

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
281-301 WARNER AVENUE
ROSLYN HEIGHTS, NEW YORK**

Prepared for:

Peoples Bank
350 Bedford Street
Stamford, CT 06901

January 2008

Prepared by:

HEYNEN ENGINEERS
380 MAPLE AVENUE
CHESHIRE, CONNECTICUT 06410

PROJECT NO. C-3334

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Geotechnical and Environmental Services

January 30, 2008
Project No. C-3334

Peoples Bank
350 Bedford Street
Stamford, CT 06901

Attn: Daryl Black:

RE: Phase I Environmental Site Assessment
281-301 Warner Avenue
Roslyn Heights, NY

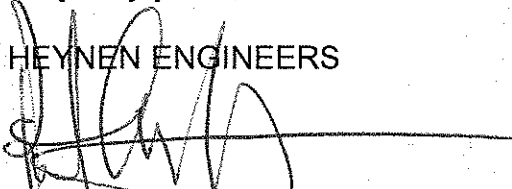
Dear Mr. Black:

Heynen Engineers is pleased to submit herewith our Phase I Environmental Site Assessment for the above-referenced site. We trust that our findings and conclusions outlined in this report will be responsive to your needs at this time.

We appreciate the opportunity to be of service to your office. Please do not hesitate to contact us if you need any further assistance.

Very truly yours,

HEYNEN ENGINEERS


Peter M. Heynen, PE
Principal

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1.0 INTRODUCTION

In accordance with our proposal dated January 10, 2008, Heynen Engineers is pleased to submit herewith our Phase I Environmental Site Assessment (ESA) of the property located at 281-301 Warner Avenue, Roslyn Heights, New York. The purpose of this ESA is to render an opinion regarding the presence of hazardous substances in the environment at the subject property.

1.1 Scope of Services:

The scope of services performed by Heynen Engineers for this ESA consisted of the following:

1. Heynen Engineers performed a comprehensive site inspection to obtain any physical evidence suggesting the presence of hazardous materials in the environment.
2. Contacted certain local, state and federal agencies using the services of Environmental Data Resources (EDR), and reviewed their available files to obtain information concerning the presence of hazardous materials in the environment at the subject site. This review included readily available files at the town offices, the State of New York Department of Environmental Conservation (DEC), and the U. S. Environmental Protection Agency (EPA).

The CERCLIS List-8, National Priorities List, RCRA Notifiers Listing, and the Inventory of Hazardous Waste Sites in New York was checked for properties located within a one-half mile radius of the subject site.

3. Reviewed available ownership records and other historical information to aid in establishing current and prior site usage. Such information included Assessors Office records, Sanborn Fire Insurance Maps, and aerial photographs when available.
4. Assessed the general hydrogeological setting based on field observations and topographical information. Reviewed available geological and water supply information.

5. Prepared a report summarizing the data obtained in items 1 through 4 above. The report culminates in our opinion regarding the presence of hazardous materials at the site. This opinion is based solely on the scope of work outlined above.

Services with respect to performing asbestos inspections; radon surveys; urea formaldehyde inspections; geophysical surveys; and any other services not specifically outlined herein were not included in our current scope of services.

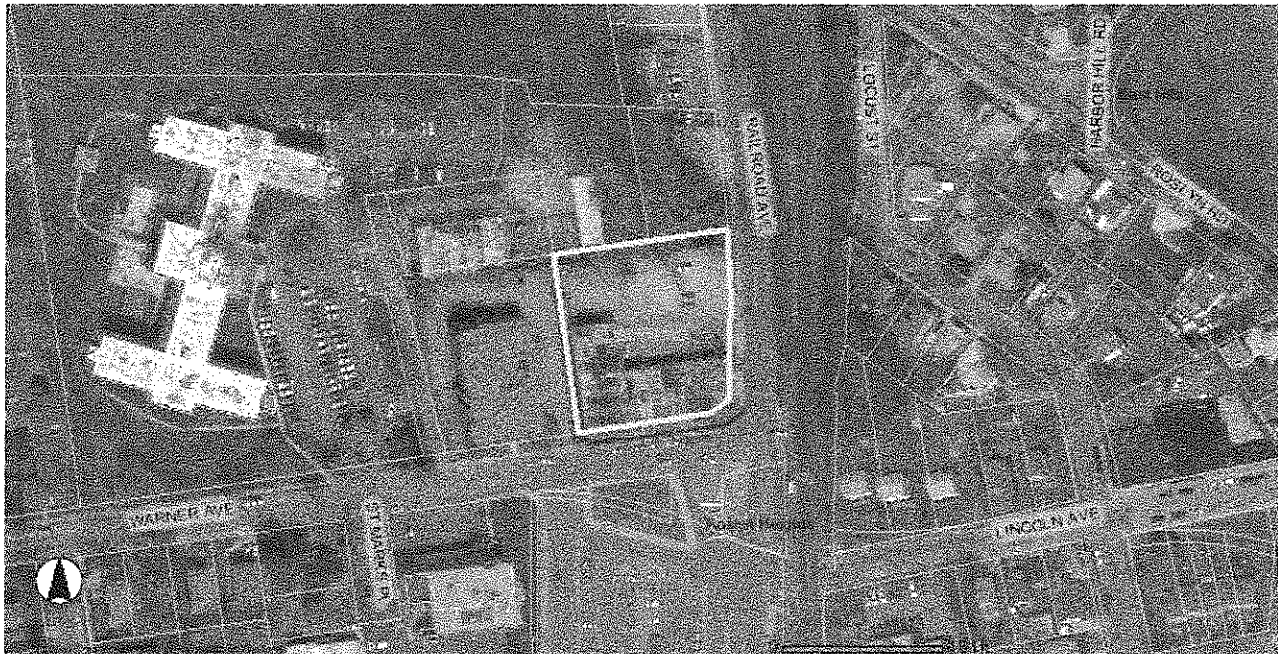
2.0 SITE DESCRIPTION

2.1 Site Location and Assessor's Office Identification: The subject property is located at 281-301 Warner Avenue in Roslyn Heights, New York. The property consists of approximately 0.8547 acre of land. The subject site lot size is 37,232 square feet. The approximate size of the building is 15,424 square feet. The location of the subject property is presented in the locus plan enclosed as Figure 1.

2.2 Present and Proposed Use of Property: The current property consists of a building with multiple retail stores. To our knowledge, the proposed usage of the property will not change. The following information are the types of retail stores that occupy the property:

Type of Usage	Address
Printing Business	281 Warner Avenue
Auto Parts	283 Warner Avenue
Chinese Restaurant	285 Warner Avenue
Vacant	287 Warner Avenue
Dry Cleaners	289 Warner Avenue
Flower Store	291 Warner Avenue
Nail Salon	293 Warner Avenue
Pizza Restaurant	295 Warner Avenue
Pet Grooming	297 Warner Avenue

Type of Usage	Address
Deli	299 Warner Avenue
Laundromat	301 Warner Avenue



2.3 Size of Parcel: The parcel consists of approximately 0.8547 acre of land.

2.4 Number and Type Of Structures On Property: The property is currently occupied by multiple retail stores. The building is one story with a cellar, and approximately 15,424 square feet in size. The property's records located at the Village of Roslyn record department has recorded an approved application for building permit dated January 20, 1949. The following are records taken from the City Directory (Cole Criss-Cross Directory):

Year	Uses	Address on Warner
1972	Elko Textile Co	281

Year	Uses	Address on Warner
1977	Elko Textile Co	281
1982	Elko Textile Co	281
1987	Elko Textile Co	281
1992	Irv's Antique Barn	281
1972	Lees Flowers	285
1972	Duet Hair Stylist	287
1972	Station Café	297
1972	Jensens Delicatessen	299
1972	Oak Pharmacy	301
1977	Duet Hair Stylist	287
1977	Station Café	297
1977	Jensens Delicatessen	299
1977	Lee's Florist	301
1982	Tom Chinese Ktchn	285
1982	Duet Hair Stylist	287
1982	Station Café	297
1982	Jensens Delicatessen	299
1982	Lee's Florist	301
1987	Tom Chinese Ktchn	285
1987	Elohim 7 Bty Sln	287
1987	Jensens Delicatessen	299
1987	Lee's Florist	301
1992	Bo Bo Kichn	285

Year	Uses	Address on Warner
1992	Elohim 7 Bty Sln	287
1992	Jensens Delicatessen	299
1992	Lee's Florist	301
1992	Red Arrw Taxi Corp	301
1997	Irv's Antique Barn	283
1997	Bo Bo Chin Kitchn	285
1997	Elohim 7 Bty Sln	287
1997	Village Groc & Bgl	299
1997	Clean & Dry	301

2.5 Local/Adjacent Land Use (Zoning): The subject property is located in a commercial/residential area of Roslyn Heights.

2.6 Adjacent Properties and Their Current Use:

North: The subject site is abutted to the north by a small residential/commercial building and a nursery school.

East: The subject site is abutted to the east by the Rail Road tracks.

South: The subject site is abutted to the south by Warner Avenue then a parking lot for the train station and the Roslyn Heights Fire Department building.

West: The subject site is abutted to the west by the New York Telephone Company's building, now known as Verizon.

2.7 Site Utilities: The subject property is serviced by municipal water, electric, telephone, and sanitary sewer. The subject site had septic when the building was constructed. In 1959 a new cesspool was approved on the subject site. In 1961 the subject site was approved for sewer connection. All documentation concerning this matter is contained in appendix f.

3.0 SITE HISTORY

3.1 Town Assessor's Office Field Card Ownership Information:

Deeds	
Owner	Date
Joel Berger, John Downing, Mitchell Quain	07/18/2007
Estate of Leonard Olin	11/06/1978
Joel Berger	11/06/1978
281 Warner Realty Corp.	11/19/1971
639 W. 207 Corp.	11/02/1964
David Braunstein	11/02/1964
Isidore Shapiro	06/26/1963
WerShap Realty	06/10/1963
Isidore Shapiro	01/02/1958
WerShap Realty	01/08/1951
Entity Realty Group (Abe Stein)	12/05/1950
Warner-Roslyn Heights	11/05/1948
Roslyn Park Foundation	

3.2 Former Uses: The property is currently occupied by eleven businesses and one empty store front. Based on aerials and Sanborns the subject site was vacant prior to the building property that exists today.

3.3 Aerial Photograph Review: Aerial photographs were reviewed from the years 1953, 1966, 1976, 1980, and 1994.

1994: The site is shown in its current configuration.

1989: The site is shown in its current configuration.

1979: The site is shown in its current configuration.

1963: The site is shown in its current configuration.

1953: The site is shown in its current configuration. The abutting site to the west appears to not be developed.

- 3.4 Sanborn Fire Insurance Map Review:** Sanborn Fire Insurance Maps were reviewed for the years 1902, 1908, 1920, 1931, 1941, and 1964.

The 1964 map shows the site in its current configuration.

In the 1902 through 1941 maps show the site with no development on it.

- 3.5 History of Oil and Chemical Usage and Waste Generation On Site:** The subject site prior to 1953 was possibly heated with coal. In 1953 eight 275-gallon oil tanks were installed which we assume were installed to heat the building. It appears all the tanks were above ground tanks installed in the basement. At 289 Warner Avenue, Hi Point Cleaners uses chemicals for Dry Cleaning. In the appendix is documentation of waste generator.

- 3.6 Previous Environmental Site Assessments Performed on the Subject Property:** No previous Environmental Site Assessments were reviewed by Heynen Engineers.

4.0 SITE FEATURES

- 4.1 Surficial Geology:** A description of the surficial geology of the subject site was obtained from the Surficial Materials Map of New York. The area is mapped as end moraine deposits.

- 4.2 Site Topography and Inferred Groundwater Flow Direction:** The topographic setting at the site can be described as irregular. There is as much as 30' to 40' of relief across the site (east to west).

The actual direction of groundwater migration west to northwest.

- 4.3 Ground Cover:** Approximately 63% of the property is covered by the site building and 37% is paved parking and concrete sidewalks.
- 4.4 Site Drainage:** The subject site drains by runoff towards the west and north.
- 4.5 Wetlands:** There were no observed wetlands on the subject site.
- 4.6 Water Supply Sources:**
- a) On-Site Drinking Water Wells: No domestic wells were observed on the site.
 - b) On-Site Monitoring Wells: No monitoring wells were observed on the site.

5.0 SITE OBSERVATIONS

- 5.1 Personnel Involved and Date of Site Visit:** On January 22, Mr. Peter M. Heynen, PE of Heynen Engineers visited the subject site in order to observe surficial conditions at the site and areas abutting the site for visual evidence of the presence of hazardous substances. Mr. Heynen was accompanied by Nick Fasolakis, of Community Realty. Mr. Heynen also spoke by phone with Mr. Joel Berger of Community Realty, the property owner. Pertinent observations are listed below.
- 5.2 Site Observation Constraints:** The subject site is eleven retail stores of which ten are currently operating. The site access to the basement storage area had to be granted by each individual store. We observed the storage area for the Print Shop, Auto Parts Store, Dry Cleaner, Flower Shop and Laundromat. In the basement is a furnace, two hallways and individual storage units for stores located at 285-301 Warner Avenue. The Print Shop and Auto Parts store have their own full basements. The inspection of the Dry Cleaners was restricted because of cramped spaces and clutter. There were no constraints in any other parts of the property.
- 5.3 Site Observations:** The site building is a one-story, 15,424 sf building which is occupied by multiple retail businesses. The site building has a basement that is used by the first floor occupants. The following are the stores located at 281-301 Warner Avenue.

Print Shop

281 Warner Avenue is heated with natural gas there were no observed spills. The area was cluttered but did not restrict our inspection, see Photo #1. Printing press not in use and basement, see Photo #2, foundation wall adjacent to Verizon property, Photo #3, No offset printing was going on. Some ink observed on table in containers.

Auto Parts Store

283 Warner Avenue is heated with oil, furnace and a 275 gallon AST is in the basement. No spills or leaks were observed. Photo #4 is a photo of the basement, Photo #5 is the first floor auto parts storage.

Chinese Restaurant

285 Warner Avenue is heated with an oil hot air furnace in the basement. There is a grease trap in the basement.

Vacant

287 Warner Avenue is vacant and is heated by natural gas.

Dry Cleaners

289 Warner Avenue is heated oil, furnace and a 275 gallon AST is in the basement. We were able to observe the basement and first floor by it was difficult to perform an inspection because of cramped space and clutter. There were no observed spills for the areas we could observe. Photo #6 is the new steel beams for supporting the dry cleaning machine above. Also the concrete floor has been filled in where their possibly was a hole. Photo #7 is a picture of condensate/expansion tank for steam boiler. Steam boiler is heated by oil, no spills were observed. Photo #8 is a picture of the storage of chemicals on the concrete floor in the basement. Photo #9 is the picture of constraints to be able to observe the basement. Photo #9a is the back of the dry cleaning machine on the 1st floor, and a 55 gallon drum marked Toxi, contents unknown. Photo #10 is the back of the dry cleaning machine. Photo #11 is the bathroom sink with hoses going into and over pipe, where they come from is unknown. Photo #12 is the front photo of the dry cleaner store.

Flower Store

291 Warner Avenue is not heated. No observed spills or environmental issues.

Nail Salon

293 Warner Avenue is heated with gas. No observed spills or environmental issues.

Pizza Restaurant

295 Warner Avenue has no heat. No observed spills or environmental issues.

Pet Grooming Parlor

297 Warner Avenue is heated with electricity. No observed spills or environmental issues.

Deli

299 Warner Avenue has no heat. No observed spills or environmental issues.

Laundromat

301 Warner Avenue is heated with oil, furnace and a 275 gallon AST is in the basement. Photo #13 is where the water line enters into the building, the concrete floor is broken up and there is a plastic hose going into it for the laundromat above. Photo #14 is the oil tank from the laundromat. The floor is stained with fuel oil. Possibly due to overfilling.

The following information pertains to observations of the exterior of 281-301 Warner Avenue. There are dumpsters for the retail stores. No observation of spills. There are three yard drains, all are in the exterior stair wells. There was no observed staining. Photo #15 is the rear of the property and parking lot. Photo #16 is of the front of the property and photo #17 is the rear of the property. The parking lot was observed, there were no major stainings in the parking lot. There were no stainings and leakings for the dumpsters on the site. Based on the topograph and location of the adjacent property we believe there is a low probability of adjacent property contaminating the subject property.

5.4 Site Photographs:

Photo #1: The photograph taken was taken in the basement of the printing store. Printing press not in use in the basement.

Photo #2: The photograph was taken at the printing store. The photograph shows the foundation wall adjacent to Verizon property

Photo #3: The photograph was taken at the printing store. No offset printing was going on. Some ink observed on table in containers.

Photo #4: The photograph was taken in the auto parts store basement.

Photo #5: The photograph shows the first floor auto parts storage.

Photo #6: The photograph was taken in the basement of the dry cleaning business. It shows the new steel beams for supporting the dry cleaning machine above. Also the concrete floor has been filled in where there possibly was a hole.

Photo #7: The photograph taken at the dry cleaner business is a picture of condensate/expansion tank for steam boiler. Steam boiler is heated by oil, no spills were observed.

Photo #8: The photograph taken at the dry cleaner's business is a picture of the storage of chemicals on the concrete floor in the basement.

Photo #9: The photograph taken in the dry cleaner's business is the picture of constraints to be able to observe the basement.

Photo #9a: The photograph taken at the dry cleaner business is the back of the dry cleaning machine on the 1st floor and a 55 gallon drum marked Toxi, contents unknown.

Photo #10: The photograph taken at the dry cleaner business is the back of the dry cleaning machine.

Photo #11: The photograph taken at the dry cleaner's business is the bathroom sink with hoses going into and over pipe, where they come from is unknown.

Photo #12: The photograph taken at the dry cleaner's business is the front photo of the dry cleaner store.

Photo #13: The photo taken at the laundromat is where the water line enters into the building, the concrete floor is broken up and there is a plastic hose going into it for the laundromat above.

Photo #14: The photo taken at the laundromat is the oil tank from the laundromat. The floor is stained with fuel oil. Possibly due to overfilling.

Photo #15: The photograph is taken on the subject site and shows the rear of the property and parking lot.

Photo #16: Photograph of the front of the subject site.

Photo #17: Photograph of the rear of the subject site, showing a dumpster and retaining wall.

- 5.5 Petroleum Product And Raw Chemical Storage:** There is storage of petroleum product for heating. All tanks are 275 gallon ASTs. And there were no observed staining or leaks except at the laundromat (301 Warner Avenue), which appears to be overfilled. The Auto Parts store (283 Warner) has a chemical storage, there was no observed leaks or staining. The dry cleaners (289 Warner Avenue) stores chemicals and it was not possible to do a thorough inspection. The areas that were observed there was no stainings or spills except for around the tank, where there was minor oil staining.
- 5.6 Petroleum and Chemical Waste Generation And Disposal:** The dry cleaner produces both liquid and solid chemical waste from its operation.
- 5.7 Air Emission Sources:** The dry cleaner at 289 Warner Avenue has air emissions that are regulated by NY DEC.
- 5.8 Waste Water Discharge Sources:** The subject site uses the sanitary sewer.
- 5.9 Visual Indications Of Contamination Of Building Interiors:** The following were visual evidence of contamination:
- 1.) Staining of floor under the laundromat from a 275 gallon AST. Possibly an overfill.
 - 2.) Minor staining on the floor near an air compressor in the basement of the dry cleaner.
- 5.10 Visual Indications Of Contamination Of Outside Grounds:** There was no visual indicators of contamination on the outside grounds.
- 5.11 Solid Waste Or Hazardous Waste Deposits Observed On Site:** There are dumpsters on the subject site, no staining or spills from the dumpsters.

5.12 Potential On-site Sources Of Contamination Observed During Site Visit: There is a possibility for on-site sources of contamination at the dry cleaners and auto parts store.

5.13 Potential Off-site Sources Of Contamination Observed During Site Visit: Potential off-site sources of contamination could result telephone companies building which has an underground storage tank.

5.14 Dielectric Fluid-Containing Electrical Devices: None were observed.

5.15 Floor Drains, Dry Wells, Pits, Sumps or Lagoons: Three drains were observed outside on the subject site.

6.0 REGULATORY FILE REVIEW

6.1 Site Federal Regulatory Identification: The subject site consists of multiple addresses, 281-301 Warner Avenue, the below information will be in reference to the multiple addresses:

- a) State of New York Facility ID Number/Environmental Protection Agency (EPA) ID Number: 289 Warner Avenue has multiple ID numbers, please see attached information.
- b) National Priority List (NPL) or Proposed National Priority List (Proposed NPL): The subject site is not listed as a NPL or Proposed NPL site.
- c) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) or CERCLIS No Further Remedial Action Planned (CERC-NFRAP): The subject site is not listed as a CERCLIS or CERC-NFRAP site.
- d) Corrective Action Report (CORRACTS): The subject site is not listed as a CORRACTS site.
- e) Transporters, Storage and Disposal (RCRA-TSDF), Large Quantity Generators (RCRA-LQG), Small Quantity Generators (RCRA-SQG), and/or Conditionally Exempt Small Quantity Generators (RCRA-CESQG) : 289 Warner Avenue is

listed as a RCRA-CESQG site. The RCRA ID for 289 Warner Avenue is NYD107677718.

- f) Emergency Response Notification System (ERNS): The subject site is not listed as a ERNS site.
- g) Superfund (CERCLA) Consent Decrees (CONSENT): The subject site is not listed as a CONSENT site.
- h) Records of Decision (ROD): The subject site is not listed as a ROD site.
- i) National Priority list Deletions (Delisted NPL): The subject site is not listed as a Delisted NPL site.
- j) Facility Index System/Facility Identification Initiative Program Summary Report (FINDS): 289 Warner Avenue is listed as a FINDS site. The FINDS ID Number is 110001598165.
- k) Hazardous Materials Information Reporting System (HMIRS): The subject site is not listed as a HMIRS site.
- l) Material Licensing Tracking System (MLTS): The subject site is not listed as a MLTS site.
- m) Mines Master Index File (MINES): The subject site is not listed as a MINES site.
- n) Federal Superfund Liens (NPL Liens): The subject site is not listed as a NPL Lien site.
- o) PCB Activity Database System (PADS): The subject site is not listed as a PADS site.
- p) Formerly Used Defense Sites (FUDS): The subject site is not listed as a FUDS site.
- q) Uranium Mill Tailings Sites (UMTRA): The subject site is not listed as a UMTRA site.
- r) Open Dump Inventory (ODI): The subject site is not listed as a ODI site.

- s) Indian Reservations (Indian Reserv): The subject site is not listed as a Indian Reservation site.
- t) Department of Defense Sites (DOD): The subject site is not listed as a DOD site.
- u) RCRA Administrative Action Tracking System (RAATS): The subject site is not listed as a RAATS site.
- v) Toxic Chemical Release Inventory System (TRIS): The subject site is not listed as a TRIS site.
- w) Toxic Substances Control Act (TSCA): The subject site is not listed as a TSCA site.
- x) Section 7 Tracking Systems (SSTS): The subject site is not listed as a SSTS site.
- y) Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) and/or Tracking System (FTTS INSP): The subject site is not listed as a FIFRA/FTTS INSP site.
- z) (ICIS): 289 Warner Avenue is listed with an ICIS ID. 289 Warner Avenue's ICIS id is 14959.

6.2 NPL or Proposed NPL Sites Within a One-Mile Radius of the Subject Site: Based on the NPL listing, there are no NPL or Proposed NPL sites within a one-mile radius of the subject site.

6.3 CERCLIS Sites Within a Half-Mile Radius of the Subject Site: Based on the CERCLIS listing there are no CERCLIS sites within a half-mile radius of the subject site.

6.4 CERCLIS-NFRAP Sites Within a Half-Mile Radius of the Subject Site: Based on the CERCLIS-NFRAP listing there are no CERCLIS-NFRAP sites within a quarter-mile radius of the subject site.

6.5 CORRACTS Sites Within a One-Mile Radius of the Subject Site: Based on the CORRACTS listing there is one CORRACTS sites within a one-mile radius of the subject site.

Name	Address	Distance From Site	EPA ID Number
Texaco USA	Landing Road & Skillman	½ mile to 1 mile	NYD0000692459

6.6 RCRIS-TSD Sites Within a Half-Mile Radius of the Subject Site: Based on the RCRIS-TSD listing there are no RCRIS-TSD sites within a half-mile radius of the subject site.

6.7 RCRIS LG/SM QUANTITY GENERATOR Sites Within a Quarter-Mile Radius of the Subject Site: Based on the RCRA Notifiers listing, there are no RCRA notifiers within a quarter-mile radius of the subject site.

6.8 RCRA-CESQG Sites Within a Quarter-Mile Radius of the Subject Site: Based on the RCRA Notifiers listing, there is one RCRA-CESQG within a quarter-mile radius of the subject site.

Name	Address	Distance From Site	EPA ID Number
Jee & Jung Corp DBA Habor Hil	26 Lincoln Ave	0-1/8 ESE	NYD986888295

6.9 RCRA-NONGEN Sites Within a Quarter-Mile Radius of the Subject Site: Based on the RCRA Notifiers listing, there are two RCRA-NonGen notifiers within a quarter-mile radius of the subject site.

Name	Address	Distance From Site	ID Number
New York Telephone Co	277 Warner Ave	0-1/8 WSW	NYD980790224
Roslyn Union Free School Dist	240 Willow St	1/8-1/4 SW	NYR000044719

6.10 CONSENT Sites Within a One-Mile Radius of the Subject Site: Based on the CONSENT listing there are no sites within a one-mile radius of the subject site.

- 6.11 ROD Sites Within a One-Mile Radius of the Subject Site:** Based on the ROD listing there are no sites within a one-mile radius of the subject site.
- 6.12 Delisted NPL Sites Within a One-Mile Radius of the Subject Site:** Based on the Delisted NPL Site listing there are no sites within a one-mile radius of the subject site.
- 6.13 MINES Sites Within a Quarter-Mile Radius of the Subject Site:** Based on the MINES Site listing there are no sites within a quarter-mile radius of the subject site.
- 6.14 FUDS Sites Within a One-Mile Radius of the Subject Site:** Based on the FUDS Site listing there are no sites within a one-mile radius of the subject site.
- 6.15 Uranium Mill Tailings (UMTRA) Sites Within a Half-Mile Radius of the Subject Site:** Based on the UMTRA Site listing there are no sites within a half-mile radius of the subject site.
- 6.16 Open Dump Inventory (ODI) Sites Within a Half-Mile Radius of the Subject Site:** Based on the ODI site listing there are no sites within a half-mile radius of the subject site.
- 6.17 Indian Reserv Sites Within a One-Mile Radius of the Subject Site:** Based on the Indian Reserv Site listing there are no sites within a one-mile radius of the subject site.
- 6.18 DOD Sites Within a One-Mile Radius of the Subject Site:** Based on the DOD Site listing there are no sites within a one-mile radius of the subject site.
- 6.19 DEC/DEP STATE File Review:** On January 17, 2008, an Environmental Data Resources (EDR) Report was generated for the subject site. A Copy of this report can be found in Appendix B. A Freedom of Information request was submitted to DEC and the EPA for the most updated records regarding the site. The results will not be available for 5-6 weeks.

STATE HAZARDOUS WASTE Sites Within a One-Mile Radius of the Subject Site: Based on the State Hazardous Waste listing there is one State Haz Waste site within a one-mile radius of the subject site.

FACILITY ID NUMBER	NAME AND ADDRESS	DISTANCE FROM SITE
S108146760	Roslyn Air National Guard 209 Harbor Hill Road	1/4 to 1/2 mile

STATE LANDFILL Sites Within a Half-Mile Radius of the Subject Site: Based on the State Landfill listing there are no State Landfill site within a half-mile radius of the subject site.

LEAKING STORAGE TANK INCIDENT REPORTS (LTANKS) Sites Within a Half-Mile Radius of the Subject Site: Based on the Leaking Storage Tank listing there are twenty-five LTANKS site within a half-mile radius of the subject site.

NAME AND ADDRESS	DISTANCE FROM SITE	STATUS
Sun Harbor Manor Nursing 255 Werner Avenue	0-1/8 NW	Date Closed: 02/18/04
Sun Harbor Manor Nur Home 255 Warner Avenue	0-1/8 WSW	Date Closed: 10/03/88 Date Closed: 10/03/06
Roslyn School District	0-1/8 SSW	Date Closed: 01/23/87
Kroylse Mgt Company 12 Edwards Street	1/8-1/4 W	Date Closed: 06/11/91
Roslyn Gardens Tenants Co 12 Edwards Street	1/8-1/4 W	Date Closed: 02/17/95
Krisel Management 45 Edwards Street	1/8-1/4 W	Date Closed: 02/04/98
Krisel Management 85 Edwards Street	1/8-1/4 W	Date Closed: 02/04/98
Krisel Management 94 Edwards Street	1/8-1/4 W	Date Closed: 02/04/98

NAME AND ADDRESS	DISTANCE FROM SITE	STATUS
Roslyn High School Round Hill Road	1/8-1/4 W	Date Closed: 09/26/89
Gerstenblatt Residence 180 Redwood Drive	1/4-1/2 ESE	Date Closed: 03/20/98
Air National Guard Statio 209 Harbor Hill Road	1/4-1/2 ENE	Date Closed: 02/10/97
Hartwell Residence 134 Warner Avenue	1/4-1/2 W	Date Closed: 01/10/02
Business 110 Mineola Avenue	1/4-1/2 WSW	Date Closed: 03/10/06
Pierce Day School Mineola Avenue	1/4-1/2 W	Date Closed: 01/27/89
Roslyn Junior High School Locust Lane	1/4-1/2 ESE	Date Closed: 11/07/91
Roslyn School District Locust Avenue	1/4-1/2 ESE	Date Closed: 11/07/91
East Hills Schools Locust Lane	1/4-1/2 ESE	Date Closed: 11/07/91
Residence 75 Peach Drive	1/4-1/2 NE	Date Closed: 08/17/98
Bjorkman Residence 17 Lincoln Avenue	0-1/8 ESE	Date Closed: 07/27/05
Roslyn School District Round Hill Road	1/8-1/4 ENE	Date Closed: 11/07/91
Roslyn St. High School Roslyn Sr High School	1/8-1/4 E	Date Closed: 11/01/91

NAME AND ADDRESS	DISTANCE FROM SITE	STATUS
Carbo Concord Roslyn Rd/Church St	1/8-1/4 SE	Date Closed: 02/12/89
JMI Apartment Bldg 100 Laurel Street	1/4-1/2 SSE	Date Closed: 02/24/92
Temple Beth Scholom Roslyn Road	1/4-1/2 SSE	Date Closed: 06/14/89
Trattoria Dimeo Café 183 Roslyn Road	1/4-1/2 SSE	Date Closed: 01/04/99

UNDERGROUND STORAGE TANK (UST) Sites Within a Quarter-Mile Radius of the Subject Site: Based on the Underground Storage Tank listing there are four UST site within a quarter-mile radius of the subject site.

NAME AND ADDRESS	DISTANCE FROM SITE
Sunharbor Manor Nurs. Home 255 Warner Avenue	0-1/8 WSW
Verizon 277 Warner Ave	1/8-1/4 W
Roslyn Gardens 1-108 Edwards St.	1/8-1/4 W
Chalet Restaurant & Bar 5 Railroad Ave	0-1/8 N

SWRCY Recycling Facility Sites Within a Half-Mile Radius of the Subject Site: Based on the SWRCY listing there are no SWRCY sites within a half-mile radius of the subject site.

Voluntary Remediation (VCP) Sites Within a Half-Mile Radius of the Subject Site: Based on the Voluntary Remediation listing there are no VCP sites within a half-mile radius of the subject site.

Above Ground Storage Tank Sites (AST): Based on the Aboveground Storage Tank database there is one AST site within a quarter-mile radius of the subject site.

NAME AND ADDRESS	DISTANCE FROM SITE
Sunharbor Manor H.R.F 255 Waner Ave	0-1/8 WSW

NY SPILLS LIST (SPILLS): SPILLS files were reviewed for incidents occurring on the subject property and adjacent properties.

NAME AND ADDRESS	DISTANCE FROM SITE	STATUS
Sun Harbor Manor Nursing 255 Warner Avenue	0-1/8 WSW	Date Closed 03/30/04
Main Force Line Roslyn/Harbor Hill Rd	0-1/8 NE	Date Closed: 05/05/04
In Drainage Ditch Main Avenue/Railroad Av	0-1/8 N	Dated Closed: 01/04/96
Puryear Residence (Tenant) 31 Roslyn Road	0-1/8 ENE	Date Closed: 03/23/90

DRYCLEANERS: A review of the Drycleaners list documents the subject site as a drycleaning facility and another site within a quarter-mile radius of the subject site.

NAME AND ADDRESS	DISTANCE FROM SITE
Harbour Hill Cleaners 26 Lincoln Avenue	0-1/8 ESE

7.0 CONCLUSIONS

Based on the studies conducted and observations made as part of the present ESA, we have developed the following conclusions:

- 1) The subject site has been occupied by ten to eleven retail stores since its construction in 1949. Based on City Directories the use of the building by retailers has generally been the same.
- 2) The subject site in 1953 got a permit to install 8 above ground storage tanks, AST, 275 gallon tanks. Assumed to be 275 gallon tanks for fuel oil to heat the retail stores.
- 3) At 289 Warner Avenue, the dry cleaner's AST containing fuel oil leaked. In 1998 the file was closed in reference to the leaking AST.
- 4) At 289 Warner Avenue there was reports by NY DEC that there was a hole in the concrete floor of 289 Warner and that the liquid waste was going into the hole from the dry cleaning operation. It is unclear if this file is closed by NY DEC.
- 5) There is a hole in the basement of the laundromat located at 301 Warner Avenue. It is for the water supply for the building. There is a 1 ½" white hose into it. This should be removed.
- 6) At 301 Warner Avenue there is oil staining under and around the fuel oil tank, this should be cleaned up and determine the cause of the spill.
- 7) At 289 Warner Avenue there is oil staining near a compressor this should be cleaned up and determine the cause.
- 8) At 391 Warner Avenue there was an oil spill due to a fill pipe leak, the soil/gravel area was excavated and the soil was picked up and disposed of. This incident was reported on November 21st, 1992 and the case was closed on November 24th, 1992.
- 9) Surrounding properties have a low probability of risk from off-site contamination.
- 10) There appears to be a change from fuel oil to a heating source of other

methods. Fills, vents and tanks not in use should be removed or filled with concrete so they can not be accidentally filled.

11) Based on the information obtained during our investigation, Heynen Engineers feels that the property has not been negatively impacted in present site used for all tenants except 289 Warner Avenue, the dry cleaners. At 289 Warner Avenue, the dry cleaners, the site restrictions and lack of any NY DEC documentation make it not possible to make a determination.

12) A Freedom of Information request was submitted to DEC and the EPA for the most updated records regarding the site. The results will not be available for 5-6 weeks. After Heynen Engineers receives this information they will be able to make further conclusions if necessary.

8.0 LIMITATIONS

Please note that this report is subject to the limitations contained in Appendix A.

This study and report have been prepared on behalf of and for the exclusive use of Peoples Bank solely for use in an environmental evaluation of the site. The report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part, without prior written consent of Heynen Engineers. However, we acknowledge and agree that the report may be conveyed to the Lender, Title Insurer and Legal Counsel associated with the proximate transaction of the site.