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

Denise M. Sheehan
Acting Commissioner

MEMORANDUM

TO: Bob Cozzy, Project Manager, DER Remedial Bureau B
Bob Schick, NYSDEC - DER Remedial Bureau c
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
Ram Pergadia, Regional Hazardous Waste Remediation Engineer, Region 3
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat
Anne Hohenstein, NYSOSC
Susanne Wither, NYSDEC, Bureau of Technical Support

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

SUBJECT: Brownfield Cleanup Program Application
Former Teutonia Hall Site, Site No. C360085

DATE: AUG 2 4 2005

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 the project manager, Bob Cozzy at 518-402-9768.

The Time and Activity Code for the subject site is: 61096 (on-site) and 61097 (off-site).

Attachments
BW/ca

Distribution
Original (with all attachments) to:
Bob Cozzy, NYSDEC - DER Remedial Bureau B
Copy (with all attachments) to:
Bob Schick, NYSDEC - DER Remedial Bureau 3
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Ram Pergadia, NYSDEC Region 3
Anne Hohenstein, NYSOSC
Susanne Wither, NYSDEC, BTS
Copy (without attachments) to:
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat

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) 402-9543 • **FAX:** (518) 402-9595
Website: www.dec.state.ny.us

Denise M. Sheehan
Acting
Commissioner

AUG 2 4 2005

Mr. Gary Flocco, President
The Urban Group, LLC
294 Bronxville Road
Bronxville, New York 10709

Re: Brownfield Cleanup Program Application
Former Teutonia Hall Site, BCP No. C360085

Dear Mr. Flocco:

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. During the comment period the Department will be evaluating the eligibility of the project and determine the status regarding this as soon as possible. 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 requestor, 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 a legal notice for the newspaper 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 31, 2005. Additionally, all of the above-mentioned mailings should be completed no later than August 30, 2005. To the extent that the mailings and publications are not completed in

accordance with these time frames, the Department will extend the comment period for a period sufficient to comply with the required thirty day notice requirement running from the latest of the mailings or publication.

A certificate of mailing, on the enclosed form, is required to be submitted within three days of the mailing. Further, the proof of publication provided by the newspaper must be submitted within three days of your receipt of such document. These documents should be submitted to the Department's project manager at:

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7016
Attention: Bob Cozzy

The Department will make every effort to determine your eligibility and status under the BCP forty-five (45) days from the date of this letter. We look forward to working cooperatively with you to address the environmental conditions at the brownfield site and to return this property back to productive use.

Sincerely,

Kelly A. Lewandowski, P.E.
Chief
Site Control Section

BW/ca
Enclosures

Electronic copy w/enclosures:
R. Cozzy, Project Manager
G. Litwin, NYSDOH
A. Quartararo
L. Shaw, Esq.
S. Wither

Copy w/o enclosures:
S. Bolesky (application only)

Brownfield Cleanup Program
Public Notice Instructions

A. Instructions to Requestor[1]

Newspaper

1) The enclosed public notice must be published, without modification, in a local newspaper of general circulation that services the area that includes the site no later than the date specified in the Division of Environmental Remediation's (DER) cover letter. The notice must be located prominently in the community bulletin section or comparable local section of the newspaper. The notice must be published in English and in any other language spoken by a significant number of people within the site community.

2) A proof of publication of the newspaper notice must be submitted to DER by the date specified in the DER cover letter.

Site Contact List

1) The enclosed public notice must be mailed, without modification, to the parties on the Site Contact List included with the application. The mailing must be performed by the date specified in the DER cover letter. No other materials can be mailed with this notice.

2) A certificate of mailing must be completed and submitted to DER by the date specified in the DER cover letter. (See enclosed certificate of mailing form)

Repository

1) Application package (application and appropriate documents) must be put in the site document repository specified in the public notice prior to the start of the public comment period.

B. Requestor's Instructions to Newspapers Regarding Printing the Public Notice

The enclosed public notice announces the receipt of a complete Brownfield Cleanup Program application package by the New York State Department of Environmental Conservation. Pursuant to ECL Section 27-1407(5), the public notice must be located prominently in the community bulletin section or similar local section of the newspaper. The public notice must be published by the date specified.

C. Requestor's Instructions to Parties on the Site Contact List Receiving the Public Notice

The enclosed public notice announces the receipt of a complete Brownfield Cleanup Program application package by the New York State Department of Environmental Conservation. Pursuant to ECL Section 27-1407(5), a public notice announcing the receipt of an application must be sent to parties on the Site Contact List. Please read the enclosed public notice and review the application package in the site document repository for further information.

[1] A requestor is a person who has submitted an application to participate in the BCP whose eligibility has <u>not</u> yet been determined by the Department of Environmental Conservation.

PUBLIC NOTICE

BROWNFIELD CLEANUP PROGRAM

Site Name: Former Teutonia Hall Site
Site Address: 41-51 Buena Vista Avenue
Yonkers, New York
County: Westchester
Site No.: C360085
Requestor: The Urban Group, LLC

The New York State Department of Environmental Conservation (NYSDEC) administers the Brownfield Cleanup Program (BCP) pursuant to State Environmental Conservation Law (ECL) 27-1400 et seq. The BCP was created to encourage the remediation and redevelopment of contaminated properties known as brownfields. The requestor indicated above has submitted a BCP application for investigation of the site indicated above.

NYSDEC will accept public comments concerning the application. A copy of the application and other appropriate documents (application package) is available in the site document repository located at the address indicated below.

NYSDEC will review the application package and public comments received and then make a determination on the eligibility of the application.

Comments should be submitted by September 30, 2005 to:

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7016
Attention: Bob Cozzy

Repository address:

Yonkers Public Library
One Larkin Center
Yonkers, New York 10701

C360085

Former Teutonia Hall Site
C360085

CERTIFICATION OF MAILING

I certify that I mailed on _____ a copy of the attached _____ by first class mail upon the person(s) on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office box at _____ in the City of _____, New York, which box is under the exclusive care and custody of the United States Post Office Department:

_____ _____

Signature Date

KNAUF SHAW LLP

August 12, 2005

BY FEDERAL EXPRESS
Dale Desnoyers, Esq.
New York State Department of
Environmental Conservation
625 Broadway
Albany, New York 12233-7016

BY FIRST CLASS MAIL
Ramanand Pergadia, Brownfield Prog. Coordinator
New York State Department of
Environmental Conservation
Region III
21 S. Putt Corners Road
New Paltz, New York 12561-1620

RE: Site: Former Teutonia Hall Site
Site Address: 41-51 Buena Vista Avenue, Yonkers
Brownfield Cleanup Program Application

Dear Dale and Ramanand:

On behalf of The Urban Group, LLC ("Urban Group"), we are pleased to re-submit an application for the Buena Vista Development Phase I Project's participation in the new Brownfield Cleanup Program ("BCP"). As you are aware, the initial application was sent by First Class Mail on July 21, 2005, but was lost in the US Postal system. (Obviously, in the future we will use Federal Express.) The initial application was received by the Region III office but not the DEC Albany office.

Due to this unforeseen problem, enclosed is a newly signed original application with all attachments, along with one electronic copy, for the State DEC office, and one copy of the newly signed application only for the Region III office. We respectfully request that this application be reviewed as soon as possible because of the amount of time that has already passed.

Thank you for your attention to this matter.

Sincerely,

KNAUF SHAW LLP

Linda Shaw

LRS/jmy
enclosures
pc: Gary Flocco, Urban Group, LLC (w/o enclosure)

1125 Crossroads Building, 2 State Street, Rochester, New York 14614
Tel: 585-546-8430 Fax: 585-546-4324 Internet: www.nyenvlaw.com

Brownfield Cleanup Program Application

The Urban Group, LLC
Buena Vista Development Phase 1 Project -
Teutonia Hall Apartments
41-51 Buena Vista Avenue, Yonkers, New York

New York Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

July 2005

Environmental Consulting Team:
Ecosystems Strategies, Inc.
Knauf Shaw LLP

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION

ECL ARTICLE 27 / TITLE 14

9/3/04

Applicant Information

NAME - **The Urban Group, LLC (Gary Flocco, President)**		
ADDRESS - **294 Bronxville Road**		
CITY/TOWN - **Bronxville, New York**		ZIP CODE - **10708**
PHONE - **(914) 476-3381**	FAX - **(914) 793-8723**	E-MAIL - **garyflocco@msn.com**
NAME OF APPLICANT'S REPRESENTATIVE - **Linda Shaw, Esq., Knauf Shaw LLP**		
ADDRESS - **1125 Crossroads Building, 2 State Street**		
CITY/TOWN - **Yonkers, New York**		ZIP CODE - **14604**
PHONE - **(585) 546-8430**	FAX - **(585) 546-4324**	E-MAIL - **lshaw@nyenvlaw.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:

☐ PARTICIPANT

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.

■ VOLUNTEER

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):

☐ Previous Owner ☐ Current Owner ■ Potential / Future Purchaser ☐ Other_____

Current Owner / Operator Information

OWNER'S NAME (if different from applicant) - **Yonkers Downtown Waterfront Development Corp., Inc. (James Pinto Executive Director)**		
ADDRESS **Yonkers City Hall, 40 South Broadway, 4th Floor**		
CITY/TOWN **Yonkers, New York**		ZIP CODE **10701-3885**
PHONE **914-377-6080**	FAX **914-377-6079**	E-MAIL **james.pinto@cityofyonkers.com**
OPERATOR'S NAME (if different from applicant) - **same as owner but property is vacant and not being used**		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Site Information

SITE NAME - **Former Teutonia Hall Site; New Buena Vista Development Phase I Project**

SITE ADDRESS - **41-51 Buena Vista Avenue** CITY/TOWN - **Yonkers** ZIP CODE - **10701**

COUNTY - **Westchester** SITE SIZE (ACRES) - **Approximately 0.5 acres**

LATITUDE (degrees/minutes/seconds) **73 ° 90 '3.63"** LONGITUDE (degrees/minutes/seconds) **40 °93 '3.93 "**

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? ■YES □ NO
   IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE. **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 1(a) AND EXHIBIT "A" INCLUDING TAX MAP**
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) **The site is inclunded in the Lower West Side Brownfield Opportunity Area (BOA) Applicationt approved by DEC and DOS on March 23, 2005.** ■ YES □ NO
3. IS THE SITE PART OF A DESIGNATED EN-Zone PURSUANT TO TL § 21(b)(6)? FOR MORE INFORMATION GO TO: http://www.nylovesbiz.com/Productivity_Energy_and_Environment/BrownField_Redevelopment/default.asp ■ YES □ NO

   IF YES, IDENTIFY AREA (NAME) **CENSUS TRACK 000103**

Applicant Eligibility Information (Please refer to ECL § 27-1407)

1. ARE ANY ENFORCEMENT ACTIONS PENDING AGAINST THE APPLICANT REGARDING THIS SITE? □ YES ■ NO
2. IS THE APPLICANT SUBJECT TO AN OUTSTANDING CLAIM BY THE SPILL FUND FOR THIS SITE? □ YES ■ NO
3. HAS THE APPLICANT VIOLATED ANY PROVISION OF ECL ARTICLE 27? □ YES ■ NO
4. HAS THE APPLICANT BEEN PREVIOUSLY DENIED ENTRY TO THE BCP? □ YES ■ NO
5. HAS THE APPLICANT COMMITTED A NEGLIGENT OR INTENTIONALLY TORTIOUS ACT REGARDING HAZARDOUS WASTE OR PETROLEUM? □ YES ■ NO
6. HAS THE APPLICANT BEEN CONVICTED OF A CRIMINAL OFFENSE THAT INVOLVES A VIOLENT FELONY, FRAUD, BRIBERY, PERJURY, THEFT, OR OFFENSE AGAIN ST PUBLIC ADMINISTRATION? □ YES ■ NO
7. HAS THE APPLICANT KNOWINGLY FALSIFIED STATEMENTS OR CONCEALED MATERIAL FACTS IN A MATTER RELATED TO THE DEPARTMENT? □ YES ■ 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? □ YES ■ 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)? **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 1(b)** ■ YES □ NO
2. IS THE SITE LISTED ON THE NATIONAL PRIORITIES LIST? □ YES ■ NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, PLEASE PROVIDE: SITE # _____ CLASS # _____ □ YES ■ NO
4. IS THE SITE SUBJECT TO A PERMIT UNDER ECL ARTICLE 27, TITLE 9, OTHER THAN AN INTERIM STATUS FACILITY? □ YES ■ NO
5. IS THE SITE SUBJECT TO A CLEANUP ORDER UNDER NAVIGATION LAW ARTICLE 12 OR ECL ARTICLE 17 TITLE 10? □ YES ■ NO
6. IS THE SITE SUBJECT TO A STATE OR FEDERAL ENFORCEMENT ACTION RELATED TO HAZARDOUS WASTE OR PETROLEUM? □ YES ■ NO

Project Description

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING COMPONENTS:

- PURPOSE AND SCOPE OF THE PROJECT **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 2**
- ESTIMATED PROJECT SCHEDULE **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 3**

Site 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 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. **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 4 & Exs. C and D**
   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"). **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 5**
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"). **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 5**

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. **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 6 FOR ALL CONTACT LIST INFORMATION RESPONSES**
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 **(In a Drain Pipe)**	Soil Gas
Petroleum	✓				✓
Chlorinated Solvents	✓				✓
Other VOC's					
SVOC's	✓				
Metals	✓			✓	
Pesticides					
PCBs					
Other *					

* Please describe: _____

Property Description Pursuant to ECL § 27-1415(3)

Current Use: ☐ Residential ☐ Commercial ☐ Industrial ■ Other **Site is Vacant former Industrial Land**

Future Use: ■ Residential ■ Commercial ☐ Industrial ☐ Other _____

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? **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 7**	■	☐	☐
2. Is the proposed use consistent with applicable zoning laws/maps? *** SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 7 which explains a special use variance has been granted**	☐	■ *	☐
3. Is the proposed use consistent with applicable brownfield opportunity area designations? (See GML 970-r)	■	☐	☐

4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans?	■	□	□
5. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	□	■	□
6. Are there any federal or state land use designations relating to this site?	□	■	□
7. Do the population grown patterns and projections support the proposed use?	■	□	□
8. Is the site accessible to existing infrastructure?	■	□	□
9. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites proximate to the site?	□	■	□
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?	■	□	□
11. Are there floodplains proximate to the site?	□	■	□
12. Are there any institutional controls currently applicable to the site?	□	■	□
13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas. **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 7**			
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. **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 7**			
15. Describe on attachment the geography and geology of the site. **SEE ATTACHMENT "A" ATTACHED HERETO: ITEM 7**			
(Note: the 16th criteria relates to comments from the public, which would not be received at the time of application)			

Statement of Certification

(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: _____ Signature: _____ Print Name: _____

(By an applicant other than an individual)
I certify that I am President (title) of The Urban Group LLC (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: 8/11/05 Signature: _____ Print Name: GARY FLOCCO

SUBMITTAL INFORMATION:

Three (3) complete copies, one with original signatures, are required.

- **Two (2)** of the copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, 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

BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPORT

"BROWNFIELD SITE" DESCRIPTION and ELIGIBILITY

ITEM 1(a): SITE ADDRESSES AND CURRENT/FORMER USES

The .5 acre "Site", which is the subject of this application, consists of three adjacent tax lots (Section 1, Block 512, Lots 11,13, and 15) in the City of Yonkers, Westchester County, New York. The Site is bounded to the west by the Metro North/Amtrak active railroad line, to the north by an old railroad repair shop known as the "trolley barn" building, to the east by Buena Vista Avenue and several parking/vacant lots and one apartment building east of the street, and to the south by an automobile repair garage. *See* Exhibit A including the Tax Map. The current owner -- the Yonkers Downtown Waterfront Development Corp., Inc. (YDWDC) – has obtained title to these small, adjacent individual parcels for the purpose of attracting a private sector developer to the Site. YDWDC has envisioned since site acquisition that the three small tax lots, which were originally owned by one entity, would be redeveloped together. The City of Yonkers and YDWDC has been working with the applicant on the redevelopment proposal that has been prepared by the applicant, and which will be implemented as part of this remediation project.

Four currently vacant former industrial buildings still exist on two-thirds of the Site. *See* four buildings photograph on the front cover of the application.

- Lot 11 (northern portion of the Site with a street address of 41 Buena Vista Avenue) is occupied by a vacant three-story building. *See* building on the right side of the front cover of the application.
- Lot 13 (central portion of the Site with a street address of 45 and 47 Buena Vista Avenue) is occupied by a vacant two-story building with an adjoining one-story addition and parking area. *See* two buildings in the center of the photograph on the front cover of the application.
- Lot 15 (southern portion of the property with a street address of 51 Buena Vista Avenue) is occupied by a vacant three-story vacant building. *See* building on the left side of the front cover of the application. The remaining portions of the Site are vacant parking areas to the rear of the Site.

The Site appears to have been initially developed in 1889. From 1889 until approximately 10 years ago, the Site was historically used for a variety of industrial and petroleum-related commercial purposes, including but not limited to, auto repair, a garage with underground storage tanks, a knitting mill, a dry cleaner, a toy manufacturer, a jewelry manufacturer and a printing facility. The Site was also adjoined to the north by the Yonkers Rail Road Company repair shop ("trolley barn"), to the south by the Buena Vista Garage and to the east

by a suspect auto repair facility in a vacant lot, parking lot and one apartment building. The trolley barn structure housed several coal fed boilers with a "coal shute" and electric generators directly adjacent to the Site. The active Metro North/ Amtrak line is present to the west of the Site, below which are located the Scrimshaw Apartments and the new Collins Hudson Park Apartments.

ITEM 1(b): ELIGIBILITY

The Site has been underutilized for almost ten years, and all four on-Site buildings are vacant as evident from the cover photograph. Therefore, the Site meets the first brownfield Site eligibility factor (i.e. abandoned, idle or underutilized). The suspect site contamination, in conjunction with the dilapidated state of the buildings, which are also full of lead paint and asbestos, has made it very difficult for YDWDC to sell the Site during the last ten years.

As noted above, the Site has been unattractive for development due to suspect contamination and the dilapidated state of the on-Site buildings, which are surrounded by other brownfields. However, in order to obtain entry into this program, Phase II Site investigations have now confirmed the presence of contamination. Based on the knowledge of actual site contamination, which will require further investigation, the Site is even less attractive for redevelopment than before when contamination was merely suspected. The two Phase II Site investigations attached to this application revealed petroleum, VOC, SVOC and metals soil contamination, high level metals contamination in drain sediment, and high VOC soil gas contamination suggesting an on and/or off-Site source not yet located. Since this Site is surrounded by adjacent brownfield sites, further investigation is required to determine the source of the VOC soil vapors. Therefore, the underlying real estate transaction between the applicant and the YDWDC has been complicated by this new information related to now known hazardous substance contamination. Financing will be difficult to obtain unless the Site can participate in this program, and receive clear direction from DEC and DOH on required remediation and eventual liability relief. Without eligibility of this Site in the program, it is unclear if the Site can be redeveloped by the private sector. Thus, the Site meets the second brownfield Site eligibility factor (i.e. unattractive for redevelopment).

The Site is located in downtown Yonkers. Properties in the immediate vicinity of the Site are also in disrepair or abandoned, and are also brownfields. As a result, the Site meets the third brownfield Site eligibility factor (i.e. properties in immediate vicinity show indicators of economic distress). All of these conditions have made the Site unattractive for redevelopment. While Yonkers has made great strides redeveloping several sites a few blocks south of this Site in the immediate vicinity of the library building (which generated interest on the part of Metro North to renovate their railroad station, and one developer to redevelop the Collins residential apartment project), Yonkers is still struggling to expand its few economic development successes to more contaminated brownfields to the south (where this Site is located in the Lower West Side BOA) and the north (the Alexander Street BOA). In addition, various Yonkers municipal entities independently paid for or sought state and federal assistance, including Bond Act assistance, to remediate those sites prior to development. The economics of this area remain a challenge to attract the private sector to

remediation and financing new investment and redevelopment opportunities. Yonkers developers need to be able to rely on this program to attract the capital necessary to fund remedial and redevelopment efforts in order to revitalize downtown Yonkers.

With respect to the fourth cost factor, (i.e. remedial cost is significant in comparison to the value of the Site after reused or redeveloped), even preliminary remedial costs are not yet available since Site investigation must continue under the BCP to identify sources of contamination. Nevertheless, the cost of remediation should be proportional to the cost of redevelopment. The redevelopment project is currently estimated to cost $13 million. Remediation costs on the average brownfield site are no more than 1-10% of the value of redevelopment costs. Preliminary remedial cost projections on this site are estimated in the $400-500,000 range or 4% of the cost of redevelopment. If costs exceed these remediation cost estimates, the project may be "upside down" and financing may not be attainable.

The planned use for the Site, a mixed residential and commercial facility, will require extensive Site work, including source removal and underground utility replacement. Costs associated with this work are very expensive in the downstate region. Since remediation costs are likely to be significant due to the presence of high soil gas readings and the history of the Site, as compared to the cost of redevelopment, the fourth eligibility factor is satisfied (i.e. remedial cost is significant in comparison to size (.5 acres) and value of the Site after reused or redeveloped).

This Site is clearly a "brownfield site" as that term is defined in ECL §27-1405(2), and specifically the type of site the new Title 14 program was created to address in order to promote private sector remediation and redevelopment of such a parcel of real estate.

PROJECT DESCRIPTION

ITEM 2: PURPOSE AND SCOPE OF THE PROJECT

The project, known as the Buena Vista Development Phase 1 Project - Teutonia Hall Apartments, would consist of 38-40 housing units with 38 parking spaces. The building would be 6 stories (approximately 75 feet) with a community facility and sun deck located on the roof. The facade of the historic building located on Lot 15 called "Teutonia Hall" will be preserved and restored to its original condition and used for a lobby and business center. *See* Exhibit B including rendering of the facade of the proposed building. While project design continues, and the final cost of development is not yet known, the anticipated cost of the development is currently estimated at approximately $13 million dollars. Given the amount of earth work necessary to construct the building, the remediation costs will also be extensive and in proportion to the cost of development.

The Urban Group LLC has been meeting with lenders and discussing their election to move this project into the new BCP for purposes of conducting further investigation and remediation of the Buena Vista Site. Participation of the Site in the BCP is giving lenders

the comfort they need to consider financing the project since they will be protected by the new lender liability protections if the Site proceeds through the program. If it is not accepted, it is unclear if the lenders will proceed with financing the project.

The City of Yonkers is in favor of this project. Therefore, this Project is consistent with the City's comprehensive plan for this portion of the City. In fact, the City and YDWDC have been active participants in planning for redevelopment of the Site with the applicant.

Project Features:

The following project features have been incorporated into the design of the planned Buena Vista Site:

Residential: Currently the applicant plans on constructing 38-40 housing units on the Site with 38 corresponding parking spaces. The housing units will consist of several one and two bedroom apartments with several bi-level two bedroom apartments for larger families.

Commercial: Currently, the applicant plans to have a commercial component to the project in the form of a business center for tenants and a community facility on the roof. As noted above, the facade of the historic building located on Lot 15 called "Teutonia Hall" shall be restored to its original condition and used for a lobby and business center.

Community: The plans for the Site include the construction of a community center on the roof of the building. Moreover, the nearby community should benefit from this project since it is anticipated to improve the marketability of adjacent brownfield sites.

ITEM 3: ESTIMATED PROJECT SCHEDULE

The proposed project will begin as soon as the Brownfield Cleanup Program Application for the Teutonia Hall Apartment project is approved and the Brownfield Cleanup Agreement is signed. This process is statutorily scheduled to take approximately 2 to 2 ½ months. Therefore, work on the Site under the program should begin in approximately mid-to-late September of 2005 based on the mid-July date of application submission.

ITEM 4: ENVIRONMENTAL DATA

To date, a January 19, 2005 Combined Phase I and Phase II Environmental Site Assessment Report and June 16, 2005 Supplemental Soil-Gas Investigation Report have been prepared summarizing historic brownfield site uses and the results of two subsurface site investigations. *See* Exhibits C and D, respectively, including Site Investigation Reports. The June 2005 soil gas investigation was performed after the applicant met with the Region 3 office during a pre-application BCP meeting held on May 6, 2005. At the May 6th meeting,

DEC discussed with the applicant the results of the initial January 2005 investigation, which had revealed a high hit of lead contamination in drain sediment and suspect petroleum contamination from a number of on-Site underground storage tanks (USTs). Therefore, DEC technical staff requested the applicant to perform the following additional work to establish site eligibility: (1) investigate the integrity of the drain pipe to determine if it was intact or cracked, and where it terminated; and (2) perform additional soil gas investigation to provide further proof of site contamination.

Several weeks after the meeting, arrangements were made to have both a plumber and Ecosystems President Paul Ciminello at the site to perform a drain investigation. *See* Exhibit E including Drain Investigation Invoice. First, the drain had to be cleared of debris in order to perform the videotaping technique used by plumbers to investigation the integrity and end point of the drain. The drain investigation revealed that the drain was cracked in multiple locations. Therefore, the hazardous level lead contamination found inside drain sediments is likely to exist in soils under and around the portions of the drain that are cracked, which will require remediation.

On June 10, 2005, Ecosystems conducted the requested Supplement Soil Gas Investigation. The results of the investigation are summarized in the attached June 16, 2005 Report, which was forwarded to DEC Region 3 Steve Parisio's attention on June 29, 2005. [NOTE: Mr. Parisio has moved back to the Solid Waste Division; Ecosystems called Region 3 to determine who would be handling this matter in the future and they did not receive a clear response]. The Supplemental Soil Gas Investigation Report states at page 3 that "Laboratory data confirmed the presence of VOC vapors in the subgrade soil gas throughout the Site". The soil gas was highest under Building 51, and decreases towards Building 41. This data suggests the presence of contamination under Building 51 and/or contamination migrating from the property adjacent to Building 51. This new data clearly confirms that there is a significant soil gas problem under the entire Site. The presence of significant soil gas readings is not surprising given the former uses of the Site, which included a dry cleaning entity (Tip Top Cleaners), a jewelry manufacturing operation, a printing company and auto repair shop. *See* Item 5 below entitled "Owners and Operators". Additional investigation will be necessary to develop a remedial action work plan

Based on the results of a these preliminary site investigations petroleum, VOC, SVOC and metals soil contamination and VOC soil gas contamination has been confirmed. *See* Exhibits C and D.

ITEM 5: OWNERS AND OPERATORS

A list of previous owners and operators was included in the combined Phase I and Phase II Report, Section 3 (beginning on page 6), and has been summarized below:

According to Building Department Records, prior ownership information is as follows:

Tax Lot Parcel ID	Owner	Date of Ownership
Section 1, Block 512, Lot 11 (41 Buena Vista Avenue)	Michael Dee National Sugar Refining Co. of NJ Chateau Dus Vintages, Inc. Tip Top Cleaners Roosevelt-Oak Realty Shulman and Sons J.V. Realty	1899 1924 1944 1946 1951 1956 1991
Section 1, Block 512, Lot 13 (45 and 47 Buena Vista Avenue)	National Sugar Refining Co. of NJ Tip Top Cleaners Shulman and Sons J.V. Realty William Green	1924 1946 1950 1985-1991 1991
Section 1, Block 512, Lot 15 (51 Buena Vista Avenue)	"Yonkers Teutonias" People's Savings Bank Evelyn Estates, Inc. Walter Bolton	1891 1937 1944 1958

According to Sanborn maps, the following operations were located on the Site:

1886 - The subject property is vacant.

1890 - A three-story structure labeled "Yonkers Teutonia" is now located on the southern portion of the property. The "Yonkers Rail Road Company Power House" now adjoins the property on the north. This structure houses several coal-fed boilers and electric generators.

1917 - Several new structures are present. A two-story stable, a three-story furniture warehouse, a storeroom and a two-story private garage. The adjoining Yonkers Railroad structure is now labeled as a train "car barn".

1942 - The structures on the northern portion of the property are labeled as belonging to the "National Sugar Refining Company." Structures adjoining to the south are labeled as "Buena Vista Auto Garage."

1951 - There is a new structure labeled as "storage" on the northern portion of the property. The remaining structures on the property are labeled as a "knitting mill," a "toy manufacturer," and a "store." A gasoline tank is visible in front of the adjoining garage to the south.

1957 - The structure formerly labeled as a "store" is now labeled as a "jewelry manufacturer."

1971 - The structures formerly labeled as a"knitting mill" and "toy manufacturer" are now

labeled as "lofts." The structure formerly labeled as a "jewelry manufacturer" is now "storage."

1989 - The basement of the structure labeled as a "loft" is noted to contain a printing facility.

1991 - The Site appears mainly as it does today.

ITEM 6: CONTACT LIST INFORMATION

1. The Chief Executive Officer:

Mayor Phillip A. Amicone
City Hall
40 South Broadway
Yonkers, New York 10701

2. The City Zoning Bureau:

Lee Ellman, Director of Planning and Development
Bureau of Housing and Buildings
City Hall
40 South Broadway
Yonkers, New York 10701

3. Residents, owners, and occupants of the Site and properties adjacent to the Site:

See Brownfield Site Contact List attached hereto in Exhibit F.

4. Local news media from which the community typically obtains information:

The Journal News
One Gannet Drive
White Plains, New York 10604
(914) 694-9300

5. The public water supplier that services the area where the Site is located:

City of Yonkers Bureau of Water
Albina Glaz
Water Engineer
170 Saw Mill River Road
Yonkers, New York 10701
(914) 377-6735

6. Any person who has requested to be placed on the Site contact list:

No one has requested to be put on the list to date. However, we intend to voluntarily send information regarding this project to the adjacent property owners listed in Exhibit F.

7. The administrator of any school or day care facility located on or near the Site:

Queens Daughters Day Care Center, Inc.
73 Buena Vista Avenue
Yonkers, New York 10701
(914) 969-4491

Administrator: Barbara Berrios

8. The location of a document repository for the project (e.g., local library):

Yonkers Public Library
One Larkin Center
Yonkers, New York 10701

ITEM 7: LAND USE FACTORS

1. Do current historical and/or recent development patterns support the proposed use?

Yes. The City of Yonkers and one of its local developer corporations - YDWDC - which owns the Site, supports this project. Enhancement of the downtown area is specifically being encouraged by the City. Cost projections have been calculated, and the applicant and its investors believe the current historical and/or recent development patterns in the City of Yonkers support the proposed project despite generally low apartment rental values. However, increased remedial costs outside the context of the BCP may diminish or eliminate the ability of the developer to obtain financing for the project. Therefore, program acceptance is essential for this project to move forward and continue the recent development patterns of growth in Yonkers.

2. Is the proposed use consistent with applicable zoning laws/maps?

No. The Site is presently zoned as Commercial Storage and Light Manufacturing (CM), which does not allow for the residential component of the project. However, the City is in favor of this project and granted the applicant a Use & Area Variance (#4677) on June 18, 2003 which allows for all of the components of the project. *See* Exhibit G including Use Variance.

3. Is the proposed use consistent with applicable brownfield opportunity area designations?

Yes. The proposed Site and use is consistent with the applicable brownfield opportunity area ("BOA") designated pursuant to General Municipal Law §970-r because the Site is located in an area of former industrial and petroleum-related commercial properties, is located in a new Environmental Zone, and is part of the Lower West Side BOA Application approved by DEC and DOS on March 23, 2005.

4. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, other adopted land use plans?

Yes. The City of Yonkers has always been interested in revitalizing the area in which the Buena Vista Avenue Site is located and fully supports the project. Preliminary redevelopment plans and the rendering in Exhibit B have been approved.

5. Are there any Environmental Justice Concerns (See §27-1415(3)(p)).

There are no Environmental Justice Concerns pursuant to §27-1415(3)(p).

6-9, 12. Are answered as "yes" or "no" on the application form itself.

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?

Yes. The Hudson River is approximately 0.5 mile west of the property.

11. Are there floodplains proximate to the Site?

No. The site is on a large hill and significantly upgradient of the river.

13. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.

There are residential, urban, commercial and industrial areas in close proximity to the Site as it is situated in downtown Yonkers, New York. There are, however, no agricultural, recreational or residential uses immediately adjacent to the Site. The property to the north of the Site was formerly occupied by the "trolley barn". The building began a conversion

into a residential apartment building several years ago but has recently experienced financial problems and remains essentially vacant. Commercial auto repair businesses are located immediately to the south of the site. Railroad tracks are located immediately to the west of the Site with apartment buildings beyond the tracks adjacent to the Hudson River. A sugar refinery and the Tyco plastics industrial plants are located further south. To the east, along the opposite side of Buena Vista Avenue, there is a parking garage, several parking lots in which is located a small odd garage like structure on the corner of Hudson and Buena Vista and beyond that existing multi-family residential structures. There is one apartment building located across the street at 46 Buena Vista Avenue. A recreational esplanade is being expanded immediately adjacent to the Hudson River, but the esplanade is not adjacent to this Site, which is located up on a hill on the other side of the railroad tracks. *See* Exhibit H for adjacent uses.

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.

No active municipal water supply wells are located on or near the subject property. There is little potential that groundwater from the Site could affect either municipal water supply wells or recharge areas. Off-Site ground water issues are outside the scope of this volunteer's responsibility pursuant to the BCP.

15. Describe on attachment the geography and geology of the Site.

The Site Topography and Geology is described in the Combined Phase I and Phase II Report in Section II. The Site has an overall moderate to steep downward slope to the west, towards the Hudson River, and the subject property has surface elevations ranging from approximately 50 to 70 feet above mean sea level. Local shallow groundwater flow is likely to follow surficial topography and be to the west or southwest, towards the Hudson River. Subsurface soils consist of loose medium and light brown, fine-grained sands. The Site is located in an area composed of the Urban Land soil unit, which consists of areas where at least 60% of the surface is covered by buildings, parking areas or other impervious structures and soils have been significantly altered by urban development.

Exhibit A

Tax Map

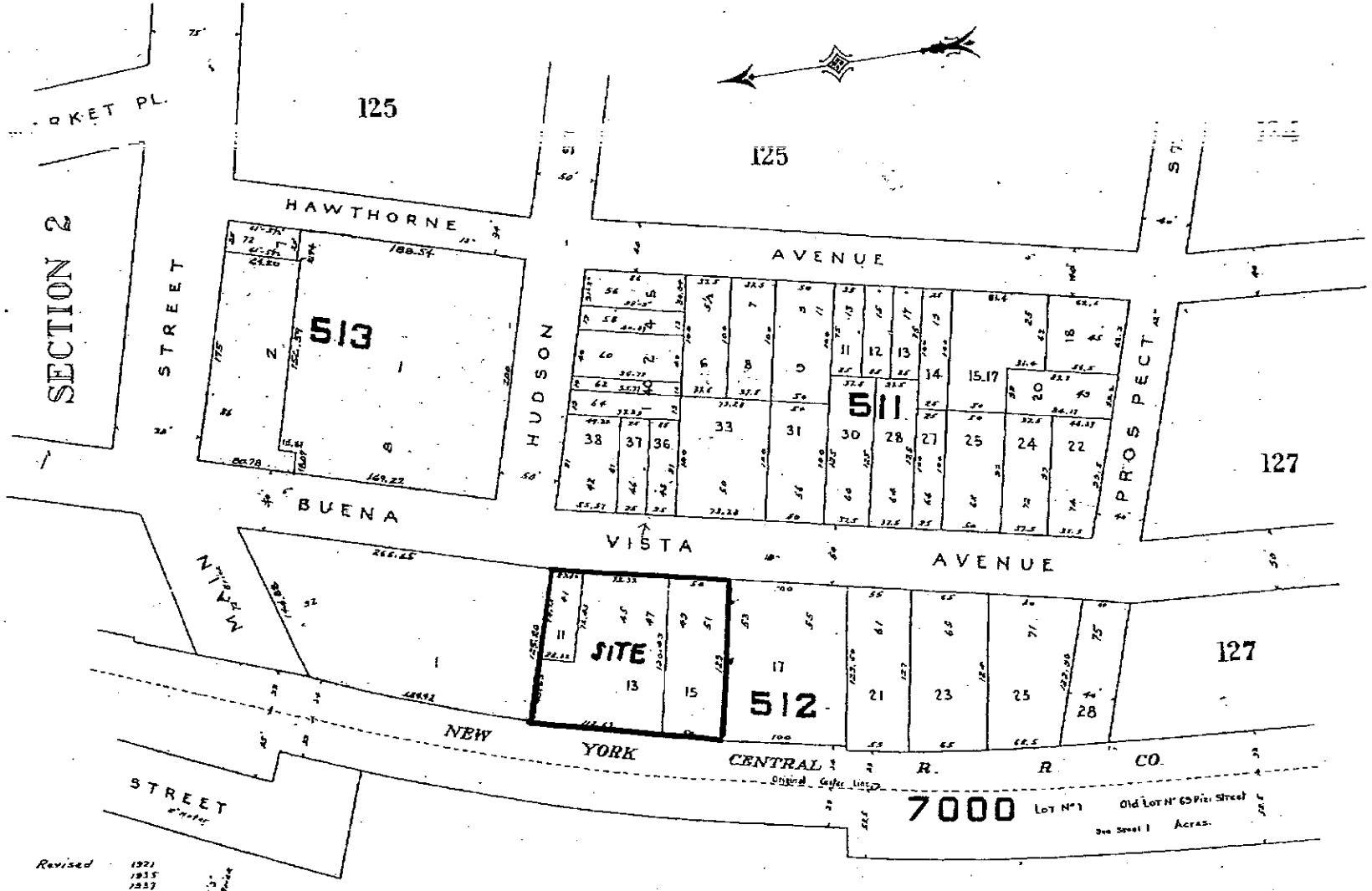


Exhibit B

Rendering of Front View Project Facade

Exhibit C

January 2005
Phase I/II Report

COMBINED PHASE I AND PHASE II

ENVIRONMENTAL SITE ASSESSMENT

January 19, 2005

Site Identification:	41 - 51 Buena Vista Avenue City of Yonkers Westchester County, New York
Tax Lot Identification:	Section 1, Block 512, Lots 11, 13, and 15
Property Description:	Approximately 0.5-acre property containing four, vacant commercial buildings

ESI File: SY04190.20R

Prepared By:

Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603
(845) 452-1658

COMBINED PHASE I AND PHASE II

ENVIRONMENTAL SITE ASSESSMENT

January 19, 2005

ESI File: SY04190.20R

Prepared By:

Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, New York 12603

Prepared For:

Urban Group, LLC
294 Bronxville Road
Bronxville, New York 10708

Phase I services performed by Ecosystems Strategies, Inc. and summarized in this Combined Phase I and II Environmental Site Assessment (Combined Phase I & II ESA) have been conducted in accordance with Method E 1527-00 as developed by the American Society for Testing and Materials (ASTM) and all fieldwork services were performed in accordance with generally accepted practices and established New York State Department of Environmental Conservation (NYSDEC) protocols.

The undersigned has reviewed this Combined Phase I & II ESA and certifies to the Urban Group, LLC that the information provided in this document is accurate as of the date of issuance by this office

Paul H. Ciminello
President

TABLE OF CONTENTS

TABLE OF CONTENTS CONTINUED

FIGURES AND TABLES

APPENDICES

1.0 INTRODUCTION

1.1 Purpose of the Investigation

This Combined Phase I and Phase II Environmental Site Assessment (Combined Phase I & II ESA) identifies environmental conditions (that might represent a financial liability resulting from or associated with the storage, use, transport, or disposal of hazardous or regulated materials), and chronicles fieldwork, on the property located at 41 through 51 Buena Vista Avenue, City of Yonkers, Westchester County, New York. More complete property descriptions are provided in Sections 2.1 and 3.4.2, below.

1.2 Methodology

Phase I Environmental Site Assessment components of this Combined Phase I & II ESA have been prepared in conformance with guidelines set forth by the American Society for Testing and Materials (ASTM) Method E1527-00. Fieldwork services were performed in accordance with generally accepted practices and established New York State Department of Environmental Conservation (NYSDEC) protocols. The specific components of this Combined Phase I & II ESA are as follows:

1. Investigation of the subject property's history and characteristics through the analysis of historic maps, local and regional maps, municipal records, and information provided by subject property representatives. Complete references are provided in Section 6.0.

2. Review of federal and state computer databases and printed records for documentation of potential liabilities relevant to the subject property. Records reviewed and corresponding search distances are consistent with, or exceed, the requirements set forth by the ASTM.

3. Visual inspection of the subject property conducted on December 27, 2004 by Scott Spitzer of Ecosystems Strategies, Inc. (ESI).

4. Investigation of subsurface environmental conditions at specified portions of the subject property on January 4, 2005 by Carl Kochersberger and Joel Sholtes of ESI. This additional investigative work was limited to areas of potential contamination identified during the Phase I review.

1.3 Limitations

This Combined Phase I & II ESA is an evaluation of the property described in Section 2.1 below and is not valid for any other property or location. It is a representation of the property analyzed as of the dates that services were provided. This Combined Phase I & II ESA cannot be held accountable for activities or events resulting in environmental liability after the respective dates of the site inspection, historic and regulatory research, or fieldwork.

This Combined Phase I & II ESA is based in part on certain information provided in writing or verbally by federal, state and local officials (including public records) and other parties referenced herein. The accuracy or completeness of this information was not independently verified. Unless specifically noted, the findings and conclusions contained herein must be considered not as scientific certainties, but as probabilities based on professional judgement.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Description of the Subject Property

The subject property as defined in this Combined Phase I & II ESA consists of the approximately 0.5-acre property located at 41 through 51 Buena Vista Avenue, City of Yonkers, Westchester County, New York. The subject property comprises three tax lots (City of Yonkers Tax IDs: Section 1, Block 512, Lots 11, 13, and 15). A Site Location Map is provided on Page 4 and a Fieldwork Map is provided on Page 5. Photographs of the subject property are provided in Appendix A.

The subject property is an almost rectangular shaped parcel, which has approximately 155 feet of frontage on the western side of Buena Vista Avenue. Occupying almost two-thirds of the property are four, vacant industrial buildings located directly along the roadway. Lot 11 (northern portion of property) contains a three-story building (41 Buena Vista Avenue), Lot 13 (central portion of property) contains a two-story building with an adjoining one-story addition and parking area (47 and 45 Buena Vista Avenue, respectively), and Lot 15 (southern portion of property) contains a three-story building (51 Buena Vista Avenue). The remaining portions of the property are vacant.

The specified portion of the property on which the Phase II investigation was conducted (hereafter referred to as the "Site") consists of areas located near two on-site petroleum storage tanks and portions of the property that have potentially been impacted by historic on-site or off-site activities.

2.1.1 Site Topography

Information on the subject property's topography was obtained from the review of the United States Geological Survey (USGS) Topographic Map of the Yonkers, New York-New Jersey Quadrangle. A copy of the relevant portion of the USGS Topographic Map, with the subject property indicated, is included in Appendix B.

According to this map, the area in which the subject property is located has an overall moderate to steep downward slope to the west, towards the Hudson River, and the subject property has surface elevations ranging from approximately 50 to 70 feet above mean sea level (msl). Observations made during the site inspection indicate that the eastern and central portions of the property slope gently to somewhat moderately downward to the west-northwest, while the western margins of the property slope steeply downward to the west. The topographic map did not indicate the presence of any soil/gravel mining operations or unusual topographic patterns indicative of landfilling activities on the subject property.

2.1.2 Site Geology

During the course of the fieldwork documented in this Combined Phase I & II ESA (see Section 4.0), subsurface soils exposed during the extension of hand borings in several locations throughout the subject property were noted to consist of loose medium and light brown, fine-grained sands. No other information regarding site-specific investigations of the subsurface (e.g., test pits or borings) was readily available and no other documented determinations are provided in this Combined Phase I & II ESA.

The United States Department of Agriculture Soil Conservation Service's Soil Survey of Putnam and Westchester County, New York (Soil Survey) indicates that the subject property is located in an area composed of the Urban Land soil unit, which consists of areas where at least 60% of the surface is covered by buildings, parking areas or other impervious structures and soils have been

significantly altered by urban development. No information regarding depth to bedrock was provided for the Urban Land soil type. According to the Surficial Geologic Map of New York and the Geologic Map of New York (lower Hudson sheets), soils on and around the subject property are likely to consist of glacial till deposits overlying hard crystalline bedrock (Fordham Gneiss).

2.1.3 Site Hydrogeology

No groundwater was encountered during the course of fieldwork documented in this Combined Phase I & II ESA (see Section 4.0). No other data documenting groundwater depth, or site-specific investigation of groundwater direction of flow, is known to exist for the subject property. Local shallow groundwater flow is likely to follow surficial topography and be to the west or southwest, toward the Hudson River, located approximately 0.5 mile west of the subject property.

2.1.4 Surface Hydrology and Wetlands

No evidence of surface water bodies or non-regulated wetland areas was observed on the subject property during the site inspection. A review of applicable New York State Department of Environmental Conservation (NYSDEC) and United States Department of the Interior wetlands maps indicates that no designated state or federal wetlands are located on or in the immediate vicinity of the subject property.

2.2 Description of Surrounding Properties

2.2.1 Surrounding Land Uses

The subject property is located in a well-developed urban area. A description of the adjoining and nearby properties is provided in Table 1, below.

Table 1: Land Uses in the Vicinity of Subject Property

Direction	Adjoining Use(s)	Vicinity Use(s)
North	• Commercial building (use unknown)	• Commercial
East	• Parking garage • Small commercial building (use unknown) • Parking lots • Multi-family residential	• Residential • Commercial
South	• Buena Vista Garage (automotive repair)	• Residential
West	• Railroad tracks	• Residential (apartment buildings)

2.2.2 Sensitive Environmental Receptors

The review of maps and observations made during the site inspection indicate that there are no sensitive environmental receptors located on or in the immediate vicinity of the subject property. The Hudson River is located approximately 0.5 mile west of the subject property.

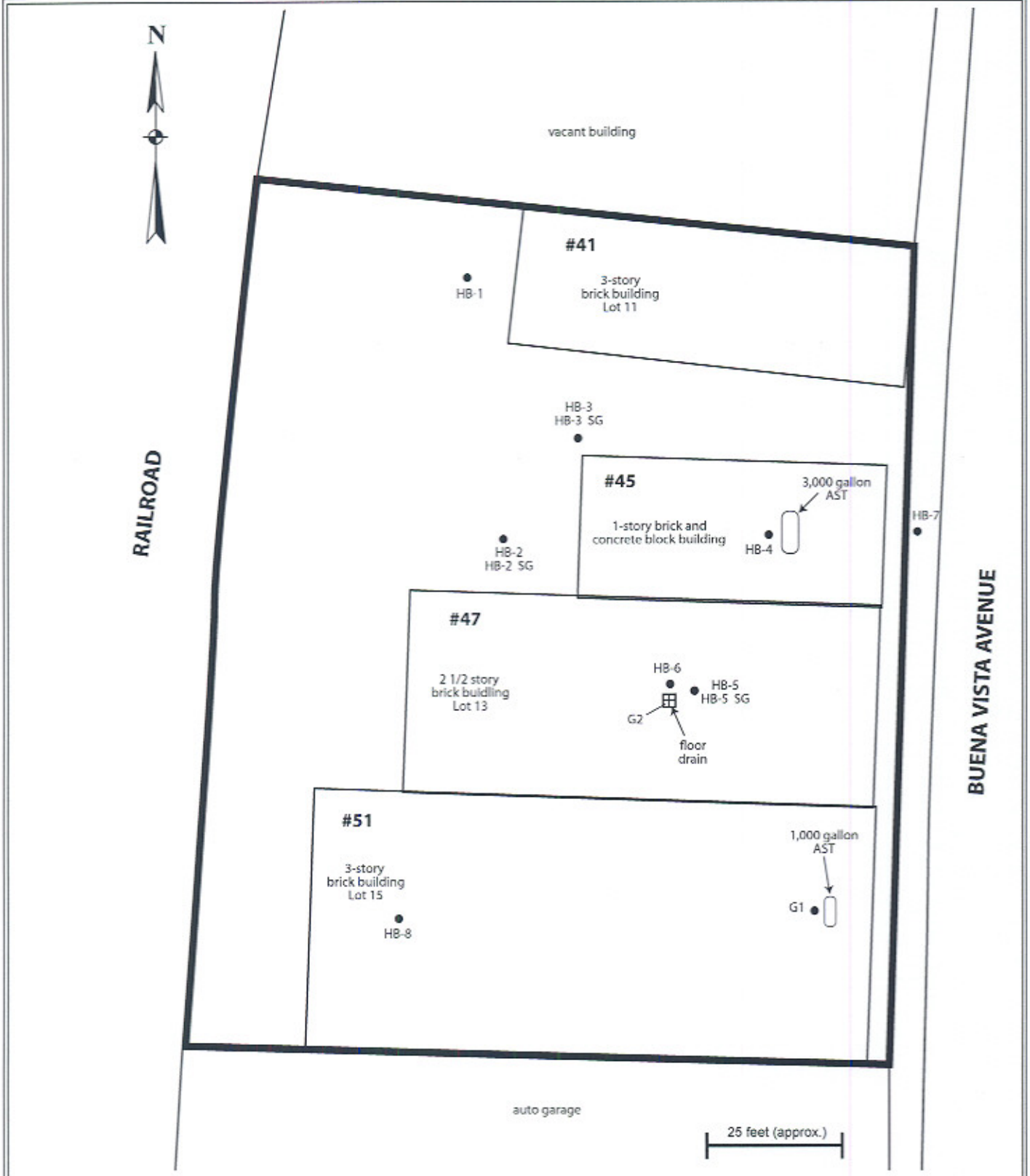
Source: DeLorme USA Atlas 2001

Site Location Map
41-51 Buena Vista Avenue
City of Yonkers
Westchester County, New York

N

ESI File: SY04190.20R

Date: January 2005



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Fieldwork Map

41-51 Buena Vista Avenue
City of Yonkers
Westchester County, New York

Legend:
- subject property border
- sample location

ESI File: SY04190.20R
January 2005
Scale as shown
Page 5

3.0 INVESTIGATION

3.1 Ownership Records

Property ownership information is gathered from available sources, including City of Yonkers Assessor's Office and Building Department records. Assessor's Office records indicate that the current owner of the subject property is the Downtown Yonkers Development Corporation. Prior ownership information, as indicated by Building Department records, is presented in Table 2, below. This ownership summary does not constitute a title search.

Table 2: Ownership Information From Building Department Records

Tax Lot Parcel ID	Owner*	Date of Ownership
Section 1, Block 512, Lot 11 (41 Buena Vista Avenue)	Michael Dee National Sugar Refining Co. of NJ Chateau Dus Vintages, Inc. Tip Top Cleaners Roosevelt-Oak Realty Shulman and Sons J. V. Realty	1899 1924 1944 1946 1951 1956 1991
Section 1, Block 512, Lot 13 (45 and 47 Buena Vista Avenue)	National Sugar Refining Co. of NJ Tip Top Cleaners Shulman and Sons J. V. Realty William Green	1924 1946 1950 1985-1991 1991
Section 1, Block 512, Lot 15 (51 Buena Vista Avenue)	"Yonkers Teutonias" People's Savings Bank Evelyn Estates, Inc. Walter Bolton	1891 1937 1944 1958

* Owner of record, according to Building Department documents (e.g., building permits and plans).

3.2 Site History

In order to research the history of the subject property, the following sources were utilized: historic maps, City of Yonkers Assessor's Office and Building Department files, and information provided by subject property representatives.

3.2.1 Sanborn Fire Insurance Maps

A summary of the information obtained from the review of historic Sanborn Fire Insurance Company Maps dated 1886, 1889, 1917, 1942, 1951, 1956, 1957, 1971, 1973, 1978, 1989, and 1991 is provided below. Copies of relevant Sanborn maps (with the subject property outlined) are provided in Appendix C.

1886: The subject property is vacant. A one-story dwelling and associated stable adjoin to the south, a one-story store and two-story dwelling adjoin to the east across Buena Vista Avenue, and railroad tracks adjoin to the west down a steep bank. Residential and commercial structures are visible in the surrounding area. No petroleum or chemical bulk storage tanks are noted on the subject property, adjoining properties, or in the surrounding area.

1889: A three-story structure labeled "Yonkers Teutonia" is now located on the southern portion of the subject property at 51 Buena Vista Avenue. The "Yonkers Rail Road Company Power House" now adjoins the property to the north. This structure houses several coal-fed boilers and electric generators. Industrial development is noted in the surrounding area to the north. No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1917: Several new structures are present on the subject property: a two-story stable at 47 Buena Vista Avenue; a three-story furniture warehouse at 41 Buena Vista Avenue; and a storeroom and two-story private garage to the rear of the warehouse. The structure at 51 Buena Vista Avenue is now labeled as the "Prospect House Settlement Association". The adjoining Yonkers Railroad structure is now labeled as a train "car barn" and a stable and a social hall are located on the adjoining property to the east. No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1942: This is an overview map and few details are provided. The structures on the northern portion of the subject property are labeled as belonging to the "National Sugar Refining Company". Structures on the adjoining property to the south have been replaced by a large structure labeled as the "Buena Vista Auto Garage". No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1951: A new one-story structure, labeled as "storage", is now located at 45 Buena Vista Avenue. The structure at 51 Buena Vista Avenue is now labeled as a knitting mill, the structure at 47 Buena Vista Avenue is labeled as a toy manufacturer, and the structure at 41 Buena Vista Avenue is labeled as a store. A gasoline tank is visible in front of the adjoining garage to the south. No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1956: No significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1957: The structure at 41 Buena Vista Avenue is now labeled as a jewelry manufacturer. The gasoline tank located at the adjoining garage to the south is no longer depicted. No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1971: The structures at 51 and 47 Buena Vista Avenue are now labeled as lofts and the structures at 45 and 41 Buena Vista Avenue are labeled as storage. No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1973: No significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1978: No significant changes are noted on the subject property. Some of the adjoining residential structures to the east appear to be vacant. No other significant changes are noted on adjoining parcels or in the surrounding area.

1989: The basement of 47 Buena Vista Avenue is noted to contain a printing facility. No other significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

1991: No significant changes are noted on the subject property, adjoining parcels, or in the surrounding area.

3.2.2 Local Records

Assessor's Office Records

This office reviewed City of Yonkers Assessor's Office property card records for the subject property on December 27, 2004. According to notations made on the property card, all three tax lot parcels contain "factory" buildings, which have access to the municipal sewer and water systems. Buildings at 45, 47, and 51 Buena Vista Avenue (Lots 13 and 15) are indicated to be heated by oil, while the building at 41 Buena Vista Avenue (Lot 11) is indicated to be unheated and to have formerly contained a garage at the rear of the building (noted to have been demolished in 1991). No other information pertinent to the environmental integrity of the subject property was present in these records. A summary of the readily available property ownership information is provided in Section 3.1

Building Department Records

This office reviewed City of Yonkers Building Department records for the subject property on December 27, 2004. A summary of relevant information found for each tax lot parcel, as documented in applications, permits, certificates of occupancy, etc. is provided below. Known dates for specific on-site uses are presented parenthetically. No references to on-site petroleum bulk storage tanks were found, except as noted for 45 Buena Vista Avenue (Lot 13).

41 Buena Vista Avenue (Lot 11)

The three-story building was constructed in 1899 for use as a factory and has been subsequently used for wine packing (1944), manufacturing (1951, use unknown), and jewelry sales (1956). A garage was built at the northwestern portion of Lot 13, directly behind this building, in 1924 and was demolished in 1991.

45 Buena Vista Avenue (Lot 13)

The one-story building at 45 Buena Vista Avenue was first proposed to be built (circa 1946) as an addition to the existing structure at 47 Buena Vista Avenue. The use of the addition was for storage and loading (the owner is listed as "Tip Top Cleaners", a dry cleaning facility), and the original application was denied, reportedly because the structure was to have been built "over fuel tanks". The structure has been used as a dental laboratory from 1991 until the recent past.

47 Buena Vista Avenue (Lot 13)

The two-story building was constructed in 1901 and has been used as a factory (1950).

51 Buena Vista Avenue (Lot 15)

The three-story building was constructed in 1891 for use as a "society building" and has subsequently been used for public assembly (1937), and manufacturing (clothing in 1944 and an unknown use in 1958).

Local Agency Interviews

A request was made on December 22, 2004 to search the available City of Yonkers Fire Department and Westchester County Department of Health records. As of the date of the report, no response has been received from either agency.

3.2.3 Subject Property Representative Information

No representative with knowledge of the environmental history or condition of the subject property was available to be interviewed by this office as of the date of this Combined Phase I & II ESA.

3.3 Review of Federal and State Agency Records

3.3.1 Methodology

Federal and state computer databases and printed records were reviewed for documentation of potential liabilities relevant to the subject property. Records reviewed and corresponding search distances are consistent with, or exceed, the requirements set forth by ASTM.

The following ASTM databases were searched at their specified search distances, consistent with ASTM protocol:

USEPA National Priority List (1.0 mile)
USEPA CERCLIS List (0.5 mile)
USEPA CERCLIS NFRAP List (subject/adjoining properties)
USEPA RCRIS Hazardous Waste Generators List (subject/adjoining properties)
USEPA RCRIS CORRACTS Hazardous Waste Facilities List (1.0 mile)
USEPA RCRIS non-CORRACTS Hazardous Waste TSD Facilities List (1.0 mile)
USEPA Emergency Response Notification System (subject property)
NYSDEC Registry of Inactive Hazardous Waste Disposal Sites (IHWDS) (1.0 mile)
NYSDEC List of Sites under Investigation for IHWDS Registry (0.5 mile)
NYSDEC Leaking Underground Storage Tank (LUST) Records (0.25 mile)*
NYSDEC Petroleum Bulk Storage Tank Records (subject/adjoining)
NYSDEC Chemical Bulk Storage Tank Records (subject/adjoining properties)
NYSDEC Registry of Active and Inactive Landfills (0.5 mile)

* *The search distance for this ASTM database has been reduced due to the high level of development of the area in which the subject property is located.*

The following databases not required by ASTM protocol were also reviewed:

USEPA RCRIS Hazardous Waste Transporters List (subject/adjoining properties)
NYSDEC Major Oil Storage Facilities (0.5 mile)
NYSDEC Petroleum and Chemical Spill Records (0.25 mile)
NYSDOH Basement Radon Readings (by County and Municipality)
USEPA and NYSDEC Wastewater Discharge Permits (subject/adjoining properties)

A copy of relevant portions of a database search conducted by Environmental FirstSearch Corporation for ESI is provided in Appendix D. Not all of the sites contained in the database search may be referenced in Section 3.3.2. Some sites may have been excluded based on either ASTM requirements, ESI's scope of services or professional opinion, and/or information

obtained during the review of historic records and the site inspection. Sites or additional information not included in the database search may also be referenced based on ESI's knowledge of the subject property area.

3.3.2 Findings of Regulatory Records Review

Federal Hazardous Waste-Contaminated Sites

The subject property is not identified on the United States Environmental Protection Agency's (USEPA) National Priority (NPL) list of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions. These records indicate there are no NPL sites within 1.0 mile of the subject property.

The subject property is not listed on the USEPA's CERCLIS list which details all sites that are proposed to the NPL or are in the screening and assessment phase for possible proposal to the NPL. The CERCLIS list identifies one site within 0.5 mile of the subject property. The "Patclin Chemical Company" Site (USEPA ID: NYD986925790) is located approximately 0.3 mile to the north at 66 Alexander Street. No details regarding specific environmental conditions at this site were found database records; however, given local topographic conditions, the presumed direction of groundwater flow, and the intervening distance between the site and the subject property, this site is not likely to pose an environmental threat to the subject property.

The subject property is not listed on the USEPA's CERCLIS No Further Remedial Action Planned (NFRAP) list. This is a list of former CERCLIS sites that were delisted because no significant hazardous waste contamination was found or because the site has been remediated. The CERCLIS NFRAP list notes no sites that adjoin the subject property.

State Hazardous Waste Sites

The subject property is not listed with the NYSDEC as an inactive hazardous waste disposal (IHWD) site. According to a review of NYSDEC records, there are no NYSDEC IHWD sites located within 1.0 mile of the subject property. According to a review of NYSDEC records, there is one IHWD site located within 1.0 mile of the subject property.

The "BICC Cables" site (NYSDEC ID: 360051) is located approximately 0.9 mile to the north at 1 Point Avenue. This property has been categorized with a priority level of 2 – "Significant threat to the public health or environment -- action required", based on the presence of lead, PCB, and hydrocarbon contamination of on-site soils. Given local topographic conditions, the presumed direction of groundwater flow, and the intervening distance between the site and the subject property, this site is not likely to pose an environmental threat to the subject property.

The subject property is not on the NYSDEC's list of sites under investigation for inclusion on the IHWDS registry. This list indicates there are no such sites within 0.5 mile of the subject property.

Federal Hazardous Waste Handlers

The USEPA Resource Conservation and Recovery Information System (RCRIS) database details facilities that report treatment, storage or disposal of hazardous waste (TSD facilities) or generation or transportation of hazardous waste. Of these facilities, some have been notified by the USEPA to take corrective action with regard to their handling of hazardous waste, and they are thus classified as CORRACTS facilities.

CORRACTS AND/OR TSD FACILITIES

The subject property is not registered with the USEPA as a CORRACTS and/or TSD facility for hazardous waste or materials. These records identify no CORRACTS and/or TSD facilities within 1.0 mile of the subject property.

GENERATORS OR TRANSPORTERS (NON-CORRACTS)

The subject property is not registered with the USEPA as a generator or transporter of hazardous waste, as per a review of the RCRIS database. This database indicates that there are no generators or transporters of hazardous waste located on adjoining properties.

Landfills and Solid Waste Disposal Facilities

The NYSDEC's Facility Register does not list the subject property as an active or inactive landfill or solid waste disposal facility. No landfills or solid waste disposal facilities are located within 0.5 mile of the subject property according to this register.

Chemical Bulk Storage

A review of NYSDEC records indicates that the subject property is not registered with the NYSDEC as a chemical bulk storage (CBS) facility. Observations made during the site inspection did not indicate the presence of chemical bulk storage on the subject property. No adjoining properties are registered with the NYSDEC as CBS facilities.

Petroleum Bulk Storage

SUBJECT PROPERTY

A request to review petroleum bulk storage (PBS) records for the subject property and adjoining properties was submitted to the WCDOH on December 22, 2004 under the Freedom of Information Act; this office, however, has not received a response to this request. A review of the NYSDEC PBS database indicates that 45 – 47 Buena Vista Avenue is registered as an active PBS facility (PBS No.: 3-185531, operated by J.V. Realty Co.), which contains a 3,000-gallon, steel fuel-oil aboveground storage tank (AST). This tank is indicated to have been installed in 1950 and to have an "excavation liner". Based on field observations, the tank appears to be buried beneath sand, behind a low concrete wall, in the basement of 45 Buena Vista Avenue. Field observation indicates that an approximately 1,000-gallon fuel-oil AST is buried beneath sand, behind a low concrete wall, in the basement at 51 Buena Vista Avenue. Given that these tanks are buried, both tanks are for all practical purposes underground storage tanks. These tanks were inactive at the time of the site inspection but may contain petroleum products.

WCDOH regulations apply to all aboveground and underground petroleum storage facilities with a combined storage capacity over 1,100 gallons. These regulations exclude tanks used for the storage of on-site heating fuel, as long as the capacity of such tanks is less than or equal to 1,100 gallons. Based on the known storage capacity at 45 Buena Vista Avenue (4,000-gallons), that portion of the subject property (tax lot parcel 13) is subject to WCDOH PBS regulations.

Federal PBS Regulations

Federal Regulations specified in 40 CFR Part 112 apply to all facilities storing greater than 42,000 gallons of petroleum product underground or 1,320 gallons aboveground. Given that the on-site tanks have been buried, the subject property is not subject to these regulations.

ADJOINING PROPERTIES

According to a review of NYSDEC records, 53 Buena Vista Avenue, which adjoins the subject property to the south, is a PBS facility (PBS No.: 3-600383). This facility has three active tanks used to store unleaded fuel, and has a total storage capacity of 1,350 gallons. The three tanks are all 550-gallon capacity steel tanks that were first registered in 1993; however, no date of installation is provided. NYSDEC records indicate that no precision testing for tightness is required for these tanks. One closed NYSDEC spill event has been reported for this property (see the State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events subsection, below). No other adjoining properties are registered PBS facilities, and no overt evidence of PBS tanks was noted on other adjoining properties during the site inspection.

Major Oil Storage Facilities (MOSFs)

The subject property is not listed with the NYSDEC as a major oil storage facility (MOSF). According to a review of NYSDEC records, there is one MOSF located within 0.5 mile of the subject property. The "A. Tarricone, Inc." MOSF (ID No. MOS3-2440), located approximately 0.4 mile northeast at 91 Alexander Avenue, reportedly contains 17 storage tanks. Given local topographic conditions, the presumed direction of groundwater flow, and the intervening distance between the site and the subject property, a release from this site is not likely to pose an environmental threat to the property.

Federal Chemical and Petroleum Spills

The USEPA Emergency Response Notification System (ERNS) database details initial reports of releases of oil and hazardous substances as reported to federal authorities. There are currently no chemical or petroleum spills on record for the subject property, according to a review of the USEPA ERNS database.

State Chemical and Petroleum Spill and Leaking Underground Storage Tank Events

A review of the NYSDEC spill database (maintained since 1986) indicates that no spill events are known to have occurred on the subject property. Available information indicates that 58 spill events are known to have occurred within 0.25 mile of the subject property. Of these surrounding events, 13 are classified as leaking underground storage tank (LUST) events. Information in these spill file records was reviewed to determine the possible impact from these 58 releases to the subject property. The data considered included distance and direction from the subject property, cause of the spill, type and quantity of spilled material, and NYSDEC and caller comments.

Based on available information, the spill event with the greatest likelihood of impacting the subject property (NYSDEC Spill No.: 9212573) was reported on February 4, 1993 for the adjoining "Buena Vista Garage" property to the south. An anonymous call was made to NYSDEC indicating that unregistered underground storage tanks at this property may have leaked. The spill report indicates a release of 100 gallons of gasoline. NYSDEC PBS records indicate that the tanks were tested in February 1993 and the NYSDEC closed the spill file the following April (state cleanup standards, however, are listed as not having been met). Fieldwork documented in this Combined Phase I & II ESA suggests that this spill event has not significantly impacted the subject property (See Section 4.0, Phase II Investigation).

Based on a review of the materials spilled, intervening distances between the releases and the subject property, the presumed direction of groundwater flow and other information located in the records reviewed, it is unlikely that any other spill events have impacted the subject property.

Air Discharges

No NYSDEC permits for air discharges from the subject property are known to exist. No operations likely to require a NYSDEC air discharge permit were noted on the subject property during the site inspection.

Groundwater Usage

Observations made during the site inspection and information provided by the property representative indicate that the subject property obtains potable water from the municipal water system. No uses of groundwater were noted on the subject property during the site inspection.

Wastewater Discharges

No USEPA National or NYSDEC State Pollutant Discharge Elimination System (NPDES or SPDES) permit is known to exist for the subject property. No operations likely to require a NPDES or SPDES permit were noted on the subject property during the site inspection. According to observations made during the site inspection and information provided by the property representative, the subject property is connected to the municipal wastewater system. No adjoining properties are registered with the USEPA as NPDES or SPDES facilities.

Radon

Information on radon levels was obtained from New York State Department of Health (NYSDOH) documents. No regulatory standards for radon levels currently exist in New York State. The USEPA has established a guidance value (the level where mitigation measures may be appropriate) for radon concentrations of 4.0 or greater picoCuries/liter (pCi/l). A summary of available radon information for the subject property's vicinity is provided below in Table 3.

Table 3: Basement Radon Levels in Vicinity of Subject Property
All radon levels provided in picoCuries/liter (pCi/l)

NYSDOH Radon Information	Westchester County	Yonkers
Median Radon Level	1.7	1.3
Percent of Homes >4.0 pCi/l	15.4	13.9
Number of Homes Tested	2029	122

These median radon levels are below the USEPA's guidance value of 4.0 pCi/l and less than 15% of the homes tested in the subject property's vicinity had levels in excess of this guidance value. These data support the conclusion that elevated radon levels are not present at the subject property. No specific radon testing data for the subject property has been provided to this office.

3.4 Site Inspection

3.4.1 Protocol

The site inspection was conducted on December 27, 2004 in order to address any potential concerns raised during the investigation of the site's history (Section 3.2), the regulatory agency records review (Section 3.3) and to identify any additional indications of contamination from the use, storage, or disposal of hazardous or regulated materials. To the extent possible, site structures, vegetation, topography, surface waters, and other relevant site features were examined for any obvious evidence of existing or previous contamination or unusual patterns (e.g., vegetative stress, soil staining, surface water sheen, or the physical presence of contaminants), which would indicate that the environmental integrity had been or could be impacted.

Section 3.4.2 describes the physical characteristics of the subject property. Section 3.4.3 is divided into topics on specific environmental conditions or concerns, actual or potential, noted on the subject property during the site inspection. Section 3.4.4 describes the physical characteristics of adjoining properties as they concern the potential or actual environmental condition of the subject property.

A Fieldwork Map illustrating the general layout of the subject property and the locations of specific areas of environmental concern is provided on Page 5. Photographs of the subject property are provided in Appendix A.

3.4.2 Physical Characteristics of Subject Property

3.4.2.1 Property

The subject property is approximately 0.5-acre irregular-shaped parcel, which has 155 feet of frontage on the western side of Buena Vista Avenue and extends approximately 100 feet to the west. Occupying almost two-thirds of the property are four, vacant commercial buildings located directly along the roadway. The remainder of the property is composed of a paved alleyway and parking lot located between and behind the structures at 41 and 45 Buena Vista Avenue. The western margin of the property is vacant land, which slopes steeply downward to the adjoining railroad tracks to the west.

3.4.2.2 Structures

There are four on-site structures: three-story buildings 41 and 51 Buena Vista Avenue, a two-story building at 47 Buena Vista Avenue, and a one-story building at 45 Buena Vista Avenue. All on-site buildings are masonry structures with basements (with poured concrete floors), structural wood framing, and flat roofs. Portions of building interiors are partitioned. Interior materials consist of exposed structural components (concrete and wood), gypsum board, plaster, and metal.

Potable Water Supply

According to City of Yonkers Assessor's Office records the subject property is serviced by the municipal water system. No water supply wells were noted on the subject property during the site inspection and no on-site uses of groundwater are known to exist for the subject property.

Sewage Disposal System

According to City of Yonkers Assessor's Office records, the on-site structure is connected to the City of Yonkers municipal sewer system.

Heating/Cooling

According to available information the structures located at 45, 47, and 51 Buena Vista Avenue were recently heated by oil-fired boilers located in basement areas, and ceiling-mounted natural gas heaters were utilized in the building at 41 Buena Vista Avenue. No cooling systems where observed during the site inspection.

3.4.3 Specific On-Site Environmental Conditions

Debris Areas

Debris is present throughout all on-site structures, particularly in basement areas. Debris materials include building components (e.g., fallen ceiling tiles), printing equipment, and metal. Based on the ages of the on-site structures, some of this material could contain lead-based paint and/or asbestos.

Petroleum Storage

A 3,000-gallon fuel-oil storage tank is buried beneath sand (behind a low concrete wall) in the basement at 45 Buena Vista Avenue. The top of this tank was partially exposed during the site inspection by manually removing a thin layer of overlying sand near the fill pipe. The tank was noted to be steel. The tank's fill port is located in the sidewalk to the east of the building, and the vent pipe is located on the northern exterior wall. A 1,000-gallon tank with a similar configuration was found in the basement of 51 Buena Vista Avenue. The side of this tank was partially exposed during the investigative fieldwork documented in Section 4.0 and the tank was observed to be made of steel. The fill port and vent pipe servicing this tank are located at the eastern side of the building. These tanks were not in use at the time of the site inspection; however, no determination could be made as to the contents of either tank. No staining, odors, or other evidence of a release was noted on or near the tanks, fill ports, or vent pipes.

A 55-gallon drum containing an unknown petroleum product was observed in the basement stairwell at 51 Buena Vista Avenue. No staining or other evidence of a release from this drum was noted during the site inspection. No other significant quantities of petroleum products were noted on the subject property during the site inspection.

Chemical Storage

Several small containers of chemicals associated with the printing operations where found in the basement of 47 Buena Vista Avenue. No other small quantities of chemicals or aboveground chemical bulk storage tanks were noted on the subject property during the site inspection. No staining or other evidence of a release from these containers was noted during the site inspection. No indications of underground chemical bulk storage tanks (e.g., fill ports or vent pipes) were noted on the subject property during the site inspection.

Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are those materials that are known to contain over 1% of any type of asbestos. The presence or absence of asbestos within a material can only be determined through the physical analysis of material samples. An asbestos survey of the subject property conducted by S&B Environmental, LLC, has identified asbestos in specific on-site building materials. The asbestos survey has been completed as a separate document and is not provided as an appendix to this Combined Phase I and II ESA.

Lead-Based Paint

The presence or absence of lead-based paint (paint containing 0.5% lead by weight) can only be determined through the material analysis of paint samples. However, as the manufacture of lead-based paint (LBP) is known to have been regulated since 1978, a building's date of construction is often used to help assess the likelihood that LBP was used during initial tenant space construction and/or subsequent maintenance work. The presence of deteriorated paint is indicative of a potential health risk in that paint dust and chips could be inhaled and/or ingested.

A lead-based paint survey of the subject property's structures is not known to have been conducted. The dates of construction of the on-site buildings (late 1800s to mid-1900s) indicate that LBP is likely to have been used; however, in the absence of a LBP survey, no definitive statement can be made by this office regarding the presence or absence of LBP on the subject property.

Paint in poor condition was noted throughout all four on-site structures.

Floor Drains/Sumps/Conduits

Two connected floor drains, located in close proximity to each other, were observed in the basement of 47 Buena Vista Avenue. No staining, odors, or other evidence of contamination was noted in or near these drains. The outlet of this drainage system is unknown and the drains may discharge directly into on-site soils (the elevation of the drains suggests that a connection to the municipal sewer system would be difficult to accomplish). No other floor drains, sumps, or conduits to the subsurface were noted on the subject property during the site inspection (debris materials, however, made it impossible to fully examine all basement floor areas, especially in the building at 41 Buena Vista Avenue.)

Wastewater Discharges

With the exception of the sewage discharges discussed previously, no evidence of wastewater or other liquid discharges (including storm water) into drains, ditches, or streams on or adjacent to the property was observed during the site inspection.

Staining/Corrosion/Leaks

No evidence of corrosion, leaks, or staining indicative of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products onto the subject property (including on-site structures and paved areas) was observed during the site inspection. However, a significant amount of debris was encountered throughout the property, which could have obscured staining on floor surfaces.

Topographic Irregularities

No overt topographic irregularities (e.g., sinkholes or berms) indicative of the presence of non-natural materials (including debris) in the subsurface were noted on the subject property during the site inspection.

Vegetative Features

No overt areas of stressed or dying vegetation indicative of the presence of contaminants in surface or subsurface soils were noted on the subject property during the site inspection.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons exhibiting evidence (e.g., discolored water, distressed vegetation, obvious wastewater discharge) of holding liquids or sludge containing hazardous substances or petroleum products were noted during the inspection.

Surface Waters

Based on observations made during the site inspection, no surface water bodies are located on the subject property.

Odors

No unusual odors indicative of the presence of contamination were noted during the site inspection.

PCBs (Polychlorinated Biphenyls)

An inspection for the presence of equipment likely to contain PCBs was conducted by this office during the site inspection. PCBs were widely used in equipment such as transformers, capacitors, and hydraulic equipment until 1979 when the USEPA regulated their use in this capacity. No equipment likely to contain PCBs was noted on the subject property during the site inspection.

3.4.4 Observed Environmental Conditions on Adjoining Properties

No overt conditions judged by this office to pose a threat to the environmental integrity of the subject property were noted on adjoining properties during the site inspection.

4.0 PHASE II INVESTIGATION

4.1 Areas of Concern

The work described in this section was performed on specified portions of the subject property to address several potential areas of environmental concern identified during the initial Phase I investigation conducted by this office (see Sections 2.0 and 3.0 above). These areas of concern included potential impacts to subsurface soils from on-site PBS tanks, historic industrial and commercial uses of the property (including on-site printing and [possibly] dry cleaning operations), and activities at adjoining properties.

4.2 Summary of Services

In order to address the areas of concern specified in Section 4.1, above, the following services were conducted on January 4, 2005 by ESI on selected portions of the subject property:

- Extended eight soil borings and collected soil samples in the vicinity of the fuel oil tanks and other areas of the property potentially impacted by historic site usage;
- Collected a sediment sample from a floor drain at 47 Buena Vista Avenue and a sample of fill materials surrounding the 1,000-gallon tank located at 51 Buena Vista Avenue;
- Sampled soil gas at three distinct Site locations; and,
- Documented the on-site presence or absence of contamination through sampling and laboratory analysis of samples for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and/or RCRA metals (arsenic, barium, cadmium, chromium, mercury, lead, selenium, and silver).

The remainder of this Combined Phase I & II ESA details the fieldwork conducted by ESI on the Site (Section 4.3), documents the results of laboratory analysis of samples (Section 4.4), and presents ESI's conclusions and recommendations (Section 5.0).

4.3 Fieldwork Methodology

4.3.1 Site Preparation Services

Prior to the initiation of fieldwork, a request for a complete utility markout of the subject property was submitted by ESI as required by New York State Department of Labor regulations. Confirmation of underground utility locations was secured, and a field check of the utility markout was conducted prior to the extension of test pits.

4.3.2 Extension of Soil Borings

ESI personnel extended eight soil borings at various locations on the Site in the following locations: behind the building at 41 Buena Vista Avenue (HB-1); behind the building at 45 Buena Vista Avenue (HB-2 and HB-3), and in the vicinity of the 3,000-gallon tank located in the building's basement (HB-4 & HB-7); next to the basement floor drain at 47 Buena Vista Avenue (HB-5 & HB-6); and, at the western portion of the basement at 51 Buena Vista Avenue (HB-8). A Fieldwork Map indicating boring locations and associated selected site features is provided on page 5.

All manual soil borings were extended by ESI personnel using a hand-held, direct-push sampling spoon equipped with a slide hammer and disposable acetate sleeves (used to prevent the cross contamination of soil samples). Sampling was conducted at each boring location at two-foot intervals to a depth of two to ten feet below grade. The sampling spoon was decontaminated prior to the initiation of fieldwork and after the collection of each sample. Decontamination procedures were consistent with established and NYSDEC protocols.

A MiniRAE 2000 (Model PGM 7600) photo-ionization detector (PID) was utilized by ESI personnel to screen all encountered material for the presence of any volatile organic vapors where appropriate. Prior to the initiation of fieldwork, this PID was properly calibrated to read parts per million calibration gas equivalents (ppm-cge) of isobutylene in accordance with protocols set forth by the equipment manufacturer.

An assessment of subsurface soil characteristics, including soil type, the presence of foreign materials, field indications of contamination (e.g., unusual coloration patterns, or odors), and instrument indications of contamination (i.e., PID readings) was made by ESI personnel during the extension of each soil boring. ESI personnel maintained independent field logs documenting physical characteristics, PID readings, and any field indications of contamination for all encountered material at each boring location. Relevant information from ESI logs for each boring location is summarized in Table 4, located in Appendix E.

Subsurface soils encountered at the Site during the extension of the soil borings generally consisted of fine light brown sandy soil layers with traces of clay and varying moisture content. Groundwater was not encountered during the extension of the soil borings.

4.3.3 Sample Collection

Materials were collected from each sampling location where appropriate and notations were made regarding the sampled material's physical characteristics. At each sample location a sufficient volume of material was collected for the known required analyses and for any potential additional analyses. All soil samples were obtained in a manner consistent with NYSDEC sample collection and decontamination protocols. Decontaminated stainless steel trowels and dedicated gloves were used at each sample location to place soil and/or sediment material into jars pre-cleaned at the laboratory. Prior to the collection of each material sample, the sample collection instrument was decontaminated to avoid cross-contamination between samples

A grab sample was collected near the 1,000-gallon tank at 51 Buena Vista Avenue by breaking a hole at the base of the concrete retaining wall and partially exposing the tank side and the surrounding fill material. A grab sample of sediment from the drain at 47 Buena Vista Avenue was obtained by directly removing material that had accumulated at the bottom of the drain elbow.

Soil gas samples were collected from three of the boring locations: next to the floor drain in the basement floor of 47 Buena Vista Avenue (HB-5 SG), and near the loading dock area behind the building at 45 Buena Vista Avenue (HB-2 SG & HB-3 SG). Soil gas was collected by inserting a hollow, 1.5" diameter steel rod with an expendable tip into the boring, removing the tip, and lowering an air-stone attached to ¼" Teflon tubing into the rod to the invert of the boring. The rod was then removed, clean silica sand was used to fix the air-stone in place, and the boring was be sealed using a non-VOC containing caulk, in order to prevent the infiltration of surface air. Each soil-gas boring was purged for at least a period of five minutes, using a GilAir 3 air-sampling pump, at a rate of approximately 4 liters/minute. Soil-gas samples were collected into individual 1-liter Tedlar air-sampling bags.

All sample containers were placed in a cooler immediately after sample collection and were maintained at cool temperatures prior to transport to the laboratory. The soil samples were transported the following day via courier to York Analytical Laboratories, Inc., a New York State Department of Health-certified laboratory (ELAP Certification Number 10854) for chemical analyses. Appropriate chain-of-custody procedures were followed.

4.4 Laboratory Analysis

Submission of samples for laboratory analysis was based on the known and suspected historic usage of the subject property, and on observations made by ESI personnel, including the presence or absence of elevated PID readings, unusual odors, discoloration, or, any other unusual patterns.

4.4.1 Terminology

Guidance Levels

The term "guidance level," as defined in this Combined Phase I & II ESA, refers to the concentration of a particular contaminant above which remedial actions are considered more likely. The overall objective of setting guidance levels is to assess the integrity of on-site soils relative to conditions which are likely to present a threat to public health or the environment, given the existing and probable future uses of the site. On-site soils with contaminant levels exceeding these guidance levels are considered more likely to warrant remediation. No independent risk assessment was performed as part of this investigation.

The guidance levels identified for petroleum hydrocarbons and metals in soils are based on "recommended cleanup objectives" contained in the NYSDEC's Technical and Administrative Guidance Memorandum #4046 (TAGM 4046), dated January 24, 1994, as modified by subsequent NYSDEC memoranda. All data have been analyzed in accordance with applicable TAGM standards and all detected compounds with their respective guidance levels are provided in the data summary tables.

Background Levels

The term "background level", as defined in this Combined Phase I & II ESA, is the concentration of a particular metal that is known to naturally occur in soils located in the eastern United States. The overall objective of setting background levels for metals is to assess the concentrations of metals in on-site soils relative to those that are naturally occurring. On-site soils with metal concentrations exceeding these background levels are considered more likely to have been affected by anthropogenic contributions. The background levels for metals provided in this Combined Phase I & II ESA are based on TAGM 4046. Refined petroleum hydrocarbons are not naturally occurring; therefore, no discussion of background levels for these compounds is appropriate.

4.4.2 Laboratory Analysis and Discussion of Findings

Provided below is a summary of laboratory analyses of samples. Analyte concentrations for soil/sediment are reported (as appropriate) in parts per billion, ppb (µg/kg) and parts per million, ppm (mg/kg), and soil gas analytes are reported in parts per billion-volume, ppbv. Laboratory data are summarized in tables located in Appendix E and a complete copy of the Laboratory Report is included as Appendix F. Recommendations regarding laboratory data are located in Section 5.0, Conclusions and Recommendations.

Soil and Sediment Samples

VOCs

Soil samples G-1, HB-1 (0-2'), HB-3 (0-2'), HB-3 (2-4'), HB-4 (4-6'), HB-6 (0-2'), HB-7 (8-10'), HB-8 (0-2'), and were submitted for analysis of VOCs using USEPA Method 8021 plus MTBE (See Table 5). Very low levels of 1,2,4-trimethylbenzene (peak concentration of 11 ppb, guidance level of 10,000 ppb) and 1,3,5-trimethylbenzene (peak concentration of 16 ppb, guidance level of 3,300 ppb) were detected in both samples from at HB-3, collected from an exterior area having a slight petroleum odor. No other VOCs were detected in any of the other samples.

PAHs

Samples G-1 and HB-4 (4-6') were submitted for analysis of PAHs using USEPA Method 8270 (See Table 6). Benzo (k) fluoranthene was detected at 280 ppb, slightly above the guidance level of 220 ppb, in sample G-1. Several other PAHs were detected in this sample at concentrations below guidance levels. No PAHs were detected at HB-4.

RCRA Metals

Samples G-2, HB-1 (0-2'), and HB-6 (0-2'), were submitted for analysis of RCRA metals (see Table 7). Elevated levels of metals were detected in all three locations, with peak concentrations occurring in sample G-2 (drain sediment) : cadmium (peak concentration 14.7 ppm, guidance level 1 ppm) was detected at HB-1 (0-2') and G-2; chromium (peak concentration 27.3 ppm, guidance level 10 ppm) was detected at all three locations; mercury (peak concentration 1.31 ppm, guidance level 0.1 ppm) was detected at B-1 (0-2') and G-2; and elevated levels of arsenic (16.1 ppm, guidance level 7.5 ppm), lead (2360 ppm, guidance level 400 ppm), and silver (111ppm, guidance level not established) were detected at G-2. Low levels of barium were detected in all samples. No selenium was detected in any sample.

Soil Gas Samples

Soil gas sample HB-5 SG was submitted for laboratory analysis of VOCS using USEPA Method TO-14. Toluene was detected at a concentration of 1.1 ppbv (equivalent to 4.22 mg per cubic meter). No other VOCs were detected.

Discussion of Results

High metals concentrations in sediment sample G-2 are consistent with industrial discharges to the floor drain. Significantly lower metal concentrations detected in HB-6 (0-2'), located adjacent to the drain, suggest that soil in the vicinity of the drain may not have been impacted by these discharges; available data, however, do not document the integrity of downgradient soils. Low-level metal exceedences at HB-1 and HB-6 are likely to represent native soil conditions or possible contributions from fill materials.

Very low levels of 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene at HB-3 indicate that a minor release of petroleum has occurred at the rear of 45 Buena Vista Avenue but support the conclusion that subject property soils have not been significantly impacted. The absence of VOCs in other soil samples, and the absence of significant VOC concentrations in soil-gas, suggest that subsurface soils have not been significantly impacted by historic on- or off-site activities or by releases from either on-site storage tank. Low level PAH concentrations at G-1 are likely to be indicative of contributions from fill materials.

5.0 CONCLUSIONS AND RECOMMENDATIONS

A Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations of ASTM Practice E 1527-00 on the approximately 0.5-acre property located at 41-51 Buena Vista Avenue, City of Yonkers, Westchester County, New York, as described in Section 2.0, above. In addition to the Phase I assessment, a limited Phase II investigation of specified portions of the subject property was conducted in order to further investigate on-site environmental conditions. This Combined Phase I and Phase II Environmental Site Assessment (Combined Phase I & II ESA) has revealed no evidence of potential recognized environmental conditions in connection with the property with the exception of the items detailed below. With respect to these conditions, the following recommendations (in **bold**) are made. Cost estimates for proposed investigations and/or remedial actions are provided in *italics* where appropriate.

1. Information obtained during a review of historic maps and municipal records indicates that current and former on-site buildings were constructed between the late 1800s and the mid-1900s and have been used for a variety of light industrial and commercial uses, including printing and (possibly) dry-cleaning operations. These historic site activities may potentially have impacted subject property soils and/or groundwater.

   No further investigation of historic records is recommended (see Paragraphs 2 through 4, below.)

2. High metals concentrations in sediment sample G-2 are consistent with industrial discharges into the floor drain at 47 Buena Vista Avenue. The drain's elevation relative to the roadway suggests that the drain may discharge directly or indirectly into a drywell or other on-site location. If the floor drain discharges directly to subsurface soils, the drain is likely to be considered by the USEPA as a Class V underground injection control (UIC) well. If classified as a UIC well the operation of this drain would not be in compliance with federal UIC regulations (40 C.F.R. part 124 and parts 144-147).

   It is recommended that a determination be made as to the terminus of the floor drain system and that a determination be made as to the need for USEPA involvement in this matter. If this drainage system is determined to be an UIC well, then the it should be properly closed in accordance with USEPA guidelines. If possible, soil and groundwater in the immediate area of the drain terminus should be sampled to document the presence or absence of metal and/or hydrocarbon contamination.

   Estimated cost of additional investigation: $4,000

   Industrial discharges to on-site floor drains may have impacted subsurface soils surrounding the drainageway or in and around any on-site drywell. Excavation of any such impacted soils may generate materials requiring special handling and disposal as regulated wastes.

   No further investigation is recommended at this time. Any suspect soil exposed during future site development activities should be analyzed for potential soil contaminants and be managed in accordance with applicable regulations.

   Estimated cost of remediation: $20,000 - $60,000 (upper range in the event of soil contamination)

3. A 3,000-gallon and 1,000-gallon fuel-oil underground storage tanks (USTs) are located on the subject property. Laboratory data and fieldwork observations support the conclusion that no significant releases have occurred from these tanks. Future releases, however, could potentially impact the subject property. Both tanks are inactive and should be removed from the subject property.

   No further investigation is recommended. On-site USTs should be removed from the subject property according to applicable local regulations, including the testing of soils located directly beneath the tank inverts, and an updated PBS registration form should be submitted to the Westchester County Department of Health.

4. Laboratory data support the general conclusion that historic on- and off-site activities have not significantly impacted the subject property. Given the limited extent of the Phase II investigation, however, contaminated media may be exposed during site development activities. Specific attention should be given to soils excavated near the adjoining automotive repair facility to the south, a known PBS facility and the site of a closed spill event (low-level concentrations of toluene in soil gas may potentially be related to painting activities at this property). Soils exposed during site development activities could potentially require further investigation and may need to be handled and/or disposed of as regulated materials.

   No further investigation is recommended at this time. Any suspect soil exposed during future site development activities should be analyzed for potential soil contaminants and be managed in accordance with applicable regulations.

5. Asbestos containing materials (ACMs) have been identified on the property.

   It is recommended that any positively identified ACM be removed in accordance with applicable regulations prior to the demolition of on-site structures.

6. A significant quantity of debris is present in all on structures. Some of these materials may require special handling do to the presence of ACMs, lead-based paint, or other regulated materials.

   It is recommended that all debris materials be segregated into appropriate waste streams (i.e., those which can be disposed of as solid waste and those which require special handling) and be disposed of in accordance with applicable regulations.

7. The dates of construction of the on-site buildings (late 1800s to mid-1900s) indicate that lead-based paint (LBP) is likely to have been used; however, in the absence of a LBP survey, no definitive statement can be made by this office regarding the presence or absence of LBP on the subject property. Paint in poor condition was noted throughout the subject property.

   It is recommended that any suspect material encountered during maintenance, renovation, or demolition activities be tested for lead, or be treated as though it contained these lead in the absence of analytical data. All maintenance, renovation, or demolition activities should be conducted in accordance with applicable regulations.

6.0 SOURCES OF INFORMATION

6.1 Maps and Documents

Environmental FirstSearch Report, FirstSearch Technology Corporation, December 21, 2004.

Geologic Map of New York, (dated 1970, reprinted 1995) and Surficial Geologic Map of New York, (dated 1989), Lower Hudson Sheets, published by the University of the State of New York, available from the New York State Museum, Albany, NY.

New York State Department of Environmental Conservation Freshwater Wetlands Map of the Yonkers, Quadrangle, dated 1973 second edition.

Sanborn Fire Insurance Company Maps dated 1886, 1889, 1917, 1942, 1951, 1956, 1957, 1971, 1973, 1978, 1989, and 1991.

United States Department of Agriculture Soil Conservation Service's Soil Survey for Putnam & Westchester Counties, dated 1986.

United States Department of the Interior National Wetlands Inventory Map of the Yonkers, New York – New Jersey Quadrangle, dated March 1984.

United States Geological Survey Topographic Map of the Yonkers, New York-New Jersey Quadrangle, dated 1966, (photorevised 1979).

5.2 Local Agency Records

City of Yonkers Assessor's Office computerized records, reviewed December 27, 2004.

City of Yonkers Building Department records, reviewed December 27, 2004.

APPENDIX A

Site Photographs

PHOTOGRAPHS

1. View of subject property from Buena Vista Avenue (51 to 41 left to right)

2. Western side of subject property seen from other side of adjoining railroad tracks

PHOTOGRAPHS

3. **Third floor of 51-49 Buena Vista Avenue**

4. **Vaulted 1,000-gallon aboveground storage tank in basement of 51-49 Buena Vista Avenue**

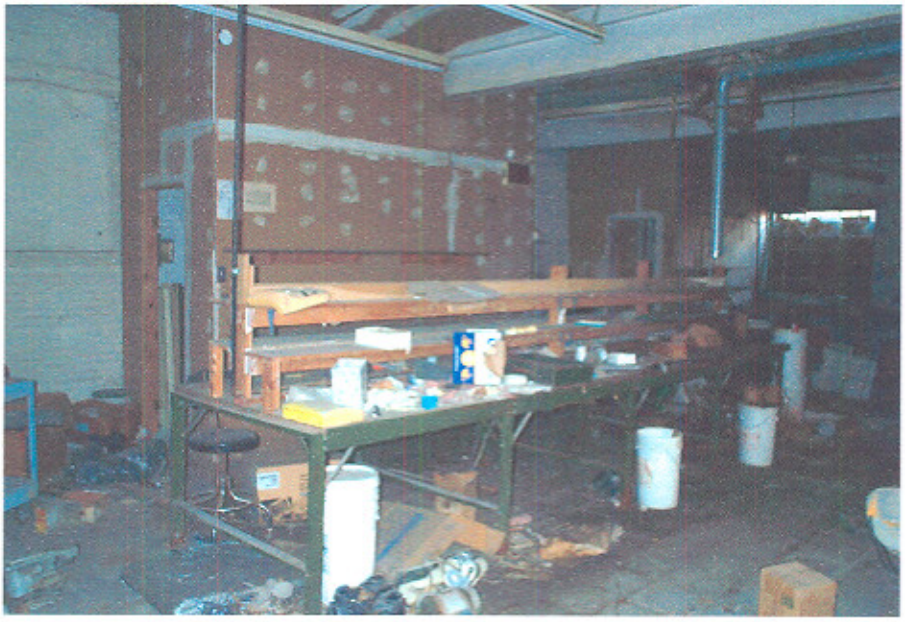
PHOTOGRAPHS

5. Basement of 47-45 Buena Vista Avenue where printing equipment was encountered

6. Floors drain in basement of 47-45 Buena Vista Avenue

PHOTOGRAPHS

7. Area of vaulted 3,000-gallon aboveground storage tank in basement of 43 Buena Vista Avenue (tank is entirely covered, fill port indicated by arrow)



8. First floor of 43 Buena Vista Avenue

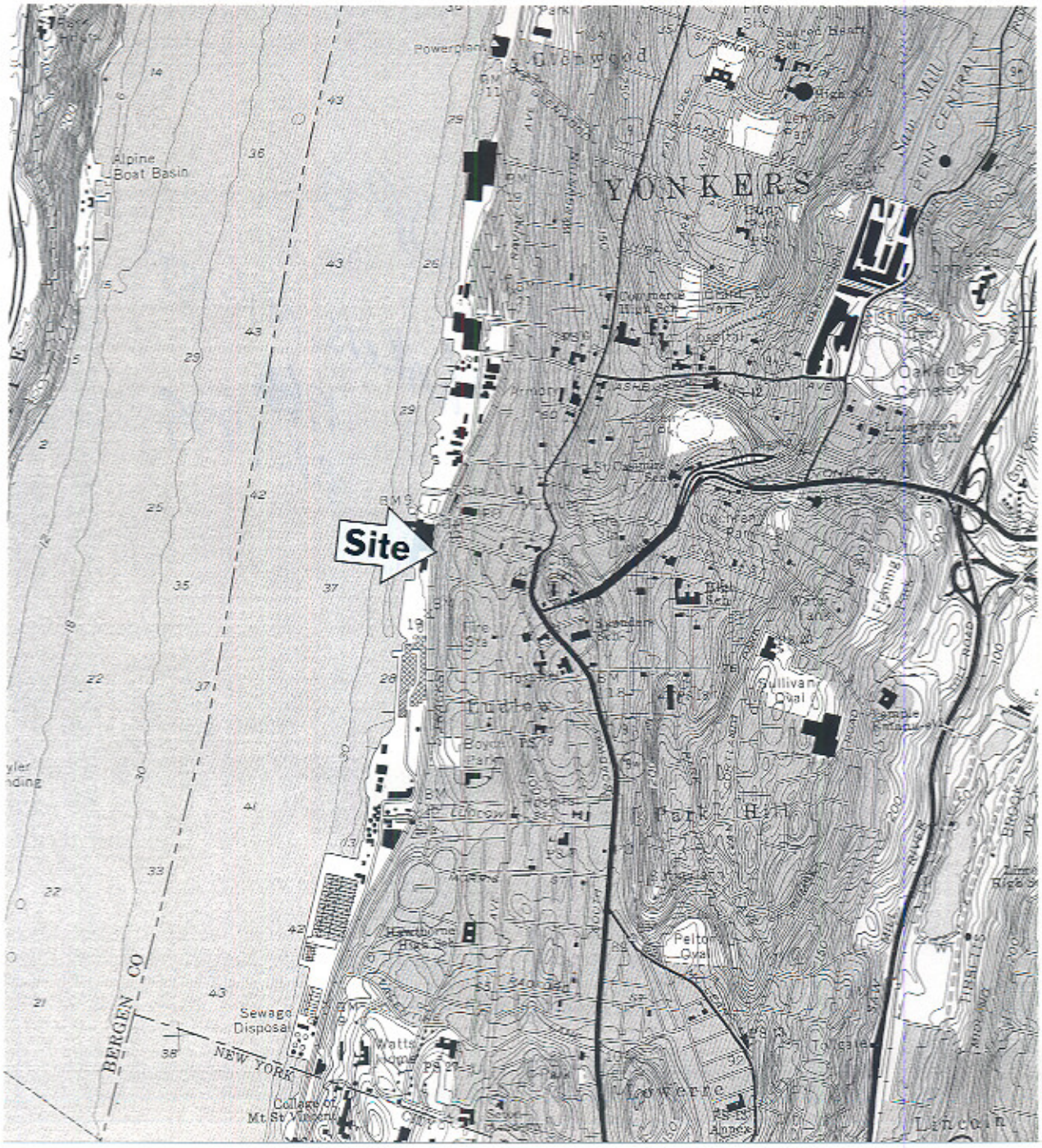
PHOTOGRAPHS

9. 41 Buena Vista Avenue basement

10. Area between 47-43 and 41 Buena Vista Avenue, northern side of 47-45 structure

APPENDIX B

Topographic Map



Source: U.S. Department of the Interior Geological Survey Topographic Map of the Yonkers, NY-NJ Quadrangle, dated 1966 (photorevised 1979)

U.S.G.S. Topographic Map
41-51 Buena Vista Avenue
City of Yonkers
Westchester County, New York

N

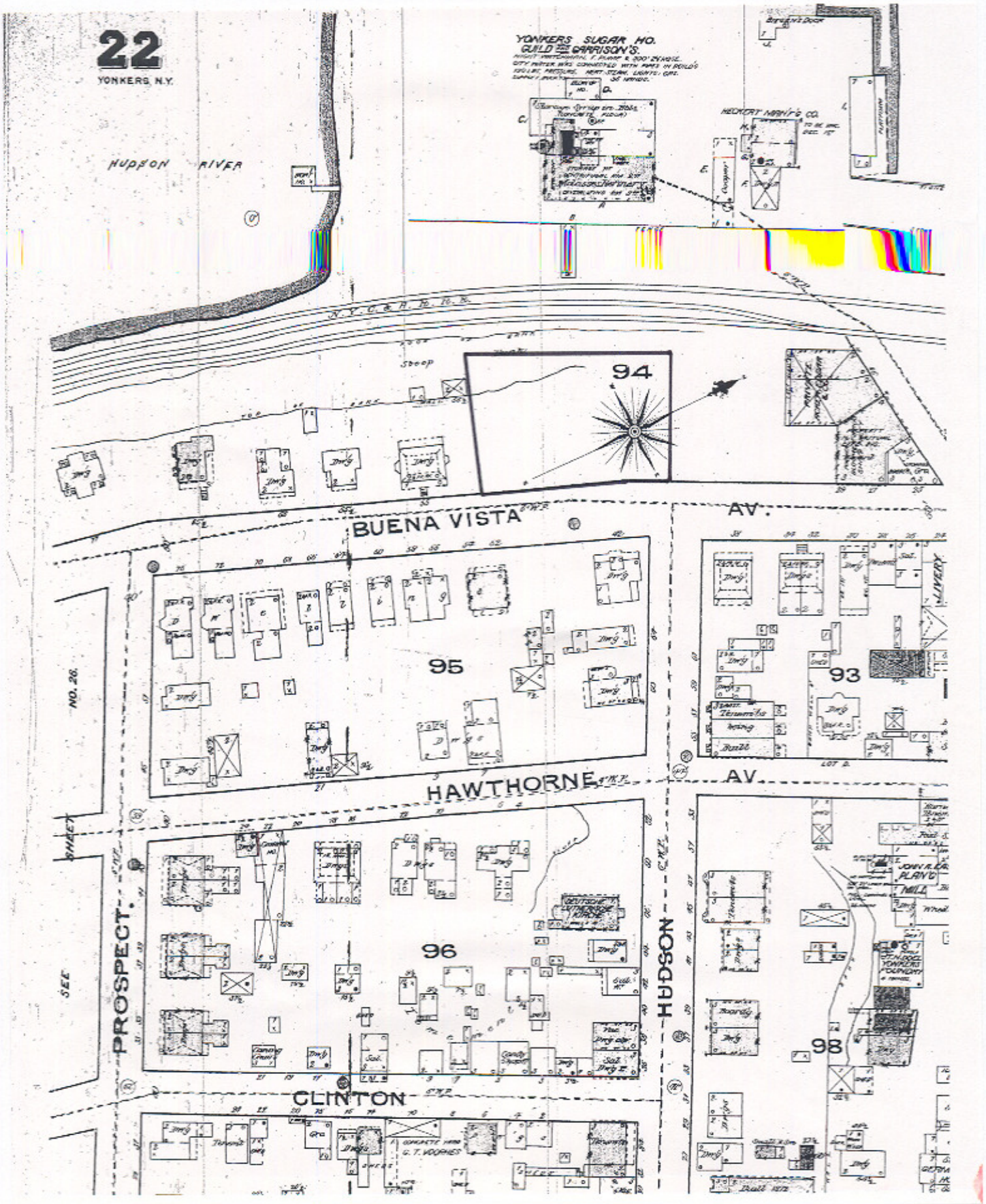
ESI File: SY04190.20R

Date: January 2005

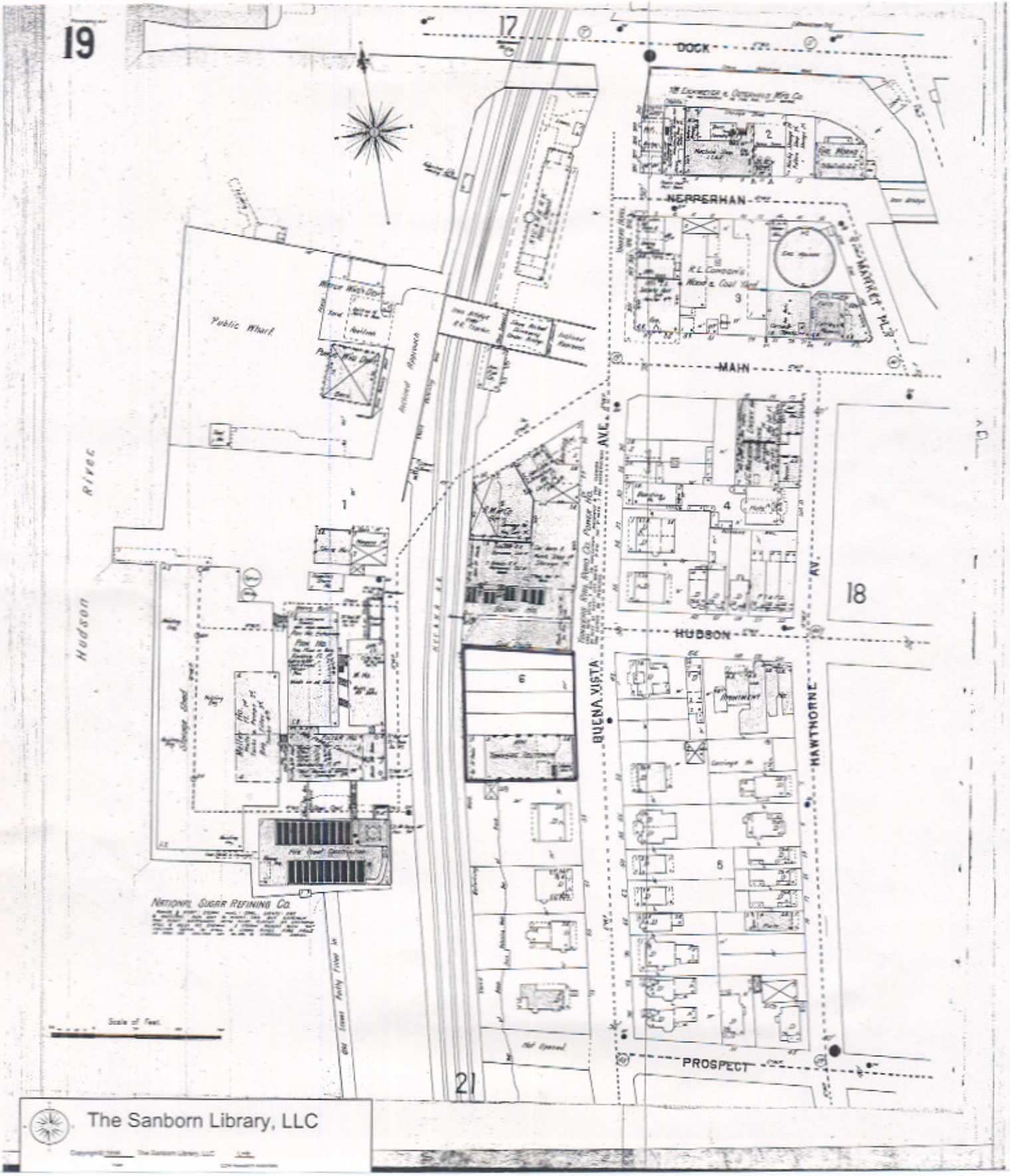
Scale: 1:24000

APPENDIX C

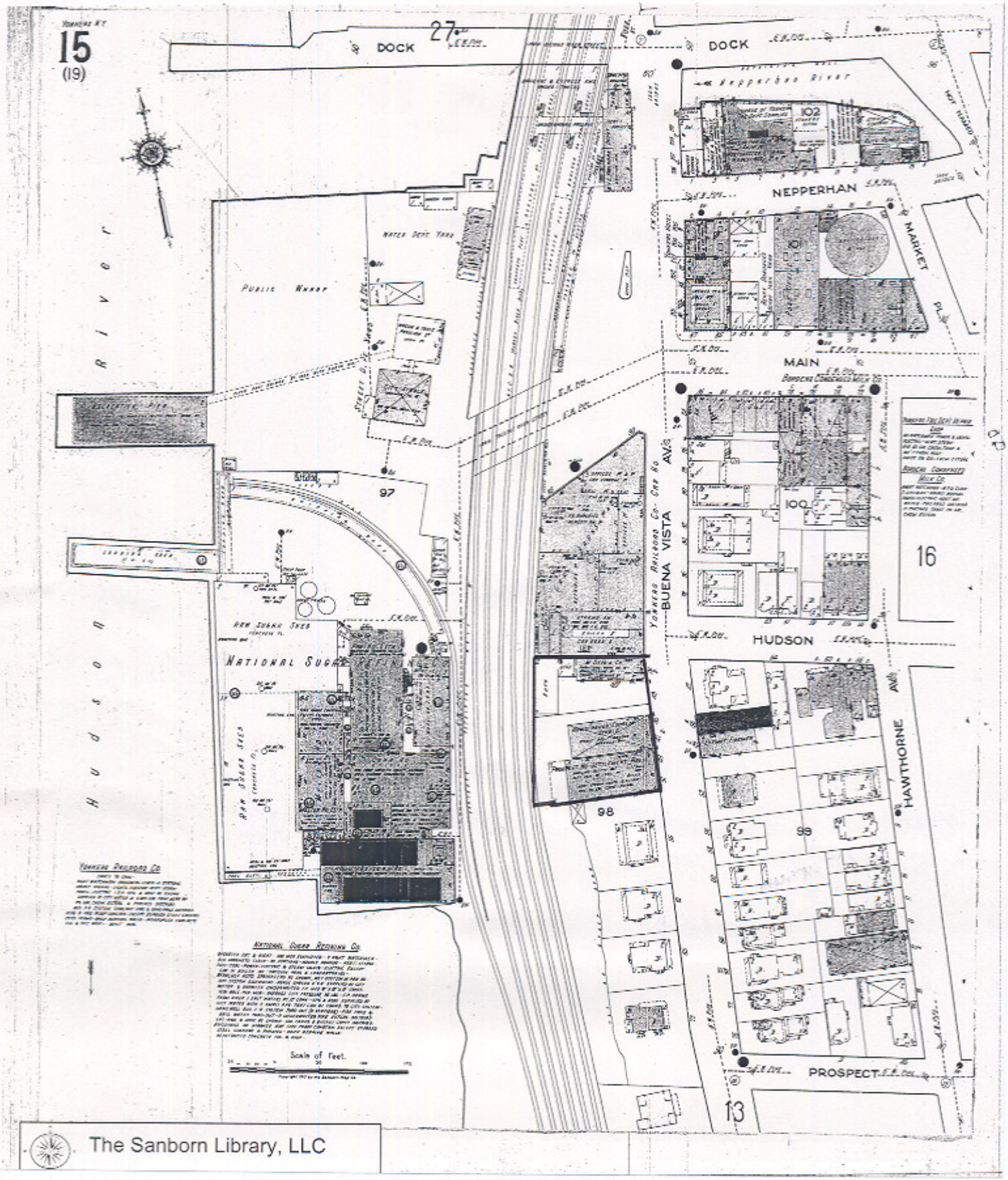
Sanborn Fire Insurance Maps



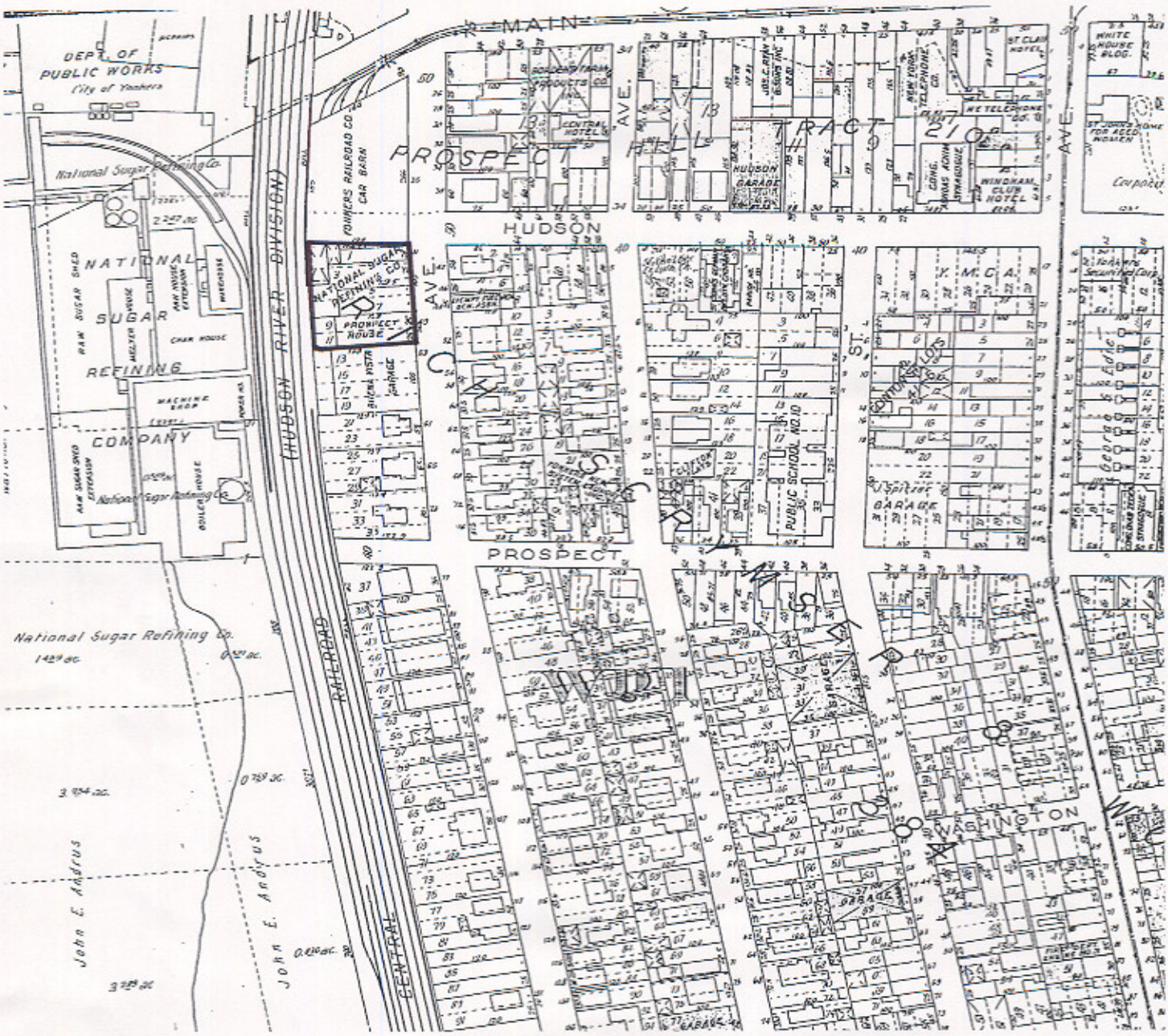
Sanborn Fire Insurance Company Map – 1886



Sanborn Fire Insurance Company Map – 1898

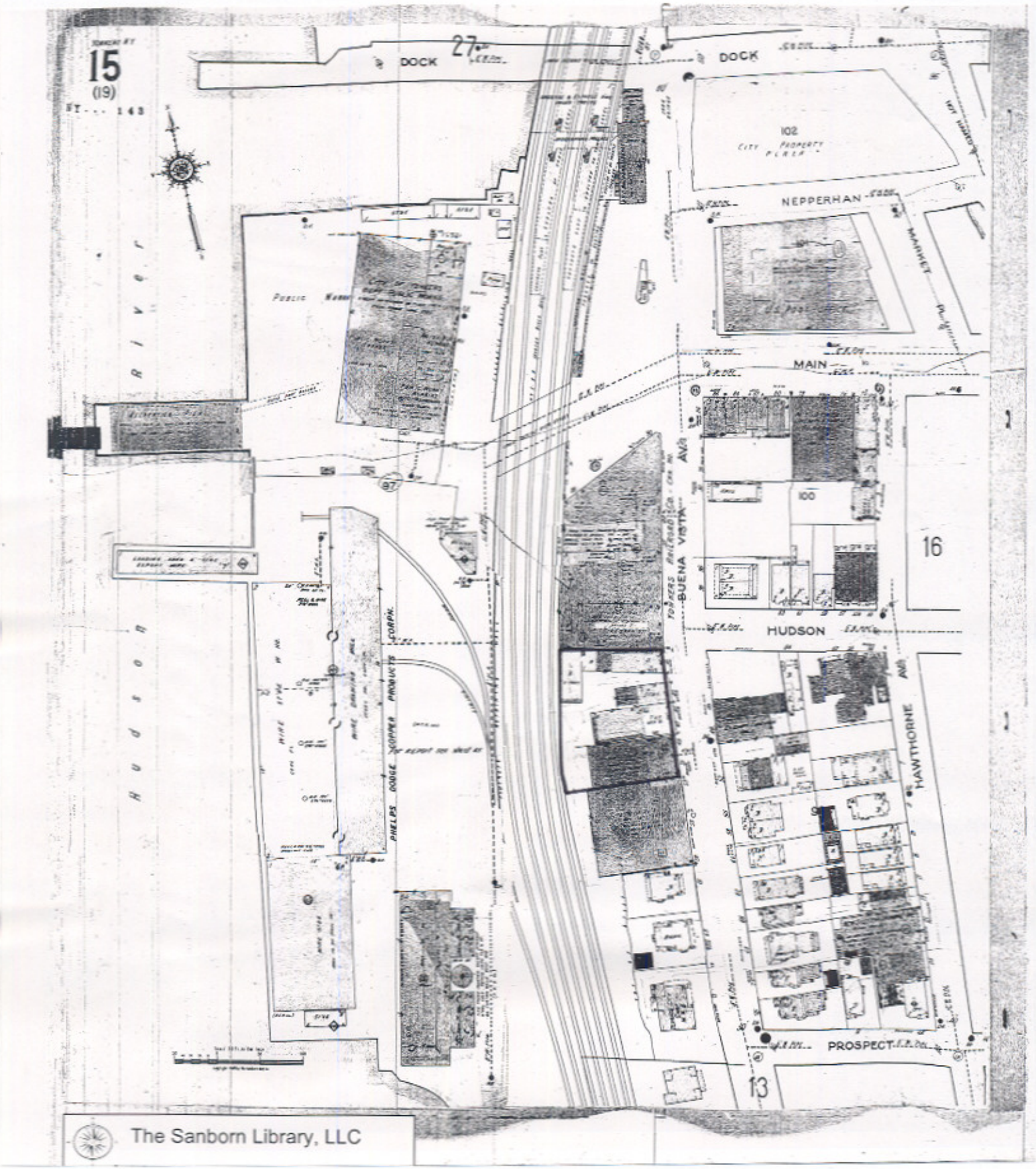


Sanborn Fire Insurance Company Map – 1917

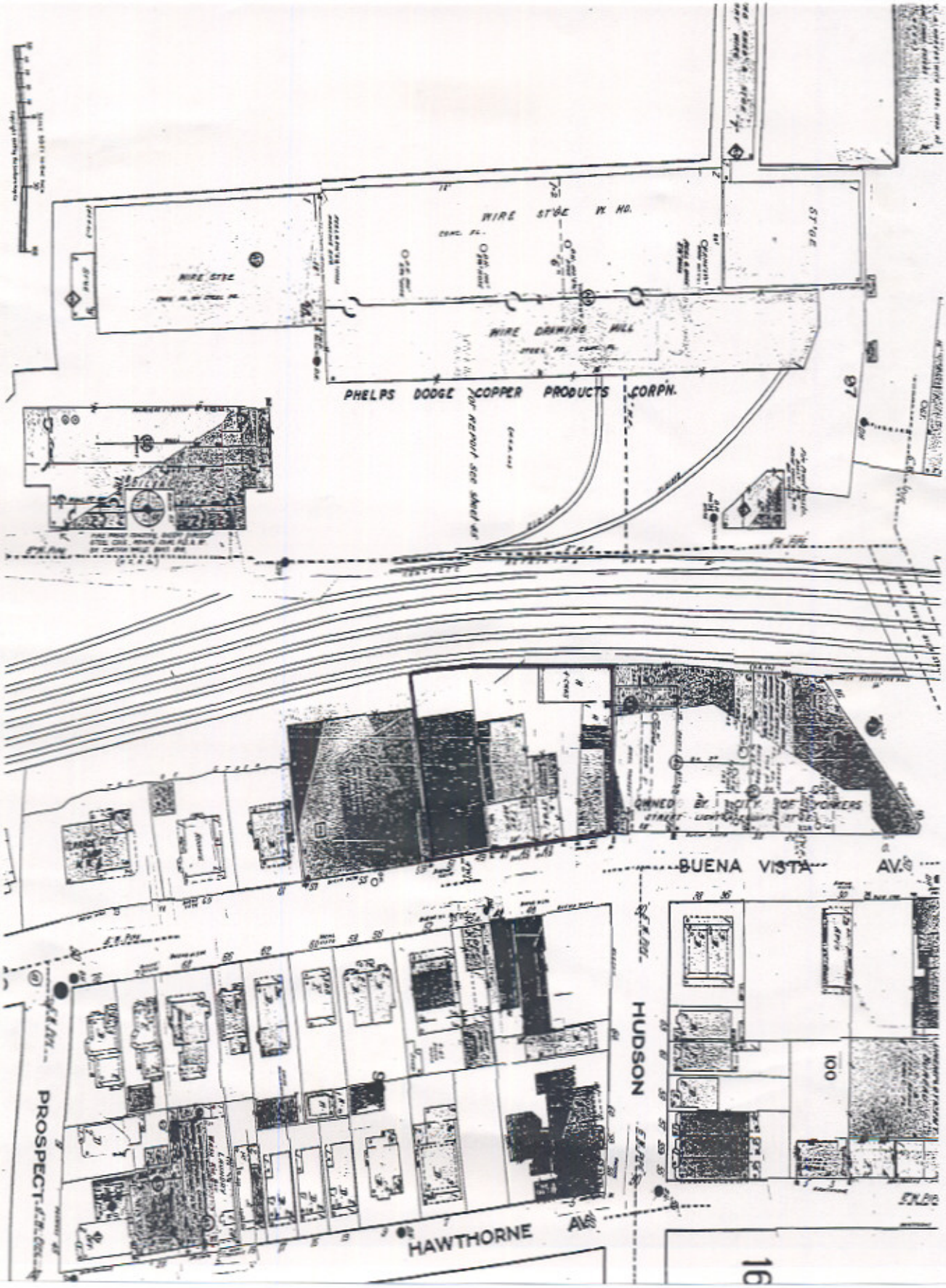


1942

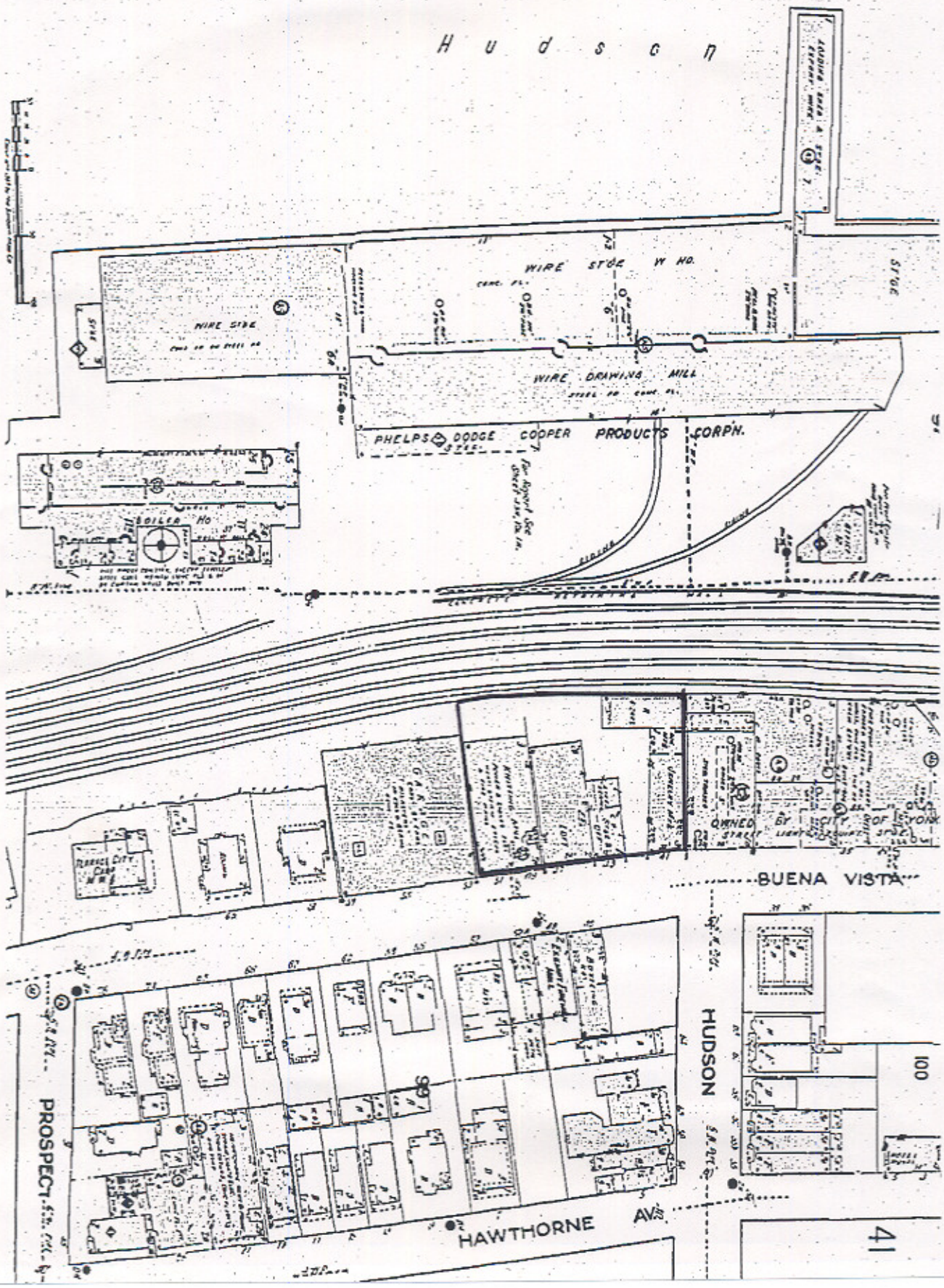
Sanborn Fire Insurance Company Map – 1942



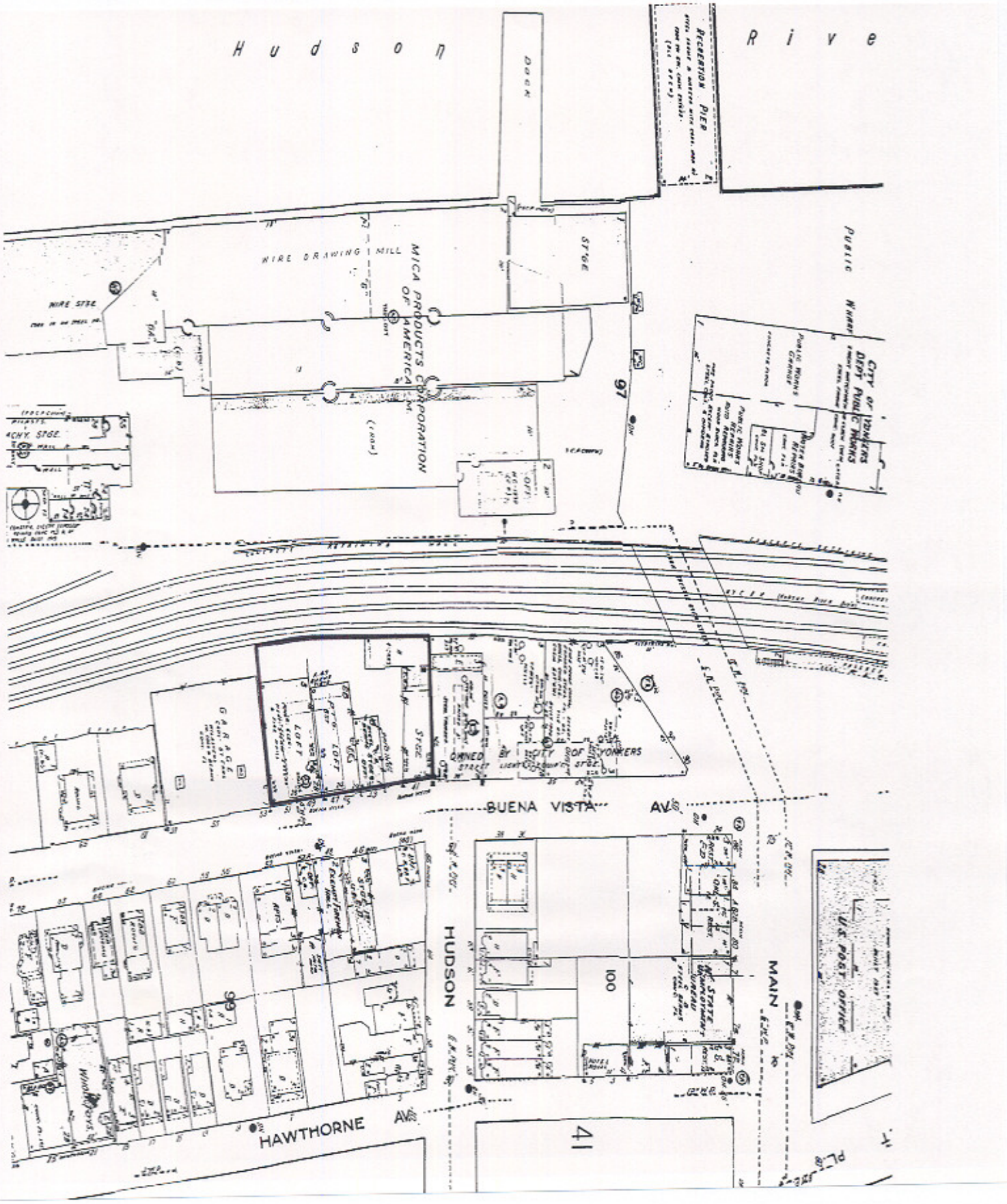
Sanborn Fire Insurance Company Map – 1951



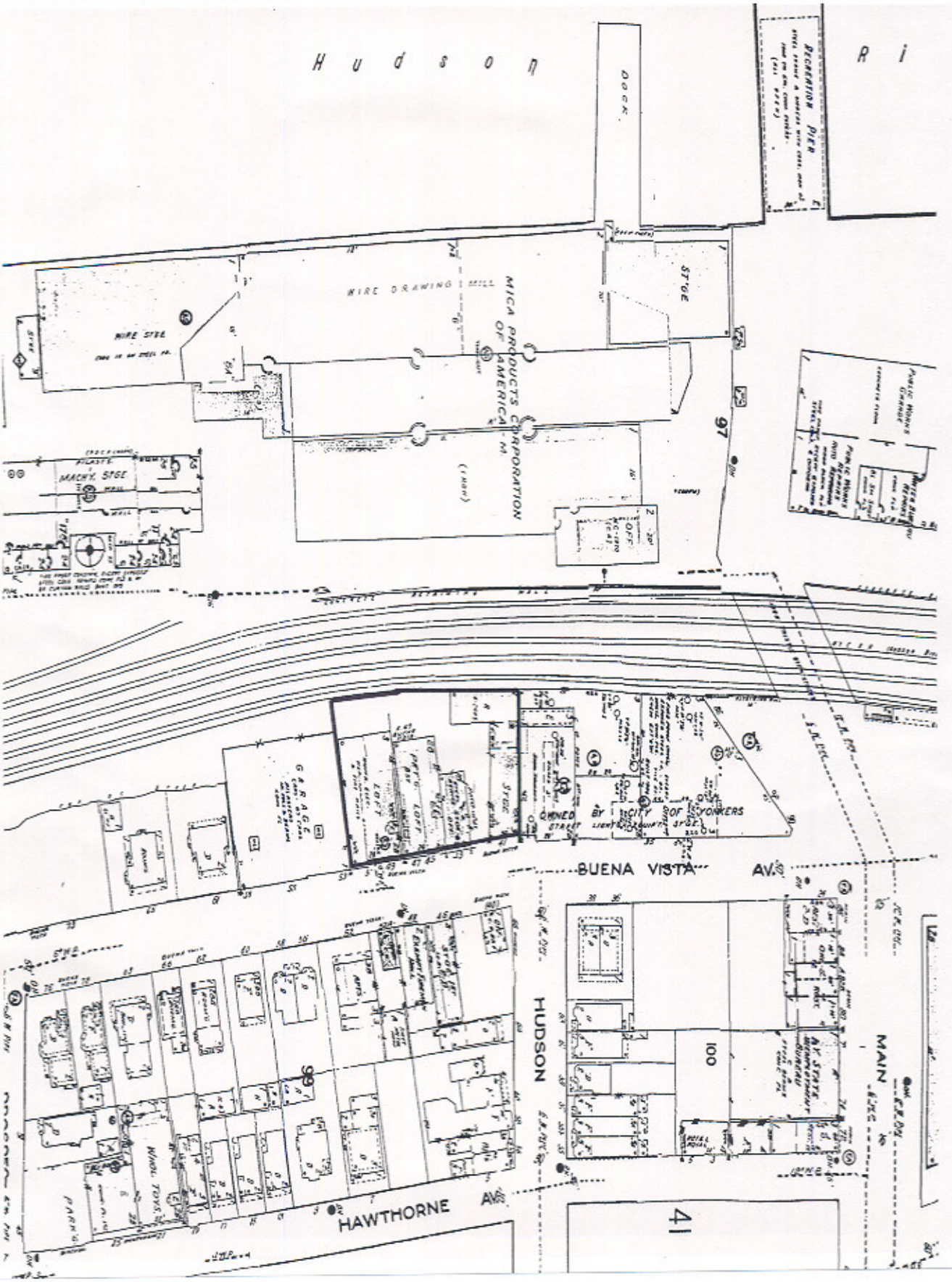
Sanborn Fire Insurance Company Map – 1956



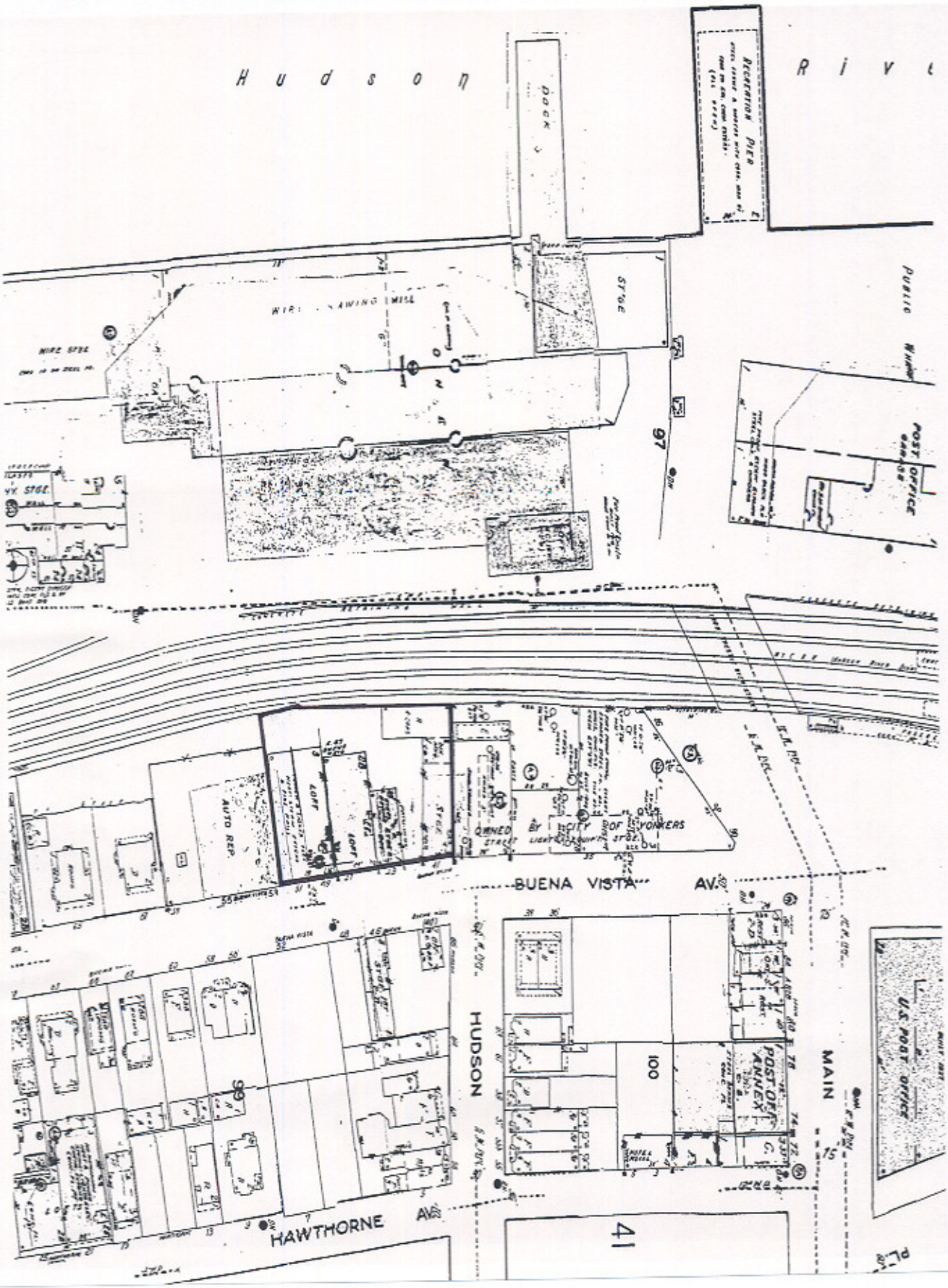
Sanborn Fire Insurance Company Map – 1957



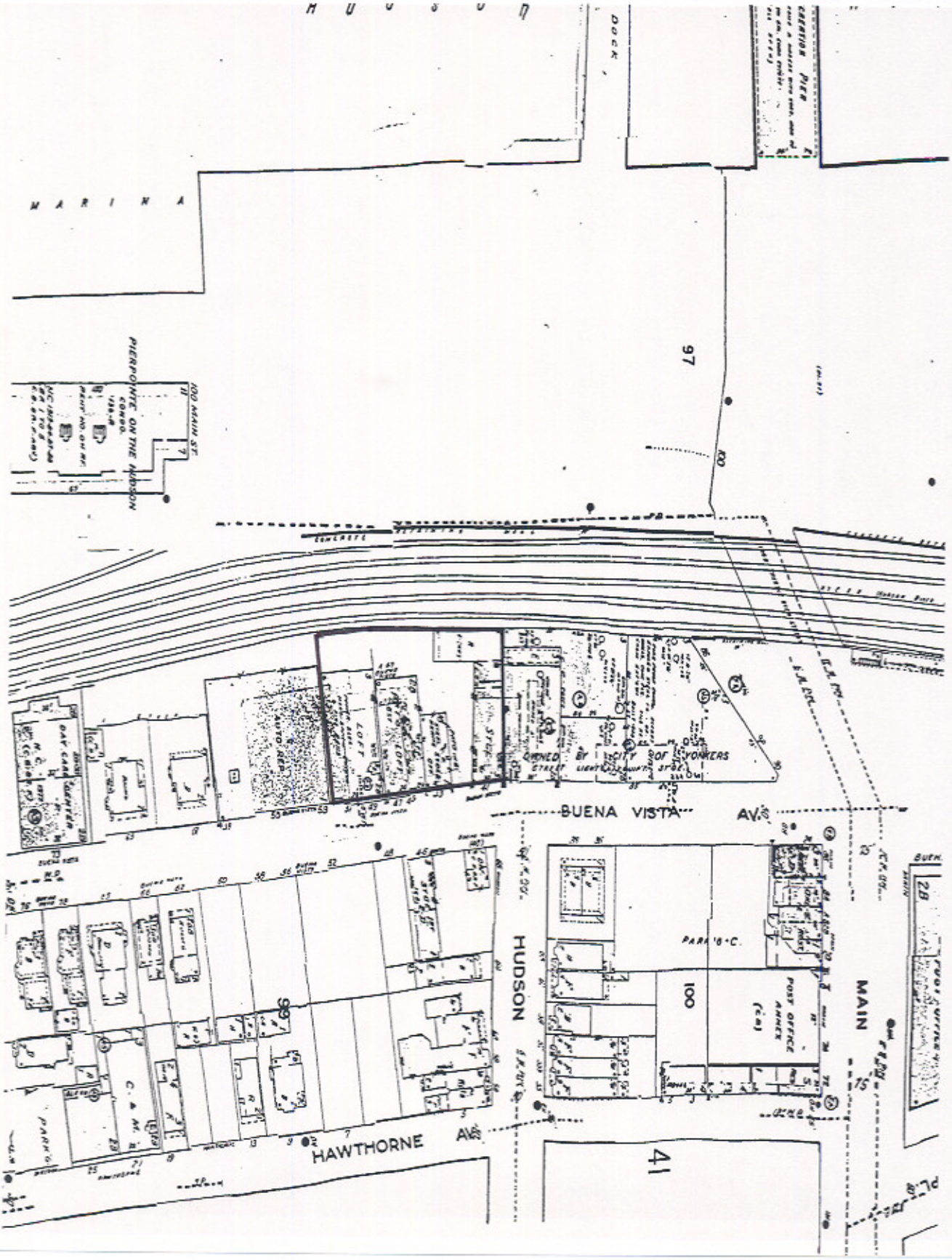
Sanborn Fire Insurance Company Map – 1971



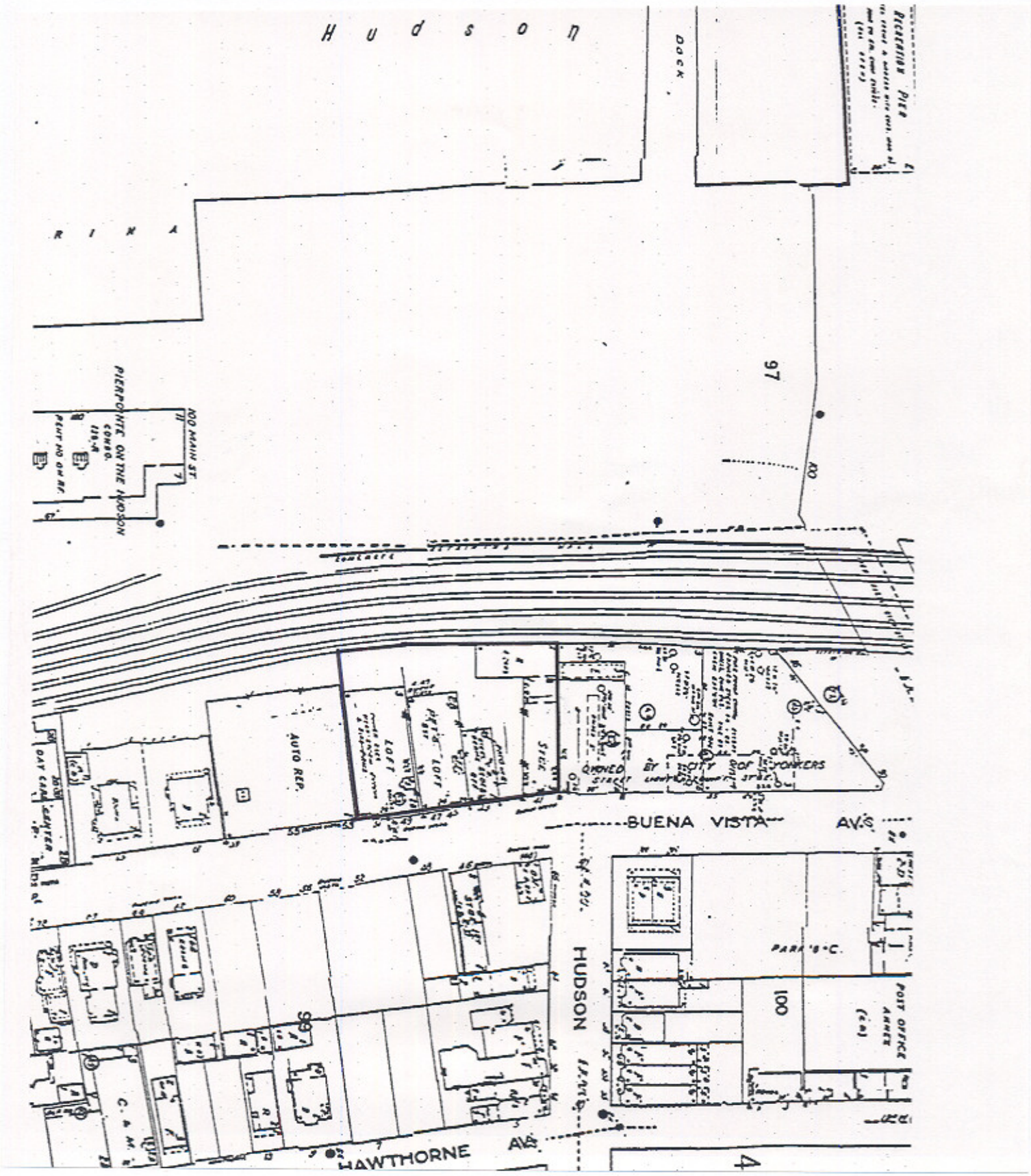
Sanborn Fire Insurance Company Map – 1973



Sanborn Fire Insurance Company Map – 1978



Sanborn Fire Insurance Company Map – 1989



Sanborn Fire Insurance Company Map – 1991

APPENDIX D

Regulatory Review

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

41-51 BUENA VISTA AVE

YONKERS NY 10701

Job Number: SY04190.20

PREPARED FOR:

Ecosytems Strategies, Inc.

24 Davis Avenue

Poughkeepsie, NY 12603

12-21-04

Tel: (781) 551-0470 *Fax: (781) 551-0471*

Environmental FirstSearch
Search Summary Report

Target Site: 41-51 BUENA VISTA AVE
YONKERS NY 10701

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-12-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	09-13-04	0.50	0	0	0	1	-	0	1
NFRAP	Y	06-23-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	09-12-04	1.00	0	0	0	0	0	0	0
RCRA COR	Y	09-12-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-12-04	0.12	0	0	-	-	-	0	0
RCRA NLR	Y	07-12-04	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-03	0.12	0	0	-	-	-	0	0
NPDES	Y	10-17-04	0.12	0	0	-	-	-	0	0
State Sites	Y	10-01-04	1.00	0	0	0	0	1	0	1
Spills-1990	Y	12-08-04	0.25	0	7	32	-	-	0	39
Spills-1980	Y	10-18-00	0.25	0	2	4	-	-	0	6
SWL	Y	01-01-04	0.50	0	0	0	0	-	0	0
Permits	Y	05-01-99	0.12	0	0	-	-	-	0	0
Other	Y	01-01-02	0.50	0	0	0	1	-	0	1
REG UST/AST	Y	01-01-02	0.12	0	2	-	-	-	0	2
Leaking UST	Y	12-08-04	0.25	0	4	9	-	-	0	13
- TOTALS -				0	15	45	2	1	0	63

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	12-21-04	**Search Type:**	COORD
Requestor Name:	Joel Sholtes	**Job Number:**	SY04190.20
Standard:	ASTM		**Filtered Report**

TARGET ADDRESS: 41-51 BUENA VISTA AVE
YONKERS NY 10701

Demographics

Sites: 63 **Non-Geocoded:** 0 **Population:** NA

Radon: OF THE 15 HOMES TESTED, THE AVG. PCI/L LEVEL WAS 3.1

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-73.903028	-73:54:11	**Easting:**	592352.971
Latitude:	40.933506	40:56:1	**Northing:**	4531743.132
			Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
07620	ALPINE	NJ	0.99 NW	N
10703	YONKERS	NY	0.57 NE	Y
10705	YONKERS	NY	0.38 SW	Y

Services:

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

TOTAL: 63 **GEOCODED:** 63 **NON GEOCODED:** 0 **SELECTED:** 6

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
38	*UST*	*J V REALTY CORP* *PBS3-185531/ACTIVE PBS FACILITY*	*45-47 BUENA VISM AVE* *YONKERS NY 10701*	*0.01 NW*	*1*
18	*SPILLS*	*BUENA VISTA GARAGE* *9212573/CLOSED 04/05/1993*	*53 BUENA VISTA AVE.* *YONKERS NY 10701*	*0.01 SW*	*2*
18	*UST*	*AVET COACH CORP* *PBS3-600383/ACTIVE PBS FACILITY*	*53 BUENA VISTA AVE* *YONKERS NY 10701*	*0.01 SW*	*3*
19	LUST	CITY OF YONKERS 0107061/CLOSED 11/23/2001	55-57 HUDSON ST YONKERS NY 10701	0.05 NE	N/A
15	SPILLS	APT BLDG 9200442/CLOSED 04/15/1992	5 HAWTHORNE AVE. YONKERS NY 10701	0.05 NE	N/A
30	SPILLS	POLE #4 9805555/CLOSED 08/04/1998	44 HUDSON STREET YONKERS NY 10701	0.07 NE	N/A
34	LUST	YONKERS WATERFRONT RESTOR 0102525/CLOSED 08/05/2003	MAIN ST YONKERS NY 10701	0.09 NE	N/A
28	SPILLS	METRO NORTH 9010500/CLOSED 01/15/1991	BUENA VISTA STREET YONKERS NY 10701	0.09 NE	N/A
28	SPILLS80	METRO NORTH 8701720/CLOSED	BUEANA VISTA AVE YONKERS NY 10701	0.09 NE	N/A
28	SPILLS80	YONKERS RAILROAD STATION 8707576/CLOSED	YONKERS RAILROAD STATION YONKERS NY 10701	0.09 NE	N/A
37	LUST	0104928/CLOSED 01/16/2002	86 MAIN ST YONKERS NY 10701	0.10 NE	N/A
4	LUST	POST OFFICE 0308550/CLOSED	79 MAIN ST YONKERS NY 10701	0.11 NE	N/A
33	SPILLS	VAULT 997 9901970/CLOSED 04/21/2004	MARKET PL & MAIN ST YONKERS NY 10701	0.11 NE	N/A
25	SPILLS	NEAR MAIN ST PUMP STATION 9912250/CLOSED 01/24/2000	MAIN ST & HUDSON YONKERS NY 10701	0.11 NW	N/A
25	SPILLS	MAIN ST PUMP STATION 0101572/CLOSED 05/10/2001	MAIN STREET YONKERS NY 10701	0.11 NW	N/A
8	SPILLS80	DISPATCHER, YONKERS F.D. 8710001/CLOSED	55 MAIN ST YONKERS NY 10701	0.13 NE	N/A
23	LUST	DAN BERNSTEINE CO. 8909519/CLOSED 05/10/2004	47 MAIN STREET YONKERS NY 10701	0.14 NE	N/A
3	LUST	NYNEX 8805747/CLOSED	40 MAIN ST. YONKERS NY 10701	0.15 NE	N/A
24	SPILLS	HUDSON RIVER 8912068/CLOSED 07/22/1992	#2 DOCK STREET YONKERS NY 10701	0.15 NE	N/A
22	SPILLS	DOCK ST AND 0300059/ACTIVE	RIVER ST YONKERS NY 10701	0.15 NE	N/A
3	SPILLS	NY TEL 9415715/CLOSED 03/13/1995	40 MAIN STREET YONKERS NY 10701	0.15 NE	N/A

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

TOTAL: 63 **GEOCODED:** 63 **NON GEOCODED:** 0 **SELECTED:** 6

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
22	SPILLS	CORNER OF RIVER ST AND 0301081/CLOSED	DOCK ST YONKERS NY 10701	0.15 NE	N/A
26	SPILLS	MANHOLE 148 9912715/CLOSED 02/08/2000	WARBURTON AVE/MAIN ST YONKERS NY 10701	0.17 NE	N/A
26	SPILLS	MANHOLE 148 0000071/CLOSED 04/03/2000	NEW MAIN ST/W OF WARBUTON YONKERS NY 10701	0.17 NE	N/A
35	SPILLS	9507586/CLOSED 10/11/1995	23 WATER GRANT ST YONKERS NY 10701	0.17 NE	N/A
26	SPILLS	VAULT 579 0010184/CLOSED 12/11/2000	WARBURTON AV/ MAIN ST YONKERS NY 10701	0.17 NE	N/A
35	SPILLS80	YONKERS CITY PEER 8906646/CLOSED	23 WATER GRANT YONKERS NY 10701	0.17 NE	N/A
31	LUST	PUBLIC SCHOOL #10 9500916/CLOSED 09/22/1995	60 HAWTHORNE AVE YONKERS NY 10701	0.17 SE	N/A
11	SPILLS	PROSPECT & RIVERDALE 9902541/CLOSED 06/09/1999	PROSPECT & RIVERDALE YONKERS NY 10701	0.17 SE	N/A
11	SPILLS	VAULT #V9632 9814438/ACTIVE	RIVERDALE AV & PROSPECT YONKERS NY 10701	0.17 SE	N/A
11	SPILLS	VAULT 9632 9814525/CLOSED 06/14/2002	PROSPECT AV/RIVERDALE AV YONKERS NY 10701	0.17 SE	N/A
27	SPILLS	MANHOLE 367- NW CORNER 9809670/CLOSED 11/02/1998	OF DOCK ST & WOODWORTH AV YONKERS NY 10701	0.20 NE	N/A
36	LUST	0306607/CLOSED	16-18 WARBURTON AVE YONKERS NY 10701	0.21 NE	N/A
21	SPILLS	CON ED MANHOLE#1023 0313785/CLOSED	ALEXANDER/WELL AVE YONKERS NY 10701	0.22 NE	N/A
21	SPILLS	MANHOLE #1024 0403589/CLOSED	ALEXANDER AVE/WELLS AVE YONKERS NY 10701	0.22 NE	N/A
2	SPILLS	TM 579 0102412/CLOSED 06/04/2001	NEPPERHAM ST/WARBURTON AV YONKERS NY 10701	0.22 NE	N/A
2	SPILLS	YONKERS POST OFFOCE 0313368/CLOSED	WARBURTON AVE & DOCK ST YONKERS NY 10701	0.22 NE	N/A
6	SPILLS	YONKERS PUBLIC LIBRARY 0100920/CLOSED 11/26/2003	38 WELLS AVE YONKERS NY 10701	0.22 NE	N/A
7	SPILLS	PORT AUTHORITY 9515827/CLOSED 11/12/1997	ARTHERTON ST YONKERS NY 10701	0.22 NE	N/A
7	SPILLS80	PORT AUTHORITY 8701257/CLOSED	44 WELLS AVE YONKERS NY 10701	0.22 NE	N/A
16	LUST	OFFICE BLDG. 9200221/CLOSED 07/13/1992	53 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

TOTAL: 63 **GEOCODED:** 63 **NON GEOCODED:** 0 **SELECTED:** 6

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
14	SPILLS	COMMERCIAL BLDG 9902106/CLOSED 10/05/1999	45 S BROADWAY YONKERS NY 10701	0.22 SE	N/A
14	SPILLS	WESTCHESTER TOWN ASSOC. 9101239/CLOSED 05/02/1991	45 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
16	SPILLS	APT. COMPLEX 9311097/CLOSED 01/05/1994	53 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
14	SPILLS	45 SOUTH BROADWAY 9012908/CLOSED 03/21/1991	45 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
16	SPILLS	SERVICE BOX 532 9614562/CLOSED 04/03/2003	53 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
14	SPILLS	OFFICE BUILDING 9400256/CLOSED 12/12/1994	45 SOUTH BROADWAY YONKERS NY 10701	0.22 SE	N/A
9	SPILLS	YONKERS INDUSTRIAL PARK 9305779/ACTIVE	28 WELLS AVE YONKERS NY 10701	0.23 NE	N/A
12	SPILLS	CON ED 9514526/CLOSED 02/15/1996	ATHERTON ST AT WELLS YONKERS NY 10701	0.23 NE	N/A
5	LUST	YONKERS CITY HALL 8911572/CLOSED 02/07/1991	40 SOUTH BROADWAY YONKERS NY 10701	0.23 SE	N/A
29	LUST	OFFICE BUILDING 9610233/CLOSED 08/07/1997	30 SOUTH BROADWAY YONKERS NY 10701	0.23 SE	N/A
29	LUST	OFFICE BUILDING 8906911/CLOSED	30 SOUTH BROADWAY YONKERS NY 10701	0.23 SE	N/A
29	SPILLS	0211687/CLOSED	30 SOUTH BROADWAY YONKERS NY 10701	0.23 SE	N/A
5	SPILLS80	YONKERS CITY HALL BLDG 8805915/CLOSED	40 SOUTH BROADWAY YONKERS NY 10701	0.23 SE	N/A
20	LUST	NATIONAL WEST MINISTER BK 8802655/ACTIVE	20 S. BROADWAY YONKERS NY 10701	0.24 SE	N/A
20	SPILLS	PRIVATE RESIDENCE 9702239/CLOSED 11/10/1997	20 SOUTH BROADWAY YONKERS NY 10701	0.24 SE	N/A
32	SPILLS	RESIDENCE 9514306/CLOSED 02/09/1996	80 RIVERDALE AVENUE YONKERS NY 10701	0.24 SE	N/A
20	SPILLS	COMM. BLDG. 9312820/CLOSED 06/02/1994	20 SOUTH BROADWAY YONKERS NY 10701	0.24 SE	N/A
10	SPILLS	VAULT 9398 9900905/CLOSED 04/23/1999	85 RIVERDALE AVE YONKERS NY 10701	0.25 SE	N/A
10	SPILLS	VAULT 9324 9906950/CLOSED 09/10/1999	85 RIVERDALE AVE YONKERS NY 10701	0.25 SE	N/A
1	*CERCLIS*	***PATCLIN CHEMICAL CO NYD986925790/NOT PROPOSED***	***66 ALEXANDER STREET YONKERS NY 10701***	*0.32 NE*	*5*

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

TOTAL: 63 **GEOCODED:** 63 **NON GEOCODED:** 0 **SELECTED:** 6

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
17	*OTHER*	*A.TARRICONE INC.* *MOS3-2440/ACTIVE*	*91 ALEXANDER ST.* *YONKERS NY 10701*	*0.41 NE*	*6*
13	*STATE*	*BICC CABLES* *360051*	*1 POINT STREET* *YONKERS NY 10701*	*0.96 NE*	*11*

Environmental FirstSearch
Site Detail Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 50 **DIST/DIR:** 0.01 NW **MAP ID:** 38

NAME: J V REALTY CORP
ADDRESS: 45-47 BUENA VISM AVE
YONKERS NY 10701
WESTCHESTER
CONTACT: CAROL BENNETT

REV: 01/01/99
ID1: PBS3-185531
ID2:
STATUS: ACTIVE PBS FACILITY
PHONE: (914) 421-5608

PETROLEUM BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: OTHER
TOTAL ACTIVE TANKS ON SITE: 1
TOTAL FACILITY CAPACITY: 3000 GALLONS
OLD PBS NUMBER: **CBS NUMBER:** **SPDES NUMBER:**
ADDITIONAL ADDRESS INFO:

TYPE OF OWNER: CORPORATE/COMMERCIAL
OWNER SUB TYPE:
OWNER ADDRESS: 12 LAWRIDGE DRIVE
RYE BROOK NY 10573
PHONE: (914) 937-4996

EMERGENCY CONTACT: CAROL BENNETT
PHONE: (914) 937-4996

MAILING NAME: J V REALTY CORP
ADDRESS: 12 LAWRIDGE DRIVE
RYE BROOK NY 10573
ATTENTION:
PHONE: (914) 937-4996

CERTIFICATE DATE: 10/26/92 **EXP. DATE:** 11/16/97
RENEWAL DATE: 9/2/97

TANK INFORMATION

TANK NUMBER: 1 **TANK STATUS:** IN SERVICE
INSTALLED: 12/50 **CLOSED:**
TANK CAPACITY: 3000 GALLONS
PRODUCT: # 1, 2, OR 4 FUEL OIL

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION:
EXTERNAL PROTECTION:

PIPE TYPE: STEEL/IRON
PIPE LOCATION:
INTERNAL PROTECTION:
EXTERNAL PROTECTION:

SECONDARY CONTAINMENT: EXCAVATION LINER
LEAK DETECTION: NONE
OVERFILL PROTECTION:
DISPENSER: SUCTION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 50 **DIST/DIR:** 0.01 NW **MAP ID:** 38

NAME: J V REALTY CORP
ADDRESS: 45-47 BUENA VISM AVE
YONKERS NY 10701
WESTCHESTER
CONTACT: CAROL BENNETT

REV: 01/01/99
ID1: PBS3-185531
ID2:
STATUS: ACTIVE PBS FACILITY
PHONE: (914) 421-5608

DATE TESTED:
NEXT TEST: 12/87
TEST METHOD:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

STATE SPILLS SITE

SEARCH ID: 6 **DIST/DIR:** 0.01 SW **MAP ID:** 18

NAME: BUENA VISTA GARAGE
ADDRESS: 53 BUENA VISTA AVE.
YONKERS NY
WESTCHESTER
CONTACT:

REV: 5/10/04
ID1: 9212573
ID2:
STATUS: CLOSED 04/05/1993
PHONE:

SPILL DATE: 02/04/93
SPILL TIME: 12:00

DATE REPORTED: 02/05/93
TIME REPORTED: 15:10

MATERIAL SPILLED: GASOLINE
MATERIAL CLASS: PETROLEUM

AMOUNT SPILLED: 100 G
AMOUNT RECOVERED: 0 G

CAUSE OF SPILL: UNKNOWN
RESOURCE AFFECTED: GROUNDWATER
WATERBODY AFFECTED:
SOURCE OF SPILL: GASOLINE STATION
REPORTED BY: CITIZEN
CALLER REMARKS:
CITIZEN ALLEDGES THREE U/G TANKS LEAKING

REGION: 3 **UST TRUST?** FALSE

SPILL INVESTIGATOR: GHOSAY
SPILL CONTACT: **TELEPHONE:**

SPILLER: ALAN SCHILLER
ADDRESS:

SPILLER CONTACT: **TELEPHONE:**

CALLER:
AGENCY:
TELEPHONE:

NOTIFIER:
AGENCY:
TELEPHONE:

LAST DEC UPDATE: 04/05/93
DOES CLEAN UP MEET STANDARDS? FALSE
DEC REMARKS:
04/05/93: FACILITY IS NOT REGISTERED. MUST BE IMMEDIATE REGISTRATION OF FACILITY. TANKS MUST ALSO BE TESTED FOR TIGHTNESS.

CLOSE DATE: 04/05/93
PENALTY RECOMMENDED? FALSE

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 49 **DIST/DIR:** 0.01 SW **MAP ID:** 18

NAME: AVET COACH CORP
ADDRESS: 53 BUENA VISTA AVE
YONKERS NY 10701
WESTCHESTER
CONTACT: HARVEY N. GOLDBERG

REV: 01/01/99
ID1: PBS3-600383
ID2:
STATUS: ACTIVE PBS FACILITY
PHONE: (914) 968-4900

PETROLEUM BULK STORAGE FACILITY INFORMATION

TYPE OF SITE: TRUCKING/TRANSPORTATION
TOTAL ACTIVE TANKS ON SITE: 3
TOTAL FACILITY CAPACITY: 1650 GALLONS
OLD PBS NUMBER: **CBS NUMBER:** **SPDES NUMBER:**
ADDITIONAL ADDRESS INFO:

TYPE OF OWNER: CORPORATE/COMMERCIAL
OWNER SUB TYPE:
OWNER ADDRESS: 53 BUENA VISTA AVE
YONKERS NY 10701
PHONE: (914) 968-4900

EMERGENCY CONTACT: HARVEY N. GOLDBERG
PHONE: (914) 968-4900

MAILING NAME: AVET COACH CORP
ADDRESS: 53 BUENA VISTA AVE
YONKERS NY 10701
ATTENTION: HARVEY N. GOLDBERG
PHONE: (914) 968-4900

CERTIFICATE DATE: 7/26/93 **EXP. DATE:** 2/25/98
RENEWAL DATE: 12/4/97

TANK INFORMATION

TANK NUMBER: 1 **TANK STATUS:** IN SERVICE
INSTALLED: 00/00 **CLOSED:**
TANK CAPACITY: 550 GALLONS
PRODUCT: UNLEADED GASOLINE

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE

PIPE TYPE: NONE
PIPE LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE

SECONDARY CONTAINMENT: 00
LEAK DETECTION: 00
OVERFILL PROTECTION: NONE
DISPENSER:

- Continued on next page -

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 49 **DIST/DIR:** 0.01 SW **MAP ID:** 18

NAME: AVET COACH CORP
ADDRESS: 53 BUENA VISTA AVE
YONKERS NY 10701
WESTCHESTER
CONTACT: HARVEY N. GOLDBERG

REV: 01/01/99
ID1: PBS3-600383
ID2:
STATUS: ACTIVE PBS FACILITY
PHONE: (914) 968-4900

DATE TESTED: 02/93
NEXT TEST: NO TEST REQUIRED
TEST METHOD: PETRO-TITE

TANK NUMBER: 2 **TANK STATUS:** IN SERVICE
INSTALLED: 00/00 **CLOSED:**
TANK CAPACITY: 550 GALLONS
PRODUCT: UNLEADED GASOLINE

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE

PIPE TYPE: NONE
PIPE LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE

SECONDARY CONTAINMENT: 00
LEAK DETECTION: 00
OVERFILL PROTECTION: NONE
DISPENSER:
DATE TESTED: 02/93
NEXT TEST: NO TEST REQUIRED
TEST METHOD: PETRO-TITE

TANK NUMBER: 3 **TANK STATUS:** IN SERVICE
INSTALLED: 00/00 **CLOSED:**
TANK CAPACITY: 550 GALLONS
PRODUCT: UNLEADED GASOLINE

TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE

PIPE TYPE: NONE
PIPE LOCATION: UNDERGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE

SECONDARY CONTAINMENT: 00
LEAK DETECTION: 00
OVERFILL PROTECTION: NONE
DISPENSER:
DATE TESTED:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

CERCLIS SITE

SEARCH ID: 1 **DIST/DIR:** 0.32 NE **MAP ID:** 1

NAME: PATCLIN CHEMICAL CO
ADDRESS: 66 ALEXANDER STREET
YONKERS NY 10701
WESTCHESTER
CONTACT:

REV: 9/13/04
ID1: NYD986925790
ID2: 0203907
STATUS: NOT PROPOSED
PHONE:

DESCRIPTION:
Request for archiving made by the Removal Program 8/31/2001 - Decision not to pursue Cost Recovery (J. Witkowski/L. Peterson) Removal request for unarchiving 10/11/02 (J. Witkowski)

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
RE Stabilized	EPA Fund-Financed Primary	01-15-2002	03-14-2002
AR	EPA In-House		10-09-2002
RE	Federal Enforcement		02-21-2002
AD	Federal Enforcement		06-30-1994
RE	EPA Fund-Financed	03-31-1998	03-31-1998
PR Stabilized	Responsible Party Primary	09-22-1994	09-26-1996
RE Stabilized	EPA Fund-Financed Primary	03-31-1998	05-04-1998

Environmental FirstSearch
Site Detail Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

OTHER SITE

SEARCH ID: 48 **DIST/DIR:** 0.41 NE **MAP ID:** 17

NAME: A.TARRICONE INC.
ADDRESS: 91 ALEXANDER ST.
YONKERS NY 10705
WESTCHESTER
CONTACT: GLEN D AMBROSIO

REV: 1/1/02
ID1: MOS3-2440
ID2:
STATUS: ACTIVE
PHONE: (914) 964-9866

SITE INFORMATION

TOTAL NUMBER OF TANKS: 16

LEGAL NAME: SECRETARY OF STATE
ADDRESS:

-

LEGAL DATE FILED: /

MAILING NAME: A. TARRICONE INC.
ADDRESS: 33 HUBBELLS DRIVE
MT. KISCO NY 10549-
MAILING CORRESPONDENT: GLEN D AMBROSIO
PHONE: (914) 666-5800

OWNER TYPE: CORPORATE/COMMERCIAL
OWNER NAME: HALSTEAD QIUNN PROPANE, INC.
ADDRESS:

MT. KISCO NY 10549-
PHONE: (914) 666-5800
OWNER STATUS: 2
OWNER MARK: 1

TANK INFORMATION

TANK NUMBER: 1 **TANK STATUS:** IN SERVICE
INSTALLED: 12/83 **CLOSED:**
TANK CAPACITY: 1152000 GALLONS
PRODUCT: UNLEADED GASOLINE
TANK TYPE: STEEL/CARBON STEEL
TANK LOCATION: ABOVEGROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: NONE
PIPE TYPE: STEEL/IRON
PIPE LOCATION: ABOVE GROUND
INTERNAL PROTECTION: NONE
EXTERNAL PROTECTION: PAINTED/ASPHALT COATING
SECONDARY CONTAINMENT: CONCRETE DIKE, SYNTHETIC LINER
LEAK DETECTION: OTHER
OVERFILL PROTECTION: PRODUCT LEVEL GAUGE
DISPENSER: SUCTION
TIGHTNESS TESTED: 01/91
TEST RESULTS:
STATUS OF DATA: 1

TANK NUMBER: 10 **TANK STATUS:** IN SERVICE
INSTALLED: 00/00 **CLOSED:**

- Continued on next page -

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

OTHER SITE

SEARCH ID: 48 **DIST/DIR:** 0.41 NE **MAP ID:** 17

NAME:	A.TARRICONE INC.	**REV:**	1/1/02
ADDRESS:	91 ALEXANDER ST.	**ID1:**	MOS3-2440
	YONKERS NY 10705	**ID2:**	
	WESTCHESTER	**STATUS:**	ACTIVE
CONTACT:	GLEN D AMBROSIO	**PHONE:**	(914) 964-9866

TANK CAPACITY:	147000 GALLONS
PRODUCT:	# 1, 2, OR 4 FUEL OIL
TANK TYPE:	STEEL/CARBON STEEL
TANK LOCATION:	ABOVEGROUND
INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING
PIPE TYPE:	STEEL/IRON
PIPE LOCATION:	ABOVEGROUND/UNDERGROUND COMBINATION
INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	SACRIFICIAL ANODE
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER
LEAK DETECTION:	OTHER
OVERFILL PROTECTION:	PRODUCT LEVEL GAUGE
DISPENSER:	SUCTION
TIGHTNESS TESTED:	12/90
TEST RESULTS:	
STATUS OF DATA:	1

TANK NUMBER:	11	**TANK STATUS:**	IN SERVICE
INSTALLED:	00/00	**CLOSED:**	
TANK CAPACITY:	147000 GALLONS		
PRODUCT:	DIESEL		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVEGROUND/UNDERGROUND COMBINATION		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	SACRIFICIAL ANODE		
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER		
LEAK DETECTION:	OTHER		
OVERFILL PROTECTION:	PRODUCT LEVEL GAUGE		
DISPENSER:	SUCTION		
TIGHTNESS TESTED:	12/90		
TEST RESULTS:			
STATUS OF DATA:	1		

TANK NUMBER:	12	**TANK STATUS:**	IN SERVICE
INSTALLED:	00/00	**CLOSED:**	
TANK CAPACITY:	147000 GALLONS		
PRODUCT:	DIESEL		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVEGROUND/UNDERGROUND COMBINATION		

- Continued on next page -

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

OTHER SITE

SEARCH ID: 48 **DIST/DIR:** 0.41 NE **MAP ID:** 17

NAME:	A.TARRICONE INC.	**REV:**	1/1/02
ADDRESS:	91 ALEXANDER ST.	**ID1:**	MOS3-2440
	YONKERS NY 10705	**ID2:**	
	WESTCHESTER	**STATUS:**	ACTIVE
CONTACT:	GLEN D AMBROSIO	**PHONE:**	(914) 964-9866

INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	SACRIFICIAL ANODE
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER
LEAK DETECTION:	OTHER
OVERFILL PROTECTION:	PRODUCT LEVEL GAUGE
DISPENSER:	SUCTION
TIGHTNESS TESTED:	12/90
TEST RESULTS:	
STATUS OF DATA:	1

TANK NUMBER:	13	**TANK STATUS:**	IN SERVICE
INSTALLED:	08/91	**CLOSED:**	
TANK CAPACITY:	3000 GALLONS		
PRODUCT:	UNLEADED GASOLINE		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	NONE		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVE GROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	NONE		
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER		
LEAK DETECTION:	OTHER		
OVERFILL PROTECTION:	VENT WHISTLE		
DISPENSER:	SUCTION		
TIGHTNESS TESTED:	09/91		
TEST RESULTS:			
STATUS OF DATA:	1		

TANK NUMBER:	14	**TANK STATUS:**	IN SERVICE
INSTALLED:	08/91	**CLOSED:**	
TANK CAPACITY:	3000 GALLONS		
PRODUCT:	DIESEL		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	NONE		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVE GROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	NONE		
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER		
LEAK DETECTION:	OTHER		
OVERFILL PROTECTION:	VENT WHISTLE		
DISPENSER:	SUCTION		
TIGHTNESS TESTED:	09/91		
TEST RESULTS:			

- Continued on next page -

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

OTHER SITE

SEARCH ID: 48 **DIST/DIR:** 0.41 NE **MAP ID:** 17

NAME:	A.TARRICONE INC.	**REV:**	1/1/02
ADDRESS:	91 ALEXANDER ST.	**ID1:**	MOS3-2440
	YONKERS NY 10705	**ID2:**	
	WESTCHESTER	**STATUS:**	ACTIVE
CONTACT:	GLEN D AMBROSIO	**PHONE:**	(914) 964-9866

STATUS OF DATA: 1

TANK NUMBER:	15	**TANK STATUS:**	IN SERVICE
INSTALLED:	01/92	**CLOSED:**	
TANK CAPACITY:	2000 GALLONS		
PRODUCT:	# 1, 2, OR 4 FUEL OIL		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	NONE		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVE GROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	NONE		
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER		
LEAK DETECTION:	OTHER		
OVERFILL PROTECTION:	VENT WHISTLE		
DISPENSER:	SUCTION		
TIGHTNESS TESTED:	09/91		
TEST RESULTS:			
STATUS OF DATA:	1		

TANK NUMBER:	16	**TANK STATUS:**	IN SERVICE
INSTALLED:	01/95	**CLOSED:**	
TANK CAPACITY:	2000 GALLONS		
PRODUCT:	# 1, 2, OR 4 FUEL OIL		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVE GROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING		
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER		
LEAK DETECTION:	OTHER		
OVERFILL PROTECTION:	VENT WHISTLE		
DISPENSER:	SUCTION		
TIGHTNESS TESTED:	01/95		
TEST RESULTS:			
STATUS OF DATA:	1		

TANK NUMBER:	17	**TANK STATUS:**	IN SERVICE
INSTALLED:	08/92	**CLOSED:**	
TANK CAPACITY:	275 GALLONS		
PRODUCT:	# 1, 2, OR 4 FUEL OIL		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

OTHER SITE

SEARCH ID: 48 **DIST/DIR:** 0.41 NE **MAP ID:** 17

NAME: A.TARRICONE INC.
ADDRESS: 91 ALEXANDER ST.
YONKERS NY 10705
WESTCHESTER
CONTACT: GLEN D AMBROSIO

REV: 1/1/02
ID1: MOS3-2440
ID2:
STATUS: ACTIVE
PHONE: (914) 964-9866

INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING
PIPE TYPE:	COPPER
PIPE LOCATION:	ABOVE GROUND
INTERNAL PROTECTION:	NONE
EXTERNAL PROTECTION:	NONE
SECONDARY CONTAINMENT:	NONE
LEAK DETECTION:	NONE
OVERFILL PROTECTION:	VENT WHISTLE
DISPENSER:	SUCTION
TIGHTNESS TESTED:	
TEST RESULTS:	
STATUS OF DATA:	1

TANK NUMBER:	2	**TANK STATUS:**	IN SERVICE
INSTALLED:	12/83	**CLOSED:**	
TANK CAPACITY:	1152000 GALLONS		
PRODUCT:	UNLEADED GASOLINE		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	NONE		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVE GROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING		
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER		
LEAK DETECTION:	OTHER		
OVERFILL PROTECTION:	PRODUCT LEVEL GAUGE		
DISPENSER:	SUCTION		
TIGHTNESS TESTED:	12/90		
TEST RESULTS:			
STATUS OF DATA:	1		

TANK NUMBER:	4	**TANK STATUS:**	IN SERVICE
INSTALLED:	00/00	**CLOSED:**	
TANK CAPACITY:	708000 GALLONS		
PRODUCT:	# 1, 2, OR 4 FUEL OIL		
TANK TYPE:	STEEL/CARBON STEEL		
TANK LOCATION:	ABOVEGROUND		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	PAINTED/ASPHALT COATING		
PIPE TYPE:	STEEL/IRON		
PIPE LOCATION:	ABOVEGROUND/UNDERGROUND COMBINATION		
INTERNAL PROTECTION:	NONE		
EXTERNAL PROTECTION:	SACRIFICIAL ANODE		
SECONDARY CONTAINMENT:	CONCRETE DIKE, SYNTHETIC LINER		
LEAK DETECTION:	OTHER		

- More Details Exist For This Site; Max Page Limit Reached -

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

STATE SITE

SEARCH ID: 2 **DIST/DIR:** 0.96 NE **MAP ID:** 13

NAME: BICC CABLES
ADDRESS: 1 POINT STREET
YONKERS NY 10702
WESTCHESTER
CONTACT:

REV: 10/1/04
ID1: 360051
ID2:
STATUS:
PHONE:

SITE INFORMATION

CLASS CODE: 2
SIZE (ACRES): 14
REGION: 3

SITE TYPE:
OPEN DUMP:
LAGOON:
POND:
STRUCTURE: X
LANDFILL:

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER(S) NAME: BICC CABLES CORPORATION
CURRENT OWNER(S) ADDRESS: 1 CROSFIELD AVENUE
WEST NYACK NY 10994

OPERATOR(S) DURING DISPOSAL: BICC CABLES CORPORATION
OPERATOR(S) ADDRESS: 1 CROSFIELD AVENUE
WEST NYACK NY 10994

HAZARDOUS WASTE DISPOSAL PERIOD: 1930s TO 1970s

SITE DESCRIPTION:
The site is approximately 14 acres of which 360,000 sq. ft. is warehouse/office space structures. The rest of the site is open or paved/unpaved lots. The facility, in operations since 1886, ceased manufacturing of high voltage cables in 1996. BICC, the fourth corporation doing business on this property, is the present owner. Aerial photo s show that the property was expanded (into the Hudson River) via fill material from 1940 to 1976. In September 1997, BICC and NYSDEC entered into a Consent Order (CO) to perform a Preliminary Site Assessment (PSA) through the Spills Program. The PSA report showed levels of on site PCB contaminated soils ranging from .018 ppm to 4,800 ppm. On site soils contaminated with lead were at 14,800 ppm. Semi volatile compounds and PAHs exceeded soil cleanup levels. The owner has entered into a Consent Order with the DEC for a Remedial Investigation/Feasibility Study (RI/FS). The soil is contaminated with PCBs and lead. The source of the contamination has not been identified. The oil in the remaining large transformers was tested. Some contained PCBs. Further investigation is necessary to determine the best remedial alternatives for the on site soils. The site represents a significant threat to the environment for potential impact to the Hudson River and a public health concern because of the potential for exposure to PCB contaminated interior surfaces of the building and on site soils. A work plan for sampling, including the interior of the building has been approved. Most of the field work is complete. Based on a petition request, it has been determined that the Electric Power Research Institute (EPRI) laboratory (tax map number 2 2630 2), is not part of the BICC Cables Hazardous Waste site. This is the laboratory that was constructed on pilings over part of the river bank.

CONFIRMED HAZARDOUS WASTE DISPOSAL:	QUANTITY:
PCBs	unknown
lead	unknown

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 41-51 BUENA VISTA AVE
YONKERS NY 10701

JOB: SY04190.20

STATE SITE

SEARCH ID: 2 **DIST/DIR:** 0.96 NE **MAP ID:** 13

NAME: BICC CABLES
ADDRESS: 1 POINT STREET
YONKERS NY 10702
WESTCHESTER
CONTACT:

REV: 10/1/04
ID1: 360051
ID2:
STATUS:
PHONE:

ANALYTICAL DATA AVAILABLE FOR

GROUNDWATER:	X	**SURFACE WATER:**	
AIR:		**SEDIMENT:**	
SOIL:	X		

APPLICABLE STANDARDS EXCEEDED FOR

GROUNDWATER:		**SURFACE WATER:**	
AIR:		**DRINKING WATER:**	

GEOTECHNICAL INFORMATION

SOIL/ROCK TYPE:	FILL.
DEPTH TO GROUNDWATER:	RANGE: 15 TO 20 FEET.

LEGAL ACTION

TYPE:	CONSENT ORDER
STATUS:	NE

REMEDIATION

PROPOSED:	**DESIGN**
ACTIVE:	**COMPLETE**

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:
Site soils contaminated with levels of PCBs (4,800 ppm) and lead (14,800 ppm). Contamination threats to the Hudson River flora and fauna exist.

ASSESSMENT OF HEALTH PROBLEMS:
Surface and subsurface soils are contaminated with polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs) at concentrations above applicable cleanup objectives. The presence of these contaminants in surface soils presents a potential exposure pathway through direct contact with or ingestion of contaminated soil. Subsurface contamination could result in human exposures if these soils are disturbed during on-site development activities. Some interior surfaces of the facility are contaminated with PCBs and lead. Direct contact with these contaminated surfaces represents a potential exposure pathway. Many areas of the facility have been decontaminated and are used for motion picture filming activities. Groundwater is not known to be contaminated. The area is served by public water.

Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites

41-51 BUENA VISTA AVE, YONKERS NY 10701

Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 40.933506 Longitude: -73.903028) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL

41-51 BUENA VISTA AVE, YONKERS NY 10701

Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 40.933506 Longitude: -73.903028) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST

41-51 BUENA VISTA AVE, YONKERS NY 10701

Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 40.933506 Longitude: -73.903028) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

Non-ASTM Map: Spills 90, Spills 80, Other

41-51 BUENA VISTA AVE, YONKERS NY 10701

Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 40.933506 Longitude: -73.903028) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

National Historic Sites and Landmark Sites .....

Soil Sites .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX E

Field Observation and Analytical Data Summary Tables

Table 4: Fieldwork Observations

Boring ID	Location[1]	Depth of Boring	Soil Characteristics	Groundwater Encountered	PID Reading	Field Observations
HB-1	- West of 41 Buena Vista Avenue building through existing breach in concrete slab	(0-2') (2-4') (4-6')	Very moist, loose, medium brown, fine sand with organic matter Moist, loose, medium reddish brown fine sand with medium gravel inclusions Slightly moist, loose, medium reddish brown, fine sand	No No No	0.0 ppm 0.0 ppm 0.0 ppm	No evidence of contamination Poor recovery No evidence of contamination No evidence of contamination Poor recovery
HB-2	- West of 41 Buena Vista Avenue building in patch of exposed dirt in asphalted area	(0-2')	Moist, loose, medium-brown, fine sandy clay	No	0.0 ppm	No evidence of contamination
HB-3	-At northwest corner of 45 Buena Vista Avenue building, partially in the ally -Approx. one foot from stairs	(0-2') (2-4')	Very moist, loose, brownish gray, medium sand with medium gravel inclusions Slightly moist, loose, brownish red, medium sandy clay with medium gravel inclusions	No No	0.0 ppm 0.0 ppm	Slight petroleum odor Poor recovery Slight petroleum odor Poor Recovery
HB-4	- Inside 45 Buena Vista Avenue building - Approx. four feet west of tank through concrete floor slab	(0-2') (2-4') (4-6')	Dry, loose, light brownish orange, fine sand Dry, loose, light reddish orange, fine sandy clay Slightly moist, dense, light grayish yellow, very fine sand	No No No	0.0 ppm 0.0 ppm 0.0 ppm	No evidence of contamination No evidence of contamination No evidence of contamination
HB-5	- Inside 45 Buena Vista Avenue building - Approx 1.5 ft north of floor drain	(0-1')	First three inches wet sandy clay then loose and dry light gray fine sand	No	0.0 ppm	No evidence of contamination Refusal at 1'
HB-6	- Inside 45 Buena Vista Avenue building - Approx 1.5 ft northwest of floor drain	(0-2') (2-4')	Very wet, loose (1st 3" dry), light yellowish brown, very fine sand. Moist, loose, light reddish yellow, fine sand	No No	0.0 ppm 0.0 ppm	No evidence of contamination No evidence of contamination Poor Recovery
HB-7	- East of 45 Buena Vista Avenue building - Approx. 3ft from building on sidewalk in line with the tank	(6-8') (8-10')	Dry, loose, blackish medium brown variously textured sand Dry, loose, light brown fine sand	No No	0.0 ppm 0.0 ppm	No evidence of contamination No evidence of contamination
HB-8	- In central western portion of basement of 51-49 Buena Vista Avenue building	(0-2') (2-4')	Dry, loose, medium brown, fine sand Dry, loose, medium brown and red, fine sand	No No	0.0 ppm 0.0 ppm	No evidence of contamination No evidence of contamination

Table 5: VOCs in Soils

Results provided in parts per billion. Results shown in **bold** exceed guidance levels.

Compound (USEPA Method 8021)	Guidance level*	Sample Identification							
		HB-1 (0-2)	HB-3 (0-2)	HB-3 (2-4)	HB-4 (4-6)	HB-6 (0-2)	HB-7 (8-10)	HB-8 (0-2)	G-1
1,1,1,2-Tetrachloroethane	600	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	800	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	**	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	**	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	200	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	400	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloropropylene	**	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	**	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	400	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	3,400	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	10,000	ND	11	7	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	**	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	**	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	7,900	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	100	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethylene (cis)	**	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethylene (trans)	300	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethylene (total)	**	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	**	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	3,300	ND	16	9	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1,600	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	300	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	8,500	ND	ND	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	**	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	**	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	60	ND	ND	ND	ND	ND	ND	ND	ND
Bromobenzene	**	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	**	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	**	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform	**	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	600	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1,700	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1,900	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	300	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane	**	ND	ND	ND	ND	ND	ND	ND	ND
Cis-1,3-Dichloropropylene	**	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	**	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	**	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	**	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	5,500	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	**	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	2,300	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether (MTBE)	120	ND	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	100	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	13,000	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	10,000	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	3,700	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1,200	ND	ND	ND	ND	ND	ND	ND	ND
p-&m-Xylenes	1,200	ND	ND	ND	ND	ND	ND	ND	ND
total Xylenes	1,200	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	10,000	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	10,000	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	**	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	10,000	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	1,400	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1,500	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropylene	**	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	700	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	**	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl chloride	200	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

* Guidance levels based on NYSDEC TAGM 4046 and subsequent memoranda.

** TAGM 4046 cleanup objective not established (total individual and sum of VOCs not listed must be less than or equal to 10 ppm).

ND Not Detected

Table 6: PAHs in Soil / Sediment

(Results provided in parts per billion. Results in **bold** exceed guidance levels).

Compound (USEPA Method 8270)	Guidance level*	Sample Identification	
		HB-4 (4-6')	G-1
Acenaphthene	50,000	ND	ND
Acenaphthylene	41,000	ND	ND
Anthracene	50,000	ND	ND
Benzo(a)anthracene	224	ND	ND
Benzo(a)pyrene	61	ND	ND
Benzo(b)fluoranthene	1,100	ND	ND
Benzo(g,h,i)perylene	50,000	ND	ND
Benzo(k)fluoranthene	220	ND	**280**
Chrysene	400	ND	390
Dibenzo(a,h)anthracene	14	ND	ND
Fluoranthene	50,000	ND	570
Fluorene	50,000	ND	ND
Indeno(1,2,3-cd)pyrene	3,200	ND	ND
Naphthalene	13,000	ND	ND
Phenanthrene	50,000	ND	2500
Pyrene	50,000	ND	900

Notes:

* Guidance levels based on NYSDEC TAGM 4046 and subsequent memoranda.

ND Not Detected

Table 7: Summary of RCRA Metals in Soil / Sediment Samples

Results provided in parts per million. Results in **bold** exceed designated guidance levels.

Compound	Eastern USA Background*	Guidance level*	Sample Identification		
			HB-1 (0-2')	HB-6 (0-2')	G-2
Arsenic	3 – 12	7.5 or SB	5.2	4.0	**16.1**
Barium	15 – 600	300 or SB	85.7	60.0	146
Cadmium	0.1 – 1	1 or SB	**1.19**	1.0	**14.7**
Chromium	1.5 – 4.0	10 or SB	**22.8**	**17.0**	**27.3**
Lead	4 – 500	SB	63.0	15.0	**2360**
Mercury	0.001 – 0.2	0.1	**0.26**	ND	**1.31**
Selenium	0.1 – 3.9	2 or SB	ND	ND	ND
Silver	NP	SB	ND	ND	**111**

Notes:

*Background and Guidance levels based on NYSDEC TAGM 4046 and subsequent memoranda.

ND = Not Detected NP = Not Provided SB = Site Background

Table 8: VOCs in Soil Gas Samples
(concentrations are listed in parts per billion by volume-ppbv)

Compound	Sample Identification
	HB-5 SG
1,1,1-Trichloroethane	ND
1,1,2,2-Tetrachloroethane	ND
1,1,2-Trichloroethane	ND
1,1-Dichloroethane	ND
1,1-Dichloroethylene	ND
1,2,4-Trichlorobenzene	ND
1,2,4-Trimethylbenzene	ND
1,2-Dibromoethane	ND
1,2-Dichlorobenzene	ND
1,2-Dichloropropane	ND
1,2-Dichlorotetrafluroethane	ND
1,3,5-Trimethylbenzene	ND
1,3-Dichlorobenzene	ND
1,4-Dichlorobenzene	ND
3-Chloropropene	ND
4-Ethyltoluene	ND
Benzene	ND
Benzyl Chloride	ND
Bromomethane	ND
Carbon Tetrachloride	ND
Chlorobenzene	ND
Cloroethane	ND
Chloroform	ND
Chloromethane	ND
cis-1,2-Dichloroethylene	ND
cis-1,3-Dichloropropylene	ND
Dichlorodifluoromethane	ND
Ethylbenzene	ND
Freon-113	ND
Hexachloro-1,3-Butadiene	ND
Methylene Chloride	ND
o-Xylene	ND
P&m-Xylenes	ND
Styrene	ND
Tetrachloroethylene	ND
Toluene	1.1
Trans-1,3-Dichloropropylene	ND
Trichloroethylene	ND
Trichlorofluoromethane	ND
Vinyl Chloride	ND
Total VOCs	ND
Total Halogenated VOCs	ND
Total Petroleum VOCs	ND
% Halogenated VOCs	ND
Notes: ND: Not Detected	

APPENDIX F

Laboratory Report

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603
Attention: Joel Sholtes

Report Date: 1/11/2005
Re: Client Project ID: SY04190.20
York Project No.: 05010099

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

nelac nelap

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

Report Date: 1/11/2005
Client Project ID: SY04190.20
York Project No.: 05010099

Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603
Attention: Joel Sholtes

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 01/06/05. The project was identifed as your project "SY04190.20 ".

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			HB-1 (0-2)		HB-3 (0-2)	
York Sample ID			05010099-01		05010099-05	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 List soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0	11	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-1 (0-2)		HB-3 (0-2)	
York Sample ID			05010099-01		05010099-05	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	16	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	5.0	Not detected	5.0
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	5.0	Not detected	5.0
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
MTBE			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	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-1 (0-2)		HB-3 (0-2)	
York Sample ID			05010099-01		05010099-05	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Total RCRA Metals	SW846	mg/kG	---	---	---	---
Arsenic, total			5.22	1.00		
Barium, total			85.7	0.50		
Cadmium, total			1.19	0.50		
Chromium, total			22.8	0.50		
Lead, total			63.0	0.50		
Selenium, total			Not detected	1.00		
Silver, total			Not detected	0.50		
Mercury	SW846-7471	mg/kG	0.26	0.10	---	---

Client Sample ID			HB-3 (2-4)		HB-4 (4-6)	
York Sample ID			05010099-06		05010099-09	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 List soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			7	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			9	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-3 (2-4)		HB-4 (4-6)	
York Sample ID			05010099-06		05010099-09	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	5.0	Not detected	5.0
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	5.0	Not detected	5.0
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
MTBE			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	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	5.0	Not detected	5.0
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/kG	---	---	---	---
Acenaphthene					Not detected	250
Acenaphthylene					Not detected	250
Anthracene					Not detected	250
Benzo[a]anthracene					Not detected	250
Benzo[a]pyrene					Not detected	250
Benzo[b]fluoranthene					Not detected	250
Benzo[g,h,i]perylene					Not detected	250
Benzo[k]fluoranthene					Not detected	250
Chrysene					Not detected	250
Dibenz[a,h]anthracene					Not detected	250
Fluoranthene					Not detected	250
Fluorene					Not detected	250
Indeno[1,2,3-cd]pyrene					Not detected	250
Naphthalene					Not detected	250
Phenanthrene					Not detected	250

YORK

Client Sample ID			HB-3 (2-4)		HB-4 (4-6)	
York Sample ID			05010099-06		05010099-09	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Pyrene					Not detected	250

Client Sample ID			HB-6 (0-2)		HB-7 (8-10)	
York Sample ID			05010099-11		05010099-13	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 List soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	5.0	Not detected	5.0
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-6 (0-2)		HB-7 (8-10)	
York Sample ID			05010099-11		05010099-13	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Chloromethane			Not detected	5.0	Not detected	5.0
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
MTBE			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	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	5.0	Not detected	5.0
Total RCRA Metals	SW846	mg/kG	---	---	---	---
Arsenic, total			4.04	1.00		
Barium, total			60.0	0.50		
Cadmium, total			0.97	0.50		
Chromium, total			17.0	0.50		
Lead, total			15.0	0.50		
Selenium, total			Not detected	1.00		
Silver, total			Not detected	0.50		
Mercury	SW846-7471	mg/kG	Not detected	0.10	---	---

Client Sample ID			HB-8 (0-2)		G-1	
York Sample ID			05010099-16		05010099-18	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles-8021 List soil	SW846-8260	ug/Kg	---	---	---	---
1,1,1,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,1-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1,2,2-Tetrachloroethane			Not detected	5.0	Not detected	5.0
1,1,2-Trichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethane			Not detected	5.0	Not detected	5.0
1,1-Dichloroethylene			Not detected	5.0	Not detected	5.0
1,1-Dichloropropylene			Not detected	5.0	Not detected	5.0
1,2,3-Trichlorobenzene			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-8 (0-2)		G-1	
York Sample ID			05010099-16		05010099-18	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
1,2,3-Trichloropropane			Not detected	5.0	Not detected	5.0
1,2,4-Trichlorobenzene			Not detected	5.0	Not detected	5.0
1,2,4-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,2-Dibromo-3-chloropropane			Not detected	5.0	Not detected	5.0
1,2-Dibromoethane			Not detected	5.0	Not detected	5.0
1,2-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,2-Dichloroethane			Not detected	5.0	Not detected	5.0
1,2-Dichloroethylene (Total)			Not detected	5.0	Not detected	5.0
1,2-Dichloropropane			Not detected	5.0	Not detected	5.0
1,3,5-Trimethylbenzene			Not detected	5.0	Not detected	5.0
1,3-Dichlorobenzene			Not detected	5.0	Not detected	5.0
1,3-Dichloropropane			Not detected	5.0	Not detected	5.0
1,4-Dichlorobenzene			Not detected	5.0	Not detected	5.0
2,2-Dichloropropane			Not detected	5.0	Not detected	5.0
2-Chlorotoluene			Not detected	5.0	Not detected	5.0
4-Chlorotoluene			Not detected	5.0	Not detected	5.0
Benzene			Not detected	5.0	Not detected	5.0
Bromobenzene			Not detected	5.0	Not detected	5.0
Bromochloromethane			Not detected	5.0	Not detected	5.0
Bromodichloromethane			Not detected	5.0	Not detected	5.0
Bromoform			Not detected	5.0	Not detected	5.0
Bromomethane			Not detected	5.0	Not detected	5.0
Carbon tetrachloride			Not detected	5.0	Not detected	5.0
Chlorobenzene			Not detected	5.0	Not detected	5.0
Chloroethane			Not detected	5.0	Not detected	5.0
Chloroform			Not detected	5.0	Not detected	5.0
Chloromethane			Not detected	5.0	Not detected	5.0
cis-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Dibromochloromethane			Not detected	5.0	Not detected	5.0
Dibromomethane			Not detected	5.0	Not detected	5.0
Dichlorodifluoromethane			Not detected	5.0	Not detected	5.0
Ethylbenzene			Not detected	5.0	Not detected	5.0
Hexachlorobutadiene			Not detected	5.0	Not detected	5.0
Isopropylbenzene			Not detected	5.0	Not detected	5.0
Methylene chloride			Not detected	5.0	Not detected	5.0
MTBE			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	5.0	Not detected	5.0
p- & m-Xylenes			Not detected	5.0	Not detected	5.0
p-Isopropyltoluene			Not detected	5.0	Not detected	5.0
sec-Butylbenzene			Not detected	5.0	Not detected	5.0
Styrene			Not detected	5.0	Not detected	5.0
tert-Butylbenzene			Not detected	5.0	Not detected	5.0
Tetrachloroethylene			Not detected	5.0	Not detected	5.0
Toluene			Not detected	5.0	Not detected	5.0
trans-1,3-Dichloropropylene			Not detected	5.0	Not detected	5.0
Trichloroethylene			Not detected	5.0	Not detected	5.0
Trichlorofluoromethane			Not detected	5.0	Not detected	5.0
Vinyl chloride			Not detected	5.0	Not detected	5.0

YORK

Client Sample ID			HB-8 (0-2)		G-1	
York Sample ID			05010099-16		05010099-18	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Polynuclear Aromatic Hydroc.(BN)	SW846-8270	ug/kG	---	---	---	---
Acenaphthene					Not detected	250
Acenaphthylene					Not detected	250
Anthracene					Not detected	250
Benzo[a]anthracene					Not detected	250
Benzo[a]pyrene					Not detected	250
Benzo[b]fluoranthene					Not detected	250
Benzo[g,h,i]perylene					Not detected	250
Benzo[k]fluoranthene					280	250
Chrysene					390	250
Dibenz[a,h]anthracene					Not detected	250
Fluoranthene					570	250
Fluorene					Not detected	250
Indeno[1,2,3-cd]pyrene					Not detected	250
Naphthalene					Not detected	250
Phenanthrene					2500	250
Pyrene					900	250

Client Sample ID			G-2	
York Sample ID			05010099-19	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Total RCRA Metals	SW846	mg/kG	---	---
Arsenic, total			16.1	1.00
Barium, total			146	0.50
Cadmium, total			14.7	0.50
Chromium, total			27.3	0.50
Lead, total			2360	0.50
Selenium, total			Not detected	1.00
Silver, total			111	0.50
Mercury	SW846-7471	mg/kG	1.31	0.10

Client Sample ID			HB-5 SG	
York Sample ID			05010099-22	
Matrix			AIR	
Parameter	Method	Units	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---
1,1,1-Trichloroethane			Not detected	1.0
1,1,2,2-tetrachloroethane			Not detected	1.0
1,1,2-Trichloroethane			Not detected	1.0
1,1-Dichloroethane			Not detected	1.0
1,1-Dichloroethylene			Not detected	1.0
1,2,4-Trichlorobenzene			Not detected	1.0
1,2,4-Trimethylbenzene			Not detected	1.0
1,2-Dibromoethane			Not detected	1.0
1,2-Dichlorobenzene			Not detected	1.0
1,2-Dichloroethane			Not detected	1.0
1,2-Dichloropropane			Not detected	1.0

YORK

Client Sample ID			HB-5 SG	
York Sample ID			05010099-22	
Matrix			AIR	
Parameter	Method	Units	Results	MDL
1,2-Dichlorotetrafluoroethane			Not detected	1.0
1,3,5-Trimethylbenzene			Not detected	1.0
1,3-Dichlorobenzene			Not detected	1.0
1,4-Dichlorobenzene			Not detected	1.0
3-Chloropropene			Not detected	1.0
4-Ethyltoluene			Not detected	1.0
Benzene			Not detected	1.0
Benzyl Chloride			Not detected	1.0
Bromomethane			Not detected	1.0
Carbon Tetrachloride			Not detected	1.0
Chlorobenzene			Not detected	1.0
Chloroethane			Not detected	1.0
Chloroform			Not detected	1.0
Chloromethane			Not detected	1.0
cis-1,2-Dichloroethylene			Not detected	1.0
cis-1,3-Dichloropropylene			Not detected	1.0
Dichlorodifluoromethane			Not detected	1.0
Ethylbenzene			Not detected	1.0
Freon-113			Not detected	1.0
Hexachloro-1,3-Butadiene			Not detected	1.0
Methylene Chloride			Not detected	1.0
o-Xylene			Not detected	1.0
p- & m-Xylenes			Not detected	1.0
Styrene			Not detected	1.0
Tetrachloroethylene			Not detected	1.0
Toluene			1.1	1.0
trans-1,3-Dichloropropylene			Not detected	1.0
Trichloroethylene			Not detected	1.0
Trichlorofluoromethane			Not detected	1.0
Vinyl Chloride			Not detected	1.0
Volatile Organics, TO14 List	EPA TO14A	ug/cu.m.	---	---
1,1,1-Trichloroethane			Not detected	5.55
1,1,2,2-tetrachloroethane			Not detected	7.00
1,1,2-Trichloroethane			Not detected	5.55
1,1-Dichloroethane			Not detected	4.10
1,1-Dichloroethylene			Not detected	4.05
1,2,4-Trichlorobenzene			Not detected	8.30
1,2,4-Trimethylbenzene			Not detected	5.00
1,2-Dibromoethane			Not detected	7.80
1,2-Dichlorobenzene			Not detected	6.00
1,2-Dichloroethane			Not detected	4.10
1,2-Dichloropropane			Not detected	4.70
1,2-Dichlorotetrafluoroethane			Not detected	5.00
1,3,5-Trimethylbenzene			Not detected	5.00
1,3-Dichlorobenzene			Not detected	6.10
1,4-Dichlorobenzene			Not detected	6.05
3-Chloropropene			Not detected	7.50
4-Ethyltoluene			Not detected	5.05
Benzene			Not detected	3.25
Benzyl Chloride			Not detected	5.75
Bromomethane			Not detected	3.95

YORK

Client Sample ID			HB-5 SG	
York Sample ID			05010099-22	
Matrix			AIR	
Parameter	Method	Units	Results	MDL
Carbon Tetrachloride			Not detected	6.40
Chlorobenzene			Not detected	4.70
Chloroethane			Not detected	2.70
Chloroform			Not detected	4.95
Chloromethane			Not detected	2.10
cis-1,2-Dichloroethylene			Not detected	4.05
cis-1,3-Dichloropropylene			Not detected	4.95
Dichlorodifluoromethane			Not detected	5.05
Ethylbenzene			Not detected	4.40
Freon-113			Not detected	7.80
Hexachloro-1,3-Butadiene			Not detected	7.10
Methylene Chloride			Not detected	3.55
o-Xylene			Not detected	4.40
p- & m-Xylenes			Not detected	4.40
Styrene			Not detected	4.35
Tetrachloroethylene			Not detected	6.90
Toluene			4.22	3.85
trans-1,3-Dichloropropylene			Not detected	5.05
Trichloroethylene			Not detected	5.45
Trichlorofluoromethane			Not detected	5.70
Vinyl Chloride			Not detected	2.60

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. 05010099

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: _____ **Date:** 1/11/2005
for Robert Q. Bradley
Managing Director

YORK

YORK
Analytical Laboratories, Inc.
120 Research Drive
Stratford, CT 06615
203.325.1371 FAX 203.357-0166

0501009.

Field Chain-of-Custody Record

Company Name	Report to:	Invoice to:	Project ID/No.	Samples Collected by (signature)
Ecosystems Strategies	Joel Sholtes	Ecosystems Strategies	SY04190.20	Joel Sholtes (Name printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix				Analyses Requested	Container Desc.
			Water	Soil	Air	Other		
1	HB-1 (0-2')	1/4/2005		x			RCRA METALS AND 8021 VOCs	8-oz
2	HB-1 (2-4')	1/4/2005		x			HOLD	8-oz
3	HB-1 (4-6')	1/4/2005		x			HOLD	8-oz
4	HB-2 (0-2')	1/4/2005		x			HOLD	8-oz
5	HB-3 (0-2')	1/4/2005		x			8021 VOCs	8-oz
6	HB-3 (2-4')	1/4/2005		x			8021 VOCs	8-oz
7	HB-4 (0-2')	1/4/2005		x			HOLD	8-oz
8	HB-4 (2-4')	1/4/2005		x			HOLD	8-oz
9	HB-4 (4-6')	1/4/2005		x			8021 VOCs AND 8270 (PAHS ONLY)	8-oz
10	HB-5 (0-1')	1/4/2005		x			HOLD	8-oz
11	HB-6 (0-2')	1/4/2005		x			RCRA METALS AND 8021 VOCs	8-oz
12	HB-6 (2-4')	1/4/2005		x			HOLD	8-oz

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Samples Relinquished by	Date/Time	Wayne — Samples received by	1/6 12 — Date/Time
Bottles received in field by	Date/Time	Samples Relinquished by	Date/Time	J. Dale — Samples received in LAB by	1-6-05/1615 — Date/Time

Comments/Special Instructions

4.1°C

Turn-Around Time Requested- Specify Date Expected if RUSH Requested: DATE DUE FOR RUSH:

_____ STANDARD ___X___ RUSH: by 1/12/05

05010099

YORK
Analytical Laboratories, Inc.

120 Research Drive
Stratford, CT 06615
203.325.1371 FAX 203.357-0166

Field Chain-of-Custody Record

Company Name	Report to:	Invoice to:	Project ID/No.	Samples Collected by (signature)
Ecosystems Strategies	Joel Sholtes	Ecosystems Strategies	SY04190.20	Joel Sholtes (Name printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	Other	Analyses Requested	Container Desc.
13	HB-7 (8-10')	1/4/2005		x			8021 VOCs	8-oz
14	HB-7 (6-7')	1/4/2005		x			HOLD	8-oz
15	HB-7 (7-8')	1/4/2005		x			HOLD	8-oz
16	HB-8 (0-2')	1/4/2005		x			8021 VOCs	8-oz
17	HB-8 (2-4')	1/4/2005		x			HOLD	8-oz
18	G-1	1/4/2005		x			8021 VOCs AND 8270 (PAHs Only)	8-oz
19	G-2	1/4/2005		x			RCRA METALS	8-oz
20	HB-2 SG	1/4/2005			x		HOLD	1L TEDLAR BAG
21	HB-3 SG	1/4/2005			x		HOLD	1L TEDLAR BAG
22	HB-5 SG	1/4/2005			x		TO-14	1L TEDLAR BAG

Chain-of-Custody Record

	Date/Time		Date/Time		Date/Time
Bottles Relinquished from Lab by		Samples Relinquished by		Samples received by	1/6 12
Bottles received in field by		Samples Relinquished by		Samples received in LAB by	1-6-05/1615

Comments/Special Instructions

4.1°C

Turn-Around Time Requested- Specify Date Expected if RUSH Requested: DATE DUE FOR RUSH:

____ STANDARD _X_ RUSH: by 1/12/05

Exhibit D

June 2005 Soil Gas Investigation

Ecosystems Strategies, Inc.
Environmental Services and Solutions
24 Davis Avenue, Poughkeepsie, New York 12603-2332 TEL: 845-452-1658 • FAX: 845-485-7083 •
EMAIL: mail@ecosystemsstrategies.com

June 16, 2005

Gary Flocco
Urban Group, LLC
294 Bronxville Road
Bronxville, New York 10708

Re: Supplemental Soil-Gas Sampling for the properties located at 41-51 Buena Vista Avenue, City of Yonkers, Westchester County, New York
ESI File: SY04190.21R

Dear Mr. Flocco:

The following Letter Report (Report) summarizes the results of supplemental soil gas sampling activities conducted by Ecosystems Strategies, Inc. (ESI) on June 10, 2005 at the above-referenced properties (hereafter referred to as the "Site"). This work was conducted subsequent to a soil gas survey that was performed by ESI inside an on-site building in January 2005. This initial soil gas survey documented low levels of volatile organic compounds (VOCs) near a floor drain. ESI recommended that a more expansive soil gas survey be conducted to document the presence of any other contamination under the on-site buildings.

ESI prepared a scope of work consisting of the extension of eight borings and the collection of a soil gas sample from each boring. A Site Location Map and a Fieldwork Map are provided in Attachment A of this Report.

Potential Sources of Soil Gas

Previous environmental testing has documented low levels of VOCs in soil gas near a floor drain located in #47 Buena Vista Avenue. The need for additional soil gas sampling was based on the following:

- The presence of an active auto repair facility at #53 Buena Vista Avenue (the adjoining property to the south) which is known to manage gasoline and has the potential to handle solvents for parts cleaning (no internal inspection was conducted);
- The prior use of #47 Buena Vista Avenue as a dry cleaner and the current presence of drums in the basement containing unknown chemicals; and
- The alleged prior use of #51 Buena Vista Avenue for auto parts assembly or repair, according to local residents who volunteered information on the Site's history.

Guidance Levels

The New York State Department of Health (NYSDOH) uses ambient air quality data (collected by NYSDOH in 1997 through 2003) in order to assess indoor air quality. As guidance levels, the NYSDOH typically uses the 25th and 75th percentile levels (the 75th percentile level is the concentration of a particular compound that is greater than in 75% of samples collected by the NYSDOH).

No official guidance levels currently exist for VOCs in soil vapor. The NYSDOH has drafted a document titled Guidance for Evaluating Soil Vapor Intrusion in the State of New York (Guidance Document), dated February 2005. The Guidance Document contains two matrices (provided in Attachment B), which were developed for determining the recommended action based on the ratio of detected concentrations of trichloroethylene (TCE) and tetrachloroethylene (PCE) detected in sub-slab vapors to the concentrations

detected in indoor air. Matrix 1 was originally developed for TCE, and is more conservative in recommendations for action than is Matrix 2 (originally developed for PCE). Because matrices for other compounds have not yet been developed, this Report will utilize Matrix 1 to evaluate the concentrations and recommended response actions for all detected compounds. Matrix 2 will be used to evaluate the detected concentrations and recommended response actions for PCE.

The actions recommended by the matrices include: *no further action*; *take reasonable and practical actions to identify sources and reduce exposures*; *monitor*; and, *mitigate*. The "take reasonable action…" and "monitor" responses are targeted primarily toward buildings in which materials containing VOCs are handled, used, or stored. For example, suggested "reasonable actions" include insuring that storage containers are tightly sealed, or storing chemicals in areas not typically occupied by personnel. The "monitor" response is targeted primarily toward buildings where mitigation efforts are either taking place or have taken place. Because the Site consists of vacant buildings and there are currently no materials stored or handled there which might impact air quality, it is ESI's opinion that any recommended response more active than "no further action" will be a suggestion that mitigation is appropriate at the Site.

NYSDOH ambient air quality data as well as the soil vapor matrices will be used to evaluate the data generated from the June 10, 2005 sampling event.

Soil Gas Sampling

On June 10, 2005, ESI Personnel extended eight soil-gas borings at the Site (ID Numbers 2SG-1 through 2SG-8). 2SG-1 through 2SG-3 were located in the basement of 51 Buena Vista Avenue, reputed to have been used in the past for auto parts assembly. 2SG-4 through 2SG-6 were located at 47 Buena Vista Avenue (a building formerly used as a printing facility). 2SG-7 was located at 45 Buena Vista Avenue and 2SG-8 was located at 41 Buena Vista Avenue (no activities of concern are known to have occurred in these buildings).

Dedicated soil-gas borings were extended to a depth of 3' to 5' beneath the slab, utilizing 1" rods with expendable tips. Once each boring was complete, the expendable tip was removed from the rod, and an air-stone (attached to ¼" Teflon tubing) was inserted into the rod and lowered to the invert of the boring. The rod was removed, and the boring was sealed using a pliable, non-VOC containing material in order to prevent the infiltration of surface air. Each soil-gas boring was purged for at least 5 minutes, using a GilAir 3 air-sampling pump, at a rate of approximately 4 liters/minute. After the borings were purged, a soil-gas sample was collected into a tedlar bag using the sampling pump.

A MiniRAE 2000 (Model PGM 7600) photo-ionization detector (PID) was utilized by ESI personnel to field-screen each boring for the presence of volatile organic vapors. Prior to the initiation of fieldwork, this PID was properly calibrated to read parts per million calibration gas equivalents (ppm-cge) of isobutylene in accordance with protocols set forth by the equipment manufacturer. No VOCs were detected during field-screening.

Laboratory Analysis

Samples were transported via courier from ESI to York Analytical Laboratories, a New York State Department of Health Environmental Laboratory Approval Program (ELAP) certified laboratory (ELAP # 10854). Each of the samples was analyzed for VOCs using USEPA Method TO-14A. A complete Laboratory Report is provided as Attachment C.

Analytical Results

Multiple VOCs were detected at each sampling location. Of the greatest significance, in the opinion of this office, were detected concentrations of PCE, which were greatest at 51 Buena Vista Avenue (317 to 9,660 µg/m^3). Detected concentrations of PCE at 47 Buena Vista Avenue ranged from 69.0 µg/m^3 to 441 µg/m^3. A PCE concentration of 103 µg/m^3 was detected at 45 Buena Vista Avenue, and a concentration of 29.0 µg/m^3 was detected at #41 Buena Vista Avenue. Table 1 (below) summarizes the detected concentrations of VOCs in soil gas.

TABLE 1: Summary of Detected VOCs in Soil Gas (µg/m^3)

	Address on Buena Vista Avenue							
	51			47			45	41
Compound	**2SG-1**	**2SG-2**	**2SG-3**	**2SG-4**	**2SG-5**	**2SG-6**	**2SG-7**	**2SG-8**
1,1,1-Trichloroethane	ND	ND	ND	30.5	52.7	33,3	18.9	ND
p-&m-Xylenes	6.18	ND	ND	ND	5.74	ND	ND	ND
Tetrachloroethylene (PCE)	9,660	966	317	69	441	82.8	103	29.0
Toluene	8.05	4.22	3.83	4.6	5.75	ND	4.98	ND
Trichloroethylene (TCE)	21.3	15.9	ND	ND	ND	ND	ND	ND

ND = Not Detected

The spatial distribution of PCE levels indicates that contaminant concentrations increase to the south (i.e., samples collected at #51 and #47 Buena Vista Avenue are consistently higher than samples collected at #45 and #41 Buena Vista Avenue). This pattern is consistent with a presence of a "hot spot" under #51 Buena Vista Avenue; alternately, PCE concentrations could be migrating onto the Site from the adjoining property to the south. At the same time, soil gas data document elevated concentrations of PCE at all locations (even at #41 Buena Vista Avenue, not physically connected to the other on-site buildings), supporting the conclusion that PCE contamination is present in soil gas throughout the Site.

Peak concentrations of PCE are greater than the NYSDOH guidance value for "mitigation" (9,660 µg/m^3 compared to 1,000 µg/m^3). All concentrations of PCE from samples collected from #51 and #47 Buena Vista Avenue, with the exception of 2SG-6 are greater than 100 µg/m^3 (2SG-6 documented PCE levels at 82.8 µg/m^3) and therefore may warrant "mitigation" according to Soil Matrix 2.

Conclusions and Recommendations

Based on the services completed by ESI, the following conclusions and recommendations are made:

1. Laboratory data confirm the presence of VOC vapors in the subgrade soil gas throughout the Site. Levels identified in the southern portion of the Site are at concentrations which warrant remedial action.

2. The presence of significantly elevated concentrations of PCE at 2SG-1 and 2SG-2 supports the conclusion that a "hot spot" may be present under the floor of 51 Buena Vista Avenue. PCE concentrations generally decrease in samples collected further away from this area, further supporting this tentative conclusion. This "hot spot" may be the result of one or more historic uses on and near the Site which handled solvents, including a dry cleaner, auto parts assembly and auto repair.

It is recommended that these data be reviewed with the NYSDEC and that a Workplan for soil sampling be prepared to provide greater definition to the location and extent of on-site VOC contamination.

If you have any questions or comments, please contact me at (845) 452-1658.

Sincerely,

ECOSYSTEMS STRATEGIES, INC.

Paul Ciminello
President

Attachments
- *A Maps*
- *B Soil Vapor/Indoor Air Matrix 1 & 2*
- *C Laboratory Report*

cc: Linda Shaw - Knauf Shaw LLP
File

ATTACHMENT A

Maps

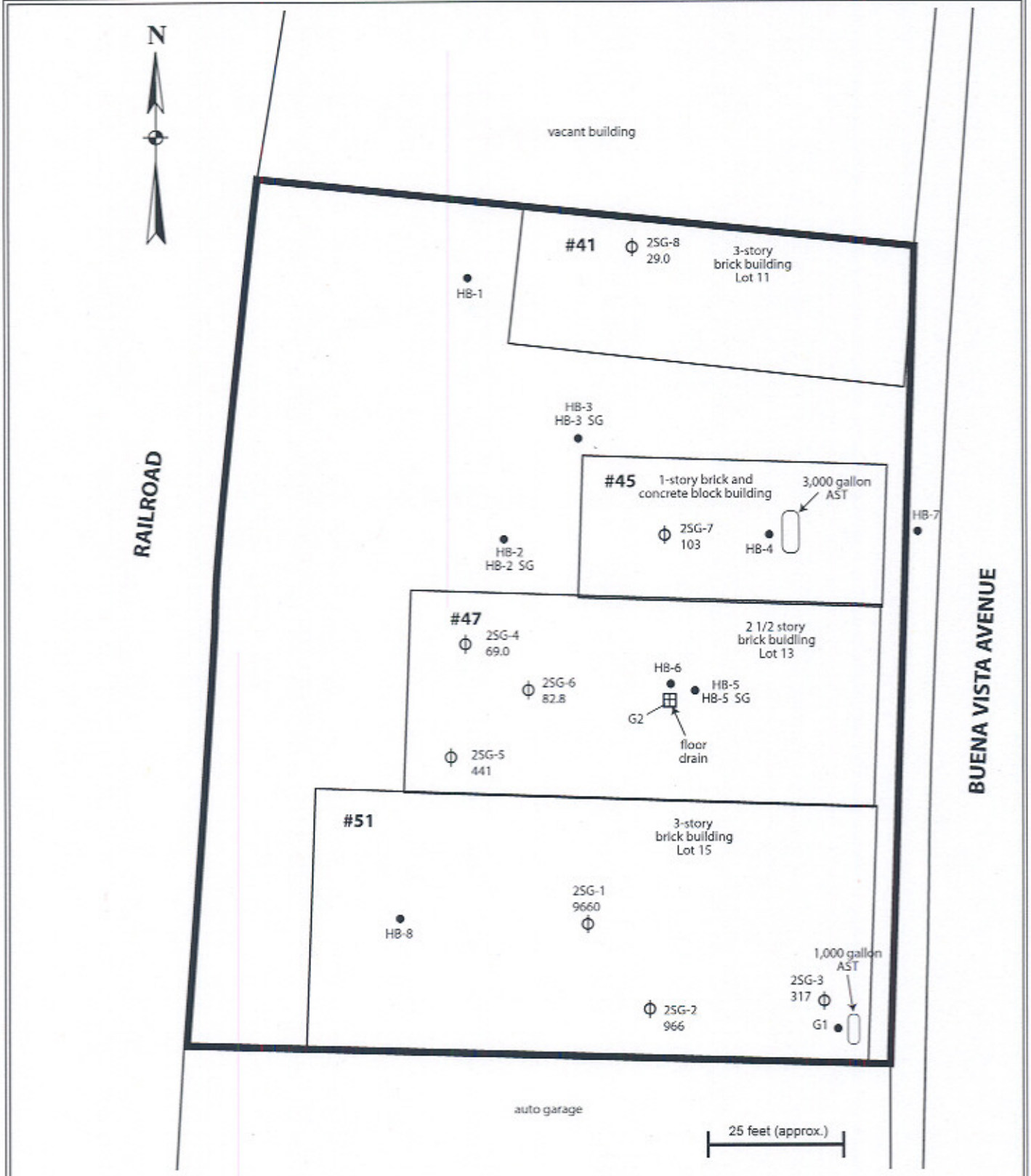
Site Location Map
41-51 Buena Vista Avenue
City of Yonkers
Westchester County, New York

N

ESI File: SY04190.21

Date: June 2005

Attachment A



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Fieldwork Map

41-51 Buena Vista Avenue
City of Yonkers
Westchester County, New York

Legend:

- subject property border
- previous sample locations
- soil gas samples

ESI File: SY04190.21
June 2005
Scale as shown
Attachment A

ATTACHMENT B

Soil Vapor / Indoor Air Matrix 1 & 2

Soil Vapor/Indoor Air Matrix 1

WORKING DRAFT 02.23.05 SUBJECT TO CHANGE

	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³)			
SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	< 0.25	0.25 to < 2.5	2.5 to < 5.0	5.0 and above
< 5	1. No further action	2. Take reasonable and practical actions to identify source(s) and reduce exposures	3. Take reasonable and practical actions to identify source(s) and reduce exposures — and — Monitor	4. MITIGATE — or — Take reasonable and practical actions to identify source(s) and reduce exposures — and — Monitor
5 to < 50	5. No further action	6. Monitor	7. Monitor	8. MITIGATE
50 to < 250	9. Monitor	10. Monitor	11. MITIGATE	12. MITIGATE
250 and above	13. MITIGATE	14. MITIGATE	15. MITIGATE	16. MITIGATE

No further action: Given that the compound was not detected in the indoor air sample and that the concentration detected in the sub-slab vapor sample is not expected to significantly affect indoor air quality, no additional actions are needed to address human exposures.

Take steps to identify source(s) and reduce exposures: The concentration detected in the indoor air sample is likely due to indoor and/or outdoor sources rather than soil vapor intrusion given the concentration detected in the sub-slab vapor sample. Therefore, steps should be taken to identify potential source(s) and to reduce exposures accordingly (e.g., by keeping containers tightly capped or by storing volatile organic compound-containing products in places where people do not spend much time, such as a garage or outdoor shed).

Monitor as appropriate: Monitoring is needed to confirm concentrations in the indoor air have not increased due to changes in pressure gradients (e.g., deterioration of building foundation) or to evaluate temporal trends for relevant environmental data. Monitoring may also be needed to verify that existing building conditions (e.g., positive pressure heating, ventilation and air-conditioning systems) are minimizing potential effects associated with soil vapor intrusion. The type and frequency of monitoring is determined on a site-specific basis, taking into account applicable environmental data and building operating conditions. Monitoring is considered a temporary measure implemented to address exposures related to soil vapor intrusion until contaminated environmental media are remediated.

Mitigate: Mitigation is needed to minimize current or potential exposures associated with soil vapor intrusion. The most common mitigation methods are sealing preferential pathways in conjunction with installing a sub-slab depressurization system, and changing the pressurization of the building in conjunction with monitoring. The type, or combination of types, of mitigation is determined on a building-specific basis, taking into account building construction and operating conditions. Mitigation is considered a temporary measure implemented to address exposures related to soil vapor intrusion until contaminated environmental media are remediated.

See additional notes on page 2.

ADDITIONAL NOTES FOR MATRIX 1

This matrix provides guidance on actions that should be taken to address current and potential exposures related to soil vapor intrusion. To use the matrix accurately as a tool in the decision-making process, the following must be noted:

[1] The matrix is generic. As such, it may be necessary to modify recommended actions to accommodate building-specific conditions (e.g., dirt floor in basement, crawl spaces, etc.) and/or site-specific conditions (e.g., proximity of building to identified subsurface contamination) for the protection of public health. Additionally, actions more conservative than those specified within the matrix may be implemented at any time. For example, the decision to implement more conservative actions may be based on a comparison of the costs associated with resampling or monitoring to the costs associated with installation and monitoring of a mitigation system.

[2] Actions provided in the matrix are specific to addressing human exposures. Implementation of these actions does not preclude the need to investigate possible sources of vapor contamination, nor does it preclude the need to remediate contaminated soil vapors or the source of soil vapor contamination.

[3] Extreme care should be taken during all aspects of sample collection to ensure that high quality data are obtained. Since the data are being used in the decision-making process, the laboratory analyzing the environmental samples must have current Environmental Laboratory Approval Program (ELAP) certification for the appropriate analyte and environmental matrix combinations. Furthermore, samples must be analyzed by methods that can achieve a minimum reporting limit of 0.25 microgram per cubic meter for indoor and outdoor air samples, and typically 1 microgram per cubic meter for subsurface vapor samples.

[4] Sub-slab vapor and indoor air samples are typically collected during the heating season since soil vapor intrusion is more likely to occur when a building's heating system is in operation and air is being drawn into the building. If samples are collected during other times of the year, it may be necessary to resample during the heating season to evaluate exposures accurately.

[5] When current exposures are attributed to sources other than vapor intrusion, the agencies must be provided documentation (e.g., applicable environmental data, completed indoor air sampling questionnaire, digital photographs, etc.) to support a proposed action other than that provided in the matrix box and to support agency assessment and follow-up.

Soil Vapor/Indoor Air Matrix 2

WORKING DRAFT 02.23.05 SUBJECT TO CHANGE

	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m^3)			
SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m^3)	< 3	3 to < 30	30 to < 100	100 and above
< 100	1. No further action	2. Take reasonable and practical actions to identify source(s) and reduce exposures	3. Take reasonable and practical actions to identify source(s) and reduce exposures — and — Monitor	4. MITIGATE — or — Take reasonable and practical actions to identify source(s) and reduce exposures — and — Monitor
100 to < 1,000	5. Monitor	6. Monitor	7. MITIGATE	8. MITIGATE
1,000 and above	9. MITIGATE	10. MITIGATE	11. MITIGATE	12. MITIGATE

No further action: Given that the compound was not detected in the indoor air sample and that the concentration detected in the sub-slab vapor sample is not expected to significantly affect indoor air quality, no additional actions are needed to address human exposures.

Take steps to identify source(s) and reduce exposures: The concentration detected in the indoor air sample is likely due to indoor and/or outdoor sources rather than soil vapor intrusion given the concentration detected in the sub-slab vapor sample. Therefore, steps should be taken to identify potential source(s) and to reduce exposures accordingly (e.g., by keeping containers tightly capped or by storing volatile organic compound-containing products in places where people do not spend much time, such as a garage or outdoor shed).

Monitor: Monitoring, including sub-slab vapor, basement air, lowest occupied living space air, and outdoor air sampling, is needed to determine whether concentrations in the indoor air or sub-slab vapor have changed. Monitoring may also be needed to determine whether existing building conditions (e.g., positive pressure heating, ventilation and air-conditioning systems) are maintaining the desired mitigation endpoint and to determine whether changes are needed. The type and frequency of monitoring is determined on a site-specific and building-specific basis, taking into account applicable environmental data and building operating conditions. Monitoring is an interim measure required to evaluate exposures related to soil vapor intrusion until contaminated environmental media are remediated.

Mitigate: Mitigation is needed to minimize current or potential exposures associated with soil vapor intrusion. The most common mitigation methods are sealing preferential pathways in conjunction with installing a sub-slab depressurization system, and changing the pressurization of the building in conjunction with monitoring. The type, or combination of types, of mitigation is determined on a building-specific basis, taking into account building construction and operating conditions. Mitigation is an interim measure implemented to address exposures related to soil vapor intrusion until contaminated environmental media are remediated.

See additional notes on page 2.

ADDITIONAL NOTES FOR MATRIX 2

This matrix provides guidance on actions that should be taken to address current and potential exposures related to soil vapor intrusion. To use the matrix accurately as a tool in the decision-making process, the following must be noted:

[1] The matrix is generic. As such, it may be necessary to modify recommended actions to accommodate building-specific conditions (e.g., dirt floor in basement, crawl spaces, etc.) and/or site-specific conditions (e.g., proximity of building to identified subsurface contamination) for the protection of public health. Additionally, actions more conservative than those specified within the matrix may be implemented at any time. More conservative actions are often cost-based (e.g., the cost of additional sampling versus the cost of mitigation) rather than health-based.

[2] Actions provided in the matrix are specific to addressing human exposures. Implementation of these actions does not preclude the need to investigate possible sources of vapor contamination, nor does it preclude the need to remediate contaminated soil vapors or the source of soil vapor contamination.

[3] Extreme care should be taken during all aspects of sample collection to ensure that high quality data are obtained. Since the data are being used in the decision-making process, the laboratory analyzing the environmental samples must have current Environmental Laboratory Approval Program (ELAP) certification for the appropriate analyte and environmental matrix combinations. Furthermore, samples must be analyzed by methods that can achieve a minimum reporting limit of 3 micrograms per cubic meter.

[4] Sub-slab vapor and indoor air samples (basement and lowest occupied living space) are typically collected during the heating season since soil vapor intrusion is more likely to occur when a building's heating system is in operation and air is being drawn into the building. If samples are collected during other times of the year, it may be necessary to resample during the heating season to evaluate exposures accurately.

[5] When current exposures are attributed to sources other than vapor intrusion, the agencies must be provided documentation (e.g., applicable environmental data, completed indoor air sampling questionnaire, digital photographs, etc.) to support a proposed action other than that provided in the matrix box and to support agency assessment and follow-up.

ATTACHMENT C

Laboratory Report

YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603
Attention: Carl Kochersberger

Report Date: 6/14/2005
Re: Client Project ID: SY04190.40
York Project No.: 05060373

CT License No. PH-0723 New York License No. 10854

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

Report Date: 6/14/2005
Client Project ID: SY04190.40
York Project No.: 05060373

Ecosystems Strategies, Inc.
24 Davis Avenue
Poughkeepsie, NY 12603
Attention: Carl Kochersberger

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 06/13/05. The project was identifed as your project "SY04190.40 ".

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			2SG-1		2SG-2	
York Sample ID			05060373-01		05060373-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---	---	---
1,1,1-Trichloroethane			Not detected	1.0	Not detected	1.0
1,1,2,2-tetrachloroethane			Not detected	1.0	Not detected	1.0
1,1,2-Trichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethylene			Not detected	1.0	Not detected	1.0
1,2,4-Trichlorobenzene			Not detected	1.0	Not detected	1.0
1,2,4-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,2-Dibromoethane			Not detected	1.0	Not detected	1.0
1,2-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,2-Dichloroethane			Not detected	1.0	Not detected	1.0
1,2-Dichloropropane			Not detected	1.0	Not detected	1.0
1,2-Dichlorotetrafluoroethane			Not detected	1.0	Not detected	1.0
1,3,5-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,3-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,4-Dichlorobenzene			Not detected	1.0	Not detected	1.0
3-Chloropropene			Not detected	1.0	Not detected	1.0

YORK

Client Sample ID			2SG-1		2SG-2	
York Sample ID			05060373-01		05060373-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
4-Ethyltoluene			Not detected	1.0	Not detected	1.0
Benzene			Not detected	1.0	Not detected	1.0
Benzyl Chloride			Not detected	1.0	Not detected	1.0
Bromomethane			Not detected	1.0	Not detected	1.0
Carbon Tetrachloride			Not detected	1.0	Not detected	1.0
Chlorobenzene			Not detected	1.0	Not detected	1.0
Chloroethane			Not detected	1.0	Not detected	1.0
Chloroform			Not detected	1.0	Not detected	1.0
Chloromethane			Not detected	1.0	Not detected	1.0
cis-1,2-Dichloroethylene			Not detected	1.0	Not detected	1.0
cis-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0
Dichlorodifluoromethane			Not detected	1.0	Not detected	1.0
Ethylbenzene			Not detected	1.0	Not detected	1.0
Freon-113			Not detected	1.0	Not detected	1.0
Hexachloro-1,3-Butadiene			Not detected	1.0	Not detected	1.0
Methylene Chloride			Not detected	1.0	Not detected	1.0
o-Xylene			Not detected	1.0	Not detected	1.0
p- & m-Xylenes			1.4	1.0	Not detected	1.0
Styrene			Not detected	1.0	Not detected	1.0
Tetrachloroethylene			1400	1.0	140	1.0
Toluene			2.1	1.0	1.1	1.0
trans-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0
Trichloroethylene			3.9	1.0	2.9	1.0
Trichlorofluoromethane			Not detected	1.0	Not detected	1.0
Vinyl Chloride			Not detected	1.0	Not detected	1.0
Volatile Organics, TO14 List	EPA TO14A	ug/cu.m.	---	---	---	---
1,1,1-Trichloroethane			Not detected	5.55	Not detected	5.55
1,1,2,2-tetrachloroethane			Not detected	7.00	Not detected	7.00
1,1,2-Trichloroethane			Not detected	5.55	Not detected	5.55
1,1-Dichloroethane			Not detected	4.10	Not detected	4.10
1,1-Dichloroethylene			Not detected	4.05	Not detected	4.05
1,2,4-Trichlorobenzene			Not detected	8.30	Not detected	8.30
1,2,4-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,2-Dibromoethane			Not detected	7.80	Not detected	7.80
1,2-Dichlorobenzene			Not detected	6.00	Not detected	6.00
1,2-Dichloroethane			Not detected	4.10	Not detected	4.10
1,2-Dichloropropane			Not detected	4.70	Not detected	4.70
1,2-Dichlorotetrafluoroethane			Not detected	5.00	Not detected	5.00
1,3,5-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,3-Dichlorobenzene			Not detected	6.10	Not detected	6.10
1,4-Dichlorobenzene			Not detected	6.05	Not detected	6.05
3-Chloropropene			Not detected	7.50	Not detected	7.50
4-Ethyltoluene			Not detected	5.05	Not detected	5.05
Benzene			Not detected	3.25	Not detected	3.25
Benzyl Chloride			Not detected	5.75	Not detected	5.75
Bromomethane			Not detected	3.95	Not detected	3.95
Carbon Tetrachloride			Not detected	6.40	Not detected	6.40
Chlorobenzene			Not detected	4.70	Not detected	4.70
Chloroethane			Not detected	2.70	Not detected	2.70
Chloroform			Not detected	4.95	Not detected	4.95
Chloromethane			Not detected	2.10	Not detected	2.10

YORK

Client Sample ID			2SG-1		2SG-2	
York Sample ID			05060373-01		05060373-02	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
cis-1,2-Dichloroethylene			Not detected	4.05	Not detected	4.05
cis-1,3-Dichloropropylene			Not detected	4.95	Not detected	4.95
Dichlorodifluoromethane			Not detected	5.05	Not detected	5.05
Ethylbenzene			Not detected	4.40	Not detected	4.40
Freon-113			Not detected	7.80	Not detected	7.80
Hexachloro-1,3-Butadiene			Not detected	7.10	Not detected	7.10
Methylene Chloride			Not detected	3.55	Not detected	3.55
o-Xylene			Not detected	4.40	Not detected	4.40
p- & m-Xylenes			6.18	4.40	Not detected	4.40
Styrene			Not detected	4.35	Not detected	4.35
Tetrachloroethylene			9660	6.90	966	6.90
Toluene			8.05	3.85	4.22	3.85
trans-1,3-Dichloropropylene			Not detected	5.05	Not detected	5.05
Trichloroethylene			21.3	5.45	15.9	5.45
Trichlorofluoromethane			Not detected	5.70	Not detected	5.70
Vinyl Chloride			Not detected	2.60	Not detected	2.60

Client Sample ID			2SG-3		2SG-4	
York Sample ID			05060373-03		05060373-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---	---	---
1,1,1-Trichloroethane			Not detected	1.0	5.5	1.0
1,1,2,2-tetrachloroethane			Not detected	1.0	Not detected	1.0
1,1,2-Trichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethylene			Not detected	1.0	Not detected	1.0
1,2,4-Trichlorobenzene			Not detected	1.0	Not detected	1.0
1,2,4-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,2-Dibromoethane			Not detected	1.0	Not detected	1.0
1,2-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,2-Dichloroethane			Not detected	1.0	Not detected	1.0
1,2-Dichloropropane			Not detected	1.0	Not detected	1.0
1,2-Dichlorotetrafluoroethane			Not detected	1.0	Not detected	1.0
1,3,5-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,3-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,4-Dichlorobenzene			Not detected	1.0	Not detected	1.0
3-Chloropropene			Not detected	1.0	Not detected	1.0
4-Ethyltoluene			Not detected	1.0	Not detected	1.0
Benzene			Not detected	1.0	Not detected	1.0
Benzyl Chloride			Not detected	1.0	Not detected	1.0
Bromomethane			Not detected	1.0	Not detected	1.0
Carbon Tetrachloride			Not detected	1.0	Not detected	1.0
Chlorobenzene			Not detected	1.0	Not detected	1.0
Chloroethane			Not detected	1.0	Not detected	1.0
Chloroform			Not detected	1.0	Not detected	1.0
Chloromethane			Not detected	1.0	Not detected	1.0
cis-1,2-Dichloroethylene			Not detected	1.0	Not detected	1.0
cis-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0

YORK

Client Sample ID			2SG-3		2SG-4	
York Sample ID			05060373-03		05060373-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Dichlorodifluoromethane			Not detected	1.0	Not detected	1.0
Ethylbenzene			Not detected	1.0	Not detected	1.0
Freon-113			Not detected	1.0	Not detected	1.0
Hexachloro-1,3-Butadiene			Not detected	1.0	Not detected	1.0
Methylene Chloride			Not detected	1.0	Not detected	1.0
o-Xylene			Not detected	1.0	Not detected	1.0
p- & m-Xylenes			Not detected	1.0	Not detected	1.0
Styrene			Not detected	1.0	Not detected	1.0
Tetrachloroethylene			46	1.0	10	1.0
Toluene			1.0	1.0	1.2	1.0
trans-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0
Trichloroethylene			Not detected	1.0	Not detected	1.0
Trichlorofluoromethane			Not detected	1.0	Not detected	1.0
Vinyl Chloride			Not detected	1.0	Not detected	1.0
Volatile Organics, TO14 List	EPA TO14A	ug/cu.m.	---	---	---	---
1,1,1-Trichloroethane			Not detected	5.55	30.5	5.55
1,1,2,2-tetrachloroethane			Not detected	7.00	Not detected	7.00
1,1,2-Trichloroethane			Not detected	5.55	Not detected	5.55
1,1-Dichloroethane			Not detected	4.10	Not detected	4.10
1,1-Dichloroethylene			Not detected	4.05	Not detected	4.05
1,2,4-Trichlorobenzene			Not detected	8.30	Not detected	8.30
1,2,4-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,2-Dibromoethane			Not detected	7.80	Not detected	7.80
1,2-Dichlorobenzene			Not detected	6.00	Not detected	6.00
1,2-Dichloroethane			Not detected	4.10	Not detected	4.10
1,2-Dichloropropane			Not detected	4.70	Not detected	4.70
1,2-Dichlorotetrafluoroethane			Not detected	5.00	Not detected	5.00
1,3,5-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,3-Dichlorobenzene			Not detected	6.10	Not detected	6.10
1,4-Dichlorobenzene			Not detected	6.05	Not detected	6.05
3-Chloropropene			Not detected	7.50	Not detected	7.50
4-Ethyltoluene			Not detected	5.05	Not detected	5.05
Benzene			Not detected	3.25	Not detected	3.25
Benzyl Chloride			Not detected	5.75	Not detected	5.75
Bromomethane			Not detected	3.95	Not detected	3.95
Carbon Tetrachloride			Not detected	6.40	Not detected	6.40
Chlorobenzene			Not detected	4.70	Not detected	4.70
Chloroethane			Not detected	2.70	Not detected	2.70
Chloroform			Not detected	4.95	Not detected	4.95
Chloromethane			Not detected	2.10	Not detected	2.10
cis-1,2-Dichloroethylene			Not detected	4.05	Not detected	4.05
cis-1,3-Dichloropropylene			Not detected	4.95	Not detected	4.95
Dichlorodifluoromethane			Not detected	5.05	Not detected	5.05
Ethylbenzene			Not detected	4.40	Not detected	4.40
Freon-113			Not detected	7.80	Not detected	7.80
Hexachloro-1,3-Butadiene			Not detected	7.10	Not detected	7.10
Methylene Chloride			Not detected	3.55	Not detected	3.55
o-Xylene			Not detected	4.40	Not detected	4.40
p- & m-Xylenes			Not detected	4.40	Not detected	4.40
Styrene			Not detected	4.35	Not detected	4.35
Tetrachloroethylene			317	6.90	69.0	6.90

YORK

Client Sample ID			2SG-3		2SG-4	
York Sample ID			05060373-03		05060373-04	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Toluene			3.83	3.85	4.60	3.85
trans-1,3-Dichloropropylene			Not detected	5.05	Not detected	5.05
Trichloroethylene			Not detected	5.45	Not detected	5.45
Trichlorofluoromethane			Not detected	5.70	Not detected	5.70
Vinyl Chloride			Not detected	2.60	Not detected	2.60

Client Sample ID			2SG-5		2SG-6	
York Sample ID			05060373-05		05060373-06	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---	---	---
1,1,1-Trichloroethane			9.5	1.0	6.0	1.0
1,1,2,2-tetrachloroethane			Not detected	1.0	Not detected	1.0
1,1,2-Trichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethylene			Not detected	1.0	Not detected	1.0
1,2,4-Trichlorobenzene			Not detected	1.0	Not detected	1.0
1,2,4-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,2-Dibromoethane			Not detected	1.0	Not detected	1.0
1,2-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,2-Dichloroethane			Not detected	1.0	Not detected	1.0
1,2-Dichloropropane			Not detected	1.0	Not detected	1.0
1,2-Dichlorotetrafluoroethane			Not detected	1.0	Not detected	1.0
1,3,5-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,3-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,4-Dichlorobenzene			Not detected	1.0	Not detected	1.0
3-Chloropropene			Not detected	1.0	Not detected	1.0
4-Ethyltoluene			Not detected	1.0	Not detected	1.0
Benzene			Not detected	1.0	Not detected	1.0
Benzyl Chloride			Not detected	1.0	Not detected	1.0
Bromomethane			Not detected	1.0	Not detected	1.0
Carbon Tetrachloride			Not detected	1.0	Not detected	1.0
Chlorobenzene			Not detected	1.0	Not detected	1.0
Chloroethane			Not detected	1.0	Not detected	1.0
Chloroform			Not detected	1.0	Not detected	1.0
Chloromethane			Not detected	1.0	Not detected	1.0
cis-1,2-Dichloroethylene			Not detected	1.0	Not detected	1.0
cis-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0
Dichlorodifluoromethane			Not detected	1.0	Not detected	1.0
Ethylbenzene			Not detected	1.0	Not detected	1.0
Freon-113			Not detected	1.0	Not detected	1.0
Hexachloro-1,3-Butadiene			Not detected	1.0	Not detected	1.0
Methylene Chloride			Not detected	1.0	Not detected	1.0
o-Xylene			Not detected	1.0	Not detected	1.0
p- & m-Xylenes			1.3	1.0	Not detected	1.0
Styrene			Not detected	1.0	Not detected	1.0
Tetrachloroethylene			64	1.0	12	1.0
Toluene			1.5	1.0	Not detected	1.0
trans-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0

YORK

Client Sample ID			2SG-5		2SG-6	
York Sample ID			05060373-05		05060373-06	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Trichloroethylene			Not detected	1.0	Not detected	1.0
Trichlorofluoromethane			Not detected	1.0	Not detected	1.0
Vinyl Chloride			Not detected	1.0	Not detected	1.0
Volatile Organics, TO14 List	EPA TO14A	ug/cu.m.	---	---	---	---
1,1,1-Trichloroethane			52.7	5.55	33.3	5.55
1,1,2,2-tetrachloroethane			Not detected	7.00	Not detected	7.00
1,1,2-Trichloroethane			Not detected	5.55	Not detected	5.55
1,1-Dichloroethane			Not detected	4.10	Not detected	4.10
1,1-Dichloroethylene			Not detected	4.05	Not detected	4.05
1,2,4-Trichlorobenzene			Not detected	8.30	Not detected	8.30
1,2,4-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,2-Dibromoethane			Not detected	7.80	Not detected	7.80
1,2-Dichlorobenzene			Not detected	6.00	Not detected	6.00
1,2-Dichloroethane			Not detected	4.10	Not detected	4.10
1,2-Dichloropropane			Not detected	4.70	Not detected	4.70
1,2-Dichlorotetrafluoroethane			Not detected	5.00	Not detected	5.00
1,3,5-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,3-Dichlorobenzene			Not detected	6.10	Not detected	6.10
1,4-Dichlorobenzene			Not detected	6.05	Not detected	6.05
3-Chloropropene			Not detected	7.50	Not detected	7.50
4-Ethyltoluene			Not detected	5.05	Not detected	5.05
Benzene			Not detected	3.25	Not detected	3.25
Benzyl Chloride			Not detected	5.75	Not detected	5.75
Bromomethane			Not detected	3.95	Not detected	3.95
Carbon Tetrachloride			Not detected	6.40	Not detected	6.40
Chlorobenzene			Not detected	4.70	Not detected	4.70
Chloroethane			Not detected	2.70	Not detected	2.70
Chloroform			Not detected	4.95	Not detected	4.95
Chloromethane			Not detected	2.10	Not detected	2.10
cis-1,2-Dichloroethylene			Not detected	4.05	Not detected	4.05
cis-1,3-Dichloropropylene			Not detected	4.95	Not detected	4.95
Dichlorodifluoromethane			Not detected	5.05	Not detected	5.05
Ethylbenzene			Not detected	4.40	Not detected	4.40
Freon-113			Not detected	7.80	Not detected	7.80
Hexachloro-1,3-Butadiene			Not detected	7.10	Not detected	7.10
Methylene Chloride			Not detected	3.55	Not detected	3.55
o-Xylene			Not detected	4.40	Not detected	4.40
p- & m-Xylenes			5.74	4.40	Not detected	4.40
Styrene			Not detected	4.35	Not detected	4.35
Tetrachloroethylene			441	6.90	82.8	6.90
Toluene			5.75	3.85	Not detected	3.85
trans-1,3-Dichloropropylene			Not detected	5.05	Not detected	5.05
Trichloroethylene			Not detected	5.45	Not detected	5.45
Trichlorofluoromethane			Not detected	5.70	Not detected	5.70
Vinyl Chloride			Not detected	2.60	Not detected	2.60

YORK

Client Sample ID			2SG-7		2SG-8	
York Sample ID			05060373-07		05060373-08	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
Volatiles(TO-14 list)	EPA TO-14A	ppbv	---	---	---	---
1,1,1-Trichloroethane			3.4	1.0	Not detected	1.0
1,1,2,2-tetrachloroethane			Not detected	1.0	Not detected	1.0
1,1,2-Trichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethane			Not detected	1.0	Not detected	1.0
1,1-Dichloroethylene			Not detected	1.0	Not detected	1.0
1,2,4-Trichlorobenzene			Not detected	1.0	Not detected	1.0
1,2,4-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,2-Dibromoethane			Not detected	1.0	Not detected	1.0
1,2-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,2-Dichloroethane			Not detected	1.0	Not detected	1.0
1,2-Dichloropropane			Not detected	1.0	Not detected	1.0
1,2-Dichlorotetrafluoroethane			Not detected	1.0	Not detected	1.0
1,3,5-Trimethylbenzene			Not detected	1.0	Not detected	1.0
1,3-Dichlorobenzene			Not detected	1.0	Not detected	1.0
1,4-Dichlorobenzene			Not detected	1.0	Not detected	1.0
3-Chloropropene			Not detected	1.0	Not detected	1.0
4-Ethyltoluene			Not detected	1.0	Not detected	1.0
Benzene			Not detected	1.0	Not detected	1.0
Benzyl Chloride			Not detected	1.0	Not detected	1.0
Bromomethane			Not detected	1.0	Not detected	1.0
Carbon Tetrachloride			Not detected	1.0	Not detected	1.0
Chlorobenzene			Not detected	1.0	Not detected	1.0
Chloroethane			Not detected	1.0	Not detected	1.0
Chloroform			Not detected	1.0	Not detected	1.0
Chloromethane			Not detected	1.0	Not detected	1.0
cis-1,2-Dichloroethylene			Not detected	1.0	Not detected	1.0
cis-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0
Dichlorodifluoromethane			Not detected	1.0	Not detected	1.0
Ethylbenzene			Not detected	1.0	Not detected	1.0
Freon-113			Not detected	1.0	Not detected	1.0
Hexachloro-1,3-Butadiene			Not detected	1.0	Not detected	1.0
Methylene Chloride			Not detected	1.0	Not detected	1.0
o-Xylene			Not detected	1.0	Not detected	1.0
p- & m-Xylenes			Not detected	1.0	Not detected	1.0
Styrene			Not detected	1.0	Not detected	1.0
Tetrachloroethylene			15	1.0	4.2	1.0
Toluene			1.3	1.0	Not detected	1.0
trans-1,3-Dichloropropylene			Not detected	1.0	Not detected	1.0
Trichloroethylene			Not detected	1.0	Not detected	1.0
Trichlorofluoromethane			Not detected	1.0	Not detected	1.0
Vinyl Chloride			Not detected	1.0	Not detected	1.0
Volatile Organics, TO14 List	EPA TO14A	ug/cu.m.	---	---	---	---
1,1,1-Trichloroethane			18.9	5.55	Not detected	5.55
1,1,2,2-tetrachloroethane			Not detected	7.00	Not detected	7.00
1,1,2-Trichloroethane			Not detected	5.55	Not detected	5.55
1,1-Dichloroethane			Not detected	4.10	Not detected	4.10
1,1-Dichloroethylene			Not detected	4.05	Not detected	4.05
1,2,4-Trichlorobenzene			Not detected	8.30	Not detected	8.30

YORK

Client Sample ID			2SG-7		2SG-8	
York Sample ID			05060373-07		05060373-08	
Matrix			AIR		AIR	
Parameter	Method	Units	Results	MDL	Results	MDL
1,2,4-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,2-Dibromoethane			Not detected	7.80	Not detected	7.80
1,2-Dichlorobenzene			Not detected	6.00	Not detected	6.00
1,2-Dichloroethane			Not detected	4.10	Not detected	4.10
1,2-Dichloropropane			Not detected	4.70	Not detected	4.70
1,2-Dichlorotetrafluoroethane			Not detected	5.00	Not detected	5.00
1,3,5-Trimethylbenzene			Not detected	5.00	Not detected	5.00
1,3-Dichlorobenzene			Not detected	6.10	Not detected	6.10
1,4-Dichlorobenzene			Not detected	6.05	Not detected	6.05
3-Chloropropene			Not detected	7.50	Not detected	7.50
4-Ethyltoluene			Not detected	5.05	Not detected	5.05
Benzene			Not detected	3.25	Not detected	3.25
Benzyl Chloride			Not detected	5.75	Not detected	5.75
Bromomethane			Not detected	3.95	Not detected	3.95
Carbon Tetrachloride			Not detected	6.40	Not detected	6.40
Chlorobenzene			Not detected	4.70	Not detected	4.70
Chloroethane			Not detected	2.70	Not detected	2.70
Chloroform			Not detected	4.95	Not detected	4.95
Chloromethane			Not detected	2.10	Not detected	2.10
cis-1,2-Dichloroethylene			Not detected	4.05	Not detected	4.05
cis-1,3-Dichloropropylene			Not detected	4.95	Not detected	4.95
Dichlorodifluoromethane			Not detected	5.05	Not detected	5.05
Ethylbenzene			Not detected	4.40	Not detected	4.40
Freon-113			Not detected	7.80	Not detected	7.80
Hexachloro-1,3-Butadiene			Not detected	7.10	Not detected	7.10
Methylene Chloride			Not detected	3.55	Not detected	3.55
o-Xylene			Not detected	4.40	Not detected	4.40
p- & m-Xylenes			Not detected	4.40	Not detected	4.40
Styrene			Not detected	4.35	Not detected	4.35
Tetrachloroethylene			103	6.90	29.0	6.90
Toluene			4.98	3.85	Not detected	3.85
trans-1,3-Dichloropropylene			Not detected	5.05	Not detected	5.05
Trichloroethylene			Not detected	5.45	Not detected	5.45
Trichlorofluoromethane			Not detected	5.70	Not detected	5.70
Vinyl Chloride			Not detected	2.60	Not detected	2.60

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

YORK

Report Date: 6/14/2005
Client Project ID: SY04190.40
York Project No.: 05060373

Notes for York Project No. 05060373

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: _____ **Date:** 6/14/2005
Robert Q. Bradley
Managing Director

YORK

YORK
Analytical Laboratories, Inc.

120 Research Drive
Stratford, CT 06615
203.325.1371 FAX 203.357-0166

Field Chain-of-Custody Record

0506037.

Company Name	Report to:	Invoice to:	Project ID/No.	Samples Collected by (signature)
Ecosystems Strategies, Inc.	Carl Kochersberger	Brenda	SY04190.40	Carl Kochersberger (Name printed)

Sample No.	Location/ID	Date Sampled	Sample Matrix				Analyses Requested	Container Desc.
			Water	Soil	Air	Other		
1	2SG-1	6/10/2005			x		TO-14	tedlar bag
2	2SG-2	6/10/2005			x		TO-14	tedlar bag
3	2SG-3	6/10/2005			x		TO-14	tedlar bag
4	2SG-4	6/10/2005			x		TO-14	tedlar bag
5	2SG-5	6/10/2005			x		TO-14	tedlar bag
6	2SG_6	6/10/2005			x		TO-14	tedlar bag
7	2SG-7	6/10/2005			x		TO-14	tedlar bag
8	2SG-8	6/10/2005			x		TO-14	tedlar bag

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	C. Nidea	6/13/05
		Samples Relinquished by	Date/Time
Bottles received in field by	Date/Time	released to Courier @ 9:50 AM	
		Samples Relinquished by	Date/Time
		Samples received in LAB by	Date/Time

Comments/Special Instructions

Turn-Around Time Requested- Specify Date Expected if RUSH Requested: DATE DUE FOR RUSH:

__ Standard Turnaround X RUSH End of Day 6/13/05

Exhibit E

Drain Investigation Invoice

ROTO-ROOTER PLUMBING & DRAIN SERVICE

SEE BINDING TERMS ON REVERSE
RR PLUMBING SERVICES CORPORATION
Remittance Address:
5672 Collections Center Drive
Chicago IL 60693
For Service Please Call: (914) 741-9786
For Billing Inquiries Please Call: (914) 741-9257
Fax (914) 741-9295
Rockland License #1137
Westchester #282

WESTCHESTER PLUMBING
SERVICE TECHNICIAN'S NAME: Frank/Peter
022 10419132

SEWER & DRAIN ☐ PLUMBING ☐ PUMPING ☐
INDUSTRIAL ☐ EXCAVATION ☐ DRAIN TILE ☐

CUSTOMER NAME: ... Urban Development Corp
CUSTOMER NO.:
CUSTOMER CLASS: ☐ RESIDENTIAL ☒ COMMERCIAL
BILLING ADDRESS: 47 Buena Vista Ave
APT. NUMBER:
FEDERAL I.D. # 31-1143999
CITY: Yonkers STATE/PROVINCE: NY ZIP/POSTAL: 10701
CUSTOMER PHONE NO.:
P.O. NUMBER/AUTHORIZATION:
JOB ADDRESS (IF DIFFERENT THAN BILLING ADDRESS):
CITY:
STATE/PROVINCE:
ZIP/POSTAL:

WORK ORDER AUTHORIZATION I authorize the services below and agree to pay the amounts indicated. I have read and agree to the terms on the reverse side, including the limits on Roto-Rooter's responsibility specified in those terms.

(SIGNATURE) [signature] (PRINT NAME)

REPAIR CODE | **ESTIMATE AND DESCRIPTION OF WORK TO BE PERFORMED** (The approximate starting date is ______ and the approximate completion date is ______. Neither date is guaranteed. Unexpected conditions or problems could cause delays.)

$ AMOUNT

Camera line from 3 different spots because pipe ... Bad condition

ADJUSTMENTS/CHANGES IN WORK TO BE PERFORMED (Use additional invoice if needed to describe changes)

300.00

RESIDENTIAL GUARANTEE LABOR		COMMERCIAL GUARANTEE LABOR	
☐ Main/Branch Lines	6 months	☐ Main/Branch Lines	30 days
☐ Toilet Auger	7 days	☐ Toilet Auger	24 hours
☐ Plumbing Repair	6 months	☐ Plumbing Repair	90 days
☐ Plumbing Replacement	1 year	☐ Plumbing Replacement	90 days
☐ Extended Guarantee	1 year		

REASON FOR NO GUARANTEE

PAYMENT
☐ CASH
☐ CHECK NO. ______ *
☐ CREDIT CARD
☒ NET 10 DAYS
OVER 30 DAYS = LATE CHARGE OF 1 1/2% PER MONTH
* In the event check is returned, the COMPANY will charge the CUSTOMER A $20.00 processing fee.

LABOR $
PARTS $
PRODUCTS $
OTHER $
TAX $
INVOICE TOTAL $

COMPLETION I acknowledge completion of the above described work which has been done to my complete satisfaction.

(SIGNATURE) [signature] (PRINT NAME) Darren Caputo

NEXT VISIT | TIME DISPATCHED | TIME ARRIVED | TIME DONE

022

IRR LOCATION WESTCHESTER PLUMBING 40022 INVOICE DATE / /

ITEM	LOCATION	ESTIMATED COST	YOU SAVE TODAY
WATER HEATER			
DISPOSER			
SINK			
TOILET			
BATHTUB			
SHOWER			
FAUCET			
DRAIN			
OTHER			

FROM O/S OR TRUCK			✓	PARTS USAGE		
VENDOR	PART #	QTY USED	T/OS	DESCRIPTION	TOTAL COST	SELL PRICE

TOTALS ——→

(Service Technician's Signature)

(CLERK'S SIGNATURE)

Exhibit F

Brownfield Site Contact List

ADJACENT PROPERTY OWNERS	
Owner	**Mailing Address**
Robert C. Leffler	P.O. Box 71, Fleetwood Station Mt. Vernon, NY 10552
Anjan Holding Corp.	46 Normandy Road Yonkers, NY 10701
United States Postal Service	67 Main Street Yonkers, NY 10701
US Northeast Reg. Office	1250 Broadway New York, NY 10098
Mary A. and Thomas E. Melvin	9 Hawthorne Avenue Yonkers, NY 10701
German and Lillian Talero	13 Hawthorne Avenue Yonkers, NY 10701
Ramdat Munnilal	30701 Olinville Avenue Bronx, NY 10467
Mavis West	66 Buena Vista Avenue Yonkers, NY 10701
Helen Bilamnicz	62 Buena Vista Avenue Yonkers, NY 10701
Yonkers Waterfront Development Corp.	City Hall, Suite 414 Yonkers, NY 10701
Yonkers CDA	87 Nepperhan Avenue Yonkers, NY 10701
46 Buena Vista Corp.	46 Buena Vista Avenue Yonkers, New York 10701
Harvey N. Goldberg	53 Buena Vista Avenue Yonkers, NY 10701
HNG Management LLC	53 Buena Vista Avenue Yonkers, NY 10701
Paul Pavelchak	61 Buena Vista Avenue Yonkers, NY 10701
Trolley Barn Lofts LLC	45 South Broadway Yonkers, NY 10701
C. Munnilaj R & C Jodoharam	3071 Olinville Avenue Bronx, NY 10467
Yonkers CDA and YIDA Hudson Park Investors LLC	2001 Main Street Suite 175 Yonkers, NY 10701
Hudson River Division Metro North RE Dept. 347	347 Madison Avenue New York, NY 10017

Exhibit G

Use Variance

JOHN D. SPENCER
MAYOR

JOHN P. MEYER
COMMISSIONER

87 NEPPERHAN AVENUE
FIFTH FLOOR
YONKERS, NEW YORK 10701
(914) 377 - 6500
FAX (914) 377 - 6545

DEPARTMENT OF HOUSING AND BUILDINGS
CITY OF YONKERS

June 24, 2003

Gary Flocco
Baron 2000 LLC
294 Bronxville Road
Bronxville, New York 10708

Re: Use & Area Variance # 4677
41-51 BUENA VISTA AVENUE
Block 512, Lot 11, 13, & 15

Dear Sir:

Please be advised that at a meeting of the Zoning Board of Appeals held on June 18, 2003, your application for Use & Area Variance # 4677 - to construct a new 40 unit multi-family & live/work building with 18,500 sq.ft. of retail space of which 12,000sq.ft. will be a restaurant & jazz club. Whereas; the proposed use is not permitted, Section 43-27, Table 43-1 (multi-family dwelling) (if live work units show compliance with Section 43-78C or seek Variances). Exceeding maximum permitted height, Section 43-27, Table 43-3 (required 5 stories; proposed 7 stories) and (required 66'; proposed 75'±). Parking space sizes and aisle to comply with Yonkers Zoning Ordinance or seek Variances, in connection with the subject premises was granted.

However, prior to the issuance of any permits you will be required to serve written notice of all Zoning Board of Appeals special conditions by registered or certified mail on all the known properly owners within a radius of 200 feet of the area of land affected by the Grant, as specified in G.O. 11-1980. A copy of the Special Conditions is attached.

Proof of service of a copy of the said notice and conditions set forth by the Zoning Board of Appeals is to be filed with the Clerk of the Zoning Board of Appeals within ten days after receipt of this letter.

Certificates of Occupancy will be issued only after all conditions are complied with.

Very truly yours,

ZONING BOARD OF APPEALS

Joseph Cianciulli

JOSEPH CIANCIULLI
CHAIRMAN

JC: cs
Attch.

cc: ZBA File Plan File Assessors File Planning Dept.

SPECIAL CONDITIONS:
USE & AREA VARIANCE # 4677
41-51 BUENA VISTA AVENUE
BLOCK: 512 LOTS: 11,13 & 15
Zone: "DWD"

1). That all health, safety, fire, building, zoning and environmental codes shall be adhered to at all times by the owner and/or occupant.

2). That the applicant shall furnish to this Board within thirty (30) days of today's date (6/18/03), a certified affidavit confirming that all back real estate taxes have been paid and whether any certiorari proceedings are underway.

3). That the residential part of the proposed development shall be limited to live/work units that conform to all requirements of Section 433078C of the code, and any other use shall require by this Board including a public hearing.

4). That the seventh floor of the proposed development shall remain as a gym and a community room, and that any other use shall required a review by this Board including a public hearing.

5). That, as per the City Traffic Engineer, new curbs and sidewalks shall be installed as needed at the subject property at the applicant's expense and before the building shall open.

6). That, as per the City Planning Director, the facades of the existing structures of the subject property shall be preserved or modified as the Director requires at the applicant's expense.

7). That all lighting at the subject property shall be directed away from adjacent residential property.

8). That, as per the Fire Department, hard-wired fire, smoke and carbon monoxide detection systems shall be installed at the applicant's expense throughout the subject property, and they shall be connected to a 24-hour monitoring system, and this condition shall be satisfied before the buildings shall open.

9). That a smoke-purge system shall be installed at the applicant's expense for any part of the subject property that shall be located below grade with the exception of a parking area unless the Fire Department upon inspection determines that a smoke-purge system is required in the parking area as well, and this condition shall be satisfied before the buildings shall open.

10). That as per the Fire Department and at the applicant's expense a sprinkler system shall be installed throughout the subject property before the buildings shall open.

11). That the jazz club, proposed in the application, shall include a smoke-purge system and sprinkler system, for all parts of the club both above and below grade, and this system shall be installed at the applicant's expense before the club shall open.

(NOTHING BELOW THIS LINE)

JOHN D. SPENCER
MAYOR

LEE J. ELLMAN, AICP
PLANNING DIRECTOR

87 NEPPERHAN AVE., ROOM 320
YONKERS, NEW YORK 10701-3892
(914) 377-6557
FAX (914) 377-6552

PLANNING BUREAU
CITY OF YONKERS

September 9, 2003

The Honorable Vincenza Restiano
City Council President
Yonkers City Council
City Hall
Yonkers, New York 10701

Dear Ms. Restiano:

The following matter was referred to the Yonkers Planning Board:

SPECIAL USE PERMIT AND SITE PLAN REVIEW FOR AN APPLICATION AT BLOCK: 512, LOTS: 11, 13 AND 15 ON PROPERTY KNOWN AS 45 BUENA VISTA AVENUE PURSUANT TO ARTICLE 43-78(C) AND ARTICLE IX OF THE ZONING ORDINANCE.

The Planning Board finds the following:

1. The construction of these live-work units serves to promote a traditional downtown area and to preserve the physical and historical aspects of downtown Yonkers.

2. This application conforms to the conditions of 43-78(C) [special use permit for live-work units].

3. The Traffic Engineer stated that the construction of these live/work units would have minimal impact on traffic and parking conditions in the immediate vicinity, the addition of twenty-seven parking spaces would be a welcome addition to the area and supported the requested variance.

4. The Westchester County Planning Board has stated that the reuse and rehabilitation of an existing space for the purpose of providing live/work opportunities is emblematic of the principles expressed in Patterns for Westchester, the County's long-range land use policy documents

-- 45 Buena Vista Avenue -- Special Use Permit --

The site plan presented to the Planning Board at its meeting of August 13, 2003 is approved subject to the following conditions:

1. All improvements made to this site and all conditions imposed by the Planning Board shall remain in full force and effect as long as the site remains occupied.

2. All units must be used for live/work occupancy.

3. A maximum of one employee per unit is permitted.

4. Exterior roll down gates on the façade shall be prohibited. Interior of the glass open mesh gates may be used subject to design review by the Planning Bureau.

5. Any changes from the approved façade must be approved by the Planning Bureau.

6. No vents or air handling equipment is permitted on the front façade. Air conditioning units are permitted in sleeves only. Window units shall not be permitted.

7. Signs for the first floor commercial spaces shall conform to the Yonkers Sign Code, but shall not exceed the size of the sign board area shown on the façade plans. Design approval over these signs is delegated to the Planning Bureau for the initial installation of signs to insure a high quality of design, but shall not exceed the size of the sign board area shown on the façade plans.

8. No sign may be erected in any window or on any wall of the building except for a one (1) foot by one (1) foot flush mounted sign at the building entry. Additionally, a three (3) foot by two (2) foot-flush mounted directory may be permitted at ground level immediately adjacent to the entrance to the building.

9. This building must conform to all of the conditions pursuant to section 43-78(C) of the Yonkers Zoning Ordinance, the live work requirements for a special use permit.

10. Parking for building residents and commercial tenants only.

11. Health Club/Solarium to be for residents and guests only.

12. Membership may not be sold to non-residents of the building.

13. Front roof to be grassed and green as presets at Board meeting.

-- 45 Buena Vista Avenue -- Special Use Permit --

The Planning Board's resolution and a copy of the transcript of the Public Hearing held by the Planning Board are attached for your review pursuant to section 43-55 of the Yonkers Zoning Ordinance.

Very truly yours,

Richard O'Neill (cn)

Richard O'Neill
Planning Board Chairman

Attachment

cc: K. Spring
J. Meyer
F. Rubino
J. Deierlien
K. Israel
G. Flocco
Plan File
Chron File

JOHN D. SPENCER
MAYOR

LEE J. ELLMAN, AICP
PLANNING DIRECTOR

87 NEPPERHAN AVE., ROOM 320
YONKERS, NEW YORK 10701-3892
(914) 377-6557
FAX (914) 377-6552

PLANNING BUREAU
CITY OF YONKERS

August 19, 2003
John Meyer P.E., Commissioner
Department of Housing and Buildings
87 Nepperhan Avenue
Yonkers, New York 10701

Dear Commissioner Meyer:

The following matter was referred to the Yonkers Planning Board:

SPECIAL USE PERMIT AND SITE PLAN REVIEW FOR AN APPLICATION AT BLOCK: 512, LOTS: 11, 13 AND 15 ON PROPERTY KNOWN AS 45 BUENA VISTA AVENUE PURSUANT TO ARTICLE 43-78(C) AND ARTICLE IX OF THE ZONING ORDINANCE.

The Planning Board finds the following:

1. The construction of these live-work units serves to promote a traditional downtown area and to preserve the physical and historical aspects of downtown Yonkers.

2. This application conforms to the conditions of 43-78(C) [special use permit for live-work units].

3. The Traffic Engineer stated that the construction of these live/work units would have minimal impact on traffic and parking conditions in the immediate vicinity, the addition of twenty-seven parking spaces would be a welcome addition to the area and supported the requested variance.

4. The Westchester County Planning Board has stated that the reuse and rehabilitation of an existing space for the purpose of providing live/work opportunities is emblematic of the principles expressed in Patterns for Westchester, the County's long-range land use policy documents

The site plan presented to the Planning Board at its meeting of August 13, 2003 is approved subject to the following conditions:

1. All improvements made to this site and all conditions imposed by the Planning Board shall remain in full force and effect as long as the site remains occupied.

2. All units must be used for live/work occupancy.

3. A maximum of one employee per unit is permitted.

4. Exterior roll down gates on the façade shall be prohibited. Interior of the glass open mesh gates may be used subject to design review by the Planning Bureau.

5. Any changes from the approved façade must be approved by the Planning Bureau.

6. No vents or air handling equipment is permitted on the front façade. Air conditioning units are permitted in sleeves only. Window units shall not be permitted.

7. Signs for the first floor commercial spaces shall conform to the Yonkers Sign Code, but shall not exceed the size of the sign board area shown on the façade plans. Design approval over these signs is delegated to the Planning Bureau for the initial installation of signs to insure a high quality of design, but shall not exceed the size of the sign board area shown on the façade plans.

8. No sign may be erected in any window or on any wall of the building except for a one (1) foot by one (1) foot flush mounted sign at the building entry. Additionally, a three (3) foot by two (2) foot-flush mounted directory may be permitted at ground level immediately adjacent to the entrance to the building.

9. This building must conform to all of the conditions pursuant to section 43-78(C) of the Yonkers Zoning Ordinance, the live work requirements for a special use permit.

10. Parking for building residents and commercial tenants only.

11. Health Club/Solarium to be for residents and guests only.

12. Membership may not be sold to non-residents of the building.

13. Front roof to be grassed and green as presets at Board meeting.

The Planning Board's resolution and a copy of the approved plan are attached for your files.

Very truly yours,

Richard O'Neill (cns)

Richard O'Neill
Planning Board Chairman
Attachment
cc: K. Spring
F. Rubino
J. Deierlien
K. Israel
J. Deierlein
G. Flocco
Plan File
Chron File

PLANNING BOARD RESOLUTION

RESOLUTION TO APPROVE THE SPECIAL USE PERMIT AND SITE PLAN REVIEW FOR AN APPLICATION AT BLOCK: 512, LOTS: 11, 13 AND 15 ON PROPERTY KNOWN AS 45 BUENA VISTA AVENUE PURSUANT TO ARTICLE 43-78(C) AND ARTICLE IX OF THE ZONING ORDINANCE.

The Planning Board finds the following:

1. The construction of these live-work units serves to promote a traditional downtown area and to preserve the physical and historical aspects of downtown Yonkers.

2. This application conforms to the conditions of 43-78(C) [special use permit for live-work units].

3. The Traffic Engineer stated that the construction of these live/work units would have minimal impact on traffic and parking conditions in the immediate vicinity, the addition of twenty-seven parking spaces would be a welcome addition to the area and supported the requested variance.

4. The Westchester County Planning Board has stated that the reuse and rehabilitation of an existing space for the purpose of providing live/work opportunities is emblematic of the principles expressed in Patterns for Westchester, the County's long-range land use policy documents

The site plan presented to the Planning Board at its meeting of August 13, 2003 is approved subject to the following conditions:

1. All improvements made to this site and all conditions imposed by the Planning Board shall remain in full force and effect as long as the site remains occupied.

2. All units must be used for live/work occupancy.

3. A maximum of one employee per unit is permitted.

4. Exterior roll down gates on the façade shall be prohibited. Interior of the glass open mesh gates may be used subject to design review by the Planning Bureau.

5. Any changes from the approved façade must be approved by the Planning Bureau.

6. No vents or air handling equipment is permitted on the front façade. Air conditioning units are permitted in sleeves only. Window units shall not be permitted.

7. Signs for the first floor commercial spaces shall conform to the Yonkers Sign Code, but shall not exceed the size of the sign board area shown on the façade plans. Design approval over these signs is delegated to the Planning Bureau for the initial installation of signs to insure a high quality of design, but shall not exceed the size of the sign board area shown on the façade plans.

8. No sign may be erected in any window or on any wall of the building except for a one (1) foot by one (1) foot flush mounted sign at the building entry. Additionally, a three (3) foot by two (2) foot-flush mounted directory may be permitted at ground level immediately adjacent to the entrance to the building.

9. This building must conform to all of the conditions pursuant to section 43-78(C) of the Yonkers Zoning Ordinance, the live work requirements for a special use permit.

10. Parking for building residents and commercial tenants only.

11. Health Club/Solarium to be for residents and guests only.

12. Membership may not be sold to non-residents of the building.

13. Front roof to be grassed and green as presets at Board meeting.

The Planning Board renders its decision based upon facts and findings available to it, specifically:

1. Report by the Planning Bureau.

2. Report by the Traffic Engineer

3. Report by Westchester County Planning Department.

4. General knowledge of the area.

Date: August 13, 2003
Motion by: R. Kozicky
Seconded by: G. Lembo
By a vote of: 5-0

7. Signs for the first floor commercial spaces shall conform to the Yonkers Sign Code, but shall not exceed the size of the sign board area shown on the façade plans. Design approval over these signs is delegated to the Planning Bureau for the initial installation of signs to insure a high quality of design, but shall not exceed the size of the sign board area shown on the façade plans.

8. No sign may be erected in any window or on any wall of the building except for a one (1) foot by one (1) foot flush mounted sign at the building entry. Additionally, a three (3) foot by two (2) foot-flush mounted directory may be permitted at ground level immediately adjacent to the entrance to the building.

9. This building must conform to all of the conditions pursuant to section 43-78(C) of the Yonkers Zoning Ordinance, the live work requirements for a special use permit.

10. Parking for building residents and commercial tenants only.

11. Health Club/Solarium to be for residents and guests only.

12. Membership may not be sold to non-residents of the building.

13. Front roof to be grassed and green as presets at Board meeting.

The Planning Board renders its decision based upon facts and findings available to it, specifically:

1. Report by the Planning Bureau.

2. Report by the Traffic Engineer

3. Report by Westchester County Planning Department.

4. General knowledge of the area.

Date: August 13, 2003
Motion by: R. Kozicky
Seconded by: G. Lembo
By a vote of: 5-0

Exhibit H

Adjacent Use Map

Exhibit H

Adjacent Use Map