

October 4, 2022

City of Rome  
Matthew Andrews, Planner  
Department of Economic Development  
198 North Washington Street  
Rome, New York 13340

**Subject: Environmental Desktop Audit**  
**233-235 West Dominick Street, Rome, New York 13340**  
**Lu Project No. 50208-10**

Dear Mr. Andrews,

The City of Rome engaged Lu Engineers to conduct an Environmental Desktop Audit at 233-235 West Dominick Street, City of Rome, Oneida County, New York in September 2022. As described herein, this audit was prepared in general accordance with provisions of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process (ASTM Designation: E1527-21). A complete Phase I ESA was not completed on this property.

The Scope of the Environmental Desktop Audit consisted of a review of Federal, State, and local records to determine if the Site is listed on regulatory databases required to be reviewed to ensure ASTM compliance. Information was obtained from the New York State Department of Environmental Conservation (NYSDEC), Oneida County Health Department, and City of Rome through Freedom of Information Law (FOIL) requests for review. Historical information was obtained through review of 1955, 1994, 2003, 2008, 2013 and 2015 aerial photographs (NYSGIS Clearinghouse and NETRonline), 1930-1971 Sanborn Maps (EDRnet) and 1907 City of Rome Atlas Map. In addition, a prior assessment was conducted by Lu Engineers in 2019.

The following information has been obtained relative to environmental conditions associated with the subject property:

- 1) Property Location:  
The property is located on the south side of W. Dominick Street and is currently unoccupied and addressed as 233-235 W. Dominick Street.
- 2) Review of Federal, State and Local Regulatory Records:  
There are no regulatory records listed for the Site.
- 3) NYSDEC FOIL request information:  
A FOIL request was submitted on September 26, 2022. As of the date of this assessment, a response has not been received.

Any pertinent information obtained from the NYSDEC will be forwarded to your attention. A FOIL request submitted as part of the prior investigation in 2019 indicated that there are no records on file for the property.

4) Oneida County Health Department FOIL request information:

A FOIL request was submitted on October 4, 2022. As of the date of this report no response has been received. Any pertinent information obtained from the Oneida County Health Department will be forwarded to your attention. A FOIL request submitted as part of the prior investigation in 2019 indicated that there are no records on file for the property.

5) City of Rome FOIL request information:

A FOIL request was submitted on September 26, 2022. As of the date of this report no response has been received. Any pertinent information obtained from the City of Rome will be forwarded to your attention.

Assessment records obtained as part of a prior investigation in 2019 indicate that the property SBL is 242.049-1-33 and is addressed as 233-235 W. Dominick Street. The property is a 0.07-acre parcel owned by John Bear, LLC since 2017. Prior owners of the Site include John Tebbetts from 2011 to 2017 and Mimi Berkowitz prior to 2011. The property was constructed in 1940 as a 7,325 square foot attached row building.

6) Historical information:

233 West Dominick Street was occupied by *Farmer's* Hotel from the late 1880s to the 1900s; a bicycle repair shop from the 1910s to the 1940s with a gasoline tank identified adjacent to the north of the parcel on the 1924 Sanborn Map, occupied by *Modern Signs Display* in the 1940s to the 1950s, and was not listed in the 1960s to the present street directories.

235 West Dominick Street was identified as a "saloon" or "tailor" from the 1910s to the 1940s, listed as National Accessories Stores, auto accessories in the 1940s and 1950s as well as Rome Billiard Academy in the late 1950s, Photo Center in the 1960s to the early 1980s, Jerie's Jewelers from the late 1980s to the early 2000s and was not listed in the 2010s street directories.

In the 1930s, 233-235 West Dominick Street were occupied by *New Steam Laundry*.

Based on the information reviewed for this audit, further environmental assessment is necessary for this property regarding the past presence of a gasoline tank adjacent to the north of the property on the 1924 Sanborn Map and the past use of the property as *New Steam Laundry* in the in the 1930s. This evaluation identified a potential hazard, the City of Rome certifies that all recommendations provided by the environmental professional will be followed and, with the guidance of the environmental professional, ensure the site meets ORC policy. I, Janet M. Bissi, certify that I am an environmental professional as per ASTM E1527.

Lu Engineers certifies the accuracy of the Environmental Desktop Audit, to the best of our knowledge, based on the information collected as described in the Scope of Work. A copy of information collected as part of the audit will be kept on file at the offices of Lu Engineers. This information is available at your request.



If you have any questions, please do not hesitate to call.

Respectfully submitted,

LU ENGINEERS

Sincerely,

*Janet M Bissi, CHMM*

Janet M. Bissi, CHMM  
Environmental Specialist

