



Phase I Screening Summary

188 East 135th Street, Bronx, New York 10451
Block 2323, Lot No. 13

Property Information:

The Site consists of a single 0.57-acre (25,000 square foot) tax lot located on the northwestern corner of the intersection between East 135th Street and Park Avenue in the Mott Haven section of the Borough of the Bronx, City of New York, New York County, New York (**Figure 1**). The Site identified by the street address of 188 East 135th Street, and as Borough 1, Block 2323, Lot No. 13 (**Figure 2**) on the New York City Tax Maps.

The elevation of the Site is approximately five feet above mean sea level (amsl). As no water table maps are published for the site vicinity, evaluation of the surface topography and available geologic information indicates that shallow groundwater, if present, is likely perched above bedrock and recharges through precipitation, storm water run-off and possibly leaking utilities. Groundwater, if present in unconsolidated materials, likely flows to the west towards the Harlem River, and likely fluctuates with tidal variations. The Site is zoned for residential (R7-2) use with a C2-4 commercial overlay.

History:

Site history was determined based on a review of Sanborn fire insurance maps and city directories. The Site was developed with a rail spur associated the adjacent elevated railroad tracks by at least 1891. The rail spur was removed by 1908 and the site remained undeveloped until 1923, when it was developed with the existing 1-story commercial building, occupied by a pipe cutter. By the mid-1930s, northern and western portions were developed with several small 1-story structures identified as a coal yard. The coal yard also extended offsite to the west. By 1944, a truck scale was installed adjacent to the pipe cutting building. The coal company buildings were demolished between 1951 and 1968 and the pipe cutters building occupied by an auto wrecker. A small storage shed is also located north of the auto wrecker building. By the late-1970s, the site building is identified as a non-specific commercial use. The storage shed was demolished by 1984. The site is currently occupied by The Padded Wagon Moving & Storage and utilized as office and storage space, with an exterior parking lot and storage yard.

Surrounding properties were primarily undeveloped by at least 1891, with railroad tracks to the north, an athletic club to the south and the Harlem River to the west. East 135th Street was adjacent to the east, with Railroad Avenue to the east and Gerard Street to the northeast. By 1908, the properties to the south were developed with a rail freight yard with several buildings occupied by the Harlem Transfer Co. and The Long Dock Mills & Elevator Co. Park Avenue was adjacent to the south. Exterior Street is to the northeast and lumber yards are further to the north and northeast. By the mid-1930s, a contractor's storage facility is beyond the railroad tracks to the north, with a stone yard further to the north. A store house and several additional small buildings are across E. 135th Street to the east and a lumber yard is further to the east-southeast. By the mid-1940s a





railroad storage yard was beyond the railroad to the north and portions of a coal yard were to the west. An additional coal yard was also to the south. Major Deegan Boulevard was constructed to the east by the late-1940s and converted to the Major Deegan Expressway by the late-1960s. The coal yard to the west was no longer present by the late-1960s. The lumber yard facility further to the east-southeast was converted to various commercial and warehouse uses in the 1960s and 1970s. The railroad tracks and buildings south of Park Avenue were removed by the mid-1980s. In the early-2000s, the properties across Park Avenue to the south were redeveloped with the existing self-storage facility.

The Site address (188 East 135th Street) was listed in the city directories as being occupied by a pipe & contractor's supply facility from 1927 through the mid-1950s, an iron & steel company in the early-1960s and a moving and storage company from the early-1970s to at least 2010. In addition, Emerald Dry Cleaning was listed in 2000 and Crystal Clear Productions was listed in 2010 and 2014. The surrounding properties were identified primarily commercial/industrial from the 1920s through the present, including several oil companies, warehouse and distribution facilities, manufacturing facilities and rug cleaners. The majority of these listings were identified along Canal Street to the east-southeast. Several retail and residential listings are also noted.

Given the long term use of the Site (1890s through the mid-1960) as a railroad yard, coal yard, contractor's storage/supply, the potential recent use as a dry cleaning facility, and the historic industrial use of the adjacent properties, there is a potential for historic site operations and/or operations at adjacent sites to have impacted soil, groundwater and/or soil vapor quality beneath the subject property. As such, the historic use of the Site and adjacent properties is considered a REC.

Site Inspection:

EBC representative, Maggie Ellis, inspected the Site on January 11, 2018. No representatives of GAD Holding Corp., the property owner were present during the site inspection, however, EBC personnel did contact Mr. Mordechai Hirsch, the contract vendee, who arranged permission and for EBC to access the Site.

The property is developed with a one-story commercial building, with no basement. The building is approximately 3,000 square feet, occupies the east-central portion of the site and fronts to the north. The remainder of the site consists of an asphalt-paved parking lot/storage yard. Far southwestern portions are unpaved. Several large metal cargo/shipping containers are located adjacent to the north of the building and along the southern property boundary, some of which are stacked two high. The building is occupied by the Padded Wagon, a moving and storage company, and utilized as office and storage space, as well as employee and company vehicle parking. Several trucks operated by Emerald Dry Cleaners were observed in the yard areas of the site (consistent with the 2000 city directory listing); however, the building was not accessible at the time of the inspection and the nature of Emerald's operations could not be confirmed. The site perimeter is enclosed with 8-foot high chain-link fencing, except for a small portion along East 135th Street





that is bordered by the site building. A gated entrance driveway is along East 135th Street at the northeastern corner of the site. Sidewalk areas are south and east of the property along Park Avenue and East 135th Street, respectively.

EBC was not provided access to inspect the interior portions of the site building. Therefore, EBC makes no representations with regard to the interior conditions of this structure.

No evidence of underground or aboveground storage tanks (USTs/ASTs) (e.g., vent or fill pipes) was observed on the property or reported to EBC at the time of the site inspection. However, due to the presence of snow cover and vehicles, site observations were limited. The EDR database report did not identify any registered ASTs or USTs for the site, and there are no known spills/releases attributed to the property.

No fluid-containing equipment (i.e., hydraulic vehicle lifts, trash compactors, elevators, electric transformers) suspected of containing PCBs was observed onsite. However, as noted above, interior portions of the building were not accessible.

No exterior storm drains were observed during the site inspection, although due to the presence of presence of snow cover and vehicles, site observations were limited.

Although, the building was not accessible, due to its age, it is possible that roofing, roof flashing and other (inaccessible) building materials may contain asbestos. Similarly, interior and exterior paints may contain lead. Exterior paints were in generally good to fair condition, with minor areas of chipping and peeling paint.

Environmental Database Search:

EDR was retained to provide a computerized database search of the project area within an ASTM-standard radius of the Site. A list of the databases searched and the search radius is shown on the summary table below. EBC reviewed the database output to determine if the property appears on any of the regulatory agency lists.

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	Approximate Search Distance	Site Listed?	# of Sites within the Search Radius
Federal NPL	1 mile	No	0
Federal Delisted NPL	½ mile	No	0
Federal SEMS	½ mile	No	0
Federal SEMS Archive	½ mile	No	0





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SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	Approximate Search Distance	Site Listed?	# of Sites within the Search Radius
Federal RCRA CORRACTS	1 mile	No	0
Federal RCRIS Non-CORRACTS TSD	½ mile	No	0
Federal RCRA Generators	Site & Adjoining	No	2
Federal Institutional Control/ Engineering Control Registry	Site	No	N/A
Federal ERNS	Site	No	N/A
Federal Brownfield Sites	½ mile	No	2
State and Tribal NPL	1 mile	No	0
State and Tribal CERCLIS (SHWS)	½ mile	No	5
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	5
Registered Recycling Facility List (SWRCY)	½ mile	No	2
State and Tribal LTANKS/LUST	½ mile	No	49
State and Tribal Registered UST	Site & Adjoining	No	0
State and Tribal Registered AST	Site & Adjoining	No	0
State Chemical Bulk Storage CBS	¼ mile	No	0
State and Tribal Institutional Control/Engineering Control Registry	Site	No	N/A
State and Tribal Voluntary Cleanup Site	½ mile	No	3
State and Tribal Brownfield Sites	½ mile	No	8
State Spill Sites	1/8 mile	No	10
Registered Drycleaners	¼ mile	No	0
NYC E-Designated Sites	1/8 mile	Yes	4
EDR Historic Auto Stations (HIST AS)	Site & Adjoining	No	0
EDR Historic Cleaners (HIST CL)	Site & Adjoining	No	0
Manufactured Gas Plants (MGPs)	1 mile	No	1





The Site was identified as having E HazMat and Noise designations (E-227), which was determined during the Lower Concourse Rezoning completed by the City in June 2009 (CEQR 08DCP071X). These listings appear attributable to the sites' historic use as railroad yards, coal yards and contractor storage/supply facilities, as well as the historic industrial use of the adjacent properties. The Hazardous Materials designation indicates that there is a potential for soil and groundwater beneath the Site to be impacted by historic operations at the Site or adjacent properties. As such, the property requires an environmental assessment and review by the NYCOER to determine if the current and/or historic use of a property has impacted the subsurface and if additional investigation/remediation is warranted.

The Noise E-Designation requires a minimum 40 decibels (dBA) attenuation level (35 dBA for commercial use) for indoor spaces and alternative ventilation to achieve an acceptable indoor noise environment of 45 dBA. The HazMat and Noise E-designations requires the issuance of a Notice to Proceed by the NYC Office of Environmental Remediation (OER) before the property can be redeveloped.

The database search generated information on the following listings for the surrounding properties within ASTM radius guidelines that could potentially impact the Site:

Federal Brownfields Sites: Two US Brownfields listings (Rider Avenue Gas Station, 250 East 138th Street and 351 East 139th Street) were identified within a one-half mile radius of the Site. The USEPA provided funding to conduct Phase I ESAs of these properties. Limited additional information is provided in the database. Based on their distance in a dense urban environment, the presumed hydraulic gradient and that the site and surrounding area utilize potable water from a municipal source, it is unlikely that the US Brownfield listings represent a significant environmental concern to the site. The Rider Avenue Gas Station was also listed on the SHWS database

Federal Resource Conservation and Recovery Act (RCRA): Two RCRA-LQG listings (Con Edison Manhole 20703, Exterior and E. 135th Streets and Con Edison Manhole 31104E, 135th Street and Park Avenue) were identified for adjacent properties. A LQG is a site which generates more than 1,000 kilograms (kg) of hazardous waste during any one calendar month and can store waste on-site for up to 90 days. Information provided within the EDR report indicates that there are no listed violations for these facilities and both are listed under temporary ID numbers indicating that these listings are likely associated with one-time waste generation events. Therefore, it is unlikely that they present a significant environmental risk to the site.

State and Tribal CERCLIS: Three SHWS listings (Vista 1, 2401 Third Avenue; Rider Avenue Gas Station, 250 East 138th Street; and 2568 Park, 2568 Park Avenue) were identified within a one-quarter mile radius of the Site. Each of the three listed facilities are identified as being located in the Port Morris Brownfield Opportunity Area (BOA) and are classified "N" indicating that no further action is warranted at this time. Based upon this information, their distance, and/or the





presumed hydraulic gradient, it is unlikely that these facilities present a significant environmental risk to the Site.

Two additional SHWS listings (2350 5th Avenue and 203-206 West 146th Street) were identified between one-quarter mile and one-mile from the Site. However, they are hydraulically separated from the Site by the Harlem River and unlikely to present a significant environmental risk to the Site.

State and Tribal Landfill or Solid Waste Facilities (SWF/LF): Five SWF/LF listings (Young Contracting, 2501 Third Avenue; Con Edison – Exterior Street, 281 Exterior Street; Harlem River Yard Ventures, 98 Lincoln Avenue; Petro Recycling, LLC, 290 East 132nd Street; and New York Recycling LLC, 475 Exterior Street) were identified within a one-half mile radius of the Site. The Young and Con Edison facilities were identified as an inactive waste transfer stations or construction and demolition (C&D) debris processing facilities. Harlem River Ventures is an active waste transfer station and the remaining two facilities are active C&D) debris processing facilities. Based upon their inactive status, distances and/or the presumed hydraulic gradient, these facilities are unlikely to represent a significant environmental concern to the Site.

Registered Recycling Facility List (SWRCY): Two SWRCY facilities (2505 Third Avenue and 321 Canal Place) were identified within a one-half mile radius of the site. Both facilities are listed as inactive with no violations. As such, there is no reported evidence in the database search, which suggests that these facilities are a significant environmental concern to the site.

State and Tribal LTANKS: Forty-nine facilities were identified on the State and Tribal LTANKS database within a one-half mile radius of the Site. Spill listings associated with forty-eight of the 49 listings received regulatory closure from the NYSDEC and are not expected to be an issue of concern for the Site. In addition, none of the closed LTANKS listings are associated with an adjacent property.

A review of the information provided regarding the one remaining active NYSPILLS listing (Manhattan East 10 DOS-DDC, 110 East 131st Street), including the nature of the release, its distance and the presumed hydraulic gradient, indicates that this spill is unlikely to represent an environmental concern to the site.

NYSDEC Voluntary Cleanup Program (VCP): Three VCP listings (355 Grand Concourse, 2350 Fifth Avenue and 146 East 126th Street) were identified within a one-quarter mile radius of the Site. The 355 Grand Concourse facility was a former auto repair shop proposed to be redeveloped with a 9-story hotel. Fill materials were identified to a depth of four feet below grade. Fill materials and groundwater contained several compounds exceeding applicable regulatory standards. Based upon the nature of impacts and its distance in a dense urban environment, this listing is unlikely to represent a significant environmental concern to the Site. The Fifth Avenue and E. 126th Street facilities are both located over one-quarter mile and hydraulically separated





from the Site by the Harlem River. As such, they are unlikely to represent a significant environmental concern to the Site.

New York State Brownfields Sites (BROWNFIELDS): Eight BROWNFIELDS listings were identified within a one-half mile radius of the Site and are summarized as follows:

- 198 East 135th Street, located approximately 400 feet south, and hydraulically cross gradient of the Site. This currently undeveloped property was historically utilized as a coal yard, a freight yard, warehouses and various industrial uses, including oil storage. Historic fill is present beneath the property with volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals impacts. Some remediation was done in 1999 under the spills program. Groundwater flows to the northwest toward the Harlem River. Based upon the information in the database report, its distance and the presumed hydraulic gradient, this facility is unlikely to represent a significant environmental concern to the Site.

Each of the seven remaining BROWNFIELDS facilities (2401 Third Avenue, 2477 Third Avenue, 282 E. 134th Street, 255 E. 138th Street, 101 Lincoln Avenue, 1900 Park Avenue, and 477 Gerard Avenue) are located over one-eighth mile and/or hydraulically cross- to downgradient of the Site. Therefore, they are unlikely to represent a significant environmental risk to the Site.

State Spill Sites (NYSPILLS): There are ten listings on the NYSPILLS database within a one-eighth mile radius of the site. Each of the ten listings received regulatory closure from the NYSDEC and are not expected to represent a concern to the site based on their regulatory status, presumed hydraulic gradient and/or that the surrounding area utilizes municipally-supplied drinking water. In addition, none of the closed NYSPILLS listings are associated with and adjacent property.

NYCDCEP Environmental Designation Sites (E-DES): Four E-DES listings were identified within a one-eighth mile of the site, one of which is located adjacent to the Site. The adjacent property is designated with E HazMat, Air and Noise restrictions. The HazMat designation indicates that projected and potential development of this property requires the completion of an environmental assessment and review by the NYC Office of Environmental Remediation to determine if the current and/or historic use of the property impacted the subsurface and if additional investigation and/or remediation is warranted. This designation does not indicate the presence of contamination, nor does it indicate the presence/potential presence of offsite impacts. Therefore, there is no information in the database report that indicates the E DES listing represent a significant environmental concern to the Site.

Manufactured Gas Plants (MGPs) - One MGP facility (Con Edison West 132st Street Station. 12th Avenue between W. 131st and 133rd Streets) was identified within a one mile radius of the Site. The listed MGP is located over one-half mile east and hydraulically separated from the Site by the





Harlem River. Therefore, it is unlikely that this listing represents a significant environmental concern to the Site.

New York City Department of Buildings Information

The Department of Buildings (DOB) computerized Property Profile Overviews (PPOs) were reviewed.

According to the PPO, one Action is listed for the Site: an elevator permit, dated in 1965.

No DOB violations, Environmental Control Board (ECB) violations or Complaints were identified for the Site.

Four Jobs/Filing and one ARA/LAA job are listed for Site. The listed Jobs/Fillings and ARA/LAA job are summarized as follows:

- No. 220530389, dated April 28, 2017, an addendum was issued for a previous permit;
- No. 220530389, dated May 6, 2016, permit was issued to replace existing antennas and telecommunications equipment;
- No. 220120091, dated May 24, 2011, permit was issued to install an additional telecommunications cabinet;
- No. 200711051, dated January 2, 2002, permit was issued to replace existing antennas and telecommunications equipment; and
- No. 200473987, dated February 13, 2001, permit was issued to install two Modine unit heaters.

Conclusions/Recommendations

Based on the results of the site inspection, records review and interviews, it was determined that there was one recognized environmental condition (REC) identified with regard to the Site. RECs are those conditions, which could adversely affect the environmental integrity of the property. The REC is summarized below:

- Given the long term use of the Site (1890s through the mid-1960) as a railroad yard, coal yard, contractor's storage/supply, the potential recent use as a dry cleaning facility, and the historic industrial use of the adjacent properties, there is a potential for historic site operations and/or operations at adjacent sites to have impacted soil, groundwater and/or soil vapor quality beneath the subject property.

Based upon the above findings and conclusions, EBC recommends following:

- To evaluate potential impacts related to historic usage of the subject property, a subsurface investigation should be performed. At a minimum, the investigation should include the





installation of soil borings with the collection of representative samples for laboratory analysis to document subsurface conditions and determine the nature and extent of contamination (if present).

In addition, to the aforementioned REC, several potential environmental issues/Business Environmental Risks (BERs) was identified. The environmental concerns/BERs and EBC's recommendations are summarized as follows:

- The site was listed on the E-Designation database as having E-HazMat and Noise restrictions (E-227), which was determined during the Lower Concourse Rezoning completed by the City in June 2009 (CEQR 08DCP071X). The Hazardous Materials designation indicates that there is a potential for soil and groundwater beneath the Site to be impacted by historic operations at the Site or adjacent properties. As such, the property requires an environmental assessment and review by the NYCOER to determine if the current and/or historic use of a property has impacted the subsurface and if additional investigation/remediation is warranted.
- The site building was inaccessible at the time of EBC's inspection; however, due to the age of the site building, it is possible that roofing, roof flashing and other (inaccessible) building materials may contain asbestos.

If activities in the building (i.e., renovation or demolition) will disturb any suspect asbestos material, then EBC recommends that an asbestos survey be performed to determine if ACM are present prior to the proposed work. If ACM are present, then a New York City-licensed contractor must be retained to remove the asbestos in accordance with federal, NYS and NYC regulations.





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FIGURES



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SANBORN MAPS



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