

# **PHASE I ENVIRONMENTAL ASSESSMENT**

*Esselte-Pendaflex Company, Inc.  
71 Clinton Road  
Garden City, New York 11530*

*September 1995*

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## **1.0 INTRODUCTION**

### **1.1 PURPOSE**

Norfolk Environmental (Norfolk) has completed a Phase I Environmental Assessment of the Esselte-Pendaflex Company, Inc. located at 71 Clinton Road in the Village of Garden City, Nassau County, New York (subject property). The site investigation was conducted by Matthew Gallo of Norfolk. The subject property was also inspected by Robert Ehlers and Michael Cody, P.G. of Norfolk. Mr. Rudy Brockhagen, Facility Engineer, was present during the on-site investigation of the subject property. This report has been prepared for review by Lazarus Berman Associates. The assessment was conducted to evaluate if environmental conditions exist that could restrict utilization of the subject property or represent grounds for liability.

### **1.2 SCOPE OF WORK**

The assessment was conducted in conformance with the scope and limitations of ASTM Standards E 1527-94 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Additional non-ASTM scope considerations included a preliminary visual survey for asbestos containing materials.

The scope of services included the following tasks:

- An on-site reconnaissance of the property to identify recognized environmental conditions;
- Observation, to the extent possible from public thoroughfares and the subject property, of adjacent properties and properties in the vicinity of the subject property for land use and recognized environmental conditions;
- Interviews with site occupants and governmental agencies;

- A review of environmental agency databases readily available and accessible by computer; and
- A review of the site history, including a 50 year ownership history provided by the current occupants and Nassau County tax records, and a review of historical aerial photographs at the Nassau County Department of Planning.

### ***Physical Property Evaluation***

Norfolk performed an on-site inspection of the property. The inspection was conducted to identify the presence of visual signs of contamination, storage tanks, polychlorinated biphenyls (PCB)-containing equipment, asbestos, discharges, emissions or any other condition of environmental concern.

### ***Review of Surrounding Property***

As part of the assessment, Norfolk attempted to identify any adjacent operations or facilities that could have negatively impacted the subject property. Additionally, when conducting the regulatory agency review task, Norfolk requested information regarding the surrounding property to determine if there were any documented or suspected hazardous waste disposal sites, hazardous material releases or other environmental conditions of concern within a one-half mile radius of the subject property. Norfolk also attempted to identify sensitive environmental areas (such as wetlands, surface water bodies, flood plains, etc.) either on or adjacent to the property.

### ***Asbestos-Containing Building Materials***

The building located on the subject property was visually inspected for the presence of potential asbestos-containing materials (ACM). This visual survey was conducted only in areas of the building that were readily accessible. Areas that would have required removal or disturbance of structural components, ceiling panels, fixtures or other building materials in order to permit access were not

included as part of this survey. This non-intrusive ACM review was conducted to determine whether a formal ACM survey and sampling program would be necessary in the event of a Phase II Environmental Assessment.

### ***Regulatory Review***

Norfolk conducted a detailed regulatory review by contacting applicable federal, state and local agencies to identify environmental related regulatory requirements and compliance records, known or suspected hazardous material disposal or storage issues, recorded spills, discharges or other incidents of environmental concern known to have occurred at or adjacent to the subject property.

### ***Historical Ownership and Use Review***

Norfolk reviewed available historical information, records of previous property ownership or use, maps, photographs and other documents to evaluate the potential that historical utilization of the property may have resulted in adverse environmental impact.

## ***1.3 LIMITATIONS***

The findings and conclusions set forth in this report are based upon information that was available to Norfolk during its inspection of the property. If new information becomes available concerning the property after this date, or if the property is used in the future in a manner other than that which is identified in this report, the findings and conclusions contained herein may have to be modified.

Additionally, while this investigation was performed in accordance with good commercial and customary practice and generally accepted protocols within the consulting industry, Norfolk cannot guarantee that the property is completely free of hazardous substances or other materials or conditions that could subject a tenant or purchaser to potential liability. The presence or absence of any such

condition can only be confirmed through the collection and analysis of soil and groundwater samples, which was beyond the scope of this investigation.

The report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based on the facts currently available within the limits of the existing data, scope of work, budget and schedule. *To the extent that more definitive conclusions are desired by the client than are warranted by the currently available facts, it is specifically Norfolk's intent that the conclusions stated herein will be intended as guidance and not necessarily a firm course of action except where explicitly stated as such.* Norfolk makes no warranties, expressed or implied, including, without limitation, warranties as to merchantability or fitness for a particular purpose. In addition, the information provided to (the client) in this report is not to be construed as legal advice.

While ASTM Standard E-1527 states that the standard practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to liability under the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA) Section 101 (35) (B), Norfolk does not represent that this Phase I work, in and of itself, constitutes "all appropriate inquiry into the previous ownership and uses of the property."

Norfolk is not engaged in environmental auditing and reporting for the purpose of advertising, sales promotion, or endorsement of any client's interests, including raising investment capital, recommending investment decisions, or other publicity purposes. Client acknowledges this report has been prepared for the exclusive use of client and agrees that Norfolk reports or correspondence will not be used or reproduced in full or in part for such purposes, and may not be used or relied upon in any prospectus or offering circular. Client also agrees that none of its advertising, sales promotion, or other publicity matter containing information obtained from this audit and report will mention or imply the name of Norfolk.

Nothing contained in this report shall be construed as a warranty or affirmation by Norfolk that the site and property described in the report are suitable collateral for any loan or that acquisition of such property by any lender through foreclosure proceedings or otherwise will not expose the lender to potential environmental liability.

## **2.0     *PROPERTY DESCRIPTION AND HISTORICAL USES***

As mentioned previously, two site visits were conducted by Norfolk Environmental on 31 August and 6 September 1995. Mr. Rudy Brockhagen, Facility Engineer for the Esselte-Pendaflex Company, Inc., was present during the second site visit and was interviewed regarding the subject property, including its past and present uses.

### **2.1     *PROPERTY DESCRIPTION***

The subject property is located at 71 Clinton Road in the Village of Garden City, Nassau County, New York (Section 44, Block D, Lots 355, 356). Main access to the property is via Clinton Road which runs through the Village of Garden City. A site vicinity map is presented in the EDR Environmental Database report in Appendix B.

The subject property consists of an approximately sixteen (16) acre parcel containing thirteen (13) buildings, most of which are interconnected. The subject property is bordered on the north by a narrow strip of land owned by the Village of Garden City, and Stewart Avenue. A school is located north of Stewart Avenue. A second parcel of land owned by the Village abuts the western limit of the subject property along Clinton Road. A park is located west of Clinton Road. A United States Marine Corp reserve facility is located adjacent to the east of the subject property. The Long Island Railroad borders the site to the south. South of the railroad are several warehouses containing various commercial interests along Commercial Avenue. A predominantly residential area is located south of the subject property and Commercial Avenue.

The site grading is essentially flat, although the eastern portion of the property contains a recharge basin. With the exception of an undeveloped wooded portion of the property in the area of the recharge basin, the subject property is either

paved or occupied by the buildings. There are small grassed areas around the Pendaflex office buildings.

The subject property is currently occupied by the Esselte-Pendaflex Company, Inc. (Pendaflex), a manufacturer and distributor of filing and office supplies.

According to Pendaflex representatives, manufacturing operations were gradually phased out during the late 1980's, and no manufacturing has occurred since approximately 1990. The subject property is currently used for corporate offices, warehousing, and distribution. In addition, a separate building on the subject property is leased to the Bank of New York as its Garden City Branch office.

The subject property has a long history of manufacturing since first developed in 1917 by the Curtiss Aeroplane and Motor Corporation as its corporate headquarters and engineering research facility. The subject property was subsequently leased to the Sperry Gyroscope Corporation, until sold to the Oxford File Supply Corporation (1948) which later became Pendaflex. Over the years, the original buildings were modified and additional structures added to the site. The existing buildings, historic use, and approximate date of construction are listed below:

Building	Historic Use	Size	Year Constructed
#1	Offices	70,800 s.f.	1918, 1970
#2	Manufacturing/Warehouse	58,580 s.f.	1918
#3,3a,3b	Research/Manufacturing/Warehouse	32,624 s.f.	1918, 1941
#4	Warehouse	10,447 s.f.	1941
#5,5a	Laboratory/Manufacturing	13256 s.f.	1918, 1967
#6	Metal-Working/Warehouse	5,632 s.f.	1918
#7	Powerhouse	3,565 s.f.	1918
#8	Warehouse	32,200 s.f.	1953
#10	Warehouse	41,580 s.f.	1960
#19	Motor Testing/Manufacturing	8,138 s.f.	1918
Bank of NY	Recreation/Office	5,000 s.f.	1918

A site plan is included as Appendix D. Building 1 is the three story office building. Three elevators are in service in the building. The building was built in 1918, with north wing and south wing additions added in approximately 1970, and has been used historically as office space.

Building 2 was used as a manufacturing and research building by Curtiss, and was also referred to as the wind tunnel building. The building was used for manufacturing and warehouse space by both Sperry and Pendaflex. Building 3 was reportedly used as a research facility by Curtiss, and was referred to as a maintenance building and the Navy Building. This building was used as an experimental laboratory while occupied by Sperry, and for manufacturing and warehousing by Pendaflex. Buildings 4, 5, and 6 were reportedly used for a laboratory and metal storage by Curtiss. Sperry and Pendaflex used the buildings for manufacturing and storage. Building 7 has been used as a powerhouse since construction. Buildings 8 and 10 were built by Pendaflex for warehousing. Building 19 was used predominantly for manufacturing as well, but may have been an engine test center for Curtiss.

Most of the buildings are of concrete block and wood construction, with poured concrete floors. Buildings 8 and 10 have corrugated steel roofing, while the older buildings were constructed with wood roofs. All buildings are fire protected by a sprinkler system.

Steam heat was originally supplied to the facility by coal-fired furnaces, which were eventually replaced with three Superior oil-fired boilers constructed in 1971 in Building 7. One 20,000 gallon underground fuel oil storage tank is currently in use at the facility. The Bank of New York building was heated by an oil-fired burner until approximately 1990, when the building was converted to gas heat. A 3,000 gallon underground storage tank at the bank was reportedly removed at this time.

Norfolk found evidence of former underground storage tanks used at the subject property. Construction plans filed with the Village of Garden City Building Department in 1959 for the construction of Building 10 depict a 10,000 gallon tank adjacent to Building 6 that was to be filled with clean fill and abandoned in place. Another tank adjacent to Building 7 was to be “removed by owner” according to these plans. In addition what appeared to be a tank vent was observed during the site assessment adjacent to where Building 1 joins Building 2. No information was found to document the closure of these tanks or their contents.

Asbestos insulation is present on pipes, hot water tank, and condensate return tank in the boiler room (Building 7). Pipe insulation, which appears to be asbestos-lined air cell, is present on all steam conveyance lines at the facility, with the exception of buildings 8 and 10 which had no visible asbestos. Building 1 had no visible asbestos as the steam conveyance lines were inaccessible; however, given the age of the building it is likely that this material is present on steam lines in this building as well. Some asbestos insulation may have been removed from the Bank of New York building during renovations. Potential asbestos containing pipe insulation remains on pipes in the basement, and no documents as to abatement were available for review by Norfolk.

Sanitary wastewater generated at the facility is discharged to the Nassau County sanitary sewer system. Construction plans filed with the Village of Garden City Building Department in 1959 for the construction of Building 10 depict a septic system south of Building 6 that was most likely used before sewers were installed in the Village. No evidence of any other septic systems, or on the types or volumes of wastes other than sanitary were found.

Storm water either exits the site as sheet flow, or is collected in dry wells or discharged to a recharge basin located on the eastern portion of the site and recharged to groundwater. Construction plans filed with the Village of Garden City Building Department in 1959 for the construction of Building 10 include plans

for the installation of the recharge basin. These plans indicate that one discharge pipe from a single catch basin east of Building 10 was to be installed. Currently there are at least two (2) pipes discharging to the recharge basin.

There are five (5) transformers located on the subject property. These transformers were installed on concrete pads and are owned by the Long Island Lighting Company (LILCO). According to Pendaflex representatives, these transformers have never been tested for PCBs.

The site is currently used for warehouse, distribution, and office operations by Pendaflex. Historically, Pendaflex performed paper conversion activities including printing, rod and paper coating, and the manufacture of press board guides and miscellaneous file folders. These operations historically used various coatings, adhesives, and solvents. Manufacturing operations were gradually phased out during the 1980's, and were completely eliminated in approximately 1990.

Pendaflex is currently listed as a large quantity generator of hazardous waste (EPA# NYD137354957). However, there is no documented evidence that the facility has ever routinely disposed of hazardous wastes. Hazardous waste manifests available for review during this assessment were related to a one-time removal by Chemical Pollution Control, Inc. (NYD082785429) of over fifty (50) drums of various wastes that were improperly stored on the southern portion of the property along Buildings 6 and 10. This clean up was a result of 1986 Nassau County Department of Health (NCDH) violations for storing waste chemicals without a permit, unlabeled drums, rusty/leaking drums not securely closed, drums stored on ground, and no secondary containment. These chemicals included waste flammable solids (reportedly adhesives), waste oils, and 2,000 gallons of waste organic liquids not listed under RCRA. Soil samples were never collected to determine if underlying soils were impacted. There were no records of chemical waste disposal prior to or subsequent to this event.

## **2.2     *PRESENT AND HISTORICAL USES***

The present and historical uses of the subject property were documented from interviews with Pendaflex representatives, information obtained from regulatory agencies, aerial photographs, and Sanborn fire insurance maps.

The site was originally developed in 1917 by the Curtiss Aeroplane and Motor Company (Curtiss). Original development included Buildings 1, 2, 3, 5, 6, 7, 19, and the Bank of New York building. Curtiss used the site for its corporate headquarters and engineering research center for its airplane and motor manufacturing operations. Prototype aircraft, engines, and propellers were also manufactured and tested at this location, with main production occurring at the company's plant in Buffalo, New York.

Curtiss occupied the subject property until approximately 1931, when it leased the site to the Sperry Gyroscope Company (Sperry). Sperry used the site for the research, testing, and production of aircraft instruments and weapons systems through 1948, when the subject property was sold to the Oxford Filing Supply Company, Inc., which later became Pendaflex.

The subject property experienced many renovations and additions during World War II while occupied by Sperry, and later during the 1950s when it was used by Oxford and Pendaflex as a filing supply manufacturing plant. Construction plans filed with the Village of Garden City refer to hydrogen storage sheds adjacent to the south side of Building 3 (now Building 8) that fueled annealing ovens for Sperry. Sperry also constructed a chemical storage building east of Building 19 (now Building 8), and a secretive "Building X" northeast of Building 4 that was demolished in approximately 1946. This building was used for development of fire resistant coatings or instruments for weapon systems during World War II. Multiple dry wells existed in the area that is currently Building 10 as well.

According to Mr. Rudy Brockhagen, Facility Engineer for Pendaflex, the subject property has been associated with the manufacture of filing supplies and office products since approximately 1950. Manufacturing activities were discontinued at the site in approximately 1990, and current operations are limited to warehousing and distribution.

### ***File Review***

According to records reviewed at the Cradle of Aviation Museum located at Mitchell Field, the subject property was originally developed by Glenn Curtiss as the headquarters and engineering center for the Curtiss Aeroplane and Motor Corporation. Apparently, the site was used as the research and development center for aircraft and engines, with manufacturing limited to prototype models. Most of the large scale manufacturing operations for the Curtiss Corporation were located at the plant in Buffalo, New York. An aerial photograph of the site taken in 1918 depict Buildings 1, 2, 3, 5, 6, 7, and the Bank of New York building as part of the original development of the site. Photographs taken of the interior portions of Building 2 in 1918 depict several aircraft fuselages under construction, as well as a wooden floor.

The site was leased to the Sperry Gyroscope Corporation in approximately 1931. According to plans and documents reviewed at the Village of Garden City Building Department, Sperry performed various research and development projects for the United States War Department during World War II. Several of these projects required demolitions, renovations, and additions to buildings on the subject property.

Nassau County tax records generally supported available information concerning the historical use of the subject property. The Curtiss Aeroplane and Motor Corporation transferred the site to the Oxford Filing Supply Company in February 1948. The site was transferred to the Esselte-Pendaflex Corporation sometime between 1948 and 1981. Apparently the Nassau County Industrial Development

Agency held the mortgage on the site sometime prior to 1981, when it was transferred back to the Esselte-Pendaflex Corporation. The subject property was transferred from the Esselte-Pendaflex Corporation to Aktiebolaget Fimbul in December 1990.

### ***Aerial Photography***

Aerial photographs of the subject property were reviewed at the Nassau County Department of Planning.

**1950 Photographs:** Photographs taken in 1950 indicate that the north and south wings of Building 1 have not yet been built. Buildings 8 and 10 have not yet been built. The area of the recharge basin appears to be an open field, and an additional railroad spur is present north of the existing spur to the south side of Building 3. This spur may have been used for coal deliveries to the powerhouse (Building 7). The school north of Stewart Avenue was present in 1950, as well as several warehouses south of the railroad tracks along Commercial Avenue.

**1980 Photographs:** Photographs taken in 1980 depict the site essentially as it appears today. The recharge basin is present, and the surrounding area is cleared of vegetation. Some debris is visible along the railroad south of Buildings 5, 6, 7, and 10.

**1986 Photographs:** Photographs taken in 1986 also depict the site as it appears today. The area surrounding the recharge basin is mostly cleared of vegetation. Drum storage is clearly evident along the railroad south of Building 10.

### ***Sanborn Maps***

Sanborn fire insurance maps for the years 1925, 1937, 1950, 1961, and 1970 were reviewed for the subject property. Maps from 1925 depict the site as the Curtiss Engineering Corporation, and indicate buildings used for maintenance, laboratory,

administration, and storage uses. Five (5) garages are depicted along the eastern property line. One garage is labeled as an aircraft dope storage building. Maps from 1937 depict the site as the Nassau Collegiate Center rather than Sperry, and it is unclear what this may have referred to. Building usage is noted as vacant, administration, or recreational. The site is the Oxford Filing Supply Company in maps from 1950.

### **3.0     *REGULATORY REVIEW***

Freedom of Information Officers from local, state, and federal agencies were contacted by letter and requested to provide Norfolk with information regarding past or present environmental issues at the subject property. Copies of these requests are presented in Appendix C. Information obtained from these sources is presented in this section. Any additional responses indicating potential environmental problems that are received subsequent to this writing will be forwarded as an update to this report.

In addition, Norfolk utilized the services of Environmental Data Resources, Inc. (EDR) to conduct a search of federal and state (New York) databases. The summary report is included as Appendix C. It should be noted, however, that the presence of a site in the EDR review does not necessarily constitute an environmental threat to the subject property.

### **3.1     *LOCAL AGENCIES***

The Freedom of Information Officer for the Nassau County Department of Health was contacted by letter and requested to provide Norfolk with information regarding past or present environmental issues at the subject property. Any response indicating potential environmental problems that is received subsequent to this writing will be forwarded as an update to this report.

### **3.2     *STATE AGENCIES***

The Freedom of Information Officer for NYSDEC Region I was also contacted by letter and requested to provide Norfolk with information regarding past or present environmental issues at the subject property. Any response indicating potential

environmental problems that is received subsequent to this writing will be forwarded as an update to this report.

### **3.3    *FEDERAL AGENCIES***

The Freedom of Information Officer for USEPA Region II was contacted by letter and requested to provide Norfolk with information regarding past or present environmental issues at the subject property. Any response indicating potential environmental problems that is received subsequent to this writing will be forwarded as an update to this report.

According to information provided by the United States Geological Survey (USGS), trichloroethylene (TCE), 1,2-dichloroethylene (DCE), and tetrachloroethylene (PCE) have been detected in groundwater in the area of Roosevelt Field near Garden City. This site is a New York State inactive hazardous waste site, referred to as the Old Roosevelt Field Aircraft Hangar. The 200 acre Roosevelt Field was once an airfield and is now a large shopping mall and office building complex. One well screened 300 feet below land surface in the Magothy aquifer yielded 38,000 ppm of trichloroethylene, the principal contaminant.

Three plumes of contaminated groundwater have been delineated. The initial plume probably originated before the shopping center was developed and extends through both the Upper Glacial and Magothy aquifers. The other two plumes originated at shopping center cooling water discharge sites that pumped contaminated groundwater from the aquifer and redistributed it back into the system. Information obtained from the Nassau County Department of Health indicates that potentially responsible parties have not been identified.

According to plume delineations contained in a report prepared by the USGS (*Chlorinated Organic Compounds in Groundwater at Roosevelt Field, Nassau*

*County, New York, USGS, 1989*), the subject property is within the western portion of both the Upper Glacial and Magothy plumes. Upper Glacial and Magothy TCE concentrations in the area of the subject property reportedly ranged from 50 to 250 ppb. Sources of TCE generally include degreasing solvents, drain cleaners, paints and adhesives. Sources of PCE include printing inks and paint removers. The subject property has been historically associated with aircraft maintenance and printing operations, and similar chemicals have historically been used at the subject property. Upper Glacial and Magothy aquifer plume delineations are presented on Figures 2 and 3 in Appendix D.

Groundwater samples were collected and analyzed from two (2) monitoring wells downgradient of the subject property in 1983. Monitoring well 10035, located at Clinton Road and Commercial Avenue, had concentrations of TCE ranging from 31 ppb to 92 ppb. Monitoring well 10205, located further east on Commercial Avenue, had concentrations of TCE ranging from 48 ppb to 94 ppb. Both these wells are screened in the Upper Glacial aquifer. While it is clear that the subject property has been impacted by these plumes, it is impossible to determine from this data whether an on-site source is contributing to this contamination.

### ***3.4 REGULATORY DATABASE REVIEW***

#### ***Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)***

The United States Environmental Protection Agency (EPA) tracks actions taken under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) in two databases: the National Priorities List (NPL) and the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list.

The NPL dated May 26, 1995 was reviewed for a one mile radius from the subject property. The NPL list shows sites for which an immediate environmental threat has been identified and the site is targeted for clean-up under CERCLA. One (1) NPL site is listed within a one mile radius of the subject property. This is the Pasley Sales Corporation, located at 556 Commercial Avenue.

The CERCLIS, dated May 26, 1995, was reviewed for a one-half mile radius from the subject property. The CERCLIS is a listing of all sites that have either been identified by the EPA as potential candidates for the NPL or have already been studied and the potential threat posed by the site is not significant enough to warrant further action under CERCLA. No CERCLIS sites are listed within a one-half mile radius of subject property.

#### ***Resource Conservation and Recovery Act (RCRA)***

Active hazardous waste treatment, storage or disposal (TSD) facilities are managed under the Resource Conservation and Recovery Act (RCRA). The EPA and NYSDEC maintain several databases under RCRA to monitor permitting, inspection and enforcement activities. The Resource Conservation and Recovery Information System (RCRIS) database identifies hazardous waste generators, transporters, and TSD facilities. The RCRIS database, dated May 31, 1995, was reviewed for a one mile radius from the subject property. One (1) RCRA TSD facility was identified within a one mile radius of the subject property. The Town of Hempstead, located at 200 Franklin Street in North Hempstead is listed on this database.

No small scale or large scale RCRA generators were identified within a one-quarter mile radius of the subject property. However, the subject property appears as a large quantity generator of hazardous waste on this database.

#### ***State Hazardous Waste Sites Programs***

The New York State Department of Environmental Conservation (NYSDEC) maintains a list of hazardous sites scheduled for clean-up under a state program modeled after CERCLA. Three (3) sites are listed within a one mile radius of the property, including the Pasley Sales Corporation, Old Roosevelt Field Aircraft Hangar, and Purex Industries. None of these sites are adjacent to the subject property.

The Old Roosevelt Field Aircraft Hangar is the only site upgradient of the subject property. Groundwater at the subject property has been impacted by this site, which is discussed in Section 3.3 of this report.

### ***Registered Storage Tanks***

A review of the registered underground storage tank list was conducted to determine whether storage tanks were registered for facilities located within a one mile radius of the subject property. The New York Petroleum Bulk Storage (PBS) Tanks database is a comprehensive listing of all reported facilities that have petroleum capacities exceeding 1,100 gallons and less than 400,000 gallons.

There are no registered underground storage tanks located within a one-quarter mile radius of the subject property on the database. One 20,000 gallon fuel oil underground storage tank used to heat the building is located on the property. Installed in approximately 1982, the tank has been tightness tested each year.

A review of the New York Leaking Underground Storage Tanks (LUST) list was conducted to determine whether leaking storage tanks were registered for facilities located within a one-half mile radius of the subject property. There are six (6) LUST sites located within a one-half mile radius of the subject property. These include a residence at 55 Clinton Road in Garden City, Mobil Oil at 434 Clinton Street in Hempstead, N&R Fuel at 6 Wellington Place in Hempstead, 404 Realty Corporation at 404 Clinton Street in Hempstead, AVR Realty at 711 Stewart Avenue in Garden City (also listed as Commander Oil), and Penn Plax located at

720 Stewart Avenue in Garden City. None of these sites are adjacent to the subject property.

#### **4.0 ENVIRONMENTAL FINDINGS**

Norfolk conducted an on-site inspection of the subject facility to identify the presence of conditions of potential environmental concern. This inspection addressed the presence of underground storage tanks, PCB electrical equipment, visual signs of surficial contamination, storage, discharge or dumping of materials of concern, distressed vegetation or any other evidence of conditions of potential environmental concern.

##### **4.1 AIR EMISSIONS**

The subject property has three (3) oil-fired furnaces located in Building 7 used for heating purposes. These boilers have a capacity of 6.3, 11.9, and 16.0 million BTU, respectively, and have been issued Certificates to Operate from the Nassau County Department of Health and NYSDEC. No other processes producing air emissions were observed at the subject property.

An indoor air quality survey was performed in Building 1 by CIGNA Loss Control Services, Inc. in 1989 after employees complained of headaches. The survey found carbon dioxide levels (1,000-1,150 ppm) slightly greater than NIOSH recommended levels (below 1,000 ppm). The report recommended that increasing fresh make-up air in the office areas would reduce employee discomfort and complaints.

##### **4.2 SOLID AND HAZARDOUS WASTE**

There was no hazardous waste observed at the subject property at the time of the assessment. There were no manufacturing operations observed during the assessment. Pendaflex is recognized as a large quantity generator of hazardous waste on the USEPA RCRIS database. According to ). However, there is no

evidence that the facility has ever routinely disposed of hazardous wastes. Hazardous waste manifests available for review during this assessment were related to a one-time removal by Chemical Pollution Control, Inc. (NYD082785429) of over fifty (50) drums of various wastes that were improperly stored on the southern portion of the property.

The 1986 clean up was a result of 1986 Nassau County Department of Health (NCDH) violations for storing waste chemicals without a permit, unlabeled drums, rusty/leaking drums not securely closed, drums stored on ground, and no secondary containment. These chemicals included waste flammable solids (reportedly adhesives), waste oils, and 2,000 gallons of waste organic liquids not listed under RCRA. These drums may have been placed directly on the soil, or on broken concrete. Soil samples were never collected to determine if underlying soils were impacted. There were no records of waste disposal prior to or subsequent to this event.

Solid waste generated at the subject property includes mixed office wastes, cardboard, and some debris associated with facility maintenance. Solid waste is placed in several 30 cubic yard dumpsters and removed by the Jamaica Ash Company on an as-needed basis.

#### **4.3 WATER SUPPLY AND WASTEWATER DISCHARGES**

Potable water is supplied to the subject property by the City of Garden City. There were no potable or process water supply wells observed on site during the assessment. Wastewater is discharged to the Nassau County sanitary sewer system. Wastewater currently consists of sanitary wastewater and boiler blowdown from the boilers.

There is evidence of a septic system that may have been used prior to sewer installation. This system is located along the railroad tracks south of Building 6.

In addition, blowdown from two (2) air compressors (currently unused) is discharged to the ground through a grate in Building 7.

Storm water from the building roofs is discharged to several yard drains. Each of these drains consist of several dry wells in series. According to plans reviewed at the Village of Garden City Building Department, there are at least six (6) yard drains located in the areas surrounding the buildings. Storm water from paved areas on site either exits the site as sheet flow or enters catch basins discharging to the recharge basin in the eastern portion of the property.

Plans submitted to the Village of Garden City Building Department in 1959 for the construction of Building 10 depict four (4) dry wells that were present before the building was constructed. Three (3) dry wells were circular and approximately 17 feet deep. One (1) dry well was square, and measured 20'x20'x18'. According to the plans, these dry wells were to be pumped and filled with sand. There was no information available at the time of this assessment as to whether these wells were actually constructed, what materials would have been disposed in them, and when and how they may have been closed.

#### ***4.4 CHEMICAL USAGE AND STORAGE***

Current chemical usage at the subject property is limited to building maintenance activities, since manufacturing operations were discontinued in approximately 1990. These chemicals are kept in the maintenance area in Building 2, and consist of lubricants, boiler water treatment, water fountain additives, and cleaners. Pendaflex currently has a Toxic or Hazardous Materials Storage Permit issued by the Nassau County Department of Health to store 20,000 gallons of fuel oil and multiple chemicals that expires in May 1998.

Chemical use and storage has historically occurred on the subject property. Sperry had maintained a chemical storage building in an area that is now occupied by

Building 8. Curtiss maintained storage sheds along the eastern property line during the 1920's. At least one shed was used to store aircraft dope according to a 1925 Sanborn fire insurance map.

#### **4.5    *PCB MANAGEMENT***

There are currently five (5) transformers on the subject property. These transformers are reportedly owned by the Long Island Lighting Company (LILCO). According to Pendaflex representatives, attempts to have LILCO analyze the dielectric fluid in these transformers for PCBs have been unsuccessful to date.

Florescent lighting is present in the building. Older florescent light ballasts may contain small, PCB-containing capacitors. The capacitors do not pose an environmental concern unless they become damaged and start to leak, in which case they would be disposed of as a PCB article. No other potential PCB-containing equipment was identified at the building.

#### **4.6    *UNDERGROUND STORAGE TANKS***

1. One 20,000 gallon underground storage tank is currently in service at the facility for fuel oil storage. This tank is located south of Building 10 near the former septic system, and was installed in approximately 1982. The condition of the former tank is unknown. The tank is registered with the Nassau County Department of Health and is integrity tested once each year. The tank is scheduled to be tested again in September 1995.
2. A 3,000 gallon underground fuel oil tank was removed from the Bank of New York building in approximately 1991 when the building was converted to gas

heat. The tank removal was inspected by the Nassau County Department of Health and the tank was reportedly in good condition.

3. Plans filed with the Village of Garden City in 1959 for the construction of Building 10 depict a 10,000 gallon fuel oil tank south of Building 6. The plans call for this tank to be filled with clean fill and abandoned in place. The condition of this tank prior to abandonment is unknown.
4. These plans also note a tank south of Building 7 that was to be removed by the owner. The condition of this tank, or whether it was ever removed, is unknown. No references to tanks in these locations were found during the review of previous site reports or records.
5. A pipe that appears to be a fill pipe was observed in the courtyard adjacent to Building 1 where it joins Building 2. No reference to a tank in this location was found during the review of previous site reports or records.

#### ***4.7 ASBESTOS-CONTAINING MATERIALS (ACM)***

The United States Environmental Protection Agency (EPA) regulated ACM during manufacturing, and renovation and demolition activities by the National Emissions Standard for Hazardous Air Pollutants (NESHAPS). The EPA defines any material containing one percent of asbestos or greater as ACM.

ACM is classified as friable if it can be crushed, pulverized or reduced to powder by hand pressure. Category 1 non-friable materials are considered to be vinyl asbestos floor tile, roof materials and other asphalt materials that are non-friable. Category 2 non-friable materials include materials such as transite panels and concrete pipes. All friable materials and Category 2 materials are considered to be regulated asbestos containing materials (RACMs). The EPA requires that RACMs

be removed from buildings and components prior to the demolition of those structures or renovation activities which would disturb the material.

Asbestos-containing insulation is present on the hot water tank and condensate return tank in Building 7. In addition, steam conveyances throughout the facility are lined with asbestos-lined aircell insulation. Many portions of this insulation is in a friable condition.

According to Pendaflex representatives, some asbestos insulation was reportedly removed from pipes beneath the Bank of New York building during foundation repairs. No records of disposal of this material were available during this assessment. Asbestos pipe insulation still remains on steam conveyances in the basement of this building as well.

It should be noted that additional ACMs may be located behind walls, in ceiling and wall plaster, roofing materials and other areas throughout the facility that were not readily accessible to the investigators at the time of the site visit.

## **5.0 CONCLUSIONS**

Norfolk Environmental has conducted a Phase I Environmental Assessment of the building and property comprising 71 Clinton Road, Garden City, New York in conformance with the scope and limitations of ASTM Standard Practice E 1527-94 and with generally accepted protocols within the consulting industry

There were no visual signs of contamination observed on the subject property, and interviews with Pendaflex representatives and a review of available records regarding the subject property provided no evidence of historic leaks or spills at the site. However, the assessment has revealed the following environmental conditions in connection with the subject property.

### **1. Former Drum Storage Area**

The facility was cited in 1986 by the Nassau County Department of Health for the illegal storage of chemical waste in drums along the railroad in the southern portion of the site. Greater than 50 drums in poor condition were removed from the property. These chemicals included waste flammable solids (reportedly adhesives), waste oils, and 2,000 gallons of waste organic liquids not listed under RCRA. Soil samples were never collected to determine if underlying soils were impacted, or whether these wastes could have contributed to the regional groundwater contamination. There were no records of chemical waste disposal prior to or subsequent to this event.

### **2. Underground Storage Tanks**

A 20,000 gallon underground storage tank was replaced in 1982. The condition of this tank upon removal is unknown, and there is no information regarding soil testing or the condition of this tank prior to removal. There is also evidence of several former underground storage tanks at the facility. Plans from 1959 viewed at the Village of Garden City indicate that a 10,000 gallon fuel oil tank may have

been abandoned in place south of Building 6. A second tank south of Building 7 was possibly removed at the same time. In addition, a pipe that may be a fill pipe was observed adjacent to Building 1 and 2. There was no information regarding this tank available during this assessment or in previous reports.

### **3. Former Septic System**

A former septic system exists on the southern portion of the property, south of Building 6. This system received wastewater generated at the facility prior to the installation of sewers. Given the age and history of the site, it is possible that chemicals could have been disposed in this system. There was no information regarding this septic system available from Pendaflex representatives during this assessment or in previous reports. In addition, blowdown from two (2) air compressors located in Building 7 has been historically discharged to underlying soils through two floor drains.

### **4. Recharge Basin**

Plans submitted to the Village of Garden City in 1959 for the construction of the recharge basin in the eastern portion of the subject property depict one (1) discharge pipe from a catch basin east of Building 10. At least two (2) pipes were observed discharging to the recharge basin during the assessment. The source of this pipe could not be determined from these plans. These plans also depict four (4) dry wells in the location of Building 10 that were to be pumped and filled prior to the construction of Building 10.

### **5. Asbestos-Containing Materials**

Asbestos-containing insulating material is present on the hot water tank and condensate return tank in Building 7. In addition, asbestos-lined air cell insulation is present on steam conveyances throughout all buildings on the subject property. This material is in friable condition in several places. Previous investigations at the

subject property estimate this material at 5,000 linear feet. However, an accurate estimate of the quantity of asbestos at the facility could only be determined through a detailed asbestos survey. If construction is anticipated, an ACM survey is needed.

## **6. PCB Transformers**

Five (5) transformers were observed on the subject property. According to Pendaflex representatives, LILCO has never tested the dielectric fluid in these transformers for PCBs. Fluorescent lights are present throughout the facility. Fluorescent light ballasts may contain small, PCB-containing capacitors. The capacitors do not pose an environmental concern unless they become damaged and start to leak, in which case they would be disposed of as a PCB article. No other potential PCB-containing equipment was identified at the subject property

## **7. Potential Sources of Groundwater Contamination**

### ***Off-Site***

One New York State inactive hazardous waste site is located upgradient of the subject property. According to information provided by the United States Geological Survey (USGS), TCE, DCE, and PCE have been detected in groundwater in the area of Roosevelt Field near Garden City. According to plume delineations contained in a report prepared by the USGS (*Chlorinated Organic Compounds in Groundwater at Roosevelt Field, Nassau County, New York, USGS, 1989*), the subject property is within the western portion of both the Upper Glacial and Magothy plumes. Upper Glacial and Magothy TCE concentrations in the area of the subject property reportedly ranged from 50 to 250 ppb. Sources of TCE generally include degreasing solvents, paints, adhesives, refinishing compounds, and drain cleaners.

### *On-Site*

The subject property has been historically associated with aircraft maintenance and paper conversion (printing inks, adhesives), and similar chemicals to those identified in the Roosevelt Field ground water contamination plumes have historically been used at the subject property. While it is clear that the subject property has been impacted by these plumes, it is impossible to determine from existing data whether an on-site source is contributing to this contamination.

Potential impacts to soil or groundwater from historic uses of the subject property and the environmental conditions identified above could not be determined without the collection and analysis of soil and groundwater samples, which was beyond the scope of this investigation.

## ***Appendix A***

### ***Site Photographs***



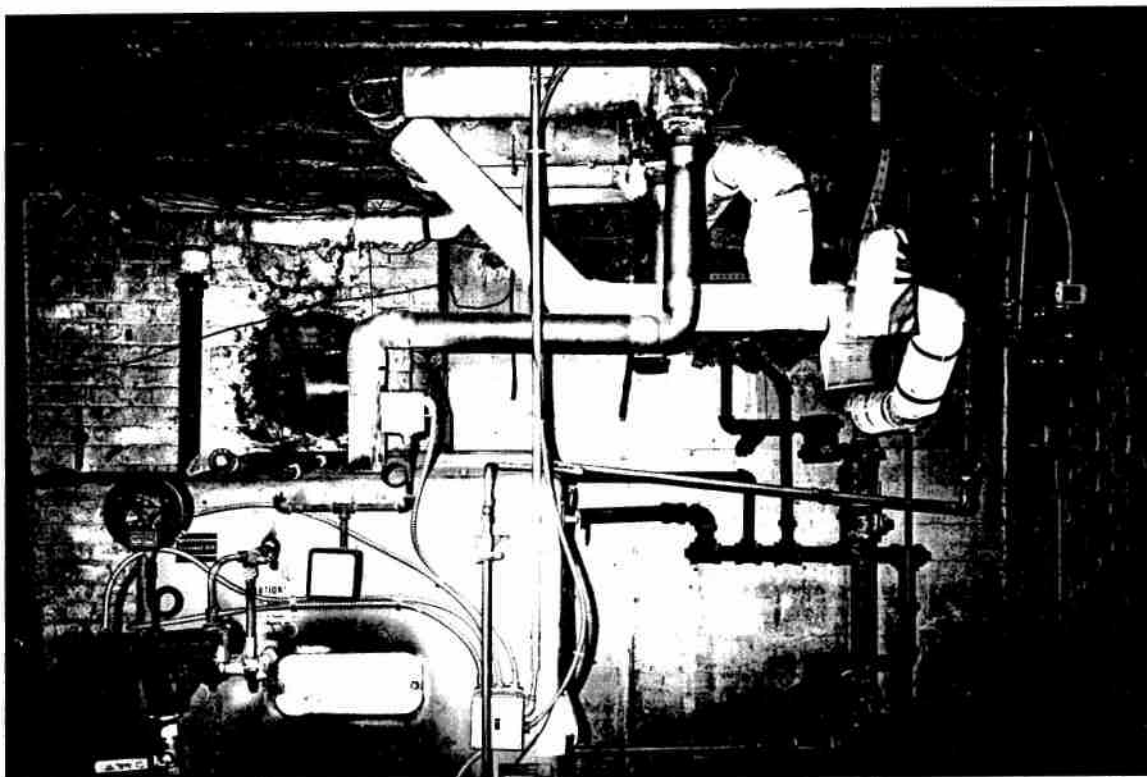
View of Building 2 interior area.



Area of 1986 drum clean up along southern property line.



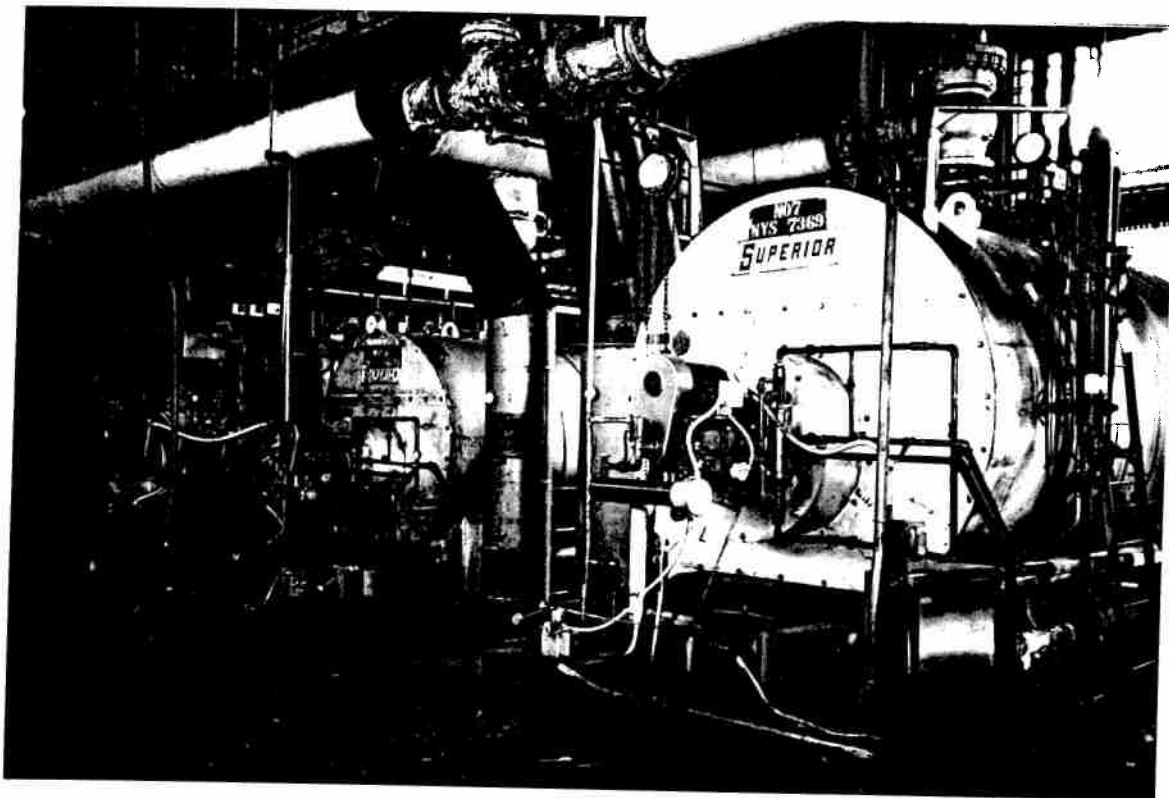
View of the Bank of New York building.



Asbestos-lined pipes and oil-fired burner in Bank of New York building.



Fill pipe for 20,000 gallon fuel oil tank south of Building 10.



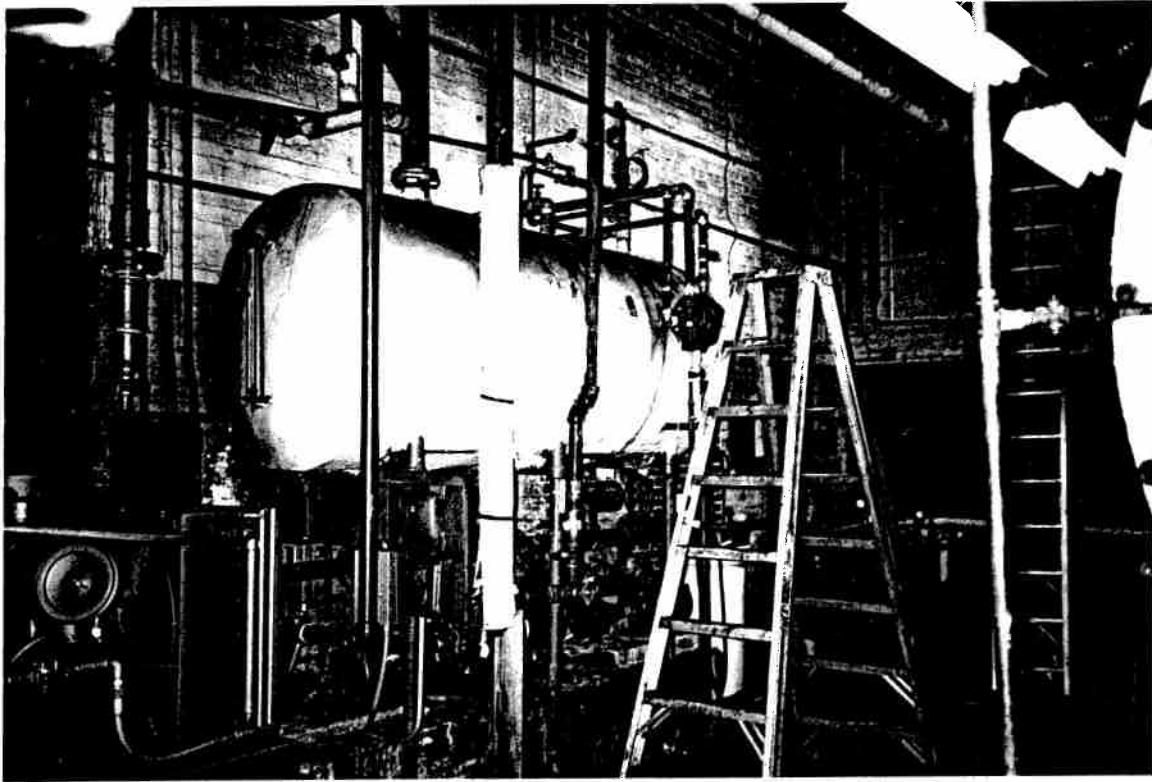
Three Superior boilers in Building 7.



View of Building 1 from Stewart Avenue and Clinton Road.



Typical office area in Building 1.



Asbestos-lined hot water tank and piping in Building 7.



Floor drain in Building 7 that recieves compressor blowdown.

## ***Appendix B***

### ***EDR Report***

**The EDR-Radius Map  
with GeoCheck™**

**Esselt-Pendaflex  
71 Clinton Rd  
Garden City, NY 11599**

**Inquiry Number: 087177.1r**

**August 30, 1995**



**Environmental  
Data  
Resources, Inc**

Creators of Toxicheck/®

***The Source  
For Environmental  
Risk Management  
Data***

3530 Post Road  
Southport, Connecticut 06490

**Nationwide Customer Service**

Telephone: 1-800-352-0050

Fax: 1-800-231-6802

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### APPENDICES

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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

#### Disclaimer

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**No warranty of merchantability or of fitness for a particular purpose, expressed or implied, shall apply and EDR specifically disclaims the making of such warranties. In no event shall EDR be liable to anyone for special, incidental, consequential or exemplary damages.**

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The search met the specific requirements of ASTM Standard Practice for Environmental Site Assessments, E-1527-94, including those associated with governmental databases, search distances and data currency.

The address of the subject property for which the search was intended is:

71 CLINTON RD  
GARDEN CITY, NY 11599

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the subject property or within the ASTM E-1527-94 search radius around the subject property for the following Databases:

**Delisted NPL:**..... NPL Deletions  
**RCRIS-TSD:**..... Resource Conservation and Recovery Information System  
**CERCLIS:**..... Comprehensive Environmental Response, Compensation, and Liability Information System  
**CERC-NFRAP:**..... Comprehensive Environmental Response, Compensation, and Liability Information System  
**CORRACTS:**..... Corrective Action Report  
**State LF:**..... Facility Register  
**RAATS:**..... RCRA Administrative Action Tracking System  
**HMIRS:**..... Hazardous Materials Information Reporting System  
**PADS:**..... PCB Activity Database System  
**ERNS:**..... Emergency Response Notification System  
**TRIS:**..... Toxic Chemical Release Inventory System  
**NPL Liens:**..... Federal Superfund Liens  
**TSCA:**..... Toxic Substances Control Act  
**NY Spills:**..... Spills Information Database

Unmapped (orphan) sites are not considered in the foregoing analysis.

### Search Results:

Search results for the subject property and the search radius, are listed below:

### Subject Property:

The subject property was identified in the following government records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
ESSELTE PENDAFLEX 71 CLINTON ROAD GARDEN CITY, NY 11530	FINDS RCRIS-LQG	NYD137354957
ESSELTE PENDAFLEX CORP. 71 CLINTON RD GARDEN CITY, NY	UST	N/A

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
<del>X</del> OLD ROOSEVELT AIR FIELD HANGAR SITE	State Haz. Waste
<del>X</del> PUREX-MITCHELL FIELD	State Haz. Waste
<del>X</del> FRANKLIN CLEANERS	State Haz. Waste
GARDEN CITY LIBRARY	LUST
NATIONAL HELICOPTER	LUST, NY Spills
NASSAU COUNTY DPW	LUST
GUY PRATT	LUST
MITCHELL FIELD NAVY EXCHA	LUST
SUTTON & EDWARDS	LUST
MEENAN OIL	LUST
BELCHER OIL COMPANY	LUST
HALLEN PRATT	LUST
NYS DOT MAINT GARAGE	LUST
NCDPW	LUST
CUSHMAN & WAKEFIELD	LUST
UNK	LUST
<del>X</del> STEWART CLINTON RD.	LUST
JACOB KEPPLER	UST
COMMERCIAL PROPERTY	UST
DYNA-EMPIRE INC.	UST
CHASE MANHATTAN BANK, N.A	UST
U.S. POSTAL SERVICE, WNGMF	UST
CHRISTOPHER THOMAS ASSOCIATES INC	RCRIS-SQG, FINDS
RYDER TRUCK RENTAL	FINDS, RCRIS-LQG

Please provide report pages.

Thanks

Essoite - P&NDAflex  
71 Clinton RD.  
Garden City

## EXECUTIVE SUMMARY

### Surrounding Properties:

Sites with an elevation equal to or higher than the subject property are in the left hand column; those with a lower elevation are in the right hand column. Page numbers refer to the EDR Radius Map report where detailed data on individual sites may be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

**NPL:** Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 05/26/1995 has revealed that there is 1 NPL site within approximately 1 Mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<b><i>PASLEY SALES CORP</i></b>	<b><i>17</i></b>		

**SHWS:** The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data comes from the Department of Environmental Conservation's Inactive Hazardous waste Disposal Sites in New York State.

A review of the State Haz. Waste list, as provided by EDR, and dated 04/30/1995 has revealed that there is 1 State Haz. Waste site within approximately 1 Mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<b><i>PASLEY SALES CORP</i></b>	<b><i>17</i></b>		

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the Department of Environmental Conservation's Spills Information Database.

A review of the LUST list, as provided by EDR, and dated 06/01/1995 has revealed that there are 8 LUST sites within approximately 0.5 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
COMMANDER	12		
AVR REALTY	13		
AVR REALTY	13		
COMMANDER OIL	14		
PENN PLAX	14		
GARDEN CITY POST OFFICE	15		
U.S.P.O	16		
RESIDENCE	16		

## EXECUTIVE SUMMARY

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS, CBS, MOSF) Database.

A review of the UST list, as provided by EDR, and dated 07/12/1995 has revealed that there is 1 UST site within approximately 0.25 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
STEWART SCHOOL	10		

**RCRIS:** The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 05/31/1995 has revealed that there are 2 RCRIS-SQG sites within approximately 0.25 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<i>LILCO - EAST GARDEN CITY SUBSTATION</i>	<i>10</i>		
<i>GARDEN CITY SCHOOL DISTRICT</i>	<i>12</i>		

**RCRIS:** The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 05/31/1995 has revealed that there are 2 RCRIS-LQG sites within approximately 0.25 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
<i>VOLT INFORMATION SCIENCES INC</i>	<i>12</i>		
<i>GYMA LABORATORIES OF AMERICA INC</i>	<i>15</i>		

### **(Coal Gas) Former Manufactured gas (Coal Gas) Sites:**

The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative

A review of the Coal Gas list, as provided by EDR, has revealed that there is 1 Coal Gas site within approximately 1 Mile of the subject property.

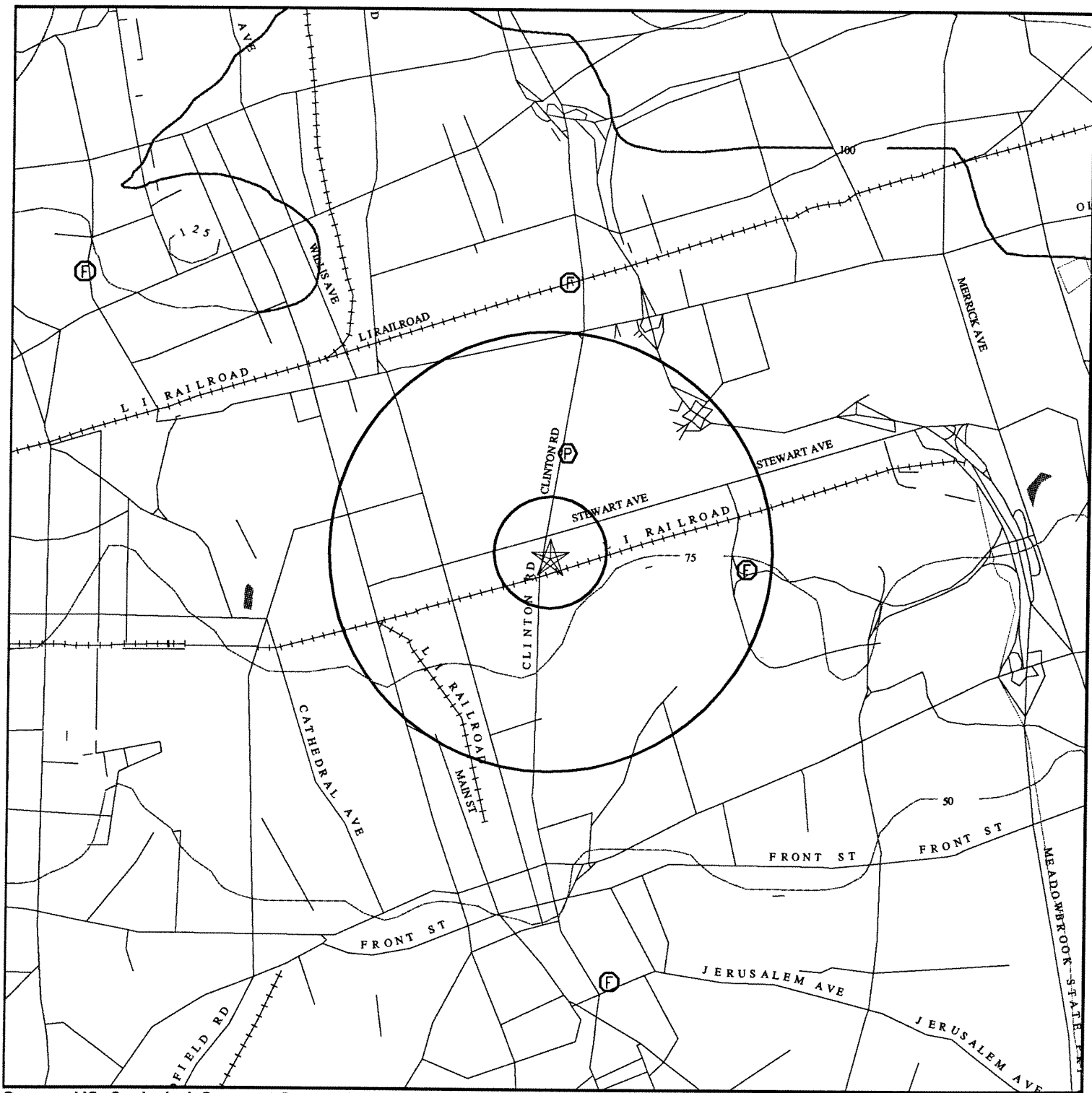
<u>Equal/Higher Elevation</u>	<u>Page</u>	<u>Lower Elevation</u>	<u>Page</u>
NASSAU & SUFFOLK LIGHTING CO.	16		

## EXECUTIVE SUMMARY

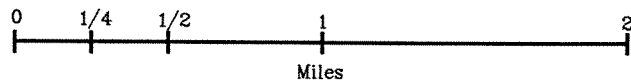
Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
OLD ROOSEVELT AIR FIELD HANGAR SITE	State Haz. Waste
PUREX-MITCHELL FIELD	State Haz. Waste
FRANKLIN CLEANERS	State Haz. Waste
GARDEN CITY LIBRARY	LUST
NATIONAL HELICOPTER	LUST,NY Spills
NASSAU COUNTY DPW	LUST
GUY PRATT	LUST
MITCHELL FIELD NAVY EXCHA	LUST
SUTTON & EDWARDS	LUST
MEENAN OIL	LUST
BELCHER OIL COMPANY	LUST
HALLEN PRATT	LUST
NYSDOT MAINT GARAGE	LUST
NCDPW	LUST
CUSHMAN & WAKEFIELD	LUST
UNK	LUST
STEWART CLINTON RD.	LUST
JACOB KEPPLER	UST
COMMERCIAL PROPERTY	UST
DYNA-EMPIRE INC.	UST
CHASE MANHATTAN BANK, N.A	UST
U.S.POSTAL SERVICE,WNGMF	UST
CHRISTOPHER THOMAS ASSOCIATES INC	RCRIS-SQG,FINDS
RYDER TRUCK RENTAL	FINDS,RCRIS-LQG

# TOPOGRAPHIC MAP - 087177.1r - Norfolk Environmental



Source: US Geological Survey 1-Degree Digital Elevation Model  
Compiled 09/15/92



- Major Roads
- Contour lines (25 foot interval unless otherwise shown)
- Waterways

- Earthquake epicenter, Richter 5 or greater.
- Closest well according to (F)ederal or (S)tate database in quadrant.
- Closest public water supply well.



TARGET PROPERTY: Esselt-Pendaflex  
ADDRESS: 71 Clinton Rd  
CITY/STATE/ZIP: Garden City NY 11599  
LAT/LONG: 40.7288 / 73.6199

CUSTOMER: Norfolk Environmental  
CONTACT: Jason Mathews  
INQUIRY #: 087177.1r  
DATE: August 30, 1995

# GEOCHECK VERSION 2.1 SUMMARY

## GEOLOGIC AGE IDENTIFICATION†

Geologic Code: Qp  
Era: Cenozoic  
System: Quaternary  
Series: Pleistocene

## ROCK STRATIGRAPHIC UNIT†

Category: Stratified Sequence

## GROUNDWATER FLOW INFORMATION

General Topographic Gradient: General SE  
General Hydrogeologic Gradient: The hydrogeologic data for this report indicates that groundwater flow generally is to the West. However, because of the number and/or location of wells, the various depths of aquifers or other insufficient data, the direction of groundwater flow is uncertain.

Note: In a general way, the water table typically conforms to surface topography.‡

## USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2440073-F5 FREEPORT, NY

## FEDERAL DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>	<u>LITHOLOGY</u>	<u>DEPTH TO WATER TABLE</u>
North	1 - 2 Miles	Not Reported	27 ft.
East	1/2 - 1 Mile	Not Reported	12 ft.
South	1 - 2 Miles	Sand	Not Reported
West	>2 Miles	Sand	48 ft.

## STATE DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>
NO WELLS FOUND	

## PUBLIC WATER SUPPLY SYSTEM INFORMATION (EPA-FRDS)

Searched by Nearest Well.

Location Relative to TP: 1/4 - 1/2 Mile North  
PWS Name: GARDEN CITY VILLAGE  
351 STEWART AVENUE  
GARDEN CITY, NY 11530

Well currently has or has had major violation(s): No

## AREA RADON INFORMATION

NASSAU COUNTY, NY

Number of sites tested: 226

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area	0.640 pCi/L	98%	2%	0%
Basement	1.100 pCi/L	98%	2%	0%

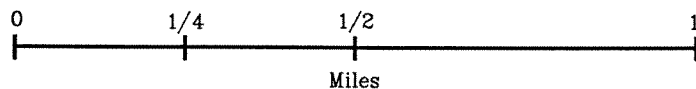
† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

‡ U.S. EPA Ground Water Handbook, Vol 1: Ground Water and Contamination, Office of Research and development EPA/625/6-90/016a, Chapter 4, page 78, September 1990.

# OVERVIEW MAP - 087177.1r - Norfolk Environmental



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- ▲ - Coal Gasification Sites (if requested)
- - National Priority List Sites

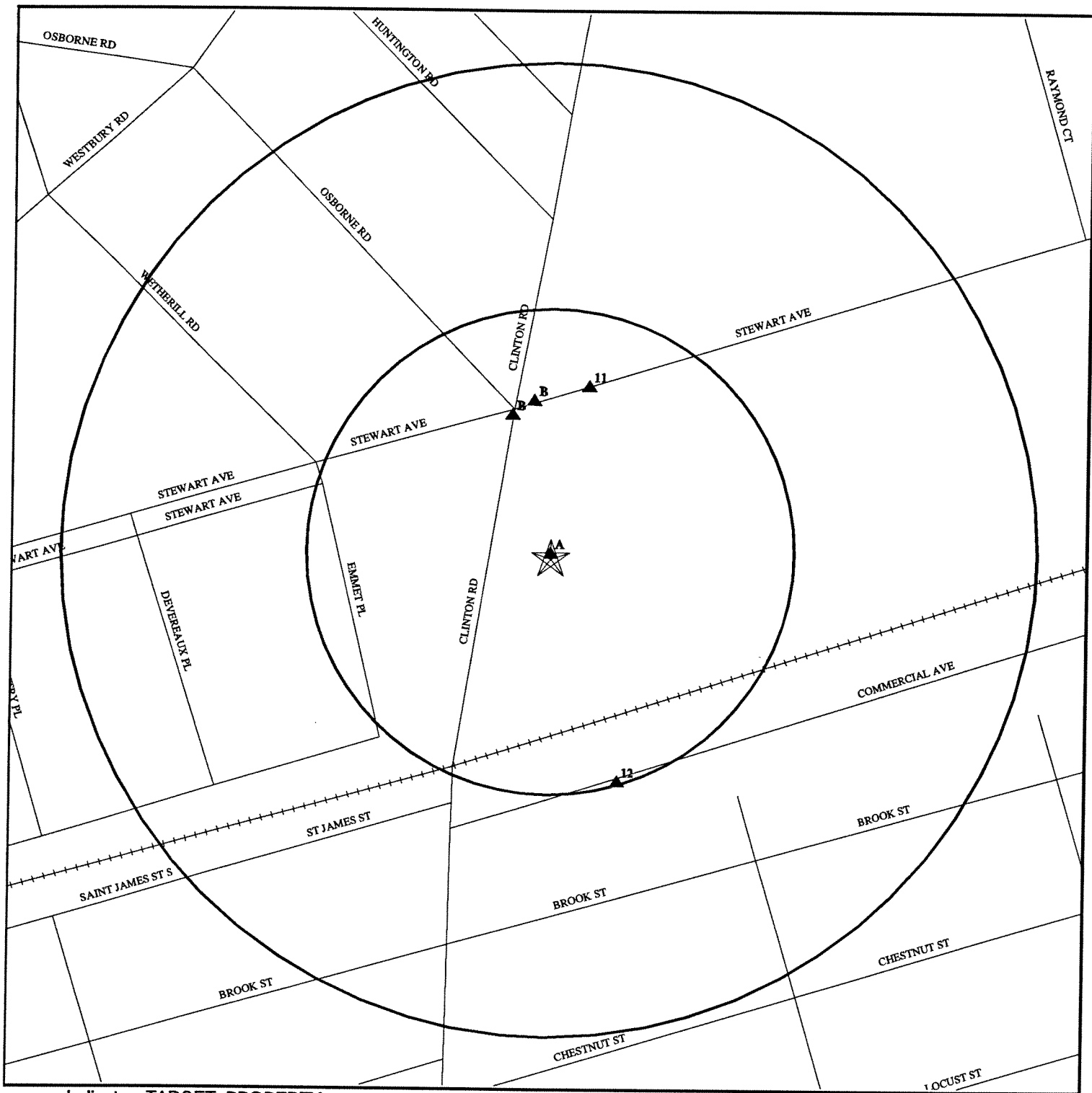


- ⚡ - Power transmission lines (USGS DLG, 1993)
- ⚡ - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY: Esselt-Pendaflex  
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 CITY/STATE/ZIP: Garden City NY 11599  
 LAT/LONG: 40.7288 / 73.6199

CUSTOMER: Norfolk Environmental  
 CONTACT: Jason Mathews  
 INQUIRY #: 087177.1r  
 DATE: August 30, 1995

# DETAIL MAP - 087177.1r - Norfolk Environmental



- ★ - Indicates TARGET PROPERTY.
- ▲ - Indicates sites at elevations higher than or equal to the target property.
- ◆ - Indicates sites at elevations lower than the target property.
- - Coal Gasification Sites (if requested)
- - Sensitive Receptors
- - National Priority List Sites

0 1/8 1/4  
Miles

- ⚡ - Power transmission lines (USGS DLG, 1993)
- ⚡ - Oil & Gas pipelines (USGS DLG, 1993)

TARGET PROPERTY: Esselt-Pendaflex  
ADDRESS: 71 Clinton Rd  
CITY/STATE/ZIP: Garden City NY 11599  
LAT/LONG: 40.7288 / 73.6199

CUSTOMER: Norfolk Environmental  
CONTACT: Jason Mathews  
INQUIRY #: 087177.1r  
DATE: August 30, 1995

## MAP FINDINGS SUMMARY SHOWING ALL SITES

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	1	NR	1
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	1	NR	1
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	5	0	3	NR	NR	8
UST	X	0.250	1	0	NR	NR	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	2	0	NR	NR	NR	2
RCRIS Lg. Quan. Gen.	X	0.250	2	0	NR	NR	NR	2
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
NY Spills		TP	NR	NR	NR	NR	NR	0
ROD		1.000	0	0	0	1	NR	1
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		1.000	0	0	0	1	NR	1

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database

<p align="center"><b>MAP FINDINGS SUMMARY SHOWING ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP</b></p>
--

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	1	NR	1
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
State Haz. Waste		1.000	0	0	0	1	NR	1
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	5	0	3	NR	NR	8
UST	X	0.250	1	0	NR	NR	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	2	0	NR	NR	NR	2
RCRIS Lg. Quan. Gen.	X	0.250	2	0	NR	NR	NR	2
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
NY Spills		TP	NR	NR	NR	NR	NR	0
ROD		1.000	0	0	0	1	NR	1
CONSENT		1.000	0	0	0	0	NR	0
Coal Gas		1.000	0	0	0	1	NR	1

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

	Site	Database(s)	EDR ID Number EPA ID Number
A2 Target Property	ESSELTE PENDAFLEX 71 CLINTON ROAD GARDEN CITY, NY 11530  RCRIS: Owner: BJORN SAVIN (212) 555-1212  Contact: RUDOLPH BROCHHAGEN (516) 741-3200  Waste    Quantity                      Info Source D001    Not reported                      Notification  Other Pertinent Environmental Activity Identified at Site: facility has an emission permit under the Clean Air Act	FINDS RCRIS-LQG	1000205467 NYD137354957
A1 Target Property	ESSELTE PENDAFLEX CORP. 71 CLINTON RD GARDEN CITY, NY	UST	U001855345 N/A

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

ESSELTE PENDAFLEX CORP. (Continued)

U001855345

## UST:

Facility ID:	000375	Facility Tel:	Not reported
Facility Contact:	Not reported		
Facility Status:	Not reported		
Facility Type:	Not reported		
Total Tanks:	1	SWIS Number:	Not reported
Emergency Contact:	Not reported	Emergency Tel:	Not reported
Owner:	Not reported		
	Not reported		
	Not reported		
Owner Tel:	Not reported	Owner Type:	Not reported
Mailing Address:	Not reported		
	Not reported		
	Not reported		
	Not reported		
Mailing Tel:	Not reported	Mail Contact:	Not reported
Legal Agent:	Not reported		
	Not reported		
	Not reported		
File Date:	Not reported	Data File:	Petroleum Bulk Storage Facility
Latitude:	Not reported	Longitude:	Not reported
CBS Number:	Not reported	SPDES Num:	Not reported
Operator Name:	Not reported		
Certif Issue Date:	Not reported	Cert Exp Date:	Not reported
Owner Subtype:	Not reported	Total Capacity:	00020000
Avg Daily Throughput:	Not reported	License Status:	Pending
Product Transfer:	Not reported	License Issued:	Not reported
Install date:	0882		
Tank ID:	Not reported		
Tank Product:	LEADED GASOLINE		
Tank 1 Location:	ABOVEGROUND ON SADDLES LEGS, STILTS, RACK, OR CRADLE		
Tank 2 Location:	Not reported		
Tank Type:	Not reported		
Tank Status:	IN SERVICE		
Tank Int Protection:	Not reported		
Piping Type:	Not reported	Piping Int Prot:	Not reported
Piping Location:	Not reported		
Leak Detection:	NONE		
Piping Ext Protection:	Not reported		
Tank Ext Protection:	Not reported		
Tank Sec Containmt:	Not reported		
Piping Sec Containmt:	NONE		
Overfill Protection:	Not reported	Disp Method:	Suction
Next Test Date:	Not reported	Close Date:	Not reported
Percent of HW:	Not reported		
Chemical:	OIL, FUEL #2		
District:	Not reported	Section:	Not reported
Block:	Not reported	Lots 1 and 2:	Not reported
Tank Content:	Not reported	Tank Constr:	Not reported
Fill Type:	PUMPED	Issue Date:	Not reported
Remove Date:	Not reported	Owner Mark:	Not reported
Certification:	Not reported	Inspect Date:	Not reported
Inspector:	Not reported	Insp Result:	Not reported

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

## ESSELTE PENDAFLEX CORP. (Continued)

U001855345

Fed ID Number:	Not reported	Renew Status:	Not reported
Renew Date:	Not reported	Tank Screen:	Not reported
Facility Screen:	Not reported	Owner Screen:	Not reported
Lot:	Not reported	Constr Mat:	1
Piping Type:	2	Material Type:	Not reported
Testing Method:	Not reported		
Next Test:	Not reported	Action:	Not reported
Application Rcvd:	Not reported	Updated:	No
Nassau County UST:			
Facility ID:	000375	Tank ID:	0001
Tank Location:	Indoors, Belowground	Capacity:	00020000
Tank Status:	In Service	Tank Material:	Steel
Int Protection:	Unknown	Ext Protection:	Painted
Piping Type:	Galvanized Steel	Material Type:	Fresh/Product
Description:	OIL, FUEL #2		
Leak Detect:	Other	Containment:	Other
Dispense Method:	Suction	Product Gauge:	Yes
Fill Type:	Pumped	Install Date:	0882
Total Tanks:	1		

B3  
NNW  
< 1/8  
Higher

LILCO - EAST GARDEN CITY SUBSTATION  
STEWART AVE & CLINTON AVE  
EAST GARDEN CITY, NY 11530

RCRIS-SQG  
FINDS

1000174768  
NYD986889640

### RCRIS:

Owner: LONG ISLAND LIGHTING CO  
(212) 555-1212

Contact: M N MILHOUS  
(516) 420-6140

Waste	Quantity	Info Source
X002	Not reported	Notification

B4  
NNW  
< 1/8  
Higher

STEWART SCHOOL  
STEWART AVE. & CLINTON RD.  
GARDEN CITY, NY

UST

U001855503  
N/A

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

STEWART SCHOOL (Continued)

U001855503

## UST:

Facility ID:	052310	Facility Tel:	Not reported
Facility Contact:	Not reported		
Facility Status:	Not reported		
Facility Type:	Not reported		
Total Tanks:	1	SWIS Number:	Not reported
Emergency Contact:	Not reported	Emergency Tel:	Not reported
Owner:	Not reported		
	Not reported		
	Not reported		
Owner Tel:	Not reported	Owner Type:	Not reported
Mailing Address:	Not reported		
	Not reported		
	Not reported		
	Not reported		
Mailing Tel:	Not reported	Mail Contact:	Not reported
Legal Agent:	Not reported		
	Not reported		
	Not reported		
File Date:	Not reported	Data File:	Petroleum Bulk Storage Facility
Latitude:	Not reported	Longitude:	Not reported
CBS Number:	Not reported	SPDES Num:	Not reported
Operator Name:	Not reported		
Certif Issue Date:	Not reported	Cert Exp Date:	Not reported
Owner Subtype:	Not reported	Total Capacity:	00010000
Avg Daily Throughput:	Not reported	License Status:	Pending
Product Transfer:	Not reported	License Issued:	Not reported
Install date:	0986		
Tank ID:	Not reported		
Tank Product:	LEADED GASOLINE		
Tank 1 Location:	ABOVEGROUND ON SADDLES LEGS, STILTS, RACK, OR CRADLE		
Tank 2 Location:	Not reported		
Tank Type:	Not reported		
Tank Status:	IN SERVICE		
Tank Int Protection:	Not reported		
Piping Type:	Not reported	Piping Int Prot:	Not reported
Piping Location:	Not reported		
Leak Detection:	ELECTRONIC		
Piping Ext Protection:	Not reported		
Tank Ext Protection:	Not reported		
Tank Sec Containmt:	Not reported		
Piping Sec Containmt:	DOUBLE WALL TANK		
Overfill Protection:	Not reported	Disp Method:	Suction
Next Test Date:	Not reported	Close Date:	Not reported
Percent of HW:	Not reported		
Chemical:	OIL, FUEL #2		
District:	Not reported	Section:	Not reported
Block:	Not reported	Lots 1 and 2:	Not reported
Tank Content:	Not reported	Tank Constr:	Not reported
Fill Type:	GRAVITY	Issue Date:	Not reported
Remove Date:	Not reported	Owner Mark:	Not reported
Certification:	Not reported	Inspect Date:	Not reported
Inspector:	Not reported	Insp Result:	Not reported

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

## STEWART SCHOOL (Continued)

U001855503

Fed ID Number: Not reported  
Renew Date: Not reported  
Facility Screen: Not reported  
Lot: Not reported  
Piping Type: 6  
Testing Method: Not reported  
Next Test: Not reported  
Application Rcvd: Not reported

Renew Status: Not reported  
Tank Screen: Not reported  
Owner Screen: Not reported  
Constr Mat: 2  
Material Type: Not reported  
Action: Not reported  
Updated: No

### Nassau County UST:

Facility ID: 052310  
Tank Location: Indoors, Belowground  
Tank Status: In Service  
Int Protection: Internal Lining  
Piping Type: Double Walled Fiberglass  
Description: OIL, FUEL #2  
Leak Detect: Electronic  
Dispense Method: Suction  
Fill Type: Gravity  
Total Tanks: 1

Tank ID: 0001  
Capacity: 00010000  
Tank Material: Fiberglass Reinforced Plastic  
Ext Protection: Fiberglass Reinforced Plastic  
Material Type: Fresh/Product  
Containment: Double Wall Tank  
Product Gauge: Yes  
Install Date: 0986

B5  
NNW  
< 1/8  
Higher

GARDEN CITY SCHOOL DISTRICT  
STEWART AVE. & CLINTON ROAD  
GARDEN CITY, NY 11530

RCRIS-SQG 1000186361  
FINDS NYD980761084

RCRIS: Not Reported

Other Pertinent Environmental Activity Identified at Site:  
facility is involved with pesticide/toxic substances production

B6  
NNW  
< 1/8  
Higher

COMMANDER  
711 STEWART AVE  
GARDEN CITY, NY

LUST S100148808  
N/A

### LUST:

Facility ID: 8700837  
First notified: REGIONAL OFFICE  
Material spilled: #2 FUEL  
Water body affected: Not reported  
Resource affected: ON LAND  
Basin of spill: 17  
Cleaner: SPILLER  
Initiated clean up: Not reported  
Last Inspection: Not reported  
UST Trust Fund: No  
Status: MEANS ITS BEEN RESOLVED  
Quantity recovered: 0.00  
Cause: TANK OVERFILL  
Emergency response: IT WAS NOT TAKEN  
Facility status: COMPLETED SPILL [SPILL IS CLEANED UP AND ALL PAPERWORK IS COMPLETED]

Spill Date: 04/29/1987  
Material class: PETROLEUM  
Release QTY: 5.00 GALLONS  
Origin: TANK TRUCK  
Notifier: AFFECTED PERSONS  
Project ID: 0  
Date Cleaned: 05/01/1987  
Close Date: 05/01/1987  
Investigator: O'BRIEN  
Penalty: NO PENALTY

B7  
NNW  
< 1/8  
Higher

VOLT INFORMATION SCIENCES INC  
711 STEWART AVE  
GARDEN CITY, NY 11530

FINDS 1000392382  
RCRIS-LQG NYD980777437

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

VOLT INFORMATION SCIENCES INC (Continued)

1000392382

## RCRIS:

Owner: Not reported

Contact: SHEILA KREISBERG  
(516) 222-8844

Waste	Quantity	Info Source
D000	Not reported	Notification

B8  
NNW  
< 1/8  
Higher

AVR REALTY  
711 STEWART AVE  
GARDEN CITY, NY

LUST

S100781852  
N/A

## LUST:

Facility ID:	9308039	Spill Date:	09/23/1993
First notified:	REGIONAL OFFICE	Material class:	PETROLEUM
Material spilled:	DIESEL	Release QTY:	0.00 GALLONS
Water body affected:	Not reported	Origin:	COMM\INDUST
Resource affected:	ON LAND	Notifier:	DEC
Basin of spill:	1700	Project ID:	0
Cleaner:	SPILLER	Date Cleaned:	09/30/1994
Initiated clean up:	Not reported	Close Date:	09/30/1994
Last Inspection:	Not reported	Investigator:	MIRZA
UST Trust Fund:	No	Penalty:	NO PENALTY
Status:	MEANS ITS BEEN RESOLVED		
Quantity recovered:	0.00		
Cause:	OTHER		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	COMPLETED SPILL [SPILL IS CLEANED UP AND ALL PAPERWORK IS COMPLETED]		

B9  
NNW  
< 1/8  
Higher

AVR REALTY  
711 STEWART AVE  
GARDEN CITY, NY

LUST

S100149738  
N/A

## LUST:

Facility ID:	8705349	Spill Date:	09/25/1987
First notified:	REGIONAL OFFICE	Material class:	PETROLEUM
Material spilled:	#2 FUEL	Release QTY:	0.00 GALLONS
Water body affected:	Not reported	Origin:	COMM\INDUST
Resource affected:	GROUNDWATER	Notifier:	TANK TESTER
Basin of spill:	17	Project ID:	98489
Cleaner:	SPILLER	Date Cleaned:	Not reported
Initiated clean up:	Not reported	Close Date:	Not reported
Last Inspection:	Not reported	Investigator:	HAAS
UST Trust Fund:	No	Penalty:	PENALTY RECOMENDED
Status:	Not reported		
Quantity recovered:	6400.00		
Cause:	TANK TEST FAILURE [BULK STORE. PRO.]		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	ACTIVE SPILL [ON GOING]		

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

AVR REALTY (Continued)

S100149738

Facility ID:	8705437	Spill Date:	09/28/1987
First notified:	REGIONAL OFFICE	Material class:	PETROLEUM
Material spilled:	#2 FUEL	Release QTY:	0.00 GALLONS
Water body affected:	Not reported	Origin:	COMM\INDUST
Resource affected:	GROUNDWATER	Notifier:	TANK TESTER
Basin of spill:	17	Project ID:	0
Cleaner:	SPILLER	Date Cleaned:	01/28/1994
Initiated clean up:	Not reported	Close Date:	01/28/1994
Last Inspection:	Not reported	Investigator:	T/T/F
UST Trust Fund:	No		
Status:	MEANS ITS BEEN RESOLVED	Penalty:	NO PENALTY
Quantity recovered:	0.00		
Cause:	TANK TEST FAILURE [BULK STORE. PRO.]		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	COMPLETED SPILL [SPILL IS CLEANED UP AND ALL PAPERWORK IS COMPLETED]		

B10  
NNW  
< 1/8  
Higher

COMMANDER OIL  
711 STEWART AVE  
GARDEN CITY, NY

LUST

S100168868  
N/A

LUST:

Facility ID:	8806616	Spill Date:	11/04/1988
First notified:	REGIONAL OFFICE	Material class:	PETROLEUM
Material spilled:	#2 FUEL	Release QTY:	4.00 GALLONS
Water body affected:	Not reported	Origin:	COMM\INDUST
Resource affected:	ON LAND	Notifier:	RESPONSIBLE PARTY
Basin of spill:	1700	Project ID:	0
Cleaner:	SPILLER	Date Cleaned:	11/25/1988
Initiated clean up:	Not reported	Close Date:	11/25/1988
Last Inspection:	Not reported	Investigator:	O'NEILL
UST Trust Fund:	No		
Status:	MEANS ITS BEEN RESOLVED	Penalty:	NO PENALTY
Quantity recovered:	0.00		
Cause:	TANK OVERFILL		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	COMPLETED SPILL [SPILL IS CLEANED UP AND ALL PAPERWORK IS COMPLETED]		

11  
NNE  
< 1/8  
Higher

PENN PLAX  
720 STEWART AVE  
GARDEN CITY, NY

LUST

S100149308  
N/A

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

PENN PLAX (Continued)

S100149308

## LUST:

Facility ID:	8708482	Spill Date:	01/04/1988
First notified:	ANSWERING SERVICE	Material class:	PETROLEUM
Material spilled:	#2 FUEL	Release QTY:	0.00 GALLONS
Water body affected:	Not reported	Origin:	COMM\INDUST
Resource affected:	GROUNDWATER	Notifier:	TANK TESTER
Basin of spill:	17	Project ID:	0
Cleaner:	SPILLER	Date Cleaned:	01/19/1989
Initiated clean up:	Not reported	Close Date:	01/19/1989
Last Inspection:	Not reported	Investigator:	GOERTZ
UST Trust Fund:	No		
Status:	MEANS ITS BEEN RESOLVED	Penalty:	NO PENALTY
Quantity recovered:	0.00		
Cause:	TANK TEST FAILURE [BULK STORE. PRO.]		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	COMPLETED SPILL [SPILL IS CLEANED UP AND ALL PAPERWORK IS COMPLETED]		

Facility ID:	8709555	Spill Date:	02/10/1988
First notified:	C	Material class:	PETROLEUM
Material spilled:	#2 FUEL	Release QTY:	0.00 GALLONS
Water body affected:	Not reported	Origin:	COMM\INDUST
Resource affected:	GROUNDWATER	Notifier:	TANK TESTER
Basin of spill:	17	Project ID:	0
Cleaner:	SPILLER	Date Cleaned:	07/25/1988
Initiated clean up:	Not reported	Close Date:	07/25/1988
Last Inspection:	Not reported	Investigator:	GOERTZ
UST Trust Fund:	No		
Status:	MEANS ITS BEEN RESOLVED	Penalty:	NO PENALTY
Quantity recovered:	0.00		
Cause:	TANK TEST FAILURE [BULK STORE. PRO.]		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	COMPLETED SPILL [SPILL IS CLEANED UP AND ALL PAPERWORK IS COMPLETED]		

12  
SSE  
< 1/8  
Higher

GYMA LABORATORIES OF AMERICA INC  
65 COMMERCIAL AVE  
GARDEN CITY, NY 11530

FINDS 1000555733  
RCRIS-LQG NYD986982767

## RCRIS:

Owner: GYMA LABORATORIES OF AMERICA INC  
(212) 555-1212

Contact: S B JEFFRIES  
(516) 294-1900

Waste	Quantity	Info Source
D001	Not reported	Notification

C13  
ENE  
1/4-1/2  
Higher

GARDEN CITY POST OFFICE  
830 STEWART AVENUE  
GARDEN CITY, NY

LUST S100667741  
N/A

# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

## GARDEN CITY POST OFFICE (Continued)

S100667741

### LUST:

Facility ID:	9202300	Spill Date:	03/10/1992
First notified:	REGIONAL OFFICE	Material class:	PETROLEUM
Material spilled:	GASOLINE	Release QTY:	0.00 GALLONS
Water body affected:	Not reported	Origin:	COMM\INDUST
Resource affected:	GROUNDWATER	Notifier:	DEC
Basin of spill:	1700	Project ID:	0
Cleaner:	SPILLER	Date Cleaned:	Not reported
Initiated clean up:	Not reported	Close Date:	Not reported
Last Inspection:	Not reported	Investigator:	CAMPBELL
UST Trust Fund:	Yes		
Status:	Not reported	Penalty:	NO PENALTY
Quantity recovered:	0.00		
Cause:	OTHER		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	ACTIVE SPILL [ON GOING]		

C14  
ENE  
1/4-1/2  
Higher

U.S.P.O  
830 STEWART AVENUE  
GARDEN CITY, NY

LUST

S100151164  
N/A

### LUST:

Facility ID:	9006259	Spill Date:	09/06/1990
First notified:	REGIONAL OFFICE	Material class:	PETROLEUM
Material spilled:	#2 FUEL	Release QTY:	0.00 GALLONS
Water body affected:	Not reported	Origin:	NON-COMM\INST
Resource affected:	ON LAND	Notifier:	RESPONSIBLE PARTY
Basin of spill:	1700	Project ID:	0
Cleaner:	SPILLER	Date Cleaned:	Not reported
Initiated clean up:	Not reported	Close Date:	Not reported
Last Inspection:	Not reported	Investigator:	T/T/F
UST Trust Fund:	No		
Status:	Not reported	Penalty:	NO PENALTY
Quantity recovered:	0.00		
Cause:	TANK TEST FAILURE [BULK STORE. PRO.]		
Emergency response:	IT WAS NOT TAKEN		
Facility status:	ACTIVE SPILL [ON GOING]		

15  
South  
1/4-1/2  
Same

RESIDENCE  
55 CLINTON RD  
GARDEN CITY, NY

LUST

S101508134  
N/A

LUST: Not Reported

16  
ENE  
1/2-1  
Higher

NASSAU & SUFFOLK LIGHTING CO.  
STEWART AVE. EAST  
GARDEN CITY, NY 11

Coal Gas

G000000423  
N/A

### COAL GAS SITE DESCRIPTION:

Site is just east of the Garden City Limits on the south side of Stewart Ave. Site is bordered to the south by Long Island Railroad tracks. Site would be between Grove and Oak if they extended past Commercial.

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# MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

17  
East  
1/2-1  
Same

Site

PASLEY SALES CORP  
556 COMMERCIAL AVE BX1  
GARDEN CITY, NY 11530

Database(s)

CERCLIS  
RCRIS-SQG  
FINDS  
NPL  
ROD  
SHWS

EDR ID Number  
EPA ID Number

1000282560  
NYD991292004

## CERCLIS Classification Data:

Site Incident Category: GROUNDWATER Federal Facility: NO  
Ownership Status: PRIVATE NPL Status: CURRENTLY ON THE FINAL NPL  
EPA Notes: SITE COVRS ABOUT 0.5 & OPERATED AS A CHEM DISTRBTIN FACIL FROM 1969-MID  
1982 & REPRDLY STORED ALIPHATIC NAPHTHAS, AROMATIC SLVNTS, & KETONES.  
CONCRN GRND WTR & SOIL CONTAMIN. WORK PLAN IS FINALZD. PRESENTLY  
NEGOTIA WITH PRP(COMMANDR OIL)

## CERCLIS Assessment History:

Assessment:	DISCOVERY	Completed:	09/01/1984
Assessment:	PRELIMINARY ASSESSMENT	Completed:	10/31/1984
Assessment:	SCREENING SITE INSPECTION	Completed:	08/31/1985
Assessment:	FINAL LISTING ON NPL	Completed:	06/10/1986
Assessment:	PROPOSAL TO NPL	Completed:	10/15/1984
Assessment:	RMVL INVESTIGATION AT NPL	Completed:	09/11/1990
Assessment:	RMVL INVESTIGATION AT NPL	Completed:	12/21/1992
Assessment:	COMBINED RI/FS	Completed:	08/19/1988
Assessment:	REMEDIAL DESIGN	Completed:	Not reported
Assessment:	RI/FS WORKPLAN APPROVAL BY HQ	Completed:	08/19/1988
Assessment:	RECORD OF DECISION	Completed:	04/24/1992
Assessment:	MANAGEMENT ASSISTANCE	Completed:	Not reported
Assessment:	COMBINED RI/FS	Completed:	04/24/1992
Assessment:	ADMINISTRATIVE RECORD	Completed:	Not reported

## CERCLIS Site Status:

This site is currently under investigation by the government to assess the extent of further action

## CERCLIS Alias Name(s):

PASLEY SALES CORP.

## NPL:

ID:	02NY049
Date Listed:	6/10/86 (FINAL)
EPA/ID:	NYD991292004
Haz. Rank Score:	39.65
Status:	LISTED ON NPL
Rank:	510
Group:	11
Ownership:	Private
Permit:	Not reported
Site Activities:	Tank, above ground
Site Activities:	Chemical Process/Manuf.
Site Activities:	Containers/Drums
Site Condition:	Direct Contact
Site Condition:	Contamination of Soil
Site Condition:	Contam. Ground Water
Waste Type:	Oils
Waste Type:	Solvents
Waste Type:	Chlorinated Organics
Waste Form:	Not reported

## MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

PASLEY SALES CORP (Continued)

1000282560

Contaminant:	Media Affected:
TETRACHLOROETHENE	Ground Water
CHLOROFORM	Not reported
TOLUENE	Not reported
ETHYLBENZENE	Not reported
XYLENE	Not reported
1,1,2-TRICHLOROETHYLENE (TCE)	Not reported
BROMODICHLOROETHYLENE	Not reported
#2 FUEL OIL	Not reported
1,1,1-TRICHLOROETHANE	Not reported
METHYLENE CHLORIDE	Not reported
CIS-1,2-DICHLOROETHYLENE	Not reported
BENZENE	Not reported
Distance to nearest Population:	Not reported
Population within a 1 Mile Radius:	Not reported
Population within a 2 Mile Radius:	Not reported
Population within a 4 Mile Radius:	Not reported
Vertical Distance to Aquifer:	Not reported
Ground Water Use:	Not Used as Drinking Water, Alternative Source Available
Distance to nearest Surface Water:	Not reported

ROD:

Full-text of USEPA Record of Decision(s) is available from EDR.

RCRIS: Not Reported

SHWS:

Facility ID: 130016 EPA ID: NYD991292004

Class code      Significant threat to the public health or environment -  
action required.

Facility Type: OPEN DUMP-  
Owner: LAWRENCE BENNETT INC.  
4 SOUTH ST.  
OYSTER BAY, NY

Use Owner: PASLEY SOLVENTS AND CHEMICALS CO.

Use Operator: PASLEY SOLVENTS & CHEMICALS

Operator Address: P.O. BOX 118  
GARDEN CITY, NY

HW Disposed: FUEL OIL, GASOLINE, SOLVENTS, CHLORINATED HYDROCARBONS  
(FOO1) FOO2)

Legal Act Type: EPA Legal Act Status: NEGOTIATION IN PROGRESS-

State Action: No Fed Action: Yes

Order Signed:                      Order Was Signed

Prop Remedial Act: UNDER DESIGN-X

Rem Act Progress: Not In Progress Rem Act Done: Not Completed

Action Nature: SOIL WASHING AND GROUNDWATER TREATMENT.

Soil Type: SAND

Gndwater Depth: 25 FEET

Env Assessment: HAZARDOUS WASTE DISPOSAL HAS CAUSED GROUNDWATER CONTAMINATION IN EXCESS OF NYS STANDARDS IN A SOLE SOURCE DRINKING WATER AQUIFER.

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
GARDEN CITY	S100147113	GARDEN CITY LIBRARY	67TH ST. GARDEN CITY LIB		LUST	8801797
GARDEN CITY	S101103126	NATIONAL HELICOPTER	NORTH AVENUE		LUST, NY Spills	9314802
GARDEN CITY	S101008287	OLD ROOSEVELT AIR FIELD HANGAR SITE	CLINTON ROAD	11530	SHWS	
GARDEN CITY	1000211477	RYDER TRUCK RENTAL	635 COMMERCIAL AVENUE	11530	FINDS, RCRIS-LQG	
GARDEN CITY	S100667538	NASSAU COUNTY DPW	650 COMMERCIAL AVE	11530	LUST	8706227
GARDEN CITY	S100667623	GUY PRATT	635 COMMERCIAL AVE	11530	LUST	9112196
GARDEN CITY	S101008270	PUREX-MITCHELL FIELD	COMMERCIAL AVENUE	11530	SHWS	
GARDEN CITY	S100147681	MITCHELL FIELD NAVY EXCHA	EAST COMMERCIAL AVENUE		LUST	8901560
GARDEN CITY	S100149976	SUTTON & EDWARDS	100 GARDEN CITY PLZ	11530	LUST	8803293
GARDEN CITY	U002097136	JACOB KEPPLER	18 OSBORNE RD	11530	UST	
GARDEN CITY	S100782265	MEENAN OIL	60 POPLAR ST	11530	LUST	9311252
GARDEN CITY	U001447369	COMMERCIAL PROPERTY	1101 STEWART AVE	11530	UST	056194
GARDEN CITY	U001855521	DYNA-EMPIRE INC.	1075 STEWART AVE	11530	UST	054060
GARDEN CITY	U001445445	CHASE MANHATTAN BANK, N.A	900 STEWART AVE	11530	UST	037000
GARDEN CITY	1000791473	CHRISTOPHER THOMAS ASSOCIATES INC	990 STEWART AVE 6TH FLOOR	11530	RCRIS-SQG, FINDS	
GARDEN CITY	U001858553	U.S.POSTAL SERVICE,WNGMF	830 STEWART AVENUE		UST	055936
GARDEN CITY	S100148214	BELCHER OIL COMPANY	947 STEWART AVE	11530	LUST	8909521
GARDEN CITY	S100151756	HALLEN PRATT	555 STEWART AVE	11530	LUST	9011964
GARDEN CITY	S100495034	NYSDOT MAINT GARAGE	925 STEWART AVE	11530	LUST	9300616
GARDEN CITY	S100667851	NCDPW	947 STEWART AVE	11530	LUST	9205807
GARDEN CITY	S101102935	CUSHMAN & WAKEFIELD	1101 STEWART AVE	11530	LUST	9403109
GARDEN CITY	S100169473	UNK	STEWART AVENUE		LUST	8903905
GARDEN CITY	S100172327		STEWART CLINTON RD.		LUST	8601359
HEMPSTEAD	S101008286	FRANKLIN CLEANERS	206-208 B, SOUTH FRANKLIN STREET	11550	SHWS	

# **GEOCHECK VERSION 2.1 ADDENDUM FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (North Quadrant)

## **BASIC WELL DATA**

Site ID:	404444073370701	Distance from TP:	1 - 2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1951	County:	Nassau
Altitude:	100.00 ft.	State:	New York
Well Depth:	88.00 ft.	Topographic Setting:	Flat surface
Depth to Water Table:	27.00 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	07011951	Prim. Use of Water:	Industrial

## **LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Unknown
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

## **WATER LEVEL VARIABILITY**

Not Reported

# **GEOCHECK VERSION 2.1**

## **FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (East Quadrant)

### **BASIC WELL DATA**

Site ID:	404340073361401	Distance from TP:	1/2 - 1 Mile
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1913	County:	Nassau
Altitude:	79.00 ft.	State:	New York
Well Depth:	35.00 ft.	Topographic Setting:	Flat surface
Depth to Water Table:	12.00 ft.	Prim. Use of Site:	Observation
Date Measured:	05011913	Prim. Use of Water:	Unused

### **LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Cenozoic-Quaternary-Pleistocene
Principal Lithology of Unit:	Not Reported
Further Description:	Not Reported

### **WATER LEVEL VARIABILITY**

Not Reported

# **GEOCHECK VERSION 2.1**

## **FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (South Quadrant)

### **BASIC WELL DATA**

Site ID:	404207073365301	Distance from TP:	1 - 2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1966	County:	Nassau
Altitude:	65.00 ft.	State:	New York
Well Depth:	55.00 ft.	Topographic Setting:	Flat surface
Depth to Water Table:	Not Reported	Prim. Use of Site:	Withdrawal of water
Date Measured:	Not Reported	Prim. Use of Water:	Commercial

### **LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Cenozoic-Quaternary
Principal Lithology of Unit:	Sand
Further Description:	Not Reported

### **WATER LEVEL VARIABILITY**

Not Reported

**GEOCHECK VERSION 2.1**  
**FEDERAL DATABASE WELL INFORMATION**

Well Closest to Target Property (West Quadrant)

**BASIC WELL DATA**

Site ID:	404446073392901	Distance from TP:	>2 Miles
Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	1966	County:	Nassau
Altitude:	100.00 ft.	State:	New York
Well Depth:	53.00 ft.	Topographic Setting:	Flat surface
Depth to Water Table:	48.00 ft.	Prim. Use of Site:	Observation
Date Measured:	04011966	Prim. Use of Water:	Unused

**LITHOLOGIC DATA**

Geologic Age ID (Era/System/Series):	Cenozoic-Quaternary-Pleistocene
Principal Lithology of Unit:	Sand
Further Description:	Not Reported

**WATER LEVEL VARIABILITY**

Not Reported

## GEOCHECK VERSION 2.1

### PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest Well.

#### PWS SUMMARY:

PWS ID:	NY0002824	PWS Status:	Active	Distance from TP:	1/4 - 1/2 Mile
Dir relative to TP:	North	Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	GARDEN CITY VILLAGE 351 STEWART AVENUE GARDEN CITY, NY 11530				

Addressee / Facility Type:	System Owner/Responsible Party
Facility Name:	MCGOWAN JOHN F GARDEN CITY VILLAGE WATER DIST 351 STEWART AVENUE GARDEN CITY, NY 11530

Addressee / Facility Type:	System Owner/Responsible Party
Facility Name:	MCGOWAN JOHN F GARDEN CITY VILLAGE WATER DIST 351 STEWART AVENUE GARDEN CITY, NY 11530

Facility Latitude:	40 43 03	Facility Longitude:	073 38 08
Facility Latitude:	40 43 20	Facility Longitude:	073 40 12
Facility Latitude:	40 43 20	Facility Longitude:	073 40 21
Facility Latitude:	40 43 57	Facility Longitude:	073 38 30
Facility Latitude:	40 43 59	Facility Longitude:	073 38 32
Facility Latitude:	40 43 59	Facility Longitude:	073 39 02
Facility Latitude:	40 44 06	Facility Longitude:	073 37 07
City Served:	GARDEN CITY		
Treatment Class	Not Reported	Population Served:	Not Reported:

Well currently has or has had major violation(s): No

## EPA Waste Codes Addendum

Code	Description
D000	NOT DEFINED
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
X002	POLYCHLORINATED BIPHENOLS (PCBS)

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

## FEDERAL ASTM RECORDS:

**CERCLIS:** Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA/NTIS

Telephone: 703-416-0702

CERCLIS: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/15/95

Date Made Active at EDR: 06/08/95

Date of Data Arrival at EDR: 04/25/95

Elapsed ASTM days: 44

**ERNS:** Emergency Response Notification System

Source: EPA

Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/94

Date Made Active at EDR: 05/25/95

Date of Data Arrival at EDR: 04/11/95

Elapsed ASTM days: 44

**NPL:** National Priority List

Source: EPA

Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, it is EDR's policy to plot NPL sites greater than approximately 500 acres in size as areas (polygons). Sites smaller in size are point-geocoded at the site's address.

Date of Government Version: 05/26/95

Date Made Active at EDR: 06/06/95

Date of Data Arrival at EDR: 06/06/95

Elapsed ASTM days: 0

**RCRIS:** Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 202-260-3393

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/31/95

Date Made Active at EDR: 08/22/95

Date of Data Arrival at EDR: 06/28/95

Elapsed ASTM days: 55

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FEDERAL NON-ASTM RECORDS:

### **CONSENT:** Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Date of Next Scheduled Update: 09/01/95

### **CORRACTS:** Corrective Action Report

Source: EPA

Telephone: 202-260-3393

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/10/95

Date of Next Scheduled Update: 09/18/95

### **FINDS:** Facility Index System

Source: EPA/NTIS

Telephone: 800-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. These include: RCRIS, PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]), CERCLIS, DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), FRDS (Federal Reporting Data System), SIA (Surface Impoundments), CICIS (TSCA Chemicals in Commerce Information System), PADS, RCRA-J (medical waste transporters/disposers), TRIS and TSCA.

Date of Government Version: 07/27/94

Date of Next Scheduled Update: 10/16/95

### **HMIRS:** Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

HMIRS: Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/94

Date of Next Scheduled Update: 12/04/95

### **MLTS:** Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/01/95

Date of Next Scheduled Update: 10/16/95

### **NPL LIENS:** Federal Superfund Liens

Source: EPA

Telephone: 202-260-8969

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Date of Next Scheduled Update: 11/27/95

### **PADS:** PCB Activity Database System

Source: EPA

Telephone: 202-260-3992

PADS: PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/14/94

Date of Next Scheduled Update: 09/18/95

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**RAATS:** RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA.

Date of Government Version: 04/17/95

Date of Next Scheduled Update: 10/02/95

**ROD:** Records Of Decision

Source: NTIS

Telephone: 703-416-0703

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/31/95

Date of Next Scheduled Update: 12/04/95

**TRIS:** Toxic Chemical Release Inventory System

Source: EPA/NTIS

Telephone: 202-260-2320

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/92

Date of Next Scheduled Update: 10/09/95

**TSCA:** Toxic Substances Control Act

Source: EPA/NTIS

Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 05/15/86

Date of Next Scheduled Update: 09/18/95

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STATE OF NEW YORK ASTM RECORDS:

### LUST: Spills Information Database

Source: Department of Environmental Conservation  
Telephone: 518-457-2462

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 06/01/95  
Date Made Active at EDR: 08/21/95

Date of Data Arrival at EDR: 07/10/95  
Elapsed ASTM days: 42

### SHWS: Inactive Hazardous Waste Disposal Sites in New York State

Source: Department of Environmental Conservation  
Telephone: 518-457-0747

SHWS: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 04/30/95  
Date Made Active at EDR: 07/25/95

Date of Data Arrival at EDR: 06/19/95  
Elapsed ASTM days: 36

### SWF/LS: Facility Register

Source: Department of Environmental Conservation  
Telephone: 518-457-2051

SWF/LS: Solid Waste Facilities/Landfill Sites. SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/30/94  
Date Made Active at EDR: 04/04/95

Date of Data Arrival at EDR: 02/25/95  
Elapsed ASTM days: 38

### UST: Petroleum Bulk Storage (PBS, CBS, MOSF) Database

Source: Department of Environmental Conservation  
Telephone: 518-457-4351

UST: Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 07/12/95  
Date Made Active at EDR: 08/21/95

Date of Data Arrival at EDR: 07/17/95  
Elapsed ASTM days: 35

## STATE OF NEW YORK NON-ASTM RECORDS:

### AST: Petroleum Bulk Storage

Source: Department of Environmental Conservation  
Telephone: 518-457-4351

AST: Aboveground Storage Tanks.

Date of Government Version: 07/12/95

Date of Next Scheduled Update: 11/06/95

## Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

## Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

## **NFRAP: No Further Remedial Action Planned**

Source: EPA/NTIS

Telephone: 703-416-0702

NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

## **FRDS: Federal Reporting Data System**

Source: EPA/Office of Drinking Water

FRDS provides information regarding public water supplies and their compliance with monitoring requirements, maximum contaminant levels (MCL's), and other requirements of the Safe Drinking Water Act of 1986.

**Area Radon Information:** The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

**Oil/Gas Pipelines/Electrical Transmission Lines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

**Sensitive Receptors:** There are individuals who, due to their fragile immune systems, are deemed to be especially sensitive to environmental discharges. These typically include the elderly, the sick, and children. While the exact location of these sensitive receptors cannot be determined, EDR indicates those facilities, such as schools, hospitals, day care centers, and nursing homes, where sensitive receptors are likely to be located.

**USGS Water Wells:** In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1994 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

## **Epicenters: World earthquake epicenters, Richter 5 or greater**

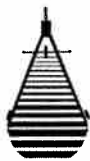
Source: Department of Commerce, National Oceanic and Atmospheric Administration

## **New York Public Water Wells**

Source: New York Department of Health

***Appendix C***

***FOI Request Letters***



## NORFOLK ENVIRONMENTAL

Reply to: 1583 Post Road  
Fairfield, CT 06430-5932  
Phone (203) 259-7722  
Fax (203) 259-6088

8 September 1995

Freedom of Information Officer  
USEPA Region 2  
290 Broadway  
New York, New York 10007-1866

Re: Esselte-Pendaflex Site  
71 Clinton Road  
Garden City, New York 11530

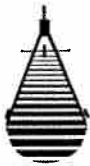
Dear Sir or Madam:

This letter is a formal request for a regulatory file review pursuant to the federal Freedom of Information (FOI) Act. Please review the appropriate files and provide me with any information concerning past or present environmental issues (such as spills, solid and hazardous waste sites, regulatory violations, storage tanks, etc.) occurring at the Esselte-Pendaflex Corporation located at 71 Clinton Road in Garden City, New York (Section 44, Block D, Lots 355, 356). This site was formerly the location of the Oxford Filing Supply Company, Sperry Gyroscope Corporation, and the Curtiss Aeroplane and Motor Corporation. Information on past or present environmental issues occurring at adjacent properties is also requested.

Thank you for your timely response to this request.

Very truly yours,

Matthew Gallo  
Senior Environmental Scientist



# NORFOLK ENVIRONMENTAL

Reply to: 1583 Post Road  
Fairfield, CT 06430-5932  
Phone (203) 259-7722  
Fax (203) 259-6088

8 September 1995

Freedom of Information Officer  
NYSDEC Region I  
40 Loop Road  
Stony Brook, New York 11790

Re: Esselte-Pendaflex Site  
71 Clinton Road  
Garden City, New York 11530

Dear Sir or Madam:

This letter is a formal request for a regulatory file review pursuant to the federal Freedom of Information (FOI) Act. Please review the appropriate files and provide me with any information concerning past or present environmental issues (such as spills, solid and hazardous waste sites, regulatory violations, storage tanks, etc.) occurring at the Esselte-Pendaflex Corporation located at 71 Clinton Road in Garden City, New York (Section 44, Block D, Lots 355, 356). This site was formerly the location of the Oxford Filing Supply Company, Sperry Gyroscope Corporation, and the Curtiss Aeroplane and Motor Corporation. Information on past or present environmental issues occurring at adjacent properties is also requested.

Thank you for your timely response to this request.

Very truly yours,

Matthew Gallo  
Senior Environmental Scientist

**APPLICATION FOR PUBLIC ACCESS TO ENVIRONMENTAL INFORMATION**  
**NASSAU COUNTY DEPARTMENT OF HEALTH**

TO: Records Access Officer  
Nassau County Department of Health  
240 Old Country Road  
Mineola, New York 11501

Date of Request: 9/6/95

Fax: (516) 571-1475, 571-3369

I MATTHEW GALL  
Print your name

Math Gall  
Signature

REPRESENTING Firm NORFOLK ENVIRONMENTAL Client \_\_\_\_\_

Your Mailing Address 1322 N. WINDSOR AVE Bayshore, NY

Phone Number 516 277-0850 Fax Number \_\_\_\_\_

HEREBY APPLY TO INSPECT RECORDS FOR THE FOLLOWING ESTABLISHMENT:  
Complete One Application For Each Establishment

Name ESSELTRE PENDING CORP. Previous Name OXFORD FLEET SUPPLY

Address 71 CLINTON AVE GARDEN CITY, NY  
No., Street, Community

Is the Establishment still in business? Yes X or No \_\_\_\_  
If no, enter year closed \_\_\_\_\_ (This is necessary to retrieve the file.)

CONCERNING (List the type of information needed, e.g. UST - Underground Storage Tank, site contamination, air emissions, drinking water quality, food related concerns.)

UST, Chemical Storage, Site Contamination, HAZ WASTE

PLEASE CHECK THE BUREAUS WHOSE FILES YOU REQUEST TO BE SEARCHED.

☒ Bureau of Environmental Management has files concerning: Underground Tanks; Chemical/Oil Bulk Storage; Spills and Leaks; Environmental Impact Statements; Medical Waste; Solid Waste; Air Emission Sources; Air Contaminant Emissions; Smoking Violations; Air Complaint Investigation.

☒ Bureau of Environmental Engineering has files concerning: Underground Tanks; Petroleum & Chemical Bulk Storage; Spill Sites; Air Emission Sources; Road Salt Storage.

☒ Bureau of Water Supply Protection has files concerning: Drinking Water; Private Wells; Ground Water Quality; Backflow Prevention Devices; Bottled Water; Realty Subdivision; Private Sewage Disposal; Sewer Extensions, Sewer Connections, USEPA Underground Injection Control.

☐ Bureau of Environmental Sanitation has files concerning: Food Protection; Temporary Residences; Housing; Rodent Control; General Nuisance; Bathing Facilities; Radiological Health.

**FOR HEALTH DEPARTMENT USE ONLY BELOW THIS LINE**

Signature \_\_\_\_\_

Date \_\_\_\_\_

☐ Approved

☐ Denied

INCORPORATED VILLAGE OF GARDEN CITY

351 STEWART AVENUE

GARDEN CITY, NEW YORK 11530

(516) 742-5800

APPLICATION FOR PUBLIC ACCESS TO RECORDS

CHAPTER 42 OF THE VILLAGE CODE

DATE: 9/7/95

TO: RECORDS ACCESS OFFICER

DEPARTMENT:

☐ Village Clerk Treasurer

☐ Police

☐ Fire

☐ Public Works

☒ Building

☐ Recreation

I HEREBY APPLY TO INSPECT THE FOLLOWING RECORD(S):

71 CLINTON ROAD

PURPOSE OF RECORDS INSPECTION:

PROPERTY TRANSFER INVESTIGATION

NAME

Matt Gallo

REPRESENTING

Worfolk Environmental

ADDRESS

1583 Post Rd

TELEPHONE

(203) 259-7722

SIGNATURE

Matthew Gallo

(516) 277-0858

FOR OFFICE USE ONLY

☐ Approved

☐ Denied

☐ Record cannot be found

Records available for inspection: (Date) \_\_\_\_\_

Copies of records available: (Date) \_\_\_\_\_

Records inspected by: \_\_\_\_\_

Number of copies \_\_\_\_\_

Date: \_\_\_\_\_

Fee received \$ \_\_\_\_\_

\_\_\_\_\_  
Signature of Records Access Officer

\_\_\_\_\_  
Title

1 / 1 / \_\_\_\_\_  
Date

## ***Appendix D***

### ***Figures***

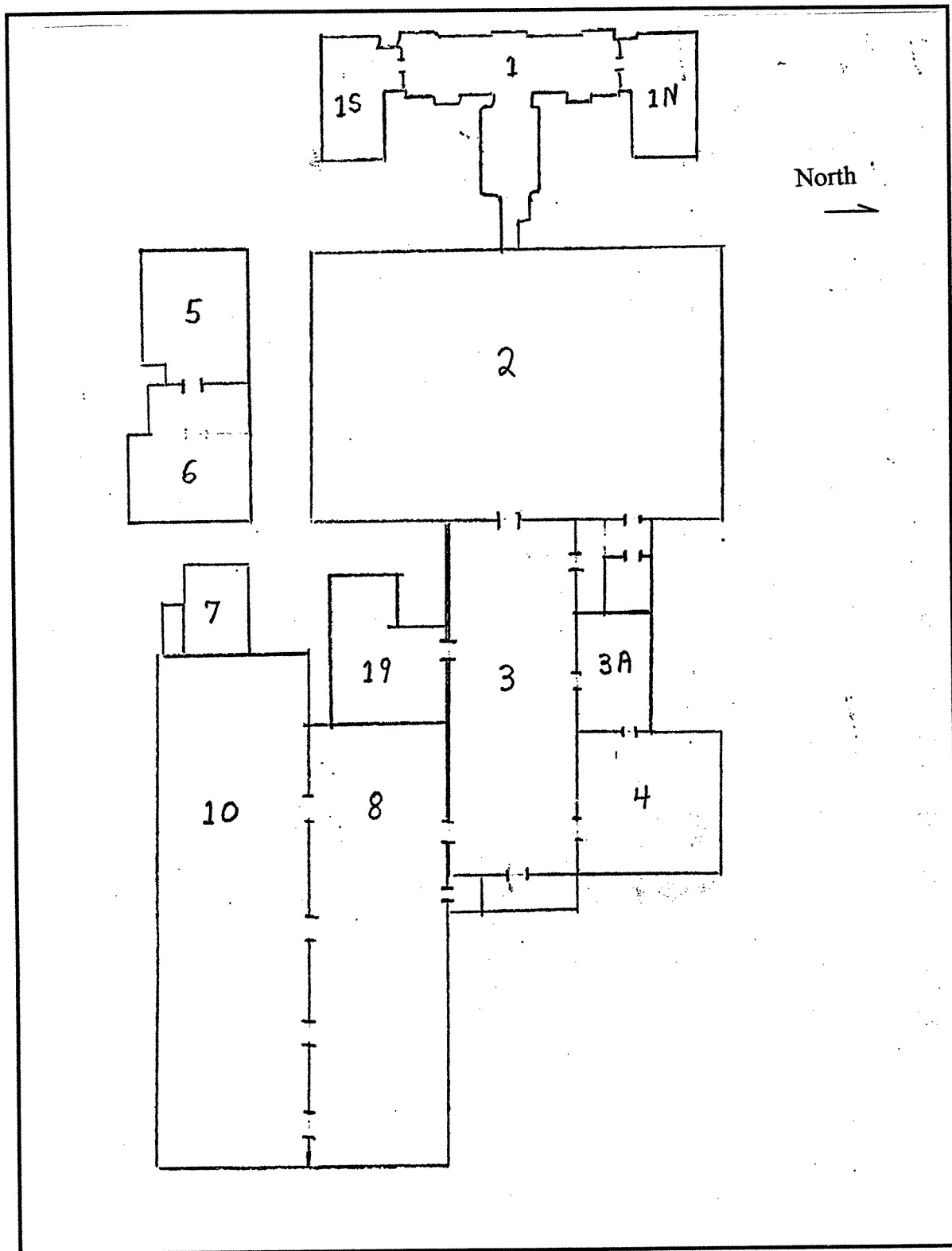


Figure 1:  
Site Plan  
Esselte-Pendaflex Corporation, Garden City, New York

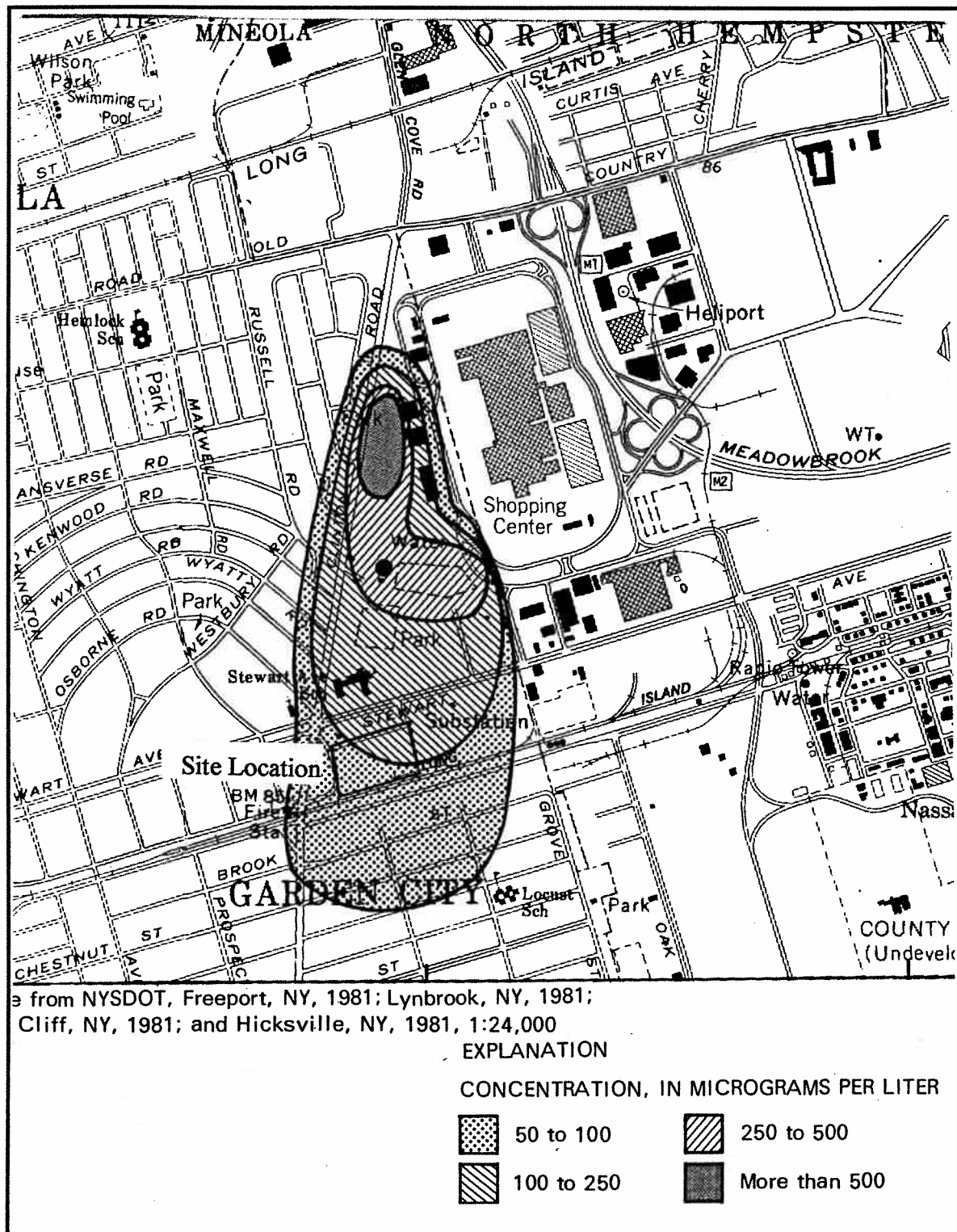


Figure 2:  
Trichloroethylene concentrations in the Upper Glacial Aquifer, 1984. Adapted from *Chlorinated Organic Compounds in Groundwater at Roosevelt Field, Nassau County, Long Island, New York*. USGS, 1989.

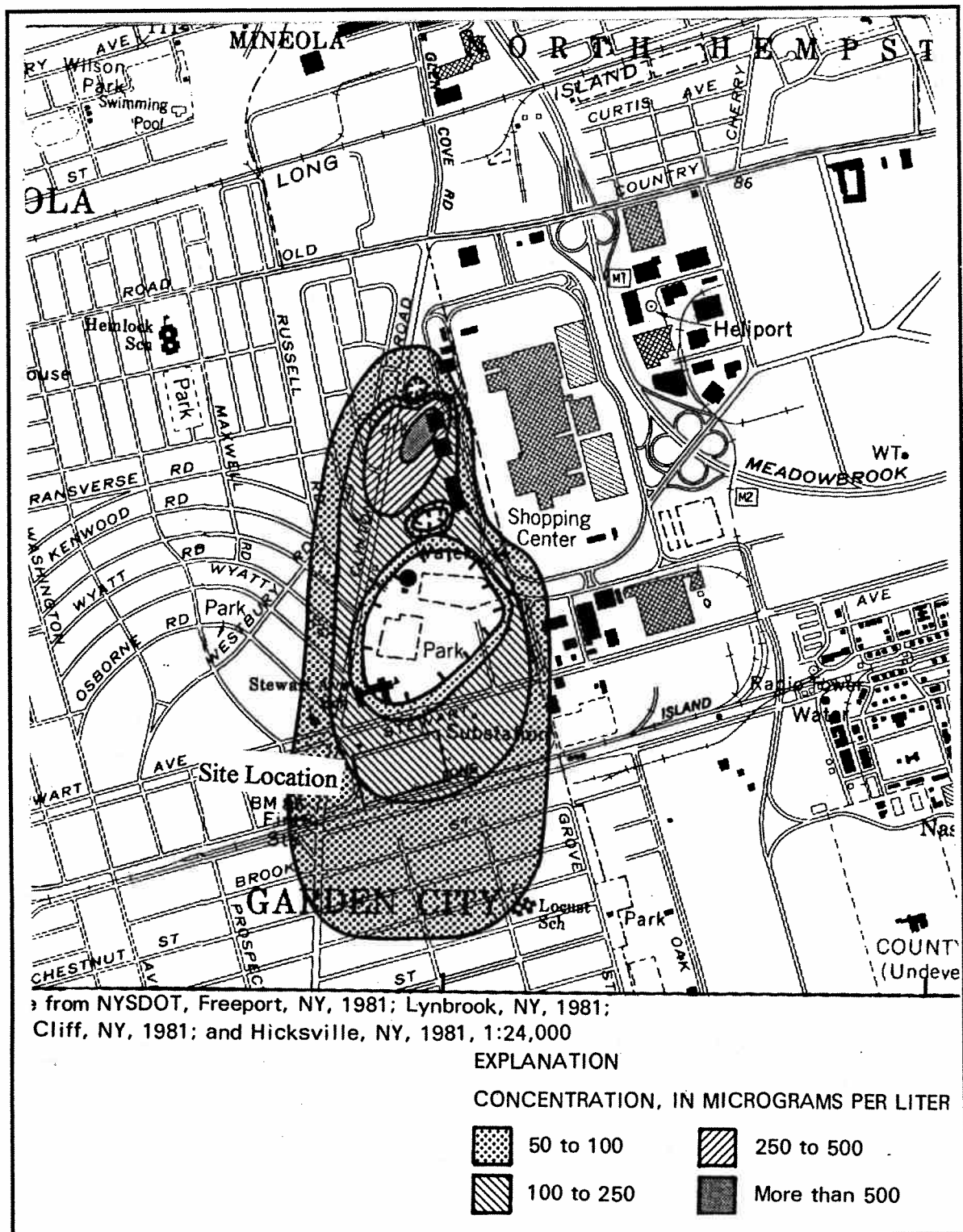


Figure 3:  
Trichloroethylene concentrations in the Magothy Aquifer, 1984. Adapted from *Chlorinated Organic Compounds in Groundwater at Roosevelt Field, Nassau County, Long Island, New York*. USGS, 1989.