Union State Bank

Phase I Environmental Assessment
Clermont Condominium Association
Nyack, New York

February 1996

Prepared by

Lawler, Matusky & Skelly Engineers LLP
One Blue Hill Plaza • Pearl River, New York 10965

ENVIRONMENTAL SCIENCE & ENGINEERING CONSULTANTS

UNION STATE BANK

PHASE I ENVIRONMENTAL ASSESSMENT

CLERMONT CONDOMIUM ASSOCIATION

Nyack, New York

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LAWLER, MATUSKY & SKELLY ENGINEERS LLP
Environmental Science and Engineering Consultants
One Blue Hill Plaza
Pearl River, NY 10965

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CHAPTER 1

INTRODUCTION

This report presents the findings of the Phase I Environmental Site Assessment (ESA) conducted by Lawler, Matusky & Skelly Engineers LLP (LMS) an the Clermont Condominium site located in [redacted]Nyack, New York (Figure 1-1). The site consists of three parcels and has a history of industrial uses dating back to the 1800's. Several environmental investigations have been conducted at the site, including a draft Environmental Impact Statement (DEIS) conducted by KBS Development Associates in 1984, an Environmental Site Assessment conducted by Radian Corporation in 1989, and a Phase II Environmental Site Assessment conducted by Dames & Moore in 1991.

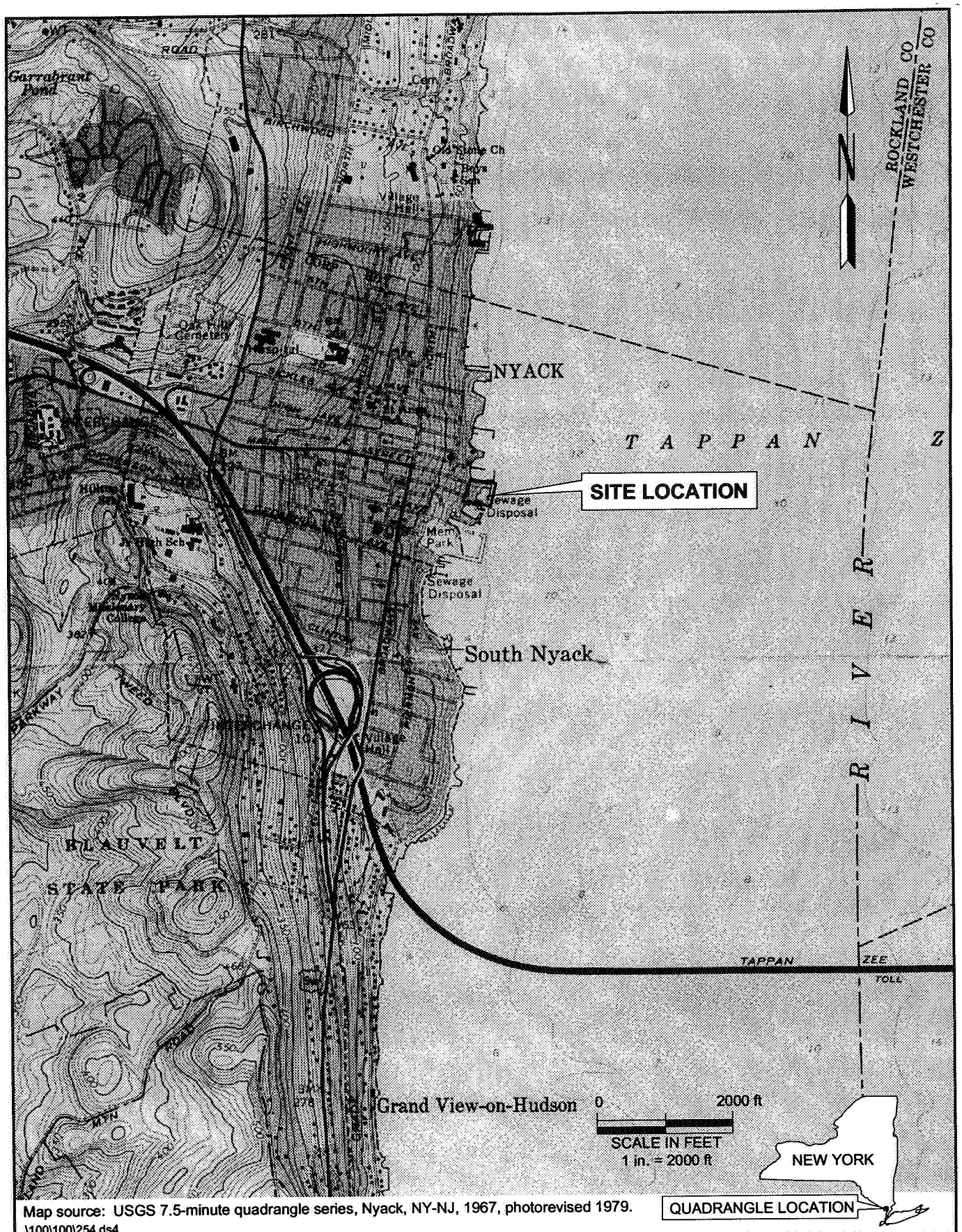
An assessment of a naphthalene spill conducted by LMS in 1994, described in Section 4, may be used to aid in the transfer of the Site property. A subsequent, more extensive investigation at this location for a proposed ferry site was conducted by Adamas Environmental and Clough, Harbour & Associates in May 1995.

1.1 PURPOSE

The purpose of the Phase I Environmental Site Assessment is to identify the presence of hazardous substances or petroleum products under conditions that indicate a release, past release, or a material threat of a release of hazardous substances or petroleum products. The assessment was completed in conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental site Assessments: Phase I Environmental Site Assessment Process (E 1527-94), with the exceptions discussed below in Section 1.4.

1.2 SPECIAL TERMS AND CONDITIONS

The terms used in this report conform with the terminology defined in the ASTM E 1527-94 methodology, when appropriate. The term recognized environmental conditions, as defined in the ASTM standard, means the presence or likely presence of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.



Map source: USGS 7.5-minute quadrangle series, Nyack, NY-NJ, 1967, photorevised 1979.
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LMS Lawler, Matusky & Skelly Engineers One Blue Hill Plaza • Pearl River, New York 10965 ENVIRONMENTAL SCIENCE & ENGINEERING CONSULTANTS	**Location Map** **Clermont Phase I Site Assessment • Union State Bank**	**Figure 1-1**

Within the context of the ASTM standard, the "User" is the Union State Bank. The assessment was prepared solely for the User in connection with assessing site conditions.

1.3 LIMITATIONS AND EXCEPTIONS OF THE ASSESSMENT

No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. Except as noted in this section, this assessment conformed with the generally accepted level of inquiry expressed in the ASTM E 1527-94 standard practice, which recognizes reasonable limits of time and cost. The investigation complied with E 1527-94 except that the information available was limited, as described below in this report.

1.4 LIMITING CONDITIONS AND METHODOLOGY USED

Discussed below are limiting conditions encountered during the performance of the Phase I Environmental Site Assessment.

The interior of the occupied building was not inspected and Building Department records were not reviewed. The ground surface under the parking lot was obscured by cement and was not observed.

The mandatory Federal and state records search was conducted by Vista Environmental Information, Inc., a commercial environmental retrieval service. Limitations of such services are discussed in Appendix A.

Record reviews conducted directly with Federal and state agencies were not reasonably ascertainable due to time constraints. This limitation was overcome by obtaining copies of Federal and state records from Vista.

In accordance with ASTM E 1527-94 standard practice, no sampling of materials (e.g. soils, water, air, building materials) was conducted as part of this assessment; therefore, the extent to which LMS can assess subsurface environmental contamination is limited to existing documents.

CHAPTER 2

SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

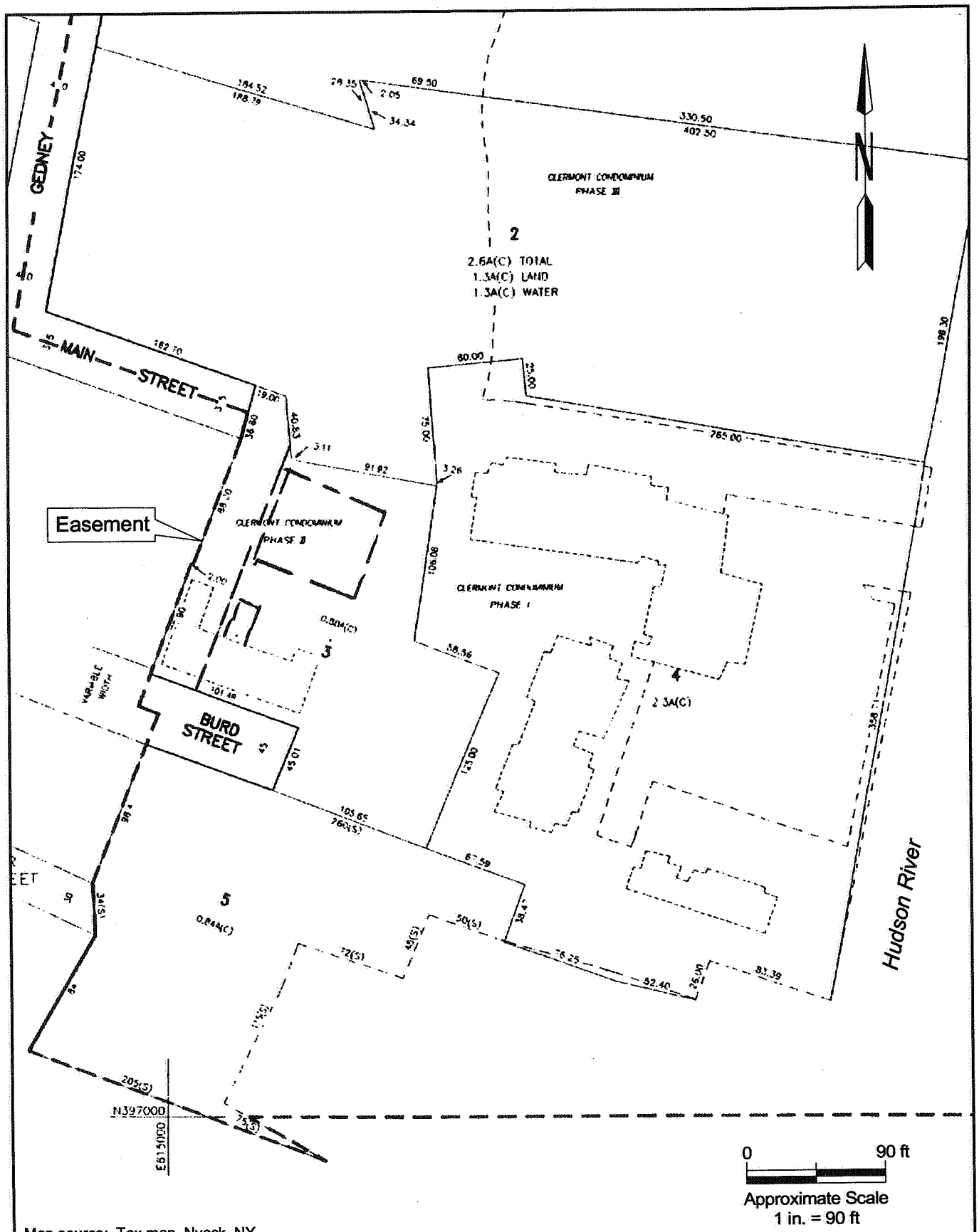
The site which is subdivided into three parcels (termed by the User as Phases I, II, and III) is currently owned by several parties. The tax map (Figure 2-1) indicates that the site is located in Section 66.39, block 1, lots 2, 3, and 4 which are all owned by the Nyack Waterfront Association. The Phase I parcel located on lot 4 includes a completed condominium building, is 2.3 acres, and is also owned by the individual condominium unit owners, too numerous to list in this document. The Phase II condominium parcel located on lot 3 which includes an unfinished building is 0.8 acres. The Phase III parcel which includes a proposed parking area is located on block 2 and is 2.6 acres. The Phase III parcel is separated from Phases I and II by Man Street. The lot adjacent to the north side of Phase III is vacant. A Site map is presented on Figure 2-2.

2.2 SITE AND VICINITY CHARACTERISTICS

The site is situated on the western shore of the Hudson River in Nyack, New York on the edge of a residential area. The town zoning designation at the site is listed as RM (residential/ mixed uses). The site is bounded to the west and south by paved roads, to the north by a vacant lot, and to the east by the Hudson River. A portion of the property includes open water of the Hudson.

2.3 DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS

Parcel I is a multi-story residential complex with a ground floor parking garage. The Complex is heated by natural gas and electricity (oil fuel is presently not in use). A small sewage pumping station which was not observed is located on site and transmits effluent to the Nyack sewer system. Parcel I is unique because it was constructed with pilings ranging in depth between 40 and 125 ft into the Hudson River to support a portion of the structure, including a swimming pool, which is over the water. Parcel I also includes a bulkhead dock structure and a number of boat slips. A public pier is also included in the Parcel I property. The pier includes small, unoccupied commercial shops. A private drive runs from Burd St. to the boat dock area.



Map source: Tax map, Nyack, NY.
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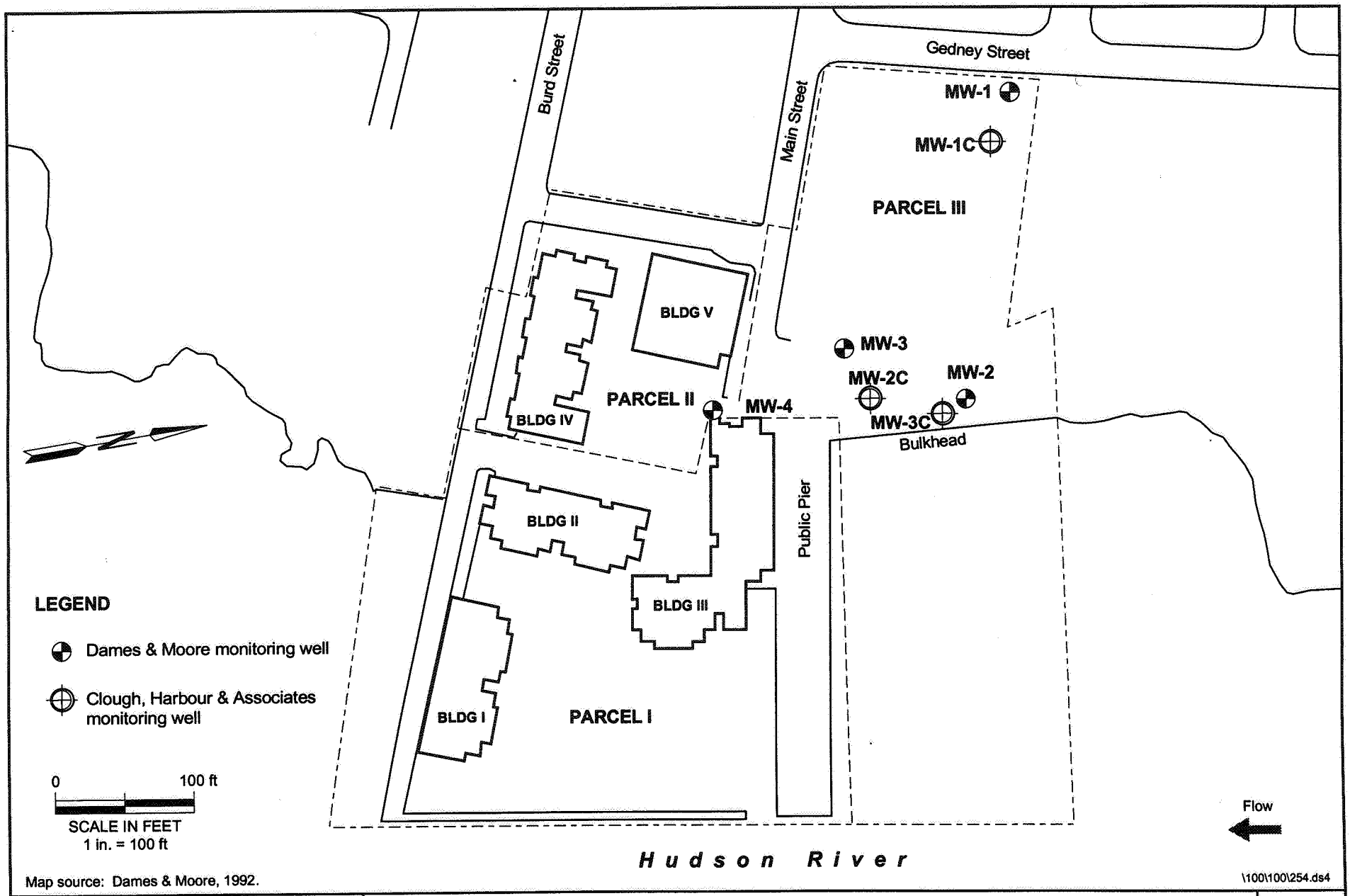
LMS Lawler, Matusky & Skelly Engineers One Blue Hill Plaza • Pearl River, New York 10965 ENVIRONMENTAL SCIENCE & ENGINEERING CONSULTANTS	**Tax Map** **Clermont Phase I Site Assessment • Union State Bank**	**Figure 2-1**



Map source: Dames & Moore, 1992.

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Site Map

Clermont Phase I Site Assessment • Union State Bank

FIGURE 2-2

Parcel II is an incomplete multi-story unoccupied residential complex heated and powered by gas and electricity with a ground floor parking garage. Parcel II is bounded to the west by a road. An interview and site tour was conducted with Mr. Bill Helmer of Helmer-Cronin Construction, Inc. on 15 September 1995. Mr. Helmer, who has been identified by the user as the key site manager, indicated that all overburden soils underlying Parcels I and II had been excavated, removed, and replaced with clean fill. Several feet (6 to 8 ft) of sediments were also dredged from the offshore portion of Phase I and removed from the site.

Parcel III is a vacant lot located adjacent to the Hudson River. The lot includes an old bulkhead in the river. Parcel III is bounded to the west by Gedney St.

2.4 INFORMATION REPORTED BY THE USER REGARDING ENVIRONMENTAL LIENS OR SPECIALIZED KNOWLEDGE OR EXPERIENCE

According to Mr. Bill Helmer, there are no environmental leans on the property. Research conducted by LMS at the Rockland County Clerks Department confirmed this. All soil from the land portion, and 6-8 ft of sediment from the River portion was excavated prior to constructing the Parcel I and II structures (Bill Helmer, personal communication, 15 September 1995). The property is not currently listed with NYSDEC who closed the case in September 1994, with reservations to reopen the case if contaminant migration is observed (Appendix D).

Petroleum products were detected in soils and groundwater on Parcel III. In 1994 LMS solicited the NYSDEC to transfer the case from the Bureau of Hazardous Waste Remediation to the NYSDEC Spill Bureau. The NYSDEC did not respond to the request; however, they did agree with an LMS assessment that the site did not pose a threat of release of product to the environment (Appendix B).

2.5 CURRENT USES OF THE PROPERTY

Parcel I is currently used as a residential structure and parking garage. Active boat slips and a public pier (owned by the homeowners association) are also current uses of the property.

Parcel II is an unfinished, incomplete residential condominium complex. It includes a completed parking garage.

Parcel III is a vacant lot and small vacant office building, previously owned by Tidewater Oil Co. This has been investigated by Clough, Harbour, & Associates for the New York State Thruway Authority for use as a parking facility, or ferry terminal.

2.6 PAST USES OF THE PROPERTY

Parcel I previously contained several buildings, including small commercial retail shops and a restaurant. An interview with Mr. Winston C. Perry, Jr. and Ms. Judith Lawler of Schofield & Colgen indicated that historically, Parcel I was the Main Street dock including a steamboat terminal. The dock was later used as a ferry terminal from the 1920's to the 1940's, then simply a vacant pier in the 1950's when ferry service was discontinued after completion of the Tappan Zee Bridge. A quonset hut was constructed for a float plane which was docked there. At some point in time a large above ground natural gas tank occupied a portion of the site. The tank was later converted into a replicated light house which included office space and retail shops. The lighthouse was demolished in 1985.

A road which originally separated the land between Parcels I and II was later moved to the eastern boundary of the Parcel II lot. A restaurant and swimming pool facility existed on this property, however the restaurant is reported to have burned down. A sewage disposal facility on or adjacent to the southern portion of Parcel II was used to service the town of Nyack. This facility which treated effluent before discharging it into the Hudson River was composed of two large tanks and a greenhouse-like structure. Use of the facility was discontinued around 1960 and was dismantled and removed in 1995.

Parcel II was previously occupied by a shoe factory in the late 1800's, and later by an automobile factory.

Parcel III was previously occupied the Drydock Hotel before being occupied by Tidewater Oil Co. The area was used as a petroleum bulk storage facility where petroleum products were offloaded from ships and pumped to an above ground storage tank complex on Parcel III. Remnants of the offshore loading infrastructure and bulkhead are visible in the river. The vacant Tidewater office building is located on Gedney St. The site was later used as a scrap metal yard for about 10 years by Space Age Aviation. It is also reported that a restaurant and boat basin once occupied a portion of the Phase III site.

2.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

The site is bounded to the east by the Hudson River and to the west by residential property. The River Club restaurant lies to the south of Parcels I and II, and a vacant lot owned by the Presidential Life Insurance Co. lies to the north of Parcel III. This adjoining property was also previously owned by the Tidewater Oil Co. and is believed to also have been used as a petroleum bulk storage facility. The adjoining site was also occupied by Orange and Rockland Gas Company for the manufacture of coal gas fuel, and is currently listed as a coal tar site in

the NYSDEC 1994-95 Hazardous Substance Disposal Registry (Appendix D). A review of the NYSDEC Inactive Hazardous Waste Site Registry indicated that the site is not listed as an inactive hazardous waste site.

2.8 SITE MAP

A Site map of the Site is presented in Figure 2-2.

CHAPTER 3

RECORDS REVIEW

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

Vista Environmental Information, Inc., a commercial database located in Exton, Pennsylvania, provided a computerized report on available digitized Federal and state files concerning the Site and its environs. As required by the ASTM standard, the minimum search distances were adhered to:

	DISTANCE (miles
Federal NPL List	1
Federal CERCLIS List	0.5
Federal RCRA TSD	1
Federal RCRA Generators	Site and adjoining properties
Federal ERNS	Site
State Hazardous Waste Sites	1
State Landfill/Solid Waste Sites	0.5
State Leaking UST	0.5
State Registered UST	Site and adjoining properties

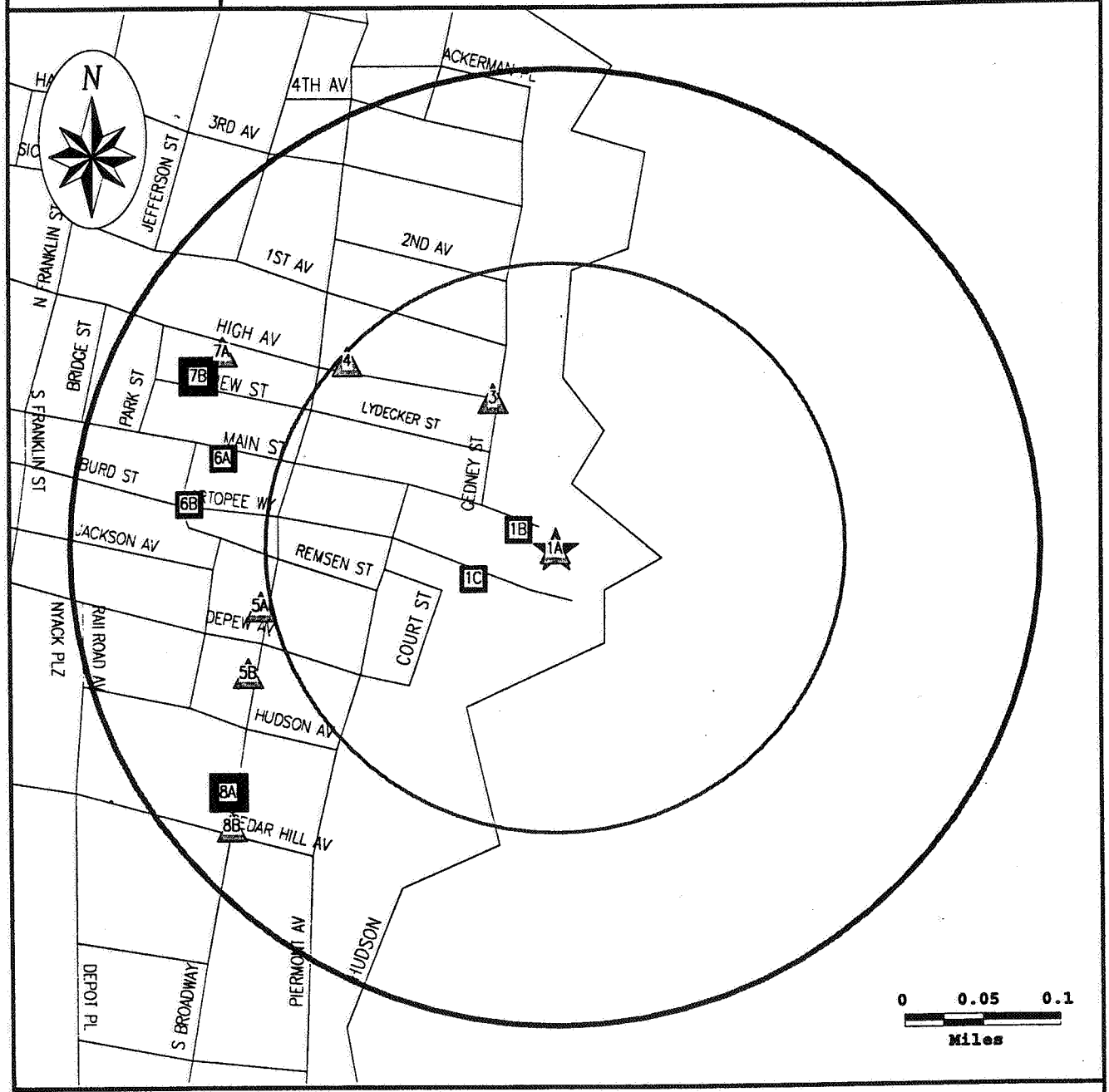
Vista accessed the standard databases used by other commercial data retrieval companies. Accordingly, the Vista services are subject to limitations common to the industry, as discussed in Appendix A.

All plotable listings (e.g.; listings with assigned latitude/longitude values) are listed and shown on a digital custom map (Figure 3-1). The database contained one plotable listing for the site (two removed underground storage tanks), and twenty two other plottable listings within the minimum search distance defined by the ASTM for each database.

Additional listings were reported for records which contained inaccurate or incomplete addresses and therefore cannot be digitally plotted and assigned a latitude/longitude value. The inaccurate or incomplete listings were reported for seven sites in the database because they contained zip codes, city names, or county names which are located in the vicinity of the Site.

SITE ASSESSMENT REPORT

Map of Sites within Quarter Mile



Category:	A	B	C	D
Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
Single Sites	◆	■	▲	○
Multiple Sites	◆	■	▲	○
	NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS

Subject Site ★

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

For More Information Call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403**

Report ID: **084211-001**

Date of Report: **September 18, 1995**

Figure 3-1

3.1.1 Federal National Priorities List (NPL)

After reviewing the listings provided in the database, LMS found one hazardous waste disposal site listed. Hudson River PCB spill sites are located upriver in Hudson Falls, and Croton, NY. Although the actual spill locations are greater than one mile away, the entire River is listed in the database as a spill site.

3.1.2 Federal Suspected or Uncontrolled Hazardous Waste Disposal Sites

The Hudson River, which was impacted by an upstream PCB spill site, is also reported in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list. The former Orange and Rockland Utilities Nyack Gas Plant located on the property adjacent to Parcel III was previously listed as a CERCLIS site and Orange and Rockland Utilities is currently under an Order on Consent with NYSDEC to conduct a Preliminary Site Assessment (PSA) at the site. It is currently listed as a no further remediation site in the CERCLIS directory (Appendix D).

3.1.3 Hazardous Waste Treatment, Storage, and Disposal Facilities

After reviewing the listings provided in the database, LMS found no facilities which treat, store, or dispose (TSD) of hazardous waste within one mile of the Site.

3.1.4 Hazardous Waste Generation Facilities

After reviewing the listings provided in the database, LMS found the Clermont Condominiums as the only reported waste generator. The listing is based on one regulated D001 ignitable waste stream (Appendix A). It is not known why Clermont is listed as a RCRA small generator, but it is believed that the status is due to an association with the swimming pool or a one time disposal of a construction product. Mr. Harley Cook of the Nyack Waterfront Associates is listed for contact information, however, he was not available for comment.

3.1.5 Federal Spills

After reviewing the listings provided in the database, LMS found no sites listed in the Federal Emergency Response System (ERNS) database for the Site.

3.1.6 State Inactive Hazardous Waste Sites

There are no NYSDEC inactive hazardous waste sites in the vicinity of the property.

After reviewing the listings provided in the database, LMS found two additional sites listed on the NYSDEC Inactive Hazardous Waste Site Registry within one mile of the Site. One site, the Hand Battery Lab, located at 122 South Franklin Street in Nyack, is a lead containing landfill on the state priority list (SPL) which is less than 1/2 mile from the Site situated in a cross-gradient direction. The Hudson River PCB spill is the second site listed.

3.1.7 State Registered Underground Storage Tank Facilities

After reviewing the listings provided in the database, LMS found several registered petroleum bulk storage (PBS) tank facilities on the Site. The Clermont Condominiums was listed as having two registered 1000 gallon galvanized steel USTs containing leaded gasoline which were closed, or removed. Several registered UST sites are located within 1/8 mile of the site including the Trust U/W of Sol Walter on 21 Burd Street and William A. Perry on 38 High Ave. No existing listed PBS facilities were found to exist on any of the adjoining properties to the Site. The Grant Building at 1 High Street was improperly listed as it is actually located in West Nyack.

3.1.8 Leaking Underground Storage Tanks

After reviewing the listings provided in the database, LMS found several leaking underground storage tanks (LUSTs) reported in the database. LUST sites were also reported at Charles Rental on 7 Main Street, Trust U/W of Sol Walter on 21 Burd Street (which is not yet remediated), two NY Telephone sites on 99 Main Street and 15 Cedar Street, East End Auto on 34 New Street, and JNT Stratrem on 80 South Broad Street. Of these listings, the two NY Telephone sites are each located upgradient of the Site and are reported to have impacted groundwater with No. 2 Fuel Oil. Both incidents are reported to have been closed or remediated.

3.2 PHYSICAL SETTING SOURCES

Information on the physical setting of the Site was obtained from the U.S. Geological Survey (USGS) topographical quadrangle (Figure 1-1) and from LMS' site reconnaissance. Additional information on the geology, hydrogeology, and topography of the Site and its environs is discussed in Section 4.7.

3.3 HISTORICAL USE INFORMATION

3.3.1 Aerial Photography

As part of the Phase II Environmental Site Assessment, Dames & Moore identified five above ground storage tanks (ASTs) on aerial photographs of Parcel III estimated to have been 20,000 gallons or larger, and stained soils associated with an identified bulk petroleum facility. Three horizontal cylindrical objects that may have been ASTs were identified on the eastern boundary of Parcel II, along the boundary of Parcel I. A vertical AST estimated to have been at least 100,000 gallons was observed on the southeastern perimeter of Parcel I. Seven ASTs of varying sizes and above ground piping apparently consisting of a petroleum bulk storage facility were also identified on the property immediately north of Parcel III.

In the 1959 aerial photographs LMS identified two additional ASTs on the adjoining property to the south. A large AST on Parcel I and the two ASTs on Parcel III located by Dames & Moore were identified, and a smaller cylindrical object (possibly an AST), located on Parcel II was also identified.

In the 1965 aerial photographs LMS identified two cylindrical objects, possibly small ASTs, on Parcel I. All ASTs were absent in the 1977 photograph.

3.3.2 Sanborn Maps

Sanborn Fire Insurance Maps were reviewed for the years of 1887, 1892, 1896, 1903, 1910, 1919, 1926, 1946, 1957, and 1966. The maps are provided in Appendix E (in pocket).

The maps between 1887 and 1903 indicate that the Parcel I site was occupied by various buildings used by a paper box manufacturer, a straw hat manufacturer, a woodworking company, and a steamboat company. Parcel II was occupied by dwellings and a lumber yard including coal sheds, a machine shop, and boat manufacturers. Parcel III was occupied by dwellings, a coat shed, the Nyack and Warren Gaslight Co. including two above ground "gasometers," or natural gas tanks.

In 1906 Parcel I was occupied by second hand auto and furniture stores, and an "auto laundry". Parcel II was occupied by the Nyack Steam and Boiler works, and a dry cleaner. Parcel III was occupied by Tidewater Oil Sales Corporation. The maps for the years 1919 and 1926 did not indicate significant changes at the three parcels.

In 1946 Parcel I was occupied by vacant buildings and a loft, Parcel II was essentially unchanged from 1926, and Parcel III was changed to include the addition of two large Tidewater above ground 'gasol' storage tanks. The 1957 map indicates that the Seeley & Co., Inc. was present on Parcel I, identified as having oils and chemicals on site. A power station existed on Parcel II, and Parcel III was unchanged since 1946. The 1966 map is consistent with the 1957 map except that an offshore structure attached to Parcel III was added.

3.4 ADDITIONAL RECORD SOURCES

Records were requested directly from the Rockland County Department of Health under the Freedom of Information Law (FOIL). The records received included a fact sheet for the Orange and Rockland Utilities Nyack Gas plant, and Rockland County Department of Health meeting minutes recorded on 5 December 1996 regarding contaminated sites in Nyack (Appendix D).

Although the NYSDEC agrees with the LMS assessment of Parcel III that the petroleum constituents found in soil are not mobile and do not pose a threat of a product release from the site, the NYSDEC has two reservations (Appendix D) as follows:

- The Department does not give up it's right to re-open the case if the known petroleum contamination begins to migrate or manifest's itself in any other form.
- A deciding factor on this decision was the representation that if the Ferry Slip Construction goes forward Parcel No. III will be used as a parking lot.

A file search for environmental liens was conducted at the Rockland County Clerks office. The only lien discovered was not environmental in nature (Appendix B).

CHAPTER 4

INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

4.1 INTRODUCTION

On 15 September 1995 a site reconnaissance was conducted by LMS with the designated key site manager. The reconnaissance was conducted to evaluate whether recognized environmental conditions were present. The Site was inspected to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. Site reconnaissance and interview documentation are provided in Appendix B.

LMS conducted an interview on 20 September 1995 with Ms. Judith Lawler and Mr. Winston Perry of Schofield & Colgan, two former major occupants of Parcel II. Information obtained during the site reconnaissance, the existing report documents, and interview were used to develop a preliminary history of former and current uses of the site.

4.2 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

4.2.1 Dames & Moore Phase II Preliminary Site Assessment

As part of the Phase II Assessment, Dames & Moore identified five above ground storage tanks (ASTs) on aerial photographs of parcel III estimated to have been 20,000 gallons or larger, and stained soils associated with an identified bulk petroleum facility. Three horizontal cylindrical objects that may have been ASTs were identified on the eastern boundary of Parcel II, along the boundary of Parcel I. A vertical AST estimated to have been at least 100,000 gallons was observed on the southeastern perimeter of Parcel I. Seven ASTs of varying sizes and above ground piping apparently consisting of a petroleum bulk storage facility were also identified on the property immediately north of Parcel III.

A Parcel III site inspection by Dames & Moore identified two 1000 gallon fuel USTs which contained petroleum residues, as well as stained soils associated with spillage or leakage from two drums on site. The two USTs which were free of any visible corrosion pits, holes, or perforations were removed in 1992 along with stained soils associated with spillage or leakage from the site.

Dames & Moore conducted a subsurface investigation consisting of the installation of eleven soil borings and four groundwater monitoring wells on Parcels II and III. The investigation

(summarized in Appendix A) indicated the presence of petroleum-related contaminants on Parcel III as follows:

- Elevated concentrations of semivolatile organic compounds (SVOCs) and gasoline related volatile organics (VOCs) including benzene, toluene, and ethylbenzene were encountered in groundwater at levels above drinking water standards. A free phase product (reported as possibly naphtha, or coal tar distillate) was also encountered. These contaminants were detected at the upgradient (northwestern) portion of the site suggesting an off-site source.

- Low concentrations of SVOCs in groundwater and high concentrations of SVOCs in soils (two compounds of which were above NYSDEC guidelines) were detected at the southeastern (downgradient) portion of the site, suggesting an on-site source of these contaminants.

- Surface water data from one round of near shore sampling did not provide evidence that contaminated groundwater is impacting the Hudson River.

The investigation indicated the presence of petroleum-related contaminants on Parcel II as follows:

- Soils on Parcel II were found to contain SVOCs, petroleum hydrocarbons, and lead at concentrations lower than encountered on Parcel III.

- The absence of contamination in one well on Parcel II, when compared to the soil sample results at this location which showed elevated levels of SVOCs and VOCs, indicates that contaminants may be adsorbed to the soil and are not currently leaching into the groundwater. The likely source of contamination in this well is migration of historically contaminated groundwater from Parcel III and other upgradient sources.

4.2.2 Lawler, Matusky & Skelly Engineers Site Investigation

Soil samples were collected by LMS from five test pits on Parcel III on 7 April 1994 (Appendix D). A site map depicting the sample location is not available and the following text is provided as an overview of site soil quality. Monitoring well locations are provided on Figure 2-2. Soil was analyzed for toxicity characteristic leaching procedure (TCLP) volatile organics, total semivolatile organics, and total benzene, toluene, ethylbenzene and xylene (BTEX) compounds. Results of the soil samples are presented below.

- Sample TPSS-1 was collected downgradient of MW-3. There were no TCLP volatiles or BTEX compounds detected, however 14 semivolatile compounds were present at concentrations below their quantitation limits. Two compounds (fluoranthene at 590 μg/kg and pyrene at 530 μg/kg) were detected above the quantitation limits.

- Sample TPSS-2 was collected downgradient of MW-2. No volatile organics or TCLP volatile organics were detected, however 14 semivolatile compounds were detected, including 1-methylnaphthalene at a concentration of 3000 μg/kg, and BTEX compounds which are petroleum by-products.

- Sample TPSS-3 was collected from the upper portion of the site near a concrete pad and did not exhibit any concentrations of semivolatile compounds, TCLP volatiles, or BTEX compounds.

- Sample TPSS-4 was collected from the upper portion of the site near the crest of the embankment. Nine semivolatile compounds were detected at concentrations below the quantitation limit, and three BTEX compounds were also detected at low levels.

- Sample TPSS-5 was collected between TPSS-1, TPSS-2, and the bulkhead. Thirteen semivolatile compounds were detected including fluoranthene at a concentration of 1600 μg/kg. The volatile organic 2-butanone was detected in the TCLP extract.

Groundwater samples were also collected from existing monitoring wells (Figure 2-2) at the site and analyzed for volatile organics. The results of the groundwater sampling are presented below.

- Upgradient well MW-1 contained four petroleum related volatile organic compounds.

- Well MW-2 located on the bulkhead of Main Street exhibited groundwater with a petroleum sheen. Analysis indicated the presence of thirteen volatile organic compounds including benzene at a concentration of 62 μg/l which was above the NYSDEC class GA groundwater standard of 0.7 μg/l.

- Well MW-3 was reported as being collapsed and was not sampled. A subsequent investigation by Clough, Harbour, and Associates indicated that the well was intact.

- Well MW-4, located near the Clermont Building complex, had only one volatile organic compound at a low level concentration.

Individual petroleum compounds were detected in both soil and water by LMS, however the assessment by LMS was that petroleum product in soils is not mobile and does not pose a threat of a release of product from the site. Furthermore, since the constituents are petroleum compounds, they are classified as being nonhazardous. The NYSDEC is in general agreement of the assessment (Attachment D).

4.2.3 Clough, Harbour & Associates Proposed Ferry Site Investigation

Clough, Harbour & Associates (CHA) was retained by the New York Thruway Authority to conduct a series of environmental investigations at the proposed ferry site located on Parcel III. The results are presented in a report entitled "Environmental Investigation Report for the Proposed Ferry Site, Main and Gedney Streets, Nyack, New York" (CHA 1995). The investigation included a geophysical survey, a sediment sampling and analysis program, a subsurface soil sampling and analysis program, and a groundwater monitoring program. The purpose of the investigation was to determine the environmental status of the site relative to the site's reported historical uses. Portions of this report are provided in Appendix C. The following discussion presents a brief summary of the results.

The geophysical survey was conducted by Adamas Environmental, Inc. in May. The survey was conducted using an EM-31DL Terrain Conductivity meter and an EM-61 Metal Detector along survey lines spaced at 3 M intervals. During the investigation, five distinct anomalies which represent potential buried metal objects were detected. Based on the results of the geophysical anomalies, CHA conducted the subsurface sampling and groundwater monitoring of these areas. Four of these anomalies were believed to represent buried steel tanks; however, the presence of tanks was not reported after completion of the boring and test pit investigation. The fifth anomaly may be associated with a former building foundation. A low conductivity anomaly was also detected in the southwestern portion of the site. It was suggested that this anomaly may have represented a free phase hydrocarbon plume and results of the subsurface investigation indicated the presence of petroleum-impacted soils.

Analyses of four sediment samples from two locations in the Hudson River adjacent to Parcel III indicated that PCBs and cadmium were not detected at concentrations above their respective analytical methods' detection limits (MDLs). Lead, chromium, and mercury were detected at concentrations above MDLs but below associated NYSDEC sediment standards. The VOCs and the SVOC compounds styrene, acenaphthalene and anthracene were compared with the standards listed in "TCLP Alternate Soil Guidance Value, Petroleum-Contaminated Soil Guidance Policy, NYSDEC, August 1992." The remainder of the SVOCs were compared with the standards listed in "Marine Sediment Guidance Value, Petroleum-Contaminated Soil Guidance Policy, NYSDEC, August 1992." Although several VOCs were detected in excess of their MDLs (xylenes, ethylbenzene, isopropyl benzene, secbutylbenzene, 1,3,5-trimethylbenzene, 1,2,4- trimethylbenzene, and n-butylbenzene), only one VOC (o-xylene) was detected in one sediment sample at a concentration of 110 μg/kg which is above the NYSDEC standard of 100 μg/kg. All sediment samples were found to contain one or more of the polynuclear aromatic hydrocarbons (PAHs) in excess of their associated standards, including

fluoranthene which was detected in sample S2A at a concentration of 10,000 μg/kg (the standard for fluoranthene is 1000 μg/kg).

Based on the results of the geophysical program and historical records search, CHA conducted 18 test pits and 12 soil borings. Eleven soil samples were submitted for analysis of toxicity characteristic leaching procedure (TCLP) analysis of VOCs, SVOCs and the metals lead, cadmium, chromium, and mercury. Although results of the TCLP analysis indicate that all samples were nonhazardous, seven of the 11 soil samples contained a number of VOCs in excess of their NYSDEC impact to groundwater guidance values for fuel oil contaminated soils.

Based on the results from the soil sampling program, three monitoring wells were installed to supplement the three wells installed by Dames and Moore. Analytical results from groundwater samples collected on 14 June, 1995 indicated that four of the six wells contained VOCs (three of which included benzene) in excess of NYSDEC Class GA groundwater standards, two of the six wells contained lead in excess of groundwater standards, and mercury and chromium were each detected in one well at levels above the NYSDEC class GA groundwater standards. The presence of metals may be associated with turbidity in the samples. Odors and sheens were noted in the samples from MW-1C, MW-2C, and MW-3C, and petroleum layers and droplets were observed in the initial bail from wells MW-2 and MW-3 (Figure 2-2).

Based on the results of the investigation (Appendix C), CHA developed the following conclusions:

- The history of the site and its former use as a petroleum storage facility suggests that the potential for on-site sources of contamination exists. The history of the site area, together with the data collected to date, may suggest that the site has also been impacted by off-site sources of contamination. Given the Presidential Life Insurance property's former use as an oil terminal and coal gasification facility, it is considered a potential off-site source of contamination.

- The sediment sampling and analysis program indicated that the sediment of the Hudson River immediately to the east of the subject site contains a number of semi-volatile organic parameters at concentrations in excess of their applicable standards. The concentration distribution observed indicates that the source of this contamination may either be the subject site, or the adjacent Presidential Life Insurance property. It is also possible that historic releases to the river during the period when the site was used as a fuel oil storage facility may have contributed to the condition of the sediment.

- The photoionization detector screening data, and the subsurface soil analysis results indicate that the soils of the site have been impacted by the former uses of the site. Specifically, CHA concludes that the soil contamination associated with the underground fuel oil storage tanks removed under the direction of

Dames & Moore did not appear to be fully addressed. Also, the former fueling area in the center of the concrete pad appears to be a source of both soil and groundwater contamination. Elevated levels of lead in the TCLP extract of the soils of boring B-2C also indicates that a potential source of the identified groundwater contamination exists on the eastern half of the property. Finally, low level evidence of petroleum contamination was detected in the head space of almost of all of the soil samples screened with the photoionization detector suggesting potential wide spread impact.

- The groundwater monitoring program indicates that the site's groundwaters have been impacted, or have been potentially impacted by at least three sources. These sources include the area in the vicinity of the former underground storage tanks and the former fueling area, the soils of the eastern half of the site in the vicinity of boring B-2C which may be the source of lead detected in the ground water of wells MW-2C and MW-3C, and the potential impacts from the neighboring Presidential Life Insurance property.

- The hydrogeologic information collected to date indicates that the direction of groundwater flow beneath the site is to the east or east southeast toward the Hudson River.

4.3 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

The unexplained RCRA small generator status is the only current identified use on Parcel I. There are no known hazardous substances in connection with current identified uses on Parcels I and II. Hazardous substances associated with petroleum-related compounds, notably the presence of benzene in groundwater on Parcel III, were detected at concentrations above the NYSDEC Class GA groundwater standards.

4.4 STORAGE TANKS

Several ASTs, USTs, and 55 gal drums were removed from Parcel III as discussed in section 4.2.1 listed above. Results of the Adamas Environmental surface geophysical investigation are not available for review.

4.5 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

During the reconnaissance of the Site conducted by LMS, there were no indications of transformers or other indications of PCBs observed on the site. PCBs were not detected in any of the samples analyzed during the Dames & Moore or the CHA investigations.

4.6 INDICATIONS OF SOLID WASTE DISPOSAL

There are no indications of solid waste disposal on Parcels I, II, and III. Clean fill was deposited on Parcel I.

4.7 PHYSICAL SETTING ANALYSIS

In order to assess the potential for migration of hazardous substances or petroleum products to, from, or within the Site, the physical setting of the Site and its environs was examined and evaluated. Based on the topography of the Site and information provided by Dames & Moore, groundwater appears to flow to the east towards the Hudson River. Groundwater near the river may be tidally influenced.

4.8 ANY OTHER CONDITIONS OF CONCERN

A former Orange & Rockland coal gasification plant existed on the lot located immediately north of Parcel III. The site is listed by NYSDEC in the 1994-95 Hazardous Substance Disposal Site inventory as a Coal Tar hazardous substance disposal site. In January, 1988, a preliminary site evaluation/investigation was conducted for the USEPA by NUS Corporation of Edison, NJ. The site investigation was a follow-up to the CERCLA notification that was made to EPA in 1981 (Attachment D). The report was not available and subsequently was not reviewed as part of this PSA. Impacts from this site to the environment are currently not known.

4.9 SITE PLAN

A site plan of the Site is presented on Figure 2-1.

CHAPTER 5

FINDINGS AND CONCLUSIONS

LMS conducted a Phase I Environmental Site Assessment of the Clermont Condominiums, located in Nyack, New York. The assessment was completed in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from this practice are described in Section 3.1. This assessment revealed the following findings in connection with Parcel I:

- The file search indicated that Parcel I is listed as a RCRA Small Generator of an ignitable solid waste. This status could not be verified with the owner, and it is believed that the status is due to an operation associated with the swimming pool or a one time disposal of construction waste.

- The site is located adjacent to the Hudson River which is listed on the National Priorities List (NPL) as a Federal Superfund site for PCB spills which occurred upstream (Vista Environmental Solutions, Inc. 1995, Appendix A). Since PCB's were not detected in sediment samples collected by CHA upstream of Parcel I, the NPL status of the river is not considered a threat to the site.

This assessment revealed the following evidence of environmental conditions in connection with Parcel II:

- Documented soil contamination along the northern boundary associated with groundwater contamination from upgradient sources and Parcel III. Soils in Parcel II were reportedly removed; however, existing groundwater conditions from upgradient and Parcel III sources could impact Parcel II.

- Five documented leaking underground storage tank sites are located upgradient within 1/4 mile of the site. The clean-up is reported complete and the cases closed at all but the Trust U/W of Sol Walter site located at 21 Burd Street (Vista Information Solutions, Inc. 1995, Appendix A).

- Two USTs are listed in the State UST files. The status of both tanks is reported as closed or removed. The site manager indicated that the tanks were removed.

This assessment revealed the following findings in connection with Parcel III:

- The Presidential Life Insurance Co. site located adjacent to Parcel III is currently listed as an NYSDEC coal tar site in the inventory of inactive hazardous substance disposal sites.

- Documented petroleum related contaminants in soil and groundwater from sources both on-site and upgradient have been reported (Dames & Moore 1992).

Results of a recent subsurface investigation on Parcel III conducted by Clough, Harbour and Associates indicated the presence of five distinct magnetic anomalies. A sixth anomaly may represent the presence of free-phase hydrocarbons. Recent groundwater sampling and analysis results indicate the presence VOCs, (including benzene in three wells), above NYSDEC Class GA groundwater standards in four of the six wells sampled. Sediment sampling and analysis conducted by Clough, Harbour and Associates indicate the presence of SVOCs at concentrations above their applicable standards.

- Five documented leaking underground storage tank sites located upgradient within 1/4 mile are reported. The clean-up is reported complete and the cases closed at all but one site (Vista Information Solutions, Inc. 1995, Appendix A).

- An investigation conducted by LMS in 1994 indicated the presence of petroleum related products in soil and groundwater. One monitoring well contained benzene at a concentration above the NYSDEC Class GA Groundwater Standards. LMS concluded that the petroleum related products did not pose the threat of a release to off-site areas. Petroleum product in the soil was assessed by LMS and the NYSDEC to be immobile and not considered to pose a threat of a release of product from the site.

- The site is located adjacent to the Hudson River which is listed on the National Priorities List (NPL) as a Federal Superfund site for PCB spills which occurred upstream (Vista Environmental Solutions, Inc. 1995, Appendix A). Since PCBs were not detected in sediment samples collected by CHA, the NPL status of the river is not considered a threat to the site.

CHAPTER 6

SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Thomas E. Pease, Ph.D., P.E.
Partner

John Q. Robinson, Jr., CPG
Project Manager

CHAPTER 7

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN PHASE I ENVIRONMENTAL SITE ASSESSMENT

LMS qualifications are presented in Appendix E.

APPENDIX A

SITE ASSESSMENT REPORT VISTA ENVIRONMENTAL SOLUTIONS, INC.

SITE ASSESSMENT REPORT

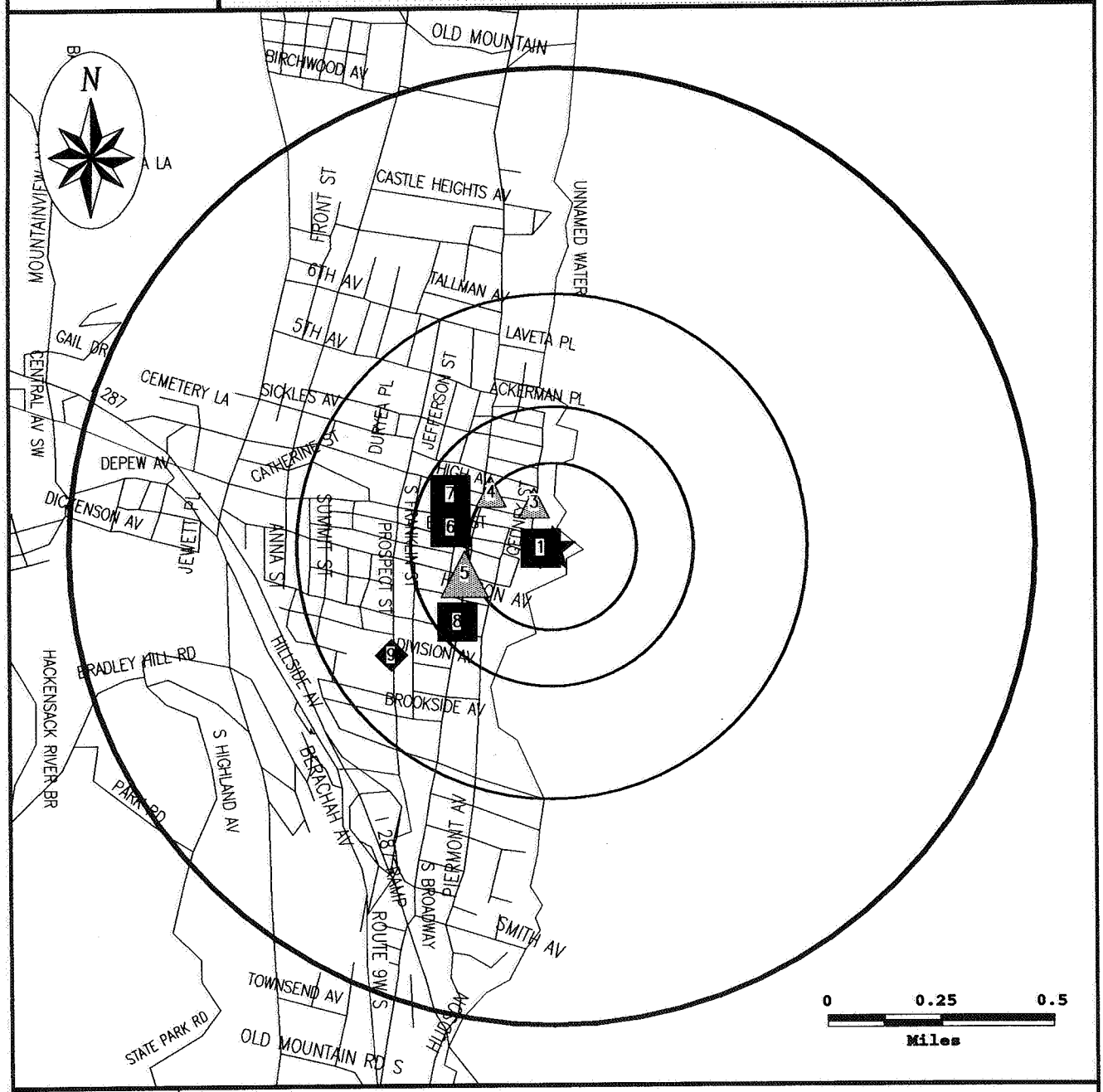
PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 33091 CLERMONT CONDOMINIUM I/II III BURD ST/ MAIN ST GEDNEY NYACK, NY 10960 Latitude/Longitude: (41.090091, 73.915499)	JOHN ROBINSON LAWLER MATUSKY SKELLY-PEARL R 1 BLUE HILL PLZ PEARL RIVER, NY 10965

Site Distribution Summary Agency / Database - Type of Records			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
A) Databases searched to 1 mile:						
US EPA	NPL	National Priority List	1	0	0	0
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	0
STATE	SPL	State equivalent priority list	1	0	1	0
B) Databases searched to 1/2 mile:						
US EPA	CERCLIS	Sites under review by US EPA	1	0	0	-
STATE	LUST	Leaking Underground Storage Tanks	2	4	0	-
STATE	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
C) Databases searched to 1/4 mile:						
STATE	UST	Registered underground storage tanks	4	7	-	-
STATE	AST	Registered aboveground storage tanks	0	1	-	-
D) Databases searched to 1/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	LG GEN	RCRA registered large generators of hazardous waste	0	-	-	-
US EPA	SM GEN	RCRA registered small generators of hazardous waste	1	-	-	-

This geographic database search meets the American Society for Testing Materials (ASTM) standards for a government records review. A (-) indicates the search distance exceeds ASTM search parameters.

SITE ASSESSMENT REPORT

Map of Sites within One Mile



Subject Site	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

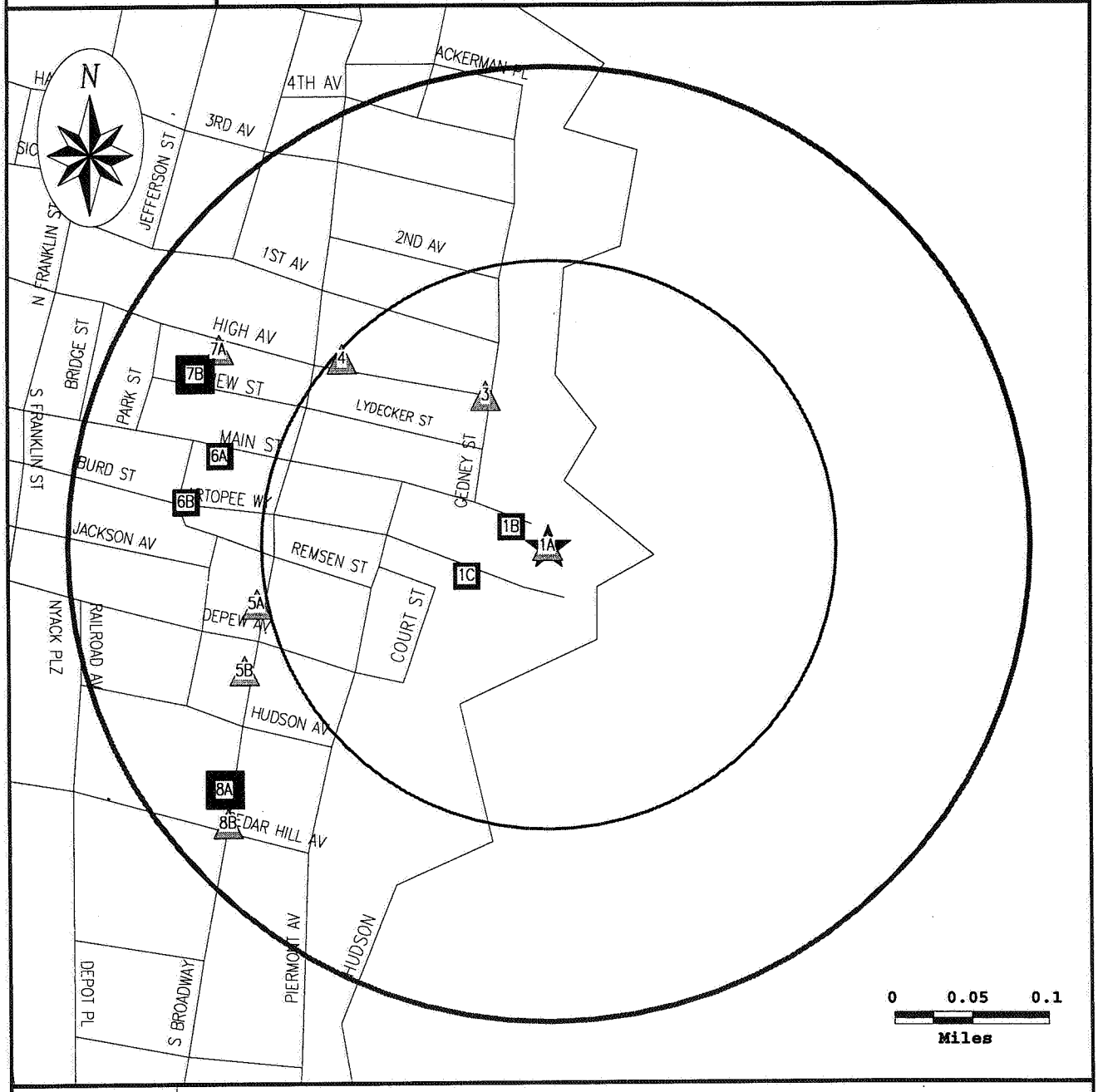
For More Information Call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403**

Report ID: **084211-001**

Date of Report: **September 18, 1995**

SITE ASSESSMENT REPORT

Map of Sites within Quarter Mile



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	▲	○
	Multiple Sites	◆	■	▲	○
		NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

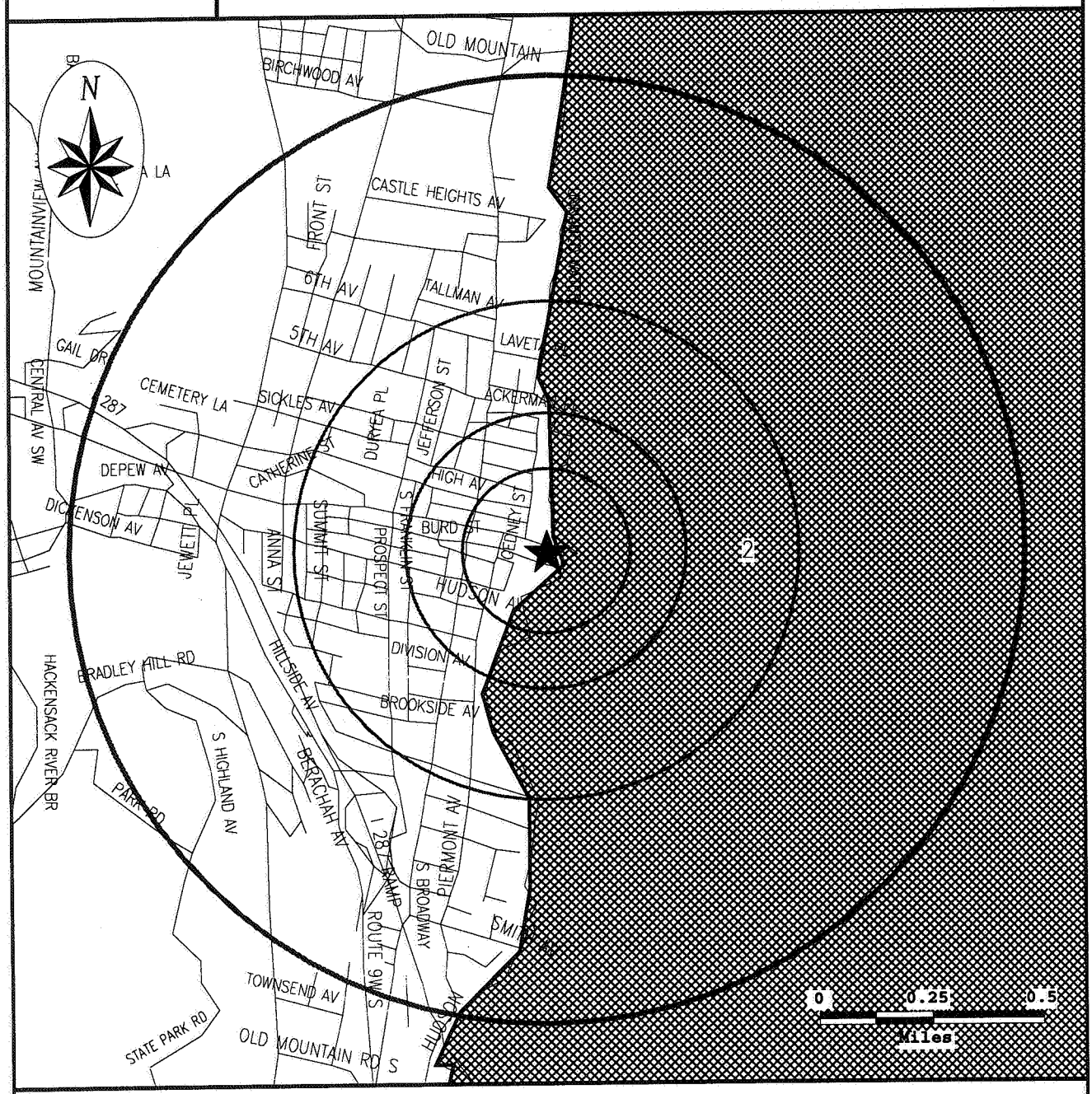
For More Information Call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403**

Report ID: **084211-001**

Date of Report: **September 18, 1995**

SITE ASSESSMENT REPORT

Sites Represented as Polygons



These boundaries are approximated from agency records or other sources such as published maps. They may represent property boundaries, impact zones, or study areas.

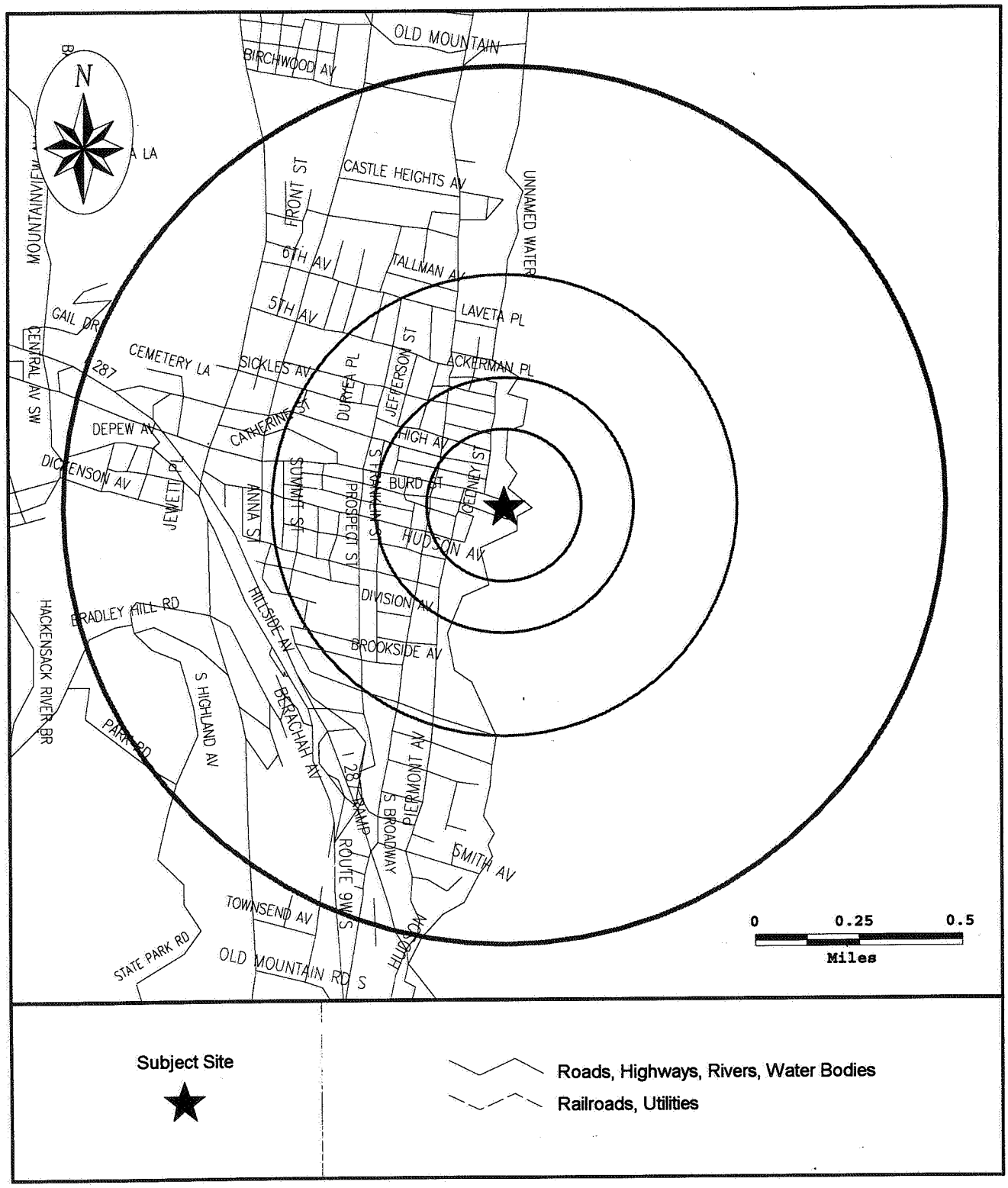
For more information contact the agency referenced by source number in the site listing.

Subject Site

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities

SITE ASSESSMENT REPORT

Street Map



SITE ASSESSMENT REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
1A	CLERMONT CONDOMINIUM FACILITY PHASE GEDNEY MAIN ST NYACK, NY 10960							X				X	3695931 0.00 MI ADJACENT
1B	CHARLES RENTAL 7 MAIN STREET NYACK, NY 10960					X							3506069 0.00 MI ADJACENT
1C	TRUST U/W OF SOL WALTER 21 BURD STREET NYACK, NY 10960					X		X					2713237 0.00 MI ADJACENT
2	HUDSON RIVER PCBS NO STREET APPLICABLE GLENS FALLS, NY 12801	X		X	X								3619753 0.00 MI
3	THE GRANT BUILDING 1 HIGH ST. WEST NYACK, NY 10994							X					3757223 0.0 MI NW
4	WILLIAM A. PERRY 38 HIGH AV. NYACK, NY 10960							X					3757224 0.12 MI NW

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
5A	TALLMAN TOWERS 36 S. BROADWAY NYACK, NY 10960								X				3757149 0.13 MI W
5B	NYACK POST OFFICE 48 S. BROADWAY NYACK, NY 10960							X					448033 0.15 MI W
6A	NY TELEPHONE 99 MAIN ST NYACK, NY 10960					X		X					3539221 0.16 MI W
6B	NEW YORK TELEPHONE CO 15 CEDAR ST NYACK, NY 10960					X		X				•	1344488 0.18 MI W
7A	ALL BRIGHT ELECTRIC 71 HIGH AV NYACK, NY 10960							X					4239440 0.19 MI NW
7B	EAST END AUTO COMPANY 34 NEW STREET NYACK, NY 10960					X							2728123 0.19 MI W
7B	WESTGATE REALITY ENTERPRISES 34 NEW ST. NYACK, NY 10960							X					3757308 0.19 MI W

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
8A	JNT STATREM 80 SOUTH BROADWAY NYACK, NY 10960					X							2713454 0.20 MI SW
8A	JOHN MURRAY MOBIL OIL INC. 80 SOUTH BROADWAY NYACK, NY 10960							X					2713455 0.20 MI SW
8B	VINTAGE CAR STORE INC 95 S BROADWAY NYACK, NY 10960							X			•		1334882 0.21 MI SW

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
9	HAND BATTERY LAB 122 SOUTH FRANKLIN STREET NYACK, NY 10960			X							•		4117399 0.37 MI SW

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A			B			C		D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
No Records Found													

UNMAPPED SITES	A			B			C		D			VISTA ID
	NPL	TSD	SPL	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
CAMP RAMAH-NYACK P.O. BOX 807 NYACK, NY 10960								X				1275648
SALISBURY POINT CO-OP PIERMONT ST. NYACK, NY 10960							X					3757358
ORANGE ROCKLAND UTIL /NYACK GAS PL GEDNEY ST NYACK, NY 10960				X								311387
UPPER NYACK ELEM. SCHOOL N. BROADWAY NYACK, NY 10960							X					3757148
SALISBURY MANOR PEIRMONT AVE. NYACK, NY 10960					X							2730389
ST AUGUSTINE SCHOOL MAIN ST , NY					X							4119458
OLD NYACK MARINA MAIN STREET NYACK, NY 10960							X					5362130

SITE ASSESSMENT REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	CLERMONT CONDOMINIUM FACILITY PHASE GEDNEY MAIN ST NYACK, NY 10960	VISTA ID#:	3695931
		Distance/Direction:	0.00 MI / ADJACENT
		Plotted as:	Point

Map ID **1A**

RCRA-SmGen - RCRA-Small Generator / SRC# 2465		EPA ID:	NYD987010865
Agency Address:	*SAME AS ABOVE*		
Generator Class:	*GENERATORS WHO GENERATE 100 KG./MONTH BUT LESS THAN 1000 KG./MONTH OF NON-ACUTELY HAZARDOUS WASTE*		

STATE UST - State Underground Storage Tank / SRC# 2305		Agency ID:	3-990573
Agency Address:	*CLERMONT CONDOMINIUM FACILITY* *CORNER OF GEDNERY MAIN ST* *NYACK, NY 10960*		
Underground Tanks:	*2*		
Aboveground Tanks:	*NOT REPORTED*		
Tanks Removed:	*NOT REPORTED*		

Tank ID:	*1*	Tank Status:	*CLOSED REMOVED*
Tank Contents:	*LEADED GAS*	Leak Monitoring:	*NO MONITOR*
Tank Age:	*NOT REPORTED*	Tank Piping:	*GALVANIZED STEEL*
Tank Size (Units):	*1000 (GALLONS)*	Tank Material:	*CARBON STEEL*
Tank ID:	*2*	Tank Status:	*CLOSED REMOVED*
Tank Contents:	*LEADED GAS*	Leak Monitoring:	*NO MONITOR*
Tank Age:	*NOT REPORTED*	Tank Piping:	*GALVANIZED STEEL*
Tank Size (Units):	*1000 (GALLONS)*	Tank Material:	*CARBON STEEL*

VISTA Address*:	CHARLES RENTAL 7 MAIN STREET NYACK, NY 10960	VISTA ID#:	3506069
		Distance/Direction:	0.00 MI / ADJACENT
		Plotted as:	Point

Map ID **1B**

STATE LUST - State Leaking Underground Storage Tank / SRC# 2449		Agency ID:	9207698
Agency Address:	*CHARLES RENTAL* *7 MAIN STREET* *NYACK, NY*		
Tank Status:	*NOT AVAILABLE*		
Discovery Date:	*OCTOBER 2, 1992*		
Media Affected:	*SOIL/SAND/LAND*		
Substance:	*FUEL OIL #2*		
Leak Cause:	*TANK FAILURE*		
Leak Source:	*COMMERCIAL INDUSTRY*		
Remedial Action:	*NOT AVAILABLE*		
Remedial Status 1:	*CASE CLOSED/CLEANUP COMPLETE*		
Remedial Status 2:	*NOT AVAILABLE*		
Fields Not Reported:	*Quantity (Units)*		

VISTA Address*:	TRUST U/W OF SOL WALTER 21 BURD STREET NYACK, NY 10960	VISTA ID#:	2713237	Map ID 1C
		Distance/Direction:	0.00 MI / ADJACENT	
		Plotted as:	Point	

STATE LUST - State Leaking Underground Storage Tank / SRC# 2449		Agency ID:	9112252
Agency Address:	TRUST U/W OF SOL WALTER 21 BURD STREET NYACK, NY		
Tank Status:	NOT AVAILABLE		
Discovery Date:	FEBRUARY 28, 1992		
Media Affected:	SOIL/SAND/LAND		
Substance:	GASOLINE (UNSPECIFIED)		
Leak Cause:	TANK FAILURE		
Leak Source:	COMMERCIAL INDUSTRY		
Remedial Action:	NOT AVAILABLE		
Remedial Status 1:	CASE OPEN		
Remedial Status 2:	NOT AVAILABLE		
Fields Not Reported:	Quantity (Units)		

STATE UST - State Underground Storage Tank / SRC# 2305		Agency ID:	3-990564
Agency Address:	SOL WALTERS ENTERPRISE 21 BURD ST NYACK, NY 10960		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		

Tank ID:	1	Tank Status:	CLOSED REMOVED
Tank Contents:	NOT REPORTED	Leak Monitoring:	NOT AVAILABLE
Tank Age:	NOT REPORTED	Tank Piping:	NOT AVAILABLE
Tank Size (Units):	1000 (GALLONS)	Tank Material:	NOT AVAILABLE

VISTA Address*:	HUDSON RIVER PCBS NO STREET APPLICABLE GLENS FALLS, NY 12801	VISTA ID#:	3619753	Map ID 2
		Distance	0.00 MI	
		Plotted as:	Polygon	

NPL - National Priority List / SRC# 2435		EPA ID:	NYD980763841
Agency Address:	SAME AS ABOVE		
NPL Status:	CURRENTLY ON FINAL NPL		
Site Ownership:	OTHER		
Lead Agency:	NOT AVAILABLE		
Site Description:	SITE IS A 40-MILE STRETCH OF HUDSON RIVER BETWEENMECHANIC- VILLE FORT EDWARD, N.Y. THE STATE HASIDENTIFIED 40 PCB- CONTAMINATED HOT SPOTS DEFINED AS BURIED SEDIMENTS CONTAM-INATED WITH GREATERTHAN 50 PARTS PER MILLION.		

Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
COMMUNITY RELATIONS PLAN	RESPONSIBLE PARTY	UNKNOWN	JULY 7, 1989	NOT REPORTED
MANAGEMENT ASSISTANCE (FEDERAL RENUMERATION)	COAST GUARD	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	STATE, FUND FINANCED	UNKNOWN	SEPTEMBER 28, 1984	NOT REPORTED

PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
ADMINISTRATIVE RECORD	EPA FUND-FINANCED	ADMIN RECORD COMPILATION / REMEDIAL EVENT	APRIL 24, 1992	NOT REPORTED
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	JULY 25, 1990	NOT REPORTED
COMMUNITY RELATIONS PLAN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
MANAGEMENT ASSISTANCE (FEDERAL RENUMERATION)	EPA FUND-FINANCED	UNKNOWN	SEPTEMBER 22, 1991	NOT REPORTED
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
DISCOVERY	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	JULY 1, 1983
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	LOWER PRIORITY	NOT REPORTED	SEPTEMBER 1, 1983
SCREENING SITE INSPECTION	EPA FUND-FINANCED	HIGHER PRIORITY	AUGUST 1, 1983	SEPTEMBER 1, 1983
PROPOSED FOR NPL	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 8, 1983
FINAL LISTING ON NPL	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 21, 1984
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	MARCH 30, 1984	SEPTEMBER 25, 1984
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 25, 1984
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 2, 1989	JUNE 5, 1989
REMEDIAL DESIGN	STATE, FUND FINANCED	UNKNOWN	SEPTEMBER 28, 1984	MAY 18, 1990
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	STABILIZATION	APRIL 17, 1990	AUGUST 21, 1990
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	STABILIZATION	NOVEMBER 19, 1992	DECEMBER 1, 1992

SPL - State Equivalent Priority List / SRC# 2033 | Agency ID: | 546031

Agency Address:	HUDSON RIVER PCB SEDIMENTS HUDSON RIVER BETWEEN FT. EDWARD AND NY
Facility Type:	NOT AVAILABLE
Lead Agency:	NOT AVAILABLE
State Status:	REMEDIAL ACTION PENDING/IN PROGRESS
Pollutant 1:	PCB'S
Pollutant 2:	UNKNOWN
Pollutant 3:	UNKNOWN
Fields Not Reported:	Status

PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
REMEDIAL DESIGN	STATE, FUND FINANCED	UNKNOWN	SEPTEMBER 28, 1984	MAY 18, 1990
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	STABILIZATION	APRIL 17, 1990	AUGUST 21, 1990
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	STABILIZATION	NOVEMBER 19, 1992	DECEMBER 1, 1992

VISTA Address*:	THE GRANT BUILDING 1 HIGH ST. WEST NYACK, NY 10994	VISTA ID#:	3757223	Map ID
		Distance/Direction:	0.0 MI / NW	3
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 2305		Agency ID:	3-990142	

Agency Address:	SAME AS ABOVE
Underground Tanks:	1
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

Tank ID:	1	Tank Status:	CLOSED REMOVED
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	GALVANIZED STEEL
Tank Size (Units):	10000 (GALLONS)	Tank Material:	CARBON STEEL

VISTA Address*:	WILLIAM A. PERRY 38 HIGH AV. NYACK, NY 10960	VISTA ID#:	3757224	Map ID
		Distance/Direction:	0.12 MI / NW	4
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 2305		Agency ID:	3-990584	

Agency Address:	SAME AS ABOVE
Underground Tanks:	1
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

Tank ID:	1	Tank Status:	CLOSED REMOVED
Tank Contents:	LEADED GAS	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	1000 (GALLONS)	Tank Material:	CARBON STEEL

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address*:	TALLMAN TOWERS 36 S. BROADWAY NYACK, NY 10960	VISTA ID#:	3757149	Map ID
		Distance/Direction:	0.13 MI / W	5A
		Plotted as:	Point	
AST - Above Ground Storage Tank / SRC# 2305		Agency ID:	3-990253	

Agency Address:	SAME AS ABOVE
Underground Tanks:	NOT REPORTED
Aboveground Tanks:	1
Tanks Removed:	NOT REPORTED

Tank ID:	1	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	10000 (GALLONS)	Tank Material:	CARBON STEEL

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

VISTA Address*:	NYACK POST OFFICE 48 S. BROADWAY NYACK, NY 10960	VISTA ID#:	448033
		Distance/Direction:	0.15 MI / W
		Plotted as:	Point

Map ID **5B**

STATE UST - State Underground Storage Tank / SRC# 2305 — Agency ID: 3-990464

Agency Address:	*SAME AS ABOVE*
Underground Tanks:	*2*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*1*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*FUEL OIL*	**Leak Monitoring:**	*NO MONITOR*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*COPPER*
Tank Size (Units):	*3000 (GALLONS)*	**Tank Material:**	*CARBON STEEL*
Tank ID:	*2*	**Tank Status:**	*ACTIVE/IN SERVICE*
Tank Contents:	*FUEL OIL*	**Leak Monitoring:**	*NO MONITOR*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*COPPER*
Tank Size (Units):	*1000 (GALLONS)*	**Tank Material:**	*CARBON STEEL*

VISTA Address*:	NY TELEPHONE 99 MAIN ST NYACK, NY 10960	VISTA ID#:	3539221
		Distance/Direction:	0.16 MI / W
		Plotted as:	Point

Map ID **6A**

STATE LUST - State Leaking Underground Storage Tank / SRC# 2449 — Agency ID: 8706119

Agency Address:	*NY TELEPHONE* *99 MAIN ST* *NYACK, NY*
Tank Status:	*NOT AVAILABLE*
Discovery Date:	*OCTOBER 20, 1987*
Media Affected:	*GROUNDWATER*
Substance:	*FUEL OIL #2*
Leak Cause:	*TANK FAILURE*
Leak Source:	*COMMERCIAL INDUSTRY*
Remedial Action:	*NOT AVAILABLE*
Remedial Status 1:	*CASE CLOSED/CLEANUP COMPLETE*
Remedial Status 2:	*NOT AVAILABLE*
Fields Not Reported:	*Quantity (Units)*

STATE UST - State Underground Storage Tank / SRC# 2305 — Agency ID: 3-990304

Agency Address:	*NEW YORK TELEPHONE* *99 MAIN ST.* *NYACK, NY 10960*
Underground Tanks:	*NOT REPORTED*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

VISTA Address*:	NEW YORK TELEPHONE CO 15 CEDAR ST NYACK, NY 10960	VISTA ID#:	1344488
		Distance/Direction:	0.18 MI / W
		Plotted as:	Point

Map ID **6B**

STATE LUST - State Leaking Underground Storage Tank / SRC# 2449 — Agency ID: 8706187

Agency Address:	NY TELEPHONE 15 CEDAR ST NYACK, NY
Tank Status:	NOT AVAILABLE
Discovery Date:	OCTOBER 22, 1987
Media Affected:	GROUNDWATER
Substance:	FUEL OIL #2
Leak Cause:	TANK FAILURE
Leak Source:	COMMERCIAL INDUSTRY
Remedial Action:	NOT AVAILABLE
Remedial Status 1:	CASE CLOSED/CLEANUP COMPLETE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)

STATE UST - State Underground Storage Tank / SRC# 2305 — Agency ID: 3-990305

Agency Address:	N.Y. TELEPHONE 15 CEDAR ST. NYACK, NY 10960
Underground Tanks:	2
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

Tank ID:	3	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	500 (GALLONS)	Tank Material:	CARBON STEEL
Tank ID:	4	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	DIESEL	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS REINFORCED PLASTIC
Tank Size (Units):	6000 (GALLONS)	Tank Material:	STEEL,FIBERGLASS COATED

VISTA Address*:	ALL BRIGHT ELECTRIC 71 HIGH AV NYACK, NY 10960	VISTA ID#:	4239440
		Distance/Direction:	0.19 MI / NW
		Plotted as:	Point

Map ID **7A**

STATE UST - State Underground Storage Tank / SRC# 2305 — Agency ID: 3-990664

Agency Address:	SAME AS ABOVE
Underground Tanks:	3
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

Tank ID:	1	Tank Status:	CLOSED REMOVED
Tank Contents:	UNLEADED GAS	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	550 (GALLONS)	Tank Material:	CARBON-STEEL
Tank ID:	2	Tank Status:	CLOSED REMOVED
Tank Contents:	FUEL OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	550 (GALLONS)	Tank Material:	CARBON STEEL
Tank ID:	3	Tank Status:	CLOSED IN PLACE
Tank Contents:	LEADED GAS	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	STEEL/IRON
Tank Size (Units):	3000 (GALLONS)	Tank Material:	CARBON STEEL

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

VISTA Address*:	EAST END AUTO COMPANY 34 NEW STREET NYACK, NY 10960	VISTA ID#:	2728123	Map ID
		Distance/Direction:	0.19 MI / W	7B
		Plotted as:	Point	
STATE LUST - State Leaking Underground Storage Tank / SRC# 2449		Agency ID:	8905352	

Agency Address:	EAST END AUTO COMPANY 34 NEW STREET NYACK, NY
Tank Status:	NOT AVAILABLE
Discovery Date:	AUGUST 24, 1989
Media Affected:	SOIL/SAND/LAND
Substance:	GASOLINE (UNSPECIFIED)
Leak Cause:	TANK FAILURE
Leak Source:	FIXED FACILITY
Remedial Action:	NOT AVAILABLE
Remedial Status 1:	CASE CLOSED/CLEANUP COMPLETE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)

VISTA Address*:	WESTGATE REALITY ENTERPRISES 34 NEW ST. NYACK, NY 10960	VISTA ID#:	3757308	Map ID
		Distance/Direction:	0.19 MI / W	7B
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 2305		Agency ID:	3-990515	

Agency Address:	SAME AS ABOVE
Underground Tanks:	2
Aboveground Tanks:	NOT REPORTED
Tanks Removed:	NOT REPORTED

Tank ID:	1	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	UNLEADED GAS	Leak Monitoring:	MONITOR PRESENT
Tank Age:	NOT REPORTED	Tank Piping:	FIBERGLASS REINFORCED PLASTIC
Tank Size (Units):	10000 (GALLONS)	Tank Material:	STEEL,FIBERGLASS COATED
Tank ID:	2	Tank Status:	ACTIVE/IN SERVICE
Tank Contents:	WASTE OIL	Leak Monitoring:	NO MONITOR
Tank Age:	NOT REPORTED	Tank Piping:	GALVANIZED STEEL
Tank Size (Units):	500 (GALLONS)	Tank Material:	CARBON STEEL

VISTA Address*:	JNT STATREM 80 SOUTH BROADWAY NYACK, NY 10960	VISTA ID#:	2713454	Map ID
		Distance/Direction:	0.20 MI / SW	8A
		Plotted as:	Point	
STATE LUST - State Leaking Underground Storage Tank / SRC# 2449		Agency ID:	8804318	

Agency Address:	JNT STATREM 80 SOUTH BROADWAY NYACK, NY
Tank Status:	NOT AVAILABLE
Discovery Date:	AUGUST 16, 1988
Media Affected:	GROUNDWATER
Substance:	GASOLINE (UNSPECIFIED)
Leak Cause:	TANK FAILURE
Leak Source:	FIXED FACILITY
Remedial Action:	NOT AVAILABLE
Remedial Status 1:	CASE CLOSED/CLEANUP COMPLETE
Remedial Status 2:	NOT AVAILABLE
Fields Not Reported:	Quantity (Units)

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

VISTA Address*:	JOHN MURRAY MOBIL OIL INC. 80 SOUTH BROADWAY NYACK, NY 10960	VISTA ID#:	2713455
		Distance/Direction:	0.20 MI / SW
		Plotted as:	Point

Map ID **8A**

STATE UST - State Underground Storage Tank / SRC# 2305		Agency ID:	3-990404

Agency Address:	*SAME AS ABOVE*
Underground Tanks:	*3*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*1*	**Tank Status:**	*ACTIVE/IN SERVICE*
Tank Contents:	*UNLEADED GAS*	**Leak Monitoring:**	*MONITOR PRESENT*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*FIBERGLASS REINFORCED PLASTIC*
Tank Size (Units):	*6000 (GALLONS)*	**Tank Material:**	*CARBON STEEL*
Tank ID:	*2*	**Tank Status:**	*ACTIVE/IN SERVICE*
Tank Contents:	*UNLEADED GAS*	**Leak Monitoring:**	*MONITOR PRESENT*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*FIBERGLASS REINFORCED PLASTIC*
Tank Size (Units):	*6000 (GALLONS)*	**Tank Material:**	*CARBON STEEL*
Tank ID:	*3*	**Tank Status:**	*ACTIVE/IN SERVICE*
Tank Contents:	*UNLEADED GAS*	**Leak Monitoring:**	*MONITOR PRESENT*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*FIBERGLASS REINFORCED PLASTIC*
Tank Size (Units):	*6000 (GALLONS)*	**Tank Material:**	*CARBON STEEL*

VISTA Address*:	VINTAGE CAR STORE INC 95 S BROADWAY NYACK, NY 10960	VISTA ID#:	1334882
		Distance/Direction:	0.21 MI / SW
		Plotted as:	Point

Map ID **8B**

STATE UST - State Underground Storage Tank / SRC# 2305		Agency ID:	3-990511

Agency Address:	*VINTAGE CAR STORE, INC.* *95 S. BROADWAY* *NYACK, NY 10960*
Underground Tanks:	*3*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*1*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*WASTE OIL*	**Leak Monitoring:**	*NOT AVAILABLE*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*NOT AVAILABLE*
Tank Size (Units):	*550 (GALLONS)*	**Tank Material:**	*CARBON STEEL*
Tank ID:	*2*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*LEADED GAS*	**Leak Monitoring:**	*NOT AVAILABLE*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*NOT AVAILABLE*
Tank Size (Units):	*2000 (GALLONS)*	**Tank Material:**	*CARBON STEEL*
Tank ID:	*3*	**Tank Status:**	*CLOSED REMOVED*
Tank Contents:	*FUEL OIL*	**Leak Monitoring:**	*NOT AVAILABLE*
Tank Age:	*NOT REPORTED*	**Tank Piping:**	*NOT AVAILABLE*
Tank Size (Units):	*2000 (GALLONS)*	**Tank Material:**	*CARBON STEEL*

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address*:	HAND BATTERY LAB 122 SOUTH FRANKLIN STREET NYACK, NY 10960	VISTA ID#:	4117399
		Distance/Direction:	0.37 MI / SW
		Plotted as:	Point
SPL - State Equivalent Priority List / SRC# 2033		Agency ID:	344040

Map ID **9**

Agency Address:	*HAND BATTERY LAB* *122 SOUTH FRANKLIN STREET* *SOUTH NYACK (V), NY 10960*
Facility Type:	*LANDFILL*
Lead Agency:	*NOT AVAILABLE*
State Status:	*REMEDIAL ACTION PENDING/IN PROGRESS*
Pollutant 1:	*LEAD*
Pollutant 2:	*UNKNOWN*
Pollutant 3:	*UNKNOWN*
Fields Not Reported:	*Status*

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found

UNMAPPED SITES

VISTA Address*:	ORANGE ROCKLAND UTIL /NYACK GAS PL GEDNEY ST NYACK, NY 10960	VISTA ID#:	311387
CERCLIS / SRC# 2510		EPA ID:	NYD980531511

Agency Address:	*SAME AS ABOVE*
NPL Status:	*NOT A PROPOSED, CURRENT, OR DELETED NPL SITE*
Site Ownership:	*OTHER*
Lead Agency:	*NO DETERMINATION*
Site Description:	*NOT REPORTED*

VISTA Address*:	SALISBURY MANOR PEIRMONT AVE. NYACK, NY 10960	VISTA ID#:	2730389
STATE LUST - State Leaking Underground Storage Tank / SRC# 2449		Agency ID:	8809989

Agency Address:	*SALISBURY MANOR* *PEIRMONT AVE.* *NYACK, NY*
Tank Status:	*NOT AVAILABLE*
Discovery Date:	*MARCH 27, 1989*
Media Affected:	*GROUNDWATER*
Substance:	*FUEL OIL #4*
Remedial Action:	*NOT AVAILABLE*
Remedial Status 1:	*CASE CLOSED/CLEANUP COMPLETE*
Remedial Status 2:	*NOT AVAILABLE*

VISTA Address*:	ST AUGUSTINE SCHOOL MAIN ST NY	VISTA ID#:	4119458
STATE LUST - State Leaking Underground Storage Tank / SRC# 2449		Agency ID:	8807445

Agency Address:	*SAME AS ABOVE*
Tank Status:	*NOT AVAILABLE*
Discovery Date:	*DECEMBER 8, 1988*
Media Affected:	*GROUNDWATER*
Substance:	*FUEL OIL #4*
Remedial Action:	*NOT AVAILABLE*
Remedial Status 1:	*CASE CLOSED/CLEANUP COMPLETE*
Remedial Status 2:	*NOT AVAILABLE*

SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 2435

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was May, 1995.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 2033

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Inactive Hazardous Waste Disposal Sites was May, 1994.

This database is provided by the Department of Environmental Conservation, Bureau of Hazardous Site Control.

RCRA-TSD
SRC#: 2465

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 2509

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was March, 1995.

The CERCLIS List 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. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activiies or events at the site, financial funding information for the events, and unrestricted enforcement activities.

NFRAP
SRC#: 2510

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was March, 1995.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

SWLF
SRC#: 1332

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Recycler's Listing was April, 1993.

This database is provided by the Department of Environmental Conservation, Bureau of Municipal Waste.

SWLF
SRC#: 1877

VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for Incinerators-Resource Recovery Projects was January, 1994.**

This database is provided by the Department of Environmental Conservation, Bureau of Waste Management.

SWLF
SRC#: 2034

VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for Active Solid Waste Disposal Sites was June, 1994.**

This database is provided by the Department of Environmental Conservation, Division of Municipal Waste.

LUST
SRC#: 2449

VISTA conducts a database search to identify all sites within 1/2 mile of your property. **The agency release date for LUST (Tank Test Failures) Database was June, 1995.**

This database is provided by the Department of Environmental Conservation.

C) DATABASES SEARCHED TO 1/4 MILE

UST's
SRC#: 2304

VISTA conducts a database search to identify all sites within 1/4 mile of your property. **The agency release date for Nassau County Article XI "In Service" Tanks Database was April, 1995.**

This database is provided by the Department of Environmental Conservation, Petroleum Bulk Storage Program. The New York Underground Storage Tank Database includes aboveground and aboveground tanks in all counties except Nassau. The statewide database contains information on Petroleum Bulk storage tanks; Hazardous Substance Bulk storage tanks; and Major Petroleum storage facilities.

UST's
SRC#: 2305

VISTA conducts a database search to identify all sites within 1/4 mile of your property. **The agency release date for Rockland County Petroleum Bulk Storage Database was April, 1995.**

This database is provided by the Department of Environmental Conservation, Petroleum Bulk Storage Program. The New York Underground Storage Tank Database includes aboveground and aboveground tanks in all counties except Nassau. The statewide database contains information on Petroleum Bulk storage tanks; Hazardous Substance Bulk storage tanks; and Major Petroleum storage facilities.

UST's
SRC#: 2448

VISTA conducts a database search to identify all sites within 1/4 mile of your property. **The agency release date for Underground Storage Tank Database was June, 1995.**

This database is provided by the Department of Environmental Conservation, Petroleum Bulk Storage Program. The New York Underground Storage Tank Database includes aboveground and aboveground tanks in all counties except Nassau. The statewide database contains information on Petroleum Bulk storage tanks; Hazardous Substance Bulk storage tanks; and Major Petroleum storage facilities.

AST's
SRC#: 2304

VISTA conducts a database search to identify all sites within 1/4 mile of your property. **The agency release date for Nassau County Article XI "In Service" Tanks Database was April, 1995.**

This database is provided by the Nassau County Department of Health.

AST's
SRC#: 2305

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Rockland County Petroleum Bulk Storage-Aboveground Tanks was April, 1995.

This database is provided by the Rockland County Department of Health.

AST's
SRC#: 2448

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tanks was June, 1995.

This database is provided by the Department of Environmental Conservation, Petroleum Bulk Storage Program.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 2255

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for ERNS was March, 1995.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1994 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen
SRC#: 2465

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 2465

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

End of Report

VISTA Environmental Information

RCRA Facility Profile

Records Found Under Site Description:

Facility Name:	CLERMONT CONDOMINIUM FACILITY P
Address:	GEDNEY & MAIN ST
City, State, Zip:	NYACK , NY, 10960
County:	ROCKLAND
Existence Date:	N/A
Vista ID #:	3695931

Summary of RCRA Information

Activities:

- HANDLER IS A VERIFIED SMALL QUANTITY GENERATOR

GENERAL FACILITY INFORMATION

Agency Information:

EPA Region: 02
EPA ID #: NYD987010865
Previous EPA ID #: N/A

Mailing Address:

Street: 11 CANAL CENTER PLZ
City State Zip: ALEXANDRIA , VA 22314

Current Owner Information

Name: NYACK WATERFRONT ASSOCIATES
Street: 730 FIFTH AVE
City State Zip: NEW YORK , NY
Phone: N/A

5060 Shoreham Place, Suite 300, San Diego, CA 92122

SITE ASSESSMENT REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

Map ID **1A**

VISTA Address*:	CLERMONT CONDOMINIUM FACILITY PHASE GEDNEY MAIN ST NYACK, NY 10960	VISTA ID#:	3695931
		Distance/Direction:	0.00 MI / ADJACENT
		Plotted as:	Point

RCRA-SmGen - RCRA-Small Generator / SRC# 2465 — EPA ID: NYD987010865

Agency Address:	*SAME AS ABOVE*
Generator Class:	*GENERATORS WHO GENERATE 100 KG./MONTH BUT LESS THAN 1000 KG./MONTH OF NON-ACUTELY HAZARDOUS WASTE*

STATE UST - State Underground Storage Tank / SRC# 2305 — Agency ID: 3-990573

Agency Address:	*CLERMONT CONDOMINIUM FACILITY* *CORNER OF GEDNERY MAIN ST* *NYACK, NY 10960*
Underground Tanks:	*2*
Aboveground Tanks:	*NOT REPORTED*
Tanks Removed:	*NOT REPORTED*

Tank ID:	*1*	Tank Status:	*CLOSED REMOVED*
Tank Contents:	*LEADED GAS*	Leak Monitoring:	*NO MONITOR*
Tank Age:	*NOT REPORTED*	Tank Piping:	*GALVANIZED STEEL*
Tank Size (Units):	*1000 (GALLONS)*	Tank Material:	*CARBON STEEL*
Tank ID:	*2*	Tank Status:	*CLOSED REMOVED*
Tank Contents:	*LEADED GAS*	Leak Monitoring:	*NO MONITOR*
Tank Age:	*NOT REPORTED*	Tank Piping:	*GALVANIZED STEEL*
Tank Size (Units):	*1000 (GALLONS)*	Tank Material:	*CARBON STEEL*

Map ID **1B**

VISTA Address*:	CHARLES RENTAL 7 MAIN STREET NYACK, NY 10960	VISTA ID#:	3506069
		Distance/Direction:	0.00 MI / ADJACENT
		Plotted as:	Point

STATE LUST - State Leaking Underground Storage Tank / SRC# 2449 — Agency ID: 9207698

Agency Address:	*CHARLES RENTAL* *7 MAIN STREET* *NYACK, NY*
Tank Status:	*NOT AVAILABLE*
Discovery Date:	*OCTOBER 2, 1992*
Media Affected:	*SOIL/SAND/LAND*
Substance:	*FUEL OIL #2*
Leak Cause:	*TANK FAILURE*
Leak Source:	*COMMERCIAL INDUSTRY*
Remedial Action:	*NOT AVAILABLE*
Remedial Status 1:	*CASE CLOSED/CLEANUP COMPLETE*
Remedial Status 2:	*NOT AVAILABLE*
Fields Not Reported:	*Quantity (Units)*

NOTIFICATION LETTERS FILED

RCRA Section 3010(a) requires hazardous waste handlers (generators, transporters or TSD operators) to file a notification with the EPA. The following summarizes the information provided in the handler's notification form 8700-12.

Date of Notification Letter: 07/29/92

Waste activities reported:

- SMALL QUANTITY GENERATOR
- GENERATOR STATUS: REGULATED

Waste Information

Waste Stream: 1

- D001: IGNITABLE WASTE

  Acutely Hazardous: NO

Waste Stream Totals for: 1

Amount: N/A

Receipt Date: N/A

- Summary:

  Number Of Wastes: 1

  Number Of Acutely Hazardous Wastes: 0

Contact Information

Name:	HARLEY COOK , VICE PRES
Address:	11 CANAL CENTER PLZ
City State Zip:	ALEXANDRIA , VA 22314
Phone:	(703) 739-4434

RCRA COMPLIANCE INFORMATION

RCRA compliance evaluations are conducted by the US EPA or the state agency responsible for the RCRA program. The following is a summary of the facility's current compliance status and a listing of all RCRA evaluations. The current compliance status indicates any outstanding (not yet corrected) non compliances issues found during one of the listed evaluations or after appropriate testing is completed by the agency.

RCRA Compliance Status: In Compliance

RCRA Compliance History:

Evaluations with at least one Class One Violation: 0

Evaluations

None

Violations

None

EPA Enforcements

None

State Enforcements

None

EPA Oversight Enforcements

None

CORRECTIVE ACTIONS INFORMATION

In the Hazardous and Solid Waste Amendments of 1984, Congress proposed stringent corrective action requirements on TSD facilities. Corrective actions are required for all current or past releases of hazardous waste and constituents regardless of when the waste was treated or disposed of. If necessary, corrective actions may extend beyond a facility's boundary. Corrective Action requirements are usually included in the operating permit or modifications. Other instruments may be used for non-operating facilities.

EPA ID: NYD987010865

Prioritization Status: N/A

Instruments:

None

Report Description:

The Rcsource Conservation and Recovery Act (RCRA) of 1976 mandated that all handlers of RCRA defined hazardous waste notify the EPA of their activities and that all hazardous waste be treated, stored and disposed of so as to minimize the present and future threat to human health and the environment.

The EPA initially designed the Hazardous Waste Data Management System (HWDMS) to automatically track the status of permits, reports, inspections and enforcement activities related to RCRA. In 1991, the EPA replaced HWDMS with a new system called the Resource Conservation and Recovery Information System (RCRIS).

The information in this report includes RCRA Notification, Permitting, Compliance Monitoring and Evaluation data is derived from EPA's RCRIS Extract Tape dated July 1994

Limitations of Information

APPENDIX B

LIEN INFORMATION

T 368—Notice of Mechanic's Lien on Real Prop. — To be filed with County Clerk
Individual, Partnership or Corp. 6-81

JULIUS BLUMBERG, INC., PUBLISHER, NYC 10013

NOTICE UNDER MECHANIC'S LIEN LAW

To the Clerk of the County of Rockland and all others whom it may concern

Please Take Notice, that Rick Chesney, a/k/a Roy Chesney, d/b/a Starbrite Waterproofing Co. as lienor(s) have and claim a lien on the real property hereinafter described as follows:

(1.) The names and residences of the lienors are Rick Chesney, a/k/a Roy Chesney, d/b/a Starbrite Waterproofing Co.

~~doing business as partnership or as a corporation composed of~~

FILED 3:30
SEP 14 1987
ROCKLAND COUNTY CLERK'S OFFICE

whose business address is at 3 Sturr Lane, Florida, N.Y. 10921
and whose principal place of business is at 3 Sturr Lane, Florida, N.Y. 10921

(1a.) The name and address of lienor's attorney, if any Morton J. Getman, 166 Washington Avenue, Albany, New York 12210

(2.) The owner of the real property is Nyack Waterfront (Clermont) Condominium
and the interest of the owner as far as known to the lienor(s) is fee simple title

(3.) The name of the person by whom the lienor(s) was (were) employed is The Anderson Corp.
The name of the person to whom the lienor(s) furnished ~~or is (are) to furnish~~ material and for whom the lienor(s) performed ~~or is (are) to perform~~ professional services is The Anderson Corp.
The name of the person with whom the contract was made is The Anderson Corp.
The name of the person for whom professional services were rendered is The Anderson Corp.

(4.) The labor performed was Caulking the junction of stucco type material to the windows, doors and concrete foundation of a structure denominated as Building #2

The material furnished was Dynatrol II (Sealant) and P-150 (primer)

~~The materials actually manufactured for but not delivered to the real property are~~

The agreed price and value of the labor performed is $ 2000.00
The agreed price and value of the material furnished is $ 500.00
~~The agreed price and value of the material actually manufactured for but not delivered to the real prop. is~~
~~The agreed price for professional services is $~~

Total agreed price and value $ 2500.00

(5.) The amount unpaid to the lienor(s) for said labor performed is $ 2000.00
The amount unpaid to the lienor(s) for said material furnished is $ 500.00
~~The amount unpaid to lienor(s) for material actually manufactured but not delivered to the real prop. is $~~

Total amount unpaid $ 2500.00

The total amount claimed for which this lien is filed is $ 2500.00

(6.) The time when the first item of work was performed was 6-1 1987
The time when the first item of material [illegible] 1 1987
The time when the last item of [illegible] 6-28 1987
The time when the last item of [illegible] 28 1987

(7.) The property subject to the lien is situated in The county of Rockland, Village of Nyack, at the foot of Main Street (Route 59) at the Hudson River Waterfront building #2, Nyack Waterfront Condominium.

That said labor and materials were performed and furnished for and used, and that the professional services rendered were used, in the improvement of the real property hereinbefore described. That 8 months (4 months if a single family dwelling) have not elapsed dating from the last item of work performed, or from the last items of materials furnished, or since the completion of the contract or since the final performance of the work, or since the final furnishing of the materials for which this lien is claimed.

Dated September 14, 1987

Chesney $15 Cash

Rick Chesney
Rick Chesney

The name signed must be printed beneath

BOOK 253 PAGE 1031

APPENDIX C

CLOUGH, HARBOUR AND ASSOCIATES (1995)
SUBSURFACE SOIL SAMPLING AND ANALYSIS PROGRAM

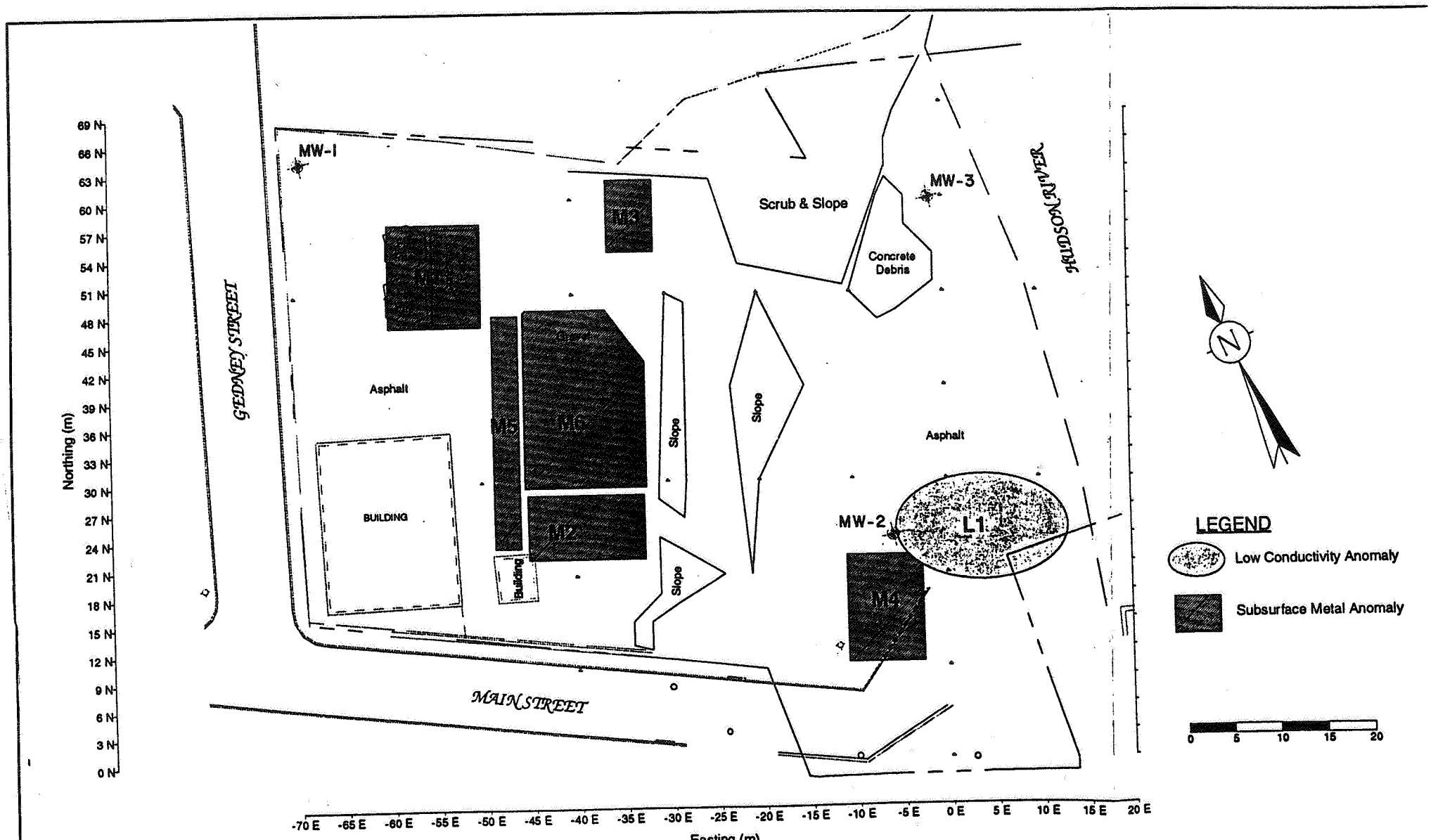
5.0 SUBSURFACE SOIL SAMPLING AND ANALYSIS PROGRAM

To confirm the trends identified by the geophysical survey completed by Adamas Environmental, some of which were corroborated by CHA's historic data, CHA designed and implemented a subsurface soil sampling and analysis program at the site. This program consisted of both test pit and soil boring programs. The selection of the test pit and boring locations and their installation is discussed in Section 5.1. The physical characteristics of the site's subsurface as evidenced by the investigations are discussed in Section 5.2, and the analytical characterization of the site's soils is discussed in Section 5.3.

5.1 TEST PIT AND SOIL BORING PLACEMENT AND INSTALLATION

Based upon the findings of the historic research, the geophysical survey completed by Adamas Environmental, and upon conditions encountered in the field during the investigations, CHA developed a comprehensive program designed to determine both the physical and chemical characteristics of the site's subsurface. In all, CHA supervised the installation of a total of 18 test pits, nine soil borings, and three soil borings which were converted to monitoring wells. The locations of the test pits, soil borings, and borings/wells are illustrated in Figure 7 relative to the geophysical anomalies and other site features. It should be noted that only monitoring wells MW-1C, MW-2C, and MW-3C were installed under the direction of CHA. Wells MW-1, MW-2, and MW-3 were installed under the direction of Dames & Moore.

Test pits TP-1 through TP-4, TP-6, TP-7, TP-9, TP-10, TP-11, TP-12A, TP-14, and TP-4L were installed specifically to evaluate the characteristics of the soils within the anomalies where subsurface metal was potentially present. The same was true for borings B-2C, B-3, B-3C-A, and B-3C-B. Borings B-4C, B-5C, B-6C, and B-6C-A were installed within the limits of the low conductivity anomaly to evaluate the potential for contamination in this area. Test pit TP-1L and boring B-1C were installed in their locations to evaluate the subsurface conditions in the northeastern portion of the site where the metal detector survey indicated evidence of the presence of buried metal. All of these test pit and boring locations were determined in the field, based upon the baselines or axes identified by CHA's topographic survey team.

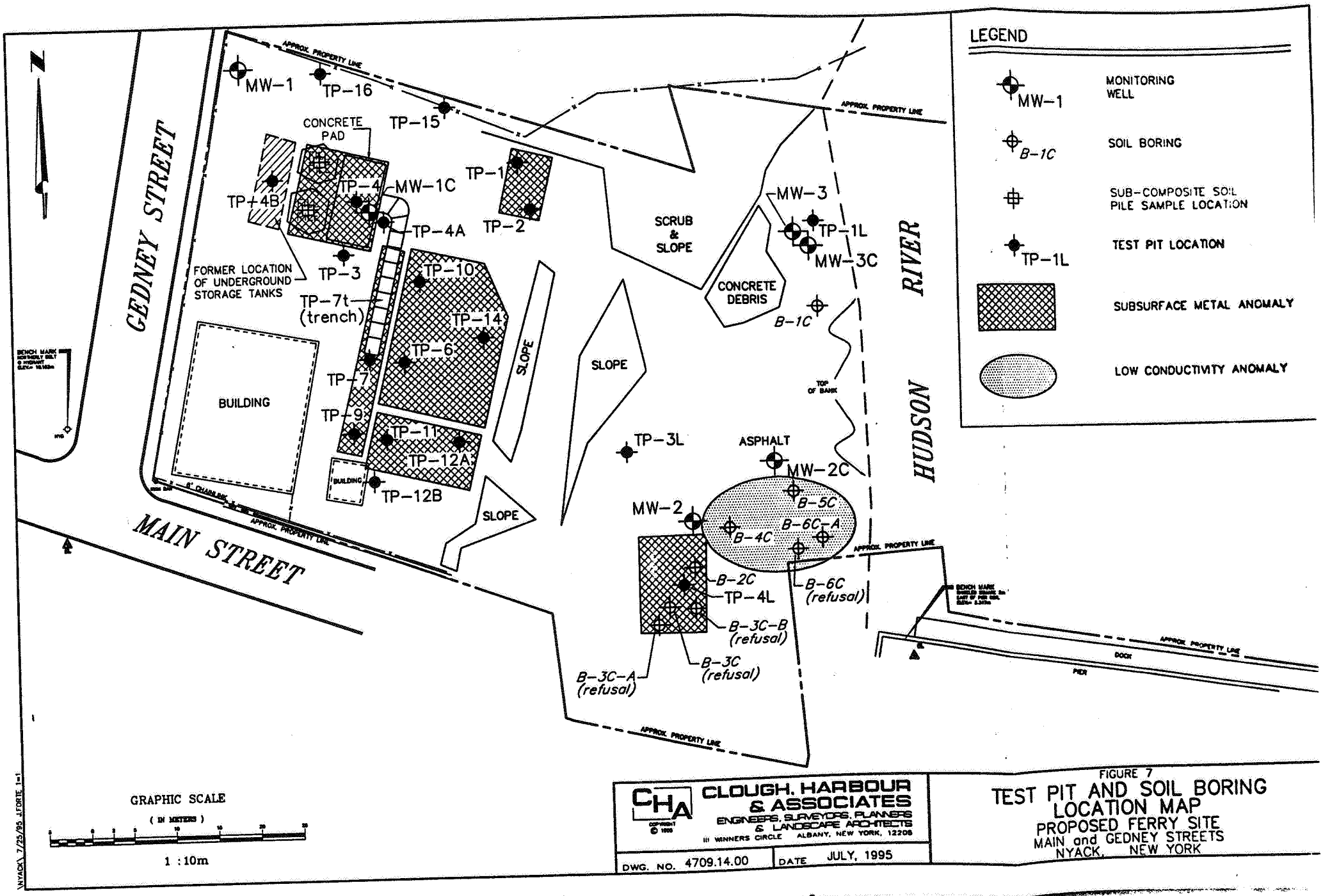


MAPPING FROM: ADAMAS ENVIRONMENTAL INC.

CLOUGH, HARBOUR & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
III WINNERS CIRCLE ALBANY, NEW YORK, 12205

DWG. NO. 4709.14.00 DATE JULY, 1995

FIGURE 6
GEOPHYSICAL ANOMALIES
PROPOSED FERRY SITE
MAIN and GEDNEY STREETS
NYACK, NEW YORK



CLOUGH, HARBOUR & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
III WINNERS CIRCLE ALBANY, NEW YORK, 12205

DWG. NO. 4709.14.00 DATE JULY, 1995

FIGURE 7
TEST PIT AND SOIL BORING LOCATION MAP
PROPOSED FERRY SITE
MAIN and GEDNEY STREETS
NYACK, NEW YORK

In the field, CHA also elected to install six supplementary test pits. The locations of these test pits were determined based upon conditions encountered in other portions of the site, and upon the history of the neighboring properties. Test pit TP-3L was installed in the western central portion of the eastern half of the site at the toe of the slope, immediately down gradient of the evidence of contamination encountered on the western half of the site. TP-4A was installed in its location between the identified pipeline and concrete pad to determine if the contamination detected in test pit TP-4 extended beyond the limits of the pad. Test pit TP-4B was installed in the former excavation of the underground storage tanks which were removed under the direction of Dames & Moore. Test pit TP-12B was installed adjacent and to the east of the smaller of the two buildings on-site. TP-12B was installed in this location to evaluate the potential for contamination in the area where the identified pipe line apparently entered the building. Finally, test pits TP-15 and TP-16 were installed along the northern border of the site in order to evaluate potential impacts from the neighboring parcel to the north.

In order to complete the test pit portion of this program which was completed on May 30, 1995, CHA retained the services of Environmental Products and Services (EPS) of Albany, New York. EPS provided the labor and equipment necessary to complete the installation of the test pits. CHA provided on-site supervision of the field activities, logged the characteristics of the soils of each test pit, and collected samples for field screening via a HNu photoionization detector, and for subsequent laboratory analysis. Copies of CHA's test pit logs are included as Appendix C.

The soil borings and monitoring wells were installed on June 7 and 8, 1995 under the supervision of a CHA engineer. A truck-mounted hollow-stem auger drill rig owned and operated by EPS was used to install the borings/wells. The drill rig was steam cleaned prior to the start of work on-site to prevent any residual contamination on the augers from impacting the subject site. During the installation of the borings/wells, soil samples were collected with a standard stainless steel split-spoon sampler. Two foot split-spoon soil samples were collected in continuous two foot intervals during the installation of the borings, and in standard five foot intervals during the installation of the borings for the monitoring wells. The subsurface logs for each of the borings/wells are included as Appendix D.

Upon opening each split-spoon sampler, the CHA engineer logged each sample, specifically noting the soil lithology and any visual, olfactory, or photoionic evidence of contamination. The samples were then transferred into clean air-tight glass sampling containers and were stored on ice in the event that CHA elected to submit the samples to a laboratory for analysis. In order to avoid cross contamination during this field work, the split-spoon samplers were decontaminated by EPS personnel between samples and borings using an Alconox (biodegradable soap) wash followed by a distilled water rinse. In each case, the split-spoon was allowed to air dry before it was used to collect another sample. The installation of the monitoring wells within their respective borings is discussed in Section 6.1 of this report.

5.2 SITE GEOLOGY

The physical characteristics of the site's subsurface are best described by the test pit and boring/well logs included as Appendices C and D, respectively. As stated in these logs, the characteristics of the site's soils vary slightly from west to east and from north to south. For instance, the soils of the north western portion of the site in the vicinity of boring/well MW-1C and test pits TP-1 and TP-4 consist largely of brown and red brown sand or silty sand to depths up to 19 feet. Weathered sandstone bedrock was encountered at 19 feet below grade in boring/well MW-1C. The soils in the south western portion of the site are similar to those discussed above to depths up to eight feet below grade, where a silty clay layer was encountered.

The soils in the central eastern portion of the site in the vicinity of test pits TP-3L and TP-4L consist largely of red brown sandy soils to depths of up to eight feet. The soils closer to the Hudson River are also sand, but are lighter brown or grey in color. As stated in the logs and on Figure 7, auger refusal was encountered during the installation of borings B-3C, B-3C-A, B-3C-B, and B-6C. This pattern corresponds roughly to the locations of the concrete pad and tank cradles illustrated on the Tide Water Oil Sales site plan referenced earlier.

5.3 SOIL SAMPLING AND ANALYSIS

As stated in the referenced test pit and boring/well logs, the soils of many of the test pits and boring/wells exhibited physical, olfactory, and photoionic evidence of contamination. As a result, a total of 11 of the samples collected from the test pits and borings/wells were submitted to AES for analysis. The analytical selection criteria was based upon the results of the HNu photionization detector (PID) screening, and the physical and olfactory characteristics of the samples. The results of the photoionization detector screening are summarized in Table 2. As stated in Table 2, HNu readings for many of the samples were determined both in the field, and in CHA's offices approximately two days following their collection. This second round of data was collected to verify the field results, and to establish a baseline reading after the head space in each of the sample jars was allowed to equilibrate. As stated in Table 2, the two screening results generally concur with one another.

Based upon the results of the PID screenings, and upon the physical characteristics of the soils noted during the field investigations, a total of 11 soil samples were submitted to AES for analysis. Of these samples, ten were collected from test pits or borings, while the sample "Pile," was a composite sample collected from the piles located adjacent to the former location of the underground storage tanks removed under the direction of Dames & Moore. The samples from the test pits and borings/wells which were selected for analysis are identified in Table 3 with a summary of the results of their analyses.

The toxicity characteristic leaching procedure (TCLP) extract of each of these samples were analyzed for the presence of volatile organics via EPA Method 8021, the semi-volatile organics associated with petroleum via EPA Method 8270; and lead, cadmium, chromium, and mercury. CHA elected to have the TCLP extract of the sample analyzed to evaluate the leachability of the parameters of concern in order to evaluate potential impacts on the site's groundwater. The laboratory report for these analyses is included as Appendix E, and the results summarized in Table 3 are also compared to the applicable New York State standards for petroleum contaminated soils.

TABLE 2
Photoionization Detector Screening Results Summary
Proposed Ferry Site
Gedney and Main Streets
Nyack, New York

Sample Location	Sample Depth (Feet)	Field Screening Result (ppm)	Office Screening Result (ppm)
TP-2	4	6	40
TP-3	9	-----	300
TP-3L	2-4	70	140
TP-4	5	75	250
TP-4B	9	350	300
TP-6	8-9	-----	80
TP-7	Spoils Pile	10	6
TP-9	2	-----	4
	7	4	6
TP-11	9	55	30
TP-12B	2-3	-----	5
TP-14	6	300	55
B-1C	0-1	7	<1
	4-6	11	2
	6-8	6	1
B-2C	0-2	1	1.5
	3-4	300	-----
	5.5-6	800	-----
	6-8	800	900
	8-10	15	-----
B-3C	0-2	1	<1
B-3C-A	0-2	<1	<1
B-4C	0-2	<1	<1
	2-2.5	100	500
	4-6	300	1000
	6-8	500	800
B-5C	0-2	20	30

TABLE 2 (Continued)
Photoionization Detector Screening Results Summary
Proposed Ferry Site
Gedney and Main Streets
Nyack, New York

Sample Location	Sample Depth (Feet)	Field Screening Result (ppm)	Office Screening Result (ppm)
B-5C	2-4	40	40
	4-6	4	8
	6-8	300	500
	8-10	400	-----
B-6C	0-2	8	5
	2-3	160	100
B-6C-A	0.5-1	<1	<1
	2-4	<1	6
	4-6	6	<1
	6-8	300	-----
MW-1C	0-2	<1	6
	5-7	200	100
	10-12	700	700
	15-17	10	50
MW-2C	0-2	50	10
	5-7	30	10
	10-12	20	6
MW-3C	0-2	<1	<1
	5-7	5	3
	10-12	100	40

The analysis of the of the TCLP extract of the soils collected from the two to four foot horizon of test pit TP-3L indicated that it was found to contain naphthalene at 17 micrograms/liter (ug/l). This concentration is slightly in excess if its cited standard.

The TCLP extract of the sample collected from the four to six foot horizon of test pit TP-4 was found to contain benzene, toluene, ethylbenzene, m & p-xylene, isopropyl benzene, styrene, n-propylbenzene, sec-butylbenzene, 1,3,5-trimethylbenzene, p-cymene, 1,2,4-trimethylbenzene, n-butylbenzene, and naphthalene at levels in excess of their cited standards. Cadmium was also detected at 0.01 mg/l, however, this concentration is well below its applicable standard. As illustrated on Figure 7, this test pit is located in the center of the concrete pad where the former fueling station was located at one time. Given the depth from which the sample was collected, it is believed that this material is a potential source of the ground water contamination detected in the sample from well MW-1C discussed in Section 6.3. The depth of this contamination, however, could not be determined due to access constraints associated with the concrete pad.

The TCLP extract of the sample collected from the eight foot horizon of test pit TP-4B, which was installed to below the limits of the gasoline tanks removed under the supervision of Dames & Moore, was found to contain toluene, o-xylene, isopropylbenzene, n-propylbenzene, sec-butylbenzene, n-butylbenzene, and naphthalene at levels in excess of their applicable standards. Given the location of this test pit, it appears that all of the residual contamination associated with the former tanks was not removed. Due to the depth from which this sample was collected, it is also likely that this material is a source of the ground water contamination detected in the sample from well MW-1C.

The TCLP extract of the sample from the nine foot horizon of test pit TP-3 was found to contain toluene, ethylbenzene, m & p-xylene, isopropyl benzene, styrene, n-propylbenzene, sec-butylbenzene, 1,3,5-trimethylbenzene, p-cymene, 1,2,4-trimethylbenzene, n-butylbenzene, and naphthalene at levels in excess of their cited standards. This result illustrates that the soil contamination detected in association with the former underground tanks and the fueling facility extend beyond those localized areas.

TABLE 3
Test Pit and Boring Soil Sample Laboratory Results Summary
Proposed Ferry Site
Gedney and Main Streets
Nyack, New York
(Detected Parameters Only)

Parameter	Action Level/ Standard	TP-3L (2' - 4')	TP-4 (4' - 6')	TP-4B (8')	TP-3 (9')	TP-14 (6'-8')	TP-2 (4')
Maximum PID Reading (ppm)	-----	140	250	350	300	300	40
Benzene (ug/l)	0.7[1]	<0.5	30	<5	<5	<0.5	<0.5
Toluene (ug/l)	5[1]	<1	35	18	16	<1	<1
Ethylbenzene (ug/l)	5[1]	<1	330	<10	41	<1	<1
m,p-Xylene (ug/l)	5[1]	<1	1100	<10	28	<1	<1
o-Xylene (ug/l)	5[1]	<1	<10	20	<10	2	<1
Isopropyl Benzene (ug/l)	5[1]	<1	62	23	24	3	2
Styrene (ug/l)	5[1]	<1	80	<10	<10	<1	<1
n-Propylbenzene (ug/l)	5[1]	<1	120	46	34	3	2
sec-Butylbenzene (ug/l)	5[1]	<1	22	25	15	3	2
1,3,5-Trimethylbenzene (ug/l)	5[1]	<1	380	<10	27	<1	<1
p-Cymene (ug/l)	NS	<1	31	<10	17	2	<1
1,2,4-Trimethylbenzene (ug/l)	5[1]	<1	1200	<10	260	1	3
n-Butylbenzene (ug/l)	5[1]	<1	290	37	34	6	6
Naphthalene (ug/l)	10[1]	17	330	27	27	8	7
Cadmium (mg/l)	1[2]	<0.01	0.01	<0.01	<0.01	<0.01	<0.01
Lead (mg/l)	5[2]	<0.5	<0.5	<0.5	<0.5	<0.5	0.5

TABLE 3 (Continued)
Test Pit and Boring Soil Sample Laboratory Results Summary
Proposed Ferry Site
Gedney and Main Streets
Nyack, New York
(Detected Parameters Only)

Parameter TCLP Extract	Action Level/ Standard	TP-6 (8' - 9')	Pile	TP-9 (8')	B-5C (8' - 10')	B-2C (2' - 8')
Maximum PID Reading (ppm)	-----	80	-----	6	500	800
Benzene (ug/l)	5[1]	<5	<0.5	<0.5	<1	<0.5
Toluene (ug/l)	5[1]	<10	<1	<1	11	2
Ethylbenzene (ug/l)	5[1]	<10	<1	<1	<1	<1
m,p-Xylene (ug/l)	5[1]	<10	<1	<1	<1	<1
o-Xylene (ug/l)	5[1]	<10	<1	<1	<1	<1
Isopropyl Benzene (ug/l)	5[1]	<10	<1	<1	11	4
Styrene (ug/l)	5[1]	<10	<1	<1	3	<1
n-Propylbenzene (ug/l)	5[1]	<10	<1	<1	14	5
t-Butylbenzene (ug/l)	5[1]	<10	<1	<1	2	<1
sec-Butylbenzene (ug/l)	5[1]	<10	<1	<1	5	2
1,3,5-Trimethylbenzene (ug/l)	5[1]	<10	<1	<1	<1	<1
p-Cymene (ug/l)	5[1]	<10	<1	<1	<1	<1
1,2,4-Trimethylbenzene (ug/l)	5[1]	<10	2	<1	<1	2
n-Butylbenzene (ug/l)	5[1]	20	<1	<1	5	3
Naphthalene (ug/l)	10[1]	17	<1	<1	3	<1
Cadmium (mg/l)	1[2]	<0.01	<0.01	<0.01	<0.01	<0.01
Lead (mg/l)	5[2]	<0.5	<0.5	<0.5	<0.5	1.8

Note: All analyses were performed on the TCLP extract of the samples
ug/l: micrograms/liter = parts per billion
mg/l: milligrams/liter = parts per million
[1] TCLP Extraction Guidance Value for Fuel Oil Contaminated Soils, Petroleum-Contaminated Soil Guidance Policy, State of New York Department of Environmental Conservation, August 1992
[2] Maximum concentration for toxicity characteristic per 40 CFR Part 261
NS: No standard currently exists for this parameter.

The TCLP extract of the sample collected from the six to eight foot horizon of test pit TP-14 was found to contain a total of seven volatile organics at levels in excess of their method detection level, however, only n-butylbenzene was detected at a concentration slightly in excess of its standard. The same is also true for the sample collected form the four foot horizon of test pit TP-2.

The TCLP extract of the sample collected from the eight to nine foot horizon of test pit TP-6 was found to contain n-butylbenzene and naphthalene at levels in excess of their standards. Based upon the results of the analyses of the TCLP extract of the samples from test pits TP-6, TP-2, and TP-14, it appears that the soils of the eastern part of the western half of the site have similar chemical characteristics, indicating that the source of the contamination in these locations may be attributed to the general historic use of the site, while the contamination detected in the vicinity of test pits TP-3, TP-4, and TP-4B appears to be associated with the cited specific sources.

The TCLP extract of the sample collected from the eight foot horizon of test pit TP-9 was found not to contain any of the parameters of concern in excess of their respective analytical methods' detection limits.

The TCLP extract of the sample collected from the eight to ten foot horizon of boring B-5C was found to contain toluene, n-propylbenzene, and isopropyl benzene at levels in excess of their applicable standards. The concentrations of sec-butylbenzene and n-butylbenzene were present at 5 ug/l. This concentration is equivalent to the standard for these compounds.

Six volatile organics were detected in the TCLP extract of the composite sample representing the two to eight foot horizon of boring B-2C. However, of these parameters, only n-propylbenzene was detected at a concentration equal to its standard. As stated in Table 3, however, lead was detected in the extract at 1.8 mg/l. Although this level of lead is below the maximum concentration of lead for the toxicity characteristic per 40 CFR Part 261, it may be indicative of the source of the elevated lead levels detected in the sample from monitoring wells MW-2C and MW-3C.

As indicated by their absence from Table 3, mercury, chromium, and the semi-volatile organics of concern were not present in any of the soil samples collected during this investigation. The absence of the referenced metallic parameters of concern was anticipated. However, it is likely that some of the semi-volatiles typically associated with petroleum contamination are in fact present at concentrations which would have been detected, had the analyses been performed on a total constituent basis, and not on the TCLP extract of the samples. This is supported by the fact that some of the semi-volatiles were detected in the groundwater and sediment samples collected. The discrepancy can be explained by the fact that the semi-volatile constituents tend to adsorb onto soil particles and will leach into solution only after prolonged exposure to a solute.

The analytical results discussed above, together with the photoionization detector screening data presented in Table 2 indicates that much of the site's soils have been impacted by the site's former uses. Based upon the photoionic screening data alone, it is possible that analytical evidence of the presence of elevated levels of the parameters of concern is also present in the soils of Boring B-4C, B-5, B-6C-A and MW-1CA. The collection and analysis of additional soil samples from these areas to determine the limits of the potential contamination may be warranted.

6.0 GROUNDWATER MONITORING PROGRAM

The objectives of the ground water monitoring program were to determine the direction of ground water flow beneath the site and to establish the ground water quality of the site relative to the identified potential sources of contamination. The ground water monitoring program which was completed consisted of the collection and analysis of samples from the six monitoring wells in the monitoring network. These wells include wells MW-1, MW-2, and MW-3; which were installed under the direction of Dames and Moore, and wells MW-1C, MW-2C, and MW-3C; which were recently installed under the direction of CHA.

The placement and installation of the wells is discussed in Section 6.1. The hydrogeologic data gathered as a result of this investigation is discussed in Section 6.2, and the groundwater monitoring results are discussed in Section 6.3.

6.1 MONITORING WELL PLACEMENT AND INSTALLATION

The locations of the six on-site monitoring wells are illustrated in Figure 7. As stated above, the three on-site wells originally installed by Dames & Moore in September of 1992 include: wells MW-1, MW-2, and MW-3. It should be noted that Dames & Moore reversed the designations for wells MW-2 and MW-3. Well MW-1 was installed in the north western portion of the site as the upgradient well. This well is an overburden well which was installed to a depth of 14 feet. Well MW-2 (Dames & Moore well MW-3) is also an overburden well. It was installed in the southeastern portion of the site to a final depth of 13 feet. Well MW-3 (Dames & Moore well MW-2) is located in the northeastern portion of the site, and was installed to a final depth of 18 feet. According to the log for this well, the drillers encountered refusal at eight feet below grade. As a result, they proceeded to core through what is believed to be a boulder, or a piece of an old retaining wall. They ceased coring at 12 feet, and proceeded with a roller bit alone. The well was then installed to a depth of 18 feet. This well was installed with 15 feet of PVC screen.

To supplement this monitoring network based upon the results of the geophysical survey and subsurface soil sampling program, CHA supervised the installation of three additional monitoring wells. Monitoring well MW-1C was installed in the northern central portion of the western half of the site, immediately down gradient of the former fueling area and the former location of the underground storage tanks. As stated in the well logs included in Appendix D, well MW-1C was installed to a depth of 18 feet. Well MW-2C was installed near the center of the eastern half of the site to a final depth of ten feet. MW-2C was installed in its location to determine the characteristics of the site's ground water down gradient of the evidence of contamination noted in test pit TP-3L. Finally, well MW-3C was also installed to a depth of ten feet. This well was installed adjacent and to the southeast of well MW-3. MW-3C was installed in this location to determine if the petroleum product noted to be floating on the water table in well MW-3 was

prevalent throughout the immediate area. Well MW-3C was also installed at a shallower depth to determine if the conditions observed to be associated with well MW-3 were potentially limited to greater depths.

Based upon the Dames & Moore well logs and their discussion of the well installations, it appears that all six on-site wells were installed in a similar fashion. As stated in Section 5.1, wells MW-1C, MW-2C, and MW-3C were installed on June 7, 1995 under the supervision of a CHA engineer. A truck-mounted hollow-stem auger drill rig owned and operated by EPS was used to install the borings/wells. The drill rig was steam cleaned prior to the start of work on site to prevent any residual contamination on the augers from impacting the subject site. During the installation of the borings/wells, soil samples were collected with a standard stainless steel split-spoon sampler. Two foot split-spoon soil samples were collected in standard five foot intervals during the installation of each of the borings/wells. As stated, the subsurface logs for each of the borings/wells are included as Appendix D.

Monitoring wells MW-1C, MW-2C, and MW-3C were each installed in a similar manner. After the static water table in each well's boring was encountered, the borings were advanced another four to eight feet. Upon reaching the desired depth, a five to ten foot length of .010 inch slotted PVC screen followed by additional lengths of solid PVC riser was lowered into each of the boreholes through the annulus of the hollow-stemmed augers. After the well materials were in place, No. 0 silica sand was added to the borehole as the augers were removed. In each case, the sand pack extends approximately one to two feet above the screened interval. Following the installation of the sand pack, a two foot impermeable layer of bentonite pellets was added, and the remainder of the borings' annuli were filled with clean silica sand. The three wells were then ultimately completed with locking stand pipes with concrete surface seals.

6.2 HYDROGEOLOGIC EVALUATION:

In order to establish the direction of groundwater flow beneath the site, CHA performed an elevation survey of the site at each monitoring well location relative to the bench marks identified on Figures 2, and 7. The bench mark which was used to determine the elevation of wells MW-1 and MW-1C was the northerly bolt on the hydrant located at the northwestern corner of Main and Gedney Streets. The

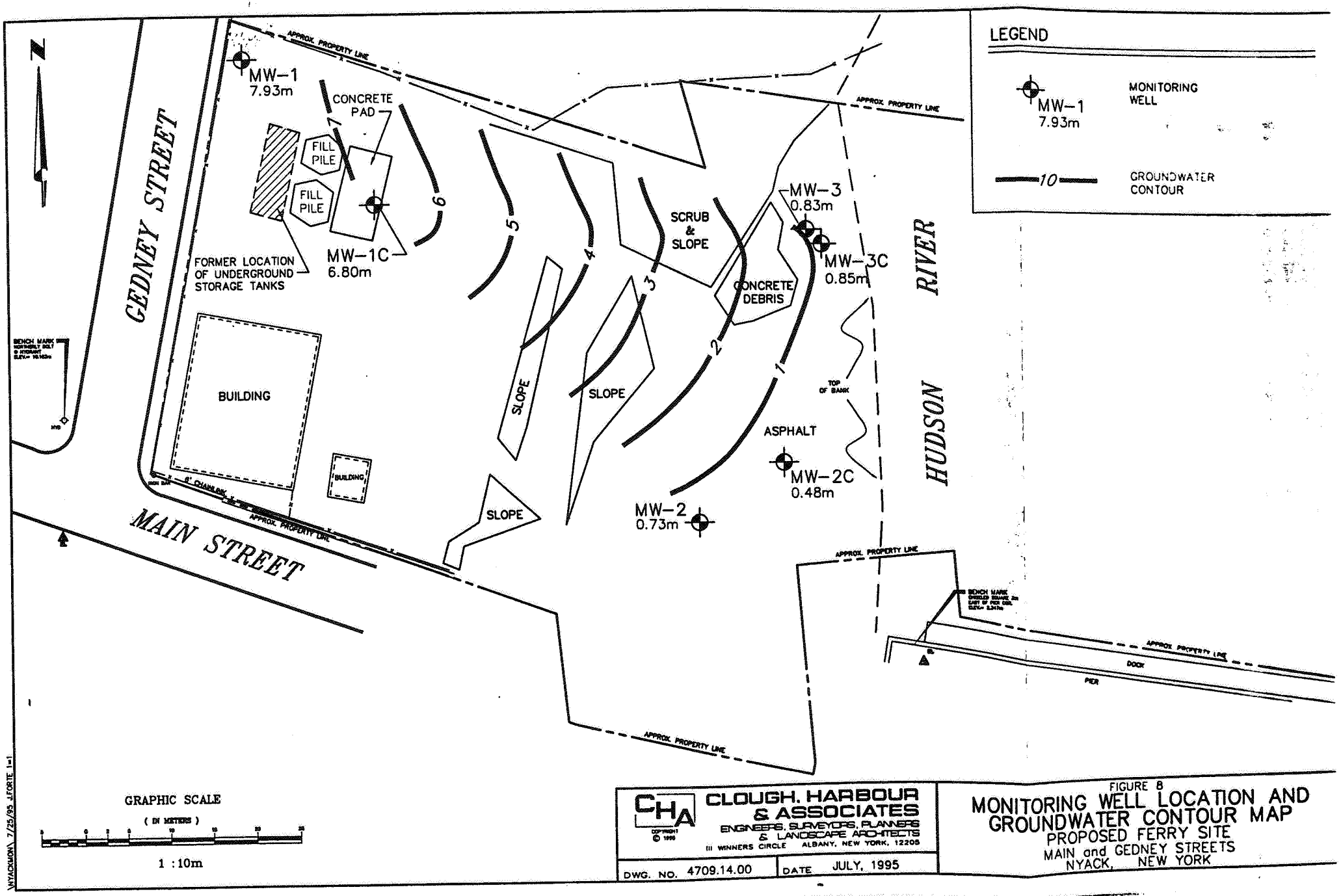
elevation at this location was determined to be 10.163 meters by CHA's topographic survey team. The bench mark used to determine the elevation of the four remaining wells was the chiseled square, three meters east of the northern corner of the pier adjacent and to the south of the site. The elevation of this bench mark is 2.347 meters.

The static water table depths at each monitoring point measured prior to the sampling event on June 14, 1995, together with this survey data, was used to determine the elevation of the static water levels in each of the monitoring wells. This data is summarized in Table 4.

TABLE 4
Topographic Survey and Ground Water Elevation Data
Proposed Ferry Site
Gedney and Main Streets
Nyack, New York

Well Number	Ground Surface Elevation	Riser Elevation	Depth to Ground Water	Ground Water Elevation
MW-1	10.31 m (33.85')	10.23 m (33.57')	2.30 m (7.56')	7.93 m (26.01')
MW-1C	9.69 m (31.80')	9.53 m (31.27)	2.73 m (8.97')	6.80 m (22.30')
MW-2	2.81 m (9.22')	2.72 m (8.91')	1.99 m (6.53')	0.73 m (2.38')
MW-2C	2.53 m (8.32')	2.38 m (7.80')	1.90 m (6.24')	0.48 m (1.56')
MW-3	2.58 m (8.48')	2.49 m (8.18')	1.66 m (5.45')	0.83 m (2.73')
MW-3C	2.49 m (8.16')	2.33 m (7.66')	1.48 m (4.86')	0.85 m (2.80')

The groundwater elevation data presented in Table 4 was used to develop the groundwater contour lines illustrated on Figure 8. As illustrated in Figure 8, it appears that groundwater flow beneath the area investigated at the time of the June 14, 1995 sampling event was to the east, or east south east toward the Hudson River (perpendicular to the contour lines). This determined direction of ground groundwater flow is consistent with that which was assumed by CHA, and with that which was reported in the Dames & Moore report. The average hydraulic gradient over the area of the site investigated was 0.1 meters/meter at the time of the sampling event.



CLOUGH, HARBOUR & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
III WINNERS CIRCLE ALBANY, NEW YORK, 12205

DWG. NO. 4709.14.00 DATE JULY, 1995

FIGURE 8
MONITORING WELL LOCATION AND GROUNDWATER CONTOUR MAP
PROPOSED FERRY SITE
MAIN and GEDNEY STREETS
NYACK, NEW YORK

NYACKMON\ 7/25/95 JFORTE 1=1

CHA could not address the impact of tidal effects on the variability of ground water quality at the subject site, given that our scope of services allowed for only one round of ground water monitoring. However, Dames & Moore did determine that the water level in the wells in the eastern portion of the site are impacted by the daily tidal changes. They verified, however, that at most times during the tidal cycle, the groundwater from the site generally discharges to the Hudson River.

Based upon the hydrogeologic data gathered by both CHA and Dames & Moore, it appears that the seasonal high water elevation occurs in the spring while the seasonal low water elevation occurs in late summer or early autumn. CHA's data indicates that in mid-April of 1995 the ground water elevation in the western portion of the site was 8.17m (26.83'). Over the eastern portion of the site it was 0.76m (2.49'). In late September of 1992, Dames & Moore determined that the ground water elevation over the western portion of the site was on the order of 7.91m (25.95'), and the elevation of the water table beneath the eastern portion of the site was 0.43m (1.41'). Based upon this data, it appears that the seasonal high and low water tables vary by approximately 0.26m (0.88') over the western portion of the site, and by up to 0.33m (1.08') over the eastern portion of the site.

6.3 GROUND WATER SAMPLING AND ANALYSIS:

The six groundwater monitoring wells on-site were purged and sampled on June 14, 1995 using dedicated disposable PVC bailers which were lowered into each well with dedicated bailing twine. These bailers are translucent so that floating hydrocarbon layers are visible. Prior to collecting the samples, each well was purged of approximately six times its volume.

Visual and/or olfactory evidence of petroleum hydrocarbon contamination was noted to be associated with all of the wells, with the exception of well MW-1, the upgradient well. Odors and sheens were noted to be associated with the groundwaters of wells MW-1C, MW-2C, and MW-3C, while thin petroleum layers and droplets were noted to be associated with the initial bail from wells MW-2 and MW-3. Also the PVC casings of both wells were stained with petroleum to varying degrees, with the staining of the

MW-3 casing being the more severe. Also, it appears that a significant amount of a black tar-like substance has accumulated in the lower portion of well MW-3.

After the wells were allowed to recharge, the samples were procured and immediately transferred into the appropriate lab-supplied sample containers. They were then placed on ice while in transit to the laboratory. To limit the contact between the water and oil phases in wells MW-2 and MW-3, the samples from these well were transferred to their containers by inserting a tube into the bottom of the bailer, and allowing the groundwater to flow into the containers. The floating oil phase associated with the ground water remained in the bailer, and was added to the development water.

The samples were submitted to AES, under chain-of-custody on June 15, 1995. As with the soil samples, each of the groundwater samples were analyzed for the following parameters: volatile organics (VOCs) via EPA Method 624, polynuclear aromatic hydrocarbons (PAHs) via EPA Method 625; and cadmium, chromium, lead, and mercury. These analyses were selected based upon the history of the site, and upon our knowledge of the results of the previous investigations.

The laboratory report for these analyses is included as Appendix F. The results for all detected parameters are summarized and compared to their applicable groundwater standards, and to the results form the previous investigations in Table 5. The September 28, 1992 investigations referenced in Table 5 were performed by Dames & Moore, and the April 11, 1994 investigations referenced in Table 5 were conducted by Lawler, Matusky & Skelly. It should be noted that Lawler Matusky & Skelly collected and analyzed samples from wells MW-1 and MW-2 only. They reported that well MW-3 had collapsed, and, therefore, could not be sampled. CHA did not observe this to be the case, and a sample was procured from MW-3 along with the samples from the other wells.

The results for the June 14, 1995 sample from well MW-1 indicated that lead was present at 0.012 mg/l. This concentration, however, is below the groundwater standard for lead. None of the volatile or semi-volatile parameters were detected in the MW-1 sample. The results for the June 14, 1995 sample from well MW-1 are consistent with those from the previous investigations.

The analysis of the sample from well MW-1C indicated that lead was present in the groundwater at 0.01 mg/l, benzene was present at 180 ug/l, and ethylbenzene was present at 560 ug/l. Both the benzene and ethylbenzene concentrations detected are in excess of their groundwater standards. The source of this contamination is believed to be the former underground gasoline storage tanks and the dispensing facility formerly located in the center of the concrete pad.

The analysis of the sample from well MW-2 which was collected on June 14, 1995 indicates that benzene and acenapthene were present at concentrations in excess of their ground water standards. Lead and 2-methylnapthalene were also present in the sample at concentrations which do not exceed their applicable standards. These results are consistent with those of the previous investigations, and suggest, based upon the levels of benzene detected during the previous investigations, that the quality of the groundwater in the vicinity of monitoring well MW-2 is improving.

The analyses of the sample from monitoring well MW-2C indicated that the volatile and semi-volatile parameters of concern were not present in the sample. However, lead was detected in the sample at 2.37 mg/l, and mercury was present at 0.0035 mg/l. Both of these concentrations exceed the parameters respective groundwater standards. If it is found that this contamination persists, it is assumed that its source is located in the soils of the eastern half of the site in the vicinity of well MW-2C, given that neither lead nor mercury were found to be present at elevated levels in groundwater samples collected from the wells on the western portion of the site.

TABLE 5
Ground Water Sample Laboratory Results Summary
Proposed Ferry Site
Gedney and Main Streets
Nyack, New York

(Detected Parameters Only)

Parameter	Action Level/ Standard	MW-1 9/28/92	MW-1 4/11/94	MW-1 6/14/95	MW-1C 6/14/95	MW-2[3] 9/28/92	MW-2 4/11/94	MW-2 6/14/95
Cadmium (mg/l)	0.010[1]	ND	NA	<0.005	<0.005	ND	NA	<0.005
Chromium (mg/l)	0.05[1]	ND	NA	<0.005	<0.005	ND	NA	<0.005
Lead (mg/l)	0.025[1]	ND	NA	0.012	0.010	ND	NA	0.021
Mercury (mg/l)	0.002[1]	ND	NA	<0.0004	<0.0004	ND	NA	<0.0004
Benzene (ug/l)	0.7[1]	ND	1.3	<5	180	280	62	44
Toluene (ug/l)	5[2]	ND	<0.5	<5	<25	ND	69	<5
Ethylbenzene (ug/l)	5[2]	ND	<0.5	<5	560	ND	18	<5
Acenapthene (ug/l)	20[1]	ND	NA	<10	<10	28	NA	33
Anthracene (ug/l)	50[2]	ND	NA	<10	<10	4	NA	<10
Fluoranthene (ug/l)	50[2]	ND	NA	<10	<10	ND	NA	<10
Fluorene (ug/l)	50[2]	ND	NA	<10	<10	ND	NA	<10
Naphthalene (ug/l)	50[2]	ND	<0.5	<10	<10	9	33	<10
Phenanthrene (ug/l)	50[2]	ND	NA	<10	<10	15	NA	<10
Pyrene (ug/l)	50[2]	ND	NA	<10	<10	ND	NA	<10
2-Methylnapthalene (ug/l)	50[2]	ND	NA	<10	<10	ND	NA	37

mg/l: Milligrams/liter = parts per million
ug/l: Micrograms/liter = parts per billion
[1] New York State Groundwater Standard per 6NYCRR Part 703.5
[2] New York State Drinking Water Standard per 10NYCRR Part 5
[3] Dames & Moore originally designated MW-2 as MW-3
NA: Not an analyte during the given monitoring event
ND: Not detected

TABLE 5 (Continued)
Ground Water Sample Laboratory Results Summary
Proposed Ferry Site
Gedney & Main Streets
Nyack, New York

(Detected Parameters Only)

Parameter	Action Level/ Standard	MW-2C 6/14/95	MW-3[3] 9/28/92	MW-3 6/14/95	MW-3C 6/14/95
Cadmium (mg/l)	0.01[1]	<0.005	ND	<0.005	<0.005
Chromium (mg/l)	0.05[1]	<0.005	ND	<0.005	0.057
Lead (mg/l)	0.025[1]	2.37	ND	<0.005	0.630
Mercury (mg/l)	0.002[1]	0.0035	ND	<0.0004	0.0008
Benzene (ug/l)	0.7[1]	<5	54	350	<5
Toluene (ug/l)	5[2]	<5	23	120	<5
Ethylbenzene (ug/l)	5[2]	<5	74	1100	25
Acenapthene (ug/l)	20[2]	<10	890	220	24
Anthracene (ug/l)	50[2]	<10	400	75	<10
Fluoranthene (ug/l)	50[2]	<10	420	80	13
Fluorene (ug/l)	50[2]	<10	570	90	<10
Naphthalene (ug/l)	50[2]	<10	5700	2700	<10
Phenanthrene (ug/l)	50[2]	<10	1200	240	<10
Pyrene (ug/l)	50[2]	<10	680	150	27
2-Methylnapthalene (ug/l)	50[2]	<10	ND	540	<10

mg/l: Milligrams/liter = parts per million
ug/l: Micrograms/liter = parts per billion
[1] New York State Groundwater Standard per 6NYCRR Part 703.5
[2] New York State Drinking Water Standard per 10NYCRR Part 5
[3] Dames & Moore originally designated MW-2 as MW-3
NA: Not an analyte during the given monitoring event
ND: Not detected

The analysis of the June 14, 1995 sample from monitoring well MW-3 indicated that benzene, toluene, ethylbenzene, acenapthene, anthracene, flouranthene, fluorene, naphthalene, phenanthrene, pyrene, and 2-methylnapthalene are present in the groundwaters in the vicinity of well MW-3 at concentrations in excess of their groundwater standards. These results are largely consistent with the results of the analyses performed on the September 28, 1992 sample collected from well MW-3 by Dames & Moore. The presence of many of the parameters detected may be attributed to the tar-like substance which appears to have collected at the bottom of the well. It is also possible that the source of this tar like substance and the detected groundwater contamination may be originating on the neighboring Presidential Life site, given that the Presidential Life site was once occupied by a fuel oil terminal and coal gasification facility at one time. This hypothesis is supported by the fact that the majority of the semi-volatiles detected in the sample from well MW-3 were not present in the samples from the other monitoring wells on-site.

The analysis of the June 14, 1994 sample from monitoring well MW-3C indicated that the sample was found to contain chromium, lead, ethylbenzene, and acenapthene at levels in excess of their respective standards. Levels of mercury, flouranthene, and pyrene were also present in the sample at levels below their respective standards. Although well MW-3C is located adjacent and to the south east of well MW-3. The marked difference in the quality of the ground water samples collected from the wells may be attributed to the difference in the depths of the wells. As mentioned earlier, well MW-3 is 18 feet deep, while the depth of well MW-3C is ten feet. Therefore, given that it appears that source of the contamination encountered in the sample from well MW-3 seems to be located near the bottom of the well at some point below the ten foot horizon, the same contaminants might not be present in the sample from MW-3C.

Based upon the results of the ground water monitoring program, it appears that there are a number of discrete sources of contamination which have impacted the site's ground water quality. The first identified source is the former location of the underground gasoline tanks, and the fuel dispensing area, as evidenced by the analysis of the groundwater sample collected from well MW-1C. There also appears to be a source of lead contamination in the subsurface of the eastern half of the site as evidenced by the analysis of the soil sample from boring B-2C, and by the analysis of the groundwater samples from wells MW-2C

and MW-3C. It is also possible that the volatile organic and semi-volatile organic contamination detected in the groundwater sample from well MW-3 may have its origins off site, based upon the historic uses of the neighboring property.

7.0 CONCLUSIONS

Based upon the historic research and the geophysical, physical, and analytical data derived from the investigations conducted to date, CHA has developed the conclusions presented below.

- The history of the site and its former use as a petroleum storage facility suggests that the potential for on-site sources of contamination exists. The history of the site area, together with the data collected to date, may suggest that the site has also been impacted by off-site sources of contamination. Given the Presidential Life Insurance property's former use as an oil terminal and coal gasification facility, it is considered a potential off-site source of contamination.

- The sediment sampling and analysis program indicated that the sediment of the Hudson River immediately to the east of the subject site contains a number of semi-volatile organic parameters at concentrations in excess of their applicable standards. The concentration distribution observed indicates that the source of this contamination may either be the subject site, or the adjacent Presidential Life Insurance property. It is also possible that historic releases to the river during the period when the site was used as a fuel oil storage facility may have contributed to the condition of the sediment.

- The photoionization detector screening data, and the subsurface soil analysis results indicate that the soils of the site have been impacted by the former uses of the site. Specifically, CHA concludes that the soil contamination associated with the underground fuel oil storage tanks removed under the direction of Dames & Moore did not appear to be fully addressed. Also the former fueling area in the center of the concrete pad appears to be a source of both soil and groundwater contamination. Elevated levels of lead in the TCLP extract of the soils of boring B-2C also indicates that a potential

source of the identified groundwater contamination exists on the eastern half of the property. Finally, low level evidence of petroleum contamination was detected in the head space of almost all of the soil samples screened with the photoionization detector suggesting potential wide spread impact.

- The ground water monitoring program indicates that the site's groundwaters have been impacted, or have been potentially impacted by at least three sources. These sources include the area in the vicinity of the former underground storage tanks and the former fueling area, the soils of the eastern half of the site in the vicinity of boring B-2C which may be the source of lead detected in the ground water of wells MW-2C and MW-3C, and the potential impacts from the neighboring Presidential Life Insurance property.

- The hydrogeologic information collected to date indicates that the direction of ground water flow beneath the site is to the east or east southeast toward the Hudson River.

APPENDIX D

OTHER INFORMATION

New York State Department of Environmental Conservation
Division of Spills Management, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1696
914-256-3000

Langdon Marsh
Acting Commissioner

September 30, 1994

HELMER-CRONIN CONSTRUCTION, INC
27 ROUTE 210
STONY POINT NY 10980

ATTN: BILL HELMER

RE: Nyack Waterfront - Clermont Site
LMS's Phase II Investigation

Dear Bill:

After review of LMS's and Dames & Moore's Phase II Investigation, the Department is in general agreement with LMS's recommendations as outlined in their August 26, 1994 letter with the following reservations:

1) This Department does not give up it's right to re-open this case if the known petroleum contamination begins to migrate or manifest's itself in any other form.

2) A deciding factor on this decision was the representation that if the Ferry Slip Construction goes forward Parcel #III, this parcel will be used as a parking lot.

If I can be of further assistance, please do not hesitate to contact me at (914) 256-3112.

Very truly yours,

John K. O'Mara, P.E.
Spill Engineer

JKO/di

cc: K. Quinn, RCHD
M. Wetzel, NYSTA
J. O'Mara/File

New York State Department of Environmental Conservation
Division of Hazardous Waste Remediation

Hazardous Substance Waste Disposal Site - Description

Site Name	O&R Utilities, Nyack Gas Plant	**Registry**	U	**Site Number**	HS3048
Address	Gedney St	**Reg. Site ID**	U	**HRS Score**	U
	Nyack 10960	**Site Type**	2A	**HRS Date**	U
County	Orange	**RCRA**	U	**Acres**	0.00
Region	3				
Owner	P	**EPA ID**	NYD980531511		
Owner Name	formerly Orange & Rockland Utl	**Latitude**	U		
Address	U	**Longitude**	U		
		Quadrangle	U		
Telephone	U	**Is Site Active**			
		Years of Operation	1893 to 1964		
Operator	P	**Completed Investigation?**	PA/SI		
Oper. Name	U				
Address	U				
Telephone	U				

Hazardous Substances Disposed

VOCs	U	Pesticides	N
Semi-VOCs	U	Metals	N
PCBs	N	Asbestos	N

Samples Collected

None

Does a threat to the Environment or the Public Health exist? E/P

Site Impact Data - Affected Media

Contamination of...		Active Drinking Water Supply?	U
...*Surface Water*?	U	Hazardous Substance Exposed?	U
...*Groundwater*?	U	Controlled Site Access?	U
...*Drinking Water*?	U	Ambient Air Contamination?	U
Surface Water Class	U	Threat of Direct Contact?	U
Groundwater Class	U	Documented Fish or Wildlife Mortality?	U
		Impact on special status fish or wildlife resource?	U

Describe the threat posed by disposed hazardous substance.
No records have been found relative to the ultimate disposition of residues.

Describe the site.
A site inspection followed a CERCLA notification that was made to the EPA in 1981. Water gas was previously manufactured on site.

Hazerdous Substances Disposed
Suspected water gas wastes

Selected Analytical Information

Air	*Groundwater*
Surface Water	*Sediment*
Surface Soil	*Subsurface Soil*
Waste	*Leachate*
EPToxicity	*TCLP*

Site Impact Data

Surface Water	*Fish or Wildlife Mortality*
Groundwater	*Special Status Fish or Wildlife Resource*
Drinking Water	*Building*

Regulatory Agencies Involved
EPA

Preparer
Julie Welch(pb)
Env. Engineering Tech
June 13, 1994

Nominated By

bcc: TEP - KPM - d.l./a.

Lawler, Matusky & Skelly Engineers

Environmental Science & Engineering Consultants

ONE BLUE HILL PLAZA
P.O. BOX 1509
PEARL RIVER, NEW YORK 10965
(914) 735-8300
FACSIMILE (914) 735-7466

JOHN P. LAWLER, P.E.
FELIX E. MATUSKY, P.E.
MICHAEL J. SKELLY, P.E.
KARIM A. ABOOD, P.E.
PATRICK J. LAWLER, P.E.
FRANCIS M. McGOWAN, P.E.
THOMAS L. ENGLERT, P.E.
PETER M. McGRODDY, P.E.
THOMAS E. PEASE, P.E.
THOMAS S. VANDERBEEK, P.E.

Principal
SUSAN G. METZGER, Ph.D.

26 August 1994
File No. 042-000

Mr. James O'Mara
NYS Dept. of Environmental Conservation
21 South Putt Corners Rd.
New Paltz, NY 12561-1696

Dear Mr. O'Mara:

At the request of Mr. William Helmer Lawler, Matusky & Skelly Engineers (LMS) is providing this expanded interpretation of conditions on the parcel III of the Clermont site in Nyack, New York. This interpretation expands on and supersedes our prior submittal dated 11 May 1994. Enclosed is a copy of the soil and groundwater reports including a summary of the results and a site map of sampling locations (Figure 1). As expected the soil and groundwater samples indicate the presence of compounds indicative of residual petroleum product from historical usage, as described previously by Dames and Moore.

Soil samples were collected on 7 April 1994. Soil was analyzed for TCLP volatiles (Method 1311/824), semivolatile (Method 8270) and BTEX (Method 8020). The results for the soil samples are as follows:

- **TPSS-1**, this sample was collected from the test pit excavated downgradient of MW-3. No detected TCLP volatiles or BTEX detections were found in this sample. There were 14 semivolatile detected compounds in TPSS-1, with only floranthene (590 µg/kg) and pyrene (530 µg/kg) being detected above the quantitation limits. Other hits were estimated concentrations ("J" hits).

- **TPSS-2**, this sample was located downgradient of MW-2. There were no volatiles or TCLP volatiles detected in this sample. There were 14 hits of semivolatile compounds ranging from 2-methylnaphthalene at 3000 µg/kg to 59 µg/kg of indeno (1,2,3-cd) pyrene, again most of the hits (11) were below the quantitation limits. These and the other semivolatile compounds are

byproducts of petroleum compounds. There were 5 moderate hits of BTEX chemicals that are petroleum by-products.

- TPSS-3, this sample was collected from the test pit on the upper portion of the site near the concrete pad. The sample contained no hits from semivolatiles, TCLP volatiles or BTEX chemicals.

- TPSS-4, this sample was collected from the test pit located on the upper portion of the site near the crest of the embankment. There was one TCLP volatile hit of 2-Butanone at low level. There were 9 hits of semivolatile compounds ranging from 39 μg/kg of indeno (1,2,3-cd) pyrene to 94 μg/kg of Di-n-butylphthalate, all of the hits were below the quantitation limits. There were 3 low hits of BTEX chemicals.

- TPSS-5, this soil sample was located between TPSS-1 and TPSS-2 and the bulk head. A low quantity of the volatile compound 2-butanone was found in this sample. There was a TCLP volatile hit of 2-butanone as well. There were 13 hits of semivolatile compounds from Dibenzo(a,h) anthracene at 150 μg/kg to fluoranthene at 1600 μg/kg. There were no BTEX chemicals detected in the sample.

GROUNDWATER SAMPLES

Groundwater samples were collected on 11 April 1994 and analyzed using Method 502.2. The results for each well are:

- MW-1: MW-1 was the upgradient well located on the upper portion of the site near Gedney Street. There were 4 hits of volatile compounds relating to petroleum products.

- MW-2: MW-2 was located on the bulkhead near Main Street. When purged before sampling, petroleum sheen was noted. Analyses contained 13 hits of volatile compounds. Benzene was found at 62 μg/l, well above the standard of 0.7 μg/l. Several BTEX chemicals were detected as well.

- MW-3: The well had collapsed and no water was present.

- MW-4: MW-4 was located near the Clermont building complex on the west side of Main Street. There was one low hit of volatile compounds.

INTERPRETATION

Parcel III portion of the Clermont site has no recent history of petroleum storage on the site, although the prior Dames and Moore report notes historical storage of naphtha. The recent sampling of both soils and groundwater by LMS quantify the concentrations of residuals in both the soil and groundwater samples. Five test pits were excavated and soil samples collected from each. In addition, the four existing groundwater monitoring wells on the site were inspected; three were found to be sampleable.

Only test pit (TP-2) had evidence of product as a temporary sheen when the pit was first excavated. Quantitative soils analyses from this test pit exhibited the highest concentration of petroleum compounds of the four soil samples submitted for analyses (3 ppm of 2 methyl naphthalene). From the minimal sheen observed in the test pit and our experience in designing and evaluating recovery systems, no product could be recovered from this location, or the others. Similarly, MW-2 had a broken sheen when purged, but no measurable thickness of product.

A number of times over the last year LMS representatives have been to the site and have inspected the shoreline, never noting sheen or other evidence of petroleum discharge. Based on the conditions revealed during the recent test pit excavation and groundwater sampling, this is not surprising as chemical composition of the residuals in the soil and in groundwater indicate that the residuals are adsorbed in the soil matrix.

Individual petroleum compounds are found in both soil and groundwater samples in quantifiable concentrations. Based on LMS' work here and on other sites, our assessment is that petroleum product in the soils is not mobile and does not pose a threat of a release from the site. Should recovery be attempted it would be unsuccessful since no measurable yield could be inferred from any of the recently excavated material on the site, nor from the sampling of monitoring wells.

Very truly yours,

Thomas E. Pease, Ph.D., P.E.
Partner

TEP:cmr
cc: Mr. William Helmer

TEP

Lawler, Matusky & Skelly Engineers

Environmental Science & Engineering Consultants

JOHN P. LAWLER, P. E.
FELIX E. MATUSKY, P. E.
MICHAEL J. SKELLY, P. E.
KARIM A. ABOOD, P. E.
PATRICK J. LAWLER, P. E.
FRANCIS M. McGOWAN, P. E.
THOMAS L. ENGLERT, P. E.
PETER M. McGROODY, P. E.
THOMAS E. PEASE, P. E.

ONE BLUE HILL PLAZA
P.O.BOX 1509
PEARL RIVER, NEW YORK 10965
(914) 735-8300
FACSIMILE (914) 735-7466

9 June 1993
File No. 100-200

Mr. William Helmer
Helmer-Cronin Construction, Inc.
27 Central Drive
Stony Point, NY 10980

Re: **Phase III Clermont**
Nyack, NY

Dear Bill:

This letter confirms our prior discussion of conditions at Clermont. Based on our experience, the site chemistry data, and our assumptions discussed at our 16 April meeting, the cleanup can apparently be expedited through the New York State Department of Environmental Conservation (NYSDEC) Spill Bureau rather than the Bureau of Hazardous Waste Remediation. At our 16 April meeting we discussed a probable upper limit of $250,000 for the cleanup based on off-site disposal of the contaminated materials identified in your report, with a limited groundwater pumping system that could presumably discharge to the local sewer.

As requested by you at the meeting, we have contacted the Rockland County Department of Health (RCDH) and were referred to NYSDEC. After more than dozen calls, they have not located your site's Spill File. You (or we) should recontact Peter Dashna (255-3210) to urgently request a meeting. Alternatively, we can request a meeting with the Regional Administrator, Ralph Manna (255-5453). Clermont is apparently not of much concern to NYSDEC, and hopefully the site remediation can be accomplished with minimum expenditures.

I have enclosed our prior scope letter; no report was budgeted for our prior authorization. Table 1 presents our recent efforts to set-up a NYSDEC meeting, attend the meeting, and provide technical response to NYSDEC after the meeting to define our approach to the cleanup. I trust we will be compensated for the ongoing work you have requested. Our contract amendment is being sent to the Brotherhood as you requested.

Very truly yours,

R. Donnafin for

Thomas E. Pease, Ph.D., P.E.
Partner

TEP:cmr
attachment

Type NEWS at next prompt to display messages.

Enter database name (or H for HELP): cerclis

CERCLIS/PRPS(SETS)/NFRAP - Version 5.00/1.33 (Dec, 1995) ($115/Hr.)

========== CERCLIS ANNOUNCEMENT ==========

CERCLIS IS ONE OF SEVERAL SITE-ORIENTED DATABASES
IN CIS'S ENVIROSOURCE SERIES. ALSO CONSIDER
DOCKET, ERNS, FINDS, RCRIS, AND VISTA
FOR HAZARDOUS SUBSTANCE SITE INFORMATION.

==========

Enter NEWS at the Option? prompt for CERCLIS news
Enter HELP MENU at the Option? prompt for menu-driven support
Enter HELP SAMPLE at the Option? prompt for a complete CERCLIS sample record

==========

Latest Database Update: Sept, 1995 (Hazardous Waste Sites)
Sept, 1995 (Potentially Responsible Parties)
Sept, 1995 (No Further Remedial Action Sites)

Latest news for CERCLIS . . .
29 Dec 95; CERCLIS Database Updated, Financial Data Added

Option? epaid/nyd980531511
orking... Working...
ile: 1 Count: 1

ption? t 1/2/1

ile: 1 Entry: 1

CERCLIS Accession Number NYD980531511

EPAID) EPA ID: NYD980531511
(REG) Region: 02
RT) Record Type: NFRAP

(ID) SITE IDENTIFICATION INFORMATION:

Primary Name:
(NAME) ORANGE & ROCKLAND UTIL /NYACK GAS PLANT
(STREET) GEDNEY ST
(CITY) NYACK
(STATE) NY
(ZIP) 10960
(COUNTY) ROCKLAND
CNTYCD) County Code: 087

(OI) OPERATIONS INFORMATION:

(OPUN) Operable Unit: 00

(OPDATA) Operable Unit Event Data:

Event-Description	Lead Cat	Take Over	Qual	Stat	Start Date	Complete Date
DS1-DISCOVERY	F					06-01-81
PA1-PRELIMINARY ASSMNT.	F					04-07-88

ption? logoff

Your approximate total CIS session cost is $ 2.72
(Note: This cost does not include special display charges.)

CIS session terminated.

ORANGE & ROCKLAND UTILITIES, INC.
FORMER MANUFACTURED GAS PLANT SITES

1. Site Name and DEC or EPA ID

Nyack Gas Plant

2. Present and Past Owners

This property is no longer owned by O&R. See Attachment #1 for listing of property transfers.

3. Site Description

This site is located on Gedney Street between High Avenue and Lydecker Street in Nyack, Rockland County, New York.

4. Years of Operation

1893 - 1964

5. Operation Summary - Process Type Used

Water Gas

6. Waste Disposal

Attachment #1A is a site plan detailing the location of the various gas plant components including the gas holders and tar separators. At this time, no records have been found relative to the ultimate disposition of residues. Orange & Rockland will continue to review past records and advise the Department of any additional information that becomes available.

7. Investigation Status

In January, 1988, a preliminary site evaluation/investigation was conducted for the USEPA by NUS Corporation of Edison, New Jersey. The site investigation was a follow-up to the CERCLA notification that was made to EPA in 1981.

8. Reports

O&R has never received any report relative to the NUS investigation of the Gedney Street property.

9. Major Findings of the Investigation

Not applicable

10. Agency Status

Not applicable

11. Remediation Activities

Not applicable

12. NYSDEC Actions Requested

Not applicable

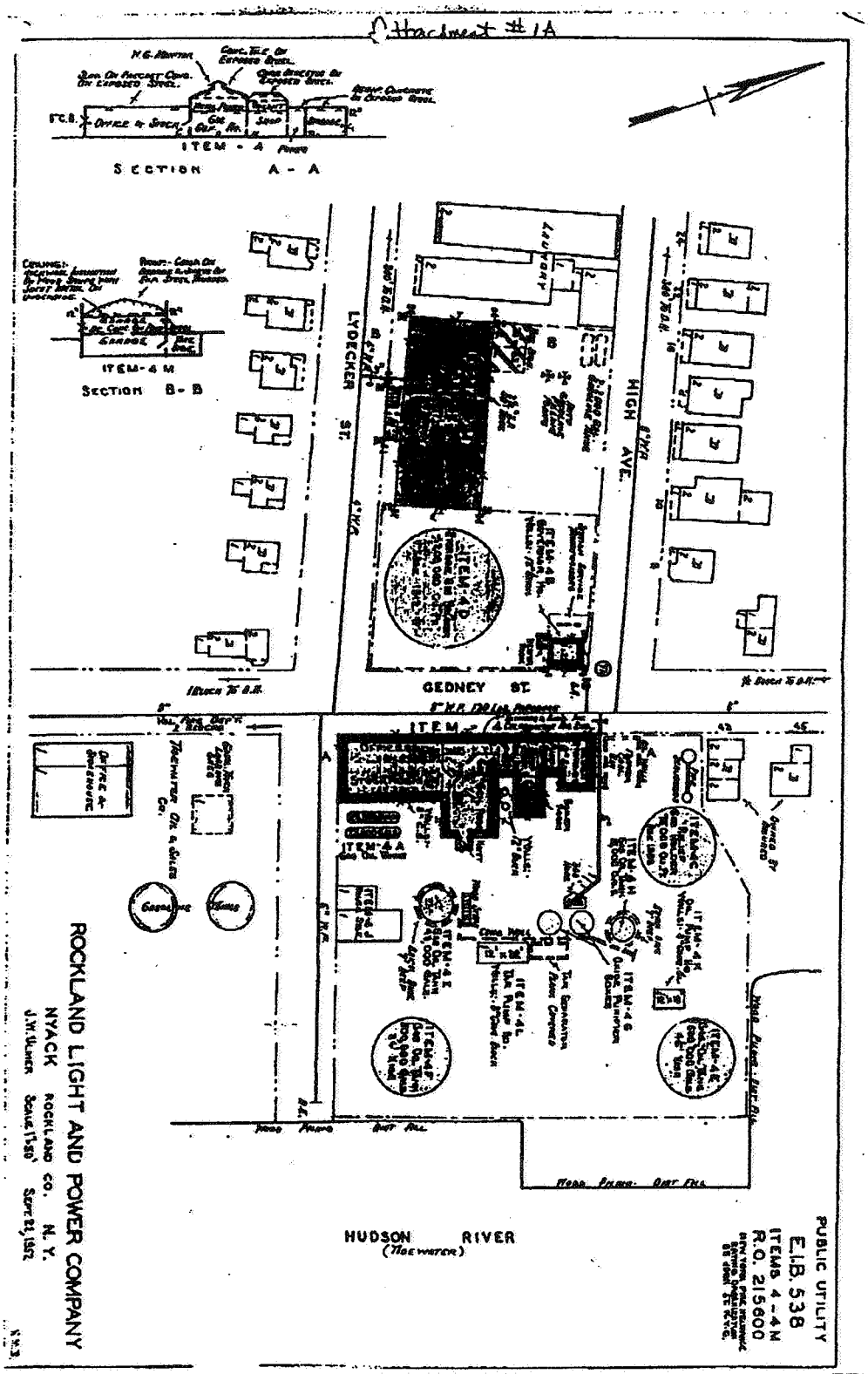
Attachment #1

PROPERTY OWNERSHIP RECORDS

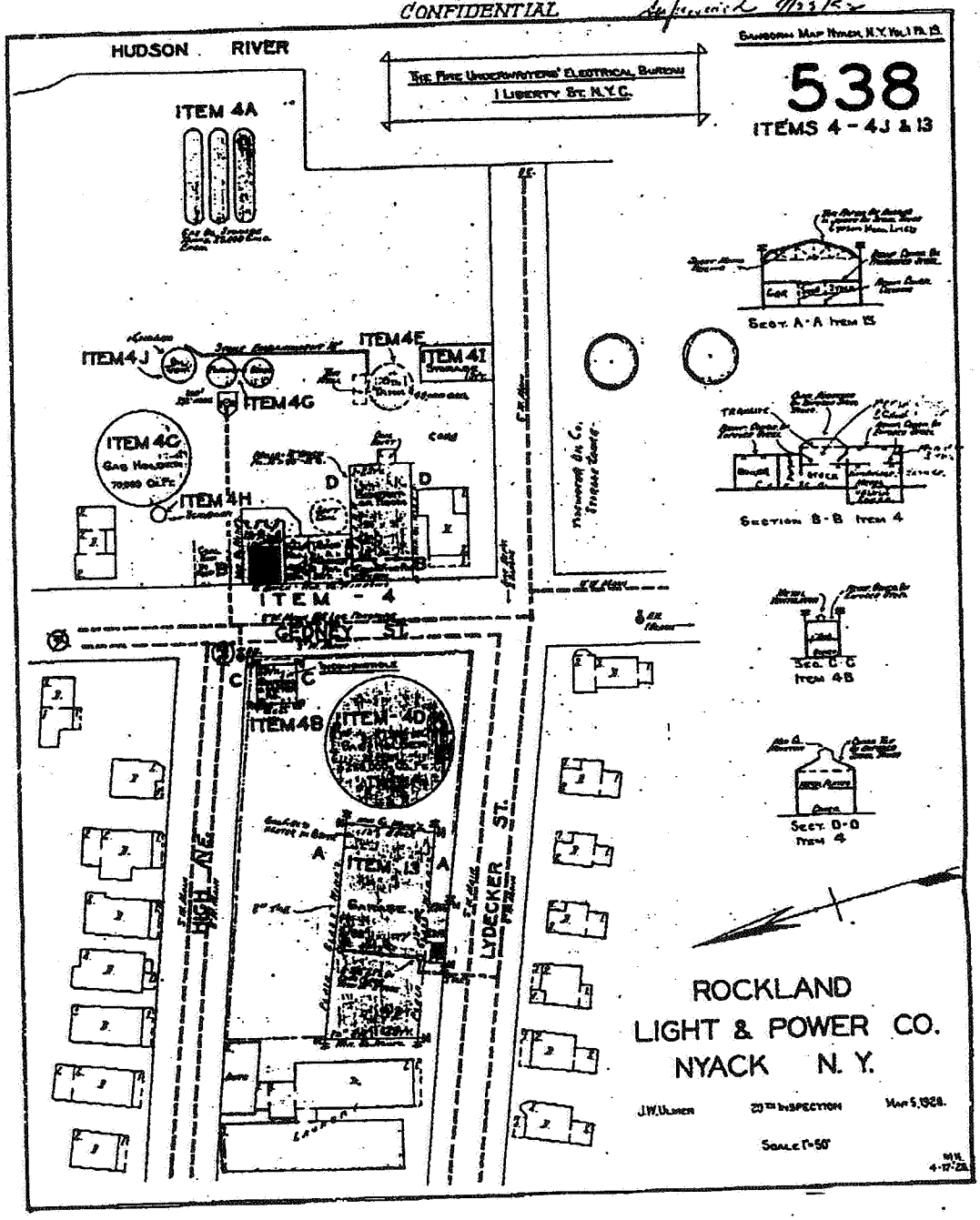
NYACK GAS PLANT - Gedney Street

Presently owned by Sec. 135 Blk 1378 Lot 31 - property vacant
Presidential Life Insurance Company
69 Lydeker Street
Nyack, NY

Attachment #1A



1952 - 00


CONFIDENTIAL
HUDSON RIVER
THE FIRE UNDERWRITERS' ELECTRICAL BUREAU
1 LIBERTY ST. N.Y.C.
538
ITEMS 4 - 4J & 13
ITEM 4A
ITEM4J
ITEM4E
ITEM 4I
ITEM4G
ITEM 4C
ITEM 4H
ITEM - 4
GERNEY ST.
ITEM4B
ITEM-4D
ITEM 13
HIGH AVE.
LYDECKER ST.
Section A-A Item 13
Section B-B Item 4
Sec. C-C Item 4B
Sec. D-D Item 4
ROCKLAND
LIGHT & POWER CO.
NYACK N. Y.
J.W. ULMER
20TH INSPECTION
MAY 5, 1928.
SCALE 1"=50'

19283-Q

COUNTY OF ROCKLAND
ROCKLAND COUNTY DEPARTMENT OF HEALTH

The Dr. Robert L. Yeager Health Center
Pomona, New York 10970

C. SCOTT VANDERHOEF
County Executive

MARVIN THALENBERG, M.D.
Commissioner of Health

December 5, 1995

MEETING MINUTES/CONTAMINATED SITES/NYACK VILLAGE
11:00 A.M./TUESDAY, DECEMBER 5, 1995
AT THE ROCKLAND COUNTY HEALTH DEPARTMENT

PRESENT: Mayor Terry Hekker, Bill Helmer, Bob Judge, Thomas Micelli, Cathy Quinn, Thomas E. Walsh, II

This meeting was requested by Mayor Hekker and Mr. Helmer regarding the issues of contaminated sites in the Village of Nyack. The first site in question is the Clermont site which is the proposed ferry site. This site has undergone sampling and analysis and has been found to have levels of contaminants in the subsurface soil. Ms. Quinn will review the consultant's report on this matter and provide comment.

Adjacent and North of the Clermont site is the Presidential Life property. This site was a former coal gasification plant (manufactured gas) for Orange and Rockland Utilities. Most likely this site is also contaminated from its previous use. In addition, the work done on the Clermont site indicates it is possible that contamination from the Presidential Life site is moving onto the Clermont site. The Thruway Authority would like to test the Presidential Life site and has already authorized funds for this work. The Presidential Life site is the location of the proposed parking garage for the ferry.

Mr. Micelli and Ms. Quinn were asked about the public health issues on these two sites at the present time. Both Ms. Quinn and Mr. Micelli agreed that the two sites as they are now are of no immediate public health significance. However, if the site were to be developed and the soil disturbed, there is a potential for a public health impact. The Clermont site provides no pathway for the subsurface comtaminants to get to the surface unless soil is disturbed.

Mr. Helmer brought up the issue of the expense required for removal of comtaminated soil. As there is no landfill in Rockland County with a Department of Environmental Conservation permit or Part 360 Consent Order, any soil (classified as a industrial waste) would have to be removed out of the County. Mr. Helmer asked if Health Department staff knew anything about high temperature treatment of organic contaminants on site.

Administration 364-2513 FAX: 364-2628
P.H. Nursing 364-2534 FAX: 364-2659
Environmental Health 364-2608
Health Education 364-2501
P.H. Social Work 364-2620
Clinics 364-2542

Mr. Micelli replied that this has been done at a number of sites in the County including the Helen Hayes Hospital property. Ms. Quinn noted that there is another technology which incorporates contaminated soil into an asphalt product for parking lots. Ms. Quinn will provide the telephone number of Recycling Technology, Inc. the firm that did this work for the Nanuet Mall expansion. (Ms. Quinn has since provided the number to Mr. Helmer as requested, with a second company name also).

Mr. Walsh explained that based on the current information i.e., no public health threat, the Health Department cannot gain access to the Presidential Life site under the Public Health Law. However, the Department of Environmental Conservation may have the authority to gain access.

Mayor Hekker brought up the issue of the former Powell Boat Yard now owned by the State. Two sheds at this location have already been burned down resulting in in two big fires which posed a threat to the neighborhood. This site also has underground storage tanks. Ms. Quinn has written a letter to the State regarding this site. A copy of this letter will be provided to Mayor Hekker. (It has since been faxed to the Mayor). Mr. Micelli suggested that Mayor Hekker contact Senator Holland and Assemblyman Colman to expedite response from the State.

All those present agreed to meet again on Tuesday, December 19, 1995 at 11:00 A.M. at the Offices of the Rockland County Health Department.

Ms. Quinn will present her review of the consultant's report and provide any additional information from the NYS Department of Environmental Conservation.

TMM:ag

J. Micelli

APPENDIX E

LMS QUALIFICATIONS

PROPERTY TRANSFER/PRE-FINANCING AUDITS

PROPERTY TRANSFER/PRE-FINANCINGAUDITS

Lawler, Matusky & Skelly Engineers LLP (LMS) offers a variety of services to help our clients minimize their risks in real estate transactions. To meet the needs of buyers, sellers, lenders, insurers and consultants, LMS offers the following services:

- Site characterization/liability assessments
- Pre-acquisition/due diligence audits
- ISRA (formerly ECRA) or ISRA-type audits
- Underground storage tank assessments
- Groundwater contamination surveys
- Environmental constraints analysis
- Environmental permit compliance assessments
- Wetland identification and delineation
- Natural resource damages

Our property transfer assessments have included SARA "Innocent Landowner" investigations, ISRA audits, pre-financing audits required by banks, pre-lease environmental baseline condition characterization, as well as those required prior to development of specific plans for site use. These audits include site history, record review, site reconnaissance, and field investigations with site-specific circumstances and audit objectives dictating the extent and scope of the audit.

Several major banks including Chase Manhattan, Marine Midland, and Provident Savings refer their clients to us for real estate transfer site investigations. The attached list indicates the wide variety of clients LMS has served in the area of site assessments for property transfers and financing.

PROPERTY TRANSFER/PRE-FINANCINGAUDITS

Representative Clients

Ace Canvas & Tent Corporation
Alexander Summer Company
Barr Laboratories
Birbower, Montalbano, Condon & Frank
Bradley Corporate Park
Carlyle Construction Corporation
Castle Coal & Oil Company
Consolidated Edison Co. of NY, Inc.
Correa, William
DAL Associates
Davis and Geck
E.I. du Pont de Nemours & Co., Inc.
ES&S
Feldman Enterprises
Forest City Residential Developers Inc.
Format Printing Company
Fox, Joseph & Connell, Murray
Freeman, James
Frei & Company, Inc.
Galto, Edward J.
General Electric
H.O. Penn Machinery
Halmar Construction Company
Helmer, William
International Salt
JFS Associates
Kay Fries Chemicals
Lazard Realty
Magee, Pat
Materials Research Corporation/
Sony Corporation
Millmaster Onyx
Monarch Industry
Nemetz, Zena
Nepera Chemical
NJ Department of Environmental
Protection
New Monsey Inc.
NYS Department of Transportation
Palisades Land Development
Parker Bay
Provident Savings & Loan Association
Pyramid Corporation
Ramapo Land Company
Reynolds Metals Development Corp.
Ronald Mount Group
Sequential Information Systems
Wakefern Food Corporation
Wallabout Cogen Partners
Washington Essex Association
WD Associates
York International Corporation

ENVIRONMENTAL COMPLIANCE AUDITS AND SITE ASSESSMENTS

Lawler, Matusky & Skelly Engineers LLP

ENVIRONMENTAL COMPLIANCE AUDITS AND SITE ASSESSMENTS

Lawler, Matusky & Skelly Engineers LLP (LMS) has conducted numerous facility compliance audits and site assessments for environmental permit compliance, property transfers and financing, and site characterization of hazardous substances.

Our compliance audits are designed to review facility compliance with applicable Federal and state environmental laws and regulations including permit/consent decree conditions such as CAA, CWA, RCRA, TSCA, SARA, SDWA, N/SPDES, Petroleum and Chemical Bulk Storage etc., (see list of statutes[1]). In addition to assessing facility compliance, we recommend cost-effective compliance maintenance options and remedial measures. We have developed computer programs designed to track compliance, notification, and confirmation of corrective action and to generate exception reports on a regular basis.

Our property transfer assessments have included ISRA (formerly ECRA), or ISRA-type, SARA[2] "Innocent Landowner" investigations, pre-financing audits required by banks, pre-lease environmental baseline conditions, as well as those required just prior to development of specific plans for site use. These audits may include record review, site reconnaissance, and or the elements listed in Figure 1 with site-specific circumstances and audit objectives dictating the extent and scope of the audit. The scope of some audits may also include preparation of site cleanup plans and monitoring of remedial actions, as well as preparation of numerical estimates of the potential environmental liabilities. Audits may include preparation of site cleanup plan and monitoring.

The site characterization assessments include preliminary evaluation of hazardous substances, pollutant pathways, and disposal impact. We have conducted numerous remedial investigations of inactive hazardous waste sites to determine if they pose a significant threat to the environment. These studies have ranged from preliminary investigations using available information and site inspections (Phase I) to detailed site investigations involving drilling, multi-media sampling, and assessments (Phase II).

Table 1 provides an overview of LMS' experience emphasizing multimedia auditing and industrial facility permitting services, property transfer/pre-financing audits, and hazardous substance site characterizations. Confidentiality, particularly with regard to compliance audits, precludes specifically identifying those clients or sites for whom audits have been performed. Also included are detailed descriptions of recent environmental compliance audits.

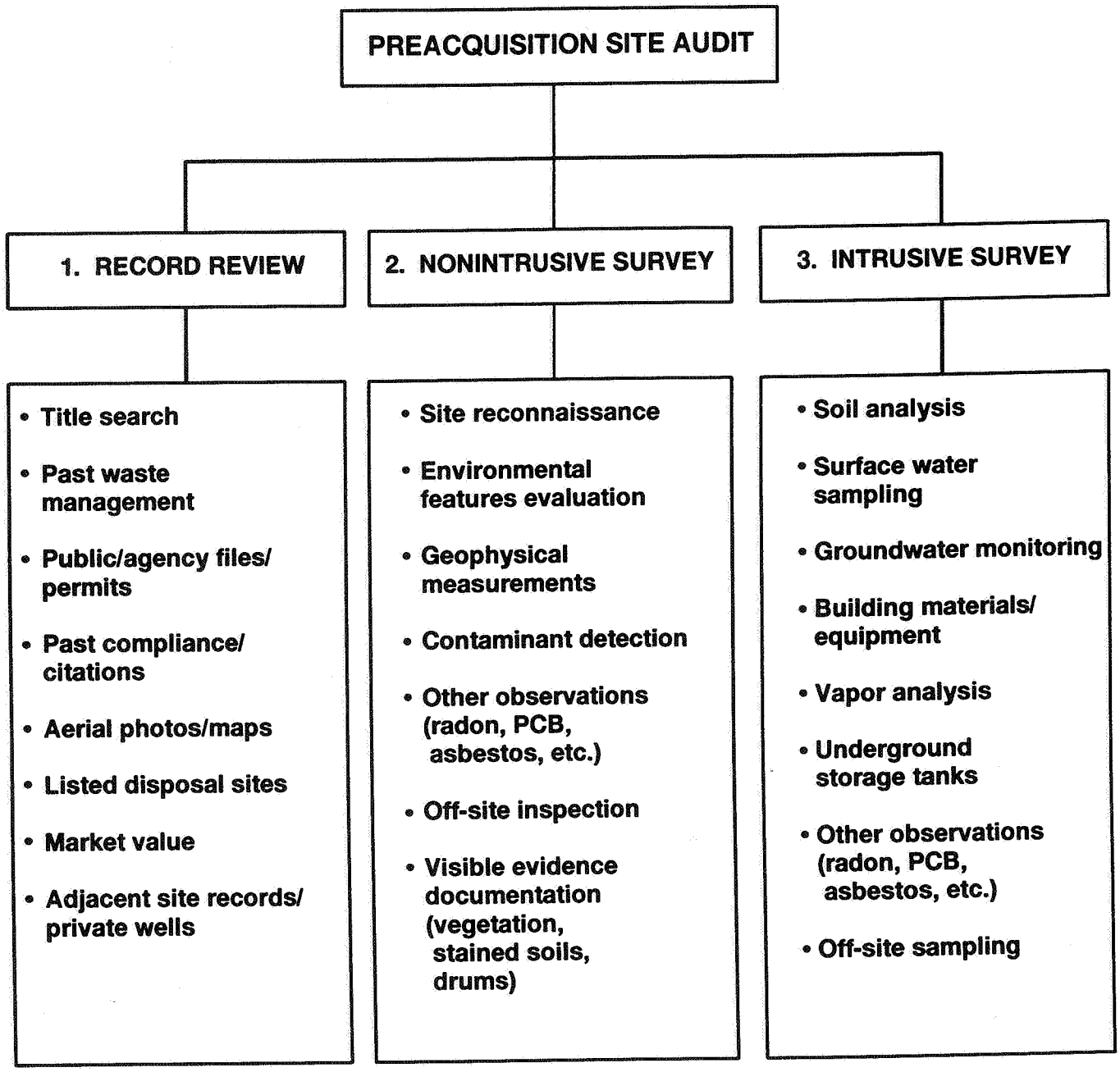
---

[1]Clean Water Act (CWA), Clean Air Act (CAA), Resource Conservation & Recovery Act (RCRA), Toxic Substances Control Act (TSCA), Comprehensive Environmental Response, Compensation & Liability Act (CERCLA/Superfund), Superfund Amendments & Reauthorization Act (SARA), Safe Drinking Water Act (SDWA), Federal Insecticide, Fungicide & Rodenticide Act (FIFRA), State/local acts.

[2]SARA (1986) grants relief to innocent purchasers not contributing to site contamination and making reasonable efforts to discover site contamination prior to acquisition.

FIGURE 1

PREACQUISITION SITE AUDIT



LMS

TABLE 1 (Page 1 of 4)

ENVIRONMENTAL COMPLIANCE AUDITS AND SITE ASSESSMENTS

LMS Client	Industrial Facility Environmental Compliance/Permitting	Property Transfer/ Pre-financing Audits	Hazardous Substance Site Characterization
Ace Canvas & Tent Corp.		■	
Alexander Sumner Company		■	
Allied Chemical	■		
American Cyanamid	■		■
American Paper Institute (API)	■		
American Petroleum Institute (API)	■		■
Amthors Welding			■
Avon Products, Inc.		■	
Barr Labs	■	■	
Biotech Mills	■		
Birbower, Montalbano, Condon & Frank		■	■
Blue Beacon	■		
Bradley Corporate Park		■	
Carleton Woolen (Textile Mills)	■		
Carlyle Construction Corp.		■	■
Castle Oil Corporation		■	■
Celanese	■		
Central Hudson Gas & Electric Corp.	■		
Channel Master Corp.	■		
Ciba Geigy	■		
Clevepak Corp.	■		
Consolidated Edison Company		■	
Continental Can	■		
Conwed	■		

TABLE 1 (Page 2 of 4)

ENVIRONMENTAL COMPLIANCE AUDITS AND SITE ASSESSMENTS

LMS Client	Industrial Facility Environmental Compliance/Permitting	Property Transfer/ Pre-financing Audits	Hazardous Substance Site Characterization
Correa, Wm.			
DAL Associates			
Davis & Geck			
Duffield Associates			
Dutchess County DPW			
Dyno Nobel, Inc.			
EEI/UWAG			
E.I. du Pont de Nemours & Co., Inc.			
Empire State Electric Energy Res. Corp.			
Environmental Testing Corporation			
Feldman Enterprises			
Fisher Guide			
Forest City Developers			
Format Printing Company			
Fox, Jos. & Connell, Murray			
Galto, Edward J.			
General Electric			
General Foods			
Georgia-Pacific Corp.			
GMG Construction			
Groundwater Sciences			
Harris Corporation			
Hartford Steam Co.			
Helmer, Wm.			

TABLE 1 (Page 3 of 4)

ENVIRONMENTAL COMPLIANCE AUDITS AND SITE ASSESSMENTS

LMS Client	Industrial Facility Environmental Compliance/Permitting	Property Transfer/ Pre-financing Audits	Hazardous Substance Site Characterization
Hopewell Mfg. Assoc.	■		
ICI Americas, Inc.	■		
IBM - Multiple Sites	■	■	■
International Paper Co.	■		
International Salt		■	
Jersey Central Power & Light	■		
Kay-Fries Chemicals		■	■
Kolmar Labs, Inc.	■		
Lederle Laboratories	■		
LiPari Landfill/REWAI			■
Lone Star Industries	■		
Long Island Lighting Co.	■		
Mack Bros., Ltd.	■		
Materials Research Corp.		■	
Metcalf & Eddy, Inc.	■		
Nemetz, Zena		■	
Nepera Chemical		■	
NJ Dept. of Env. Protection (NJDEP)	■	■	■
NYS Div. of Hazardous Waste			■
NYS Electric & Gas Corp.	■		
NISSO Engineering Co., Ltd., Japan	■		
Northwest Paper Company	■		
NOW Plastics	■		■
Olympia & York	■		

TABLE 1 (Page 4 of 4)

ENVIRONMENTAL COMPLIANCE AUDITS AND SITE ASSESSMENTS

LMS Client	Industrial Facility Environmental Compliance/Permitting	Property Transfer/ Pre-financing Audits	Hazardous Substance Site Characterization
Onyx Chemical & Co.		■	
Orange and Rockland Util., Inc.	■		
Orange and Rockland Real Estate	■		
Palisades Land Development		■	
Pyramid Corporation		■	
Ramapo Land Company		■	
Raymond, Parish, Pine & Weiner			■
R.E. Wright Associates (REWAI)			■
Reynolds Metal Co.		■	
Skadden, Arps, Slate, Meagher & Flom			■
St. Regis Paper Company	■		
Standard Brands, Inc.	■		
Sequential Information System		■	
Stern Metals, Inc.	■		
Swivelier Company, Inc.			■
Thiokol, Morton			■
Tilcon	■		
Tuck Industries	■		■
U.S. Army Corps of Engineers			■
Wakefern Food Corp.		■	
W.D. Associates		■	
Whiteman, Osterman & Hanna			■
WITCO Corporation			■
York International Corp.		■	

APPENDIX F

SANBORN MAPS

not *practically reviewable* unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not *practically reviewable*.

3.3.25 *preparer*—the person preparing the *transaction screen questionnaire* pursuant to this practice, who may be either the *user* or the person to whom the *user* has delegated the preparation.

3.3.26 *publicly available*—information that is publicly available means that the source of the information allows access to the information by anyone upon request.

3.3.27 *reasonably ascertainable*—for purposes of both this practice and Practice E 1527 information that is *publicly available*, obtainable from its source within reasonable time and cost constraints, and *practically reviewable*.

3.3.28 *recognized environmental conditions*—the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, groundwater, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

3.3.29 *records review*—that part of the *Phase I Environmental Site Assessment* in Practice E 1527 that is contained in Section 7 thereof and addresses which records shall or may be reviewed.

3.3.30 *site reconnaissance*—that part of the *Phase I Environmental Site Assessment* in Practice E 1527 that is contained in Section 8 thereof and addresses what should be done in connection with the *site visit*. The site reconnaissance includes, but is not limited to, the *site visit* done in connection with such as *Phase I Environmental Site Assessment*.

3.3.31 *site visit*—the visit to the property during which observations are made constituting the *site reconnaissance* section the *Phase I Environmental Site Assessment* in Practice E 1527 and the *site visit* requirement of the transaction screen process in this practice.

3.3.32 *standard environmental record sources*—those records specified in 7.2.1.1 of the Records Review Section of the *Phase I Environmental Site Assessment* of Practice E 1527.

3.3.33 *standard historical sources*—those sources of information about the history of uses of property specified in 7.3.4 of the Records Review Section of the *Phase I Environmental Site Assessment* of Practice E 1527.

3.3.34 *standard physical setting source*—a current USGS 7.5 minute topographic map (if any) showing the area on which the property is located. See 7.2.3 of Practice E 1527.

3.3.35 *standard practice(s)*—the activities set forth in either this practice or Practice E 1527, or both, for the conduct of environmental site assessments.

3.3.36 *standard sources*—sources of environmental, physical setting, or historical records specified in the Records Review Section (Section 7) of the *Phase I Environmental Site Assessment* of Practice E 1527.

3.3.37 *transaction screen questionnaire*—the questionnaire provided in Section 6 of Practice E 1527.

3.3.38 *transaction screen process*—the process described in Practice E 1527.

3.3.39 *user*—the party seeking to use the transaction screen process of this practice or the *Phase I Environmental Site Assessment* of Practice E 1527 to perform an *environmental assessment* of the *property*. A *user* may include, without limitation, a purchaser of *property*, a potential tenant of *property*, an *owner* of *property*, a lender, or a property manager.

3.3.40 *visually and/or physically observed*—during a *site visit* pursuant to the *transaction screen process* of this practice or pursuant to a *Phase I Environmental Site Assessment* of Practice E 1527 the term *visually and physically observed* means observations made by vision upon walking through a *property* and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term *walking through* is not meant to imply that disabled persons who cannot physically walk may not conduct a *site visit*; they may do so by the means at their disposal for moving through the *property* and the structures located on it.

3.4 *Acronyms:*

3.4.1 *ASTM*—American Society for Testing and Materials.

3.4.2 *CERCLA*—Comprehensive Environmental Response, Compensation and Liability of 1980 Act (as amended, 42 USC § 9601 *et seq.*).

3.4.3 *CERCLIS*—Comprehensive Environmental Response, Compensation and Liability Information System maintained by EPA.

3.4.4 *CFR*—Code of Federal Regulations.

3.4.5 *EPA*—United States Environmental Protection Agency.

3.4.6 *EPCRA*—Emergency Planning and Community Right to Know Act (also known as SARA Title III), (42 USC § 11001 *et seq.*).

3.4.7 *ERNS*—Emergency Response Notification System.

3.4.8 *ESA*—environmental site assessment (different than an environmental audit; see 3.3.12).

3.4.9 *FOIA*—U.S. Freedom of Information Act (5 USC § 552 *et seq.*).

3.4.10 *FR*—Federal Register.

3.4.11 *LUST*—leaking underground storage tank.

3.4.12 *MSDS*—material safety data sheet.

3.4.13 *NCP*—National Contingency Plan.

3.4.14 *NPDES*—National Pollution Discharge Elimination System.

3.4.15 *NPL*—National Priorities List.

3.4.16 *PCBs*—polychlorinated biphenyls.

18
19
21
HIGHLAND AV.
CHASE AV.
CORNELISON AV.
MANSFIELD AV.
SMITH AV.
S. BROADWAY
MIDLAND AV.
FRONT
6TH
HIGH MOUNT AV.
BURD
SOUTH NYACK
UPPER NYACK
NOT NAMED
STANDARD OIL CO. OF N.Y.
STORAGE BARNS
NYACK ICE CO.
GARAGE
JULIUS PETERSEN BOAT BUILDER
NORTH RIVER STEAMBOAT CO.
Hudson River
Scale of Feet.
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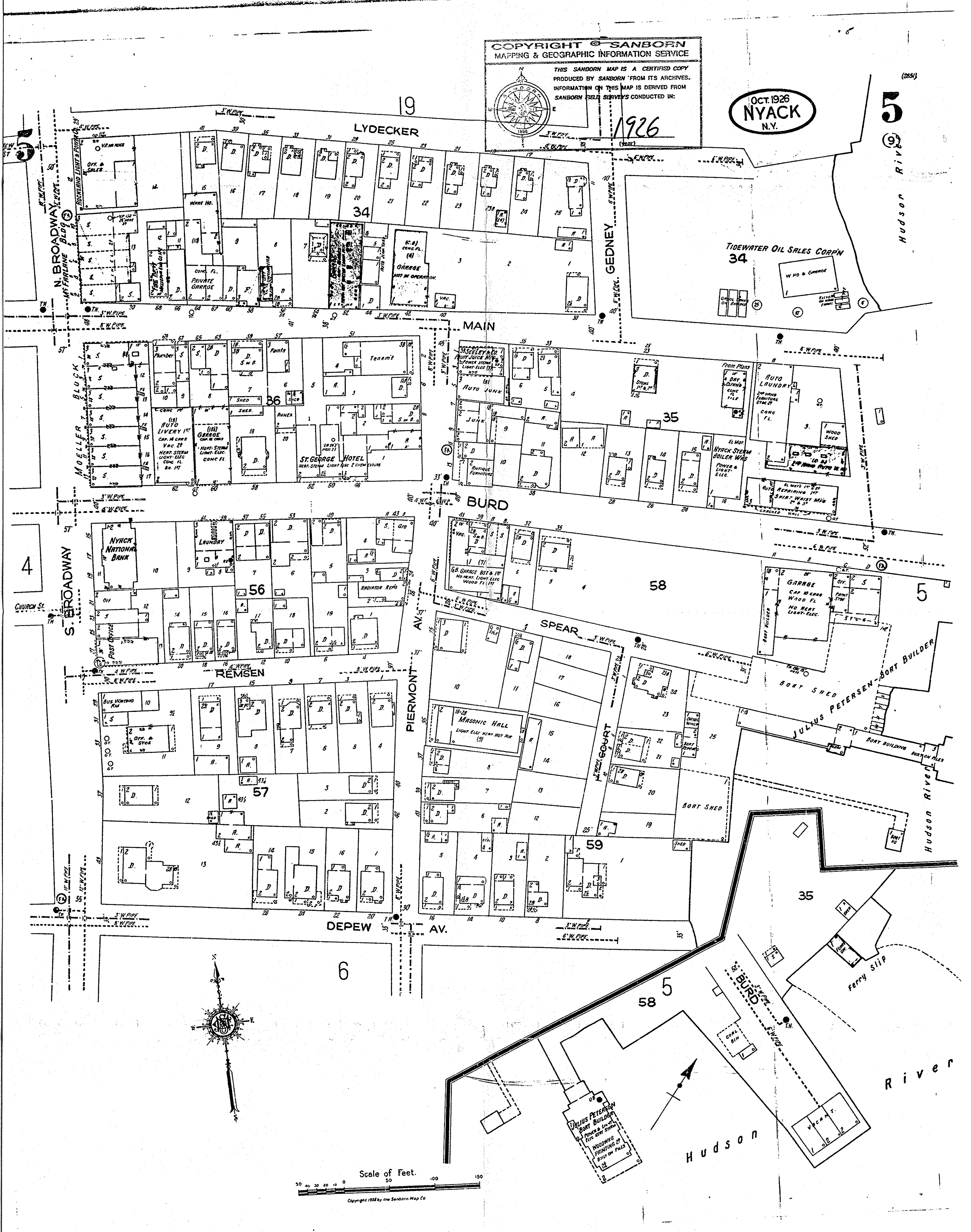
1919
AUG. 1919
NYACK
N.Y.



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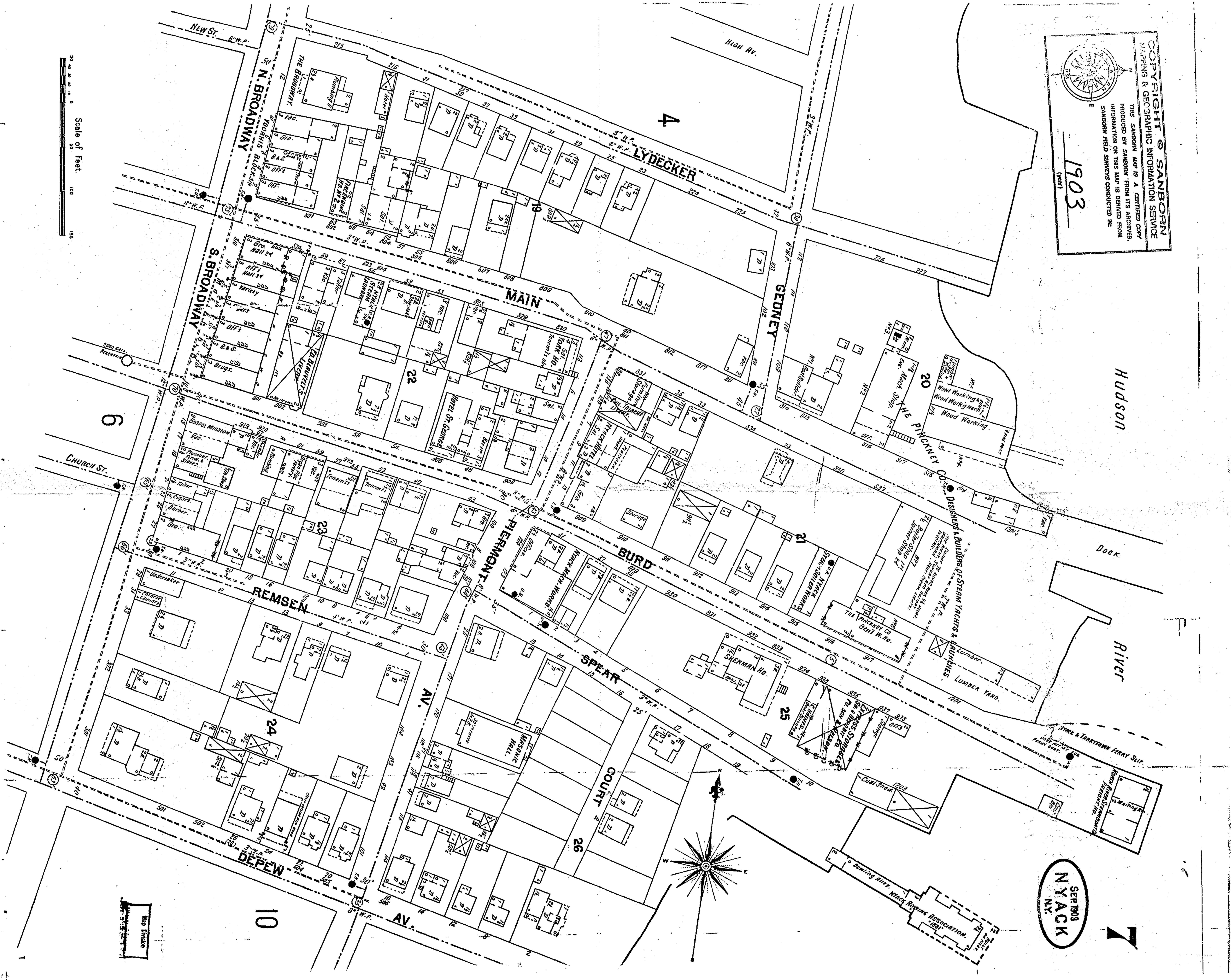
1926
OCT. 1926
NYACK
N.Y.
5
LYDECKER
GEDNEY
MAIN
BURD
SPEAR
COURT
PIERMONT AV.
REMSEN
DEPEW AV.
N. BROADWAY
S. BROADWAY
CHURCH ST.
MOELLER BLOCK
McFARLINE BLDG
TIDEWATER OIL SALES CORP'N
NYACK NATIONAL BANK
POST OFFICE
ST. GEORGE HOTEL
MASONIC HALL
AUTO LAUNDRY
NYACK STEAM BOILER WKS
AUTO JUNK
JUNK
ANTIQUE FURNITURE
GARAGE
AUTO LIVERY
LAUNDRY
RADIATOR REPG
BUS WAITING RM
JULIUS PETERSEN BOAT BUILDER
BOAT SHED
BOAT BUILDING
FERRY SLIP
COAL BIN
VACANT
Hudson River
19
34
35
36
56
57
58
59
6
4
Scale of Feet.
Copyright 1926 by the Sanborn Map Co



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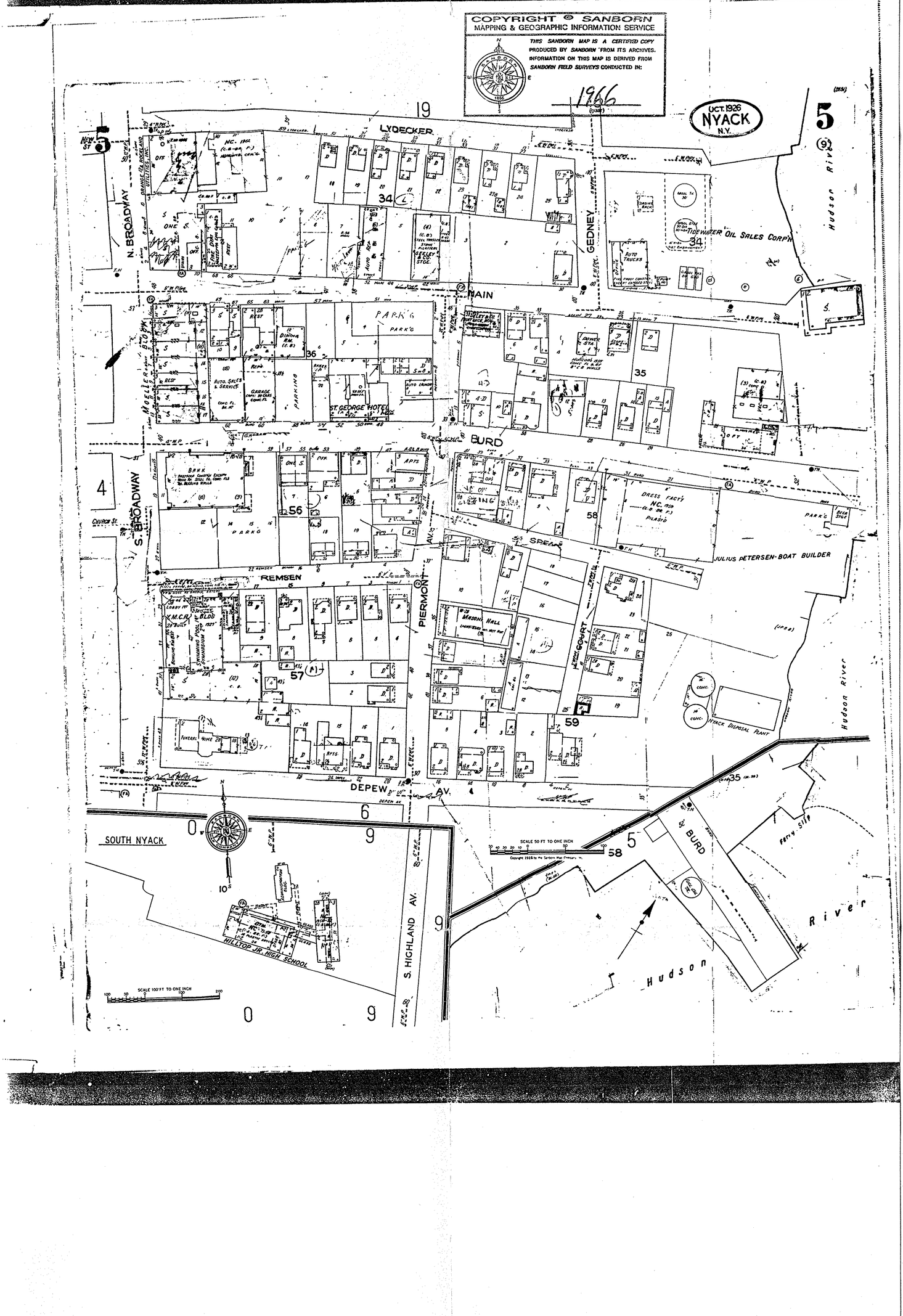
1903
(year)
Scale of Feet.
N. BROADWAY
S. BROADWAY
NEW ST.
HIGH AV.
LYDECKER
MAIN
GEDNEY
CHURCH ST.
PIERMONT AV.
BURD
REMSEN
SPEAR
COURT
DEPEW AV.
Hudson River
Dock
THE PINCKNEY CO. DESIGNERS & BUILDERS OF STEAM YACHTS & LAUNCHES.
Wood Working
Lumber Yard
Coal Shed
Masonic Hall
Hotel St. George
Sherman Ho.
Nyack Rowing Association.
Bowling Alley
Nyack & Tarrytown Ferry Slip
Gospel Mission
Undertaker
Drugs
Variety
4
6
7
9
10
19
20
21
22
23
24
25
26
SEP 1903
NYACK
N.Y.
7
Map Division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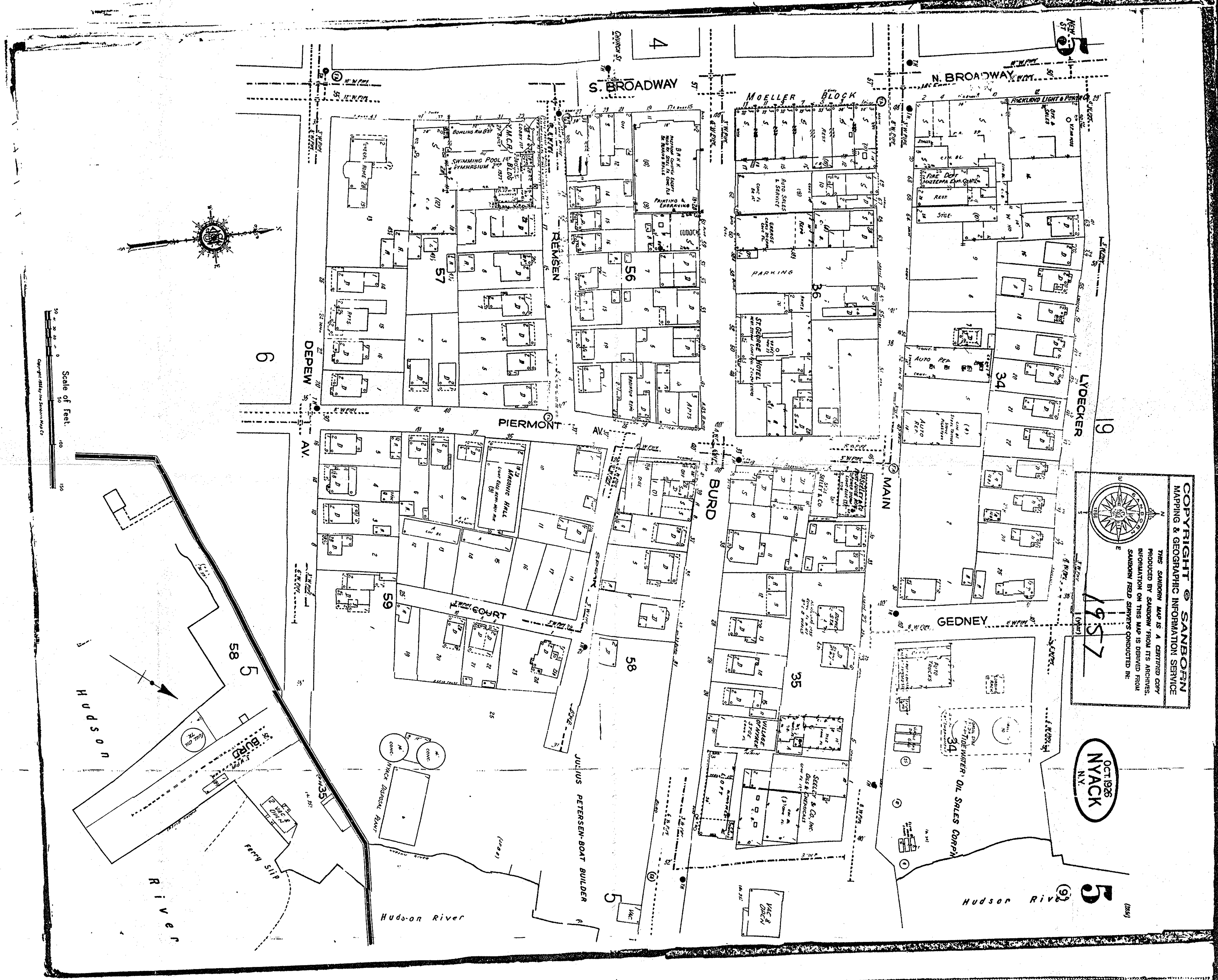
1966
OCT. 1926
NYACK
N.Y.
LYDECKER
N. BROADWAY
GEDNEY
MAIN
BURD
S. BROADWAY
CHURCH ST.
REMSEN
PIERMONT AV.
DEPEW AV.
S. HIGHLAND AV.
HILLTOP JR. HIGH SCHOOL
SOUTH NYACK
TIDEWATER OIL SALES CORP'N
JULIUS PETERSEN-BOAT BUILDER
NYACK DISPOSAL PLANT
Hudson River
Ferry Slip
ST. GEORGE HOTEL
Y.M.C.A. BLDG.
MASONIC HALL
SCALE 100 FT TO ONE INCH
SCALE 50 FT TO ONE INCH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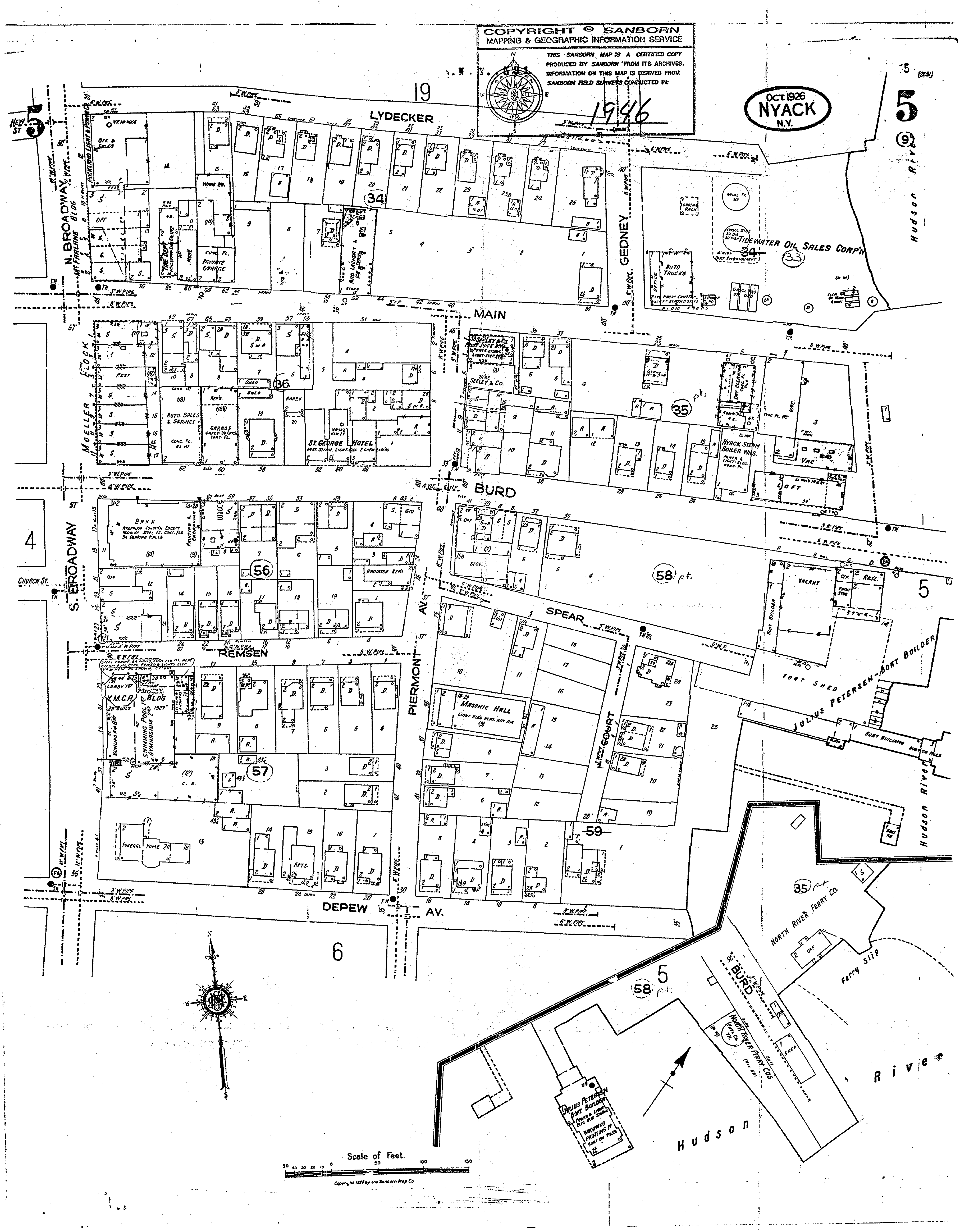
1957
OCT. 1926
NYACK
N.Y.
5
S. BROADWAY
N. BROADWAY
MOELLER BLOCK
CHURCH ST.
DEPEW
AV.
PIERMONT
REMSEN
BURD
MAIN
LYDECKER
GEDNEY
COURT
SPEAR
Y.M.C.A. BLDG.
SWIMMING POOL 1ST GYMNASIUM 2ND
BOWLING ALLEYS
MASONIC HALL
ST. GEORGE HOTEL
PARKING
AUTO REP.
ROCKLAND LIGHT & POWER CO.
SEELEY & CO. INC.
VILLAGE
TIDEWATER OIL SALES CORP.
JULIUS PETERSEN-BOAT BUILDER
Hudson River
Hudson
River
Ferry Slip
Scale of Feet.
4
6
19
56
57
58
59
34
35
36



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1946
OCT. 1926
NYACK
N.Y.
Hudson River
TIDEWATER OIL SALES CORP'N
GEDNEY
MAIN
BURD
LYDECKER
SPEAR
COURT
PIERMONT AV.
DEPEW AV.
REMSEN
N. BROADWAY
S. BROADWAY
MOELLER
ROCK
CHURCH ST.
NEW ST.
MASONIC HALL
ST. GEORGE HOTEL
SEELEY & CO.
NYACK STEAM BOILER WKS.
VACANT
JULIUS PETERSEN BOAT BUILDER
NORTH RIVER FERRY CO.
NORTH RIVER FERRY CO'S
Ferry slip
Y.M.C.A. BLDG
BANK
AUTO SALES & SERVICE
GARAGE
APTS.
FUNERAL HOME
ROCKLAND LIGHT & POWER CO.
MC FARLANE BLDG
Scale of Feet.

(2505)

NYACK

NEW YORK

MAP
SANBORN (LIMITED) PUBLISHING COMPANY

Scale, 50 Ft. to an Inch — 117 Broadway New York

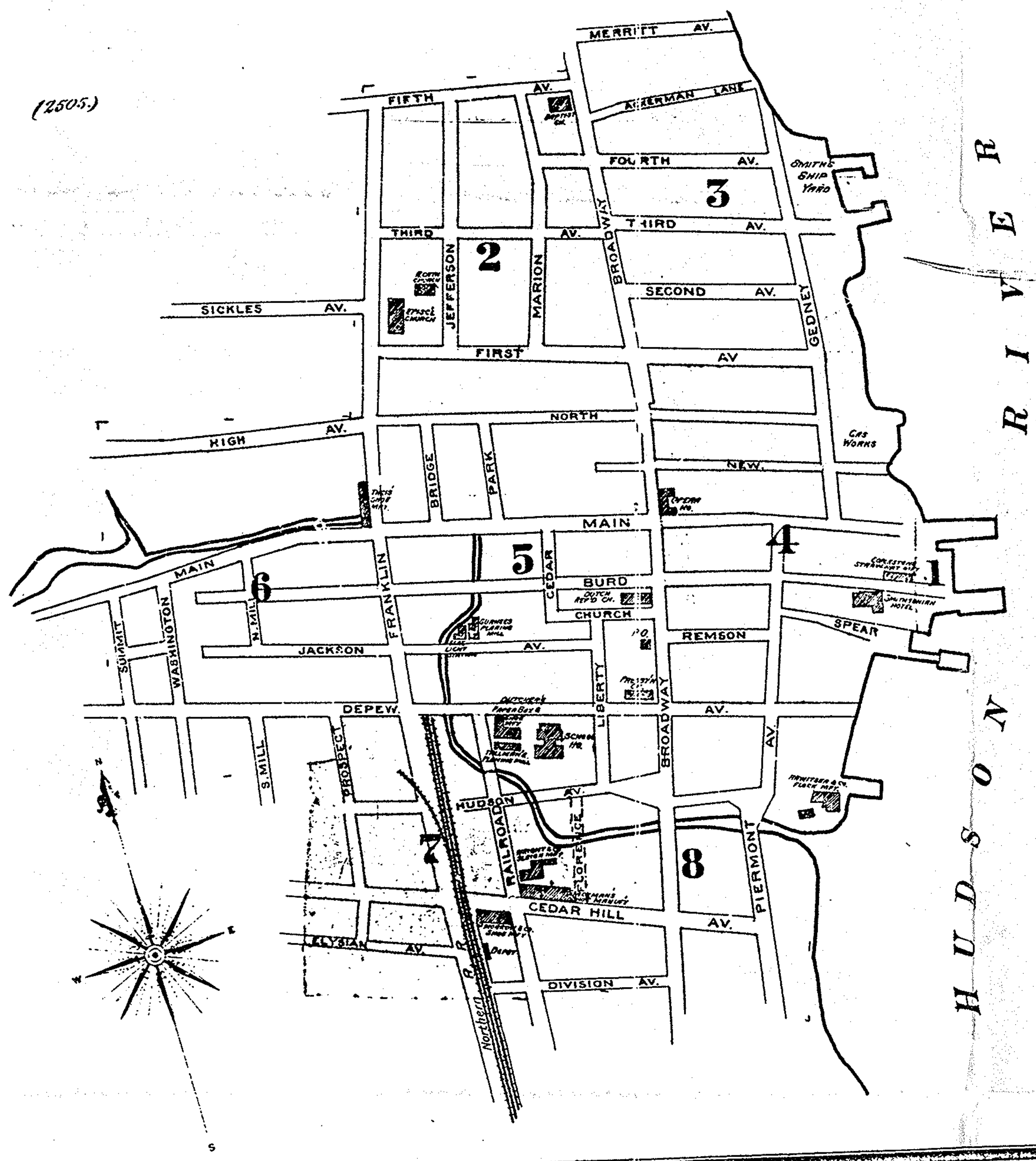
June 1887

POPULATION 6500

Prevailing Winds
No. WEST

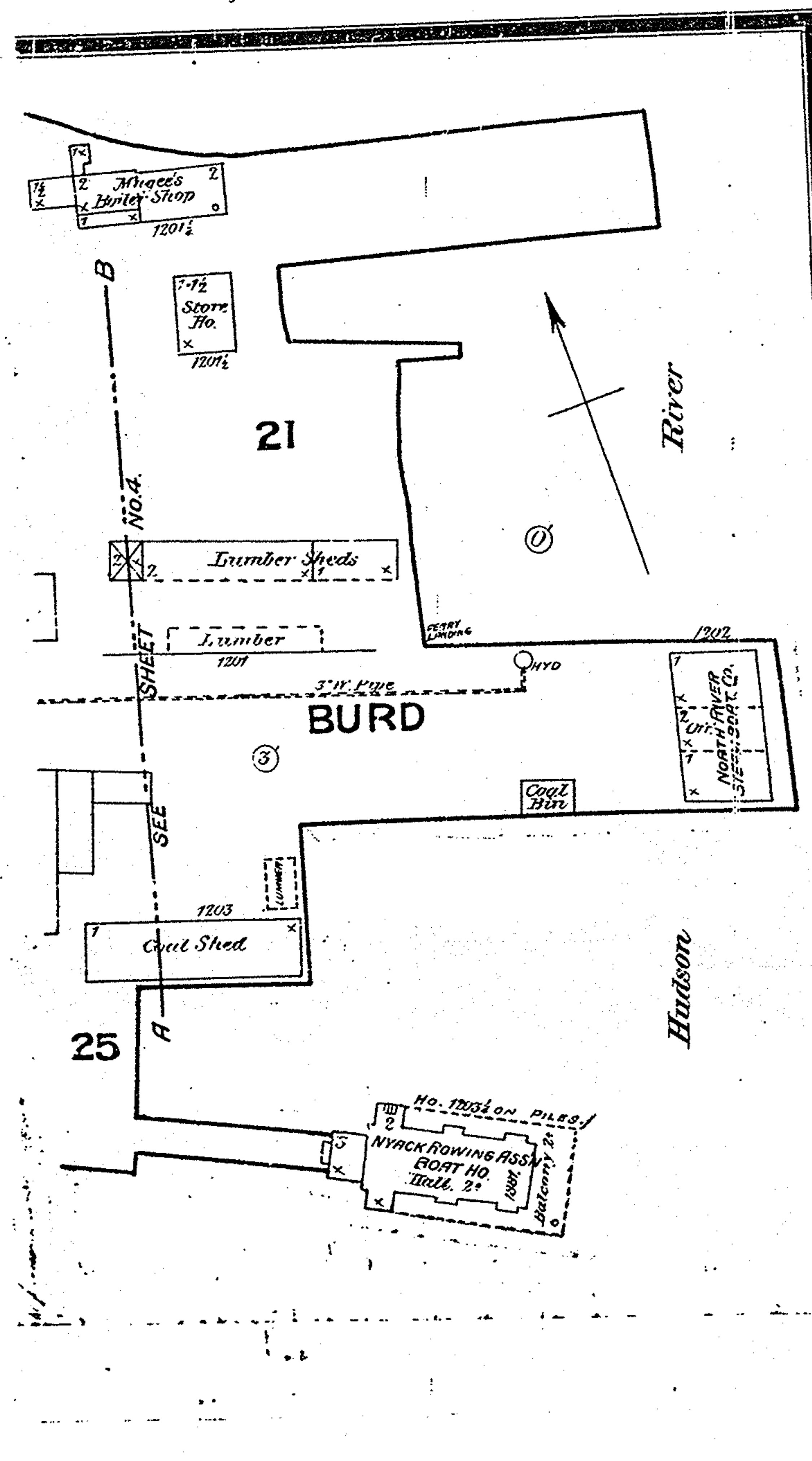
Water Facilities 3 Reservoirs, 28 Hydrants, 10 Triple Hydrants, Pumping from Hackensack River. Capacity of Pump 600,000 Galls per day. Main Street Reservoir 2/3 mi W. from village. Elev. 180'. Pressure 50 lbs. Capc'y 225,000 Galls. Perry Reservoir 2/3 mile W. of village. Elev. 180'. Pressure 50 lbs. Capc'y 1,250,000 Galls, both supplied by springs & Pumping. High Service Reservoir 1 Mile W. of Village. Elev. 280'. Pressure 140 lbs. Capacy 700,000 Galls. Supplied by Pumping.

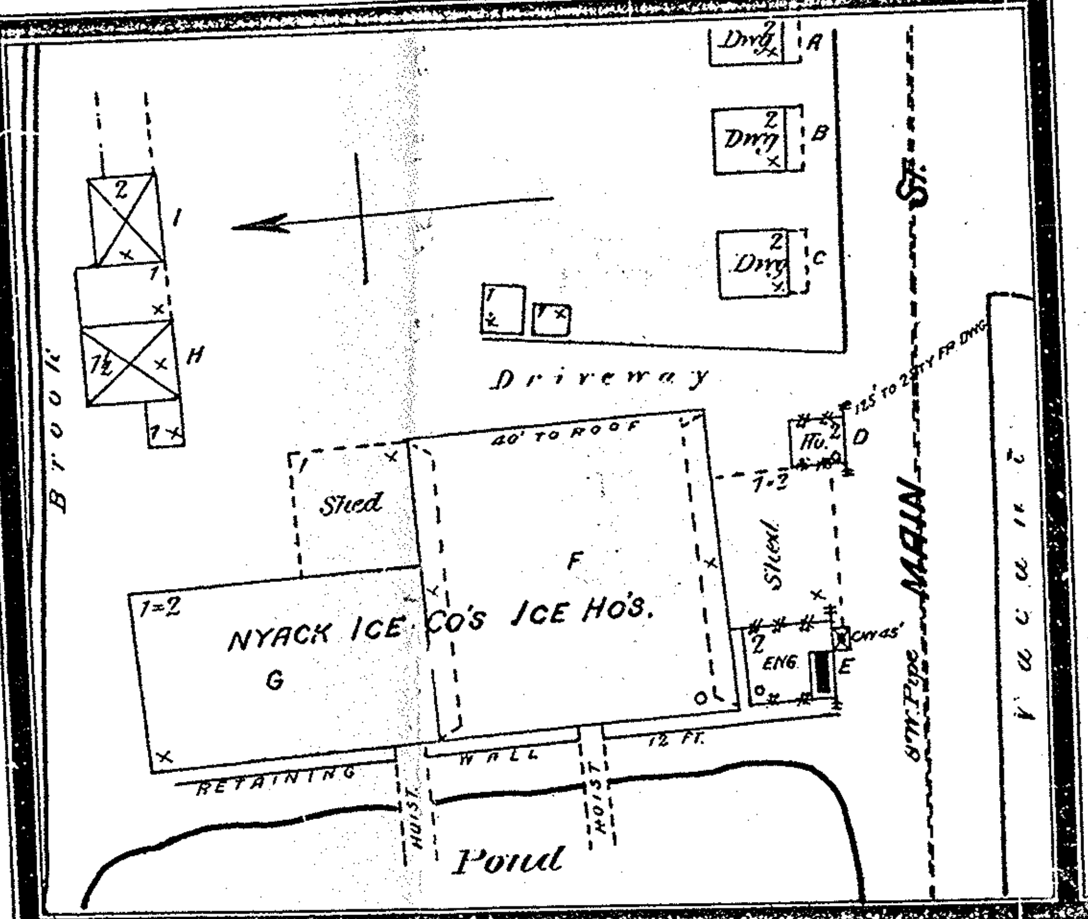
Fire Department Volunteer. 3 Good Steam Fire Engines, 1 Hand Engine, 1 Independent Hose Cart, 2 Hook & Ladder Trucks, 2000' of cotton Rubber Lined Hose, 500' of Leather Hose.

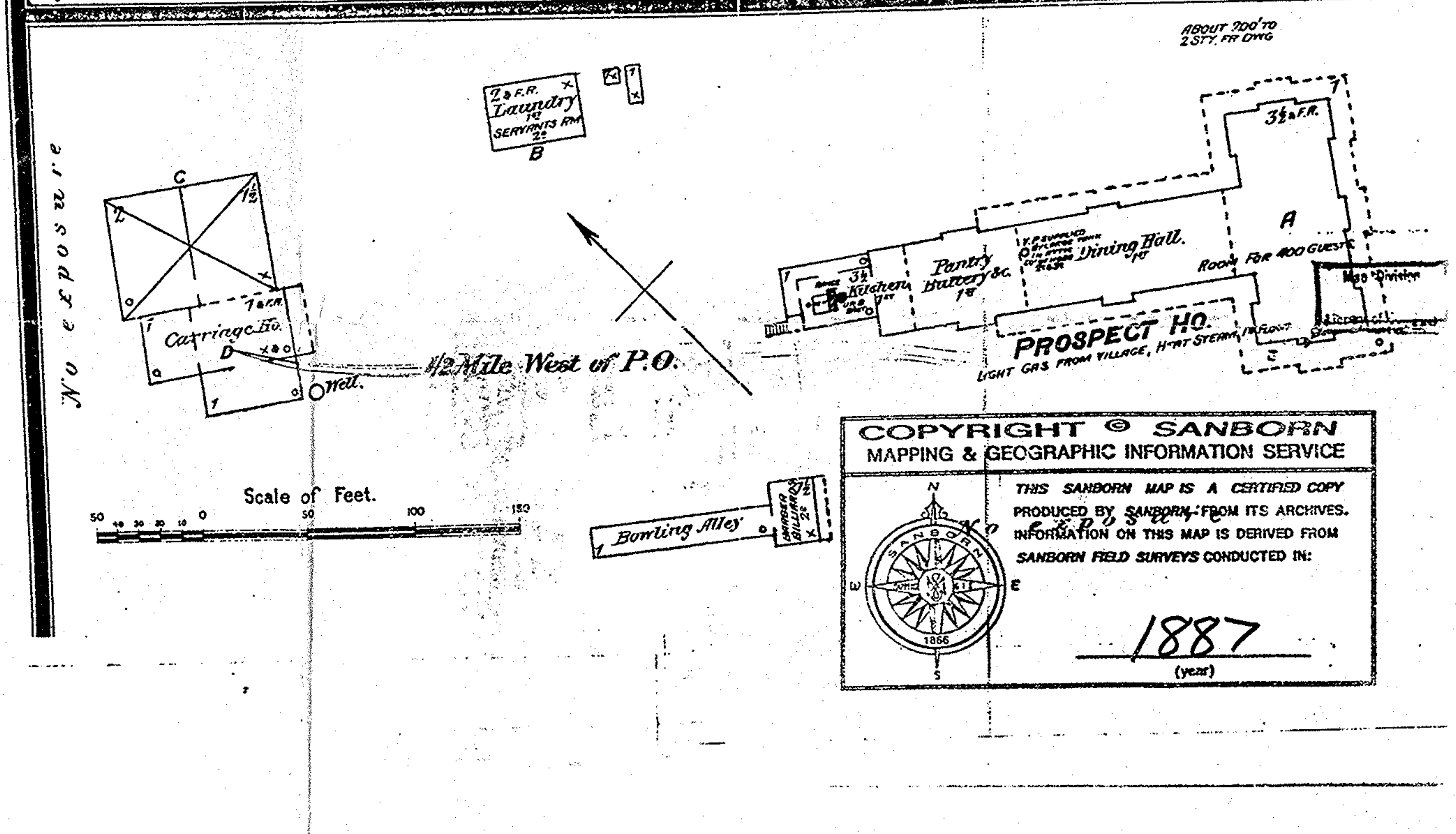


INDEX.

NOTE: House Numbers given are Arbitrary.







11
OAK HILL CEMETERY.
SICKLES AV.
ROCKLAND COLLEGE.
SEP 1896
NYACK
N.Y.
DOCK.
MAIN
21
LUMBER YARD.
NYACK & TARRYTOWN FERRY SLIP.
BURD
NORTH RIVER STEAMBOAT CO. FREIGHT HO.
25
SPEAR
NYACK ROWING ASSOCIATION 1881.
Hudson River.
89
HIGH AV.
HIGHLAND AV.
WASHINGTON AVE.
GLEN BYRON AV.
92
AT SOUTH NYACK.
93
88
Lake
NYACK ICE CO.
MAIN
87
84
83
85
86
CLEVELAND AV.
PIEDMONT AVE. BEYOND.
NO EXPOSURE.
NEW TAPPAN ZEE HO.
Scale of Feet.
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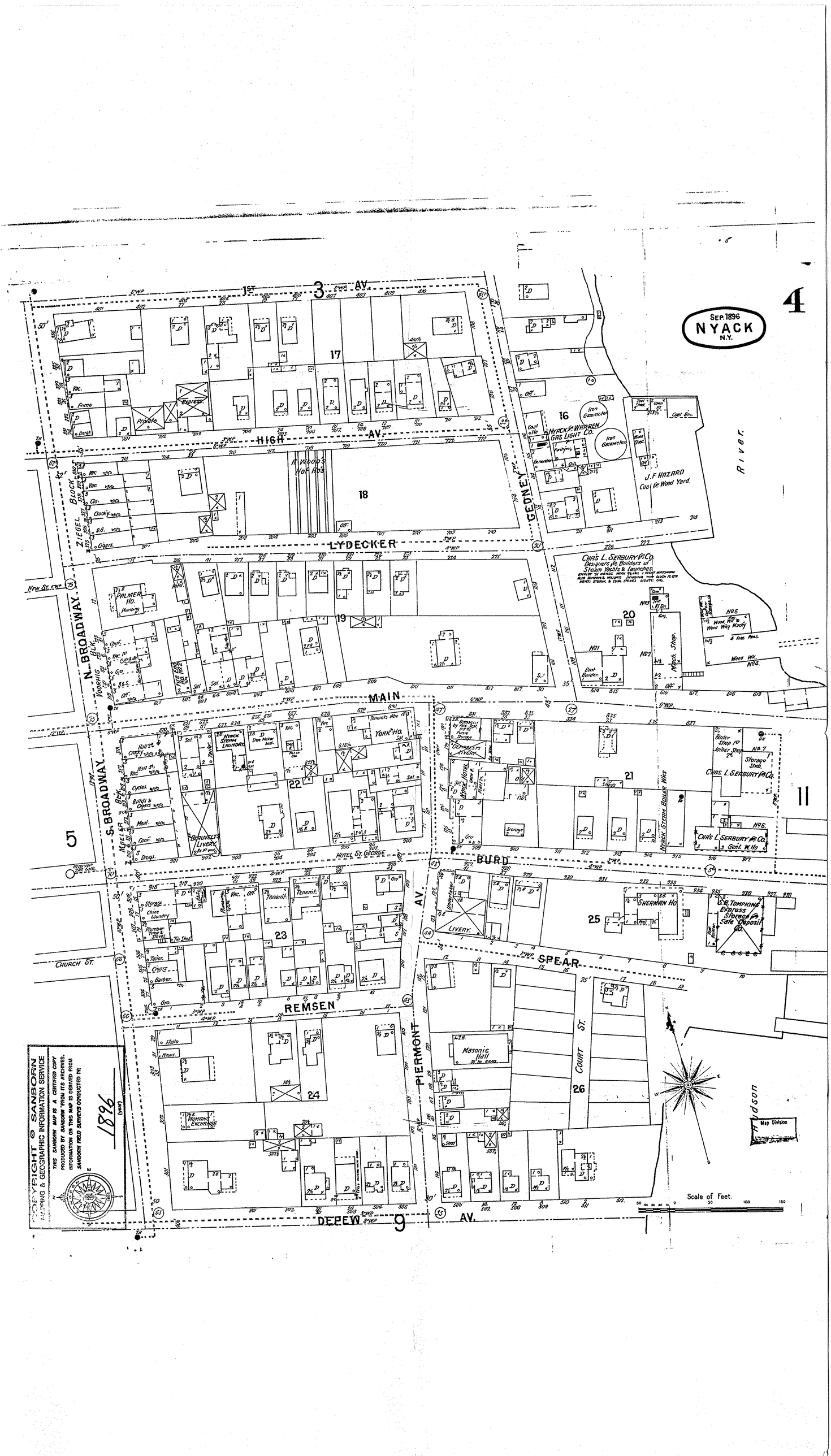
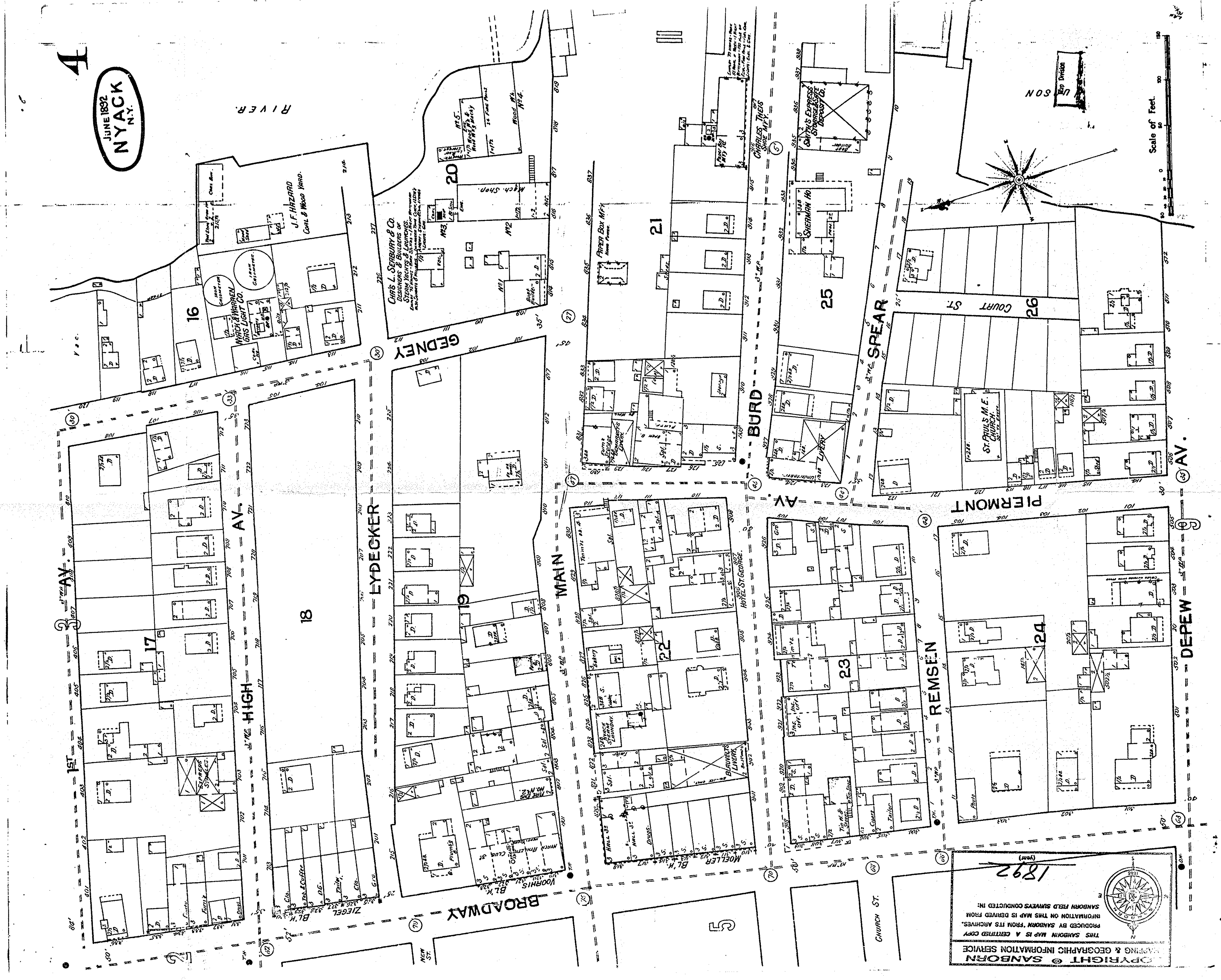
1896
(year)




4
JUNE 1892
NYACK
N.Y.
RIVER
HUDSON
Scale of Feet.
GEDNEY
HIGH AV.
LYDECKER
MAIN
BURD
SPEAR
COURT ST.
PIERMONT AV.
REMSEN
DEPEW AV.
BROADWAY
1ST AV.
CHURCH ST.
NEW ST.
J.F. HAZARD COAL & WOOD YARD
NYACK & WARREN GAS LIGHT CO.
CHAS. L. SEABURY & CO. DESIGNERS & BUILDERS OF STEAM YACHTS & LAUNCHES
PAPER BOX MF'Y
CHARLES THEIS SHOE MF'Y
SMITH'S EXPRESS STORAGE & SAFE DEPOSIT CO.
SHERMAN HO.
ST. PAULS M.E. CHURCH
HOTEL ST. GEORGE
MOELLER BL'K
VOORHIS BL'K
ZIEGEL BL'K
16
17
18
19
20
21
22
23
24
25
26
5
1892
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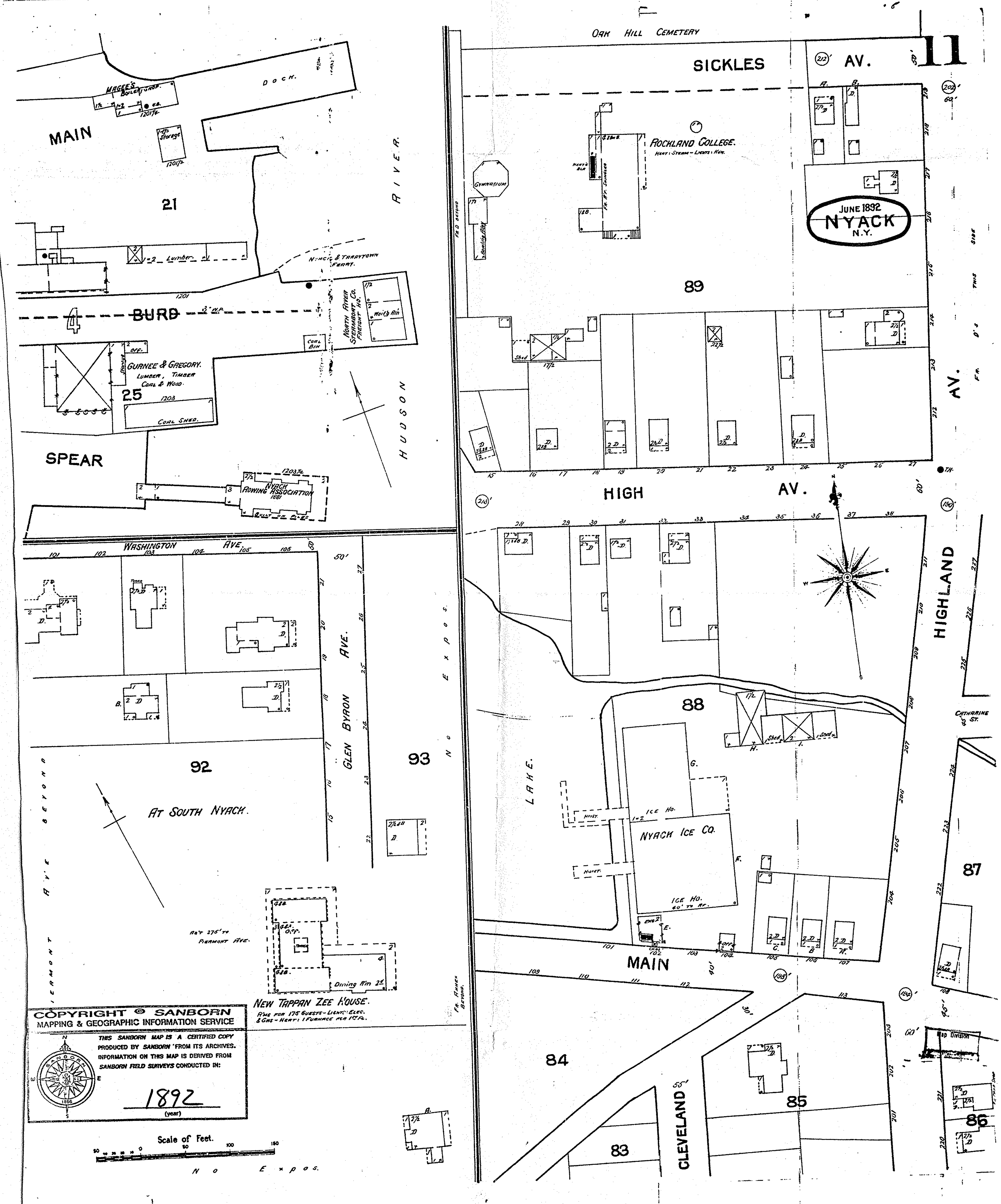
11
OAK HILL CEMETERY
SICKLES AV.
ROCKLAND COLLEGE.
GYMNASIUM
JUNE 1892
NYACK
N.Y.
89
HIGH AV.
HIGHLAND
88
NYACK ICE CO.
ICE HO.
LAKE.
MAIN
87
86
85
84
83
CLEVELAND
MAIN
MAGEE'S BOILER SHOP
DOCK.
21
RIVER.
HUDSON
NORTH RIVER STEAMBOAT CO. FREIGHT HO.
BURD
GURNEE & GREGORY. LUMBER, TIMBER COAL & WOOD.
25
COAL SHED.
SPEAR
NYACK ROWING ASSOCIATION
WASHINGTON AVE.
GLEN BYRON AVE.
92
93
AT SOUTH NYACK.
NEW TAPPAN ZEE HOUSE.
No Expos.
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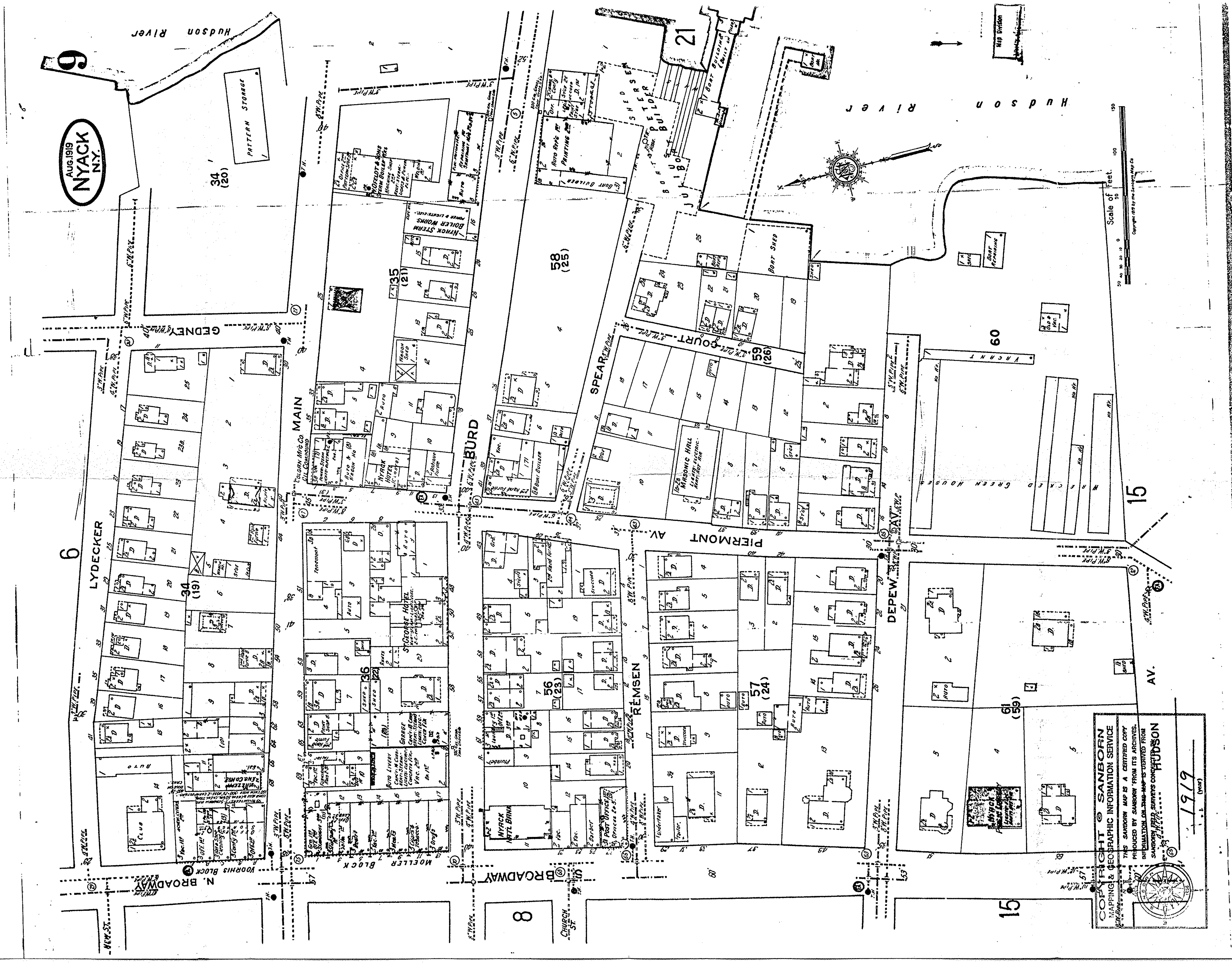
1892
(year)
Scale of Feet.
No Expos.


AUG. 1919
NYACK N.Y.
9
Hudson River
PATTERN STORAGE
NYACK STEAM BOILER WORKS
LYDECKER
GEDNEY
MAIN
BURD
SPEAR
COURT
PIERMONT AV.
DEPEW AV.
REMSEN
BROADWAY
N. BROADWAY
CHURCH ST.
NEW ST.
HUDSON AV.
VOORHIS BLOCK
MOELLER BLOCK
NYACK HOTEL
ST. GEORGE HOTEL
MASONIC HALL
NYACK NAT'L BANK
POST OFFICE
BOAT SHED
BOAT REPAIRING
BOAT BUILDER
VACANT
WRECKED GREEN HOUSES
Scale of Feet
6
8
15
21
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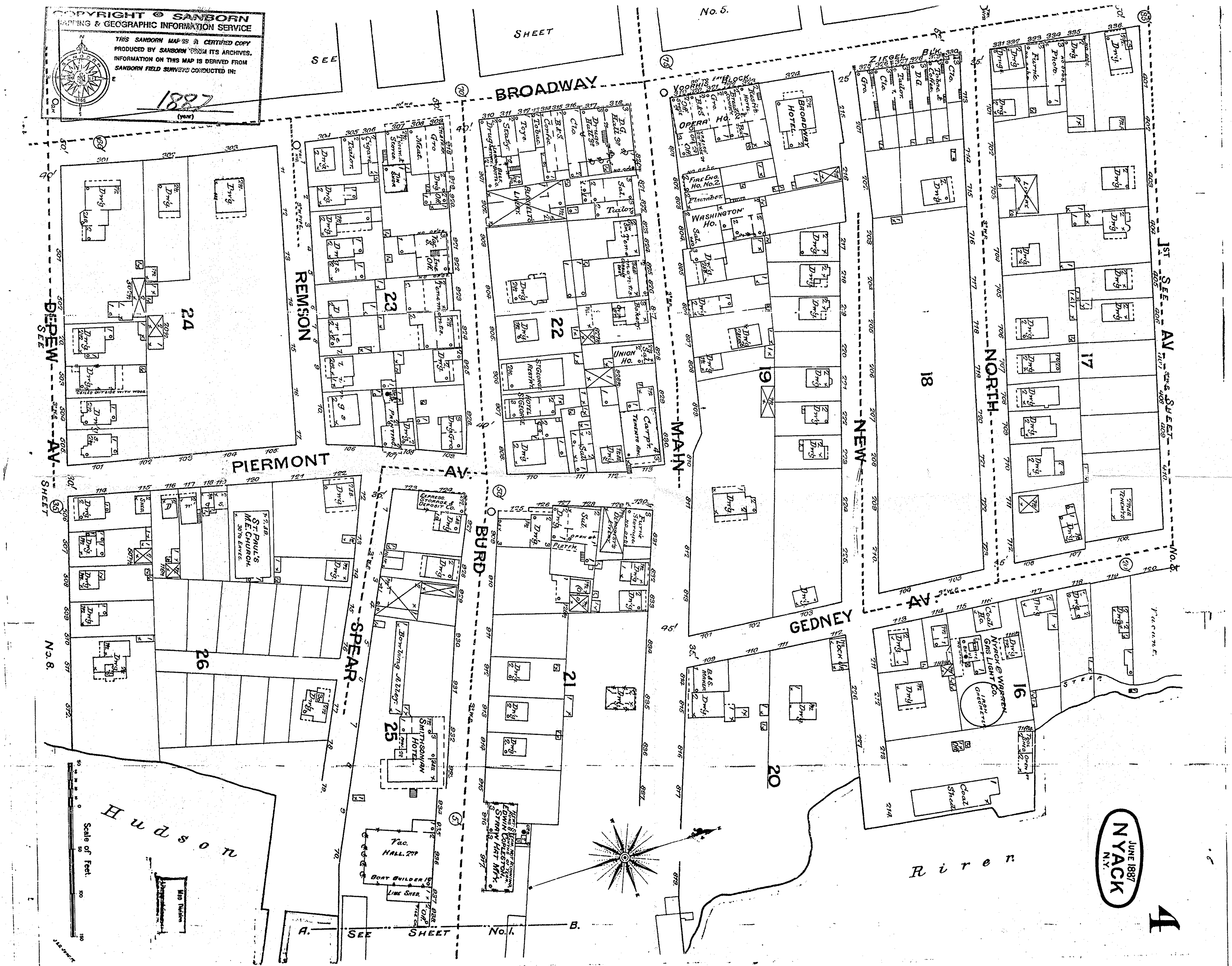
1919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1887
(year)
SEE SHEET No. 5.
BROADWAY
DEPEW AV
SEE SHEET
REMSON
PIERMONT AV
SPEAR
BURD
MAIN
NEW
NORTH
GEDNEY AV
1ST AV
SEE SHEET
No. 8.
VOORHIS BLOCK
OPERA HO.
BROADWAY HOTEL
ZIEGEL BLK.
FIRE ENG. HO. No. 2.
WASHINGTON HO.
UNION HO.
ST GEORGE RESTR'T.
HOTEL ST GEORGE
ST. PAUL'S M.E. CHURCH.
EXPRESS STORAGE & DEPOSIT CO.
SMITHSONIAN HOTEL.
Bowling Alley
BOAT BUILDER
LIME SHED.
EDWIN COPLESTON STRAW HAT MFY.
NYACK & WARREN GAS LIGHT CO.
IRON GASOMETER
Coal Ho.
Coal Shed
STEEP
Vacant
Hudson River
Scale of Feet.
A. SEE SHEET No. 1. B.
NYACK N.Y.
JUNE 1887
4