00-17-1 (5/76)
Formerly GA-4

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

TRANSMITTAL SLIP

TO: Ajay Shah

FROM: Karen J. Gomez

DATE: 9/8/93

RE: East Hampton Housing Authority

The attached Phase I Investigation and Remediation proposal is being referred to you for your followup and information, as necessary. I have reviewed the findings and there is no indication of a petroleum spill, however trichloroethane has been detected in soil samples.

FOR ACTION AS INDICATED: Please advise if you have any questions.

- ☐ Please Handle
- ☐ Prepare Reply
- ☐ Prepare Reply for _____ Signature
- ☐ Information
- ☐ Approval
- ☐ Prepare final/draft in _____ Copies
- ☐ Comments
- ☐ Signature
- ☐ File
- ☐ Return to me
- ☐ _____
- ☐ _____

RECEIVED
SEP - 9 1993
HAZARDOUS WASTE REMEDIATION
NYSDEC REGION 1

CC: P. John

ENVIRONMENTAL
ASSESSMENTS,
INC.

RICHARD ERIK WARREN
President

RECEIVED
FEB 25 1993
REG. 1
OIL SPILLS

October 28, 1992

VIA HAND-DELIVERY

RECEIVED
SEP - 9 1993
HAZARDOUS WASTE REMEDIATION
NYSDEC REGION 1

East Hampton Housing Authority
c/o Christopher D. Kelley, Esq.
Twomey, Latham, Shea and Kelley
33 West Second Street
P.O. Box 398
Riverhead, New York 11901

RE: PHASE I ENVIRONMENTAL AUDIT FOR EAST HAMPTON HOUSING AUTHORITY - ACCABONAC PROJECT, EAST HAMPTON
SCTM No.: 0904-015-1-28

Dear Mr. Kelley:

Pursuant to your request, attached please find two (2) copies of the completed Phase I Environmental Audit for the 33.262 acre property being considered for development by the East Hampton Housing Authority, situated along Accabonac Highway, Town of East Hampton, Suffolk County, New York.

The results of the Phase I Environmental Audit indicate that there is reason to believe that the site has been, and continues to be, used for the long-term casual dumping of various materials that may have included various toxic and/or hazardous wastes. Testing performed included random soil gas sampling on the site using photoionization detection (PID) undertaken by Holzmacher, McLendon & Murrell, P.C. to determine as to whether there were any volatile compounds present within the limits of detection. In conclusion, based upon elevated PID readings in various areas on-site, additional soil testing is recommended. Further sampling (Phase II analysis) is recommended for various areas on-site. The findings of this audit will be disclosed in the following materials and various correspondence that accompanies this Phase I Environmental Audit.

As part of this study, various municipal, state and federal data records were researched. This included a review of the Suffolk County Department of Health Services records and an inspection of the New York State Department of Environmental Conservation Spill Information Systems Database for any information concerning spills which may have occurred within the proximity of this subject parcel. Also, the NYSDEC publication for inactive hazardous waste disposal sites (1990, 1991 and 1992) and the United States Environmental Protection Agency report

36 NUGENT STREET
POST OFFICE BOX 1631
SOUTHAMPTON, NEW YORK 11969
516-283-5832

entitled "National Priorities List Sites: New York (1991)" were reviewed.

Suffolk County Department of Health Services: The Suffolk County Department of Health Services (SCDHS) records yielded no spills on-site and no registered fuel tanks in the immediate vicinity of the project site. Please refer to SCDHS Application for Public Access to Records (FOIL) included within the attachments of this report.

NYSDEC Spill Information Systems Database: Examination of the NYSDEC spill database yielded a total of 120 spills in the East Hampton area (see attached results), with seven (7) of these documented spills having occurred within a one-half (0.5) mile radius of the subject parcel, as follows:

- Southfork Asphalt (@ Springs-Fireplace Road).
  Spill ID No.: 853190
  Date: 12/09/85
  Material Spilled/Amount: Gasoline/Not Known
  Cause: Tank Leak
  Resource Affected: Groundwater
  Clean Date: 01/06/86
  Remarks: Closed

- Bistrain Sand & Gravel (@ Springs-Fireplace Road).
  Spill ID No.: 854114
  Date: 02/21/86
  Material Spilled/Amount: Diesel/Not Known
  Cause: Tank Leak
  Resource Affected: Groundwater
  Clean Date: 03/17/86
  Remarks: Closed

- Grimes Contracting (@ Scavenger Waste Treatment Plant, 262 Springs-Fireplace Road).
  Spill ID No.: 8710413
  Date: 03/14/88
  Material Spilled/Amount: Raw Sewage/500 gal.
  Cause: Other
  Resource Affected: On Land
  Clean Date: 04/07/88
  Remarks: Hose not in discharge port properly resulting in spilling on driveway and into catch basin. Washed driveway down into catch basin and then will pump out. Referred to A. Yerman. Closed.

- Grimes Contracting (@ Scavenger Waste Treatment Plant, Springs-Fireplace Road).
  Spill ID No.: 8804903
  Date: 09/06/88

Material Spilled/Amount: Sewage Waste/500 gal.
Cause: Equipment Failure
Resource Affected: In Sewer
Clean Date: 09/06/88
Remarks: Spilled into catch basin, nothing in leaching pools hose came out of. Town diluted with 300 gallons of water. Town pumping out basin. Put line down. Will send letter. Referred to Andy Yerman (SPDES). Closed.

- East Hampton Town Landfill (@ Springs-Fireplace Road).
Spill ID No.: 8808404
Date: 01/22/89
Material Spilled/Amount: Toxic Waste/Not Known
Cause: Deliberate
Resource Affected: Air
Clean Date: 01/23/89
Remarks: Toxic waste at demolition debris dump site. Fire burning concerns regarding fumes from fire. Trying to contact H.D., East Hampton Fire Dept. and Springfield Highway Dept. Referred to solid waste. Closed.

- Town of East Hampton (@ Scavenger Waste Treatment Plant, 262 Springs-Fireplace Road).
Spill ID No.: 8908635
Date: 11/15/89
Material Spilled/Amount: Ferric Chloride/100 gal.
Cause: Equipment Failure
Resource Affected: On Land
Clean Date: 07/26/91
Remarks: Corroded flange on underground pipe leaked material into ground. Town dug up one (1) cubic yard of sand from below flange and backfilled hole due to cold weather. Closed.

- East Hampton Department of Public Works (@ Acabonac Road).
Spill ID No.: 9200153
Date: 04/03/92
Material Spilled/Amount: #2 Fuel/Not Known
Cause: Tank Test Failure
Resource Affected: Groundwater
Clean Date: Not Listed
Remarks: None.

- Cooper Trenching & Sandblasting (@ Springs-Fireplace Road).
Spill ID No.: 9200691
Date: 04/08/92
Material Spilled/Amount: Waste Oil and Paint Thinners/ Not Known
Cause: Housekeeping
Resource Affected: On Land

Clean Date: Not Listed
Remarks: None.

- Volks and Stanley, Inc. (@ Springs-Fireplace Highway).
  Spill ID No.: 9202152
  Date: 05/13/92
  Material Spilled/Amount: Gasoline/Not Known
  Cause: Deliberate
  Resource Affected: Groundwater
  Clean Date: Not Listed
  Remarks: Wash garbage trucks, gasoline, diesel, on regular basis. Runoff goes into catch basin.

Further investigation of these near-by spills resulted in the determination that none of above-listed spills were in close enough proximity to the property in question as to have a negative affect. Those which occurred at the Town of East Hampton Landfill, which include the Scavenger Waste Treatment Plant located on this property, shall be addressed later in this document. It was observed that not one of these sites occurred on and/or adjacent to this lot.

NYSDEC Inactive Hazardous Waste Disposal Sites: The following site was found to be the only site in reasonably close distance of the project area, according to the New York State Department of Environmental Conservation Annual Reports of April 1990, 1991 and 1992:

- East Hampton Landfill (Accabonac Road, East Hampton).
  Site Code: 152058
  EPA ID #: NYD097531990
  Area: approximately 45 acres

This site, existing approximately one-quarter (0.25) of a mile north of the subject parcel was situated within close enough proximity to the subject property to warrant further investigation. According to the NYSDEC documentation, this municipal landfill accepts waste and septic sludge from Town residents and local haulers. Wastes are dumped in separate areas according to waste type. A five (5) acre area used by commercial haulers exists as the only portion of the landfill that is lined. The soil type found on this site consists mainly of sand and gravel, with the depth to groundwater being an estimated 65 feet.

According to these NYSDEC reports, a sample of septic sludge was taken and tested in 1982 by the SCDHS and found to be contaminated with methylene chloride, toluene and phenol.

Groundwater contamination may be occurring due to the potential for migration of contaminants from the on-site septage pits and possibly from other waste disposal. A 1988 survey of seven (7) private wells revealed the presence of chloroform in two (2)

downgradient wells (1ppb; 8ppb) and tetrachloroethene at 8 ppb (from on-site well at the sewage treatment plant). The report submitted that data derived from further testing of local private wells would help determine what, if any, impact the landfill has had on groundwater contamination.

A report prepared in April, 1984 by A., Guerrera Associates, Consulting Chemists to the Town of East Hampton stated that:

> "Based on the water level measurements and construction of groundwater contours, it appears the water table slope to be to the northeast under the landfill site ....The good quality water samples obtained from the new observation wells and from neighboring residential wells have not yet indicated any contamination effects from this landfill. It is reasonable to assume, however, that a landfill leachate plume may be emanating from the Acabonack site which is moving slowly downward as it migrates off-site."

This information is also corroborated by the "Water Resources Management Report" of May 1986 coordinated by both the Town of East Hampton Natural Resources Department and Planning Department, in which it was noted that the regularly monitored observation wells at Accabonac landfill produced little evidence of contamination and no leachate plume has yet to be identified. The possible contribution of the on-site scavenger waste treatment plant to the leachates presently being generated by the landfill was observed. This report also states that the prevailing groundwater flow is to the north/northwest of the of the Accabonac site.

As such, it can be seen that any possibly existing leachate plume would therefore flow away from the project site, which is situated southeast of this landfill. Also, this would include any possible contamination from spills which have occurred on this landfill parcel. The direction of the groundwater flow prevents these contaminants from reaching the subject area. In any case, it is noted that any proposed development which may occur at this site must be serviced by public water. For this reason, the existence of a leachate plume at the Accabonac landfill does not present a significant source of contamination relative to the subject property.

EPA National Priorities List Sites: In accordance with the April 1990 and 1991 reports promulgated by the United States Environmental Protection Agency, not one of their listed sites can be found to be situated within reasonably close proximity to the subject site.

East Hampton Town Building Department: It is standard practice to include any information on file with the appropriate building department within the Phase I Audit attachments. However, after

contacting the Town of East Hampton Building Department, who has jurisdiction over this area, it was revealed that no records could be found to exist involving this particular property. However, it is known that a fifty-unit affordable housing complex is currently being proposed for this property.

A project location map, an authorization/owner responsibility/ limitation of liability form and an existing survey are included as appendices to the attached environmental audit. An historical aerial photographic analysis and existing site photographic inventory has been provided at the rear of this report.

PROPERTY SURVEY/FIELD INSPECTION REPORT

The subject parcel is an 33.262 acre lot located on the east side of Accabonac Highway, just north of Banks Court and south of Abraham's Path. This lot originally existed as seven (7) separate parcels whose owners included Elbert T. Edwards, Herbert E. Field and David Webb. The current property owner, the Town of East Hampton, purchased these lots in 1987, at which time these parcels were formally merged into one by real property tax service agency.

The majority of the site exists as vacant woodland; however, two (2) disturbed/excavated areas (one to the south and one in the northwest portion of the lot) were observed. An unpaved access road was noted to lead to the latter mentioned cleared area estimated to be four (4) acres in size. Evidence of past soil stockpiling in the form of berms at various locations on the property, particularly around this cleared area and also parallel to the southern property line, were observed. Some sections of the parcel have recently been cleared by heavy equipment, possibly in conjunction with on-going survey work or the installation of test borings or test wells. No other improvements are present on-site.

The results of the H2M soil gas survey and the walkover of the property (visual observations) indicate three (3) areas of concern. These locations, illustrated on the attached AUTOCADD map on the subject property, are: (1) the northern property line, particularly the area adjacent to the property now or formerly Florence Brown; (2) the existing cleared area situated at the north-central portion of the parcel; and (3) the southern section of the property. These three (3) areas of concern will be discussed below in terms of the scope of contamination and possible remedial action:

1. Northern Property Line

The northern property line of the site (adjacent to property now or formerly Florence Brown) has been used for unauthorized disposal of solid waste. Within this area, all materials appear

to be surficial, as no evidence of burial was found (soil disturbance, mounds, holes, etc.). Within this area, the following materials were observed:

Automobile tires;
Hot water heater tanks;
Household Appliances (washing machine, refrigerator, etc.);
Automotive parts (including discarded auto gas tanks); and
Construction material (wood and scrap metal).

Photoionization Detection (PID) readings were taken throughout this area. All readings taken fell within ambient concentrations.

It is recommended that the property line be surveyed and staked, and that all materials that are found to be occurring on this site be removed and disposed of in a proper manner. It would not appear that any additional testing in this area is warranted.

2. Cleared Area

A cleared area was found in the northern central portion of the project site. Within this area, soil had been excavated, and surficial disposal of debris was evident. The following materials were observed within this area:

Household items (furniture, appliances, etc.);
Empty household chemical containers (cleansers, etc.);
Construction & demolition debris (wood, concrete, etc.);
Two abandoned automobiles;
Spackle/joint compound buckets; and
Stain/Paint Cans.

Photoionization Detection (PID) readings were taken throughout this area as well. Several elevated readings were observed.

It is recommended that within this area, all debris be removed and properly disposed of. Upon its removal, it is recommended that soil sampling be undertaken. We would recommend that we re-evaluate the area with PID and simultaneously take soil samples when elevated readings occur. Upon receipt of the laboratory analyses for the soil sampling, a remedial program could be developed, if necessary.

3. Southern Area

Along the southerly section of the property, it appears that dumping had occurred approximately 40 years ago (based upon historical aerial photographic analysis). Within this area, there appears to be a substantial area of surficial disposal of solid wastes. There also appears to be pockets of materials that had been buried. Several 55 gallon drums were observed partially

exposed/partially buried. The vegetation within this area appears to be stressed, possibly due to the presence of contaminated soil.

Within this area, we observed the following:

Abandoned automobiles/trucks;
Various & numerous barrels and drums;
Construction & demolition debris (wood, scrap metal)
Abandoned farm equipment;
Soil staining; and
Hot water heater tanks.

Scattered throughout this area, elevated photoionization detection readings were observed especially within the areas where soil staining occurred and where various drums and tanks were located.

We recommend within this area that prior to the removal of materials, a detailed electromagnetic survey be completed to address the issue of possible buried materials/containers. Similar to the further testing techniques proposed for the cleared area, we recommend that further soil sampling be undertaken within this area.

Upon completion of this testing, a remedial program can be developed for the removal of this debris. If positive soil readings occur and where testing levels exceed NYSDEC limits, soil removal would be recommended. This can only be analyzed after further testing.

SUMMARY/CONCLUSIONS OF PHASE I ENVIRONMENTAL AUDIT

In summary, the disposal of materials on this property appear to have been occurring over a long period of time (40 years). This type of disposal is not uncommon to areas which are undeveloped and unregulated, and to which the general public has access to discard unwanted wastes. We believe that with the completion of a Phase II investigation (testing), a remedial plan can be developed which will remove any potential hazardous materials allowing this site to be developed.

Upon receipt of this Phase I Environmental Audit, it is recommended that the New York State Department of Environmental Conservation and Suffolk County Department of Health officials be contacted and proper notification provided to those agencies. It is anticipated that the NYSDEC Spill Unit would assign a Spill Number and further inspect the property. The NYSDEC Spill Unit would then define the test parameters for the Phase II Environmental Audit. Furthermore, those officials would dictate the clean-up required including all testing, areas of clean-up and destination of the materials removed from the site. Upon comple-

tion of all directives, the property owner (Town of East Hampton) would receive a final notice of satisfactory remediation.

I have enclosed the original copy of the Phase I Environmental Audit for your use and an additional copy which can be presented to the financial institution of your choice. If you have any questions on the work completed for this Phase I Environmental Audit or if you require additional copies, please do not hesitate to contact this office.

Very truly yours,

ENVIRONMENTAL ASSESSMENTS, INC.

By R. E. Warren
Richard E. Warren, AICP
President

REW:MAD:
Enclosures

Map Of Property

Situate

Town Of East Hampton
Suffolk County, New York

Area = 1,448,901.124 s.f.
or 33.262 Acres

Prepared For:

The Town Of East Hampton
159 Pantigo Road
East Hampton, New York 11937

Prepared By:

Inter-Science Research Associates, Inc.
Land Planning and Development Consultants
P.O. Box 1201, 36 Nugent Street
Southampton, New York 11969-1201
(516)283-5958

Date Prepared:

October 1992

Notes:

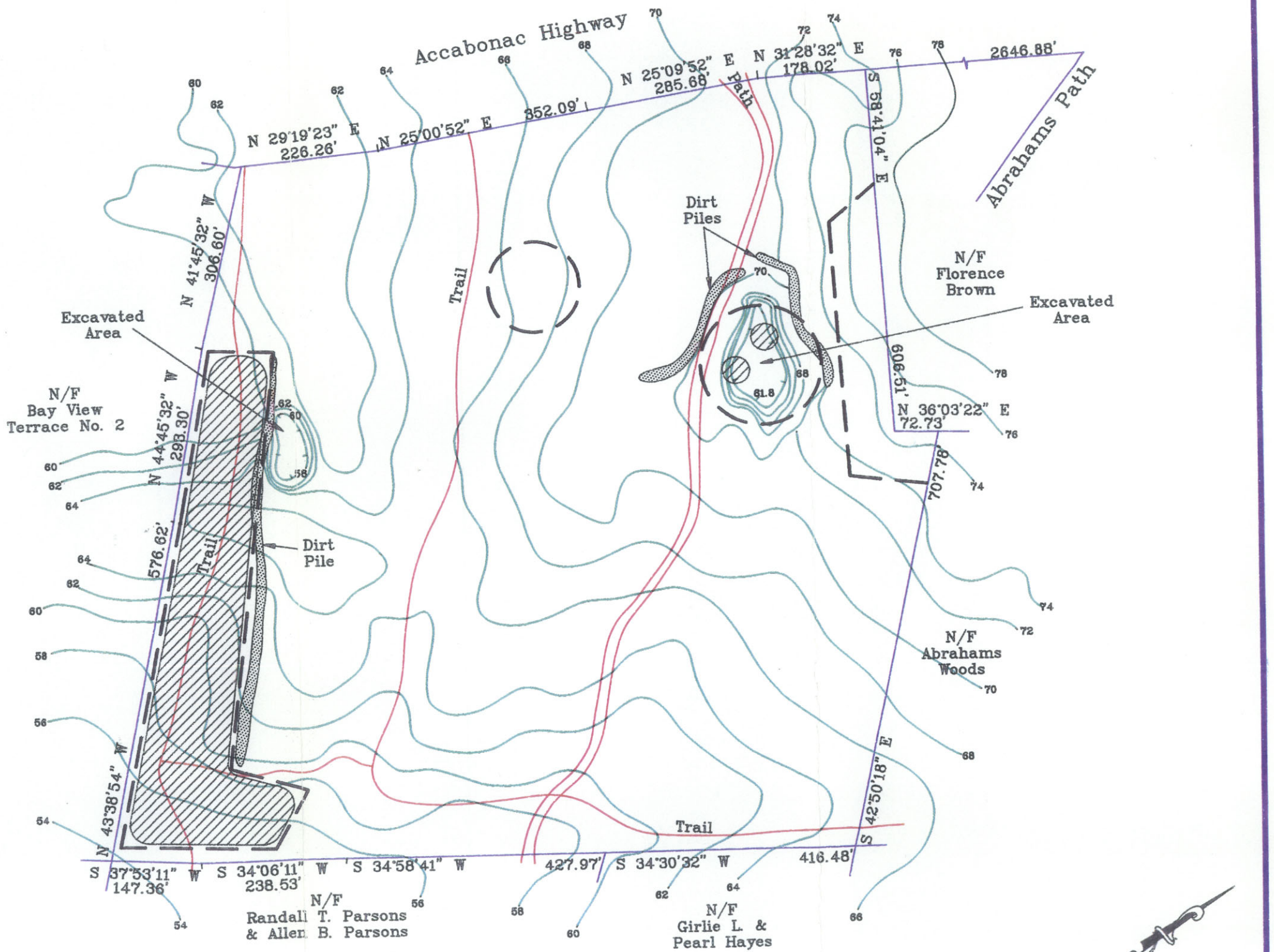
Topography, metes and bounds, plus additional site features were taken from a survey prepared by William J. Walsh, Land Surveyor, Montauk, NY. Date of the survey May 1992.

Table Of Site Elements

Zoning District: A-Zone Residential

— — =Approximate Areas Of Casual Disposal

⊘ = Approximate Locations Of Elevated PID Readings



This is not a survey.
Basemap Files 25: \Housing\Basemap

Scale: 1"=200'
S.C.T.M. No. 300-149-2-56.1

Phase I Environmental Audit

Prepared For:

East Hampton Housing Authority
c/o Christopher D. Kelley, Esq.
Twomey, Latham, Shea and Kelley
33 West Second Street
P.O. Box 398
Riverhead, New York, 11901

Prepared By:
Environmental Assessments, Inc.
36 Nugent Street, P.O. Box 1631
Southampton, New York 11968
(516) 283-5832

Property Analyzed: Accabonac Project
Address: Accabonac Highway, East Hampton, New York 11937

County: Suffolk
Tax Map No.: 0300-149-2-56.1

IMPORTANT NOTICE: Limitation of liability and conditions of use of the information provided herein.

a. The information contained within this Phase I Environmental Audit has been prepared based upon observations made on the property, discussions with the property owner and an analysis of existing information available at the time of the study. The information contained within this completed Phase I Environmental Audit has been prepared based upon an agreed upon testing program established with the client as outlined in the executed letter proposal. Environmental Assessments, Inc. has requested that all information pertinent to this analysis known by the owner of the site be revealed at the time of the commencement of this analysis.

b. Due to the physical limitations and random nature of the on- site testing performed on this site, Environmental Assessments, Inc., its officers, employees and other consultants retained by them are released from all liability arising during and after the

preparation of this Phase I Environmental Audit, or from the use of the completed document by any financial institution or other agency. The findings, either expressed or implied, within the completed Phase I Environmental Audit relative to the project site are for general informational purposes only, and should be used at one's own risk. AS SUCH, THE INFORMATION CONTAINED HEREIN SHOULD BE USED WITH CAUTION.

c. It is understood that this report was prepared based upon the physical observations made on the dates of the field inspections and the review of regulatory records as so indicated. With the passage of time, property conditions may change. Therefore, this report provides information as to the conditions found on the property up to the date of the completion of the inspections as noted herein below.

This report has been prepared for use by the client and their financial institution and shall be used for no other purpose without prior written approval from Environmental Assessments, Inc..

Field Inspection of Subject Property.

Field Inspection Performed By: Melissa A. Dedovich, Planner

Date of Inspection: October 1992

Photographs: XX YES ____ NO Survey Available: XX YES ____ NO

Existing Zoning Classification: A-Residence

Water Supply: N/A Private Well N/A Public Water

Describe general character of site (size, location, vegetation types observed, wetlands nearby, extent of improvements, etc.):

The subject parcel is an 33.262 acre lot located on the east side of Accabonac Highway, just north of Banks Court and south of Abraham's Path. It is currently owned by the Town of East Hampton. The majority of the site exists as vacant woodland; however, two (2) disturbed/excavated areas (one to the south and one in the northwest portion of the lot) were observed. An unpaved access road was noted to lead to the latter mentioned cleared area which was estimated to be four (4) acres in size. Evidence of soil stockpiling in the form of berms at various locations on the property, particularly around this cleared area and also parallel to the southern property line, were observed. Some sections of the parcel have recently been cleared by heavy equipment, possibly in conjunction with on-going survey work and the installation of test holes or wells. No other improvements are present on-site.

Existing uses of buildings on project site (if applicable):

Not applicable - no improvements exist on this site. However, site is being considered for a fifty-unit affordable housing complex.

Historical use of site, if known:

According to the Town of East Hampton Tax Accessor's Office records, this property is and has been vacant woodland. Originally this parcel was seven (7) separate lots whose owners included Elbert T. Edwards, Herbert E. Field and David Webb. When the Town of East Hampton purchased this area in 1987, these lots were merged into one.
(Also refer to "Historical Aerial Photographic Analysis" attachment)

Describe surrounding land use:

NORTH: 1) Vacant Woodland Residential lot (Florence Brown)
2) "Reserved" Vacant woodland Area (Abrahams Woods)

SOUTH: 1) Old Filed Map (Single Family Residential) - partially developed/remainder vacant

EAST: 1) Single Family Residential lot - vacant (Girlie L. & Pearl Hayes)
2) Single Family Residential lot -developed (R.T. & A.B. Parsons)

WEST: 1) Old Filed Map (Single Family Residential) - partially developed/remainder vacant

Is there any evidence of the outdoor disposal of full, partially full or empty storage containers, barrels, or drums which may have held toxic or hazardous materials?
XX **YES** ____ **NO. If yes, describe type, quantity and approximate location:** *

In the southern area of the property, various drums (including one barrel labelled "Pennslyvania Gear Oil 250"), tanks and vehicles with engines still containing remnants of operating fluid (gas tanks, hydraulics, etc.) were observed. Casual disposal of rusted unknown containers and cans was noted in the area of the proposed sell-off lots. Pails, cans and abandoned gas tanks were documented at both the northwest cleared area and the northern property line.

Is there any evidence of the disposal or burial of any material, refuse, rubble, construction debris or other potential contaminants? XX **YES,** ____ **NO. If yes, please describe type of material and location:** *

Southern Area- older abandoned vehicles (trucks, autos), farm equipment, wood, metal, tires, hot water heaters.

Northwest Cleared Area- construction/demolition debris (concrete, bricks), wood, two (2) abandoned cars, broken furniture, old appliances and household refuse.

Northern Area- rusted water heaters, automotive gas tanks, tires, old refrigerators and other discarded appliances.

*also refer to 1) cover text and AUTOCADD site map
2) existing site photographs

Was there any evidence of soil staining on the site? xx YES ____ NO. If yes, describe what was observed and the approximate location:

Soil was visibly stained near some of the discarded toxic material drums, as well as adjacent to some of the discarded vehicles which still contained their original engines--also refer to attached H2M report and Existing Site Photographs.

Was metal detection analysis performed? ____ YES, xx NO. If yes, describe work undertaken and findings:

Metal detection was foregone as it would be more properly conducted as part of a Phase II analysis. Please review cover letter and H2M Labs report for recommendations for further analysis.

Are there any aboveground or underground storage tanks on the site? __ YES, xx NO. If yes, please describe size, location, contents (if possible) and use:

No aboveground or underground storage tanks are known to be present on the site--see SCDH records search (FOIL request).

Are stormwater control drywells present at the site? ___YES, xx NO. If yes, describe location:

Not applicable--no improvements are present on this site.

Interior Inspection of Buildings.

Number of Buildings On-Site: Zero (0)

Age of Buildings & Type of Construction: Not applicable - none on-site.

Standard Industrial Use Classification (SIC) of present occupants of building:

Use: Not applicable SIC Code No.: N/A

Use: SIC Code No.:

Use: SIC Code No.:

Use: SIC Code No.:

Floor Drains: ___ YES, XX NO. If yes, describe:

Not applicable - no improvements have been constructed on the subject property.

Are organic chemicals or toxic or hazardous materials stored on-site? ____ YES XX NO. If yes, answer the following questions:

Materials Stored:

Not applicable - no formal storage of any organic chemicals or toxic and/or hazardous materials were documented. Note casual disposal documented elsewhere in this document.

Method of Storage:

Not applicable - note casual disposal documented elsewhere in this report.

Method of Disposal:

Not applicable (although casual disposal of drums containing toxic/ hazardous materials were observed). Note casual disposal documented elsewhere in this report.

Source of Information: Field inspection

Interview with Property Owner or Client.

Does the owner have any knowledge of previous spills or disposal on the site?

Yes - the current owner, the Town of East Hampton, was aware that a small amount of casual disposal had occurred during the past few years in the cleared area at the northwest portion of this lot. However, the full extent of dumping which had occurred in the past, particularly in the southern area of the parcel (which included abandoned vehicles and various toxic/hazrdous drums), was not fully disclosed until this inspection was conducted.

Does the owner know of any previous clean-ups undertaken on the site? ___ YES, XX NO. If yes, please describe:

No - no documentation was available from the Town od East Hampton, but it is believed that no previous clean-up has been undertaken on this property.

Are/were any underground tanks on the site? (Please note size, storage material, type of tank and date removed.)

No underground tanks were observed or known to exist on this site.
- see attached SCDH records search (FOIL request)

Additional Comments:

Due to the knowledge of previous dumping, the Town of East Hampton inferred that they would clean up the site prior to the commencement of the affordable housing project, according to the project attorney.

Records Reviewed.

__xx__ NYS Department of Environmental Conservation.
__xx__ Suffolk County Department of Health Services.
__xx__ EPA CERCLIS Site List.

Findings:
See attached New York State Department of Environmental Conservation, Suffolk County Department of Health Services (FOIL request) and United States Environmental Compensation and Liability Act Site Lists (National Priorities List Sites).

Historical aerial photographs analyzed. __xx__ YES ____ NO. If yes, attach report to appendices of this document.

Photoionization Detection (PID) Analysis completed. __xx__ YES ____ NO. If yes, summarize below and attach report to appendices of this document.
See attached report and associated site map outlining PID-tested areas prepared by H2M Labs, Inc.

Summary and Conclusions of Phase I Environmental Audit.

_____ Based upon the work performed as described in this report, it is believed that the subject site has not been utilized for the disposal of materials considered toxic or hazardous.

__XX__ Based upon the work performed as described in this report, it is believed that the potential exists for the site to contain toxic or hazardous materials, as discussed further below.

Further testing (Phase II Analysis) is recommended as discussed herein and in the materials/correspondence that accompany this Phase I Environmental Audit. Visual observations and the PID soil gas survey identified several sources of possible significant environmental contamination and concern. A more extensive environmental investigation including soil sampling in areas of elevated soil gas readings, will determine the extent of possible soil contamination. The summary and conclusions of this Phase I Environmental Audit are further elaborated in the accompanying attachments.

Additional testing recommended: __XX__ Yes, _____ No.

Prepared By: Melissa A. Dedovich, Planner Date: October 26, 1992

Information Attached Hereto:

- x Authorization/Owner Responsibility/Limitation of Liability
- x Existing Survey.
- x Historical Aerial Photographic Analysis.
- x Field Inspection Report.
- x Existing Site Photographs.
- x Findings from Review of Regulatory Agency Records.