

**New York State Department of Environmental Conservation**  
**Division of Environmental Remediation**  
Bureau of Technical Support, 11th Floor  
625 Broadway, Albany, New York 12233-7020  
Phone: (518) 402-9553 • FAX: (518) 402-9577  
Website: www.dec.state.ny.us



**MEMORANDUM**

**TO:** See Distribution List

**FROM:** Kelly A. Lewandowski, NYSDEC - DER Bureau of Technical Support *Kelly A. Lewandowski*

**SUBJECT:** Brownfield Cleanup Program Application  
221 Main Street, White Plains, New York, 10601, C360073

**DATE:** JUL 28 2004

The attached Brownfield Cleanup Program Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Brownfield Cleanup Program procedures. If you require additional copies or the complete series of the related application's attachments, please contact me at 518-402-9553.

The Time and Activity Code for the subject site is: N633 (On-Site); N634 (Off-Site)

Attachment(s)

Distribution

Original (with all attachments) to:

Ramanand Pergadia, NYSDEC -Region 3

Copy (with all attachments) to:

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation

Robert Schick, NYSDEC DER Remedial Bureau C

Anne Hohenstein, NYSOSC

Copy (without attachments) to:

Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau

Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

Denise D'Ambrosio, NYSDEC - DEE Region 3 (Tarrytown)

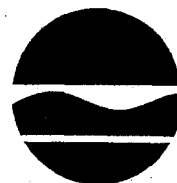
**New York State Department of Environmental Conservation  
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**Website:** [www.dec.state.ny.us](http://www.dec.state.ny.us)



Erin M. Crotty  
Commissioner

JUL 28 2004

Mr. Louis Cappelli  
Managing Member  
LC Main, LLC  
115 Stevens Avenue  
Valhalla, New York 10595

Re: Brownfield Cleanup Application  
221 Main Street, White Plains, NY 10601  
BCP #: C360073

Dear Mr. Cappelli:

The New York State Department of Environmental Conservation (Department) is in receipt of your application for participation in the Brownfield Cleanup Program (BCP) pursuant to ECL Section 27-1400 et seq. As you know, the BCP is a cooperative approach between the Department and lenders, developers, and current and prospective owners. The program fosters private-sector remediation of brownfields and reduces development pressures on "greenfields." We are pleased to advise you that your application has been determined to be complete.

Pursuant to ECL Section 27-1407(5), a thirty-day public comment period is to be commenced upon the Department's determination that an application is complete. The party seeking to participate in the BCP is required under the BCP to notify in writing the chief executive officer and zoning board of each county, city, town and village in which the proposed brownfield site is located, as well as residents of the site, the public water supplier which services the area, any person who has requested to be placed on the brownfield site contact list, and the administrator of any school or day care facility located adjacent to or near the site. Further, the Department will publish a similar notice in the Environmental Notice Bulletin.

In order to facilitate the notifications, the Department has prepared the enclosed Public Notice for you to utilize and the instructions for placing and mailing the notifications as well as the document repository location and contents. As the applicant you are responsible for making available a copy of the application and copies of all other related attached documents such as any assessment and investigation reports and/or investigation or remedial work plans. Also, you must use this Department-approved Public Notice form and cannot provide any other or additional information when fulfilling your obligation to provide notice of the application and comment period. The enclosed form should be provided to a local newspaper servicing the area including the brownfield site for publication no later than August 4, 2004. Additionally, all of the above-mentioned mailings should be completed no later than August 3, 2004. To the extent that the mailings and publications are not completed in accordance



**PIRRO GROUP**  
— RELATIONSHIPS AT WORK —

**RECEIVED**

**JUL 20 2004**

**BUREAU OF  
TECHNICAL SUPPORT**

July 19, 2004

**Via Federal Express**

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7020

Re: 221 Main Street, White Plains, New York  
Brownfield Cleanup Program (BCP) Application

To Whom It May Concern:

Enclosed please find one (1) executed original and two  
(2) copies of the Brownfield Cleanup Program (BCP)  
Application for 221 Main Street, White Plains, New York.

Very truly yours,

  
Albert J. Pirro, Jr.

AJP:dac  
Enclosures



**PIRRO GROUP**  
— RELATIONSHIPS AT WORK —

**RECEIVED**

**JUL 23 2004**

**BUREAU OF  
TECHNICAL SUPPORT**

July 22, 2004

**Via Federal Express**

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7020  
Attn: Mr. Preston Pine

Re: 221 Main Street, White Plains, New York  
Brownfield Cleanup Program (BCP) Application

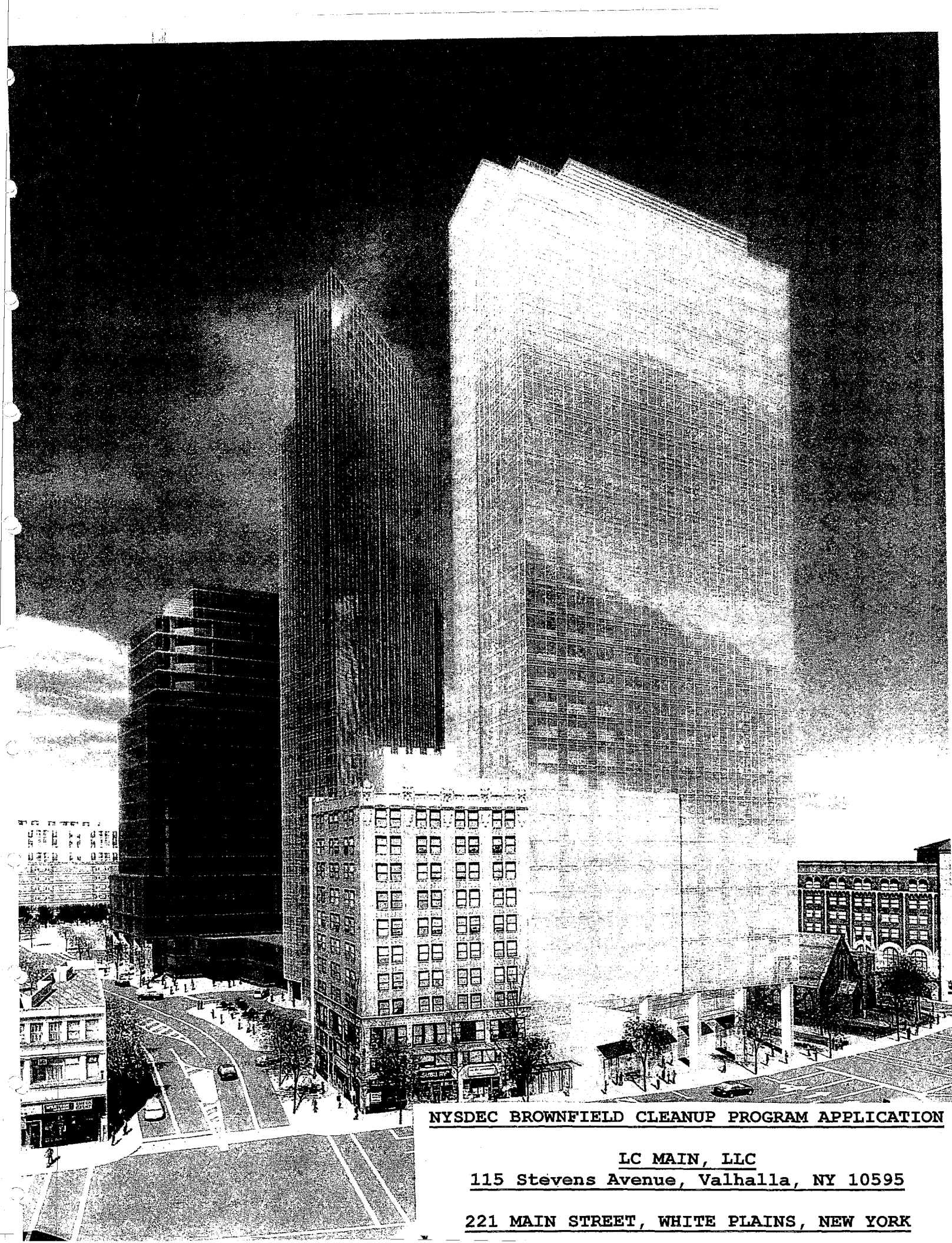
Dear Mr. Pine:

As per your facsimile dated July 21, 2004, enclosed  
please find three (3) additional copies of the above-  
referenced application.

Very truly yours,

  
Albert J. Pirro, Jr.

AJP:dac  
Enclosures



NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

LC MAIN, LLC

115 Stevens Avenue, Valhalla, NY 10595

221 MAIN STREET, WHITE PLAINS, NEW YORK

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION**

**June 2004**

**LC MAIN, LLC  
221 MAIN STREET SITE  
WHITE PLAINS, NY**

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2. Estimated Project Schedule

**Attachment C: Site's Environmental History**

1. Environmental Data
2. Previous Owners
3. Previous Operators

**Attachment D: Contact List Information**

1. Chief executive officer and zoning board chairperson
2. Residents, owners and occupants of the site and properties adjacent
3. Local News Media
4. Public Water Supplier
5. Persons requested to be put on Contact List
6. Administrator of school or day care near site
7. Location of document repository

**Attachment E: Contaminant Information Attachment**

1. Attachments by JM Associates

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1. Surrounding Area
2. Potential vulnerability of groundwater to contamination
3. Geography and Geology of the Site



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION

ECL ARTICLE 27 / TITLE 14

10/9/03

Applicant Information			
NAME LC MAIN, LLC c/o Cappelli Enterprises, Inc.			
ADDRESS 115 Stevens Avenue			
CITY/TOWN Valhalla, New York		ZIP CODE 10595	
PHONE 914-769-6500	FAX 914-747-2743	E-MAIL bruce@cappelli-inc.com	
NAME OF APPLICANT'S REPRESENTATIVE J.M. Associates, Inc. attn: John Manfredi			
ADDRESS 225 Railroad Avenue			
CITY/TOWN Bedford Hills, New York		ZIP CODE 10507	
PHONE 914-241-3795	FAX 914-241-4499	E-MAIL jmandfred73@aol.com	
THE APPLICANT MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:			
<input type="checkbox"/> PARTICIPANT An applicant who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.		<input checked="" type="checkbox"/> VOLUNTEER An applicant other than a participant, including an applicant whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.  NOTE: By checking this box, the applicant certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.	
Applicant Relationship to Property (check one):			
<input checked="" type="checkbox"/> Previous Owner	<input checked="" type="checkbox"/> Current Owner	<input checked="" type="checkbox"/> Potential /Future Purchaser	<input checked="" type="checkbox"/> Other <u>Owner as to part of site &amp; Contract Vendee as to Balance</u>
Current Owner/Operator Information			
OWNER'S NAME (if different from applicant)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
OPERATOR'S NAME (if different from applicant)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	

Site Information			
SITE NAME 221 Main Street, White Plains, New York 10601			
SITE ADDRESS 221 Main Street		CITY/TOWN White Plains, New York	ZIP CODE 10601
COUNTY Westchester		SITE SIZE (ACRES) approx. 108,000 sq. ft. to 2.8 acres	
LATITUDE 41.0325		LONGITUDE -73.7645	
PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.			
1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) _____		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3. IS THE SITE PART OF A DESIGNATED EN-Zone PURSUANT TO TL § 21(b)(6). IF YES, IDENTIFY AREA (NAME) <u>Census Tract #009300</u>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Applicant Eligibility Information (Please refer to ECL § 27-1407)			
1. ARE ANY ENFORCEMENT ACTIONS PENDING AGAINST THE APPLICANT REGARDING THIS SITE?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
2. IS THE APPLICANT SUBJECT TO AN OUTSTANDING CLAIM BY THE SPILL FUND FOR THIS SITE?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3. HAS THE APPLICANT VIOLATED ANY PROVISION OF ECL ARTICLE 27?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
4. HAS THE APPLICANT BEEN PREVIOUSLY DENIED ENTRY TO THE BCP?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
5. HAS THE APPLICANT COMMITTED A NEGLIGENT OR INTENTIONALLY TORTIOUS ACT REGARDING HAZARDOUS WASTE OR PETROLEUM?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6. HAS THE APPLICANT BEEN CONVICTED OF A CRIMINAL OFFENSE THAT INVOLVES A VIOLENT FELONY, FRAUD, BRIBERY, PERJURY, THEFT, OR OFFENSE AGAINST PUBLIC ADMINISTRATION?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
7. HAS THE APPLICANT KNOWINGLY FALSIFIED STATEMENTS OR CONCEALED MATERIAL FACTS IN A MATTER RELATED TO THE DEPARTMENT?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
8. HAS THE APPLICANT, BASED ON THE PROVISIONS OF ECL ARTICLE 27-1407 (OR A SIMILAR PROVISION OF FEDERAL OR STATE LAW), COMMITTED AN ACT OR FAILED TO ACT, AND SUCH ACT OR FAILURE TO ACT COULD BE THE BASIS FOR DENIAL OF A BCP APPLICATION?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Site Eligibility Information (Please refer to ECL § 27-1405)			
1. DOES THE SITE MEET THE DEFINITION OF A BROWNFIELD SITE (REAL PROPERTY, THE REDEVELOPMENT OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS WASTE, PETROLEUM, POLLUTANT, OR CONTAMINANT)?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2. IS THE SITE LISTED ON THE NATIONAL PRIORITIES LIST?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, PLEASE PROVIDE: SITE # _____ CLASS # _____		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
4. IS THE SITE SUBJECT TO A PERMIT UNDER ECL ARTICLE 27, TITLE 9, OTHER THAN AN INTERIM STATUS FACILITY?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
5. IS THE SITE SUBJECT TO A CLEANUP ORDER UNDER NAVIGATION LAW ARTICLE 12 OR ECL ARTICLE 17 TITLE 10?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
6. IS THE SITE SUBJECT TO A STATE OR FEDERAL ENFORCEMENT ACTION RELATED TO HAZARDOUS WASTE OR PETROLEUM?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Project Description			
PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING COMPONENTS:			
<ul style="list-style-type: none"> <li>PURPOSE AND SCOPE OF THE PROJECT</li> <li>ESTIMATED PROJECT SCHEDULE</li> </ul>			

### Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. ENVIRONMENTAL DATA

A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.

IF A FINAL INVESTIGATION REPORT IS INCLUDED, INDICATE WHETHER IT MEETS THE REQUIREMENTS OF ECL ARTICLE 27-1415(2):

☒ YES ☐ NO

2. OWNERS

A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").

3. OPERATORS

A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

### Contact List Information

PLEASE ATTACH, AT A MINIMUM, THE NAMES AND ADDRESSES OF THE FOLLOWING:

1. THE CHIEF EXECUTIVE OFFICER AND ZONING BOARD CHAIRPERSON OF EACH COUNTY, CITY, TOWN AND VILLAGE IN WHICH THE SITE IS LOCATED.
2. RESIDENTS, OWNERS, AND OCCUPANTS OF THE SITE AND PROPERTIES ADJACENT TO THE SITE.
3. LOCAL NEWS MEDIA FROM WHICH THE COMMUNITY TYPICALLY OBTAINS INFORMATION.
4. THE PUBLIC WATER SUPPLIER WHICH SERVICES THE AREA IN WHICH THE SITE IS LOCATED.
5. ANY PERSON WHO HAS REQUESTED TO BE PLACED ON THE SITE CONTACT LIST.
6. THE ADMINISTRATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE SITE.
7. THE LOCATION OF A DOCUMENT REPOSITORY FOR THE PROJECT (E.G., LOCAL LIBRARY)

### Contaminant Information

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	X	X			
Chlorinated Solvents					
Other VOCs					
SVOCs					
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: \_\_\_\_\_

### Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Other \_\_\_\_\_

Future Use: ☒ Residential ☒ Commercial ☐ Industrial ☒ Other Hotel

Please check the appropriate boxes and provide an explanation as an attachment if appropriate.

Yes No Unknown

1. Do current historical and/or recent development patterns support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Is the proposed use consistent with applicable brownfield opportunity area designations? (See GML 970-r)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any federal or State land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the site accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites proximate to the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there floodplains proximate to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are there any institutional controls currently applicable to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.			
14. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the site, including proximity to wellhead protection and groundwater recharge areas.			
15. Describe on attachment the geography and geology of the site.			
(Note: the 16 <sup>th</sup> criteria relates to comments from the public, which would not be received at the time of application)			

<b>Statement of Certification</b>	
(By applicant who is an individual) I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. Date: <u>7-14-04</u> Signature: <u>[Signature]</u> Print Name: <u>Steve Berg</u>	
(By an applicant other than an individual) I certify that I am <u>Managing Mem</u> (title) of <u>MAIN, LLC</u> (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Date: <u>7-14-04</u> Signature: <u>[Signature]</u> Print Name: <u>Louis Cappelli</u>	

#### SUBMITTAL INFORMATION:

Four (4) complete copies, one with original signatures, are required.

- Three (3) of the copies, one with original signatures, must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

- One (1) copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

#### FOR DEPARTMENT USE ONLY

BCP SITE NO: \_\_\_\_\_ BCP SITE T&A CODE: \_\_\_\_\_ PROJECT MANAGER: \_\_\_\_\_

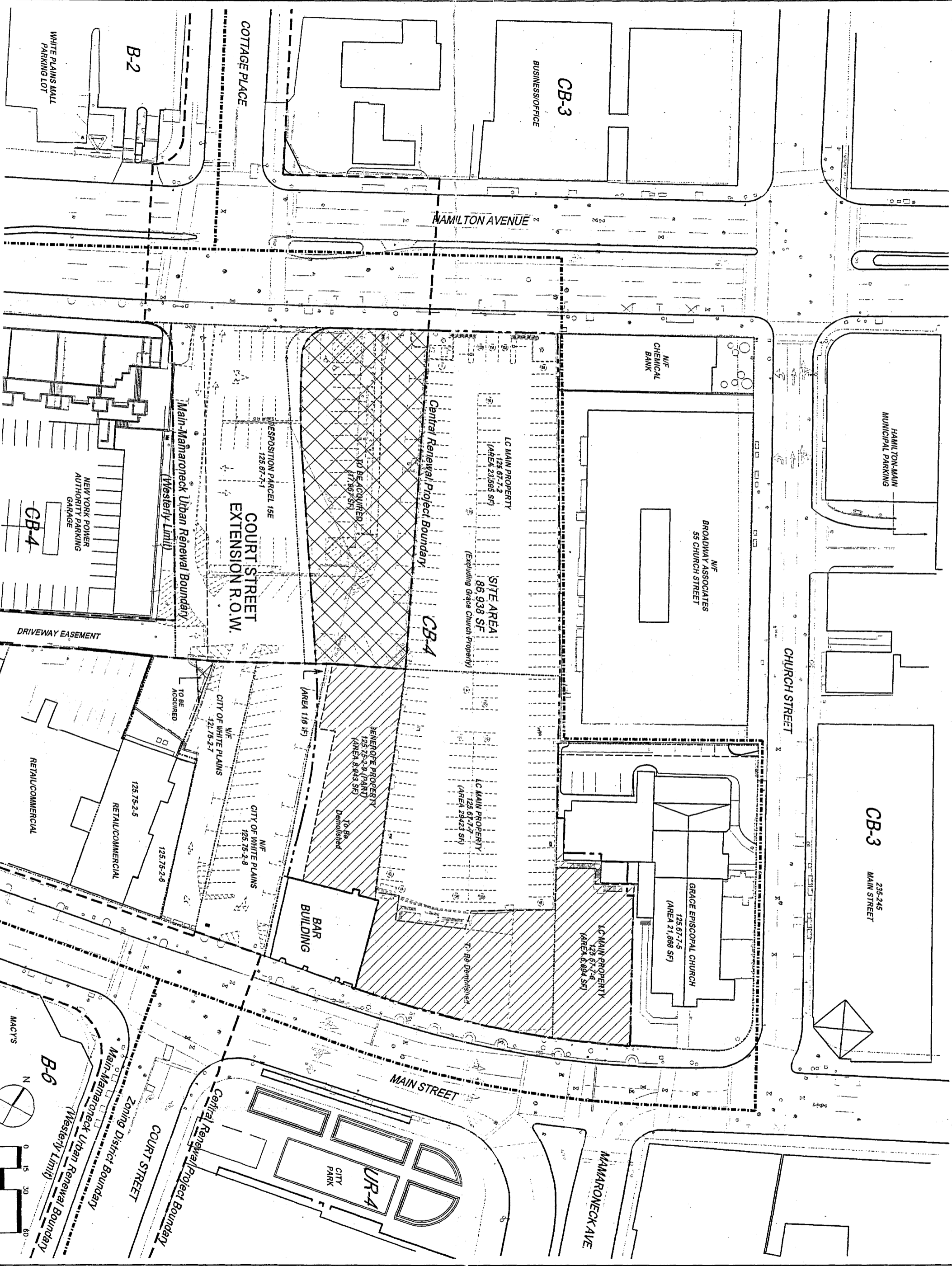
**ATTACHMENT A**  
**SITE INFORMATION**

**1. County Tax Map**

Tax Map of the City of White Plains, New York. Section 125.67, Block 7, Lots 1, 2, 5, 6 and 7, Section 125.75, Block 2, Lots 7 and 8 and Disposition Parcel 15E and Court Street Extension. (attached)

**2. USGS 7.5 Minute Quad Map**

White Plains Quad. (attached)



221 MAIN S  
White Plains, N

LC MAIN,  
CAPPELLI ENTER

115 Stevens A  
Valhalla, New Yo

Project Team:

Owner/ Developer:  
LC Main, LLC

115 Stevens Avenue  
Valhalla, New York 10595  
(914) 769-8500

Legal Counsel:

DeBello Donnellan V  
Tarafiglia Wise & Wie  
One North Lexington Avenue  
White Plains, New York 10601  
(914) 681-0200

Architect:

Costas Koryntylis & P  
31 West 27th Street  
New York, New York 10001  
(212) 725-4555

Civil Engineer/Site Planner:

Diney Tung Schwell  
One North Broadway  
White Plains, New York 10601  
(914) 428-0010

Landscape Architect:

Thomas Baisley Assoc  
31 West 27th Street  
New York, New York 10001  
(212) 684-9230

Planning and Development:

Saccardi & Schiff, Inc  
445 Hamilton Avenue  
White Plains, New York 10601  
(914) 761-2582

Traffic Consultant:

Adler Consulting  
235 Main Street  
White Plains, New York 10601  
(914) 997-4510

Surveyor:

J.W. Delano Surveyor  
901 North Broadway  
White Plains, New York 10603  
(914) 948-0338

THIS A VIOLATION OF ARTICLE 130  
OF THE STATE EMBLICATION ACT  
TO ALTER THIS DOCUMENT IN ANY  
THE EXPRESS WRITTEN VERIFICATION  
BY A NEW YORK STATE LICENSED  
OR ENGINEER IN ACCORDANCE WITH  
ARTICLE 130, NEW YORK STATE ET

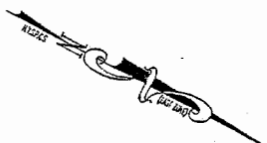
REVISIONS  
NO. DATE REASON

1 04/23/04 Revised per City of Y

DRAWING TITLE

PARCELS





Q 2011  
MC PERIOD OF \$1,000,000  
ALL RIGHTS RESERVED

2011 MC PERIOD OF \$1,000,000  
ALL RIGHTS RESERVED

Ph. (914) 948-0338 Fax 948-93266

Q 2011  
MC PERIOD OF \$1,000,000  
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ALL RIGHTS RESERVED

2011 MC PERIOD OF \$1,000,000  
ALL RIGHTS RESERVED

Ph. (914) 948-0338 Fax 948-93266

DATE: \_\_\_\_\_

PG: \_\_\_\_\_

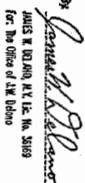
This survey was prepared in accordance with the current "CODE OF PRACTICE" of the "NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS" (NYSAPLS). All certification herein shall run only to present, named persons, for whom this survey was prepared and, on their behalf to any.

The location of independent measurements or measurements *in vivo*. If any value is *in vivo*, we will underline it.

This may *only* be used in connection with a "Survey Method" or similar document to obtain little literature for subsequent analysis.

I, Dennis E. Odum, the surveyor, do make this map, do hereby certify that the survey of the property within hereon is based on a field survey. And, that said survey is in accordance with N.Y.P.S. current standards.

**FIELD SURVEY COMPLETED:** March 17, 2003 **WAF:** May 13, 2003  
**CARRIED TO:**



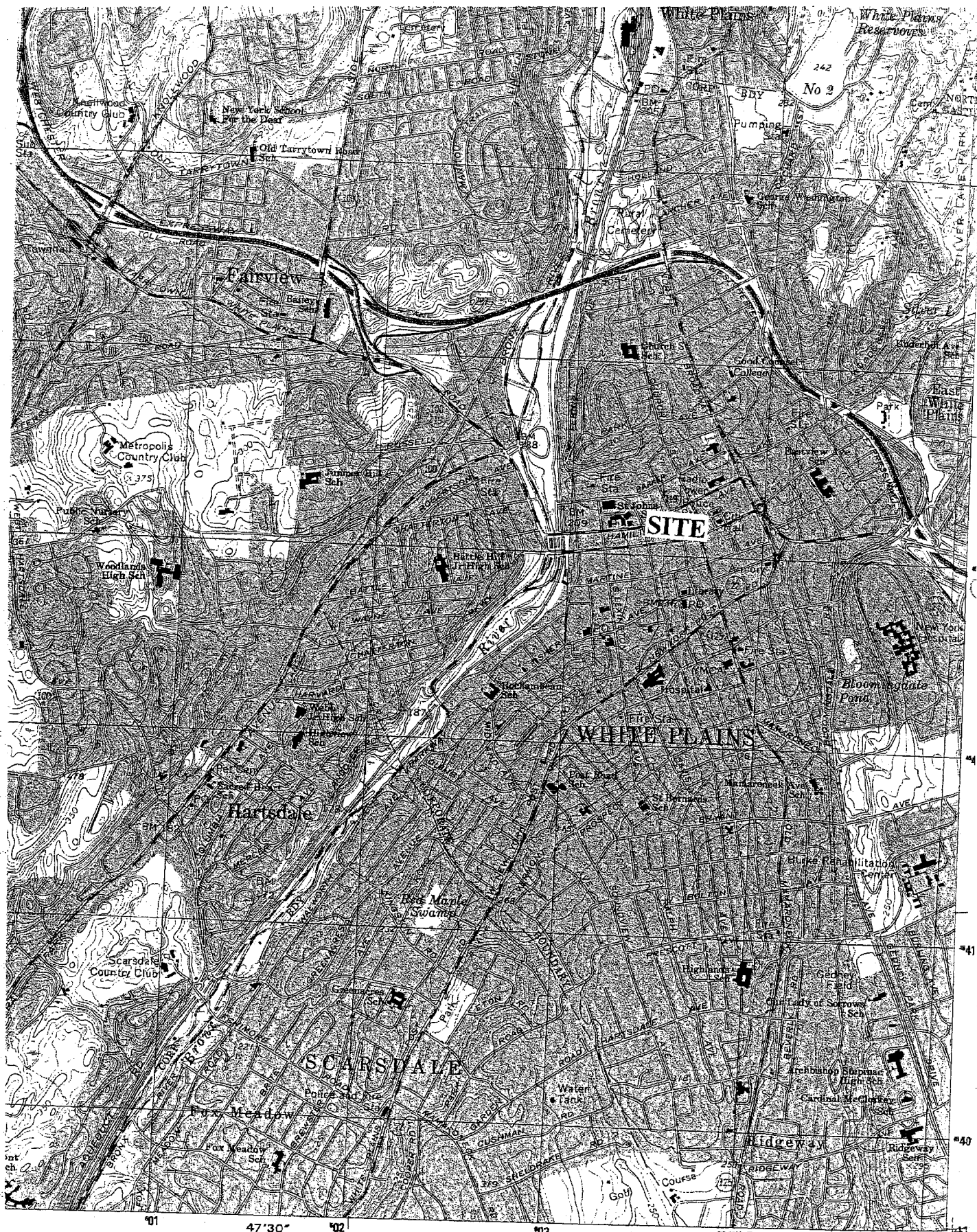
(Showing Tax Lot Acres)

(continued from last page)

Parcel Configuration Map  
PREPARED FOR

CITY OF WHITE PLAINS

WESTCHESTER COUNTY NEW YORK  
SCALE: 1" = 30' DATE: MAY 13, 2003



**ATTACHMENT B**  
**PROJECT DESCRIPTION**

**1. Purpose and Scope of Project**

The purpose of the project is the redevelopment of the downtown City of White Plains. The scope of the project includes the development of 890,000 square feet of gross floor area as follows:

Office Component:	420,000 to 440,000 sq. ft.
Hotel Component:	Minimum of 180 rooms
Retail Component:	10,000 to 30,000 sq. ft.
Residential Component:	Approximately 200 units

**2. Estimated Project Schedule**

Twenty-four (24) Months.

**ATTACHMENT C**  
**SITE'S ENVIRONMENTAL HISTORY**

**1. Environmental Data**

Information prepared by JM Associates. (see Attachment E)

**2. Previous Owners**

1. List of Previous Owners (Applicant has no relationship to any previous owner with regard to the real estate ownership of the project site):
  - a. City of White Plains Urban Renewal Agency as to Urban Renewal Disposition Parcel 15E;
  - b. Halpern or Brian Holding Company, 2 Manhattanville Road, Suite 205, Purchase, New York 10577;
  - c. The Grace Church Street Property, the Pastor Warden Vestrymen of Grace Episcopal Church, 33 Church Street, White Plains, NY (development rights only);
  - d. Underground lands to Court Street extension area, City of White Plains Disposition Parcels (i) 125.75-2-7; and (ii) 125.75-2-8.
  - e. Court Street Extension, City of White Plains, New York;
  - f. Bar Building Annex, 199 Main Street Realty Corp., 199 Main Street, White Plains, New York (Parcel 125.75-2-9);

<u>Address</u>	<u>SBL</u>	<u>Disp.</u>	<u>Parcel Owner</u>
279 Hamilton Ave.*	SBL 125.67-07-01	10	URA
293-303 Hamilton Ave.	SBL 125.67-07-02	11	LC Main, LLC
225-227 Main St.	SBL 125.67-07-06	15	LC Main, LLC
203-223 Main St.	SBL 125-67-07-07	16	LC Main, LLC
199 Main St.	SBL 125-67-02-09	17	199 Main St. Realty Corp.
193-195 Main St.	SBL 125.67-02-08	18	City
191 Main Street	SBL 125.67-02-07	19	City

\*includes DP15E and a portion of the Court Street extension.

In its initial application and in the DEIS, the Applicant has requested designation by the Agency as the qualified and eligible sponsor for the redevelopment of some of these parcels within the Phase II Project Area. The Applicant proposed to redevelop some or all of the parcels with the Proposed Action. Some of these parcels are already owned by the Applicant.

Some are necessary for just the Proposed Action, others are necessary for the extension of Court Street, and still others have portions which are necessary for each:

*Parcels Proposed for Proposed Action redevelopment only:*

293 -303 Hamilton Ave.	SBL 125.67-07-02 11	LC Main, LLC
225-227 Main St.	SBL 125.67-07-06 15	LC Main, LLC
203-223 Main St.	SBL 125.67-07-07 16	LC Main, LLC

*Parcels necessary for Court Street extension only:*

189 Main St.	SBL 125.67-02-06 20	Michelle Corp.
185-187 Main St.	SBL 125.67-02-05 21 (portion)	187 Main St. Realty Corp.

*Parcels proposed for redevelopment with combination of Proposed Action and Court Street extension:*

191 Main St.	SBL 125.675-02-07 19	City
279 Hamilton Ave.	SBL 125.67-07-01 10	URA
199 Main St. Annex	SBL 125.75-02-09 17	199 Main St. Realty Corp.
191 Main St.	SBL 125.675-02-07 19	City
193-195 Main St.	SBL 125.75.02-08 18	City

**3. Previous Operators**

Same as above.

**ATTACHMENT D**  
**CONTACT LIST**

1. Chief executive officer and zoning board chairperson of City and County.

Westchester County:  
Andrew J. Spano  
County Executive  
148 Martine Avenue  
White Plains, NY 10601

Francis B. McKenna, Chair  
Westchester County Planning Board  
148 Martine Avenue, Room 432  
White Plains, NY 10601

City of White Plains:  
Mayor Joseph Delfino  
City of White Plains  
255 Main St  
White Plains, NY 10601

Mary Cavallero  
Planning Board Chairwoman  
City of White Plains  
255 Main St - Annex  
White Plains, NY 10601

2. Residents, owners and occupants of the site and properties adjacent to the site

See attached list

3. Local News Media

Newspaper:

The Journal News  
One Gannett Drive  
White Plains, NY 10604

White Plains Reporter Dispatch  
1 Gannett Drive  
White Plains, NY 10604

Radio:  
WHUD/WLNA  
Radio Terrace  
Peekskill, NY 10566

Television:  
Cablevision of Westchester  
2013 Crompond Road  
Yorktown Heights, NY 10598

News 12  
6 Executive Plaza  
Yonkers, NY 10701

4. Public Water Supplier

Joseph J. Nicoletti, Jr., P.E.  
Commissioner of Public Works  
City of White Plains  
255 Main Street  
White Plains, NY 10601

5. Persons requested to be put on Contact List

None

6. Administrator of school or day care near site

White Plains Child Day Care  
199 Main St  
White Plains, NY 10601

Grace Church Community Day Care  
33 Church St  
White Plains, NY 10601

7. Location of document repository for the project

White Plains City Library  
100 Martine Ave  
White Plains, New York 10601

Adjacent Property Owner Contact List

Kenneth A Martinek, Chairman  
Fourth Federal Savings Bank  
325 Hamilton Avenue  
White Plains, NY 10601

Re: 325 Hamilton Avenue  
White Plains, NY

Michael E. Cavanaugh, Esq.  
Emmet, Marvin & Martin, LLP  
120 Broadway, 32<sup>nd</sup> Floor  
New York, NY 10271

Re: 325 Hamilton Avenue  
White Plains, NY

55 Church WP LLC  
c/o Minskoff/Grant Realty  
1350 Avenue of the Americas  
New York, NY 10019

Re: 55 Church Street  
White Plains, NY

Power Authority of the State of New York  
Attn: Lawrence Gomez  
P.O. Box 220  
White Plains, NY 10602

Re: 123 Main Street  
White Plains, NY

Michelle Corp. / Tefft  
12 Collyer Place  
White Plains, NY 10605

Re: 189 Main Street  
White Plains, NY

Pastor Warden Vestrymen of Grace Episcopal Church  
33 Church Street, White Plains, NY 10601

Re: 33 Church Street  
White Plains, NY

199 Main Street Realty Corp.  
P.O. Box 26  
New Rochelle, NY 10802

Re: 199 Main Street  
White Plains, NY

Kenneth J. Finger, Esq.  
Finger & Finger  
158 Grand Street  
White Plains, NY 10601

Re: 199 Main Street  
White Plains, NY

235-245 Delaware Realty Assoc, LLC  
c/o Caspi Development  
3010 Westchester Avenue  
Purchase, NY 10577

Re: 235 Main Street  
White Plains, NY

**ATTACHMENT E**  
**CONTAMINANT INFORMATION**

1. **Attachments by JM Associates**

## **JM ASSOCIATES, INC.**

• *On-Site Environmental Services* •

225 Railroad Avenue  
Bedford Hills, New York 10507  
(914) 241-3795  
Fax (914) 241-4499

May 26, 2004

Mr. Bruce Berg  
Cappelli Enterprises, Inc.  
115 Stevens Avenue  
Valhalla, NY 10595

Re: Borings at Lot 15E White Plains City Center

Dear Mr. Berg:

At your request, JM Associates, Inc. (JMA) provided subsurface investigation services at the Municipal Parking Lot (Lot 15E) located adjacent to the 221 Main Street Annex in White Plains. The work was performed on May 19, 2004. The project entailed drilling 2 borings on the subject site in addition to previous subsoil investigation performed in the Halpern Parking Lot in December of 2002 and the adjacent municipal lot located at the Hamilton Avenue side of the Court Street Extension in January of 2003. The depths of the borings were both 21 feet below grade. Groundwater was encountered at 15 feet. Soil samples were collected at regular intervals within each boring to determine the physical and environmental characteristics of the soil. A monitoring well was then installed in each boring. Groundwater samples were collected in both wells following the well installations and purging to determine the environmental characteristics of the groundwater.

The environmental characteristics of the soils recovered from the borings are based on site observations and field instrumentation results. Following field-testing the samples were forwarded to a NYS certified laboratory for analysis.

### **Physical and Environmental Soil and Groundwater Characteristics:**

Boring number B-1 was drilled near the north east corner of Lot 15E approximately 5-10 feet off the asphalt walk leading to the back portion of the Annex near parking meter # 06-9-03. B-1 consisted of primarily unnatural fill with C & D material from the surface layer (just under the asphalt) to the maximum depth of about 21 feet below grade. Groundwater was encountered at about 15 feet below grade. The groundwater had a heavy petroleum odor and sheen. From 17-21 feet below grade the soil had heavy petroleum odors. According to field instrumentation, field screening of the soils at this depth indicated elevated levels of petroleum related contaminants. The laboratory sample results confirm that both the soil and the groundwater in the immediate area have been impacted. Bedrock refusal was encountered at 21 feet at the boring location. Contaminated soils and groundwater recovered from boring B-1 (monitoring well MW-1) may be do the presence of an improperly abandoned 1,000 gallon UST located near the boring. The UST vent line is shown in the attached photograph. It was not known at the time of out subsurface investigation that the UST was removed or improperly abandoned. Soil and groundwater contamination in the vicinity of the tanks assumed

location (based on the location of the vent line) indicates that the tank may have been leaking. Therefore, the contamination discovered in B-1 drilled in Lot 15E is most likely not related to the gasoline plume located on the west side of the municipal lot at the Court Street Extension near Hamilton Avenue. Also the backfill soils in this location are Construction and Demolition Debris that is a regulated waste and will have to be disposed properly.

Boring number B-2 was drilled near the south west corner of the Lot 15E approximately 10 feet of the center divider near parking meter 06-7-06. B-2 consisted of primarily clean sandy fill material becoming hard packed sand (natural hard pan) at 20-21 feet. Groundwater was encountered again at approximately 15 feet below grade. According to field observations and field instrumentation both the soil and groundwater recovered from B-2 did not show signs of contamination. The laboratory results attached confirm that the soil and groundwater from this boring has not been impacted.

#### Conclusions and Recommendations:

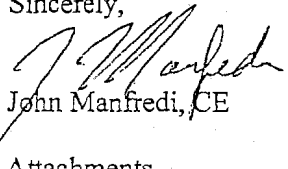
Based on the subsurface physical characteristics and field environmental analyses of the soil and groundwater at the site, miscellaneous or uncontrolled fill layers consisting of primarily C & D debris will have to be excavated and removed from the northeastern portion of Lot 15E where B-1 is located. This will also involve removing the improperly abandon 1,000 UST, if it still remains in place, and excavating petroleum contaminated soils from this section of the site. Petroleum contaminated groundwater should also be pumped out of the excavated area following the soil removals. No remediation plan is necessary in the vicinity of B-2 because the field observations, field testing and laboratory results indicated that no contamination was present.

Attached for your review:

- Site Specific Sketch and Photographs
- Test Boring Logs

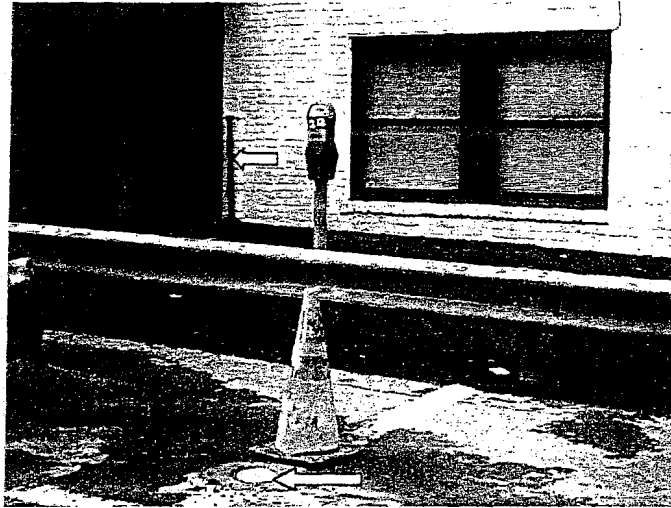
As always, if you have any questions, please feel free to contact our office.

Sincerely,

  
John Manfredi, CE

Attachments

White Plains City Center  
Lot 15E West of Annex off  
221 Main Street



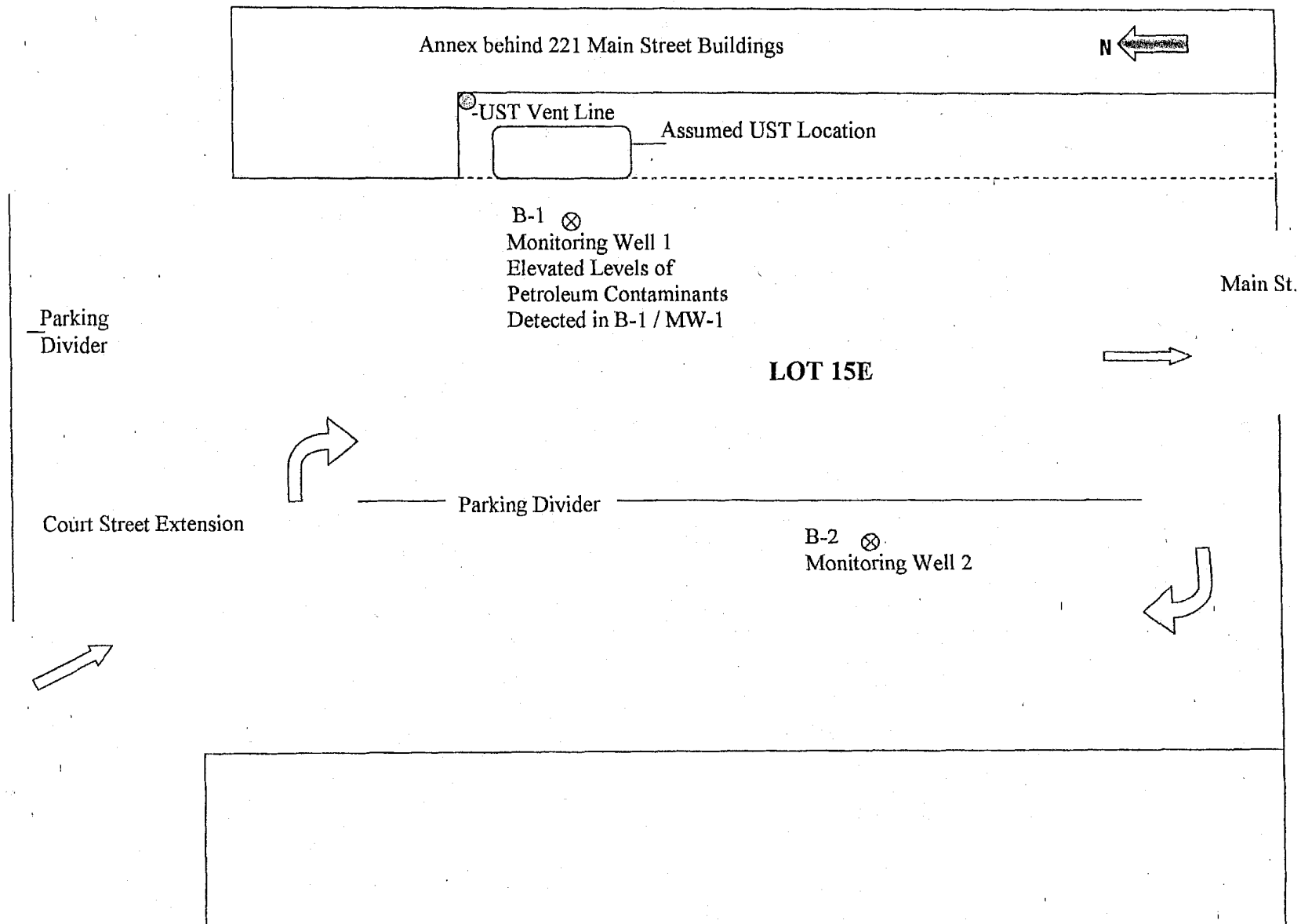
Location of Monitoring Well 1  
Notice Proximity to Fuel Oil  
Underground Storage Tank Vent Line



Close-up of Fuel Oil  
Underground Storage Tank Vent Line

JM Associates, Inc.

White Plains City Center Parking Lot 15E



JM Associates, Inc.		<b>Test Boring Log Information Sheet</b>	
225 Railroad Ave.		Project: W.P.C.C Lot 15 E	Boring # / Location: B-1 Near Meter 06-9-03
Bedford Hills, NY 10507		Date: 5/19/04	Time: 9 am - 11 am
Field Personnel: CS, JM		Weather Conditions: Overcast	
		Temperature: ~ 65 -70°F	
<b>Log and Observations</b>			
<b>Depth: 0-2'</b>			
Black-Dark Brown Unnatural Fill mixed with brick, cobblestone, glass debris (C & D Material)			
PID = 37.0 ppm Slight Metallic and Petroleum Odors			
<b>Depth: 5-7'</b>			
Brown Sandy Loam mixed with rocks and wood (C & D Material)			
PID = 30.0 ppm Slight Petroleum Odors			
<b>Depth: 10-12'</b>			
Dark Brown Unnatural Sandy Fill mixed with asphalt, brick, glass and wood (C & D Material)			
PID = 30.0 ppm Slight Petroleum Odors / Asphalt Odors			
<b>Depth: 15-17'</b>			
Black Muddy Fill with C & D Material			
PID = 30.0 ppm Petroleum Odors Present			
GROUNDWATER AT 15'			
<b>Depth: 20-22'</b>			
Black Muddy Material progressing to natural sands - Refusal at 21'			
PID = 150.0 ppm Heavy Petroleum Odors			

JM Associates, Inc.		Test Boring Log Information Sheet	
225 Railroad Ave.		Project: W.P.C.C Lot 15 E	Boring # / Location: B-2 Near Meter 06-7-06
Bedford Hills, NY 10507		Date: 5/19/04	Time: 11 am - 1 pm
Field Personnel: CS, JM		Weather Conditions: Overcast - Rain	
		Temperature: ~ 65 -70°F	
<b>Log and Observations</b>			
<b>Depth: 1-3'</b>			
Brown Sandy Loam some quartz and other rocky materials			
PID = 0 ppm No Odors			
<b>Depth: 5-7'</b>			
Brown Sandy Loam very small amounts of brick			
PID = 0 ppm No Odors			
<b>Depth: 10-12'</b>			
Brown Sandy Loam mixed with grey silty sand			
PID = 0 ppm No Odors			
<b>Depth: 15-17'</b>			
Light Brown to grey compact Natural Sand (hard pan)			
PID = 0 ppm No Odors			
GROUNDWATER AT 15-16'			
<b>Depth: 20-22'</b>			
Light grey compact Natural Sand (hard pan)			
PID = 0-10 ppm No Odors			
Refusal (Bedrock) at 21'			

**YORK**  
ANALYTICAL LABORATORIES, INC.  
FOR ENVIRONMENTAL AND CHEMICAL ANALYSIS

# Technical Report

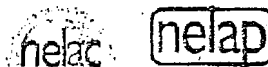
prepared for

**JM Associates, Inc.**  
225 Railroad Ave.  
Bedford Hills, NY 10507  
Attention: Mr. John Manfredi

Report Date: 5/26/2004

*Re: Client Project ID: White Plains-City Center/Lot 15E (West of Annex)*  
York Project No.: 04050549

CT License No. P11-0723    New York License No. 10854    Mass License No. M-CT106    Rhode Island License No. 93    NJ License No. CT401



120 RESEARCH DRIVE    STRATFORD, CT 06615    (203) 325-1371    FAX (203) 337-0186

Report Date: 5/26/2004  
 Client Project ID: White Plains-City Center/Lot 15E (West of Annex)  
 York Project No.: 04050549

JM Associates, Inc.  
 225 Railroad Ave.  
 Bedford Hills, NY 10507  
 Attention: Mr. John Manfredi

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 05/21/04. The project was identified as your project "White Plains-City Center/Lot 15E (West of Annex)."

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable.

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

## Analysis Results

Client Sample ID			JMA-01		JMA-02	
York Sample ID			04050549-01		04050549-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 STARS Table 2	SW846-8260	ug/Kg	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	99	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	10	Not detected	10
p- & m-Xylenes			Not detected	10	Not detected	10
p-Isopropyltoluene			Not detected	5.0	6	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
Total Xylenes			Not detected	10	Not detected	10

**YORK**

3-1-07      3-1-10-17

Client Sample ID			JMA-01		JMA-02	
York Sample ID			04050549-01		04050549-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
STARS Target Semi-Volatiles	SW846-8270	ug/kg	---	---	---	---
Acenaphthene			Not detected	96	3100	96
Anthracene			120	64	4500	64
Benzo[a]anthracene			460	92	7400	92
Benzo[a]pyrene		1.2	400	96	6200	96
Benzo[b]fluoranthene		1.2	320	76	7300	76
Benzo[g,h,i]perylene			Not detected	110	1300	110
Benzo[k]fluoranthene		1.2	370	180	6400	180
Chrysene			450	90	5800	90
Dibenz[a,h]anthracene			Not detected	94	530	94
Fluoranthene			730	82	9300	82
Fluorene			Not detected	120	3200	120
Indeno[1,2,3-cd]pyrene			Not detected	110	1300	110
Naphthalene			Not detected	76	1900	76
Phenanthrene			240	90	9700	90
Pyrene			780	110	8300	110
Total RCRA Metals	SW846	mg/kg	---	---	---	---
Arsenic, total			7.77	1.00	3.75	1.00
Barium, total			221	0.50	3000	0.50
Cadmium, total			1.14	0.50	1.82	0.50
Chromium, total			40.2	0.50	63.1	0.50
Lead, total			111	0.50	818	0.50
Selenium, total			1.12	1.00	2.13	1.00
Silver, total			Not detected	0.50	Not detected	0.50
Mercury	SW846-7471	mg/kg	0.12	0.10	0.17	0.10

3-1-07      3-0-07

Client Sample ID			JMA-03		JMA-04	
York Sample ID			04050549-03		04050549-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-3021 STARS Table 2	SW846-8260	ug/Kg	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	10	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	10	Not detected	5.0
Benzene			Not detected	10	Not detected	5.0
Ethylbenzene			Not detected	10	Not detected	5.0
Isopropylbenzene			10	10	Not detected	5.0
Naphthalene			78	10	Not detected	5.0
n-Butylbenzene			Not detected	10	Not detected	5.0
n-Propylbenzene			Not detected	10	Not detected	5.0
o-Xylene			Not detected	20	Not detected	10
p- & m-Xylenes			Not detected	20	Not detected	10
p-Isopropyltoluene			Not detected	10	Not detected	5.0
sec-Butylbenzene			10	10	Not detected	5.0
tert-Butylbenzene			Not detected	10	Not detected	5.0
Toluene			Not detected	10	Not detected	5.0
Total Xylenes			Not detected	20	Not detected	10
STARS Target Semi-Volatiles	SW846-8270	ug/kg	---	---	---	---
Acenaphthene			410	48	Not detected	48
Anthracene			590	32	Not detected	32

YORK

B-1 2-2'      3-2'

Client Sample ID			JMA-03		JMA-04	
York Sample ID			04050549-03		04050549-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Benzo[a]anthracene		X	770	46	91	46
Benzo[a]pyrene		X	430	48	64	48
Benzo[b]fluoranthene		✓	450	38	57	38
Benzo[g,h,i]perylene		X	Not detected	55	Not detected	55
Benzo[k]fluoranthene			490	91	68	91
Chrysene			600	45	80	45
Dibenz[a,h]anthracene			Not detected	47	Not detected	47
Fluoranthene			1400	41	160	41
Fluorene			460	60	Not detected	60
Indeno[1,2,3-cd]pyrene			96	54	Not detected	54
Naphthalene			250	38	Not detected	38
Phenanthrene			1500	45	80	45
Pyrene			1300	56	150	56
Total RCRA Metals	SW846	mg/kg	---	---	---	---
Arsenic, total			1.62	1.00	2.74	1.00
Barium, total			74.3	0.50	84.2	0.50
Cadmium, total			Not detected	0.50	Not detected	0.50
Chromium, total			14.3	0.50	19.7	0.50
Lead, total			11.7	0.50	29.2	0.50
Selenium, total			Not detected	1.00	1.42	1.00
Silver, total			Not detected	0.50	Not detected	0.50
Mercury	SW846-7471	mg/kg	Not detected	0.10	Not detected	0.10

B-2      T-2

Client Sample ID			JMA-05		JMA-06	
York Sample ID			04050549-05		04050549-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 STARS Table 2	SW846-8260	ug/Kg	---	---	---	---
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Naphthalene			Not detected	5.0	Not detected	5.0
n-Butylbenzene			Not detected	5.0	Not detected	5.0
n-Propylbenzene			Not detected	5.0	Not detected	5.0
o-Xylene			Not detected	10	Not detected	10
p- & m-Xylenes			Not detected	10	Not detected	10
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
Total Xylenes			Not detected	10	Not detected	10
STARS Target Semi-Volatiles	SW846-8270	ug/kg	---	---	---	---
Acenaphthene			Not detected	48	Not detected	48
Anthracene			Not detected	32	Not detected	32
Benzo[a]anthracene			Not detected	46	Not detected	46
Benzo[a]pyrene			Not detected	48	Not detected	48
Benzo[b]fluoranthene			Not detected	38	Not detected	38

**YORK**

B-2      B-2

Client Sample ID			JMA-05		JMA-06	
York Sample ID			04050549-05		04050549-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Benzo[g,h,i]perylene			Not detected	55	Not detected	55
Benzo[k]fluoranthene			Not detected	91	Not detected	91
Chrysene			Not detected	45	Not detected	45
Dibenz[a,h]anthracene			Not detected	47	Not detected	47
Fluoranthene			Not detected	41	55	41
Fluorene			Not detected	60	Not detected	60
Indeno[1,2,3-cd]pyrene			Not detected	54	Not detected	54
Naphthalene			Not detected	38	Not detected	38
Phenanthrene			Not detected	45	50	45
Pyrene			Not detected	56	53	56
Total RCRA Metals	SW846	mg/kg	---	---	---	---
Arsenic, total			1.51	1.00	2.95	1.00
Barium, total			38.5	0.50	111	0.50
Cadmium, total			Not detected	0.50	Not detected	0.50
Chromium, total			9.82	0.50	21.7	0.50
Lead, total			2.13	0.50	7.18	0.50
Selenium, total			1.27	1.00	Not detected	1.00
Silver, total			Not detected	0.50	Not detected	0.50
Mercury	SW846-7471	mg/kg	Not detected	0.10	Not detected	0.10

**Units Key:**

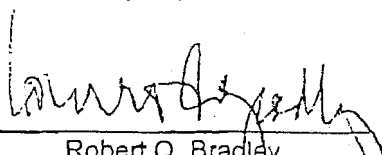
For Waters/Liquids mg/L = ppm ; ug/l. = ppb

For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

**Notes for York Project No. 04050549**

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By:

  
Robert Q. Bradley  
Managing Director

Date: 5/26/2004

**YORK**

**YORK**

ANALYTICAL LABORATORIES, INC.

ONE RESEARCH DRIVE  
STAMFORD, CT 06906

(203) 325-1371 FAX (203) 357-0166

Page 1 of 1

**Field Chain-of-Custody Record**

04050549

<b>Company Name</b> JM Associates, Inc.		<b>Report To:</b> JM Associates, Inc.	<b>Invoice To:</b> JM Associates, Inc.		<b>Project ID/No.</b> White Plains - City Center Lot 15E (West of Annex)		<b>Samples Collected By (Signature)</b> <i>Chris Slagle</i>	
							<b>Name (Printed)</b> Chris Slagle	

Sample No.	Location/ID	Date Sampled	Sample Matrix				ANALYSES REQUESTED	Container Description(s)
			Water	Soil	Air	OTHER		
JMA-01	B-1 0'-7'	5/19/04		X			BPCA MCHS and 8021-8270 as per STACS Table H2	B 02
JMA-02	B-1 10'-17'	5/19/04		X				B 02
JMA-03	B-1 20'-21'	5/19/04		X				B 02
JMA-04	B-2 1'-7'	5/19/04		X				B 02
JMA-05	B-2 10'-17'	5/19/04		X				B 02
JMA-06	B-2 20'-21'	5/19/04		X				B 02

<b>Chain-of-Custody Record</b>		<i>Chris Slagle</i>		5/19/04			
Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	Date/Time	Sample Received by	Date/Time		
Bottles Received in Field by	Date/Time	Sample Relinquished by	Date/Time	Sample Received in LAB by	Date/Time	5/21/2004	

<b>Comments/Special Instructions</b>	<b>Turn-Around Time</b>
	<input checked="" type="checkbox"/> Standard <input type="checkbox"/> RUSH(define)



# Technical Report

prepared for

JM Associates, Inc.  
225 Railroad Ave.  
Bedford Hills, NY 10507  
Attention: Mr. John Manfredi

Report Date: 5/26/2004  
*Re: Client Project ID: White Plains City Center Lot 15A*  
York Project No.: 04050550

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120 RESEARCH DRIVE STRATFORD, CT 06615 (203) 325-1371 FAX (203) 357-0166

Report Date: 5/26/2004  
 Client Project ID: White Plains City Center Lot 15A  
 York Project No.: 04050550

JM Associates, Inc.  
 225 Railroad Ave.  
 Bedford Hills, NY 10507  
 Attention: Mr. John Manfredi

## Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 05/21/04. The project was identified as your project "White Plains City Center Lot 15A".

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the NELAC acceptance requirements for environmental samples except those indicated under the Notes section of this report.

All the analyses met the method and laboratory standard operating procedure requirements except as indicated under the Notes section of this report, or as indicated by any data flags, the meaning of which is explained in the attachment to this report, if applicable.

The results of the analyses, which are all reported on an as-received basis unless otherwise noted, are summarized in the following table(s).

## Analysis Results

Client Sample ID			JMA-01		JMA-02	
York Sample ID			04050550-01		04050550-02	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 STARS Table 2	SW846-8260	ug/L	---	---	---	---
1,2,4-Trimethylbenzene			21	10	Not detected	1
1,3,5-Trimethylbenzene			Not detected	10	Not detected	1
Benzene			Not detected	10	Not detected	1
Ethylbenzene			Not detected	10	Not detected	1
Isopropylbenzene			Not detected	10	Not detected	1
Naphthalene			110	10	Not detected	1
n-Butylbenzene			Not detected	10	Not detected	1
n-Propylbenzene			12	10	Not detected	1
o-Xylene			Not detected	20	Not detected	2
p- & m- Xylenes			Not detected	20	Not detected	2
p-Isopropyltoluene			Not detected	10	Not detected	1
sec-Butylbenzene			Not detected	10	Not detected	1
tert-Butylbenzene			Not detected	10	Not detected	1
Toluene			Not detected	10	Not detected	1
Total Xylenes			Not detected	20	Not detected	2

**YORK**

Client Sample ID			JMA-01		JMA-02	
York Sample ID			04050550-01		04050550-02	
Matrix			WATER		WATER	
Parameter	Method	Units	Results	MDL	Results	MDL
Total RCRA Metals	SW846-6010B	mg/L	---	---	---	---
Arsenic, total			Not detected	0.004	Not detected	0.004
Barium, total			0.117	0.005	0.366	0.005
Cadmium, total			Not detected	0.005	Not detected	0.005
Chromium, total			Not detected	0.005	0.076	0.005
Lead, total			0.037	0.003	0.124	0.003
Selenium, total			Not detected	0.005	Not detected	0.005
Silver, total			Not detected	0.005	Not detected	0.005
Mercury	SW846-7470	mg/L	Not detected	0.0002	0.0004	0.0002

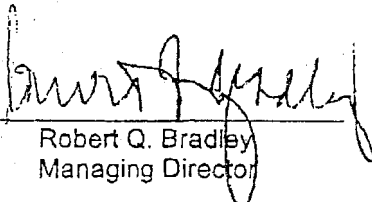
Units Key: For Waters/Liquids: mg/L = ppm; ug/L = ppb

For Soils/Solids: mg/kg = ppm; ug/kg = ppb

Notes for York Project No. 04050550

1. The MDL (Minimum Detectable Limit) reported is adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All samples were received in proper condition for analysis with proper documentation.
6. All analyses conducted met method or Laboratory SOP requirements.
7. It is noted that no analyses reported herein were subcontracted to another laboratory.

Approved By: \_\_\_\_\_

  
 Robert Q. Bradley  
 Managing Director

Date: 5/26/2004

**YORK**

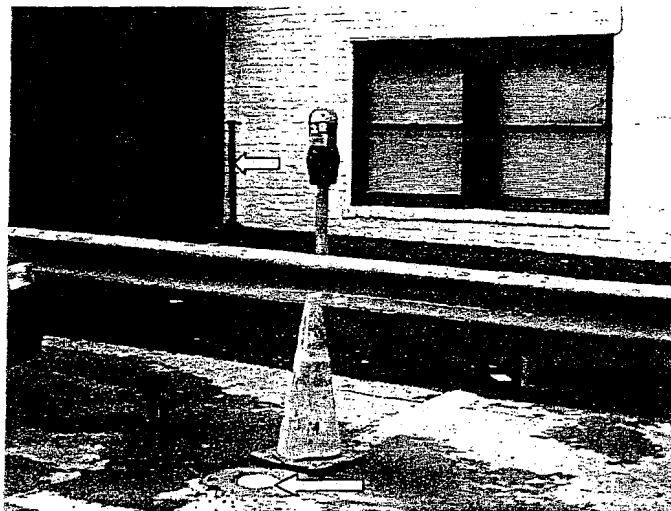
ONE RESEARCH DRIVE  
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## Page 1 of 1

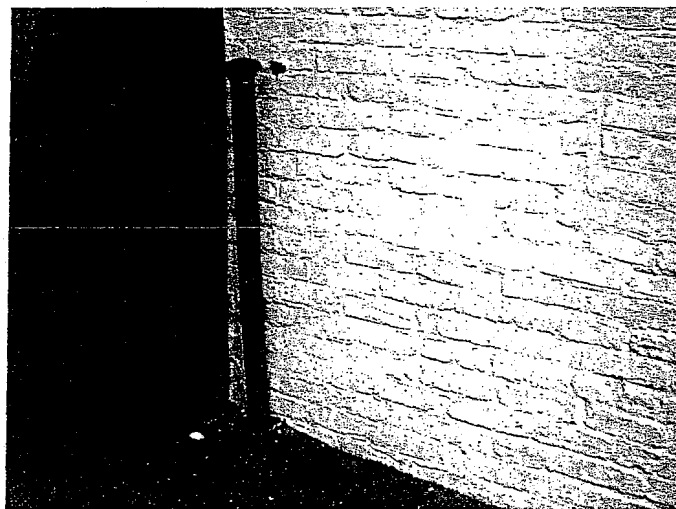
0405050

[illegible]

White Plains City Center  
Lot 15E West of Annex off  
221 Main Street



Location of Monitoring Well 1  
Notice Proximity to Fuel Oil  
Underground Storage Tank Vent Line



Close-up of Fuel Oil  
Underground Storage Tank Vent Line

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**MEMORANDUM****JM ASSOCIATES, INC.**

225 Railroad Avenue

Bedford Hills, New York 10507

**•On-Site Environmental Services•**

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To: Louis Cappelli Fax: 747-2743  
Bruce Berg Fax: 747-9187

Re: ~~Halpern and~~ City Parking Lots, White Plains

From John J. Manfredi

Phone # (914) 241-3795  
Fax # (914) 241-4499

Date 1-7-03

Pages 3

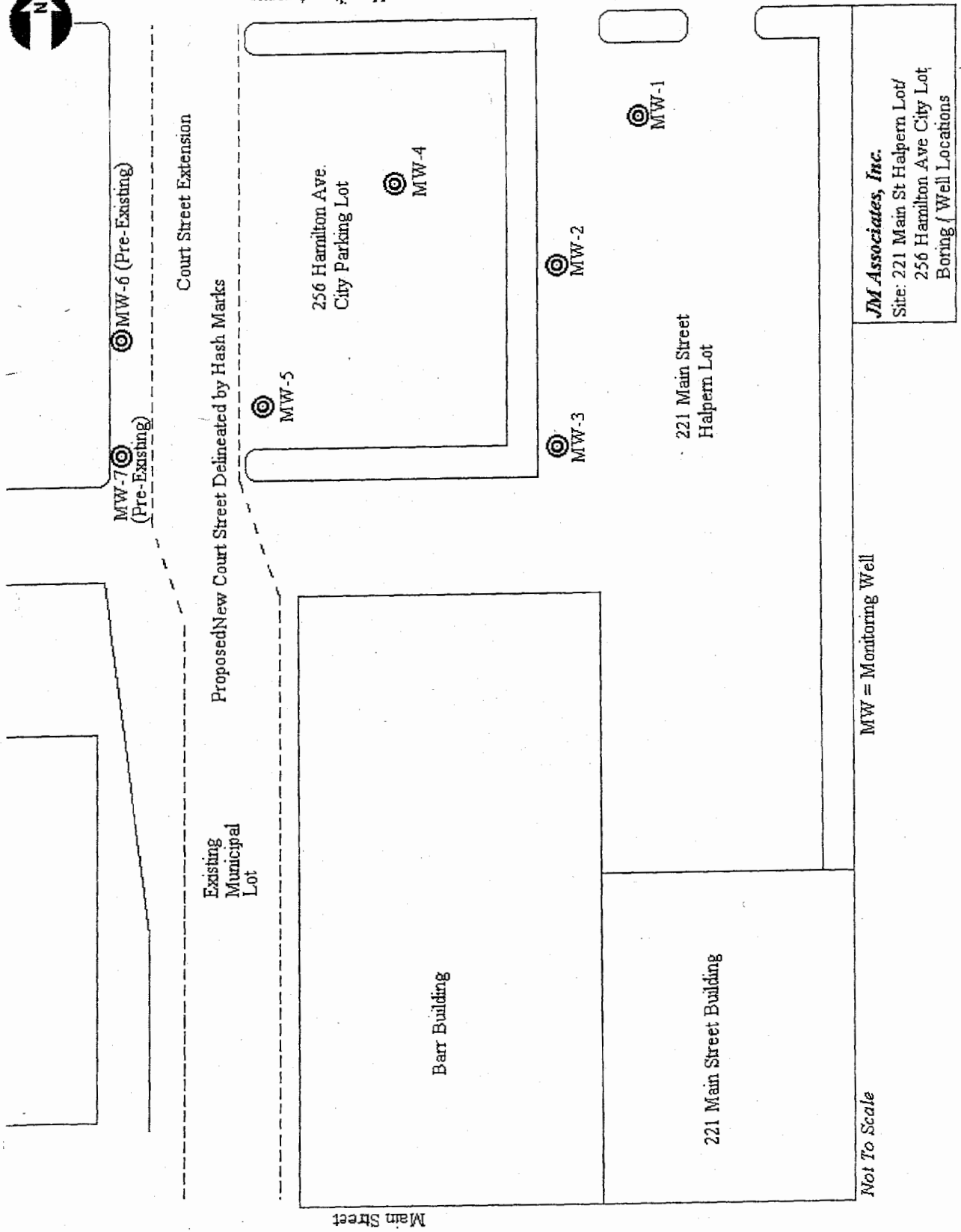
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As requested soil borings and groundwater sampling has been performed in the Halpern Parking Lot (behind 221 Main Street Buildings) and the City Owned parking lot (256 Hamilton Ave). The borings and sampling for the Halpern Parking lot were performed on December 10, 2002. Soil samples were taken at each 5-foot interval and groundwater was encountered at a depth of 20 feet below the surface. We had the boring advanced an additional 10 feet into the groundwater. Our field-testing of each 5-foot interval soil sample indicated that no contaminated soil was encountered at each of the three boring locations. Boring Numbers 1, 2 and 3 on the attached sketch are on the Halpern parking lot area. After the installation of the three 2-inch monitoring wells the wells were activated after purging. Groundwater samples were taken at each well and both the soil and groundwater samples were forwarded to a NY State certified laboratory for analysis by EPA Method 8021 (VOCs) and 8270 Semi-VOCs for the soil and Method 8021 for the groundwater. The laboratory results all came back, verifying our field-testing, that both the soil and the groundwater are not contaminated with any petroleum product.

Borings and sampling was performed on the city parking lot of January 6, 2003. Only two borings were made with the installation of two 2-inch groundwater-monitoring wells. Two additional previously installed monitoring wells were located on the west property line of the city parking lot. Others previously installed these wells. These wells are labeled MW #6 & MW #7 on the attached sketch. The two wells installed by JMA are labeled as MW #4 and MW #5. Same as described above the soil was sampled at each 5-foot interval. Groundwater was encountered at 15 feet below the surface and again the borings were advanced an additional 10 feet into the groundwater. Our field-testing of the soil has indicated that at MW #4 no contamination was encountered. However at MW #5 heavy gas contaminated soil was encountered at between 8 feet

and 12.5 feet below the surface. The material encountered was hard packed and sandy with low porosity. Again groundwater was encountered 15 feet below the surface elevation. The monitoring well was advanced an additional 10 feet into the groundwater. The wells were purged and left to recharge prior to sampling. The previously installed MWs (#6 & #7) were opened, purged and sampled on January 6, 2003. MW #6 had a strong concentration of gasoline contamination even after purging. MW #6 did not show any signs of heavy contamination. After sampling both MW #4 and #5 on January 7, 2003 neither of the samples showed any signs of contamination. The samples were forwarded to the laboratory today and it is anticipated that the results will not be received until Friday January 10. However our field-testing definitely shows a 5-foot band of gasoline contaminated soil in the area of MW #5 and heavy gasoline groundwater contamination in the area of MW #6. However MW #6 is on the west side of the Court Street Extension and the proposed plans do not show this area being disturbed. All of the building construction is planned on the east side of the Court Street Extension.

A summary of our testing shows that the Halpern parking lot area is free of both soil and groundwater petroleum contamination. The city parking lot has gasoline contaminated soil in the location where there previously was the old Public Works Building apparently from a leaking underground gas storage tank. Because the porosity of the soil encountered is low the contamination did not percolate down into the groundwater in this area. It migrated westward toward MW #6 and because a concrete retaining wall is directly west of MW #6 the flow of contaminated groundwater is restricted and is retained in the area of MW #6. If necessary, this well can be pumped out and the gasoline contaminated groundwater removed and disposed. It may require several pump outs to remove all of the contaminated groundwater in this area.



MW = Monitoring Well

Not To Scale

**JM Associates, Inc.**  
Site: 221 Main St Halpern Lot/  
256 Hamilton Ave City Lot  
Boring / Well Locations

October 23, 2002

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## Phase I Environmental Site Assessment

*Location:*

203-227 Main Street, 293-303 Hamilton Ave  
White Plains, NY

*Prepared by:*

**JM ASSOCIATES, INC.**  
•On-Site Environmental Services•

(914) 241-3795  
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225 Railroad Avenue  
Bedford Hills, NY 10507

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## PHASE I ENVIRONMENTAL ASSESSMENT

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**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

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## **Executive Summary Findings and Conclusions**

A Phase I Environmental Site Assessment following the general guidance of the ASTM Phase I Standard Practice has been conducted at the 203-227 Main Street, 293-303 Hamilton Avenue and the Paved Municipal Parking Lot off of Hamilton Avenue and the extension of Court Street. The study includes a Site reconnaissance, a review of the Site history, a review of selected local, state and federal regulatory records, and interviews with persons and agencies familiar with the Site. No subsurface explorations or chemical testing of groundwater was conducted and no assessment for the presence of lead hazards, radon or asbestos was completed. Visual inspection showed that no asbestos pipe insulation exists or asbestos boiler insulation exists in any of the studied buildings.

On the basis of the observations made, and the information reviewed during the course of the Site Assessment and the available historical data, it is in JMA's opinion that some recognized environmental conditions exist at the Site. One of the conditions is from the 2,500-gallon UST in building located at 203 Main Street. Inspection of the site has revealed that there is a 2,500-gallon #2 fuel oil tank in a vaulted area that failed a tightness test. A NYSDEC Spill number 02-06130 has been assigned. Two copies of letters were received via fax on October 23, 2002 from the Stillman Management Inc. regarding the 2,500-gallon UST. One letter dated September 23, 2002 from Eastmond & Sons Boiler Repair Co. clearly states that oil was entering back into the tank after it was emptied through a hole in the bottom of the tank. This indicates that free product has accumulated under the tank as a result of the tank leaking. Because this UST is in a vaulted area in the basement the removal of the UST and the associated contaminated soil will all have to be performed by hand and the tank cut up and removed. The second letter dated October 23, 2002 from G&M Enterprises states they will enter the tank take a soil sample from under the tank have it analyzed and fill the tank in place with foam. In the Eastmond letter it is clear that the UST has oil under the tank caused by a hole in the bottom of the tank. Filling the tank in place with foam will not remove the free product or remediate the soil under the tank. Future remediation cost can be expected when the building is demolished. Two 275-gallon Aboveground Fuel Oil Storage Tanks are located in the 225 Main Street building. Visual inspection of the tanks shows no sign of leakage. The NYSDEC Petroleum Bulk Storage Registration indicates that a 10,000-gallon #6 fuel oil storage tank was located in the basement of building 235 Main Street. The registration for this tank expired 12-2-96. There is no record of the tank having been taken out of commission. It is possible that this tank is still buried under the basement slab of building at 235 Main Street.

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

The 1930 and 1950 Sanborn Maps show two filling stations, two Lodge Buildings and a Municipal Police Station within the study area. The records do not show that any of the USTs have been removed or that any soil or groundwater was impacted by any of the USTs that may have been leaking. It is recommended that soil and groundwater borings be made in the areas where the filling stations, Lodges and Police Station were located to determine if any negative environmental impact was caused by any petroleum leakage.

Based on the above information the probability of finding a number of buried USTs and potential petroleum contaminated soil and groundwater is high. Remediation costs associated with the proper removal and disposal of the USTs and contamination on the study site may be as high as \$400,000.00 to \$500,000.00. This estimate is based on the remediation being performed as part of the demolition of the existing building along with the excavation required for the new structures. This estimate is based on removal and disposal of an estimated 5000 tons of petroleum contaminated soil at the transportation and disposal price of \$75.00 per ton, for an estimated cost of \$375,000.00. The estimate also includes: 1. The additional handling of the contaminated soil to be separated and stockpiled from the clean soil excavated. 2. The covering and reloading of the contaminated soil for disposal. 3. The on-site monitoring and field sampling to delineate the clean soils from the contaminated soil to reduce the amount of contaminated soil requiring disposal. 4. The laboratory soil sampling fees as required by the NYSDEC and the engineering reports to the agency, as required. If the removal and remediation of the known buried USTs in the basement of building 203, the two abandoned USTs, 1000 and 550-gallon located under the Main Street sidewalk of building 225 and building 227 respectively and the suspected 10,000-gallon #6 fuel oil UST abandoned in the in the basement of the 235 building is required, the cost would higher because the areas are inaccessible and the removals would have to be performed by hand excavation. This estimate does not include any groundwater contamination remediation that may be required from petroleum contamination deriving from the old removed gas station that was previously located on the private paved parking lot, with a keyed entrance, on Hamilton Ave. Historical data does not confirm if any of the USTs were removed or if they were leaking. This is also true of the Municipal Police Station USTs and the two USTs associated with the Lodge Buildings previously located on the Municipal Parking Lot Area.

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

**1.00 PURPOSE**

The purpose of performing a Phase I Environmental Site Assessment is to identify recognized adverse environmental conditions with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA").

The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate existing release, a past release or a material threat of a release of any hazardous substance or petroleum products into structures on the property or into the ground, the ground water or the surface water of the property.

JM Associates, Inc. has performed this Phase I Environmental Site Assessment for the strip of retail service building located at 203-207 Main Street and the paved parking areas located on Hamilton Avenue whose previous building address were 279, 293-303 Hamilton Avenue, White Plains, NY 106021 at the request of Cappelli Enterprises, Inc. The Assessment was requested as part of a due diligence effort to investigate any and all existing recognized environmental conditions on the property and its structures.

The Phase I Environmental Site Assessment was conducted in accordance with the recommended guidelines of the American Society for Testing and Materials ("ASTM") Standard Practice E-1527 for conducting Phase I Environmental Site Assessment for commercial and industrial real estate.

The purpose of performing a Phase I Environmental Site Assessment is to identify recognized adverse environmental conditions with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") and to evaluate whether other potential contaminants are present, such as petroleum, aromatic hydrocarbons and metals, regulated under the Resource Conservation and Recovery Act ("RCRA").

**2.00 PROJECT AUTHORIZATIONS AND PROPERTY INFORMATION**

This report presents the results of a Phase I Environmental Site Assessment conducted by JM Associates, Inc. (JMA) for Cappelli Enterprises, Inc. at the property identified as the two story masonry strip of retail service stores on the first floor and one office offices and two studios on the second floor. The

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

addresses of these stores are 203-227 Main Street. The 293-303 Hamilton Avenue portion of the property currently is a paved asphalt parking lot with a key operated private parking lot. Historical information obtained on this property shows that there formally was a filling station located on the property. The area west of the 203-227 private parking lot is the municipal paved asphalt parking lot. This lot is directly north (behind) the Bar Building located on the corner of Main Street and Court Street. The entrance to this Municipal Parking area is both from Hamilton Avenue and from the Main Street and Court Street extension. The paved Municipal Parking Lot areas previously housed a City Court Police Station that had an address of 279 Hamilton Ave, City of White Plains, NY 10601. The Grace Church Parcel is located on the northwest corner of Main and Church Streets. The subject properties are designated on the City of White Plains tax maps as Block 6, Lots 7, 8, 8A, 9, 14, 14A, 14B and 15. The retail buildings consist of the following building address: 203 serve as the entrance to the second floor office and studio area. Also the basement boiler room access is from building 203. The 2500-gallon #2 fuel oil tank is located in an inaccessible fault in the basement. This 2500-gallon tank has recently failed a tightness test and a NYSDEC spill number 02-06130 has been assigned and is still active. 205 is a Chinese Restaurant. 211 is a retail clothing store. 215 is a retail Jewelry store. 217 & 221 is a Chinese Restaurant. 224 is "The One Dollar Limit" store and 227 is a beauty salon. The site visit portion of an environmental assessment of the property was conducted on October 16, 2002.

**3.00 PROJECT OBJECTIVE**

The objective of this Phase I Environmental Site Assessment is to render an opinion as to whether superficial or historical evidence indicates the presence of recognized environmental conditions which could result in hazardous materials in the environment, as defined in the American Society for Testing and Materials (ASTM) Standard Practice E1527-97 for Phase I Environmental Site Assessments. According to the ASTM Method E1527-97, "the term recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or 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."

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

**4.00 SCOPE OF SERVICES**

JMA's assessment of the site was completed in accordance with the ASTM Method E1527-97 and JMA's proposal for services. JMA's scope of services consisted of the following activities:

1. Review of federal and state regulatory agency databases identified by ASTM for the Site and a selected radius around the Site;
2. Review of the Site history through available ASTM Standard Historical Resources;
3. Site reconnaissance to make superficial observations for evidence of recognized environmental conditions;
4. A vicinity reconnaissance of properties within ¼ mile radius of the Site, and
5. Preparation of this report based on our findings.

This report presents JMA's field observations, results, and opinions. This report is subject to modification if JMA or any other party obtains subsequent information.

**5.00 BACKGROUND SITE INFORMATION**

The following information was obtained during JMA's Site reconnaissance. Photographs depicting Site conditions at the time of JMA's assessment are presented in Appendix 1.

Additional information on Site Description and Current Use is contained in Section 2.20. Information concerning area observations is contained in Section 6.0.

**5.10 SITE LOCATION**

The Site is within the main business district of White Plains, County of Westchester NY. Main Street, Church Street, Hamilton Avenue and the Court Street extension binds the subject property. See Vicinity Map in Appendix 1.

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

**5.20 SITE DESCRIPTION AND CURRENT USE**

The study Site consists of a series of ground floor storefronts (address 203-227 Main Street) with offices and studios above. All of the retail stores have a basement mainly used for storage with basement exits to the parking areas behind. The Grace Church and Parish House are on the corner of Main Street and Church Street. The private and Municipal Parking Lots are on Hamilton Avenue with the Municipal Parking extending through to Main Street from the Court Street extension.

Visual inspection of the basements did not reveal any Asbestos Containing Materials (ACM). The first floor retail stores did have ACM floor tile in most of the areas. Inspection did not reveal any suspected materials that would be considered hazardous or containing any petroleum products. Two 275-gallon #2 fuel oil Aboveground Storage Tanks (AGST) are located in the basement of the 225 Main Street building and one 2500-gallon #2 fuel oil tank located in an inaccessible vault area is located in the basement of the 203 Main Street building. Visual inspection of the 221 Main Street buildings showed additional fill ports in the sidewalk in front of the Buildings 225 and 227 Main Street. These fill ports provided evidence that there may have been additional Underground Storage Tanks (USTs) that existed at these buildings. Review of a previous environmental assessments performed by Testwell Craig Laboratories, Inc (TCL) dated 1991 for the 221 Main Street property did list one 1000-gallon UST and one 500-gallon UST were located under the side walk in front of the two buildings. The report stated that it is believed that both the 1000 and the 500-gallon UST were filled with sand and abandoned. There is no record indicating that these USTs were properly abandoned in place as required in the NYSDEC NYCRR Part 613.9 regulations.

**5.30 ADJOINING PROPERTY USE**

Office buildings and commercial/service buildings surround the subject site. Historical data obtained shows that this section of White Plains has been developed for non-agricultural usage since the 1700's. The NY U.S.G.S. Map shows the area to be 210 feet above mean sea level.

**5.40 SITE UTILITIES**

Potable water and sewer for the property are supplied by municipal water and sewer systems. All electric services are underground and fed from the street.

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

**6.00 ENVIRONMENTAL SETTING**

The study site is located in the middle of the business district of downtown White Plains. This section of White Plains has been developed for non-agricultural use since the early 1700's. The surrounding buildings consist of primarily office buildings and commercial/service buildings. There are no industrial manufacturing facilities located within a ¼ mile radius of the property.

**6.10 SUBSURFACE AND GROUNDWATER CONDITIONS**

As part of our Phase I Site Investigation no soil sampling or groundwater sampling was performed. No subsurface exploration was conducted and no assessment was made of the subsurface conditions at the site.

**6.20 WETLANDS**

There are no wetlands on or adjoining the study property. The Bronx River is the nearest surface water to this site and is 2000 feet west of the property. The Bronx River flows in a southerly direction.

**7.00 HISTORICAL USE INFORMATION**

See Appendix 2 for the complete ASTM Environmental Site Assessment Questionnaire prepared from information supplied by a representative of Stillman Management, Inc.

**7.10 SITE AND AREA HISTORY REVIEW SUMMARY**

A review of the Sanborn Maps shows that in the 1930 and the 1950 maps two filling stations existed on Hamilton Ave. One was located within the subject study site area the other was located on the adjacent property just east of the study site. See Sanborn Maps in Appendix 1 showing the filling station locations. Also on the same 1930 and 1950 Sanborn Maps there was buildings in the present Municipal Parking Lot. The 1930 map shows two buildings, one an Elk's Club Building and one B.P.O.E. Lodge. The latter 1950 Sanborn Maps shows that a City Court Police Station Building replaced the two lodge buildings. Records review show that on the adjacent property located east of the private parking lot on Hamilton Avenue of the study site at 274 Hamilton Avenue was an Exxon Gas Station and two NYSDEC spill numbers were assigned to the site. One was assigned because while

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

removing a 1000-gallon UST contaminated soil was discovered indicating a fuel release. The spill number is 97-07887. This spill number has not been removed from the active list as of this date because Exxon did not submit a final closure report. Database records also show that at the City Court Police Station Building (Police Station), 279 Hamilton Ave, there was a leaking UST reported but it was a tightness test failure and that records show the status as "completed". The Police Station had two USTs that were reportedly to be decommissioned sometime between 1987 and 1988. No reports could be found to indicate that these USTs were removed from the ground or that there was no soil or groundwater contamination. No records were found regarding the removal of the USTs from the Lodge buildings. The second filling station shown on the Sanborn Maps of 1950 and 1930 was located on Hamilton Ave where the paved private parking lot is now located. This filling station also had USTs and there are no records to indicate if the tanks were removed or if there was any soil contamination or groundwater contamination associated from these USTs.

**8.00 PREVIOUS SITE INVESTIGATIONS**

Previous Phase I Environmental Assessments were performed by General Consolidated Industries, Inc. (GCI) in 1994, BCM Engineering prepared an environmental assessment of the 203-227 Main Street and 293-303 Hamilton Avenue properties in 1993 and Testwell Craig Environmental Assessment for the 221 Main Street and 301 Hamilton Avenue properties in 1991. The present owner provided these reports to this office for review.

**9.00 AREAS OF POSSIBLE ENVIRONMENTAL CONCERNS**

The purpose of JMA's Site reconnaissance was to make superficial observations for evidence of recognized environmental conditions that could result in the presence of hazardous materials in the environment. John Manfredi of JM Associates, Inc. visited the Site on August 8, 2002 and the inspection did not reveal any evidence of any recognized environmental impact on the subject property. However review of the Sanborn Maps and historical data did reveal evidence of potential environmental impacts to the study property.

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

**9.10 EXTERIOR OBSERVATIONS**

As described above our visual observations did not reveal any presence of any hazardous substances within the building that would cause an environmental concern with the exception of the below-described USTs.

**9.20 UNDERGROUND STORAGE TANKS (USTs)**

Inspection of the site has revealed that there is a 2500-gallon #2 fuel oil tank in a vaulted area that failed a tightness test. A NYSDEC Spill number 02-06130 has been assigned. Two copies of letters were received via fax on October 23, 2002 from the Stillman Management Inc. company regarding the 2500-gallon UST. One letter dated September 23, 2002 from Eastmond & Sons Boiler Repair Co. clearly states that oil was entering back into the tank after it was emptied through a hole in the bottom of the tank. This indicates that under the tank we have free product that leaked out of the tank. Because this UST is in a vaulted area in the basement the removal of the UST and the associated contaminated soil will all have to be removed by hand and the tank cut up and removed. Because of where the tank is located all of this work will have to be performed by hand. The second letter dated October 23, 2002 from G&M Enterprises states they will enter the tank take a soil sample from under the tank have it analyzed and fill the tank in place with foam. In the Eastmond letter it is clear that the UST has oil under the tank caused by a hole in the bottom of the tank. Filling the tank in place with foam will not remediate the soil under the tank. Future remediation cost can be expected when the building is demolished. Two 275-gallon Aboveground Fuel Oil Storage Tanks are located in the 225 Main Street building. A visual inspection of the tanks shows no sign of leakage. The 1930 and 1950 Sanborn Maps show two filling stations in the study area along with two Lodge Buildings and a Municipal Police Station within the study area and no records that show that any of the USTs have been removed and that no soil or groundwater was impacted by any of these UST that may have been leaking. It is recommended that soil and groundwater boring be made in the areas where the filling station, Lodges and Police Station were located to determine if any negative environmental impact was caused by any petroleum leakage. The NYSDEC Petroleum Bulk Storage Registration indicates that a 10,000-gallon #6 fuel oil storage tank was located in the basement of building 235 Main Street. The registration for this tank expired 12-2-96. There is no record of the tank being taken out of commission. It is possible that this tank is still buried under the basement slab of building 235.

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

**9.30 HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS USE**

There are no hazardous substances housed or used on the site. Visual inspection of the paved parking lot areas did not reveal any extensive staining or ponding of water. No drums or containers were observed in the parking lot areas or in the buildings that would have contained any hazardous materials. There is no site history of hazardous substance use or discharge on the property.

**SOLID WASTE**

Some debris was observed in the basement of the stores. None of the debris observed is of a hazardous substance.

**WASTEWATER**

There is no discharge of wastewater on to any adjoining properties and there is no processed wastewater being discharged from the site.

**SOIL/WATER SAMPLING**

No ground or groundwater sampling was performed as part of the Phase I Environmental Site Assessment.

**CHEMICAL USE AND STORAGE AREAS**

There is no on-site chemical use. There are no chemical storage areas.

**HAZARDOUS WASTES GENERATED AND WASTE STORAGE AREAS**

The Site does not generate hazardous waste. There are no hazardous waste storage areas.

**10.00 REGULATORY DATABASE REVIEW**

The following section is based on public information obtained from various federal, state, and local agencies that maintain environmental regulatory databases. These databases provide information about the regulatory status of a property and incidents involving storage, spilling, or transportation of oil or hazardous materials. Information was gathered by a professional data

**Phase I Environmental Site Assessment, 203-227 Main Street  
White Plains NY**

search service, Toxics Targeting, Inc. (TT). Federal, state, and local regulatory information is presented in Appendix 3.

THE DATA BASE DID NOT REVEAL ANY ACTIVE ENVIRONMENTAL VIOLATIONS ON THE SUBJECT PROPERTY WITH THE EXCEPTION OF SPILL NUMBER 02-06130 ASSIGNED TO THE 2500-GALLON UST LOCATED IN THE BASEMENT OF BUILDING 203.

**FINDINGS AND CONCLUSIONS. SEE EXECUTIVE SUMMARY ON PAGE 3 OF THIS REPORT**

**11.00 LIMITATIONS**

JMA's findings and conclusions must be considered not as scientific certainties, but rather as our professional opinion concerning the significance of the limited data gathered during the course of the Environmental Site Assessment. No other warranty, expressed or implied, is made. Specifically, JMA does not and cannot represent that the Site contains no hazardous material, oil, or other latent condition beyond that observed by JMA during its Site Assessment.

It should be noted that when an assessment is completed without subsurface explorations and chemical screening of soil and groundwater beneath the Site, no data can be generated regarding latent subsurface conditions that may be the result of on-Site or off-Site sources.

We thank you for allowing JM Associates, Inc. to serve as your Environmental Consultant for this project.

Should you have any questions regarding the content of this report, please feel free to call us and we will be glad to discuss them in further detail.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

White Plains, N.Y. 10611

3

PARTS OF BLS. 3 & 5 ARE WITHIN PROPOSED CENTRAL RENEWAL PROJECT.

51

HAMILTON

AV.

CHURCH

4

MARTINE

MAMARONECK

CHASE NATIONAL BANK OF WESTCHESTER BLDG.

R. H. MACY & CO. DEPT. 5

8

7

SCALE OF FEET

Sanborn Library, LLC

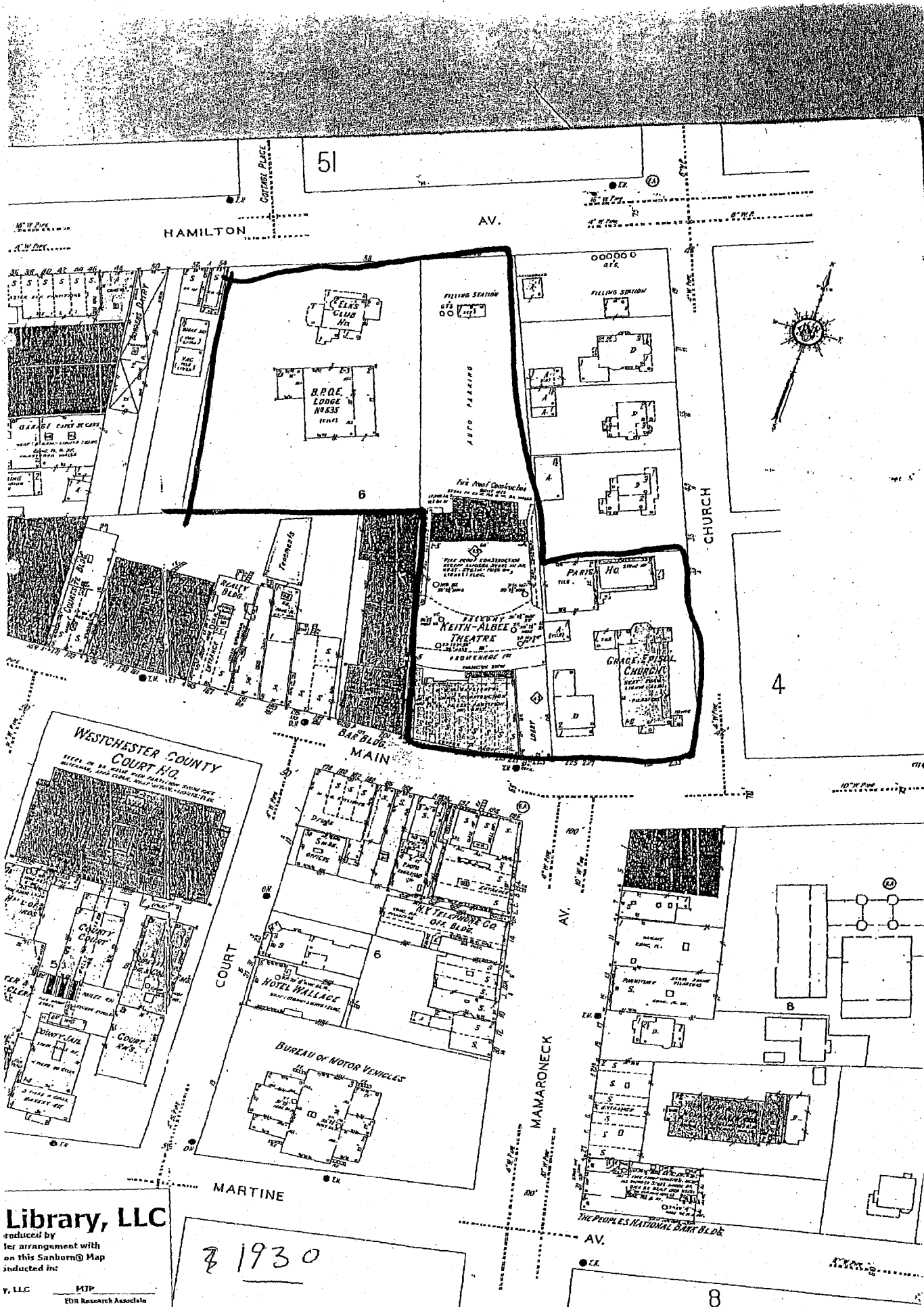
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The Sanborn Library, LLC MJP EDR Research Associates

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1995

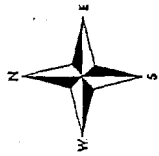




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 EDR Research Associates

**SITE MAP**  
**221 MAIN STREET**  
**WHITE PLAINS, NY**

Westchester County



Westchester County



Scale: 1 inch = 1669 feet

OCT-23-2002 WED 12:33 PM STILLMAN MANAGEMENT  
OCT-23-2002 12:19P FROM:

FAX NO. 914 8131919  
ID: 12149131919

P. 02

## **EASTMOND & SONS BOILER REPAIR**

**DIVISION OF A. L. EASTMOND & SONS, INC.**

- BOILER RETUBING • MUDLEGS • COILS • PLUMBING •
- CEMENT & EPOXY LININGS • BOILER CLEANING •
- FUEL OIL TANK CLEANING • OIL LINES STEAM CLEANED •
- SPILL CLEAN UP SPECIALISTS • TANK TESTING •

Phone: 718-378-7000 • Fax: 718-378-3658 • 1200 Oakpoint Avenue, Bronx, NY 10474


SEPTEMBER 23<sup>RD</sup>, 2002

TO: STILLMAN MANAGEMENT  
ATTN: JOHN JANUS  
RE: 203 MAIN STREET (WHITE PLAINS)

GENTLEMEN,

ON SEPTEMBER 11<sup>TH</sup> 2002, EASTMOND PUMPED OUT AND SQUEEGEE CLEANED THE 2,500- GALLON FUEL STORAGE TANK AT THE ABOVE REFERENCE LOCATION. UPON ENTERING TANK TO PLUG OFF LINES FOR AIR TESTING (STATE REQUIREMENT, AFTER FAILURE OF SYSTEM CHECK). TECHNICIAN NOTICED OIL RETURNING INTO TANK FROM TANK BOTTOM. FLOOR STEEL WAS HAMMER TESTED, AND FOUND TO BE THINNING. TANK WAS LEFT EMPTY, BUT THE PRESENCE OF OIL BENEATH THE TANK WILL CONTINUE TO SEEP BACK INTO TANK.

YOUR DEC SPILL # IS 0206130.

  
RENE LEWIS (TANK MANAGER)

OCT-23-2002 WED 12:27 PM STILLMAN MANAGEMENT  
10/23/02 09:38 FAX 914 779 8737

FAX NO. 914 8131919  
G-M ENTERPRISES

P. 02/02

**G & M ENTERPRISES Lic. WC11929 HO**

147 Westchester Ave.  
Tuckahoe, N.Y. 10787

Phone 779-6269  
Fax 914-779-6737

October 23, 2002

Mr. Roy Stillman  
Stillman Management  
141 Halstead Ave.  
Mamaroneck, N.Y. 10543

Re: 203 Main St. White Plains N.Y.

Dear Sir,

In my last message to you I indicated that the Health Dept. of Westchester had decided that it was necessary to enter the tank retrieve a sample of soil through the bottom of the tank have it analyzed and then decommission the tank in place by filling it with an approved foam substance.

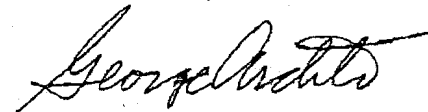
In our first phase #1 contract retrieving a sample of soil was included but since we were not able to enter the tank due to space restrictions and we were not successful in spite of removing piping that stood in the way. We therefore owe Stillman management a credit of \$650. off the phase #1 contract.

Phase #2 the supply and connection of the 1000 gal. temporary tank raises no issues.

Phase #3 . Enclosed please find the proposal to cut and enter and clean the tank and retrieve a sample through the bottom and decommission the tank as per DEC protocol with closure paperwork to follow.

We were told initially that the tank had been emptied and cleaned out. However, on attempting to enter the tank we discovered that there still remained some oil in the tank thus requiring the additional expense of recleaning to the satisfaction of the Health Department before the tank can be decommissioned.

Sincerely,



George Arditi

Spill # 0206130



## ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete

standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT© 1993 AMERICAN SOCIETY FOR TESTING AND MATERIALS, Philadelphia, PA. PCN: 13-515280-65. For the complete standard, or to order additional copies of this questionnaire, contact ASTM Customer Service at (215) 299-5585.

### 5. Introduction to Transaction Screen Questionnaire

**5.1 Process**—The *transaction screen process* consists of asking questions contained within the *transaction screen questionnaire of owners and occupants of the property*, observing site conditions at the *property* with direction provided by the *transaction screen questionnaire*, and, to the extent reasonably ascertainable, conducting limited research regarding certain *government records* and certain *standard historical sources*. The questions asked of *owners* when conducting *site visits* are the same questions as those asked of *occupants*.

**5.2 Guide**—The *transaction screen questionnaire* is followed by a guide designed to assist the person completing the *transaction screen questionnaire*. The guide to the *transaction screen questionnaire* is set out in Sections 7 through 10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

**5.2.1** To assist the *user*, its employee or agent, or the *environmental professional* in preparing a report, the guide repeats each of the questions set out in the *transaction screen questionnaire* in both the guide for *owner/occupant inquiry* and the guide to *site visit*. The questions regarding *government records/historical sources inquiry* are also repeated in the guide to that section.

**5.2.2** The guide also describes the procedures to be followed to determine if reliance upon the information in a prior *environmental site assessment* is appropriate under this practice.

**5.2.3** A *user*, its employee or agent, or *environmental professional* conducting the *transaction screen process* should not use the *transaction screen questionnaire* without reference to, or familiarity from prior usage with, the guide.

**5.3 User and Preparer**—The *user* conducting the *transaction screen process* is the party seeking to perform *appropriate inquiry* with respect to the *property*. The *user* may delegate the preparation of the *transaction screen questionnaire* to an employee or agent of the *user* or may contract with a third party to prepare the questionnaire on behalf of the *user*. The person preparing the questionnaire is the *preparer*, who may be either the *user* or the person to whom the *user* has delegated the preparation of the *transaction screen questionnaire*.

**5.4 Exercise of Care**—The *preparer* conducting the *transaction screen process* should use good faith efforts in determining answers to the questions set forth in the *transaction screen questionnaire*. The *user* should take time and care to check whatever records are in the *user's* possession. The *preparer* should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the *user* or *preparer* should discuss with a responsible person in authority in the *user's* organization (if any) any specialized knowledge or experience relating to *hazardous substances* on the *property* and the *preparer* should understand such information.

**5.5 Knowledge**—The owner or occupant of the *property* to which portions of the *transaction screen questionnaire* are directed should have sufficient knowledge and experience with respect to the *property* or in the *owner's* or *occupant's* particular business to understand the purpose and use of the *transaction screen questionnaire*. All answers should be given to the best of the *owner's* or *occupant's* *actual knowledge*.

**5.5.1** While the person conducting the *transaction screen process* has an obligation to ask the questions set forth in the *transaction screen questionnaire*, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The *user* is only required to obtain information to the extent it is *reasonably ascertainable*.

**5.5.2** If the *preparer* asks the questions set forth in the *transaction screen questionnaire*, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their

responses, or the questions have been asked in writing sent by certified or registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

**5.5.3** The *transaction screen questionnaire* and the *transaction screen guide* sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an *actual knowledge* standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

**5.6 Conclusions Regarding Affirmative or Unknown Answers**—If any of the questions set forth in the *transaction screen questionnaire* are answered in the affirmative, the *user* must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the *user* should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the *transaction screen process*, including, in particular, the *site visit* and the *government records/historical sources inquiry*. If the *user* decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the *user* must document the reasons for any such conclusion.

**5.6.1** Upon obtaining an affirmative answer, an answer of unknown or no response, the *user* should first refer to the guide. The guide may provide sufficient explanation to allow a *user* to conclude that no further inquiry is appropriate with respect to the particular question.

**5.6.2** If the guide to a particular question does not, in itself, permit a *user* to conclude that no further inquiry is appropriate, then the *user* should consider other information obtained from the *transaction screen process* relating to this question. For example, while on the site performing a *site visit*, a person may find a storage tank on the *property* and therefore answer Question 10 of the *transaction screen questionnaire* in the affirmative. However, during or subsequent to the *owner/occupant inquiry*, the *owner* may produce evidence that substances now or historically contained in the tank (e.g., water) are not likely to cause contamination.

**5.6.3** If either the guide to the question or other information obtained during the *transaction screen process* does not permit a *user* to conclude no further inquiry is appropriate with respect to such question, then the *user* must determine, in the exercise of the *user's* reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the *transaction screen process*, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with the full *Phase I Environmental Site Assessment*.

**5.7 Presumption**—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question because the answer was unknown or no response was given. In rebutting this presumption, the *user* should evaluate information obtained from each component of the *transaction screen process* and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The *user* must determine, in the exercise of the *user's* reasonable business judgment, the scope of such further inquiry: whether to proceed with a *Phase I Environmental Site Assessment* prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

**5.8 Further Inquiry Under Practice E 1527**—Upon completing the *transaction screen questionnaire*, if the *user* concludes that a *Phase I Environmental Site Assessment* is needed, the *user* should proceed with such inquiry with the advice and guidance of an *environmental professional*. Such further inquiry should be undertaken in accordance with Practice E 1527.

**5.9 Signature**—The *user* and the *preparer* of the *transaction screen questionnaire* must complete and sign the questionnaire as provided at the end of the questionnaire.

## 6. Transaction Screen Questionnaire

6.1 *Persons to be Questioned*—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10% of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing or disposing of hazardous substances or petroleum products on or from the property. A major

occupant is any occupant using at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

203-227 MAIN STREET, (221 MAIN ST.)  
293-303 HAMILTON AVE  
WHITE PLAINS, N.Y. 10601

Question	Owner <i>PLP</i>	Occupants (if applicable)	Observed During Site Visit
1. Is the property or any adjoining property used for an industrial use?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <sup>1</sup>	Yes No Unk	Yes No Unk
2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes No Unk
3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	<input checked="" type="radio"/> Yes No Unk	Yes No Unk	Yes No Unk
4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	<input checked="" type="radio"/> Yes No Unk	Yes No Unk	Yes No Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes No Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes No Unk
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <sup>1</sup>	Yes No Unk	Yes No Unk
8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes No Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes No Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?	<input checked="" type="radio"/> Yes No Unk	Yes No Unk	Yes No Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	<input checked="" type="radio"/> Yes No Unk	Yes No Unk	Yes No Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes No Unk

<sup>1</sup> Unk = "unknown" or "no response"

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Question	Owner	Occupants (if applicable)	Observed During Site Visit
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes <input checked="" type="radio"/> No Unk	Yes No Unk	Yes No Unk
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input checked="" type="radio"/> Yes No Unk	Yes No Unk	Yes No Unk
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	<input checked="" type="radio"/> Yes No Unk	Yes No Unk	Yes No Unk
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	<input checked="" type="radio"/> Yes No Unk	Yes No Unk	Yes No Unk
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	Yes <input checked="" type="radio"/> No Unk	Yes No Unk	Yes No Unk
18. Does the <i>property</i> discharge <i>wastewater</i> on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes <input checked="" type="radio"/> No Unk	Yes No Unk	Yes No Unk
19. To the best of your knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the <i>property</i> ?	Yes <input checked="" type="radio"/> No Unk	Yes No Unk	Yes No Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes <input checked="" type="radio"/> No Unk	Yes No Unk	Yes No Unk

**Government Records/Historical Sources Inquiry**  
(See guide, Section 10 of ASTM E 1528-93)

21. Do any of the following Federal government record systems list the *property* or any *property* within the circumference of the area noted below:

*National Priorities List (NPL)*—within 1.0 mile (1.6 km)?

Yes ☒ No

*CERCLIS List*—within 0.5 mile (0.8 km)?

Yes ☒ No

*RCRA TSD Facilities*—within 1.0 mile (1.6 km)?

Yes ☒ No

22. Do any of the following state record systems list the *property* or any *property* within the circumference of the area noted below:

List maintained by state environmental agency of *hazardous waste sites* identified for investigation or remediation that is the state agency equivalent to *NPL*—within approximately 1.0 mile (1.6 km)?

Yes ☒ No

List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to *CERCLIS* within 0.5 mile (0.8 km)?

Yes ☒ No

Leaking Underground Storage Tank (LUST) List—within 0.5 mile (0.8 km)?

☒ Yes No

Solid Waste/Landfill Facilities—within 0.5 mile (0.8 km)?

Yes ☒ No

23. Based upon a review of *fire insurance maps* or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes ☒ No N/A

The preparer of the transaction screen questionnaire must complete and sign the following statement.  
(For definition of preparer and user, see 5.3 or 3.3.25 of ASTM E 1528-93.)

This questionnaire was completed by:

Name PAUL DELLA DONNA  
Title SUPT OF PREMISES  
Firm STILLMAN MANAGEMENT  
Address 141 HALSTED AVE  
MANHATTEN, NY  
Phone number 813 1900  
Date 10/16/02

If the preparer is different than the user, complete the following:

Name of user \_\_\_\_\_  
User's address \_\_\_\_\_  
User's phone number \_\_\_\_\_  
Preparer's relationship to site \_\_\_\_\_  
Preparer's relationship to user \_\_\_\_\_  
(for example, principal, employee, agent, consultant)

Copies of the completed questionnaire have  
been filed at:

Copies of the completed questionnaire have  
been mailed or delivered to:

CARPELLI BOUT INC.  
115 STEVENS AVE  
VAHALLA, NY 10595 } →

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge, no material facts have been suppressed or misstated.

Signature J. Manfred Date 10/22/02  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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*Toxics Targeting  
Computerized  
Environmental Report*

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**221 Main St  
White Plains, NY 10601**

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*August 23, 2002*

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- *Hazardous Waste Codes*
- *How Toxic Sites Are Mapped*
- *Information Source Guide*

## ***Introduction***

*Toxics Targeting* has combined environmental database searches, extensive regulatory analysis and sophisticated mapping techniques to produce your *Computerized Environmental Report*. It checks for the presence of 16 categories of government-reported toxic sites and provides detailed, up-to-date information on each identified site. The findings of your report are presented in an easy-to-understand format that:

1. **Maps** the approximate locations of selected government-reported toxic sites identified on or near a specified target address.
2. **Estimates** the distance and direction between the target address and each identified toxic site.
3. **Reports** air and water permit non-compliance and other regulatory violations.
4. **Profiles** some aspects of the usage, manufacture, storage, handling, transport or disposal of toxic chemicals at individual sites.
5. **Summarizes** some potential health effect information and drinking water standards for selected chemicals reported at individual sites.

## ***The Three Sections Of Your Report***

The first section highlights your report's findings by summarizing identified sites according to: a) distance intervals, b) direction, c) proximity to the target address and d) individual site categories. In addition, the locations of all identified toxic sites are illustrated on individual maps for each radius search distance used in your report. Finally, a close-up map illustrates the locations of all identified toxic sites at the shortest radius search distance used in your report.

The second section of your report contains *Toxic Site Profiles* that provide detailed information on each identified toxic site. The information in each *Toxic Site Profile* varies according to its source. Some toxic site categories have extensive information, some have limited information. All the information is updated on a regular basis.

The third section of the report contains appendices that identify: 1) on-site spills reported to the national Emergency Response Notification System (ERNS), 2) various toxic sites that cannot be mapped due to incomplete or erroneous addresses or other mapping problems, 3) codes that characterize hazardous wastes reported at various facilities, 4) methods used to map toxic sites identified in your report and 5) information sources used in your report.

## ***How to Use Your Report***

- Check Table One to see the number of identified sites by distance intervals.
- Check Table Two to see identified sites sorted by direction.
- Check Table Three to see identified sites ranked by proximity to the target address.
- Check Table Four to see identified sites sorted by site categories.
- Refer to the various maps to see the locations of identified toxic sites. Refer to the *Toxic Site Profile* and *Appendix* sections for additional information.

## *Toxic Site Databases Analyzed In Your Report*

### Search Radius

One-Mile



1) *New York Inactive Hazardous Waste Disposal Site Registry*: a state listing of sites that can pose environmental or public health hazards requiring investigation or clean up.

One-Mile



2) *CERCLIS* (Comprehensive Environmental Response, Compensation and Liability Information System): a federal listing of sites that can pose environmental or public health hazards requiring investigation or clean up.

One-Mile



3) *National Priority List for Federal Superfund Cleanup*: a listing of sites known to pose environmental or health hazards that are being investigated or cleaned up under the Federal Superfund program.

One-Mile



4) *New York Hazardous Substance Disposal Site Draft Study*: a state listing of sites contaminated with toxic substances that can pose environmental or public health hazards. These sites are not eligible for state clean up funding programs.

One-Mile



5) *New York Solid Waste Facilities Registry, including New York City 1934 Sites*: active and inactive landfills, incinerators, transfer stations or other solid waste management facilities.

One-Mile



6) *New York State Major Oil Storage Facilities*: sites with more than a 400,000 gallon capacity for storing petroleum products.

One-Mile



7) *New York and Federal Hazardous Waste Treatment, Storage or Disposal Facilities*: sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRIS). Also includes the following databases:

- *RCRA violations*: waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.
- *RCRIS corrective action activity (CORRACTS)*: waste facilities with RCRIS corrective action activity reported by the USEPA.

Half-Mile



8a) *Toxic Spills: active* stationary source spills reported to state environmental authorities, including unremediated leaking underground storage tanks.

Half-Mile



8b) *Toxic Spills: closed* stationary and non-stationary source spills reported to state environmental authorities, including remediated leaking underground storage tanks.

Quarter-Mile



9) *New York and Local Petroleum Bulk Storage Facilities*: sites with more than an 1,100 gallon capacity for storing petroleum products.

Quarter-Mile



10) *New York and Federal Hazardous Waste Generators and Transporters*: sites reported by the NYS manifest system and the USEPA's Resource Conservation and Recovery Act Information System (RCRA). Also includes the following databases:

- *RCRA violations*: waste facilities with violations reported by the USEPA pursuant to the Resource Conservation and Recovery Act.
- *RCRIS corrective action activity (CORRACTS)*: waste facilities with RCRIS corrective action activity reported by the USEPA.

Quarter-Mile



11) *New York Chemical Bulk Storage Facilities*: Sites storing hazardous substances listed in 6 NYCRR Part 597 in aboveground tanks with capacities of 185 gallons or more and/or underground tanks of any size

Quarter-Mile



12) *New York Toxic Release Inventory Facilities*: discharges of selected toxic chemicals to air, land, water or treatment facilities.

Quarter-Mile



13) *Federal Permit Compliance System Toxic Wastewater Discharges*: permitted toxic wastewater discharges.

Quarter-Mile



14) *Air Discharges*: Air pollution point sources monitored by U.S. EPA and/or state and local air regulatory agencies.

Quarter-Mile



15) *Federal Civil Enforcement Docket*: civil judiciary cases filed on behalf of the U. S. Environmental Protection Agency by the Department of Justice.

Property only



16) *ERNS: Federal Emergency Response Notification System Spills*: a listing of federally reported spills.

## *Limitations Of The Information In Your Report*

The information presented in your *Computerized Environmental Report* has been obtained from various local, state and federal government agencies. Please be aware that: 1) additional information on individual sites may be available, 2) newly discovered sites are continually reported and 3) all map locations are approximate. As a result, this report is intended to be the FIRST STEP in the process of identifying and evaluating possible environmental threats to specific properties and can only serve as a guide for conducting on-site visits or additional, more detailed toxic hazard research.

*Toxics Targeting* tries to ensure that the information in your report is presented accurately and with minimal alteration. The only systematic changes that are made correct obvious address errors in order to allow sites to be mapped. Any address changes that are made are noted in the map information section at the top of each corresponding *Toxic Site Profile*. Since the information presented in your report is not edited, please be aware that it can contain reporting errors or typographical mistakes made by the site owners/operators or government agencies that produced the information. Please be aware of some other limitations of the information in your report:

- The computerized map used by *Toxics Targeting* is the same one used by the U. S. Census. While the map is generally accurate, no map is perfect. In addition, *Toxics Targeting's* mapping methods estimate where toxic site addresses are located if the address is not specifically designated on the Census map. FOR THESE REASONS, ALL MAP LOCATIONS OF ADDRESSES AND REPORTED TOXIC SITES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY ON-SITE VISITS;
- UNDISCOVERED, UNREPORTED OR UNMAPPABLE TOXIC SITES MIGHT NOT BE IDENTIFIED BY THIS REPORT'S CHECK OF 16 TOXIC SITE CATEGORIES. TOXIC SITES REPORTED IN OTHER GOVERNMENT DATABASES MIGHT ALSO EXIST. FOR THESE REASONS, YOUR REPORT MIGHT NOT IDENTIFY ALL THE TOXIC SITES THAT EXIST IN THE AREA IT SEARCHES;
- The appendix of your report contains a listing of sites that could not be mapped due to incomplete or erroneous address information or other mapping problems. This listing includes unmappable toxic sites in zip code areas within one mile of the target address as well as toxic sites without zip codes reported in the same county. IF YOU WOULD LIKE INFORMATION ON ANY OF THE LISTED SITES, PLEASE CONTACT TOXICS TARGETING AND REFER TO THE SITE ID NUMBER.
- Some toxic sites identified in your report may be classified as **known hazards**. Most of the toxic sites identified in your report involve **potential hazards** related to the on-site use, manufacture, handling, storage, transport or disposal of toxic chemicals. Some of the toxic sites identified in your report may be the addresses of parties responsible for toxic sites located elsewhere. YOU SHOULD ONLY CONCLUDE THAT TOXIC HAZARDS ACTUALLY EXIST AT A SPECIFIC SITE WHEN GOVERNMENT AUTHORITIES MAKE THAT DETERMINATION OR WHEN THAT CONCLUSION IS FULLY DOCUMENTED BY THE FINDINGS OF AN APPROPRIATE SITE INVESTIGATION UNDERTAKEN BY LICENSED PROFESSIONALS;
- Compass directions and distances are approximate. Compass directions are calculated from the subject property address to the mapped location of each identified toxic site. The compass direction does not necessarily refer to the closest property boundary of an identified toxic site. The compass direction also can vary substantially for toxic sites that are located very close to the subject property address.
- The information presented in your report is a summary of the information that *Toxics Targeting* obtains from government agencies on reported toxic sites. YOU MAY BE ABLE TO OBTAIN ADDITIONAL INFORMATION ABOUT REPORTED SITES WITH THE FREEDOM OF INFORMATION REQUEST FORM LETTERS THAT ARE PROVIDED ON THE INSIDE OF THE BACK COVER.

## Section One:

### Report Summary

- *Table One: Number of Identified Toxic Sites By Distance Interval*
- *Table Two: Identified Toxic Sites By Direction*
- *Table Three: Identified Toxic Sites Ranked By Proximity*
- *Table Four: Identified Toxic Sites By Category*
- *Map One: One-Mile Radius Map*
- *Map Two: Half-Mile Radius Map*
- *Map Three: Quarter-Mile Radius Map*
- *Map Four: Quarter-Mile Radius Close up Map*

## NUMBER OF IDENTIFIED SITES BY DISTANCE INTERVAL

Database Searched	0 - 100 ft	100 ft - 1/8 mi	1/8 mi - 1/4 mi	1/4 mi - 1/2 mi	1/2 mi - 1 mi	Site(s) Category Totals
NYS Inactive Hazardous Waste Disposal Sites *	0	0	0	0	0	0
CERCLIS Sites *	0	0	0	0	0	0
National Priority List Sites *	0	0	0	0	0	0
Hazardous Substance Waste Disposal Sites *	0	0	0	0	0	0
NYS Solid Waste Facilities *	0	0	0	2	0	2
NYS Major Oil Storage Facilities *	0	0	0	0	0	0
RCRA Hazardous Waste Treatment, Storage, Disposal Sites *	0	0	0	0	0	0
NYS Toxic Spills (Incl. Leaking Undergrnd Storage Tanks) **	7	37	104	87(49)	Not searched	235(49)
Local & State Petroleum Bulk Storage Sites ***	4	22	45	Not searched	Not searched	71
RCRA Hazardous Waste Generators & Transporters ***	6	15	15	Not searched	Not searched	36
NYS Chemical Bulk Storage Sites ***	0	0	0	Not searched	Not searched	0
Toxic Release Inventory Sites (TRI) ***	0	0	0	Not searched	Not searched	0
Permit Compliance System Toxic Wastewater Discharges ***	0	0	0	Not searched	Not searched	0
NYS Air Discharges ***	0	0	0	Not searched	Not searched	0
Civil Enforcement Docket Facilities ***	0	1	0	Not searched	Not searched	1
ERNS (Onsite) *****	0	Not searched	Not searched	Not searched	Not searched	0
Distance Interval Totals	17	75	164	89(49)	0	345(49)

Search Radius: \* 1 Mile Search Radius    \*\* 1/2 Mile Search Radius    \*\*\* 1/4 Mile Search Radius    \*\*\*\* 1/8 Mile Search Radius    \*\*\*\*\* on-site only

Numbers in ( ) indicate spills not mapped and profiled, and are found in the tables at the end of the active and closed spills sections.  
See these tables for a description of the parameters involved with identifying these spills.

## Identified Toxic Sites by Direction

221 Main St  
White Plains, NY 10601

\* Compass directions can vary substantially for sites located very close to the subject property address.

### Sites less than 100 feet from subject property sorted by distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
68	POLICE	279 HAMILTON	0 feet	Closed Status Tank Test Failure
165	IN STREET	55 CHURCH STREET	0 feet	Closed Status Spill (Misc. Spill Cause)
238	PUBLIC SAFETY BUILDING	279 HAMILTON VAE	0 feet	Petroleum Bulk Storage Site
309	WHITE PLAINS, CITY OF, FIRE PREVENTION	BUREAU-279 HAMILTON AVENUE	0 feet	Hazardous Waste Generator/Transporter
310	WHITE PLAINS POLICE DEPT	279 HAMILTON AVE	0 feet	Hazardous Waste Generator/Transporter
311	WHITE PLAINS POLICE DEPT	279 HAMILTON AVENUE	0 feet	Hazardous Waste Generator/Transporter
312	WHITE PLAINS TOWN CENTER	MAMARONECK AVE & MAIN ST	0 feet	Hazardous Waste Generator/Transporter
239	MACYS WHITE PLAINS	220 MAIN ST	23 feet to the ESE*	Petroleum Bulk Storage Site
313	TST WHITE PLAINS	220 MAIN ST	23 feet to the ESE*	Hazardous Waste Generator/Transporter
240	CODI BROS EXXON 3-7118	274 HAMILTON AVE	24 feet to the NNW*	Petroleum Bulk Storage Site
314	EXXON USA	274 HAMILTON AVENUE	24 feet to the NNW*	Hazardous Waste Generator/Transporter
30	ABANDONED MACY'S STORE	220 MAIN ST	29 feet to the ESE*	Active Haz Spill (Unknown/Other Cause)
31	EXXON SERVICE STATION	274 HAMILTON AVE	29 feet to the NNW*	Active Haz Spill (Unknown/Other Cause)
69	EXXON, WHITE PLAINS	274 HAMILTON AVE.	29 feet to the NNW*	Closed Status Tank Test Failure
241	RECKSON OPERATING PARTNERSHIP	235 MAIN ST	29 feet to the ESE*	Petroleum Bulk Storage Site
166	213 MAIN STREET	213 MAIN ATREET	49 feet to the S*	Closed Status Spill (Misc. Spill Cause)
117	LIGHTHOUSE FOR THE BLIND	44 CHURCH STREET	66 feet to the NE*	Closed Status Spill (Unk/Other Cause)

### Sites between 100 ft and 660 ft from the subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
243	AMCOTT ASSOC	300 HAMILTON AVE	136 feet to the N*	Petroleum Bulk Storage Site
245	AMCOTT ASSOC	95 CHURCH ST	186 feet to the N*	Petroleum Bulk Storage Site
167	AMERICAN SAVINGS BANK	89 CHURCH STREET	223 feet to the N	Closed Status Spill (Misc. Spill Cause)
246	99 CHURCH STREET	99 CHURCH STREET	226 feet to the N	Petroleum Bulk Storage Site
257	BARKER AVENUE APT. CORP.	33 BARKER AVENUE	546 feet to the N	Petroleum Bulk Storage Site
259	35 BARKER AVE. REALTY CORP.	35 BARKER AVE.	571 feet to the N	Petroleum Bulk Storage Site
72	APARTMENT BLDG	40 BARKER AV	600 feet to the N	Closed Status Tank Test Failure
262	40 BARKER AVE.	40 BARKER AVENUE	606 feet to the N	Petroleum Bulk Storage Site
251	AT&T	360 HAMILTON AVENUE	383 feet to the NNE	Petroleum Bulk Storage Site
317	RECHSON ASSOCIATES	360 HAMILTON AVE	383 feet to the NNE	Hazardous Waste Generator/Transporter
318	AT&T	360 HAMILTON AVE	383 feet to the NNE	Hazardous Waste Generator/Transporter
168	OFFICE BLDG(UNDER CONST)	360 HAMILTON ROAD	384 feet to the NNE	Closed Status Spill (Misc. Spill Cause)
258	WHITE PLAINS	400 HAMILTON AVE	555 feet to the NE	Petroleum Bulk Storage Site
322	AT&T LONG LINES DEPT/WHIT	400 HAMILTON AVE	555 feet to the NE	Hazardous Waste Generator/Transporter
323	WHITE PLAINS LL CENTRAL OFFICE	400 HAMILTON AVENUE	555 feet to the NE	Hazardous Waste Generator/Transporter

324	AMERICAN TELEPHONE & TELEGRAPH	400 HAMILTON AVENUE	555 feet to the NE	Hazardous Waste Generator/Transporter
33	400 HAMILTON AVE.	400 HAMILTON AVE.	556 feet to the NE	Active Haz Spill (Unknown/Other Cause)
50	AT & T TELEPHONE CO	400 HAMILTON AV	556 feet to the NE	Closed Status Tank Failure
124		400 HAMILTON AVE	556 feet to the NE	Closed Status Spill (Unk/Other Cause)
179	AT&T CORPORATION	400 HAMILTON AVENUE	556 feet to the NE	Closed Status Spill (Misc. Spill Cause)
180	VAULT 9058	400 HAMILTON AVE	556 feet to the NE	Closed Status Spill (Misc. Spill Cause)
181	VAULT 6174	400 HAMILTON AVE	556 feet to the NE	Closed Status Spill (Misc. Spill Cause)
71	CITY HALL	255 MAIN ST.	258 feet to the E	Closed Status Tank Test Failure
248	MUNICIPAL BUILDING	255 MAIN ST	265 feet to the E	Petroleum Bulk Storage Site
315	WHITE PLAINS, CITY OF	255 MAIN ST	265 feet to the E	Hazardous Waste Generator/Transporter
316	WHITE PLAINS DEPT OF PUBLIC WORKS	255 MAIN STREET	265 feet to the E	Hazardous Waste Generator/Transporter
32	CITY BANK	244 MAIN ST	365 feet to the E	Active Haz Spill (Unknown/Other Cause)
260	MARTINE REALTY CO.	234-254 MARTINE AVENUE	587 feet to the SE	Petroleum Bulk Storage Site
70	OFFICE BUILDING	14 NANARONECK AVE	120 feet to the SSE*	Closed Status Tank Test Failure
119	WOOLWORTH STORE BASEMENT	24-34 MAMARONECK AVE.	284 feet to the SSE	Closed Status Spill (Unk/Other Cause)
44	UNOCCUPIED COMMERCIAL	31 MAMARONECK AV	309 feet to the SSE	Active Haz Spill (Misc. Spill Cause)
250	CHASE MANHATTAN BANK N.A.	31 MAMARONECK AVE.	311 feet to the SSE	Petroleum Bulk Storage Site
121	QUICK PICK SHOES	40 MAMARONECK	386 feet to the SSE	Closed Status Spill (Unk/Other Cause)
169	CAMERA STORE	44 MAMARONECK AVE.	428 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
170	MINSKOFF CORP.	179 MARTINE AVE.	433 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
122		MAMARONECK AVE/MARTINE AV	450 feet to the SSE	Closed Status Spill (Unk/Other Cause)
253	204 MARTINE ASSOCIATES / ICG	204 MARTINE AVE	476 feet to the SSE	Petroleum Bulk Storage Site
254	47 MAMARONECK AVE CORP	4M MAMARONECK AVE	490 feet to the SSE	Petroleum Bulk Storage Site
255	48 MAMARONECK AVENUE ASSOC.	48 MAMARONECK AVENUE	497 feet to the SSE	Petroleum Bulk Storage Site
329	1-HOUR PHOTO FINISH	60-B MANARONECK AVE	655 feet to the SSE	Hazardous Waste Generator/Transporter
120	MINSKOFF MANAGEMENT	39-47 COURT STREET	360 feet to the S	Closed Status Spill (Unk/Other Cause)
171	LITTLE HOUSE RESTAURANT	169 MARTINE AVE.	450 feet to the S	Closed Status Spill (Misc. Spill Cause)
252	82ND - 83RD STREET VENTURE	167-183 MARTINE AVE.	452 feet to the S	Petroleum Bulk Storage Site
45		412 MARTIN AND COURT	496 feet to the S	Active Haz Spill (Misc. Spill Cause)
49	THE MICHICALLIAN OFFICE	MARTINE AVE. & COURT ST.	496 feet to the S	Closed Status Tank Failure
174	INTERSECTION OF COURT ST.	COURT ST. & MARTINE AVE.	496 feet to the S	Closed Status Spill (Misc. Spill Cause)
256	WEST COUNTY MICHAELIAN OFFICE	148 MARTINE AVE 001	542 feet to the S	Petroleum Bulk Storage Site
319	DEPARTMENT OF ENVIRONMENTAL FACILITIES	MOB 1 148 MARTINE AVE	542 feet to the S	Hazardous Waste Generator/Transporter
320	WESTCHESTER CITY OFFICE BLDG	148 MARNINE AVE(RAD OIL)	542 feet to the S	Hazardous Waste Generator/Transporter
321	CROTON POINT SANITARY LANDFILL	148 MARTINE AVENUE	542 feet to the S	Hazardous Waste Generator/Transporter
123		148 MARTEEN AVENUE.	548 feet to the S	Closed Status Spill (Unk/Other Cause)
176	CITY OF WHITE PLAINS M.P.	148 MARTENE AVE.	548 feet to the S	Closed Status Spill (Misc. Spill Cause)
177	MICHAELIAN OFFICE BLDG.	148 MARTINE AVE.	548 feet to the S	Closed Status Spill (Misc. Spill Cause)
178	COUNTY OFFICE BLD	MARTINE AVE	548 feet to the S	Closed Status Spill (Misc. Spill Cause)
345	WESTCHESTER COUNTY OF ENVIR FA	148 MARTINE AVE	555 feet to the S	Civil Enforcement Docket Site
242	BRIAN HOLDING COMPANY	203 MAIN STREET	123 feet to the SSW*	Petroleum Bulk Storage Site
244	BAR BUILDING	199-201 MAIN ST	151 feet to the SSW*	Petroleum Bulk Storage Site
48	RESIDENCE	185- 187 MAIN ST	214 feet to the SW	Closed Status Tank Failure
247	WYASSUP-LAUREL GLEN CORP.	175 MAIN ST	236 feet to the SW	Petroleum Bulk Storage Site
118	OFFICE BLDG	175 MAIN ST	242 feet to the SW	Closed Status Spill (Unk/Other Cause)
249	2 WILLIAM ST./ 169 MAIN ST.	2 WILLIAM ST./ 169 MAIN ST.	272 feet to the SW	Petroleum Bulk Storage Site
172	VAULT #0070	MAIN ST & GROVE ST	459 feet to the SW	Closed Status Spill (Misc. Spill Cause)

173	WHITE PLAINS GARAGE	MAIN ST & GROVE ST	459 feet to the SW	Closed Status Spill (Misc. Spill Cause)
261	NEW YORK POWER AUTHORITY	123 MAIN STREET	598 feet to the WSW	Petroleum Bulk Storage Site
325	NY POWER AUTH	123 MAIN ST	600 feet to the WSW	Hazardous Waste Generator/Transporter
326	BANK OF NEW YORK	123 MAIN STREET	600 feet to the WSW	Hazardous Waste Generator/Transporter
327	NEW YORK POWER AUTHORITY	123 MAIN STREET	600 feet to the WSW	Hazardous Waste Generator/Transporter
328	NEW YORK POWER AUTHORITY	123 MAIN STREET	600 feet to the WSW	Hazardous Waste Generator/Transporter
73	CENTHOPLEX ASSOC.	123 MAIN STREET	603 feet to the WSW	Closed Status Tank Test Failure
74	ODDESY CORP. MAINT. DEPT.	123 MAIN ST.	603 feet to the WSW	Closed Status Tank Test Failure
125	SHARP	123 MAIN ST	603 feet to the WSW	Closed Status Spill (Unk/Other Cause)
182	OFFICE BLDG	123 MAIN ST	603 feet to the WSW	Closed Status Spill (Misc. Spill Cause)
126	OFFICE BUILDING	170 HAMILTON AV	644 feet to the W	Closed Status Spill (Unk/Other Cause)
263	170 HAMILTON AVENUE	170 HAMILTON AVENUE	646 feet to the W	Petroleum Bulk Storage Site
175	MANHOLE # 4146	BARKER AVE & CHURCH ST	505 feet to the NNW	Closed Status Spill (Misc. Spill Cause)

#### Sites equal to or greater than 660 ft from subject property sorted by direction and distance

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
105	PINE HOLLOW GARDENS	79 NORTH BROADWAY	2042 feet to the N	Closed Status Tank Test Failure
106	PACE UNIVERSITY	78 NORTH BROADWAY	2070 feet to the N	Closed Status Tank Test Failure
107	PACE	78 N BROADWAY	2070 feet to the N	Closed Status Tank Test Failure
111	VILLAGE GREEN CO-OP	95 NORTH BROADWAY	2398 feet to the N	Closed Status Tank Test Failure
116	GARDEN APARTMENTS	101 N. BROADWAY	2617 feet to the N	Closed Status Tank Test Failure
85	PRESBYTERIAN CHURCH	39 N. BROADWAY	1136 feet to the NNE	Closed Status Tank Test Failure
293	WHITE PLAINS PRESBYTERIAN CHUR	39 N BROADWAY	1136 feet to the NNE	Petroleum Bulk Storage Site
295	ROYAL VIEW	42 BARKER AVE	1145 feet to the NNE	Petroleum Bulk Storage Site
138	41 BARKER AVE.	41 BARKER AVE.	1165 feet to the NNE	Closed Status Spill (Unk/Other Cause)
296	KINGSLEY HOUSE	41 BARKER AVE.	1169 feet to the NNE	Petroleum Bulk Storage Site
297	KINGSLEY HOUSE	41 BARKER AVENUE	1169 feet to the NNE	Petroleum Bulk Storage Site
38	MANHOLE 1955	NORTH BROADWAY/BARKER AVE	1193 feet to the NNE	Active Haz Spill (Unknown/Other Cause)
139	MANHOLE 4148	NO BROADWAY & BARKER AVE	1193 feet to the NNE	Closed Status Spill (Unk/Other Cause)
140	MANHOLE 3570	BARKER ST/N BROADWAY	1193 feet to the NNE	Closed Status Spill (Unk/Other Cause)
231	MANHOLE # 3570	BARKER AVE & N BROADWAY	1193 feet to the NNE	Closed Status Spill (Misc. Spill Cause)
302	BROADLAKE CO	44 N BROADWAY	1245 feet to the NNE	Petroleum Bulk Storage Site
235		44 NORTH BROADWAY	1251 feet to the NNE	Closed Status Spill (Misc. Spill Cause)
57	50 N. BWAY. OWNERS INC.	50 NORTH BROADWAY	1341 feet to the NNE	Closed Status Tank Failure
330	AT&T	440 HAMILTON AVE	708 feet to the NE	Hazardous Waste Generator/Transporter
134	HAMILTON AVE	AT NORTH BROADWAY	993 feet to the NE	Closed Status Spill (Unk/Other Cause)
219	ATT	HAMILTON AVE. & S.BROADWAY	993 feet to the NE	Closed Status Spill (Misc. Spill Cause)
288	16 NO BROADWAY OWNERS INC	16 NO BROADWAY	1048 feet to the NE	Petroleum Bulk Storage Site
222	APT. BUILDING	16 NORTH BROADWAY	1054 feet to the NE	Closed Status Spill (Misc. Spill Cause)
290	BROADLAWN APARTMENTS INC	20 NO BROADWAY	1076 feet to the NE	Petroleum Bulk Storage Site
47	APARTMENT BLDG	20 NORTH BROADWAY	1083 feet to the NE	Active Haz Spill (Misc. Spill Cause)
223	BROADLAWN APART.	20 NORTH BROADWAY	1083 feet to the NE	Closed Status Spill (Misc. Spill Cause)
294	WESKORA OWNERS CORP.	30 NORTH BROADWAY	1137 feet to the NE	Petroleum Bulk Storage Site

95	JSD MANAGEMENT	15 LAKE ST.	1682 feet to the NE	Closed Status Tank Test Failure
22	RESIDENCE	30 LAKE STREET	2031 feet to the NE	Active Tank Test Failure
104	BELTMORE TOWERS APTS.	30 LAKE ST.	2032 feet to the NE	Closed Status Tank Test Failure
23	DEROSA	25 LAKE STREET	2106 feet to the NE	Active Tank Test Failure
151	CANATORE RESIDENCE	1 EASTVIEW AVE.	2181 feet to the NE	Closed Status Spill (Unk/Other Cause)
110	NATIONAL CAR RENTAL	42 LAKE STREET	2209 feet to the NE	Closed Status Tank Test Failure
153	WHITE PLAINS EXTRA MART	42 LAKE ST	2209 feet to the NE	Closed Status Spill (Unk/Other Cause)
154	TEXACO	42 LAKE ST	2209 feet to the NE	Closed Status Spill (Unk/Other Cause)
66	EMPTY WAREHOUSE	48 LAKE STREET	2432 feet to the NE	Closed Status Tank Failure
112	RAAB CO.	48 LAKE STREET	2432 feet to the NE	Closed Status Tank Test Failure
159	STORE AT	41 LAKE ST	2524 feet to the NE	Closed Status Spill (Unk/Other Cause)
161	SAVINO RESIDENCE	21-23 SOUTH KENSICO AVE.	2575 feet to the NE	Closed Status Spill (Unk/Other Cause)
28	GETTY GAS STATION	43 LAKE ST	2586 feet to the NE	Active Tank Test Failure
113	GETTY S/S	43 LAKE STREET	2586 feet to the NE	Closed Status Tank Test Failure
5	OFFICE BUILDING	15 NORTH BROADWAY	836 feet to the ENE	Active Tank Failure
279	WHITE PLAINS PLAZA	1 NORTH BROADWAY	855 feet to the ENE	Petroleum Bulk Storage Site
80	LASALLE PARTNERS	1 NORTH BROADWAY	859 feet to the ENE	Closed Status Tank Test Failure
132	WHITE PLAINS PLAZA	1 NORTH BROADWAY	859 feet to the ENE	Closed Status Spill (Unk/Other Cause)
338	NEW YORK SPORTS CLUBS	1 N BROADWAY	859 feet to the ENE	Hazardous Waste Generator/Transporter
286	TIBBETS PARK APTS INC	10 NORTH BROADWAY	1041 feet to the ENE	Petroleum Bulk Storage Site
289	TWO NORTH BROADWAY	2 NORTH BROADWAY	1073 feet to the ENE	Petroleum Bulk Storage Site
12	PRESIDENTIAL MANAGEMENT	2 WESTCHESTER AVE.	1080 feet to the ENE	Active Tank Test Failure
58	RESIDENCE	325 MAIN ST	1409 feet to the ENE	Closed Status Tank Failure
90	BRENTWOOD CONDOS	300 MAIN STREET	1443 feet to the ENE	Closed Status Tank Test Failure
91	BRENT WOOD APTS	300 MAIN ST	1443 feet to the ENE	Closed Status Tank Test Failure
92	APT BUILDING	300 MAIN ST	1444 feet to the ENE	Closed Status Tank Test Failure
142	APT BLDG	312 MAIN ST	1587 feet to the ENE	Closed Status Spill (Unk/Other Cause)
7		2 AMHERST PL	1889 feet to the ENE	Active Tank Failure
2	WHITE PLAINS MUN INC		2561 feet to the ENE	Solid Waste Facility
184	MAIN AND BROADWAY	270 1/2 MAIN STREET	758 feet to the E	Closed Status Spill (Misc. Spill Cause)
128	FRONT OF SEARS	275 MAIN ST	837 feet to the E	Closed Status Spill (Unk/Other Cause)
333	SEARS	275 MAIN ST	837 feet to the E	Hazardous Waste Generator/Transporter
130	TM #782	1 SOUTH BROADWAY/MAIN ST	854 feet to the E	Closed Status Spill (Unk/Other Cause)
131	APARTMENT BUILDING	1 SOUTH BROADWAY	854 feet to the E	Closed Status Spill (Unk/Other Cause)
190	APARTMENT BUILDING	1 SOUTH BROADWAY	854 feet to the E	Closed Status Spill (Misc. Spill Cause)
278	WHITE SWAN APARTMENT	1 SOUTH BROADWAY	855 feet to the E	Petroleum Bulk Storage Site
82	ES GORDON	7-11 SOUTH BROADWAY	909 feet to the E	Closed Status Tank Test Failure
282	EDWARD S. GORDON CO.	7-11 SOUTH BROADWAY	915 feet to the E	Petroleum Bulk Storage Site
218	TRANSFORMER VAULT 3954	IFO 15 SO BROADWAY	977 feet to the E	Closed Status Spill (Misc. Spill Cause)
291	12 WESTCHESTER AVENUE TENANTS	12 WESTCHESTER AVE	1105 feet to the E	Petroleum Bulk Storage Site
225	M B TRUCKING	12 WESTCHESTER AVE	1110 feet to the E	Closed Status Spill (Misc. Spill Cause)
226	PARK ROSE	12 WESTCHESTER AVE	1110 feet to the E	Closed Status Spill (Misc. Spill Cause)
230	DRIVEWAY APT. HOUSE	1 FRANKLIN AVE.	1178 feet to the E	Closed Status Spill (Misc. Spill Cause)
298	ONE FRANKLIN OWNERS CORP	ONE FRANKLIN AVE	1180 feet to the E	Petroleum Bulk Storage Site
55	APT. BUILDING	3-5 FRANKLIN AVE.	1245 feet to the E	Closed Status Tank Failure
234	3-5 FRANKLIN AVE. OWNERS	3-5 FRANKLIN AVE.	1245 feet to the E	Closed Status Spill (Misc. Spill Cause)
86	3-5 FRANKLIN AVE	3-5 FRANKLIN AVE.	1247 feet to the E	Closed Status Tank Test Failure
303	3-5 FRANKLIN AVE	3-5 FRANKLIN AVE	1247 feet to the E	Petroleum Bulk Storage Site
145	WHITE PLAINS CRYSTLER PLM	70 WESTCHESTER AVE.	1698 feet to the E	Closed Status Spill (Unk/Other Cause)
146	WESTCHESTER CHRY PLYM	70 WESTCHESTER AVE	1698 feet to the E	Closed Status Spill (Unk/Other Cause)
96	FRANKLIN APTS	25 FRANKLIN AVE	1740 feet to the E	Closed Status Tank Test Failure

237	APARTMENT HOUSE	25 FRANKLIN AVE	1740 feet to the E	Closed Status Spill (Misc. Spill Cause)
102	KEY FORD	80 WESTCHESTER AVE	1808 feet to the E	Closed Status Tank Test Failure
152	NEW PLAZA SITE	BLOOMINGDALE AVE & WESTCH	2207 feet to the E	Closed Status Spill (Unk/Other Cause)
157	BANK OF NEW YORK	150 WESTCHESTER AVE	2521 feet to the E	Closed Status Spill (Unk/Other Cause)
1	BROCKWAY PLACE T.S.	P.O. BOX 364	2539 feet to the E	Solid Waste Facility
78	BART GOLDBERG APT. BLDG	277 MARTINE AVE.	789 feet to the ESE	Closed Status Tank Test Failure
269	BROADMAR COMPANY	277 MARTINE AVE.	783 feet to the ESE	Petroleum Bulk Storage Site
285	CAMEO HOUSE OWNERS INC	300 MARTINE AVE	998 feet to the ESE	Petroleum Bulk Storage Site
224	CON ED HOLE # TM 2514	MARTINE AVE WEST OF BDWAY	1091 feet to the ESE	Closed Status Spill (Misc. Spill Cause)
343	CONSOLIDATED EDISON	V7303-MITCHELL&SOUTH BWAY	1252 feet to the ESE	Hazardous Waste Generator/Transporter
308	34 SOUTH BROADWAY	34 S BROADWAY AKA 25 HALE AVE	1277 feet to the ESE	Petroleum Bulk Storage Site
147	WESTCEHSTER MALL	HIRAM ST/PAULDING ST	1782 feet to the ESE	Closed Status Spill (Unk/Other Cause)
62	WESTCHESTER SHOPPING CENT	WEST AVE. & PAWLING ST.	1979 feet to the ESE	Closed Status Tank Failure
3	28 MITCHELL PLACE	28 MITCHELL PLACE	777 feet to the SE	Active Tank Failure
77		28 MITCHELL PLACE	777 feet to the SE	Closed Status Tank Test Failure
268	28 MITCHELL PLACE INC.	28 MITCHELL PLACE	783 feet to the SE	Petroleum Bulk Storage Site
4		32 MITCHELL PL	790 feet to the SE	Active Tank Failure
185	APT COMPLEX	32 MITCHELL PL	790 feet to the SE	Closed Status Spill (Misc. Spill Cause)
186		32 MITCHELL PL	790 feet to the SE	Closed Status Spill (Misc. Spill Cause)
272	SEA MANAGEMENT	23 MITCHELL PLACE	819 feet to the SE	Petroleum Bulk Storage Site
79		23 MITCHELL PLACE	826 feet to the SE	Closed Status Tank Test Failure
54		25 MITCHELL PLACE	829 feet to the SE	Closed Status Tank Failure
273	APT. BUILDING	40 MITCHELL PLACE	830 feet to the SE	Petroleum Bulk Storage Site
189	WIL SHORE REALTY APTS.	33 MITCHELL PLACE	850 feet to the SE	Closed Status Spill (Misc. Spill Cause)
281	37-43 MITCHELL PLACE INC.	37-43 MITCHELL PLACE	878 feet to the SE	Petroleum Bulk Storage Site
81		45 MITCHELL PLACE	905 feet to the SE	Closed Status Tank Test Failure
209	MGH CO	45 MITCHELL PL	905 feet to the SE	Closed Status Spill (Misc. Spill Cause)
300	PUCKHINKONNUCK CORP	190 E POST RD	1226 feet to the SE	Petroleum Bulk Storage Site
342	PIP PRINTING	190 EAST POST RD	1226 feet to the SE	Hazardous Waste Generator/Transporter
306	193-197 EAST POST RD VENTURE	193-197 EAST POST RD	1272 feet to the SE	Petroleum Bulk Storage Site
56	240 EAST POST RD	240 EAST POST RD	1283 feet to the SE	Closed Status Tank Failure
144	WHITE PLAINS HOTEL	MAPLES AVE.	1685 feet to the SE	Closed Status Spill (Unk/Other Cause)
164	ROAD (ON PAVEMENT)	CARHART & DEKALB	2618 feet to the SE	Closed Status Spill (Unk/Other Cause)
76	MITCHELL PLACE ASSOC.	10 MITCHELL PLACE	761 feet to the SSE	Closed Status Tank Test Failure
266	76 MAMARONECK AVE ASSOC	76 MAMARONECK AVE	766 feet to the SSE	Petroleum Bulk Storage Site
267	TEN MITCHELL PLACE	10 MITCHELL PLACE	768 feet to the SSE	Petroleum Bulk Storage Site
270	DEVON PLAZA REALTY	9 MITCHELL PL	813 feet to the SSE	Petroleum Bulk Storage Site
271	MITCHELL PLACE GARAGE	9 MITCHELL PL	813 feet to the SSE	Petroleum Bulk Storage Site
53	GAS STATION	9 MITCHELL PL	820 feet to the SSE	Closed Status Tank Failure
10	INNS OF COURT	99 COURT ST	940 feet to the SSE	Active Tank Test Failure
283	THE INNS OF COURT PROPERTIES	99 COURT ST.	942 feet to the SSE	Petroleum Bulk Storage Site
284	110 MAMARONECK AVENUE ASSOC.	110 MAMARONECK AVENUE	990 feet to the SSE	Petroleum Bulk Storage Site
11	SILVERMAN REALTY	110 MAMARONECK AVE	991 feet to the SSE	Active Tank Test Failure
83	NICKY'S RESTAURANT	107 MAMARONECK AVE.	1029 feet to the SSE	Closed Status Tank Test Failure
287	DEVON PLAZA REALTY	109 MAMARONECK AVE	1047 feet to the SSE	Petroleum Bulk Storage Site
220	DEVON PLAZA REALTY	109 MAMARONECK AVE	1048 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
221	RESIDENCE	109 MAMARONECK AV	1048 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
84	PER-BAR	124 MAMARONECK AVE	1131 feet to the SSE	Closed Status Tank Test Failure
292	124 MAMARONECK AVENUE	124 MAMARONECK AVENUE	1131 feet to the SSE	Petroleum Bulk Storage Site
233	GREEN POINT SAVINGS BANK	134 MAMARONECK AVENUE	1230 feet to the SSE	Closed Status Spill (Misc. Spill Cause)

301	GREENPOINT BANK	134 MAMARONECK AVENUE	1231 feet to the SSE	Petroleum Bulk Storage Site
14	HALPERN ENTERPRISES	170 EAST POST ROAD	1268 feet to the SSE	Active Tank Test Failure
305	BARCLAYS BANK OF NEW YORK NA	138 MAMARONECK AVENUE	1270 feet to the SSE	Petroleum Bulk Storage Site
307	DEVON PLAZA REALTY	170 EAST POST RD	1273 feet to the SSE	Petroleum Bulk Storage Site
15	OFFICE BLDG	171 EAST POST RD	1309 feet to the SSE	Active Tank Test Failure
16	COMMERCIAL	130-144 E POST RD	1409 feet to the SSE	Active Tank Test Failure
18	165 MAMORNECK AVE	SAME	1532 feet to the SSE	Active Tank Test Failure
60	JOHN DALE INC	178 MAMORENECK AVE	1618 feet to the SSE	Closed Status Tank Failure
236	SAM ASH MUSIC	180 MAMARONECK AVE	1653 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
148		200 MAMARONECK AV	1818 feet to the SSE	Closed Status Spill (Unk/Other Cause)
21	OFFICE BLDG	203 MAMARONECK AVE	1846 feet to the SSE	Active Tank Test Failure
61	PIRRO, MONSELL REALTY	40 WALLER AVE	1893 feet to the SSE	Closed Status Tank Failure
63	WHITE PLAINS DPW	MAPLE & MAMARONECK AVE.	1979 feet to the SSE	Closed Status Tank Failure
103	WHITE PLAINS-FIRE HOUSE 6	MAMARONECK & MAPLE AVE.	1979 feet to the SSE	Closed Status Tank Test Failure
64	CITY PARKING GARAGE	CHESTER AVE. MARBLE AVE.	1987 feet to the SSE	Closed Status Tank Failure
27	YMCA	260 MAMARONECK AVE.	2364 feet to the SSE	Active Tank Test Failure
156	PARKING LOT	WHALE & CARHART ST.	2500 feet to the SSE	Closed Status Spill (Unk/Other Cause)
9	PROFESSIONAL BUILDING	280 MAMARONECK AVENUE	2557 feet to the SSE	Active Tank Failure
29	C STAR DINER	285 MAMARONECK ST	2616 feet to the SSE	Active Tank Test Failure
163	ROADWAY	285 MAMARONECK AVE	2616 feet to the SSE	Closed Status Spill (Unk/Other Cause)
135	POST OFFICE SQUARE	QUARROPAS ST	1036 feet to the S	Closed Status Spill (Unk/Other Cause)
341	NYSDEC	GRAND & QUARRAPUS	1052 feet to the S	Hazardous Waste Generator/Transporter
299	GRAND REALTY COMPANY	150 GRAND STREET	1209 feet to the S	Petroleum Bulk Storage Site
232	OFFICE BLDG.BASEMENT	150 GRAND STREET	1211 feet to the S	Closed Status Spill (Misc. Spill Cause)
141	PRIVATE RESIDENCE	177 GRAND ST	1398 feet to the S	Closed Status Spill (Unk/Other Cause)
93	WHITE PLAIN HOUSING AUTH.	225 GROVE ST.	1563 feet to the S	Closed Status Tank Test Failure
94	COACHMAN HOTEL	123 EAST POST ROAD	1572 feet to the S	Closed Status Tank Test Failure
59	WESTCHESTER OFFICE BLDG.	112 EAST POST ROAD	1592 feet to the S	Closed Status Tank Failure
143	WESTCHESTER HOBBIES	106 EAST POST RD	1621 feet to the S	Closed Status Spill (Unk/Other Cause)
20	RESIDENTS	8 CHESTER AVE	1706 feet to the S	Active Tank Test Failure
40	STORM SEWER	EAST POST RD / WINCHESTER	2069 feet to the S	Active Haz Spill (Unknown/Other Cause)
331	WHITE PLAINS CITY OF	MARTINE AVE PUBLIC LIBRARY	713 feet to the SSW	Hazardous Waste Generator/Transporter
277	WESTCHESTER COUNTY COURTHOUSE	110 GROVE ST	846 feet to the SSW	Petroleum Bulk Storage Site
280	WESTCHESTER COUNTY COURTHOUSE	111 GROVE ST TOWER	874 feet to the SSW	Petroleum Bulk Storage Site
339	WESTCHESTER COUNTY COURTHOUSE	111 GROVE STREET	874 feet to the SSW	Hazardous Waste Generator/Transporter
37	WESTCHESTER COURTHOUSE	GROVE ST AND QUARROPAS ST	1181 feet to the SSW	Active Haz Spill (Unknown/Other Cause)
6	SLADER NEIGHBORHOOD CNTR	2 FISHER CT	1782 feet to the SSW	Active Tank Failure
41	UNK	134 S LEXINGTON AV	2157 feet to the SSW	Active Haz Spill (Unknown/Other Cause)
109	UNK	134 SOUTH LEXINGTON AVE	2157 feet to the SSW	Closed Status Tank Test Failure
25	WHITE PLAINS HOSPITAL	EAST NY POST ROAD	2285 feet to the SSW	Active Tank Test Failure
42	WHITE PLAINS HOSPITAL	41 EAST POST RD	2285 feet to the SSW	Active Haz Spill (Unknown/Other Cause)
65	WHITE PLAINS HOSPITAL	DAVIS AVE.	2285 feet to the SSW	Closed Status Tank Failure
155	FORMER NORTHVILLE GAS STA	34 EAST POST ROAD	2356 feet to the SSW	Closed Status Spill (Unk/Other Cause)
43	CLOSED GETTY GAS STATION	26 EAST POST RD	2421 feet to the SSW	Active Haz Spill (Unknown/Other Cause)
158	POST RD	DAVIS AV	2522 feet to the SSW	Closed Status Spill (Unk/Other Cause)
8		12 EAST POST RD	2552 feet to the SSW	Active Tank Failure
67		11 EAST POST RD.	2615 feet to the SSW	Closed Status Tank Failure
114	GETTY SERVICE STATION	11 EAST POST ROAD	2615 feet to the SSW	Closed Status Tank Test Failure
115	GETTY S/S	11 EAST POND ROAD	2615 feet to the SSW	Closed Status Tank Test Failure
100	OUR LADY OF MOUNT CARMEL	92 SO. LEXINGTON AVE.	1807 feet to the SW	Closed Status Tank Test Failure

34 WHITE PLAINS SUB STATION  
35 WHITE PLAINS SUB STATION  
36  
46 WHITE PLAINS SUBSTATION  
133 WHITE PLAINS SUBSTATION  
191 WHITE PLAINS SUBSTATION  
192 FEEDER 38W01  
193 WHITEPLAINS SUBSTATION  
194 WHITE PLAINS SUBSTATION  
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206 WHITE PLAINS SUBSTATION  
207 WHITE PLAINS SUBSTATION  
208 WHITEPLAINS SUB STATION  
340 CONSOLIDATED EDISON  
210 WHITE PLAINS SUB STATION

[illegible][illegible]

211 WHITE PLAINS SUB STATION  
212 WHITE PLAINS SUB STATION  
213 WHITE PLAINS SUBSTATION  
214 CON ED  
215 TRANSFORMER #8  
216 TRANSFORMER #7  
217 TRANSFORMER #6  
136 WHITE PLAINS SUB-STATION  
13 OFFICE BLDG  
227 WHITE PLAINS SUB-STATION  
228 WHITE PLAINES SUB STA  
229 MH #186  
39 INTO BRONX RIVER

127 MANHOLE  
264 ROBERT MARTIN LLC  
52 EDGAR  
98 FIRE STATION # 2 WH PLAIN  
99 FIRE STATION # 2

19  
108 GABERIAL

137 IN FRONT OF  
17 188  
97  
24

UNKNOWN  
UNKNOWN  
NEW ST  
NEW ST  
WHITE PLAINS SUBSTATION  
WHITE PLAINS SUBSTATION  
WHITE PLAINS SUBSTATION  
5 NEW STREET  
4 NEW KING ST  
2 NEW STREET  
NEW ST/LEXINGTON ST  
NEW ST & LEXINGTON AVE  
OFF EXIT 21 BRONX PRKWAY

WATER ST & BAKER ST  
1 BARKER AVENUE  
1 BARKER AV  
20 FERRIS AVE  
20 FERRIS AVE

47 PARK AVE  
7 FAIRVIEW AV

41 ROCKLEDGE AVE.  
CHURCH ST  
7 PARK CIRCLE  
21 PARKVIEW CT

972 feet to the W Closed Status Spill (Misc. Spill Cause)  
972 feet to the W Closed Status Spill (Misc. Spill Cause)  
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972 feet to the W Closed Status Spill (Misc. Spill Cause)  
972 feet to the W Closed Status Spill (Misc. Spill Cause)  
1042 feet to the W Closed Status Spill (Unk/Other Cause)  
1093 feet to the W Active Tank Test Failure  
1115 feet to the W Closed Status Spill (Misc. Spill Cause)  
1163 feet to the W Closed Status Spill (Misc. Spill Cause)  
1163 feet to the W Closed Status Spill (Misc. Spill Cause)  
2004 feet to the W Active Haz Spill (Unknown/Other Cause)

717 feet to the WNW Closed Status Spill (Unk/Other Cause)  
731 feet to the WNW Petroleum Bulk Storage Site  
735 feet to the WNW Closed Status Tank Failure  
1805 feet to the WNW Closed Status Tank Test Failure  
1805 feet to the WNW Closed Status Tank Test Failure

1664 feet to the NW Active Tank Test Failure  
2084 feet to the NW Closed Status Tank Test Failure

1124 feet to the NNW Closed Status Spill (Unk/Other Cause)  
1433 feet to the NNW Active Tank Test Failure  
1791 feet to the NNW Closed Status Tank Test Failure  
2144 feet to the NNW Active Tank Test Failure

## Identified Toxic Sites by Proximity

221 Main St, White Plains, NY 10601

\* Compass directions can vary substantially for sites located very close to the subject property address.

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
68	POLICE	279 HAMILTON	0 feet	Closed Status Tank Test Failure
165	IN STREET	55 CHURCH STREET	0 feet	Closed Status Spill (Misc. Spill Cause)
238	PUBLIC SAFETY BUILDING	279 HAMILTON VAE	0 feet	Petroleum Bulk Storage Site
309	WHITE PLAINS, CITY OF, FIRE PREVENTION	BUREAU-279 HAMILTON AVENUE	0 feet	Hazardous Waste Generator/Transporter
310	WHITE PLAINS POLICE DEPT	279 HAMILTON AVE	0 feet	Hazardous Waste Generator/Transporter
311	WHITE PLAINS POLICE DEPT	279 HAMILTON AVENUE	0 feet	Hazardous Waste Generator/Transporter
312	WHITE PLAINS TOWN CENTER	MAMARONECK AVE & MAIN ST	0 feet	Hazardous Waste Generator/Transporter
239	MACYS WHITE PLAINS	220 MAIN ST	23 feet to the ESE*	Petroleum Bulk Storage Site
313	TST WHITE PLAINS	220 MAIN ST	23 feet to the ESE*	Hazardous Waste Generator/Transporter
240	CODI BROS EXXON 3-7118	274 HAMILTON AVE	24 feet to the NNW*	Petroleum Bulk Storage Site
314	EXXON USA	274 HAMILTON AVENUE	24 feet to the NNW*	Hazardous Waste Generator/Transporter
30	ABANDONED MACY'S STORE	220 MAIN ST	29 feet to the ESE*	Active Haz Spill (Unknown/Other Cause)
31	EXXON SERVICE STATION	274 HAMILTON AVE	29 feet to the NNW*	Active Haz Spill (Unknown/Other Cause)
69	EXXON, WHITE PLAINS	274 HAMILTON AVE.	29 feet to the NNW*	Closed Status Tank Test Failure
241	RECKSON OPERATING PARTNERSHIP	235 MAIN ST	29 feet to the ESE*	Petroleum Bulk Storage Site
166	213 MAIN STREET	213 MAIN ATREET	49 feet to the S*	Closed Status Spill (Misc. Spill Cause)
117	LIGHTHOUSE FOR THE BLIND	44 CHURCH STREET	66 feet to the NE*	Closed Status Spill (Unk/Other Cause)
70	OFFICE BUILDING	14 NANARONECK AVE	120 feet to the SSE*	Closed Status Tank Test Failure
242	BRIAN HOLDING COMPANY	203 MAIN STREET	123 feet to the SSW*	Petroleum Bulk Storage Site
243	AMCOTT ASSOC	300 HAMILTON AVE	136 feet to the N*	Petroleum Bulk Storage Site
244	BAR BUILDING	199-201 MAIN ST	151 feet to the SSW*	Petroleum Bulk Storage Site
245	AMCOTT ASSOC	95 CHURCH ST	186 feet to the N*	Petroleum Bulk Storage Site
48	RESIDENCE	185- 187 MAIN ST	214 feet to the SW	Closed Status Tank Failure
167	AMERICAN SAVINGS BANK	99 CHURCH STREET	223 feet to the N	Closed Status Spill (Misc. Spill Cause)
246	99 CHURCH STREET	99 CHURCH STREET	226 feet to the N	Petroleum Bulk Storage Site
247	WYASSUP-LAUREL GLEN CORP.	175 MAIN ST	236 feet to the SW	Petroleum Bulk Storage Site
118	OFFICE BLDG	175 MAIN ST	242 feet to the SW	Closed Status Spill (Unk/Other Cause)
71	CITY HALL	255 MAIN ST.	258 feet to the E	Closed Status Tank Test Failure
248	MUNICIPAL BUILDING	255 MAIN ST	265 feet to the E	Petroleum Bulk Storage Site
315	WHITE PLAINS, CITY OF	255 MAIN ST	265 feet to the E	Hazardous Waste Generator/Transporter
316	WHITE PLAINS DEPT OF PUBLIC WORKS	255 MAIN STREET	265 feet to the E	Hazardous Waste Generator/Transporter
249	2 WILLIAM ST./ 169 MAIN ST.	2 WILLIAM ST./ 169 MAIN ST.	272 feet to the SW	Petroleum Bulk Storage Site
119	WOOLWORTH STORE BASEMENT	24-34 MAMARONECK AVE.	284 feet to the SSE	Closed Status Spill (Unk/Other Cause)
44	UNOCCUPIED COMMERCIAL	31 MAMARONECK AV	309 feet to the SSE	Active Haz Spill (Misc. Spill Cause)
250	CHASE MANHATTAN BANK N.A.	31 MAMARONECK AVE.	311 feet to the SSE	Petroleum Bulk Storage Site
120	MINSKOFF MANAGEMENT	39-47 COURT STREET	360 feet to the S	Closed Status Spill (Unk/Other Cause)
32	CITY BANK	244 MAIN ST	365 feet to the E	Active Haz Spill (Unknown/Other Cause)
251	AT&T	360 HAMILTON AVENUE	383 feet to the NNE	Petroleum Bulk Storage Site
317	RECHSON ASSOCIATES	360 HAMILTON AVE	383 feet to the NNE	Hazardous Waste Generator/Transporter
318	AT&T	360 HAMILTON AVE	383 feet to the NNE	Hazardous Waste Generator/Transporter
168	OFFICE BLDG(UNDER CONST)	360 HAMILTON ROAD	384 feet to the NNE	Closed Status Spill (Misc. Spill Cause)
121	QUICK PICK SHOES	40 MAMARONECK	386 feet to the SSE	Closed Status Spill (Unk/Other Cause)
169	CAMERA STORE	44 MAMARONECK AVE.	428 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
170	MINSKOFF CORP.	179 MARTINE AVE.	433 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
122		MAMARONECK AVE/MARTINE AV	450 feet to the SSE	Closed Status Spill (Unk/Other Cause)

171	LITTLE HOUSE RESTAURANT	169 MARTINE AVE.	450 feet to the S	Closed Status Spill (Misc. Spill Cause)
252	82ND - 83RD STREET VENTURE	167-183 MARTINE AVE.	452 feet to the S	Petroleum Bulk Storage Site
172	VAULT #0070	MAIN ST & GROVE ST	459 feet to the SW	Closed Status Spill (Misc. Spill Cause)
173	WHITE PLAINS GARAGE	MAIN ST & GROVE ST	459 feet to the SW	Closed Status Spill (Misc. Spill Cause)
253	204 MARTINE ASSOCIATES / ICG	204 MARTINE AVE	476 feet to the SSE	Petroleum Bulk Storage Site
254	47 MAMARONECK AVE CORP	4M MAMARONECK AVE	490 feet to the SSE	Petroleum Bulk Storage Site
45		412 MARTIN AND COURT	496 feet to the S	Active Haz Spill (Misc. Spill Cause)
49	THE MICHICALLIAN OFFICE	MARTINE AVE. & COURT ST.	496 feet to the S	Closed Status Tank Failure
174	INTERSECTION OF COURT ST.	COURT ST. & MARTINE AVE.	496 feet to the S	Closed Status Spill (Misc. Spill Cause)
255	48 MAMARONECK AVENUE ASSOC.	48 MAMARONECK AVENUE	497 feet to the SSE	Petroleum Bulk Storage Site
175	MANHOLE # 4146	BARKER AVE & CHURCH ST	505 feet to the NNW	Closed Status Spill (Misc. Spill Cause)
256	WEST COUNTY MICHAELIAN OFFICE	148 MARTINE AVE 001	542 feet to the S	Petroleum Bulk Storage Site
319	DEPARTMENT OF ENVIRONMENTAL FACILITIES	MOB 1 148 MARTINE AVE	542 feet to the S	Hazardous Waste Generator/Transporter
320	WESTCHESTER CITY OFFICE BLDG	148 MARNINE AVE(RAD OIL)	542 feet to the S	Hazardous Waste Generator/Transporter
321	CROTON POINT SANITARY LANDFILL	148 MARTINE AVENUE	542 feet to the S	Hazardous Waste Generator/Transporter
257	BARKER AVENUE APT. CORP.	33 BARKER AVENUE	546 feet to the N	Petroleum Bulk Storage Site
123		148 MARTEEN AVENUE	548 feet to the S	Closed Status Spill (Unk/Other Cause)
176	CITY OF WHITE PLAINS M.P.	148 MARTENE AVE.	548 feet to the S	Closed Status Spill (Misc. Spill Cause)
177	MICHAELIAN OFFICE BLDG.	148 MARTINE AVE.	548 feet to the S	Closed Status Spill (Misc. Spill Cause)
178	COUNTY OFFICE BLD	MARTINE AVE	548 feet to the S	Closed Status Spill (Misc. Spill Cause)
258	WHITE PLAINS	400 HAMILTON AVE	555 feet to the NE	Petroleum Bulk Storage Site
322	AT&T LONG LINES DEPT/WHIT	400 HAMILTON AVE	555 feet to the NE	Hazardous Waste Generator/Transporter
323	WHITE PLAINS LL CENTRAL OFFICE	400 HAMILTON AVENUE	555 feet to the NE	Hazardous Waste Generator/Transporter
324	AMERICAN TELEPHONE & TELEGRAPH	400 HAMILTON AVENUE	555 feet to the NE	Hazardous Waste Generator/Transporter
345	WESTCHESTER COUNTY OF ENVIR FA	148 MARTINE AVE	555 feet to the S	Civil Enforcement Docket Site
33	400 HAMILTON AVE.	400 HAMILTON AVE.	556 feet to the NE	Active Haz Spill (Unknown/Other Cause)
50	AT & T TELEPHONE CO	400 HAMILTON AV	556 feet to the NE	Closed Status Tank Failure
124		400 HAMILTON AVE	556 feet to the NE	Closed Status Spill (Unk/Other Cause)
179	AT&T CORPORATION	400 HAMILTON AVENUE	556 feet to the NE	Closed Status Spill (Misc. Spill Cause)
180	VAULT 9058	400 HAMILTON AVE	556 feet to the NE	Closed Status Spill (Misc. Spill Cause)
181	VAULT 6174	400 HAMILTON AVE	556 feet to the NE	Closed Status Spill (Misc. Spill Cause)
259	35 BARKER AVE. REALTY CORP.	35 BARKER AVE.	571 feet to the N	Petroleum Bulk Storage Site
260	MARTINE REALTY CO.	234-254 MARTINE AVENUE	587 feet to the SE	Petroleum Bulk Storage Site
261	NEW YORK POWER AUTHORITY	123 MAIN STREET	598 feet to the WSW	Petroleum Bulk Storage Site
72	APARTMENT BLDG	40 BARKER AV	600 feet to the N	Closed Status Tank Test Failure
325	NY POWER AUTH	123 MAIN ST	600 feet to the WSW	Hazardous Waste Generator/Transporter
326	BANK OF NEW YORK	123 MAIN STREET	600 feet to the WSW	Hazardous Waste Generator/Transporter
327	NEW YORK POWER AUTHORITY	123 MAIN STREET	600 feet to the WSW	Hazardous Waste Generator/Transporter
328	NEW YORK POWER AUTHORITY	123 MAIN STREET	600 feet to the WSW	Hazardous Waste Generator/Transporter
73	CENTROPLEX ASSOC.	123 MAIN STREET	603 feet to the WSW	Closed Status Tank Test Failure
74	ODDESY CORP. MAINT. DEPT.	123 MAIN ST.	603 feet to the WSW	Closed Status Tank Test Failure
125	SHARP	123 MAIN ST	603 feet to the WSW	Closed Status Spill (Unk/Other Cause)
182	OFFICE BLDG	123 MAIN ST	603 feet to the WSW	Closed Status Spill (Misc. Spill Cause)
262	40 BARKER AVE.	40 BARKER AVENUE	606 feet to the N	Petroleum Bulk Storage Site
126	OFFICE BUILDING	170 HAMILTON AV	644 feet to the W	Closed Status Spill (Unk/Other Cause)
263	170 HAMILTON AVENUE	170 HAMILTON AVENUE	646 feet to the W	Petroleum Bulk Storage Site
328	1-HOUR PHOTO FINISH	60-B MAMARONECK AVE	655 feet to the SSE	Hazardous Waste Generator/Transporter
330	AT&T	440 HAMILTON AVE	708 feet to the NE	Hazardous Waste Generator/Transporter
331	WHITE PLAINS CITY OF	MARTINE AVE PUBLIC LIBRARY	713 feet to the SSW	Hazardous Waste Generator/Transporter
127	MANHOLE	WATER ST & BAKER ST	717 feet to the WNW	Closed Status Spill (Unk/Other Cause)
264	ROBERT MARTIN LLC	1 BARKER AVENUE	731 feet to the WNW	Petroleum Bulk Storage Site
265	NYNEX	111 MAIN ST	734 feet to the WSW	Petroleum Bulk Storage Site
51	NYNEX	111 MAIN ST	735 feet to the WSW	Closed Status Tank Failure

52 EDGAR  
 75 NY TEL  
 183 BELL ATLANTIC  
 332 NEW YORK TELEPHONE COMPANY  
 184 MAIN AND BROADWAY  
 76 MITCHELL PLACE ASSOC.  
 266 76 MAMARONECK AVE ASSOC  
 267 TEN MITCHELL PLACE  
 3 28 MITCHELL PLACE  
 77  
 258 28 MITCHELL PLACE INC.  
 78 BART GOLDBERG APT. BLDG  
 4  
 185 APT COMPLEX  
 186  
 269 BROADMAR COMPANY  
 270 DEVON PLAZA REALTY  
 271 MITCHELL PLACE GARAGE  
 272 SEA MANAGEMENT  
 53 GAS STATION  
 79  
 187 IN FRONT OF GALERIA MALL  
 54  
 273 APT. BUILDING  
 5 OFFICE BUILDING  
 128 FRONT OF SEARS  
 333 SEARS  
 334 EXPRESSLY PORTRAITS  
 335 C P I PHOTO FINISH  
 336 THE PICTURE PLACE-389 GALLERIA MALL  
 337 J C PENNEYS  
 274 THE GALLERIA AT WHITE PLAINS  
 275 JC PENNEY  
 276 MACY'S WHITE PLAINS  
 129 J.C.PENNY DEPT. STORE  
 188 GALLERIA  
 277 WESTCHESTER COUNTY COURTHOUSE  
 189 WIL SHORE REALTY APTS.  
 130 TM #782  
 131 APARTMENT BUILDING  
 190 APARTMENT BUILDING  
 278 WHITE SWAN APARTMENT  
 279 WHITE PLAINS PLAZA  
 80 LASALLE PARTNERS  
 132 WHITE PLAINS PLAZA  
 338 NEW YORK SPORTS CLUBS  
 280 WESTCHESTER COUNTY COURTHOUSE  
 339 WESTCHESTER COUNTY COURTHOUSE  
 281 37-43 MITCHELL PLACE INC.  
 34 WHITE PLAINS SUB STATION  
 35 WHITE PLAINS SUB STATION  
 36  
 46 WHITE PLAINS SUBSTATION

1 BARKER AV  
 111 EAST MAIN STREET  
 111 MAIN ST  
 111 MAIN STREET  
 270 1/2 MAIN STREET  
 10 MITCHELL PLACE  
 76 MAMARONECK AVE  
 10 MITCHELL PLACE  
 28 MITCHELL PLACE  
 28 MITCHELL PLACE  
 28 MITCHELL PLACE  
 277 MARTINE AVE.  
 32 MITCHELL PL  
 32 MITCHELL PL  
 32 MITCHELL PL  
 277 MARTINE AVE.  
 9 MITCHELL PL  
 9 MITCHELL PL  
 23 MITCHELL PLACE  
 9 MITCHELL PL  
 23 MITCHELL PLACE  
 MAIN ST  
 25 MITCHELL PLACE  
 40 MITCHELL PLACE  
 15 NORTH BROADWAY  
 275 MAIN ST  
 275 MAIN ST  
 100 MAIN ST  
 100 MAIN ST STE 301  
 100 MAIN ST  
 100 MAIN ST  
 100 MAIN STREET  
 100 MAIN ST.  
 100 MAIN ST  
 100 MAIN STREET  
 100 MAIN STREET  
 110 GROVE ST  
 33 MITCHELL PLACE  
 1 SOUTH BROADWAY/MAIN ST  
 1 SOUTH BROADWAY  
 1 SOUTH BROADWAY  
 1 SOUTH BROADWAY  
 1 NORTH BROADWAY  
 1 NORTH BROADWAY  
 1 NORTH BROADWAY  
 1 N BROADWAY  
 111 GROVE ST TOWER  
 111 GROVE STREET  
 37-43 MITCHELL PLACE  
 9 NEW ST  
 9 NEW ST  
 9 NEW STREET  
 9 NEW ST

735 feet to the WNW Closed Status Tank Failure  
 735 feet to the WSW Closed Status Tank Test Failure  
 735 feet to the WSW Closed Status Spill (Misc. Spill Cause)  
 737 feet to the WSW Hazardous Waste Generator/Transporter  
 758 feet to the E Closed Status Spill (Misc. Spill Cause)  
 761 feet to the SSE Closed Status Tank Test Failure  
 766 feet to the SSE Petroleum Bulk Storage Site  
 768 feet to the SSE Petroleum Bulk Storage Site  
 777 feet to the SE Active Tank Failure  
 777 feet to the SE Closed Status Tank Test Failure  
 783 feet to the SE Petroleum Bulk Storage Site  
 789 feet to the ESE Closed Status Tank Test Failure  
 790 feet to the SE Active Tank Failure  
 790 feet to the SE Closed Status Spill (Misc. Spill Cause)  
 790 feet to the SE Closed Status Spill (Misc. Spill Cause)  
 793 feet to the ESE Petroleum Bulk Storage Site  
 813 feet to the SSE Petroleum Bulk Storage Site  
 813 feet to the SSE Petroleum Bulk Storage Site  
 819 feet to the SSE Petroleum Bulk Storage Site  
 820 feet to the SSE Closed Status Tank Failure  
 826 feet to the SE Closed Status Tank Test Failure  
 827 feet to the WSW Closed Status Spill (Misc. Spill Cause)  
 829 feet to the SE Closed Status Tank Failure  
 830 feet to the SE Petroleum Bulk Storage Site  
 836 feet to the ENE Active Tank Failure  
 837 feet to the E Closed Status Spill (Unk/Other Cause)  
 837 feet to the E Hazardous Waste Generator/Transporter  
 838 feet to the WSW Hazardous Waste Generator/Transporter  
 838 feet to the WSW Hazardous Waste Generator/Transporter  
 838 feet to the WSW Hazardous Waste Generator/Transporter  
 838 feet to the WSW Hazardous Waste Generator/Transporter  
 841 feet to the WSW Petroleum Bulk Storage Site  
 841 feet to the WSW Petroleum Bulk Storage Site  
 841 feet to the WSW Petroleum Bulk Storage Site  
 842 feet to the WSW Closed Status Spill (Unk/Other Cause)  
 842 feet to the WSW Closed Status Spill (Misc. Spill Cause)  
 846 feet to the SSW Petroleum Bulk Storage Site  
 850 feet to the SE Closed Status Spill (Misc. Spill Cause)  
 854 feet to the E Closed Status Spill (Unk/Other Cause)  
 854 feet to the E Closed Status Spill (Unk/Other Cause)  
 854 feet to the E Closed Status Spill (Misc. Spill Cause)  
 855 feet to the E Petroleum Bulk Storage Site  
 855 feet to the ENE Petroleum Bulk Storage Site  
 859 feet to the ENE Closed Status Tank Test Failure  
 859 feet to the ENE Closed Status Spill (Unk/Other Cause)  
 859 feet to the ENE Hazardous Waste Generator/Transporter  
 874 feet to the SSW Petroleum Bulk Storage Site  
 874 feet to the SSW Hazardous Waste Generator/Transporter  
 878 feet to the SE Petroleum Bulk Storage Site  
 899 feet to the W Active Haz Spill (Unknown/Other Cause)  
 899 feet to the W Active Haz Spill (Unknown/Other Cause)  
 899 feet to the W Active Haz Spill (Unknown/Other Cause)  
 899 feet to the W Active Haz Spill (Misc. Spill Cause)

133	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W	Closed Status Spill (Unk/Other Cause)
191	WHITE PLAINS SUBSTATION	9 NEW STREET	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
192	FEEDER 38WQ1	WHITE PLAINS SUB 9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
193	WHITEPLAINS SUBSTATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
194	WHITE PLAINS SUBSTATION	9 NEW STREET	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
195	WHITE PLANES SUB STATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
196	WHITE PLAINS SUB STATION	9 NEW STREET	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
197	WHITE PLAINS SUB STATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
198		9 NEW STREET	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
199	WHITE PLAINS SUBSTATION	9 NEW STREET	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
200	WHITE PLAINS SUB STATION	9 NEW STREET -N LEXINGTON	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
201	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
202	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
203	WHITE PLAINS SUB STATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
204		9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
205	WHITEPLAINS SUBSTATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
206	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
207	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
208	WHITEPLAINS SUB STATION	9 NEW ST	899 feet to the W	Closed Status Spill (Misc. Spill Cause)
340	CONSOLIDATED EDISON	9 NEW ST	901 feet to the W	Hazardous Waste Generator/Transporter
81		45 MITCHELL PLACE	905 feet to the SE	Closed Status Tank Test Failure
209	MGH CO	45 MITCHELL PL	905 feet to the SE	Closed Status Spill (Misc. Spill Cause)
82	ES GORDON	7-11 SOUTH BROADWAY	909 feet to the E	Closed Status Tank Test Failure
282	EDWARD S. GORDON CO.	7-11 SOUTH BROADWAY	915 feet to the E	Petroleum Bulk Storage Site
10	INNS OF COURT	99 COURT ST	940 feet to the SSE	Active Tank Test Failure
283	THE INNS OF COURT PROPERTIES	99 COURT ST.	942 feet to the SSE	Petroleum Bulk Storage Site
210	WHITE PLAINS SUB STATION	SAME	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
211	WHITE PLAINS SUB STATION	UNKNOWN	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
212	WHITE PLAINS SUB STATION	UNKNOWN	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
213	WHITE PLAINS SUBSTATION	NEW ST	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
214	CON ED	NEW ST	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
215	TRANSFORMER #8	WHITE PLAINS SUBSTATION	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
216	TRANSFORMER #7	WHITE PLAINS SUBSTATION	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
217	TRANSFORMER #6	WHITE PLAINS SUBSTATION	972 feet to the W	Closed Status Spill (Misc. Spill Cause)
218	TRANSFORMER VAULT 3954	IFO 15 SO BROADWAY	977 feet to the E	Closed Status Spill (Misc. Spill Cause)
284	110 MAMARONECK AVENUE ASSOC.	110 MAMARONECK AVENUE	990 feet to the SSE	Petroleum Bulk Storage Site
11	SILVERMAN REALTY	110 MAMARONECK AVE	991 feet to the SSE	Active Tank Test Failure
134	HAMILTON AVE	AT NORTH BROADWAY	993 feet to the NE	Closed Status Spill (Unk/Other Cause)
219	ATT	HAMILTON AVE.& S.BROADWAY	993 feet to the NE	Closed Status Spill (Misc. Spill Cause)
285	CAMEO HOUSE OWNERS INC	300 MARTINE AVE	998 feet to the ESE	Petroleum Bulk Storage Site
83	NICKY'S RESTAURANT	107 MAMARONECK AVE.	1029 feet to the SSE	Closed Status Tank Test Failure
135	POST OFFICE SQUARE	QUARROPAS ST	1036 feet to the S	Closed Status Spill (Unk/Other Cause)
286	TIBBETS PARK APTS INC	10 NORTH BROADWAY	1041 feet to the ENE	Petroleum Bulk Storage Site
136	WHITE PLAINS SUB-STATION	5 NEW STREET	1042 feet to the W	Closed Status Spill (Unk/Other Cause)
287	DEVON PLAZA REALTY	109 MAMARONECK AVE	1047 feet to the SSE	Petroleum Bulk Storage Site
220	DEVON PLAZA REALTY	109 MAMARONECK AVE	1048 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
221	RESIDENCE	109 MAMARONECK AV	1048 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
288	16 NO BROADWAY OWNERS INC	16 NO BROADWAY	1048 feet to the NE	Petroleum Bulk Storage Site
341	NYSDEC	GRAND & QUARRAPUS	1052 feet to the S	Hazardous Waste Generator/Transporter
222	APT. BUILDING	16 NORTH BROADWAY	1054 feet to the NE	Closed Status Spill (Misc. Spill Cause)
289	TWO NORTH BROADWAY	2 NORTH BROADWAY	1073 feet to the ENE	Petroleum Bulk Storage Site
290	BROADLAWN APARTMENTS INC	20 NO BROADWAY	1076 feet to the NE	Petroleum Bulk Storage Site
12	PRESIDENTIAL MANAGEMENT	2 WESTCHESTER AVE.	1080 feet to the ENE	Active Tank Test Failure

47 APARTMENT BLDG  
 223 BROADLAWN APART.  
 224 CON ED HOLE # TM 2514  
 13 OFFICE BLDG  
 291 12 WESTCHESTER AVENUE TENANTS  
 225 M B TRUCKING  
 226 PARK ROSE  
 227 WHITE PLAINS SUB-STATION  
 137 IN FRONT OF  
 84 PER-BAR  
 292 124 MAMARONECK AVENUE  
 85 PRESBYTERIAN CHURCH  
 293 WHITE PLAINS PRESBYTERIAN CHUR  
 294 WESKORA OWNERS CORP.  
 295 ROYAL VIEW  
 228 WHITE PLAINES SUB STA  
 229 MH #186  
 138 41 BARKER AVE.  
 296 KINGSLEY HOUSE  
 297 KINGSLEY HOUSE  
 230 DRIVEWAY APT. HOUSE  
 298 ONE FRANKLIN OWNERS CORP  
 37 WESTCHESTER COURTHOUSE  
 38 MANHOLE 1955  
 139 MANHOLE 4148  
 140 MANHOLE 3570  
 231 MANHOLE # 3570  
 299 GRAND REALTY COMPANY  
 232 OFFICE BLDG.BASEMENT  
 300 PUCKHINKONNUCK CORP  
 342 PIP PRINTING  
 233 GREEN POINT SAVINGS BANK  
 301 GREENPOINT BANK  
 55 APT. BUILDING  
 234 3-5 FRANKLIN AVE. OWNERS  
 302 BROADLAKE CO  
 86 3-5 FRANKLIN AVE  
 303 3-5 FRANKLIN AVE  
 235  
 343 CONSOLIDATED EDISON  
 304 GATEWAY 1  
 344 AMERICAN TELEPHONE & TELEGRAPH  
 87 GATEWAY BLDG.  
 88 1 N.LEXINGTON AVE.  
 89 GATEWAY OFFICE BLDG.  
 14 HALPERN ENTERPRISES  
 305 BARCLAYS BANK OF NEW YORK NA  
 306 193-197 EAST POST RD VENTURE  
 307 DEVON PLAZA REALTY  
 308 34 SOUTH BROADWAY  
 56 240 EAST POST RD  
 15 OFFICE BLDG  
 57 50 N. BWAY. OWNERS INC.

20 NORTH BROADWAY  
 20 NORTH BROADWAY  
 MARTINE AVE WEST OF BDWAY  
 4 NEW KING ST  
 12 WESTCHESTER AVE  
 12 WESTCHESTER AVE  
 12 WESTCHESTER AVE  
 2 NEW STREET  
 41 ROCKLEDGE AVE.  
 124 MAMARONECK AVE  
 124 MAMARONECK AVENUE  
 39 N. BROADWAY  
 39 N BROADWAY  
 30 NORTH BROADWAY  
 42 BARKER AVE  
 NEW ST/LEXINGTON ST  
 NEW ST & LEXINGTON AVE  
 41 BARKER AVE.  
 41 BARKER AVE.  
 41 BARKER AVENUE  
 1 FRANKLIN AVE.  
 ONE FRANKLIN AVE  
 GROVE ST AND QUARROPAS ST  
 NORTH BROADWAY/BARKER AVE  
 NO BROADWAY & BARKER AVE  
 BARKER ST/N BROADWAY  
 BARKER AVE & N BROADWAY  
 150 GRAND STREET  
 150 GRAND STREET  
 190 E POST RD  
 190 EAST POST RD  
 134 MAMARONECK AVENUE  
 134 MAMARONECK AVENUE  
 3-5 FRANKLIN AVE.  
 3-5 FRANKLIN AVE.  
 44 N BROADWAY  
 3-5 FRANKLIN AVE.  
 3-5 FRANKLIN AVE  
 44 NORTH BROADWAY  
 V7303-MITCHELL&SOUTH BWAY  
 1 NORTH LEXINGTON AVE.  
 ORDER NO. PETERBORO  
 1 NORTH LEXINGTON AVE.  
 1 N. LEXINGTON AVE.  
 1 N LEXINGTON AVE  
 170 EAST POST ROAD  
 138 MAMARONECK AVENUE  
 193-197 EAST POST RD  
 170 EAST POST RD  
 34 S BROADWAY AKA 25 HALE AVE  
 240 EAST POST RD  
 171 EAST POST RD  
 50 NORTH BROADWAY

1083 feet to the NE Active Haz Spill (Misc. Spill Cause)  
 1083 feet to the NE Closed Status Spill (Misc. Spill Cause)  
 1091 feet to the ESE Closed Status Spill (Misc. Spill Cause)  
 1093 feet to the W Active Tank Test Failure  
 1105 feet to the E Petroleum Bulk Storage Site  
 1110 feet to the E Closed Status Spill (Misc. Spill Cause)  
 1110 feet to the E Closed Status Spill (Misc. Spill Cause)  
 1115 feet to the W Closed Status Spill (Misc. Spill Cause)  
 1124 feet to the NNW Closed Status Spill (Unk/Other Cause)  
 1131 feet to the SSE Closed Status Tank Test Failure  
 1131 feet to the SSE Petroleum Bulk Storage Site  
 1136 feet to the NNE Closed Status Tank Test Failure  
 1136 feet to the NNE Petroleum Bulk Storage Site  
 1137 feet to the NE Petroleum Bulk Storage Site  
 1145 feet to the NNE Petroleum Bulk Storage Site  
 1163 feet to the W Closed Status Spill (Misc. Spill Cause)  
 1163 feet to the W Closed Status Spill (Misc. Spill Cause)  
 1165 feet to the NNE Closed Status Spill (Unk/Other Cause)  
 1169 feet to the NNE Petroleum Bulk Storage Site  
 1169 feet to the NNE Petroleum Bulk Storage Site  
 1178 feet to the E Closed Status Spill (Misc. Spill Cause)  
 1180 feet to the E Petroleum Bulk Storage Site  
 1181 feet to the SSW Active Haz Spill (Unknown/Other Cause)  
 1193 feet to the NNE Active Haz Spill (Unknown/Other Cause)  
 1193 feet to the NNE Closed Status Spill (Unk/Other Cause)  
 1193 feet to the NNE Closed Status Spill (Unk/Other Cause)  
 1193 feet to the NNE Closed Status Spill (Misc. Spill Cause)  
 1209 feet to the S Petroleum Bulk Storage Site  
 1211 feet to the S Closed Status Spill (Misc. Spill Cause)  
 1226 feet to the SE Petroleum Bulk Storage Site  
 1226 feet to the SE Hazardous Waste Generator/Transporter  
 1230 feet to the SSE Closed Status Spill (Misc. Spill Cause)  
 1231 feet to the SSE Petroleum Bulk Storage Site  
 1245 feet to the E Closed Status Tank Failure  
 1245 feet to the E Closed Status Spill (Misc. Spill Cause)  
 1245 feet to the NNE Petroleum Bulk Storage Site  
 1247 feet to the E Closed Status Tank Test Failure  
 1247 feet to the E Petroleum Bulk Storage Site  
 1251 feet to the NNE Closed Status Spill (Misc. Spill Cause)  
 1252 feet to the ESE Hazardous Waste Generator/Transporter  
 1258 feet to the WSW Petroleum Bulk Storage Site  
 1257 feet to the WSW Hazardous Waste Generator/Transporter  
 1258 feet to the WSW Closed Status Tank Test Failure  
 1258 feet to the WSW Closed Status Tank Test Failure  
 1258 feet to the WSW Closed Status Tank Test Failure  
 1268 feet to the SSE Active Tank Test Failure  
 1270 feet to the SSE Petroleum Bulk Storage Site  
 1272 feet to the SE Petroleum Bulk Storage Site  
 1273 feet to the SSE Petroleum Bulk Storage Site  
 1277 feet to the ESE Petroleum Bulk Storage Site  
 1283 feet to the SE Closed Status Tank Failure  
 1309 feet to the SSE Active Tank Test Failure  
 1341 feet to the NNE Closed Status Tank Failure

141	PRIVATE RESIDENCE	177 GRAND ST	1398 feet to the S	Closed Status Spill (Unk/Other Cause)
16	COMMERCIAL	130-144 E POST RD	1409 feet to the SSE	Active Tank Test Failure
58	RESIDENCE	325 MAIN ST	1409 feet to the ENE	Closed Status Tank Failure
17	188	CHURCH ST	1433 feet to the NNW	Active Tank Test Failure
90	BRENTWOOD CONDOS	300 MAIN STREET	1443 feet to the ENE	Closed Status Tank Test Failure
91	BRENT WOOD APTS	300 MAIN ST	1443 feet to the ENE	Closed Status Tank Test Failure
92	APT BUILDING	300 MAIN ST	1444 feet to the ENE	Closed Status Tank Test Failure
18	165 MAMORNECK AVE	SAME	1532 feet to the SSE	Active Tank Test Failure
93	WHITE PLAIN HOUSING AUTH.	225 GROVE ST.	1563 feet to the S	Closed Status Tank Test Failure
94	COACHMAN HOTEL	123 EAST POST ROAD	1572 feet to the S	Closed Status Tank Test Failure
142	APT BLDG	312 MAIN ST	1587 feet to the ENE	Closed Status Spill (Unk/Other Cause)
59	WESTCHESTER OFFICE BLDG.	112 EAST POST ROAD	1592 feet to the S	Closed Status Tank Failure
60	JOHN DALE INC	178 MAMORNECK AVE	1618 feet to the SSE	Closed Status Tank Failure
143	WESTCHESTER HOBBIES	106 EAST POST RD	1621 feet to the S	Closed Status Spill (Unk/Other Cause)
236	SAM ASH MUSIC	180 MAMARONECK AVE	1653 feet to the SSE	Closed Status Spill (Misc. Spill Cause)
95	JSD MANAGEMENT	15 LAKE ST.	1682 feet to the NE	Closed Status Tank Test Failure
19		47 PARK AVE	1684 feet to the NW	Active Tank Test Failure
144	WHITE PLAINS HOTEL	MAPLES AVE.	1685 feet to the SE	Closed Status Spill (Unk/Other Cause)
145	WHITE PLAINS CRYSLER PLM	70 WESTCHESTER AVE.	1698 feet to the E	Closed Status Spill (Unk/Other Cause)
146	WESTCHESTER CHRY PLYM	70 WESTCHESTER AVE	1698 feet to the E	Closed Status Spill (Unk/Other Cause)
20	RESIDENTS	8 CHESTER AVE	1706 feet to the S	Active Tank Test Failure
96	FRANKLIN APTS	25 FRANKLIN AVE	1740 feet to the E	Closed Status Tank Test Failure
237	APARTMENT HOUSE	25 FRANKLIN AVE	1740 feet to the E	Closed Status Spill (Misc. Spill Cause)
6	SLADER NEIGHBORHOOD CNTR	2 FISHER CT	1782 feet to the SSW	Active Tank Failure
147	WESTCHESTER MALL	HIRAM ST/PAULDING ST	1782 feet to the ESE	Closed Status Spill (Unk/Other Cause)
97		7 PARK CIRCLE	1791 feet to the NNW	Closed Status Tank Test Failure
98	FIRE STATION # 2 WH PLAIN	20 FERRIS AVE	1805 feet to the WNW	Closed Status Tank Test Failure
99	FIRE STATION # 2	20 FERRIS AVE	1805 feet to the WNW	Closed Status Tank Test Failure
100	OUR LADY OF MOUNT CARMEL	92 SO. LEXINGTON AVE.	1807 feet to the SW	Closed Status Tank Test Failure
101	OUR LADY OF MT. CARMEL CH	92 LEXINGTON AVE	1807 feet to the SW	Closed Status Tank Test Failure
102	KEY FORD	80 WESTCHESTER AVE	1808 feet to the E	Closed Status Tank Test Failure
148		200 MAMARONECK AV	1818 feet to the SSE	Closed Status Spill (Unk/Other Cause)
21	OFFICE BLDG	203 MAMARONECK AVE	1846 feet to the SSE	Active Tank Test Failure
7		2 AMHERST PL	1889 feet to the ENE	Active Tank Failure
61	PIRRO, MONSELL REALTY	40 WALLER AVE	1893 feet to the SSE	Closed Status Tank Failure
62	WESTCHESTER SHOPPING CENT	WEST AVE. & PAWLING ST.	1979 feet to the ESE	Closed Status Tank Failure
63	WHITE PLAINS DPW	MAPLE & MAMARONECK AVE.	1979 feet to the SSE	Closed Status Tank Failure
103	WHITE PLAINS-FIRE HOUSE 6	MAMARONECK & MAPLE AVE.	1979 feet to the SSE	Closed Status Tank Test Failure
64	CITY PARKING GARAGE	CHESTER AVE. MARBLE AVE.	1987 feet to the SSE	Closed Status Tank Failure
149	MARITIME AVE	MARITIME & BANK STS	1988 feet to the WSW	Closed Status Spill (Unk/Other Cause)
39	INTO BRONX RIVER	OFF EXIT 21 BRONX PRKWAY	2004 feet to the W	Active Haz Spill (Unknown/Other Cause)
22	RESIDENCE	30 LAKE STREET	2031 feet to the NE	Active Tank Test Failure
104	BELTMORE TOWERS APTS.	30 LAKE ST.	2032 feet to the NE	Closed Status Tank Test Failure
105	PINE HOLLOW GARDENS	79 NORTH BROADWAY	2042 feet to the N	Closed Status Tank Test Failure
40	STORM SEWER	EAST POST RD / WINCHESTER	2069 feet to the S	Active Haz Spill (Unknown/Other Cause)
106	PACE UNIVERSITY	78 NORTH BROADWAY	2070 feet to the N	Closed Status Tank Test Failure
107	PACE	78 N BROADWAY	2070 feet to the N	Closed Status Tank Test Failure
108	GABERIAL	7 FAIRVIEW AV	2084 feet to the NW	Closed Status Tank Test Failure
23	DEROSA	25 LAKE STREET	2106 feet to the NE	Active Tank Test Failure
24		21 PARKVIEW CT	2144 feet to the NNW	Active Tank Test Failure
41		134 S LEXINGTON AV	2157 feet to the SSW	Active Haz Spill (Unknown/Other Cause)
109	UNK	134 SOUTH LEXINGTON AVE	2157 feet to the SSW	Closed Status Tank Test Failure
150	BRONX RIVER AT WHITE PLN.	BRONX RIVER PARK. & MAIN	2173 feet to the WSW	Closed Status Spill (Unk/Other Cause)

151	CANATORE RESIDENCE	1 EASTVIEW AVE.	2181 feet to the NE	Closed Status Spill (Unk/Other Cause)
152	NEW PLAZA SITE	BLOOMINGDALE AVE & WESTCH	2207 feet to the E	Closed Status Spill (Unk/Other Cause)
110	NATIONAL CAR RENTAL	42 LAKE STREET	2209 feet to the NE	Closed Status Tank Test Failure
153	WHITE PLAINS EXTRA MART	42 LAKE ST	2209 feet to the NE	Closed Status Spill (Unk/Other Cause)
154	TEXACO	42 LAKE ST	2209 feet to the NE	Closed Status Spill (Unk/Other Cause)
25	WHITE PLAINS HOSPITAL	EAST NY POST ROAD	2285 feet to the SSW	Active Tank Test Failure
42	WHITE PLAINS HOSPITAL	41 EAST POST RD	2285 feet to the SSW	Active Haz Spill (Unknown/Other Cause)
65	WHITE PLAINS HOSPITAL	DAVIS AVE.	2285 feet to the SSW	Closed Status Tank Failure
26	PEPE MOTORS	50 BANK ST	2356 feet to the SW	Active Tank Test Failure
155	FORMER NORTHVILLE GAS STA	34 EAST POST ROAD	2356 feet to the SSW	Closed Status Spill (Unk/Other Cause)
27	YMCA	260 MAMARONECK AVE.	2364 feet to the SSE	Active Tank Test Failure
111	VILLAGE GREEN CO-OP	95 NORTH BROADWAY	2398 feet to the N	Closed Status Tank Test Failure
43	CLOSED GETTY GAS STATION	26 EAST POST RD	2421 feet to the SSW	Active Haz Spill (Unknown/Other Cause)
66	EMPTY WAREHOUSE	48 LAKE STREET	2432 feet to the NE	Closed Status Tank Failure
112	RAAB CO.	48 LAKE STREET	2432 feet to the NE	Closed Status Tank Test Failure
156	PARKING LOT	WHALER & CARHART ST.	2500 feet to the SSE	Closed Status Spill (Unk/Other Cause)
157	BANK OF NEW YORK	150 WESTCHESTER AVE	2521 feet to the E	Closed Status Spill (Unk/Other Cause)
158	POST RD	DAVIS AV	2522 feet to the SSW	Closed Status Spill (Unk/Other Cause)
159	STORE AT	41 LAKE ST	2524 feet to the NE	Closed Status Spill (Unk/Other Cause)
1	BROCKWAY PLACE T.S.	P.O. BOX 364	2539 feet to the E	Solid Waste Facility
8		12 EAST POST RD	2552 feet to the SSW	Active Tank Failure
9	PROFESSIONAL BUILDING	280 MAMARONECK AVENUE	2557 feet to the SSE	Active Tank Failure
2	WHITE PLAINS MUN INC		2561 feet to the ENE	Solid Waste Facility
160	WHITE PLAINS MOTOR SVC.	22 W. MORELAND AVE.	2565 feet to the SW	Closed Status Spill (Unk/Other Cause)
161	SAVINO RESIDENCE	21-23 SOUTH KENSICO AVE.	2575 feet to the NE	Closed Status Spill (Unk/Other Cause)
28	GETTY GAS STATION	43 LAKE ST	2586 feet to the NE	Active Tank Test Failure
113	GETTY S/S	43 LAKE STREET	2586 feet to the NE	Closed Status Tank Test Failure
162	GETTY SERVICE STATION	69 BANK ST	2599 feet to the SW	Closed Status Spill (Unk/Other Cause)
67		11 EAST POST RD.	2615 feet to the SSW	Closed Status Tank Failure
114	GETTY SERVICE STATION	11 EAST POST ROAD	2615 feet to the SSW	Closed Status Tank Test Failure
115	GETTY S/S	11 EAST POND ROAD	2615 feet to the SSW	Closed Status Tank Test Failure
29	C STAR DINER	285 MAMARONECK ST	2616 feet to the SSE	Active Tank Test Failure
163	ROADWAY	285 MAMARONECK AVE	2616 feet to the SSE	Closed Status Spill (Unk/Other Cause)
116	GARDEN APARTMENTS	101 N. BROADWAY	2617 feet to the N	Closed Status Tank Test Failure
164	ROAD (ON PAVEMENT)	CARHART & DEKALB	2618 feet to the SE	Closed Status Spill (Unk/Other Cause)

## Identified Toxic Sites by Category

221 Main St  
White Plains, NY 10601

\* Compass directions can vary substantially for sites located very close to the subject property address.

Solid Waste Facilities				
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
1	60T16	BROCKWAY PLACE T.S.	P.O. BOX 364	2539 feet to the E
2	60I05	WHITE PLAINS MUN INC		2561 feet to the ENE
Active Tank Failures				
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
3	9903630	28 MITCHELL PLACE	28 MITCHELL PLACE	777 feet to the SE
4	0108164		32 MITCHELL PL	790 feet to the SE
5	9207265	OFFICE BUILDING	15 NORTH BROADWAY	836 feet to the ENE
6	9810451	SLADER NEIGHBORHOOD CNTR	2 FISHER CT	1782 feet to the SSW
7	0011055		2 AMHERST PL	1889 feet to the ENE
8	0103645		12 EAST POST RD	2552 feet to the SSW
9	9511135	PROFESSIONAL BUILDING	280 MAMARONECK AVENUE	2557 feet to the SSE
Active Tank Test Failures				
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
10	9606465	INNS OF COURT	99 COURT ST	940 feet to the SSE
11	0011270	SILVERMAN REALITY	110 MAMARONECK AVE	991 feet to the SSE
12	8800351	PRESIDENTIAL MANAGEMENT	2 WESTCHESTER AVE.	1080 feet to the ENE
13	9809692	OFFICE BLDG	4 NEW KING ST.	1093 feet to the W
14	8804996	HALPERN ENTERPRISES	170 EAST POST ROAD	1268 feet to the SSE
15	9811157	OFFICE BLDG	171 EAST POST RD	1309 feet to the SSE
16	0002215	COMMERCIAL	130-144 E POST RD	1409 feet to the SSE
17	9905239	188	CHURCH ST	1433 feet to the NNW
18	9701601	165 MAMORNECK AVE	SAME	1532 feet to the SSE
19	9815351		47 PARK AVE	1684 feet to the NW
20	9610881	RESIDENTS	8 CHESTER AVE	1706 feet to the S
21	9710787	OFFICE BLDG	203 MAMARONECK AVE	1846 feet to the SSE
22	9905417	RESIDENCE	30 LAKE STREET	2031 feet to the NE
23	9808490	DEROSA	25 LAKE STREET	2106 feet to the NE
24	0005871		21 PARKVIEW CT	2144 feet to the NNW
25	9506062	WHITE PLAINS HOSPITAL	EAST NY POST ROAD	2285 feet to the SSW
26	9607100	PEPE MOTORS	50 BANK ST	2356 feet to the SW
27	9013259	YMCA	260 MAMARONECK AVE.	2364 feet to the SSE
28	0004195	GETTY GAS STATION	43 LAKE ST	2586 feet to the NE
29	9712450	C STAR DINER	285 MAMARONECK ST	2616 feet to the SSE
Active Haz Spills (Unknown Causes & Other Causes)				
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
30	0000781	ABANDONED MACY'S STORE	220 MAIN ST	29 feet to the ESE*
31	9707887	EXXON SERVICE STATION	274 HAMILTON AVE	29 feet to the NNW*
32	9803921	CITY BANK	244 MAIN ST	365 feet to the E
33	9416809	400 HAMILTON AVE.	400 HAMILTON AVE.	556 feet to the NE
34	9914136	WHITE PLAINS SUB STATION	9 NEW ST	899 feet to the W
35	9914063	WHITE PLAINS SUB STATION	9 NEW ST	899 feet to the W
36	9511820		9-NEW STREET	899 feet to the W
37	0010532	WESTCHESTER COURTHOUSE	GROVE ST AND QUARROPAS ST	1181 feet to the SSW

38	9808597	MANHOLE 1955
39	9806078	INTO BRONX RIVER
40	9710575	STORM SEWER
41	0008680	
42	9910974	WHITE PLAINS HOSPITAL
43	9713110	CLOSED GETTY GAS STATION

NORTH BROADWAY/BARKER AVE
OFF EXIT 21 BRONX PRKWAY
EAST POST RD / WINCHESTER
134 S LEXINGTON AV
41 EAST POST RD
26 EAST POST RD

1193 feet to the NNE
2004 feet to the W
2089 feet to the S
2157 feet to the SSW
2285 feet to the SSW
2421 feet to the SSW

**Active Haz Spills (Miscellaneous Spill Causes)**

MAP ID	FACILITY ID	FACILITY NAME
44	9704158	UNOCCUPIED COMMERCIAL
45	0108867	
46	0005405	WHITE PLAINS SUBSTATION
47	9808000	APARTMENT BLDG

FACILITY STREET
31 MAMARONECK AV
412 MARTIN AND COURT
9 NEW ST
20 NORTH BROADWAY

DISTANCE & DIRECTION
309 feet to the SSE
496 feet to the S
899 feet to the W
1083 feet to the NE

**Closed Status Tank Failures**

MAP ID	FACILITY ID	FACILITY NAME
48	9708138	RESIDENCE
49	9310783	THE MICHICALLIAN OFFICE
50	9604857	AT & T TELEPHONE CO
51	9809101	NYNEX
52	9807932	EDGAR
53	9710474	GAS STATION
54	9905959	
55	9207566	APT. BUILDING
56	9903233	240 EAST POST RD
57	9212081	50 N. BWAY. OWNERS INC.
58	9710553	RESIDENCE
59	9009334	WESTCHESTER OFFICE BLDG.
60	9810809	JOHN DALE INC
61	8709325	PIRRO, MONSELL REALTY
62	9310531	WESTCHESTER SHOPPING CENT
63	9111846	WHITE PLAINS DPW
64	9109520	CITY PARKING GARAGE
65	9303501	WHITE PLAINS HOSPITAL
66	9410005	EMPTY WAREHOUSE
67	8600048	

FACILITY STREET
185- 187 MAIN ST
MARTINE AVE. & COURT ST.
400 HAMILTON AV
111 MAIN ST
1 BARKER AV
9 MITCHELL PL
25 MITCHELL PLACE
3-5 FRANKLIN AVE.
240 EAST POST RD
50 NORTH BROADWAY
325 MAIN ST
112 EAST POST ROAD
178 MAMORONECK AVE
40 WALLER AVE
WEST AVE. & PAWLING ST.
MAPLE & MAMARONECK AVE.
CHESTER AVE. MARBLE AVE.
DAVIS AVE.
48 LAKE STREET
11 EAST POST RD.

DISTANCE & DIRECTION
214 feet to the SW
496 feet to the S
556 feet to the NE
735 feet to the WSW
735 feet to the WNW
820 feet to the SSE
829 feet to the SE
1245 feet to the E
1283 feet to the SE
1341 feet to the NNE
1409 feet to the ENE
1592 feet to the S
1618 feet to the SSE
1893 feet to the SSE
1979 feet to the ESE
1979 feet to the SSE
1987 feet to the SSE
2285 feet to the SSW
2432 feet to the NE
2615 feet to the SSW

**Closed Status Tank Test Failures**

MAP ID	FACILITY ID	FACILITY NAME
68	8606771	POLICE
69	8707486	EXXON, WHITE PLAINS
70	9613653	OFFICE BUILDING
71	8707220	CITY HALL
72	9713796	APARTMENT BLDG
73	8907663	CENTROPLEX ASSOC.
74	8906607	ODDESY CORP. MAINT. DEPT.
75	9314933	NY TEL
76	8902485	MITCHELL PLACE ASSOC.
77	9901259	
78	9008032	BART GOLDBERG APT. BLDG
79	8809894	
80	8807326	LASALLE PARTNERS
81	9904849	

FACILITY STREET
279 HAMILTON
274 HAMILTON AVE.
14 NANARONECK AVE
255 MAIN ST.
40 BARKER AV
123 MAIN STREET
123 MAIN ST.
111 EAST MAIN STREET
10 MITCHELL PLACE
28 MITCHELL PLACE
277 MARTINE AVE.
23 MITCHELL PLACE
1 NORTH BROADWAY
45 MITCHELL PLACE

DISTANCE & DIRECTION
0 feet
29 feet to the NNW*
120 feet to the SSE*
258 feet to the E
600 feet to the N
603 feet to the WSW
603 feet to the WSW
735 feet to the WSW
761 feet to the SSE
777 feet to the SE
789 feet to the ESE
826 feet to the SE
859 feet to the ENE
905 feet to the SE

82	9303840	ES GORDON	7-11 SOUTH BROADWAY	909 feet to the E
83	8900599	NICKY'S RESTAURANT	107 MAMARONECK AVE.	1029 feet to the SSE
84	8802839	PER-BAR	124 MAMARONECK AVE	1131 feet to the SSE
85	8705816	PRESBYTERIAN CHURCH	39 N. BROADWAY	1136 feet to the NNE
86	8800464	3-5 FRANKLIN AVE	3-5 FRANKLIN AVE.	1247 feet to the E
87	9108659	GATEWAY BLDG.	1 NORTH LEXINGTON AVE.	1258 feet to the WSW
88	9000726	1 N.LEXINGTON AVE.	1 N. LEXINGTON AVE.	1258 feet to the WSW
89	8908197	GATEWAY OFFICE BLDG.	1 N LEXINGTON AVE	1258 feet to the WSW
90	9209346	BRENTWOOD CONDOS	300 MAIN STREET	1443 feet to the ENE
91	8708398	BRENT WOOD APTS	300 MAIN ST	1443 feet to the ENE
92	9810968	APT BUILDING	300 MAIN ST	1444 feet to the ENE
93	8904683	WHITE PLAIN HOUSING AUTH.	225 GROVE ST.	1563 feet to the S
94	9306655	COACHMAN HOTEL	123 EAST POST ROAD	1572 feet to the S
95	8902337	JSD MANAGEMENT	15 LAKE ST.	1682 feet to the NE
96	8801525	FRANKLIN APTS	25 FRANKLIN AVE	1740 feet to the E
97	9909558		7 PARK CIRCLE	1791 feet to the NNW
98	8800670	FIRE STATION # 2 WH PLAIN	20 FERRIS AVE	1805 feet to the WNW
99	8800487	FIRE STATION # 2	20 FERRIS AVE	1805 feet to the WNW
100	8704169	OUR LADY OF MOUNT CARMEL	92 SO. LEXINGTON AVE.	1807 feet to the SW
101	8703713	OUR LADY OF MT. CARMEL CH	92 LEXINGTON AVE	1807 feet to the SW
102	8606287	KEY FORD	80 WESTCHESTER AVE	1808 feet to the E
103	8707149	WHITE PLAINS-FIRE HOUSE 8	MAMARONECK & MAPLE AVE.	1979 feet to the SSE
104	8706628	BELTMORE TOWERS APTS.	30 LAKE ST.	2032 feet to the NE
105	8708679	PINE HOLLOW GARDENS	79 NORTH BROADWAY	2042 feet to the N
106	9202112	PACE UNIVERSITY	78 NORTH BROADWAY	2070 feet to the N
107	8701540	PACE	78 N BROADWAY	2070 feet to the N
108	0000372	GABERIAL	7 FAIRVIEW AV.	2084 feet to the NW
109	0008525	UNK	134 SOUTH LEXINGTON AVE	2157 feet to the SSW
110	9013260	NATIONAL CAR RENTAL	42 LAKE STREET	2209 feet to the NE
111	9705548	VILLAGE GREEN CO-OP	95 NORTH BROADWAY	2398 feet to the N
112	9308180	RAAB CO.	48 LAKE STREET	2432 feet to the NE
113	9208369	GETTY S/S	43 LAKE STREET	2586 feet to the NE
114	9710611	GETTY SERVICE STATION	11 EAST POST ROAD	2615 feet to the SSW
115	9210753	GETTY S/S	11 EAST POND ROAD	2615 feet to the SSW
116	8904418	GARDEN APARTMENTS	101 N. BROADWAY	2617 feet to the N
<b>Closed Status Spills (Unknown Causes &amp; Other Causes)</b>				
MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
117	9314430	LIGHTHOUSE FOR THE BLIND	44 CHURCH STREET	66 feet to the NE*
118	9910497	OFFICE BLDG	175 MAIN ST	242 feet to the SW
119	9408182	WOOLWORTH STORE BASEMENT	24-34 MAMARONECK AVE.	284 feet to the SSE
120	9110040	MINSKOFF MANAGEMENT	39-47 COURT STREET	360 feet to the S
121	9407242	QUICK PICK SHOES	40 MAMARONECK	386 feet to the SSE
122	0103591		MAMARONECK AVE/MARTINE AV	450 feet to the SSE
123	8900947		148 MARTEEN AVENUE	548 feet to the S
124	9606368		400 HAMILTON AVE	556 feet to the NE
125	8606381	SHARP	123 MAIN ST	603 feet to the WSW
126	9601379	OFFICE BUILDING	170 HAMILTON AV	644 feet to the W
127	9510002	MANHOLE	WATER ST & BAKER ST	717 feet to the WNW
128	8803493	FRONT OF SEARS	275 MAIN ST	837 feet to the E
129	9204133	J.C.PENNY DEPT. STORE	100 MAIN STREET	842 feet to the WSW
130	9906848	TM #782	1 SOUTH BROADWAY/MAIN ST	854 feet to the E
131	0012204	APARTMENT BUILDING	1 SOUTH BROADWAY	854 feet to the E

132	9112715	WHITE PLAINS PLAZA
133	9901956	WHITE PLAINS SUBSTATION
134	9607354	HAMILTON AVE
135	8807856	POST OFFICE SQUARE
136	9610321	WHITE PLAINS SUB-STATION
137	9301825	IN FRONT OF
138	9004325	41 BARKER AVE.
139	9910090	MANHOLE 4148
140	9808601	MANHOLE 3570
141	9614068	PRIVATE RESIDENCE
142	9900500	APT BLDG
143	9712582	WESTCHESTER HOBBIES
144	9003827	WHITE PLAINS HOTEL
145	8308621	WHITE PLAINS CRYSLER PLM
146	0008186	WESTCHESTER CHRY PLYM
147	0005456	WESTCEHSTER MALL
148	9608405	
149	8607289	MARITINE AVE
150	8908949	BRONX RIVER AT WHITE PLN.
151	8807214	CANATORE RESIDENCE
152	9400975	NEW PLAZA SITE
153	9602457	WHITE PLAINS EXTRA MART
154	0012562	TEXACO
155	9406684	FORMER NORTHVILLE GAS STA
156	9311904	PARKING LOT
157	0108346	BANK OF NEW YORK
158	9908220	POST RD
159	9700669	STORE AT
160	8804481	WHITE PLAINS MOTOR SVC.
161	9011063	SAVINO RESIDENCE
162	9808620	GETTY SERVICE STATION
163	9511162	ROADWAY
164	9408567	ROAD (ON PAVEMENT)

#### Closed Status Spills (Miscellaneous Spill Causes)

MAP ID	FACILITY ID	FACILITY NAME
165	9307797	IN STREET
166	9107596	213 MAIN STREET
167	9202126	AMERICAN SAVINGS BANK
168	9907464	OFFICE BLDG(UNDER CONST)
169	9211618	CAMERA STORE
170	9201879	MINSKOFF CORP.
171	8802366	LITTLE HOUSE RESTAURANT
172	9908279	VAULT #0070
173	9110939	WHITE PLAINS GARAGE
174	8905963	INTERSECTION OF COURT ST.
175	9906915	MANHOLE # 4146
176	9202919	CITY OF WHITE PLAINS M.P.
177	9103040	MICHAELIAN OFFICE BLDG.
178	8806957	COUNTY OFFICE BLD
179	9610406	AT&T CORPORATION
180	0010088	VAULT 9058
181	0010086	VAULT 6174

1 NORTH BROADWAY
9 NEW ST
AT NORTH BROADWAY
QUARROPAS ST
5 NEW STREET
41 ROCKLEDGE AVE.
41 BARKER AVE.
NO BROADWAY & BARKER AVE
BARKER ST/N BROADWAY
177 GRAND ST
312 MAIN ST
106 EAST POST RD
MAPLES AVE.
70 WESTCHESTER AVE.
70 WESTCHESTER AVE
HIRAM ST/PAULDING ST
200 MANARONECK AV
MARITINE & BANK STS
BRONX RIVER PARK.& MAIN
1 EASTVIEW AVE.
BLOOMINGDALE AVE & WESTCH
42 LAKE ST
42 LAKE ST
34 EAST POST ROAD
WHALER & CARHART ST.
150 WESTCHESTER AVE
DAVIS AV
41 LAKE ST
22 W. MORELAND AVE.
21-23 SOUTH KENSICO AVE.
69 BANK ST
285 MAMARONECK AVE
CARHART & DEKALB

859 feet to the ENE
899 feet to the W
993 feet to the NE
1036 feet to the S
1042 feet to the W
1124 feet to the NNW
1165 feet to the NNE
1193 feet to the NNE
1193 feet to the NNE
1398 feet to the S
1587 feet to the ENE
1621 feet to the S
1685 feet to the SE
1698 feet to the E
1698 feet to the E
1782 feet to the ESE
1818 feet to the SSE
1988 feet to the WSW
2173 feet to the WSW
2181 feet to the NE
2207 feet to the E
2209 feet to the NE
2209 feet to the NE
2356 feet to the SSW
2500 feet to the SSE
2521 feet to the E
2522 feet to the SSW
2524 feet to the NE
2565 feet to the SW
2575 feet to the NE
2599 feet to the SW
2616 feet to the SSE
2618 feet to the SE

FACILITY STREET
55 CHURCH STREET
213 MAIN ATREET
99 CHURCH STREET
360 HAMILTON ROAD
44 MAMARONECK AVE.
179 MARTINE AVE.
169 MARTINE AVE.
MAIN ST & GROVE ST
MAIN ST & GROVE ST
COURT ST. & MARITINE AVE.
BARKER AVE & CHURCH ST
148 MARTENE AVE.
148 MARTINE AVE.
MARTINE AVE
400 HAMILTON AVENUE
400 HAMILTON AVE
400 HAMILTON AVE

DISTANCE & DIRECTION
0 feet
49 feet to the S*
223 feet to the N
384 feet to the NNE
428 feet to the SSE
433 feet to the SSE
450 feet to the S
459 feet to the SW
459 feet to the SW
496 feet to the S
505 feet to the NNW
548 feet to the S
548 feet to the S
548 feet to the S
556 feet to the NE
556 feet to the NE
556 feet to the NE

182	9910168	OFFICE BLDG	123 MAIN ST	603 feet to the WSW
183	9808850	BELL ATLANTIC	111 MAIN ST	735 feet to the WSW
184	9211082	MAIN AND BROADWAY	270 1/2 MAIN STREET	758 feet to the E
185	9611679	APT COMPLEX	32 MITCHELL PL	790 feet to the SE
186	9611678		32 MITCHELL PL	790 feet to the SE
187	9809244	IN FRONT OF GALERIA MALL	MAIN ST	827 feet to the WSW
188	9102767	GALLERIA	100 MAIN STREET	842 feet to the WSW
189	9012116	WIL SHORE REALTY APTS.	33 MITCHELL PLACE	850 feet to the SE
190	0006248	APARTMENT BUILDING	1 SOUTH BROADWAY	854 feet to the E
191	9910526	WHITE PLAINS SUBSTATION	9 NEW STREET	899 feet to the W
192	9904581	FEEDER 38W01	WHITE PLAINS SUB 9 NEW ST	899 feet to the W
193	9903934	WHITEPLAINS SUBSTATION	9 NEW ST	899 feet to the W
194	9902937	WHITE PLAINS SUBSTATION	9 NEW STREET	899 feet to the W
195	9813824	WHITE PLAINS SUB STATION	9 NEW ST	899 feet to the W
196	9805046	WHITE PLAINS SUB STATION	9 NEW STREET	899 feet to the W
197	9709088	WHITE PLAINS SUB STATION	9 NEW ST	899 feet to the W
198	9707420		9 NEW STREET	899 feet to the W
199	9704372	WHITE PLAINS SUBSTATION	9 NEW STREET	899 feet to the W
200	9703031	WHITE PLAINS SUB STATION	9 NEW STREET - N LEXINGTON	899 feet to the W
201	9703022	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W
202	9702276	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W
203	9613212	WHITE PLAINS SUB STATION	9 NEW ST	899 feet to the W
204	0107806		9 NEW ST	899 feet to the W
205	0106581	WHITEPLAINS SUBSTATION	9 NEW ST	899 feet to the W
206	0103948	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W
207	0008830	WHITE PLAINS SUBSTATION	9 NEW ST	899 feet to the W
208	0008660	WHITEPLAINS SUB STATION	9 NEW ST	899 feet to the W
209	9510979	MGH CO	45 MITCHELL PL	905 feet to the SE
210	9805977	WHITE PLAINS SUB STATION	SAME	972 feet to the W
211	9700960	WHITE PLAINS SUB STATION	UNKNOWN	972 feet to the W
212	9700959	WHITE PLAINS SUB STATION	UNKNOWN	972 feet to the W
213	9700350	WHITE PLAINS SUBSTATION	NEW ST	972 feet to the W
214	9606340	CON ED	NEW ST	972 feet to the W
215	0008659	TRANSFORMER #8	WHITE PLAINS SUBSTATION	972 feet to the W
216	0008658	TRANSFORMER #7	WHITE PLAINS SUBSTATION	972 feet to the W
217	0008657	TRANSFORMER #6	WHITE PLAINS SUBSTATION	972 feet to the W
218	9905110	TRANSFORMER VAULT 3054	IFO 15 SO BROADWAY	977 feet to the E
219	9310543	ATT	HAMILTON AVE & S.BROADWAY	993 feet to the NE
220	9512203	DEVON PLAZA REALITY	109 MAMARONECK AVE	1048 feet to the SSE
221	9510997	RESIDENCE	109 MAMARONECK AV	1048 feet to the SSE
222	8802449	APT. BUILDING	16 NORTH BROADWAY	1054 feet to the NE
223	9500251	BROADLAWN APART.	20 NORTH BROADWAY	1083 feet to the NE
224	9414918	CON ED HOLE # TM 2514	MARTINE AVE WEST OF BDWAY	1091 feet to the ESE
225	8710547	M B TRUCKING	12 WESTCHESTER AVE	1110 feet to the E
226	8607154	PARK ROSE	12 WESTCHESTER AVE	1110 feet to the E
227	0104086	WHITE PLAINS SUB-STATION	2 NEW STREET	1115 feet to the W
228	9909123	WHITE PLAINES SUB STA	NEW ST LEXINGTON ST	1163 feet to the W
229	9905722	MH #186	NEW ST & LEXINGTON AVE	1163 feet to the W
230	9311258	DRIVEWAY APT. HOUSE	1 FRANKLIN AVE.	1178 feet to the E
231	9906674	MANHOLE # 3570	BARKER AVE & N BROADWAY	1193 feet to the NNE
232	8908740	OFFICE BLDG. BASEMENT	150 GRAND STREET	1211 feet to the S
233	9509489	GREEN POINT SAVINGS BANK	134 MAMARONECK AVENUE	1230 feet to the SSE
234	9305571	3-5 FRANKLIN AVE. OWNERS	3-5 FRANKLIN AVE.	1245 feet to the E

235	9610799	
236	9710426	SAM ASH MUSIC
237	0005174	APARTMENT HOUSE

44 NORTH BROADWAY
180 MAMARONECK AVE
25 FRANKLIN AVE

1251 feet to the NNE
1653 feet to the SSE
1740 feet to the E

# Petroleum Bulk Storage Sites

MAP ID	FACILITY ID	FACILITY NAME
238	3-169528	PUBLIC SAFETY BUILDING
239	3-167029	MACYS WHITE PLAINS
240	3-164135	CODI BROS EXXON 3-7118
241	3-049990	RECKSON OPERATING PARTNERSHIP
242	3-049999	BRIAN HOLDING COMPANY
243	3-259241	AMCOTT ASSOC
244	3-048824	BAR BUILDING
245	3-259233	AMCOTT ASSOC
246	3-149071	99 CHURCH STREET
247	3-032433	WYASSUP-LAUREL GLEN CORP.
248	3-169552	MUNICIPAL BUILDING
249	3-505153	2 WILLIAM ST./ 169 MAIN ST.
250	3-600118	CHASE MANHATTAN BANK N.A.
251	3-177342	AT&T
252	3-177903	82ND - 83RD STREET VENTURE
253	3-173398	204 MARTINE ASSOCIATES / ICG
254	3-030929	47 MAMARONECK AVE CORP
255	3-074632	48 MAMARONECK AVENUE ASSOC.
256	3-168777	WEST COUNTY MICHAELIAN OFFICE
257	3-169668	BARKER AVENUE APT. CORP.
258	3-179302	WHITE PLAINS
259	3-496502	35 BARKER AVE. REALTY CORP.
260	3-412015	MARTINE REALTY CO.
261	3-496812	NEW YORK POWER AUTHORITY
262	3-139734	40 BARKER AVE.
263	3-466034	170 HAMILTON AVENUE
264	3-600999	ROBERT MARTIN LLC
265	3-184713	NYNEX
266	3-074659	76 MAMARONECK AVE ASSOC
267	3-492132	TEN MITCHELL PLACE
268	3-600900	28 MITCHELL PLACE INC.
269	3-506966	BROADMAR COMPANY
270	3-412384	DEVON PLAZA REALTY
271	3-168998	MITCHELL PLACE GARAGE
272	3-600172	SEA MANAGEMENT
273	3-600486	APT. BUILDING
274	3-492205	THE GALLERIA AT WHITE PLAINS
275	3-600104	JC PENNEY
276	3-173665	MACY'S WHITE PLAINS
277	3-168742	WESTCHESTER COUNTY COURTHOUSE
278	3-277622	WHITE SWAN APARTMENT
279	3-485969	WHITE PLAINS PLAZA
280	3-168750	WESTCHESTER COUNTY COURTHOUSE
281	3-412481	37-43 MITCHELL PLACE INC.
282	3-600456	EDWARD S. GORDON CO.
283	3-601002	THE INNS OF COURT PROPERTIES
284	3-074640	110 MAMARONECK AVENUE ASSOC.

FACILITY STREET
279 HAMILTON VAE
220 MAIN ST
274 HAMILTON AVE
235 MAIN ST
203 MAIN STREET
300 HAMILTON AVE
199-201 MAIN ST
95 CHURCH ST
98 CHURCH STREET
175 MAIN ST
255 MAIN ST
2 WILLIAM ST./ 169 MAIN ST.
31 MAMARONECK AVE.
360 HAMILTON AVENUE
167-183 MARTINE AVE.
204 MARTINE AVE
4M MAMARONECK AVE
48 MAMARONECK AVENUE
148 MARTINE AVE 001
33 BARKER AVENUE
400 HAMILTON AVE
35 BARKER AVE.
234-254 MARTINE AVENUE
123 MAIN STREET
40 BARKER AVENUE
170 HAMILTON AVENUE
1 BARKER AVENUE
111 MAIN ST
76 MAMARONECK AVE
10 MITCHELL PLACE
28 MITCHELL PLACE
277 MARTINE AVE.
9 MITCHELL PL
9 MITCHELL PL
23 MITCHELL PLACE
40 MITCHELL PLACE
100 MAIN STREET
100 MAIN ST.
100 MAIN ST
110 GROVE ST
1 SOUTH BROADWAY
1 NORTH BROADWAY
111 GROVE ST TOWER
37-43 MITCHELL PLACE
7-11 SOUTH BROADWAY
99 COURT ST.
110 MAMARONECK AVENUE

# DISTANCE & DIRECTION

0 feet
23 feet to the ESE*
24 feet to the NNW*
29 feet to the ESE*
123 feet to the SSW*
136 feet to the N*
151 feet to the SSW*
186 feet to the N*
226 feet to the N
236 feet to the SW
265 feet to the E
272 feet to the SW
311 feet to the SSE
383 feet to the NNE
452 feet to the S
476 feet to the SSE
490 feet to the SSE
497 feet to the SSE
542 feet to the S
546 feet to the N
555 feet to the NE
571 feet to the N
587 feet to the SE
598 feet to the WSW
606 feet to the N
646 feet to the W
731 feet to the WNW
734 feet to the WSW
766 feet to the SSE
768 feet to the SSE
783 feet to the SE
793 feet to the ESE
813 feet to the SSE
813 feet to the SSE
819 feet to the SE
830 feet to the SE
841 feet to the WSW
841 feet to the WSW
841 feet to the WSW
846 feet to the SSW
855 feet to the E
855 feet to the ENE
874 feet to the SSW
878 feet to the SE
915 feet to the E
942 feet to the SSE
990 feet to the SSE

285	3-171069	CAMEO HOUSE OWNERS INC	300 MARTINE AVE	998 feet to the ESE
286	3-173312	TIBBETS PARK APTS INC	10 NORTH BROADWAY	1041 feet to the ENE
287	3-053554	DEVON PLAZA REALTY	109 MAMARONECK AVE	1047 feet to the SSE
288	3-167223	16 NO BROADWAY OWNERS INC	16 NO BROADWAY	1048 feet to the NE
289	3-139750	TWO NORTH BROADWAY	2 NORTH BROADWAY	1073 feet to the ENE
290	3-167320	BROADLAWN APARTMENTS INC	20 NO BROADWAY	1076 feet to the NE
291	3-104655	12 WESTCHESTER AVENUE TENANTS	12 WESTCHESTER AVE	1105 feet to the E
292	3-412007	124 MAMARONECK AVENUE	124 MAMARONECK AVENUE	1131 feet to the SSE
293	3-173169	WHITE PLAINS PRESBYTERIAN CHUR	39 N BROADWAY	1136 feet to the NNE
294	3-259217	WESKORA OWNERS CORP.	30 NORTH BROADWAY	1137 feet to the NE
295	3-039136	ROYAL VIEW	42 BARKER AVE	1145 feet to the NNE
296	3-506842	KINGSLEY HOUSE	41 BARKER AVE.	1169 feet to the NNE
297	3-504637	KINGSLEY HOUSE	41 BARKER AVENUE	1169 feet to the NNE
298	3-104663	ONE FRANKLIN OWNERS CORP	ONE FRANKLIN AVE	1180 feet to the E
299	3-176885	GRAND REALTY COMPANY	150 GRAND STREET	1209 feet to the S
300	3-032476	PUCKHINKONNUCK CORP	190 E POST RD	1226 feet to the SE
301	3-601013	GREENPOINT BANK	134 MAMARONECK AVENUE	1231 feet to the SSE
302	3-259225	BROADLAKE CO	44 N BROADWAY	1245 feet to the NNE
303	3-165409	3-5 FRANKLIN AVE	3-5 FRANKLIN AVE	1247 feet to the E
304	3-496871	GATEWAY 1	1 NORTH LEXINGTON AVE.	1256 feet to the WSW
305	3-412201	BARCLAYS BANK OF NEW YORK NA	138 MAMARONECK AVENUE	1270 feet to the SSE
306	3-178683	193-197 EAST POST RD VENTURE	193-197 EAST POST RD	1272 feet to the SE
307	3-050067	DEVON PLAZA REALTY	170 EAST POST RD	1273 feet to the SSE
308	3-104434	34 SOUTH BROADWAY	34 S BROADWAY AKA 25 HALE AVE	1277 feet to the ESE

#### Hazardous Waste Generators, Transporters

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
309	NYT000861245	WHITE PLAINS, CITY OF; FIRE PREVENTION	BUREAU-279 HAMILTON AVENUE	0 feet
310	NYD986876019	WHITE PLAINS POLICE DEPT	279 HAMILTON AVE	0 feet
311	NYP000877423	WHITE PLAINS POLICE DEPT	279 HAMILTON AVENUE	0 feet
312	NYR000062356	WHITE PLAINS TOWN CENTER	MAMARONECK AVE & MAIN ST	0 feet
313	NYR000054361	TST WHITE PLAINS	220 MAIN ST	23 feet to the ESE*
314	NYD013387436	EXXON USA	274 HAMILTON AVENUE	24 feet to the NNW*
315	NYD987015146	WHITE PLAINS, CITY OF	255 MAIN ST	265 feet to the E
316	NYD000877423	WHITE PLAINS DEPT OF PUBLIC WORKS	255 MAIN STREET	265 feet to the E
317	NYR000071779	RECHSON ASSOCIATES	360 HAMILTON AVE	383 feet to the NNE
318	NYD986998060	AT&T	360 HAMILTON AVE	383 feet to the NNE
319	NYN300000034	DEPARTMENT OF ENVIRONMENTAL FACILITIES	MOB 1 148 MARTINE AVE	542 feet to the S
320	NYD072705213	WESTCHESTER CITY OFFICE BLDG	148 MARNINE AVE(RAD OIL)	542 feet to the S
321	NYN000060S01	CROTON POINT SANITARY LANDFILL	148 MARTINE AVENUE	542 feet to the S
322	NYD070955828	AT&T LONG LINES DEPT/WHIT	400 HAMILTON AVE	555 feet to the NE
323	NYD980529192	WHITE PLAINS LL CENTRAL OFFICE	400 HAMILTON AVENUE	555 feet to the NE
324	NYD980525919	AMERICAN TELEPHONE & TELEGRAPH	400 HAMILTON AVENUE	555 feet to the NE
325	NYD986983468	NY POWER AUTH	123 MAIN ST	600 feet to the WSW
326	NYD982260059	BANK OF NEW YORK	123 MAIN STREET	600 feet to the WSW
327	NYD986982999	NEW YORK POWER AUTHORITY	123 MAIN STREET	600 feet to the WSW
328	NYD980779573	NEW YORK POWER AUTHORITY	123 MAIN STREET	600 feet to the WSW
329	NYR000035253	1-HOUR PHOTO FINISH	60-B MANARONECK AVE	655 feet to the SSE
330	NYD987037199	AT&T	440 HAMILTON AVE	708 feet to the NE
331	NYD986951986	WHITE PLAINS CITY OF	MARTINE AVE PUBLIC LIBRARY	713 feet to the SSW
332	NYD980582480	NEW YORK TELEPHONE COMPANY	111 MAIN STREET	737 feet to the WSW
333	NY0000923193	SEARS	275 MAIN ST	837 feet to the E
334	NY0000969121	EXPRESSLY PORTRAITS	100 MAIN ST	838 feet to the WSW

335	NYR000034082	C P I PHOTO FINISH
336	NYR000084806	THE PICTURE PLACE-389 GALLERIA MALL
337	NY0000806901	J C PENNEYS
338	NY0002194652	NEW YORK SPORTS CLUBS
339	NYR000028902	WESTCHESTER COUNTY COURTHOUSE
340	NYR000023275	CONSOLIDATED EDISON
341	NYP003600954	NYSDEC
342	NY0000298893	PIP PRINTING
343	NYP004016648	CONSOLIDATED EDISON
344	NYD986984698	AMERICAN TELEPHONE & TELEGRAPH

100 MAIN ST STE 301
100 MAIN ST
100 MAIN ST
1 N BROADWAY
111 GROVE STREET
9 NEW ST
GRAND & QUARRAPUS
190 EAST POST RD
V7303-MITCHELL&SOUTH BWAY
ORDER NO. PETERBORO

838 feet to the WSW
838 feet to the WSW
838 feet to the WSW
859 feet to the ENE
874 feet to the SSW
901 feet to the W
1052 feet to the S
1226 feet to the SE
1252 feet to the ESE
1257 feet to the WSW

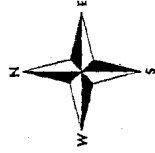
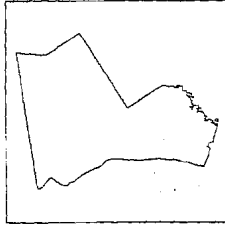
Civil Enforcement Docket Sites		
MAP ID	FACILITY ID	FACILITY NAME
345	NYD072705213	WESTCHESTER COUNTY OF ENVIR FA

FACILITY STREET
148 MARTINE AVE

DISTANCE & DIRECTION
555 feet to the S

# Toxics Targeting 1 Mile Buffer Search Map

221 Main St  
White Plains, NY 10601



Westchester County

NP/CERCLUS/NYSDEC Inactive  
Hazardous Waste Disposal Site

Hazardous Waste Treater,  
Storer, Disposer

Hazardous Substance  
Waste Disposal Site

Major Oil  
Storage Facility

Solid Waste  
Facility

Subject  
Area

Minor  
Roads

Major  
Roads

Expressways

1 Mile  
Radius

1/4 Mile  
Radius

Waterbody

County  
Border

Railroad  
Tracks

1/2 Mile  
Radius

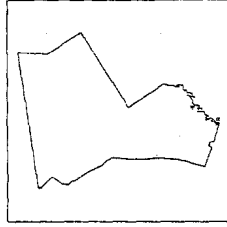
1/8 Mile  
Radius



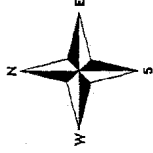
Scale: 1 inch = 1669 feet

# Toxics Targeting 1/2 Mile Buffer Search Map

221 Main St  
White Plains, NY 10601

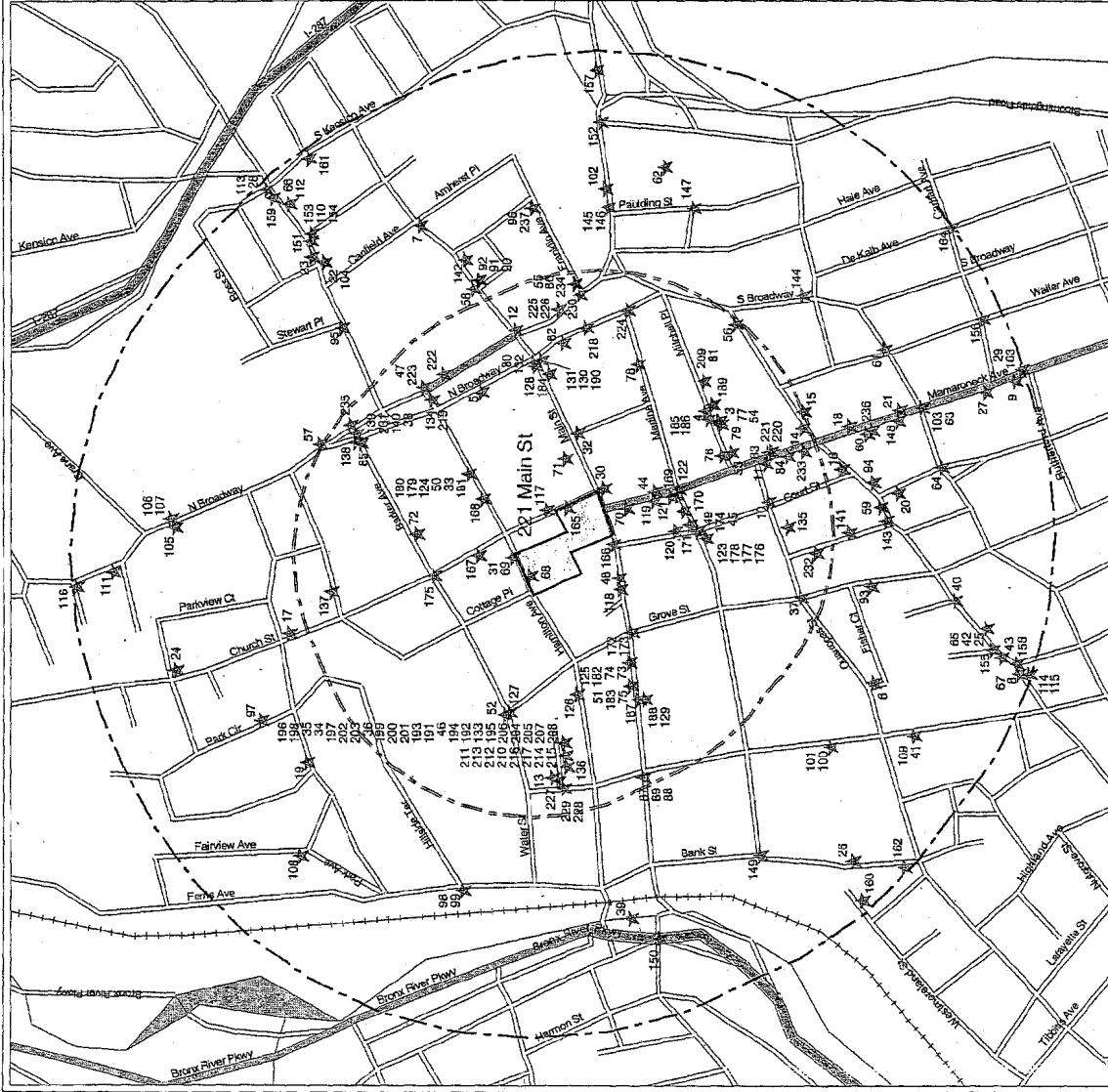


Westchester County



- MTBE Gasoline Additive Spill
- Hazardous Material Spill

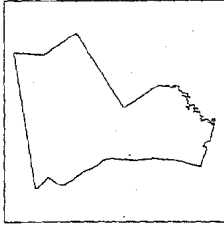
- Subject Area
- Minor Roads
- Major Roads
- Expressways
- Waterbody
- County Border
- Railroad Tracks
- 1/2 Mile Radius
- 1 Mile Radius
- 1/4 Mile Radius



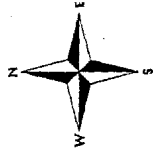
Scale: 1 inch = 881 feet

# Toxics Targeting 1/4 Mile Buffer Search Map

221 Main St  
White Plains, NY 10601

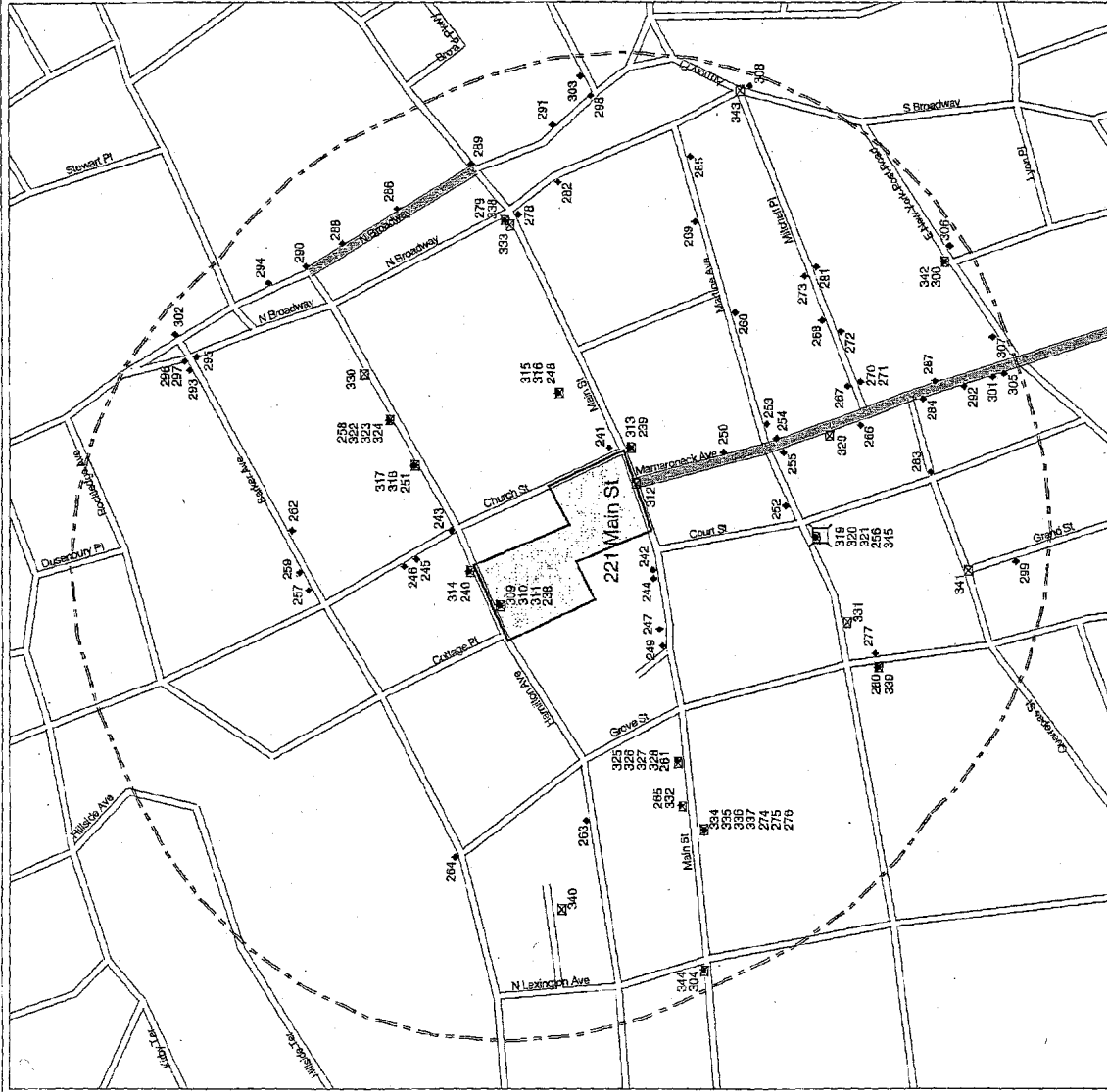


Westchester County



- Chemical Storage Facility
- Toxic Release
- Wastewater Discharge
- Petroleum Bulk Storage Facility
- Hazardous Waste Generator, Transp.
- Air Release
- Civil Enforcement Dockal Facility

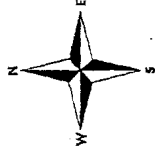
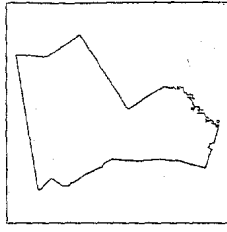
- Subject Area
- Minor Roads
- Major Roads
- Expressways
- Waterbody
- County Border
- Railroad Tracks
- 1/2 Mile Radius
- 1/4 Mile Radius
- 1/8 Mile Radius



Scale: 1 inch = 488 feet

# Toxics Targeting 1/4 Mile Buffer Closeup Map

221 Main St  
White Plains, NY 10601



Westchester County

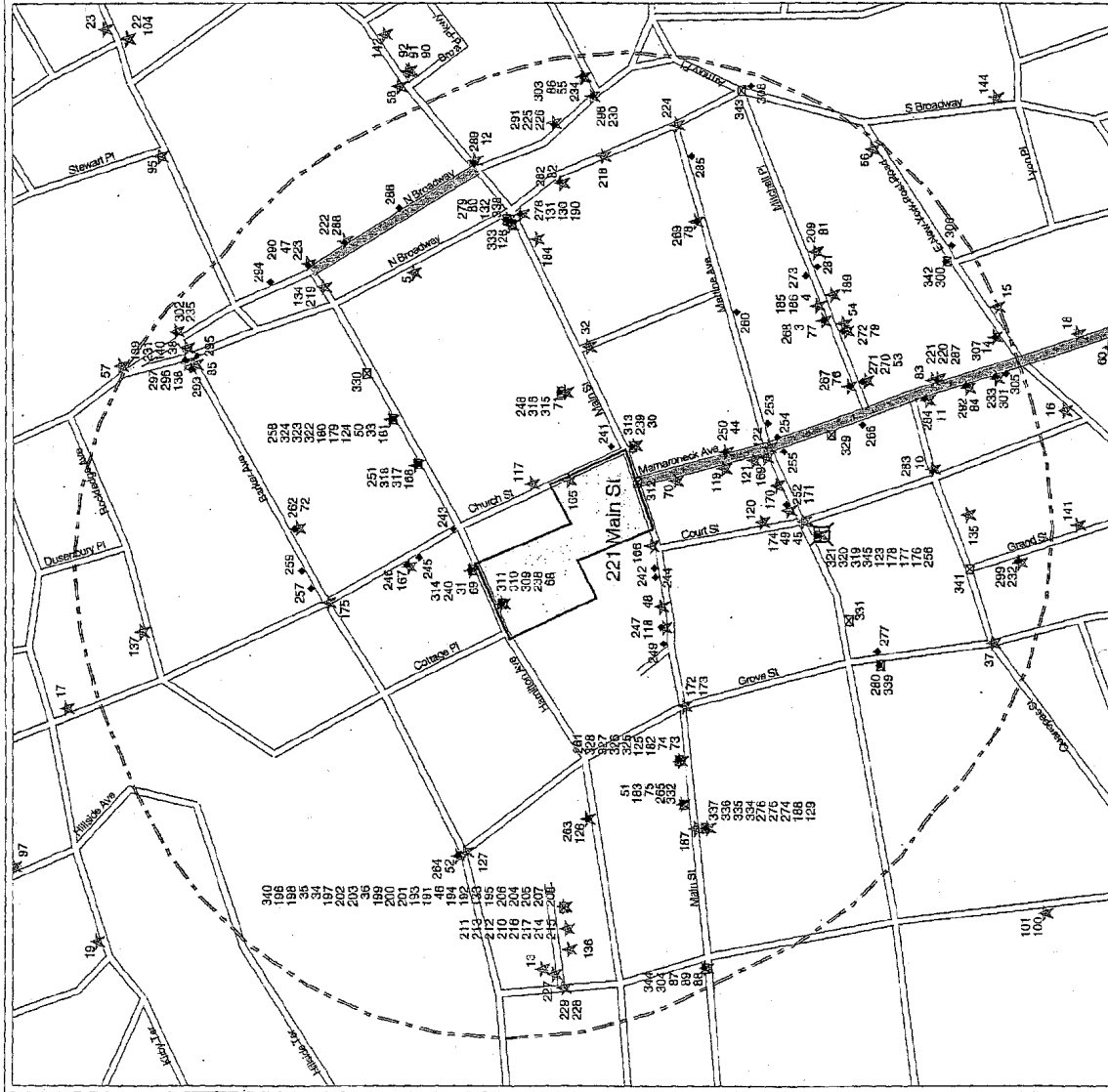
- ⊕ NPL/CERCLIS/NYSDEC Inactive Hazardous Waste Disposal Site \*
- ⊞ Hazardous Waste Treater, Storage, Disposal \*
- ⊗ Hazardous Substance Waste Disposal Site \*
- ⬠ Major Oil Storage Facility \*
- ⬡ Chemical Storage Facility \*\*\*
- ✕ Toxic Release \*\*\*
- ▽ Wastewater Discharge \*\*\*
- ◆ Petroleum Bulk Storage Facility \*\*\*
- ⬠ MTBE Gasoline Additive Spill
- ⊗ Solid Waste Facility \*
- ★ Hazardous Material Spill \*\*
- ⊞ Hazardous Waste Generator, Transport. \*\*\*
- ⚠ Air Release \*\*\*
- ⚠ Civil Enforcement Dockal Facility \*\*\*

- ◻ Subject Area
- ▬ Minor Roads
- ▬ Major Roads
- ▬ Expressways
- ▬ 1 Mile Radius
- ▬ 1/2 Mile Radius
- ▬ 1/4 Mile Radius
- ▬ Waterbody
- ▬ County Border
- ▬ Railroad Tracks

\*\* 1/2 Mile Search Radius

\* 1 Mile Search Radius

\*\*\* 1/4 Mile Search Radius



Scale: 1 inch = 488 feet

#### *Existing Conditions, Impacts, and Mitigation*

The Grace Episcopal Church is situated adjacent to the Project Site's eastern boundary. The parish hall is currently hidden behind some existing Mamaroneck Avenue stores. The Grace Church is of local architectural interest. Existing views of the Church are limited, given the adjacent retail development.

As stated previously, while the Main Street frontage of the Project Site is primarily commercial, the Hamilton Avenue frontage of the Project Site is composed entirely of parking lot uses. Beginning at a small parking lot opposite the intersection of Court Street and Main Street, which holds approximately 29 vehicles, to the temporary municipal parking, which holds approximately 79 vehicles, on the site of the former public safety building, the majority of the Project Site is a sea of pavement. In addition to this municipal parking, there is the 152 space private vehicle parking lot in the eastern portion of the Project Site.

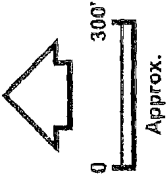
Over half of these spaces are rented to tenants or other users of the Project Site.

During the summer and early fall months, the City of White Plains sponsors a farmers market. Located on the Project Site within the parking area on the Court Street extension right-of-way closest to the intersection of Court Street and Main Street. This seasonal market is held every Wednesday afternoon and has a number of vendors.

#### *The Surrounding Area*

Existing land uses within and surrounding the study area are shown on Exhibit 36, Existing Land Use.

In the vicinity of the Project Site, along Hamilton Avenue, large office buildings, including the AT&T building and 360 Hamilton Avenue, form the basis for an attractive but somewhat sterile streetscape, with limited pedestrian activity, given current uses. In this area along the south side of Hamilton, there is the rear entry to a large, soon-to-be vacated Sears store, which is proposed to be renovated and repositioned as a single- or multi-tenant retail space. This store is attached to a two building office complex, including 445 Hamilton Avenue and a parking garage. The municipal Hamilton-Main parking garage runs from E.J. Conroy Drive to Church Street on the south side of Hamilton Avenue. Along the north side of Hamilton Avenue, large-scale office uses extend from North Broadway to the middle



- Recreation
- Residential
- Residential/Commercial
- Retail
- Office
- Government
- Auto Sales/Service
- Industrial
- Churches and Non-Profit
- Other Services
- Municipal Parking Lots
- Private Parking Lots
- Vacant
- Private Open Space

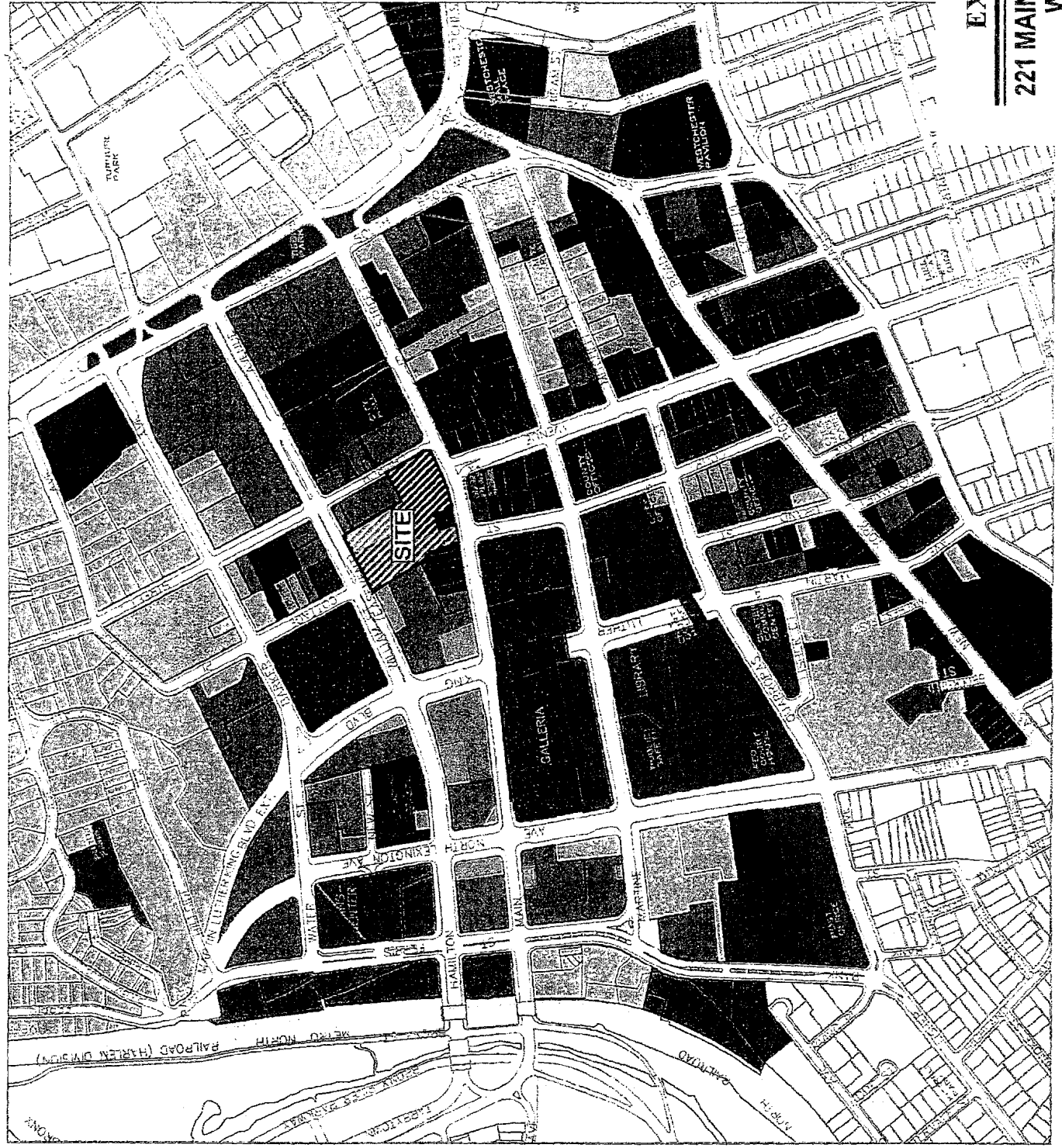


Exhibit 36

# **EXISTING LAND USE** **221 MAIN STREET REDEVELOPMENT** **White Plains, New York**

Saccardi & Schiff, Inc. - Planning and Development Consultants

*Existing Conditions, Impacts, and Mitigation*

of the block past Church Street. Large-scale office buildings are also found at Hamilton Avenue's intersections with Lexington and Grove Streets, proximate to the train station.

Please see Table A-1 below for a list of existing major redevelopment projects and buildings (100,000 SF or greater) within downtown White Plains (also, for reference please see Exhibit 7, Major Downtown Anchor Uses and Redevelopment Activities).

**Table A-1**  
**Existing Major Redevelopment Projects and Buildings in Downtown White Plains**  
**(100,000 SF or greater)**

Central Renewal Project Area		
Hamilton Plaza	386,900 SF	office
New York Telephone	399,233 SF	equipment
81 Main Street	105,700 SF	office
Galleria	991,950 SF	retail
Financial Center (Robert Martin)	685,531 SF	mixed use (office, apartments, school)
Pepe	112,582 SF	automotive
Bank Street	205,500 SF	office
Seasons	406,287 SF	condominiums
Public Safety	110,000 SF	police, courts, etc.
Westchester County Courthouse	532,000 SF	courts, etc.
Gateway	497,100 SF	office
140 Grand	122,000 SF	office
Bank Street Commons	635,233 SF	rental housing
Main - Mamaroneck Urban Renewal Area		
360 Hamilton	403,200 SF	office
Berkeley College	116,916 SF	school
55 Church Street	104,500 SF	office
325 Main Street	115,343 SF	office

Source: White Plains Department of Planning, May 2003.

### *Existing Conditions, Impacts, and Mitigation*

Retail and government uses are found across from the Project Site at Hamilton Avenue. The White Plains Mall, which contains the Department of Motor Vehicles and a number of commercial uses, including a fitness facility, a large soon-to-be opened Asian food market, and restaurants, is located here. A gasoline service station is located at the intersection of Hamilton Avenue and Cottage Place adjacent to a recently-constructed dormitory facility for Berkeley College.

Institutional uses found along or near Hamilton Avenue include Berkeley College, which has frontage along Church Street. Further west along Hamilton Avenue in this area is the St. John the Evangelist Church, whose property also houses the St. John's Elementary School.

The White Plains TransCenter (the train station) is located along Hamilton Avenue, west of the Project Site at Ferris Avenue. The TransCenter includes the Metro North commuter railroad, County bus service, a  $\pm 800$  space commuter parking garage, an area for shuttle bus and taxi service, and a long-distance bus station. The TransCenter is a multi-modal center serving regional transportation needs.

North of Hamilton Avenue there is an attractive residential community, known as the Church Street neighborhood. The neighborhood has mostly one- and two-family homes, but also houses apartment buildings and condominium developments. This mixed-density neighborhood also houses Jacob Purdy Park, located along Hillside Terrace. This park is an important historical site for the City. The historic Purdy House located at this City park is maintained by the White Plains Historical Society and is open to the public. Within the City's Comprehensive Plan, this neighborhood is considered to be a Close-In Neighborhood, which surrounds the Core Area of the City. Although within easy walking distance of the downtown, this neighborhood is separated from downtown activity largely by the lack of connection from Hamilton Avenue to Main Street that would be created by the construction of the Court Street extension.

As previously noted, along the Main Street corridor proximate to the Project Site, commercial uses predominate, although other uses, including office and government uses, exist. Bank Street Commons, considerably west of the Project Site at the corner of Main and Bank Streets, is currently under construction, and will include 500 residential and  $\pm 100$  hotel rooms upon its completion. This site abuts the Metro-North railroad. Also in this area are large-scale office uses, found along Main Street near North Lexington

#### *Existing Conditions, Impacts, and Mitigation*

Avenue. Centroplex, the office building owned by the New York Power Authority, is across from the Galleria Mall at the intersection of Main Street and Martin Luther King, Jr. Boulevard (formerly Grove Street).

Although there is a limited amount of small scale, street-level commercial use in this area, the Galleria at White Plains is a large-scale use which encompasses two city blocks along the south side of Main Street, and contains Macy's Department Store and a host of other shopping destinations, including the soon-to-be-relocated Sears department store. Spanning Main from North Lexington Avenue to Court Street, the Galleria is a significant presence in this part of downtown. Its eastern anchor store, Macy's department store, has Main Street access at the intersection of Main and Court Streets, just to the southwest of the Project Site.

Across from the Project Site, running along Main Street from Court Street to Mamaroneck Avenue, is the City-owned Main-Mamaroneck Park, also known as Fountain Plaza. Although at a prominent location within the downtown area, this park is considered to be underutilized, with many of its facilities in disrepair. The large fountain and design treatment along Main Street "walled in" this park, making it somewhat uninviting despite its strategic location. However, the City has recently approved a redesign with new fountains, landscaping, and a kiosk. Reconstruction is now underway, and upon completion, the park area will be known as Renaissance Plaza.

Small-scale commercial uses occupy the commercial frontage along the north side of Main Street, from William Street to the boundaries of the Project Site. These street-level uses include restaurants, cafés, and travel agents, among other uses.

The Bank of New York building, a structure of local historical and architectural interest, is located at the corner of Main Street and Church Street. Proximate to this structure and north along Church Street are office uses of a smaller scale than those further west along Main Street. Just past the smaller office uses is White Plains City Hall, located between Church Street and E.J. Conroy Drive, on the north side of Main Street.

Across from City Hall is the soon-to-be completed City Center project. The retail complex is scheduled to open in October 2003. City Center will include a garage for approximately 2,370 cars, a 15 screen movie theater, the White Plains Performing Arts Center, a 150,000 SF Target store, a number of retail uses and restaurants, and 600 multi-family units. The former E.J.

#### *Existing Conditions, Impacts, and Mitigation*

Conroy Drive, to be renamed City Place, will become the main entrance to City Center. The 35-story residential tower being constructed on Main Street is slated to be completed by early 2004. A second 35-story high-rise building and a smaller condominium building are scheduled to be completed in the latter part of 2004.

Additional small, street-level commercial uses front along the south side of Main Street east of the City Center project. These commercial uses include a restaurant, delicatessen, dry cleaners, nail salons, and a pharmacy, among other uses. The large-scale, soon-to-be vacant Sears department store fronts on the north side of Main Street in this area, and shares an open plaza with the 1 North Broadway office building along with other commercial uses, including a tax preparation service, a hair salon, restaurant, and fitness facility.

Along the east side of Mamaroneck Avenue, from Main Street to Martine Avenue is the City Center project and on the west side, small-scale commercial uses primarily occupy this corridor. Further south on both sides of Mamaroneck Avenue, there are limited office use located above the street-level retail uses. The mid-rise building at the northeast corner of Martine and Mamaroneck, known as the Arts Exchange, is the new headquarters of the Westchester Arts Council. The building is listed on the State and National Register of Historic Places.

#### b) Comprehensive Planning Policies and Programs

##### *City of White Plains Comprehensive Plan*

The City of White Plains Comprehensive Plan, *White Plains Vision, a Plan for the 21<sup>st</sup> Century*, was accepted by the Common Council in September 1997 as the official land use policy guide for the City. The Plan provides a policy framework to guide actions in the City involving land use, community facilities, and public improvement. It fosters revitalization of the downtown area, with additional development that includes residential and entertainment/leisure time uses and improved pedestrian circulation coupled with preservation of residential neighborhoods, including those close to the downtown area, as well as those at more outlying locations.

This Plan follows several previous comprehensive plans, including a 1977 plan among others, and planning studies, zoning ordinance amendments, and

**ATTACHMENT F**  
**LAND USE FACTORS**

**1. Surrounding Area**

The site is surrounded by commercial properties to the North, South, East and West.

**2. Potential vulnerability of groundwater to contamination that might run from the site**

The impact to groundwater is unknown. There are no proximate wellhead protection areas or any known groundwater recharge areas. There are no known private or public wells in the area. The surrounding community is served by municipal water and sewer.

**3. Geography and Geology of Site**

Fill consisting of demolition debris exists from 2 to 11 feet below ground surface. Below the fill to approximately 27 feet below grade is a brown medium to fine sand with silt and gravel. Underlying the sand is a gray brown sand with some silt and little gravel with occasional cobbles and boulders.

Bedrock at the site is Gneiss of the Fordham Formation. Groundwater at the site ranges from 15 to 35 feet below grade.