



Chip's Service Station

Address: 4360 Acme Rd
Frankfort, NY 13357

Tax ID: 119.27-1-13, 119.27-1-14,
119.27-1-15

Acreeage: 0.5

Site Ownership (Private/Public) & Owner: Private - Richard Cassella

Zoning: Commercial

Current Site Use: Unoccupied

Utilities: Public water, sewer, gas, electric connections available.

Improvements: Commercial structure with residential attached-deteriorated.

Environmental Reports Completed Under HCIDA EPA Grant (PHI, PHII, RA): Phase I 8/22 and
Phase II 8/22

Additional Environmental Reports: None

Environmental Concerns: The Site has operated as a gas station since at least 1935. The Site currently
has at least 7 underground storage tanks, 3 active. A Phase II ESA conducted in 2022 by HRP did not
identify contaminated soils downgradient of the active tanks. Soil sampling downgradient of the
inactive tanks was not conducted due to issues accessing the location.

Status of Known Contamination: No VOC, SVOC, metals in soil or groundwater over applicable standards. No sampling has been conducted downgradient from the inactive USTs or beneath any of the USTs. It is unknown whether contamination exists below the USTs. Seven USTs are still in place.

Asbestos: Moderate potential - Based upon the age of structures at the Site hazardous building materials may be present in the building structure.

Potential Future Use: Parking lot for nearby bike trail.

Access: Granted

Current Status: Waiting to meet with comptroller's office regarding entry into program.

Path Forward: UST removal/closure

