[3]

Release Controls

All drums in this area are empty and stacked in an upright position.[2,3]

History of Releases

No releases from this area have been reported. No evidence of spills or releases was observed during the site visit.[2,3]

5.0 FIELD TRIP REPORT

5.1 Summary

On April 25, 1989, NUS FIT 3 members Michael McCarthy and Thomas Bachovchin visited the Keystone Color Works, Incorporated facility in the city of York, York County, Pennsylvania. Keystone's general manager, Robert Rohrer, granted site access and accompanied the FIT during the site visit. Weather conditions were mostly sunny, with temperatures in the mid-50s. Photographs were taken on site (see figure 5.1, page 5-3, and the photograph log, section 5.4).

5.2 Persons Contacted

5.2.1 Prior to Field Trip

Robert Rohrer
General Manager
Keystone Color Works
151 West Gay Avenue
P.O. Box 1984
York, PA 17405
(717) 854-9541

M. Shawn Rosenberger
PA DER
Harrisburg Regional Offices
One Ararat Boulevard
Harrisburg, PA 17110
(717) 657-4588

5.2.2 At the Site

Robert Rohrer
General Manager
Keystone Color Works
151 West Gay Avenue
P.O. Box 1984
York, PA 17405
(717) 854-9541

M. Shawn Rosenberger
PA DER
Harrisburg Regional Offices
One Ararat Boulevard
Harrisburg, PA 17110
(717) 657-4588

5.2.3 Water Supply Well Information

The water supply for the site vicinity is provided by municipal surface water sources and private wells. The majority of the population within three miles of the site obtains its potable water from York Water Company. York Water Company serves an estimated 130,500 people. The nearest private well is located between two to three miles southeast of the facility.

5.3 Site Observations

- The HNU background reading was 0.1 ppm. No readings above background were recorded throughout the facility.

- The mini-alert was set on the X1 scale. No readings above background were recorded.

- All plant processes and the storage of materials are contained within the building. No storage of any sort is conducted outside the plant's walls.

- Keystone rents a small parking lot across from the building's main entrance. The paved parking lot can hold approximately 12 to 15 cars.

- Open-trench floor drains were observed on the facility's first floor. These drains handled the wastewater generated from the plant process. A floor drain led from each of the various color rooms and was gravity-fed to a collection pit located outside the boiler room. From there, the wastewater was automatically piped via hosing into one of four collection tanks.

- The wastewater treatment room contained four large tanks (three fiberglass and one wooden). These tanks were on a concrete-lined floor surrounded by a three-feet-high cement dike. The cement dike was located just inside what was once an open-trench floor drain that carried noncontact cooling water, boiler blowdown water, and rain water from the plant's roof. An accidental overflow from one of the treatment tanks flowed into this drain and into Codorus Creek. This drain has been redesigned to raise above the floor of the treatment room (three to four feet riser placed on drain). A pipe has been placed within the trench, and the trench has been cemented over. This drain now accepts rain water runoff from the roof. Cooling water and boiler water are now rerouted to the collecting pit.

- Rain water drainage from the building flows to the north, toward Codorus Creek.

- Keystone Color employs approximately 10 people.

- The various color rooms contained dye and stained walls, depending upon the color manufactured. The following pigments are observed being manufacturing at Keystone: burnt umber, red iron oxide, yellow iron oxide, and ultramarine blue, none of which contain lead or chromium.

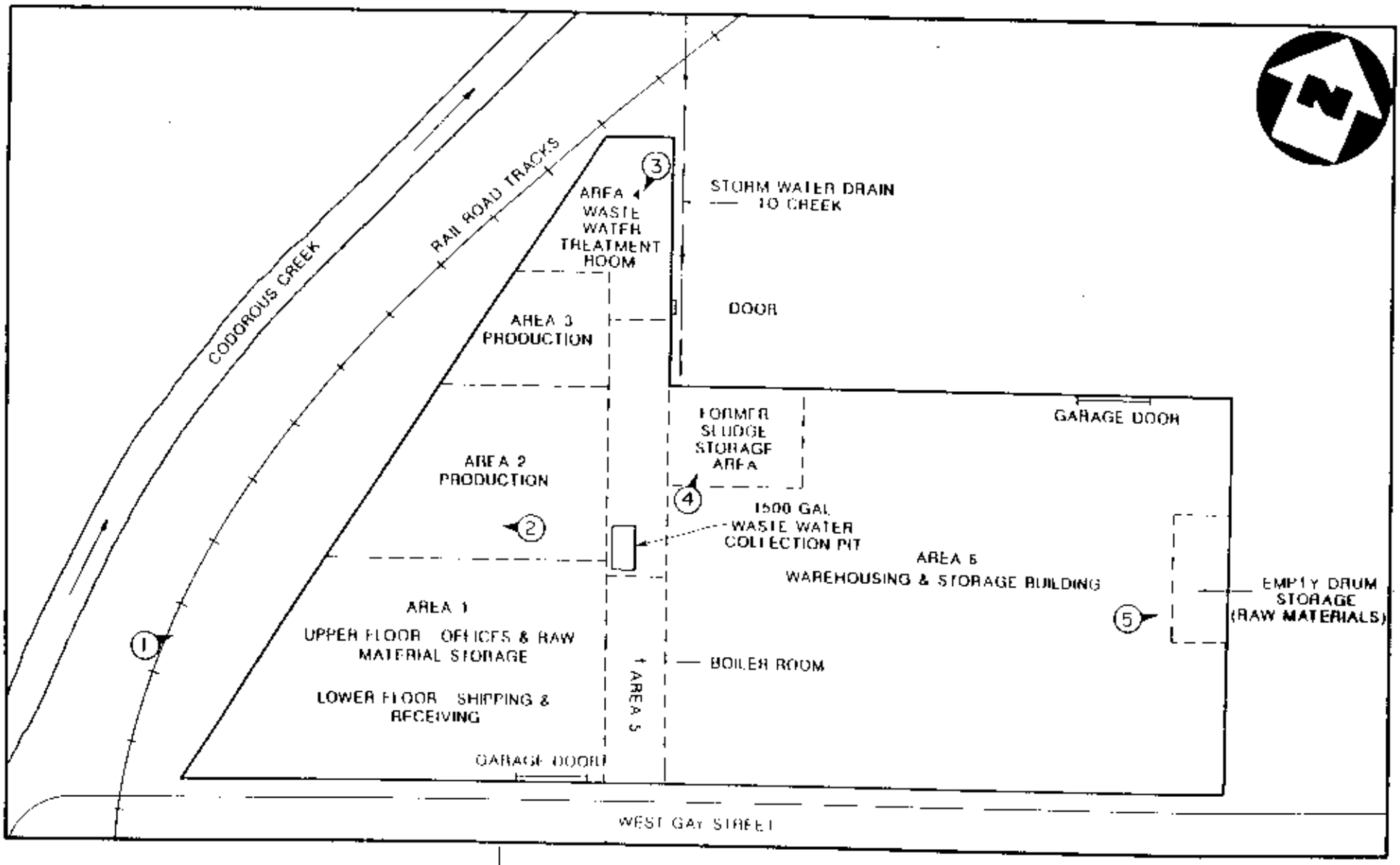


PHOTO LOCATION MAP
KEYSTONE COLOR WORKS INC.

(NO SCALE)

FIGURE 5.1

NUS CORPORATION

E

• *analytical*
• *consulting*
• *research*

LEACHATE ANALYSIS

10/01/85

KEYSTONE COLOR WORKS, INC
BOX 1954
151 DAY AVENUE
YORK, PA 17405

REPORT OF ANALYSIS

SAMPLE: 6028
SAMPLE MARKINGS: WASTE WATER SLUDGE REC'D 7/19/85

	WASTE H2O SLUDG	
ARSENIC	[illegible].0002	MG/L
BARIUM	0.32	MG/L
CADMIUM	0.012	MG/L
CHROMIUM	[illegible].5	MG/L
LEAD	[illegible].078	MG/L
MERCURY	[illegible].0002	MG/L
SELENIUM	0.[illegible]	MG/L
SILVER	[illegible].007	MG/L
RESIDUE, TOTAL	588	[illegible]
RESIDUE, VOLATILE	181	[illegible]
SPECIFIC CONDUCTANCE	519.5	[illegible]
PH	5.[illegible]	
CHEMICAL OXYGEN DEMAND	107.73	MG/L
ZINC	3.22	MG/L

RESPECTFULLY SUBMITTED,

EASTERN LABORATORY SERVICE

[illegible] 1985

Photo 1 Outside view of Keystone Color Works, Inc.

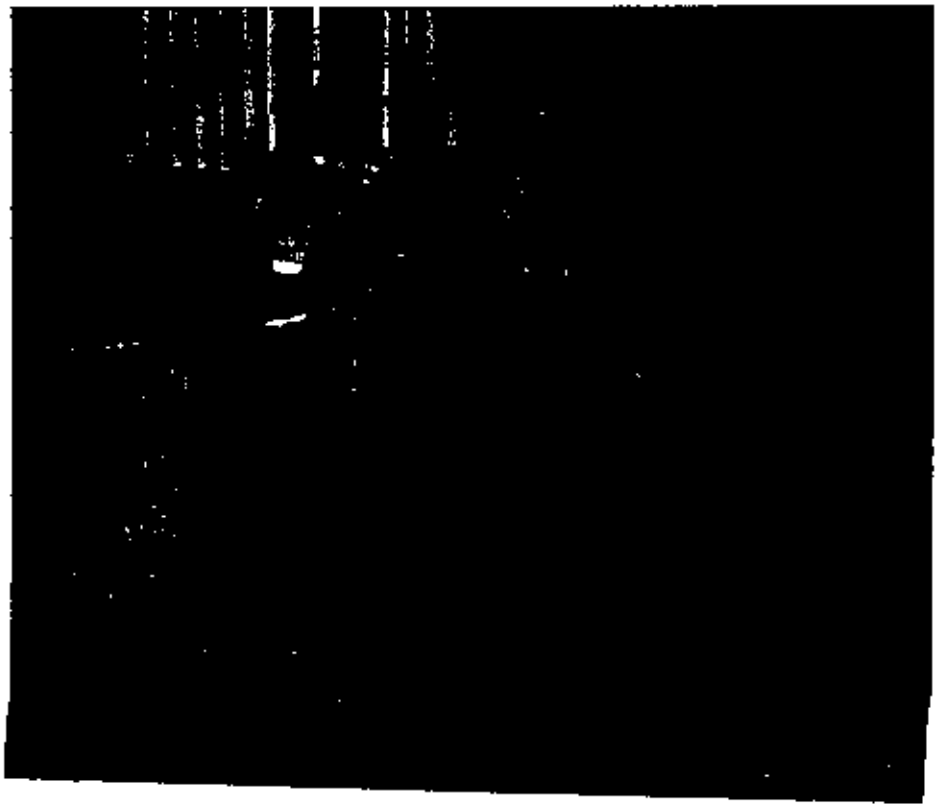


Photo 2 500 gallon mixing/blending tank.

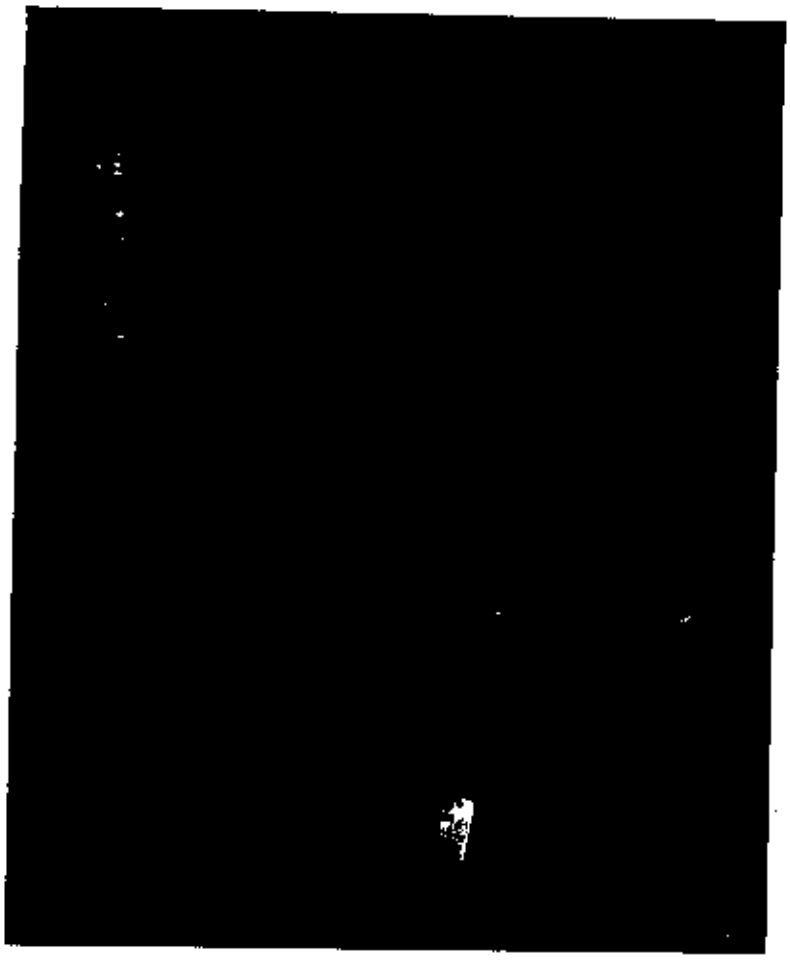


Photo 3 treatment tanks valves

Photo 4 Filter Pressed Sludge Drum storage area.

Photo 5 Empty Drum Storage (Raw Materials)

8903-53

POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 1 - SITE INFORMATION AND ASSESSMENT

I. IDENTIFICATION
01 STATE: PA | 02 SITE NUMBER: 2423

II. SITE NAME AND LOCATION

01 SITE NAME (Legal, common, or descriptive name of site)	02 STREET, ROUTE NO., OR SPECIFIC LOCATION IDENTIFIER				
Keystone Color Works, Incorporated	151 West Gay Avenue				
03 CITY	04 STATE	05 ZIP CODE	06 COUNTY	07 COUNTY CODE	08 CONG DIST
York	PA	17405	York	133	PA19

09 COORDINATES: LATITUDE 39° 57' 56.0" | LONGITUDE 76° 44' 10.0"

10 DIRECTIONS TO SITE (Starting from nearest public road)
From the Pennsylvania Turnpike, take exit 18, follow the State Route 83 South to interchange 9. Follow State Route 250 West to George Street exit, follow George Street to Philadelphia Street. Turn right on Philadelphia Street, right on Beaver Street, and left on West Gay Street.

III. RESPONSIBLE PARTIES

01 OWNER (If known)	02 STREET (Business, mailing, residential)			
Herbert R. Ehuler	470 County Club Road			
03 CITY	04 STATE	05 ZIP CODE	06 TELEPHONE NUMBER	
York	PA	17403	( )	
07 OPERATOR (If known and different from owner)	08 STREET (Business, mailing, residential)			
Robert C. Rohrey (General Manager)	151 West Gay Avenue			
09 CITY	10 STATE	11 ZIP CODE	12 TELEPHONE NUMBER	
York	PA	17405	(717) 854-9541	

13 TYPE OF OWNERSHIP (Check one)
☒ A. PRIVATE ☐ B. FEDERAL _____ (Agency Name) ☐ C. STATE ☐ D. COUNTY ☐ E. MUNICIPAL
☐ F. OTHER: _____ (Specify) ☐ G. UNKNOWN

14 OWNER/OPERATOR NOTIFICATION ON FILE (Check all that apply)
☐ A. RCRA 3001 DATE RECEIVED _____ (MONTH DAY YEAR) ☐ B. UNCONTROLLED WASTE SITE (CERCLA 103 c) DATE RECEIVED _____ (MONTH DAY YEAR) ☐ C. NONE

IV. CHARACTERIZATION OF POTENTIAL HAZARD

01 ON SITE INSPECTION
☒ YES DATE 4/26/89 (MONTH DAY YEAR)
☐ NO

BY (Check all that apply)
☐ A. EPA ☐ B. EPA CONTRACTOR ☐ C. STATE ☐ D. OTHER CONTRACTOR
☐ E. LOCAL HEALTH OFFICIAL ☐ F. OTHER: _____ (Specify)
CONTRACTOR NAME(S): _____

02 SITE STATUS (Check one)
☒ A. ACTIVE ☐ B. INACTIVE ☐ C. UNKNOWN

03 YEARS OF OPERATION
1920s (BEGINNING YEAR) | Present (ENDING YEAR) ☐ UNKNOWN

04 DESCRIPTION OF SUBSTANCES POSSIBLY PRESENT, KNOWN, OR ALLEGED
Keystone Color Works, Incorporated manufactured chrome yellow and molybdate orange colorants between the years 1940 through 1980. These pigments contain lead and chromium elements considered to be hazardous.

05 DESCRIPTION OF POTENTIAL HAZARD TO ENVIRONMENT AND/OR POPULATION
Waste sludge was disposed in two area landfills (Old York County landfill and York landfill). This was done without the knowledge of PA DER. Keystone Color ceased manufacturing these two particular colorants in late 1980.

V. PRIORITY ASSESSMENT

01 PRIORITY FOR INSPECTION (Check one. If high or medium is checked, complete Part 2 - Waste Information and Part 3 - Description of Hazardous Conditions and Incidents)
☐ A. HIGH (Inspection required promptly) ☐ B. MEDIUM (Inspection required) ☐ C. LOW (Inspect on time available basis) ☒ D. NONE (No further action needed; complete current disposition form)

VI. INFORMATION AVAILABLE FROM

01 CONTACT	02 OF (Agency/Organization)			03 TELEPHONE NUMBER
James Harper	U.S. EPA			(215) 597-0823
04 PERSON RESPONSIBLE FOR ASSESSMENT	05 AGENCY	06 ORGANIZATION	07 TELEPHONE NUMBER	08 DATE
Michael McCarthy	NUS	FIT 3	(215) 877-1882	6/22/89 (MONTH DAY YEAR)

EPA FORM 2070-12 (7-81)

POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 2 - WASTE INFORMATION

EPA

I. IDENTIFICATION	
01 STATE	02 SITE NUMBER
PA	2423

II. WASTE STATES, QUANTITIES, AND CHARACTERISTICS

01 PHYSICAL STATES (Check all that apply)

- _ A SOLID
- _ B POWDER, FINES
- X C SLUDGE
- _ E SLURRY
- X F LIQUID
- _ G GAS
- _ D OTHER _____ (Specify)

02 WASTE QUANTITY AT SITE (Measures of waste quantities must be independent)

- TONS 3 to 7/year
- CUBIC YARDS _____
- NO OF DRUMS _____

03 WASTE CHARACTERISTICS (Check all that apply)

- X A TOXIC
- _ B CORROSIVE
- _ C RADIOACTIVE
- X D PERSISTENT
- _ E SOLUBLE
- _ F INFECTIOUS
- _ G FLAMMABLE
- _ H IGNITABLE
- _ HIGHLY VOLATILE
- _ EXPLOSIVE
- _ K REACTIVE
- _ L INCOMPATIBLE
- _ M NOT APPLICABLE

III. WASTE TYPE

CATEGORY	SUBSTANCE NAME	01 GROSS AMOUNT	02 UNIT OF MEASURE	03 COMMENTS
SLU	SLUDGE	6,000-14,000	lbs./year	Solid wastes were generated over a 12-
OLW	OILY WASTE			month period. This figure varies, de-
SOL	SOLVENTS			pending on business volume and product
PSD	PESTICIDES			mix.
OCC	OTHER ORGANIC CHEMICALS			
IOC	INORGANIC CHEMICALS			
ACD	ACIDS			
BAS	BASES			
MES	HEAVY METALS			

IV. HAZARDOUS SUBSTANCES (See Appendix for most frequently cited CAS Numbers)

01 CATEGORY	02 SUBSTANCE NAME	03 CAS NUMBER	04 STORAGE/DISPOSAL METHOD	05 CONCENTRATION	06 MEASURE OF CONCENTRATION
MES	lead	7435-92-1	drummed sludge	unknown	
MES	chromium	7440-47-3	drummed sludge	unknown	

V. FEEDSTOCKS (See Appendix for CAS Numbers)

CATEGORY	01 FEEDSTOCK NAME	02 CAS NUMBER	CATEGORY	01 FEEDSTOCK NAME	02 CAS NUMBER
FDS			FDS		
FDS			FDS		
FDS			FDS		
FDS			FDS		

VI. SOURCES OF INFORMATION (Cite specific references, e.g. state files, sample analysis, reports)

MOS FIT 3. Preliminary assessment; site visit. April 26, 1989.
EPA File Information.
PA DER File Information.

EPA

POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION
01 STATE: PA | 02 SITE NUMBER: 2423

II. HAZARDOUS CONDITIONS AND INCIDENTS

01 ☐ A GROUNDWATER CONTAMINATION
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☒ B SURFACE WATER CONTAMINATION
02 ☒ OBSERVED (DATE 6/25/87) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED unknown
04 NARRATIVE DESCRIPTION

There was an unauthorized discharge of wastewater into Codorus Creek. The spill was a result of a malfunctioning float bulb on treatment tank.

01 ☐ C CONTAMINATION OF AIR
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ D FIRE/EXPLOSIVE CONDITIONS
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ E DIRECT CONTACT
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ F CONTAMINATION OF SOIL
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 AREA POTENTIALLY AFFECTED _____ (Acres)
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ G DRINKING WATER CONTAMINATION
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ H WORKER EXPOSURE/INJURY
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 WORKERS POTENTIALLY AFFECTED _____
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ I POPULATION EXPOSURE/INJURY
02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED _____
04 NARRATIVE DESCRIPTION

None reported or observed.

EPA

POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION
01 STATE: PA | 02 SITE NUMBER: 2423

II. HAZARDOUS CONDITIONS AND INCIDENTS (Continued)

01 ☐ J. DAMAGE TO FLORA — 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ K. DAMAGE TO FAUNA — 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION (Include names of species)

None reported or observed.

01 ☐ L. CONTAMINATION OF FOOD CHAIN — 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ M. UNSTABLE CONTAINMENT OF WASTES (Spills, runoff, standing liquids, leaking drums) — 02 ☐ OBSERVED (DATE _____) ☐ POTENTIAL ☐ ALLEGED
03 POPULATION POTENTIALLY AFFECTED: _____ — 04 NARRATIVE DESCRIPTION

None reported or observed.

01 ☐ N. DAMAGE TO OFFSITE PROPERTY — 02 ☒ OBSERVED (DATE 6/26/87) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

PA DER inspection upon report of the spill revealed a yellow pigment residual along the storm drain outlet. During the NUS site visit on September 26, 1989, no residual was observed along the outlet pipe.

01 ☐ O. CONTAMINATION OF SEWERS, STORM DRAINS, WWTPs — 02 ☒ OBSERVED (DATE 6/25/87) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

A malfunctioning float bulb on the treatment tank allowed wastewater to overflow the tank and drain into a floor drain, which connected to the storm sewer and discharged into Codorus Creek.

01 ☐ P. ILLEGAL/UNAUTHORIZED DUMPING — 02 ☒ OBSERVED (DATE 6/25/87) ☐ POTENTIAL ☐ ALLEGED
04 NARRATIVE DESCRIPTION

There was an unauthorized discharge of wastewater onto Codorus Creek.

05 DESCRIPTION OF ANY OTHER KNOWN, POTENTIAL, OR ALLEGED HAZARDS

None reported or observed.

III. TOTAL POPULATION POTENTIALLY AFFECTED: _____

IV. COMMENTS

V. SOURCES OF INFORMATION (Cite specific references, e.g., state files, sample analysis, reports)

NUS FIT 3. Preliminary assessment; site visit. April 26, 1989.
EPA File Information.
PA DER File Information.

6.0 REFERENCES FOR SECTIONS 1.0 THROUGH 5.0

1. United States Geological Survey. York, Pennsylvania Quadrangle, 7.5 Minute Series. Topographic Map. 1954, photorevised 1973. Combined with West York, Pennsylvania Quadrangle, 7.5 Minute Series. Topographic Map. 1954, photorevised 1973; Dover, Pennsylvania Quadrangle, 7.5 Minute Series. Topographic Map. 1963, photorevised 1973; and York Haven, Pennsylvania Quadrangle, 7.5 Minute Series. Topographic Map. 1964, photorevised 1972.

2. NUS Corporation, FIT 3. Preliminary assessment; site visit. TDD No. F3-8903-53, April 25, 1989.

3. Rohrer, Robert C., General Manager, Keystone Color Works, Incorporated, with Michael McCarthy, NUS FIT 3. Meeting. April 26, 1989.

4. United States Environmental Protection Agency. Notification of Hazardous Waste Activity. EPA Form 8700-12, OMB Approved No. 158-S790.6, July 16, 1980.

5. United States Environmental Protection Agency. Acknowledgement of Notification of Hazardous Waste Activity, EPA Form 8700-12B (4-80). October 9, 1980.

6. United States Environmental Protection Agency. Application for a Hazardous Waste Permit, Consolidated Permits Program. EPA Form 3510-1, Form Approved OMB No. 158-R0175. October 21, 1980.

7. United States Environmental Protection Agency. Acknowledgement of Application for a Hazardous Waste Permit. December 11, 1980.

8 United States Environmental Protection Agency. Conditions of Operation during Interim Status. August 5, 1981.

9. Budd, William, Pennsylvania Department of Environmental Resources, to Robert Hamme, General Manager, Keystone Color Works. Telephone Communication. April 30, 1981.

10. Walsh, William, Pennsylvania Department of Environmental Resources, with Robert Hamme, Manager, Keystone Color Works. Record of Communication. December 9, 1981.

11. Henry, Joan, United States Environmental Protection Agency, with Paul Eyster, Keystone Color Works. Status of TSD Facility; Record of Communication. February 6, 1984.

12. Eyster, Paul, Jr., Chemist, Keystone Color Works, to Joan Henry, United States Environmental Protection Agency. Correspondence. February 6, 1984.

13. Pennsylvania Department of Environmental Resources. Acknowledgement of Application for a Hazardous Waste Permit. December 11, 1980.

14. Pennsylvania Department of Environmental Resources. Industrial Waste Report - Generator Information. Form No. 1, February 24, 1987.

15. Hamme, Robert E., Vice President and General Manager, Keystone Color Works, to Commonwealth of Pennsylvania. Quarterly Report. July 29, 1981.

16. Rohrer, Robert, General Manager, Keystone Color Works, to Ken Beard, Pennsylvania Department of Environmental Resources. Correspondence. February 20, 1986. (Removal of Keystone Color Works, Incorporated from the Hazardous Waste Generator List).

17. Pennsylvania Department of Environmental Resources, Bureau of Solid Waste Management. Notification of Hazardous Waste Activity. PA DER Form ER-SWM-53, Rev. March 1982. February 20, 1986.

18. Pennsylvania Department of Environmental Resources, Bureau of Solid Waste Management. Inspection Report, Denotification Inquiry. May 22, 1986.

20. Pennsylvania Department of Environmental Resources, Bureau of Solid Waste Management, to Keystone Color Works, Incorporated. Notice of Violation. August 7, 1987.

21. Rohrer, Robert, General Manager, Keystone Color Works, to Janice Gutkowksi, Pennsylvania Department of Environmental Resources. Response to Unauthorized Discharge of Wastewater into Codorus Creek.

22. Rudisill, Stanley E., Water Quality Compliance Specialist, Pennsylvania Department of Environmental Resources, to Keystone Color Works, Incorporated. Settlement of Violation Notification. October 9, 1987.

23. York Water Company. Gravity and Repumped System; Water Distribution Map. 1983.

24. Bissley, Robert, York Water Company, with Thomas Pearce, NUS FIT 3. Telecon. February 21, 1986.

25. Barnhart, Dale, York Water Company, with James Criswell, NUS FIT 3. Telecon. April 21, 1988.

26. Pennsylvania Department of Environmental Resources, Bureau of Topographic and Geologic Survey. Groundwater Inventory System. 1984.

27. Pennsylvania Department of Environmental Resources, Title 25 Rules and Regulations Part 1, Department of Environmental Resources, Subpart C. Protection of Natural Resources Article II. Water Resources Chapter 93. Water Quality Standards p. 93.28.

28. Lloyd, O.B. Jr., and D C. Growitze, Pennsylvania Geological Survey. Groundwater Resources of the Central and Southern York County, Pennsylvania. Water Resource Report 42, 1977.

29. Taylor, L.E., and W.H. Werkheiser, Pennsylvania Geological Survey. Groundwater Resources of the Lower Susquehanna River Basin, Pennsylvania. Water Resource Report 57, 1984.

30. Wilshusen, J.P., Pennsylvania Geological Survey. Environmental Geology of the Greater York Area, York County, Pennsylvania. Environmental Geology Report 6, 1979.

31. United States Department of Agriculture, Soil Conservation Service. Soil Survey of York County, Pennsylvania. 1963.

32. National Oceanic and Atmospheric Administration. Climatography of the United States. Local Climatological Data, Annual Summary with Comparative Data. York, Pennsylvania. 1983.

33. Rand McNally Commercial Reference Map and Guide. Pennsylvania. 1983.

34 Kulp, Charles, United States Department of the Interior, Fish and Wildlife Service, to Garth Glenn, NUS FIT 3. Correspondence. May 11, 1987.

35. Rohrer, Robert C., General Manager, Keystone Color Works, Incorporated, to William L Walsh, United States Environmental Protection Agency. Correspondence. April 10, 1989.

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF AIR QUALITY

SCL REGION

NATURAL MINOR (STATE ONLY) OPERATING PERMIT APPLICATION

Section 1: General Information

FOR OFFICIAL USE ONLY

State Only OP #: 67-03092

Reviewed By: Dave Glen

Date: 05-30-00

Comments:

$600.00 Fee Paid

1.1 Application Type

Type of permit for which application is made:

- [X] Initial
- [ ] Renewal
- [ ] Modification

1.2 Plant Information

a) Firm Name: Ohio Blenders of PA Inc. b) Federal Tax ID: 23-2229112

c) Plant Name: Ohio Blenders York

d) Permit Contact: Jeffery Turnow e) Telephone: (717) 848-2537

f) SIC Code: 2048 g) Description of SIC Code: Prepared Feed & Feed Ingredients for Animals and Fowls Except Dogs and Cats

h) County: York i) Municipality: City of York

1.3 Mailing Information

Name: Jeffery Turnow Title: Manager

Address: PO Box 1306 York PA 17405

Telephone Number: 717 848-2537

1.4 Certification of Truth, Accuracy and Completeness

This certification must be signed by a responsible official. Applications without a signed certification will be returned as incomplete.

Subject to the penalties of Title 18 Pa. C.S. Section 4904 and 35 P.S. Section 4009 (b) (2), I certify under penalty of law that, based on information and belief formed after reasonable inquiry, the statements and information contained in this application are true, accurate, and complete.

(Signed) Jeffery Turnow Date 5/5/2000

Name (Typed) Jeffery Turnow Title: Manager

Section 2: Site Inventory

2.1 *Site Inventory*

Give a complete listing of all air pollution sources and control equipment. Duplicate this page as necessary.

Unit ID #	Company Designations	Unit Description
EL 1	Big Leg	90' bucket elevator leg
EL 2	Small Leg	70' bucket elevator leg
HM 1	Hammer mill	Jacobson Hammer mill
LO 1	Load out	articulated screw conveyor system used for loading bulk trucks
S 1	Screener	4'x10' reciprocating screener
TA 1	Track auger	below grade screw conveyor, used for unloading bulk railcars & trucks
B 1	Bagger	Packages bulk product into 50# paper bags
EL 3	Drag Loader	Drag conveyor system for direct transfer from railcar to truck
DC 1	Big dust collector	Carter-Day fabric collector 72 RJ 48
DC 2	Small dust collector	Carter-Day fabric collector 12 LRJ 24
DC 3	Fox dust collector	GA Rolfes fabric collector

Section 3: Source Information

Complete this section for each source at this site.

3.1 General Source Information

a) Unit ID Number: EL 1 b) Company Designation: Big Leg

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☑ Process

d) Plan Approval or Operating Permit Number: (old number 67-317-030)

e) Manufacturer: Sprout Waldron f) Model Number N.A.

g) Unit Description: 90' bucket elevator leg

h) Rated ~~Heat Input~~ Thruput: 90 ton/hr. i) Installation Date: 1955

j) Type of Fuel: electric k) Annual Fuel Usage: NA

l) Sulfur Content of Fuel (%): -0-

Incinerators: Complete the following additional information

a) Incinerator Capacity: _____ Lbs/Hr b) Waste Type: _____

c) Primary Burner Heat Input: _____ Units: _____

d) Secondary Burner Heat Input: _____ Units: _____

e) Incinerator Class: _____

3.2 Actual Emission Estimates:

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
fugative feed ingredients,		
primarily dehydrated alfalfa		

Section 3: Source Information

Complete this section for each source at this site.

3.1 *General Source Information*

a) Unit ID Number: EL2 b) Company Designation: Small Leg

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☑ Process

d) Plan Approval or Operating Permit Number : (old number 67-317-030)

e) Manufacturer: York f) Model Number NA

g) Unit Description: 70' bucket elevator leg

h) Rated ~~Heat Input~~/Thruput: 90 ton/hr i) Installation Date: 1994

j) Type of Fuel: electric k) Annual Fuel Usage: NA

l) Sulfur Content of Fuel (%): —0—

Incinerators: Complete the following additional information

a) Incinerator Capacity: _____ Lbs/Hr b) Waste Type: _____

c) Primary Burner Heat Input: _____ Units: _____

d) Secondary Burner Heat Input: _____ Units: _____

e) Incinerator Class: _____

3.2 *Actual Emission Estimates:*

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
Soybean seed ingredients primarily dehydrated alfalfa		

Section 3: Source Information

Complete this section for each source at this site.

3.1 *General Source Information*

a) Unit ID Number: HM 1 b) Company Designation: Hammer mill

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☒ Process

d) Plan Approval or Operating Permit Number: (old number 67-317-030)

e) Manufacturer: Jacobson f) Model Number 8-D universal

g) Unit Description: Hammer mill

h) Rated ~~Heat Input~~/Thruput: 15 ton/hr i) Installation Date: 1982

j) Type of Fuel: electric k) Annual Fuel Usage: NA

l) Sulfur Content of Fuel (%): -0-

Incinerators: Complete the following additional information

a) Incinerator Capacity: _____ Lbs/Hr b) Waste Type: _____

c) Primary Burner Heat Input: _____ Units: _____

d) Secondary Burner Heat Input: _____ Units: _____

e) Incinerator Class: _____

3.2 *Actual Emission Estimates:*

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
fugative feed ingredients		
primarily dehydrated alfalfa		

Section 3: Source Information

Complete this section for each source at this site.

3.1 *General Source Information*

a) Unit ID Number: L01 b) Company Designation: Load Out

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☑ Process

d) Plan Approval or Operating Permit Number : (old number 67-317-030)

e) Manufacturer: Ohio Blenders f) Model Number N A

g) Unit Description: articulated truck loader

h) Rated ~~Heat Input~~/Thruput: 60 ton/hr i) Installation Date: 1987

j) Type of Fuel: electric k) Annual Fuel Usage: N A

l) Sulfur Content of Fuel (%): -0-

Incinerators: Complete the following additional information

a) Incinerator Capacity: Lbs/Hr b) Waste Type:

c) Primary Burner Heat Input: Units:

d) Secondary Burner Heat Input: Units:

e) Incinerator Class:

3.2 *Actual Emission Estimates:*

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
fugative feed ingredients		
primarily dehydrated alfalfa		

Section 3: Source Information

Complete this section for each source at this site.

3.1 General Source Information

a) Unit ID Number: S 1 b) Company Designation: Screener

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☒ Process

d) Plan Approval or Operating Permit Number :

e) Manufacturer: RotaX f) Model Number NA

g) Unit Description: 4'x 10' reciprocating screener

h) Rated ~~Heat Input~~/Thruput: 10 Ton/hr i) Installation Date: June, 2000

j) Type of Fuel: electric k) Annual Fuel Usage: N.A

l) Sulfur Content of Fuel (%): -- 0 --

Incinerators: Complete the following additional information

a) Incinerator Capacity: Lbs/Hr b) Waste Type:

c) Primary Burner Heat Input: Units:

d) Secondary Burner Heat Input: Units:

e) Incinerator Class:

3.2 Actual Emission Estimates:

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
fugative fine particulate		

Section 3: Source Information

Complete this section for each source at this site.

3.1 *General Source Information*

a) Unit ID Number: TA 1 b) Company Designation: Track auger

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☒ Process

d) Plan Approval or Operating Permit Number : (old number 67-317-030)

e) Manufacturer: Ohio Blenders f) Model Number NA

g) Unit Description: below grade screw conveyor system

h) Rated Heat Input/Thruput: _____ i) Installation Date: 1982

j) Type of Fuel: electric k) Annual Fuel Usage: NA

l) Sulfur Content of Fuel (%): -0-

Incinerators: Complete the following additional information

a) Incinerator Capacity: _____ Lbs/Hr b) Waste Type: _____

c) Primary Burner Heat Input: _____ Units: _____

d) Secondary Burner Heat Input: _____ Units: _____

e) Incinerator Class: _____

3.2 *Actual Emission Estimates:*

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
fugative feed ingredients		
primarily dehydrated alfalfa		

Section 3: Source Information

Complete this section for each source at this site.

3.1 *General Source Information*

a) Unit ID Number: B 1 b) Company Designation: Bagger

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☒ Process

d) Plan Approval or Operating Permit Number: (old number 67-317-030)

e) Manufacturer: St. Regis Paper f) Model Number 718

g) Unit Description: Force Flow Packer

h) Rated ~~Heat Input~~/Thruput: 5-50lb bags/min. i) Installation Date: 1985

j) Type of Fuel: electric k) Annual Fuel Usage: N A

l) Sulfur Content of Fuel (%): -0-

Incinerators: Complete the following additional information

a) Incinerator Capacity: _____ Lbs/Hr b) Waste Type: _____

c) Primary Burner Heat Input: _____ Units: _____

d) Secondary Burner Heat Input: _____ Units: _____

e) Incinerator Class: _____

3.2 *Actual Emission Estimates:*

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
fugative feed ingredients		
primarily dehydrated alfalfa.		

Section 3: Source Information

Complete this section for each source at this site.

3.1 *General Source Information*

a) Unit ID Number: EL 3 b) Company Designation: Drag Loader

c) Source Type (check one): ☐ Combustion ☐ Incinerator ☒ Process

d) Plan Approval or Operating Permit Number : (old number 67-317-029)

e) Manufacturer: Essmueller Co. f) Model Number 1824 HF 88

g) Unit Description: High-Flite Incline Conveyer

h) Rated ~~Heat Input~~/Thruput: 120 ton/hr i) Installation Date: 1996

j) Type of Fuel: electric k) Annual Fuel Usage: NA

l) Sulfur Content of Fuel (%): -0-

Incinerators: Complete the following additional information

a) Incinerator Capacity: _____ Lbs/Hr b) Waste Type: _____

c) Primary Burner Heat Input: _____ Units: _____

d) Secondary Burner Heat Input: _____ Units: _____

e) Incinerator Class: _____

3.2 *Actual Emission Estimates:*

Pollutants	Quantity (lb/hr)	Quantity (tons per year)
fugative feed ingredients		

Section 4: Control Device Information (Duplicate this Section as needed)

4.1 General Control Device Information

a) Unit ID Number: DC 1 b) Company Designation: Big dust collector

c) Used By Sources: EL1, EL2, HM1, LO1, TA1, S1

d) Type: Fabric Collector

e) Pressure Drop in H20: 1 in wg f) Estimated Capture Efficiency: 99.999%

g) Scrubber Fluid Flow Rate (GPM): NA

h) Manufacturer: Carter Day i) Model Number: 72 RJ 48

j) Installation Date: 1992

k) Control Efficiency Estimates for this control device:

Pollutant or CAS Number	Estimated Control Efficiency	Basis for Efficiency Estimate
fugitive alfalfa dust	99.9%	Manufacturer claim

Section 4: Control Device Information (Duplicate this Section as needed)

4.1 General Control Device Information

a) Unit ID Number: DC 2 b) Company Designation: Small dust Collector

c) Used By Sources: B1

d) Type: Fabric collector

e) Pressure Drop in H20: 1 in. wg. f) Estimated Capture Efficiency: 99.999%

g) Scrubber Fluid Flow Rate (GPM): NA

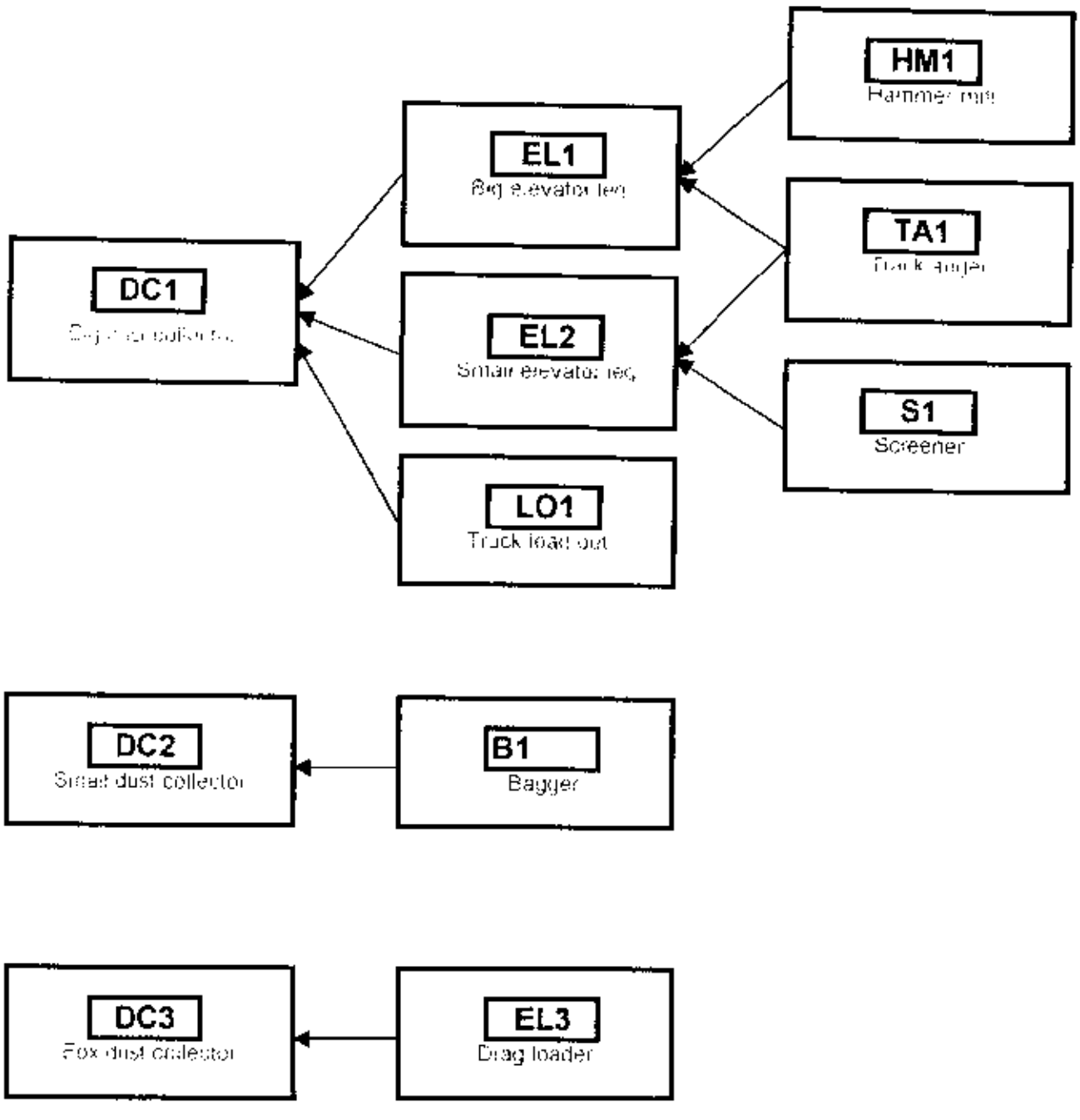
h) Manufacturer: Carter Day i) Model Number: 12 LRJ 24

j) Installation Date: 1988

k) Control Efficiency Estimates for this control device:

Pollutant or CAS Number	Estimated Control Efficiency	Basis for Efficiency Estimate
fugitive alfalfa dust	99.9%	Manufacturer claim

Flow Chart



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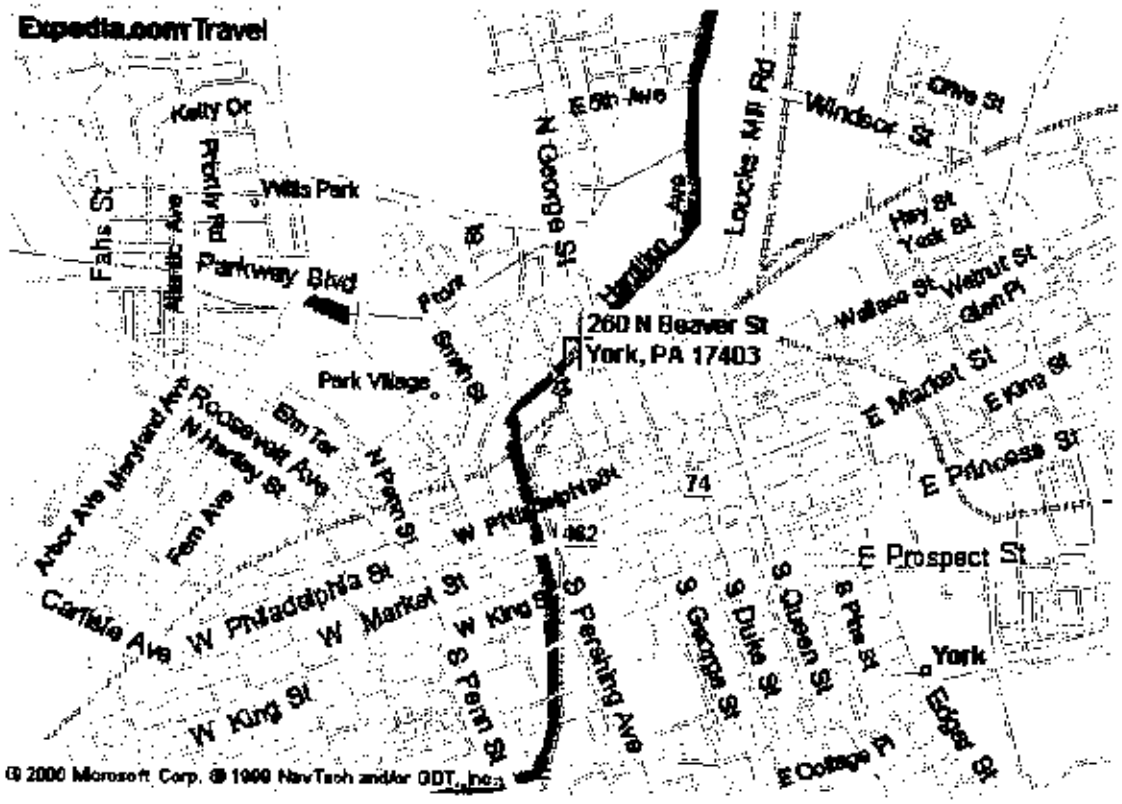

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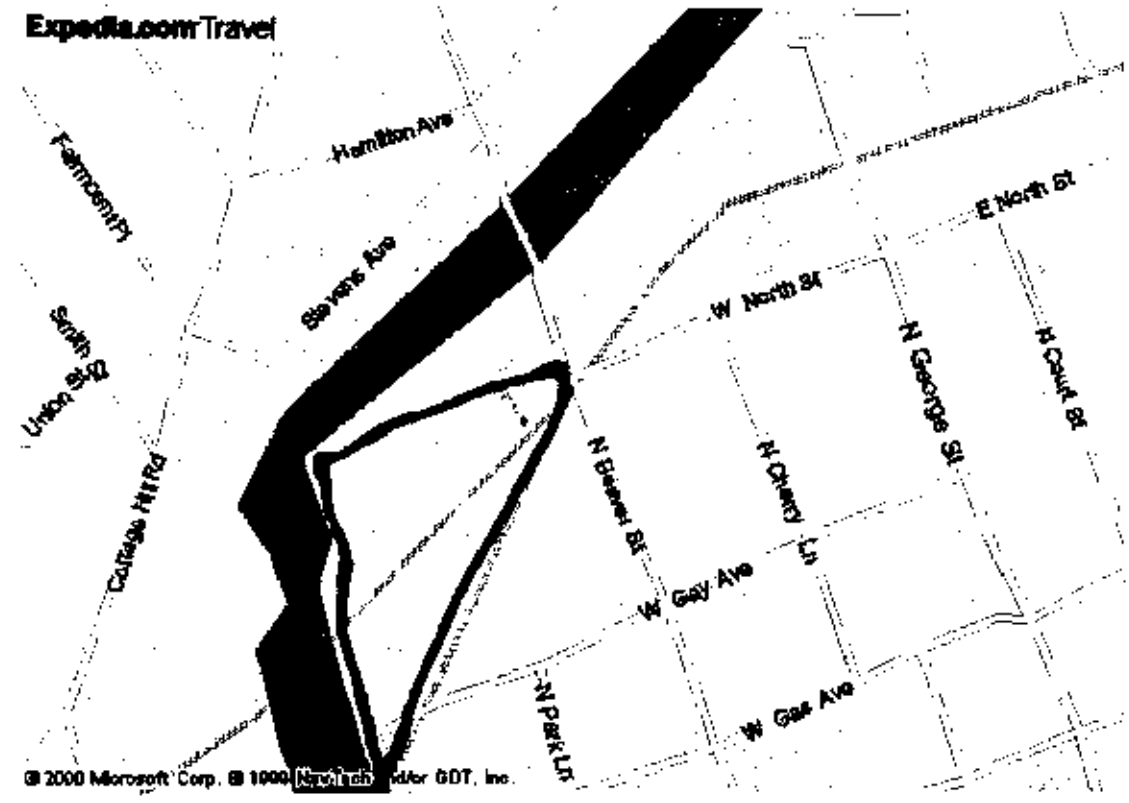


Appendix H

Storage Tank Closure Documents
208-236 North Beaver Street

Diamond State Environmental, Inc.

R.D.#2 Box 228
Shippensburg, PA 17257
(717) 532-6202

March 5, 1990

York Bank and Trust co.
107 West Market Street
York, Pa. 17401

Subject: Property
Weaver's Auto Body
216 North Beaver Street
York, Pa.17401

Dear Blair,

In regard to our recent telephone conversation concerning the removal of underground storage tanks at the Weavor property. This letter is to confirm that on May 6,1987, Diamond State Environmental, Inc. did remove(5)20,000# storage tanks,(2) 550 gallon tanks, (1)1,000 gallon tank and filled (1) 15,000 gallon storage tank with sand. This was done in accordance with the State Police Fire Marshall Code, which at that time required,"Any tanks not in use must be filled or removed." Mr. Weaver chose to have his tanks removed.

This letter is only to confirm that the above work was completed by Diamond State Environmental,Inc.

If we may be of any further assistance concerning this matter, you may contact us at (717) 532-6202.

Sincerely,

Joseph B. Hazzard Sr.

Joseph B. Hazzard,Sr.

JBH/emh

DIAMOND STATE ENVIRONMENTAL, INC.

(302) 378-0264
(717) 532-6202

Proposal 5/5/87

Weaver's Auto Body
216 North Beaver Street
York, PA 17403

Diamond State Environmental, Inc. proposes to perform the following:

1. Remove five 20,000 gallon storage tanks.
2. Remove two 550 gallon storage tanks.
3. Remove one 1,000 gallon storage tank.
4. Fill one 15,000 gallon storage tank.
5. Remove vent and product line where possible.
6. Back fill.
7. Remove plate form and pump in rear of property.
8. Haul tanks away.
9. Back fill will be obtained by owner but paid for from this bid, not to exceed $5,100.00.
10. Owner will have tanks pumped dry.

Total cost including sales tax: $15,200.00.

Sincerely,

Joseph D. Hazzard

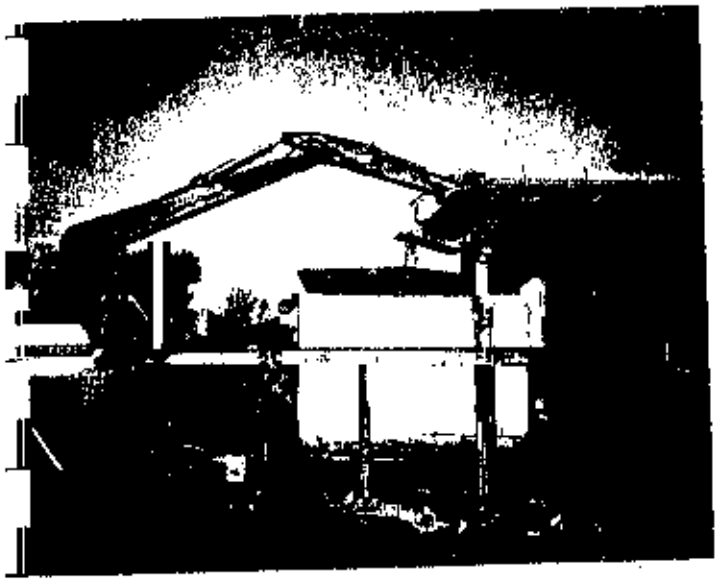
Joseph D. Hazzard, Field Representative
Diamond State Environmental, Inc.

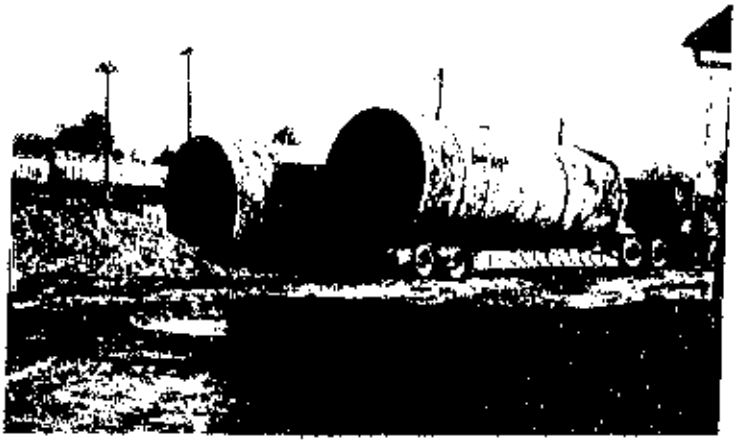
6-9-87

Signing of this Proposal Constitutes an Agreement Subject to Terms and Conditions on Reverse Side.

Weaver's Auto Body J.W. Weaver

- BARB PLEASE PUT THIS IN OUR FILE
THANX, TRACEY KRAFT





ENVIRO -AB, INC.
Analytical Services for Water • Wastewater • Industry • Agriculture
1221 HANOVER RD. • YORK, PA 17404-6289 PHONE (717) 225-5580

Weaver's Auto Body
Attn: Bill Kraft
216 N. Beaver St.
York, Pa 17403

03-12-90
LABORATORY ANALYSIS REPORT

SAMPLE NAME: Soil Samples #1,#2,#3
DATE SAMPLED: 03-08-90
COLLECTED BY: Client

Parameter	Result	Limit of Detection
Total Petroleum Hydrocarbons in soil #1 (dry weight basis)	< 6 ppm	6 ppm
Total Petroleum Hydrocarbons in soil #2 (dry weight basis)	< 6 ppm	6 ppm
Total Petroleum Hydrocarbons in soil #3 (dry weight basis)	< 6 ppm	6 ppm

Method: SW846-3540/EPA 418.1

Respectfully submitted,

ENVIRO-LAB, INC.
Reviewed and approved by:

Robert L. Weaver
Director